COUNCIL MEETING

ATTACHMENTS UNDER SEPARATE COVER

7.00 PM, TUESDAY 15 MARCH 2022

Waverley Council
PO Box 9
Bondi Junction NSW 1355
DX 12006 Bondi Junction
Tel. 9083 8000
E-mail: info@waverley.nsw.gov.au

ATTACHMENTS

CM/7.6/22.03 Planning Proposal - Draft Waverley Local Environmental Plan 2022

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From: Sarah Busch on behalf of Records Management
To: Emma Rogerson
Subject: FW: [EXTERNAL]Reference SF21/4708 -Sydney Trains comments on Draft Waverley LEP 2022
Date: Monday, 17 January 2022 1:51:12 PM
Attachments: image001.png

From: DA_sydneytrains <DA_sydneytrains@transport.nsw.gov.au>
Sent: Monday, 17 January 2022 1:50 PM
To: Records Management <RecordsM@waverley.nsw.gov.au>
Cc: DA_sydneytrains <DA_sydneytrains@transport.nsw.gov.au>; Maddie Shahi <Maddie.Shahi@transport.nsw.gov.au>
Subject: [EXTERNAL]Reference SF21/4708 -Sydney Trains comments on Draft Waverley LEP 2022

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Good afternoon,

Please see below Sydney Trains comments in regard to the Planning proposal to establish new Waverley Local Environmental Plan 2022 (reference SF21/4708):

Sydney Trains comments:

- The area that is subject to the Planning Proposal is in close proximity to Sydney Trains rail tunnel and associated easements. For this, it is recommended that future applicants looking to develop approach Sydney Trains early in the design process (as part of pre-DA discussion) to ensure that all relevant matters of consideration are taken into account and are incorporated in the future design of the development. These considerations include, but are not limited to, geotechnical and structural details and construction methodology, electrolysis report, and relevant requirements and standards within State Environment Planning Policy (Infrastructure) 2007, 'Development Near Rail Corridors and Busy Roads – Interim Guidelines', Asset Standards Authority etc.

- The potential changes to the LEP in the subject area, should take into account the rail tunnel and associated easement below ground. Any future development proposed on site/s near or above the rail tunnel must demonstrate that there will be no negative impact on rail infrastructure (including below ground tunnels) or rail operations. In this regard, loading impacts on below ground tunnels for works during and post construction must be adequately considered and addressed.

- It is requested that Council liaise with Sydney Trains in the future stages of the strategic planning process of this proposal. Sydney Trains (TfNSW P&CS) has the delegation to act on behalf of TAHE, which is the land owner of rail land.

Kind Regards

Maddie Shahi
Senior Town Planning Officer
Property Group - Commercial, Performance & Strategy
Infrastructure and Place
Transport for NSW

T: (04 7918 2037)
Microsoft Teams: (02) 9983 3995
Level Three East, 36-46 George Street, Burwood NSW 2134
PO Box 459, Burwood NSW 1805
Generic email: maddie.shahi@transport.nsw.gov.au
Transport for NSW – as agent for TAHE (Transport Asset Holding Entity NSW)

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OFFICIAL

OUT21/18499
Your reference: SF21/5269

General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 1355

Emma.rogerson@waverley.nsw.gov.au

Dear Ms Rogerson

Planning Proposal for Waverley LEP 2022 - PP-2021-3272, SF21/5269

Thank you for your correspondence dated 16 November 2021 providing the opportunity to make comment on the planning proposal for Waverley LEP 2022 (PP-2021-3272) in particular the proposal to permit horticulture with consent in a range of residential and business zones.

The NSW Department of Primary Industries (DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which they depend.

DPI Agriculture has reviewed the planning proposal and considered the nature of the proposed changes to the planning controls as they relate to agricultural production.

DPI Agriculture supports the proposal to permit horticulture with consent in the R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Centre, and B4 Mixed Use zones in order to facilitate urban agriculture.

New technologies and the changing nature of agricultural production is enabling innovative ways of producing food and fibre in urban settings. As noted in the planning proposal, urban agriculture can reduce transport and storage requirements and build resilience through localised food production. Urban agriculture can also contribute to the recycling of waste through circular economy principles and increases the awareness of urban populations about the source of food and fibre. Council is commended on this initiative to facilitate urban agriculture in the Waverley local government area.

Should you require clarification on any of the information contained in this response, please contact me on 0429 864 501 or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely

22 December 2021
Paul Garnett
Agricultural Land Use Planning Officer

NSW Department of Primary Industries - Agriculture
Locked Bag 21, Orange NSW 2800 | 105 Prince Street, Orange NSW 2800
Email: landuse.ag@dpi.nsw.gov.au | www.dpi.nsw.gov.au | ABN: 19 948 325 463

Department of Planning and Environment

Our ref: DOC22/47660

Ms Emma Rogerson
A/ Senior Strategic Planner
Waverly Council, PO Box 9
Bondi Junction, NSW 1355

Dear Ms Rogerson

Subject: EES comments on the draft Waverly Local Environment Plan 2022

I refer to the exhibition of the draft Waverly Local Environment Plan 2022 (LEP). Broadly, Environment, Energy and Science Group (EES) in the Department of Planning and Environment, considers that the amendments in the Draft LEP have merit and the potential to improve environmental and planning outcomes.

Biodiversity and urban canopy

EES notes the amendments to the LEP seek to protect and expand the urban canopy through the inclusion of an aim regarding urban greening. EES supports this intention, noting the role that creating and maintaining an urban canopy plays both in improving public amenity and urban biodiversity outcomes. EES considers that there would be additional benefit for this aim to include a preference for native, preferable local, canopy species, as appropriate and feasible, to be used.

EES supports the objectives regarding the consideration of stormwater on adjacent and downstream receivers, in particular native bushland, receiving waters and the downstream stormwater systems.

Climate change and resilience

EES considers that the new addition for 'Future proofing Development' sub-clause in the LEP is a positive addition to allow energy and emissions performance. Paired with the design excellence clause this is likely to set a good base for net zero related criteria within the future development control plan (DCP).

EES suggests that provisions in the future DCP more clearly align with some of the regional district planning priorities such as:

- **Eastern City District Plan:** E19 - Reduce carbon emissions and managing energy, water and waste efficiently
- **Greater Sydney Regional Plan**: Objective 33. A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change.

Should you have any queries regarding this matter, please contact David Way, Senior Project Officer Planning on 8275 1324 or David.Way@planning.nsw.gov.au.

Yours sincerely

S. Harrison

27/01/22

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
Biodiversity and Conservation

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 |

DOC21/1016775-3 24 December 2021

Waverly Council
Attention: Emma Rogerson

Email: info@waverley.nsw.gov.au(External link)

Dear Ms Rogerson

Draft Waverley Local Environmental Plan 2022

I am writing to provide comment on the draft Waverley Local Environmental Plan 2022 (WLEP) that is currently on public exhibition and forwarded to the Environment Protection Authority (EPA) for comment on the 16 November 2021.

The EPA has undertaken a review of the proposed amendments and provide the following comments for Councils consideration in the further development of the WLEP.

a) The proposal is seeking to include the use 'horticulture' as being permitted with consent in R2 Low Density Residential, R3 Medium Density, R4 High Density Residential, B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Centre and B4 Mixed Use zones. Its purpose is to enable commercial urban agriculture in these land use settings. While urban agriculture is a sustainable solution that provides local sourced food, care needs to be taken in an urban setting that sites where such activities are proposed are suitable due to legacy land contamination.

   In particular, food grown on land (such as vegetables) where there is contamination can take up legacy contaminates into food products leading potential public health issues. It is important that such a change in use be considered in relation to satisfying the requirements of *State Environment Planning Policy – Remediation of Land* (SEPP 55) where an assessment would need to be undertaken to ensure the land is suitable for such agricultural use. Council may also wish to seek the services of an NSW Accredited Site Auditor to provide increased certainty on whether the nature and extent of contamination has been determined and whether a site is suitable for a specific use especially where food is being produced for local and commercial purposes.

   Other challenges that require careful planning and design for such proposals include the application of pesticides, managing potential odour and noise impacts and delivering management approaches that prevent water pollution. Council may also wish to consult with NSW Health and NSW Department of Primary Industries and seek advice in relation to placing agricultural activities in residential land use settings to help guide any control settings.

   Land can also be potentially be impacted by agricultural activities from uses including pesticide application. It is important that Council update any Planning Certificates and note that such activities have been undertaken on land where these activities have occurred.

Phone 131 555 **TTY** 133 677 Locked Bag 5022 4 Parramatta Square **info@epa.nsw.gov.au**
Phone +61 2 9995 5555 **ABN** 43 692 285 758 Parramatta 12 Darcy St, Parramatta **www.epa.nsw.gov.au**
(from outside NSW) NSW 2124 Australia NSW 2150 Australia

b) Part 6 Additional local provisions 6.2 Earthworks, subsection 3(C) proposes the inclusion of a provision that addresses fill quality. The provision proposes the consent authority needing to be satisfied on the "*the quality of the fill or the soil to be excavated, or both.* It is important that the quality of the fill is fit for its intended use and not contaminated with waste. To help clarify an expectation for the fill material and for Councils to be satisfied in relation to its quality, the following additional provision is recommended.

Any fill that is imported to a site should only be Virgin Excavated Natural Materials (VENM) or Excavated Natural Material (ENM) or other soils permitted under a specific resource recovery order and exemption. Any fill received for this purpose must be validated by a suitably qualified independent person to demonstrate that it is VENM, ENM or meets the requirements of the relevant resource recovery order/exemption and is fit for its intended purpose.

c) The proposed new Waste Minimisation and Recycling Management provision in relation to new residential flat buildings, shop-top housing, and mixed-use developments is supported. To help support this new provision Council may also wish to update the supporting DCP with contemporary waste information to help guide key design elements for built form and public domain. For example the draft DCP would benefit by recognising the *Better practice guide for resource recovery in residential developments* to help guide the design of medium and high density residential development to ensure these buildings incorporate innovative and well-designed waste management systems. This should also form an element of design excellence especially in high density residential and commercial settings. This includes the allocation of space for source separation of 3 waste streams (waste, recycling and organic material), defined spaces for unwanted household goods awaiting collection and spaces to source separate other materials such as e-waste, textiles, batteries, bulky cardboard and polystyrene.

Council may also wish to consider how the proposed changes to the LEP could help support the directions in the recently released *NSW Waste and Sustainable Materials Strategy 2041.* This strategy provides the roadmap for NSW to help transition to a circular economy over the next 20 years. It also includes measures to reduce waste, increase recycling, plan for future infrastructure and create new markets for recycled products. It also highlights new directions for the management of waste including time frames for their implementation including the need for source separation of food and garden waste for residential and targeted commercial uses.

In particular Council may wish to consider recent changes to the Standard Instruments to facilitate circular economy activities with the inclusion of Goods Repair and Reuse Premises to made permissible in a range of land use settings. These recent changes also include a new definition of such premises. This inclusion will help enable circular economy approaches where people can reuse, share, repair and recycle their materials close to where they live and work.

d) The Eastern City District Plan include actions to improve the health of catchments and waterways through a risk-based approach to manage the cumulative impacts of development and help support the delivery of the *NSW Water Quality and River Flow Objectives*(WQOs). Implementation of this action is supported through the application of the OEH/EPA *Risk based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (Risk-based Framework)* To help support the above directions Council may wish to consider strengthening the proposed Stormwater Management provision with the following guiding planning principles:

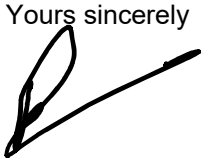
- incorporate development that protects, maintains or restores waterway health and the community's environmental values and uses of waterways through a risk-based approach to managing the cumulative impacts of development

- ensures an integrated approach to drinking water, wastewater and stormwater services is considered to drive more sustainable water management outcomes
- incorporate development that fosters the relationship between water, landscapes and urban living, to enhance human and social wellbeing and promote community co-design and governance in urban water strategies.

Such principles are currently guiding the planning of key growth areas across Greater Sydney including the new Western Parkland City.

If you have wish to discuss any of the above comments, please phone me on (02) 4224 4100 or email Paul.Wearne@epa.nsw.gov.au

Yours sincerely



PAUL WEARNE
A/Unit Head – Strategic Planning Team

Table 6. Verbatim excerpts of community feedback

Community Feedback	Officer Response
Land Use Zoning	
I note that there has been a rezoning (downzoning) of a significant portion of the Diamond Bay area from R3 to R2. This is a positive step to reducing the overdevelopment of the area.	Whilst a change in zone and development standards for the Diamond Bay area was initially included in the Planning Proposal, which was sent to DPE, DPE did not grant Gateway determination to this matter and it is therefore not included in this Planning Proposal.
Scentre Group supports Council's objective of enhancing the role of Bondi Junction as a Strategic Centre, however, concern is raised regarding the limited vision established for Westfield Bondi Junction under the draft LEP, despite it being strategically positioned to contribute to the achievement of this objective and other important aims of Council's Local Strategic Planning Statement (LSPS)… Accordingly, Council and the Department of Planning Industry and Environment (DPIE) should reconsider its proposal to maintain the existing controls for the site, and instead increase the maximum height permitted from 60m to 100m, with a commensurate increase to FSR from 8:1 to a maximum of 10:1. Additionally, it is considered that the site presents a unique opportunity to provide limited and strategically placed digital signage on the façade of Westfield Bondi Junction. This could facilitate funding for a range of public benefits, such as contributions to local initiatives via a VPA, coordination with Council's smart city objectives and provision a portion of display time for community messaging and/or public art. Accordingly, this submission also requests that 'signage' be included as an additional permitted use for the site as part of the draft LEP amendments. Note: See Attachment 2 for full submission.	No changes to building height or floor space ratio building standards to these sites are proposed under this Planning Proposal. The Council endorsed *Bondi Junction Urban Design Review Update 2020* indicated that the current built form principles and controls are largely sound. Therefore this submission is not supported. Notwithstanding, the landowner may seek an increase in height and floor space ratio for Westfield, Bondi Junction via a proponent-led Planning Proposal Any future Planning Proposal for such a change should consider the provision of commercial-only floorspace.
The sites at 1-15 and 2-16 Wills Avenue is currently zoned R2 Low Density Residential and contain dwelling houses. The sites adjoin R3 zoned land to two boundaries. The area hatched in red lines (in the submission), includes R2 zoned land surrounding the sites which contain residential flat buildings and likely benefit from existing use rights. It is recommended to re-zone the land of the sites on Wills Avenue to R3 Medium Density Residential. It is recommended to amend the current 8.5m HOB standard for the sites on 1-15 and 2-16 Wills Avenue to include a 12.5m HOB standard to align with the recommendation for an R3 zone. This is based on a merit-based contextual argument as the buildings making reference to the higher three-storey	This suggestion would require detailed investigation to understand the impacts of this change. Therefore it is out of scope of this planning proposal. It may be considered as part of the future Housing planning proposal. However, it is suggested that a proponent-led Planning Proposal be submitted for this recommendation to allow for sufficient investigation and allocation of Council resources. Subject to a further assessment, there may be merit in rezoning 1-15 and 2-16 Wills Avenue from R2 to R3 and increasing the height from 8.5m to 12.5, and floor space ratio from 0.5:1 to 0.9:1 in order to rationalise existing development.

buildings located in the adjacent R3 zone with a 12.5m height limit. It is recommended to amend the current 0.5m FSR standard for the sites on Wills Avenue to include a 0.9m FSR standard to align with the recommendations for an R3 zone. See Attachment A for full submission.	
I wondered if beekeeping could be added to permissible agriculture in R2 and R3 zones (max one hive on blocks over 275sq metres). It is in line with your changes on hydroponics and intensive horticulture. Bees are important to the pollination of many plants in Waverley Shire	Bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes. It falls under the 'extensive agriculture' development type, and the wider category of 'agriculture'. 'Agriculture' is currently prohibited in the R2 and R3 land use zones. Explicitly permitting 'bee keeping' in the R2 and R3 land use zones raises no obvious planning concerns and is supported by Council officers. This is because: • The uptake of bee keeping in R2 and R2 zones in Waverley LGA is not expected to be high given the trend in maximising residential development. • Honey Bee keeping is subject to a number of existing codes and regulations including the *Australian Honey Bee Industry Biosecurity Code of Practice 2016.* The contents of the Code could be applied to the keeping of any type of bee if integrated into the WDCP. • A land use specific DCP chapter and Plan of Management enforceable by Conditions of Consent for such land use would manage any adverse impacts of bee keeping and ensure that this development type occurs on suitable lots with adequate management practices. The DCP chapter would consider a requirement to limit the intensity of bee keeping to only one hive per lot, for eligible lots greater than 275sqm.
Queens Park Precinct: It is not clear how the proposal to add the land use 'horticulture' as a permitted with consent land use within the R2 Low Density Residential in order to enable commercial urban agriculture for the production of food would impact the area. How this would be managed? We doubt there would be support for commercial horticultural businesses to be established in our R2 zone. We note that further controls will be prepared for the WDCP.	Council officers recommend that the 'horticulture' land use which was original proposed under this Planning Proposal be limited to permissible with consent under the B1, B2, B3 and B4 zones only. The inclusion of such a use is not considered to meet the existing R2, R3 and R4 WLEP zone objective *"To enable other land uses that provide facilities or services to meet the day to day needs of residents"* and is therefore best suited as a new addition to the business zones only.
Our specific feedback relates to the Blair St sewer treatment control room and staff facilities, operated by Sydney Water. The LEP proposal is to rezone the	The subject Planning Proposal does not include the rezoning of the mentioned lots to SP2, as these lots

seven lots to SP2 to reflect the current Sydney Water operational footprint. As you may know Sydney Water has been expanding is property footprint by buying properties on market on Blair St. After contacting Council last year Sydney Water were forced by Council to cease illegal operational of residential premises and remove illegal works. The residents of Blair St and O'Donnell St do not support the expansion of the SP2 zoning as documented beyond what Council has documented as proposed SP2. We suspect Sydney Water will submit request to expand therefore footprint beyond councils recommendation, which we strongly object to. Sydney Water continue to poorly and inefficiently use their existing space, generate substantial demand for contractor parking on street yet their yard remains empty.	already exhibit this zoning under the current WLEP 2012. This feedback will be noted and referred to if any future proposal to expand the subject SP2 land use zone arises.
We are not only concerned about overdevelopment of the War Memorial Hospital, now we learn of possible land zoning. So much for the care of residents, as you have denied involvement in this. You blamed the State Government, but you are being blamed by your residents.	The specific land zoning issue raised in this submission is unclear. Council officers contacted the author of this submission for further information and clarified that their property was not subject to any change in land use zone under this Planning Proposal. The author of the submission stated that this satisfied their concerns as their issue related to the change in zone to their property.
What is the purpose of giving Telstra sites special treatment. What about other telecommunications infrastructure and other telecommunications service providers.	The proposed rezoning 62-54 Roscoe Street from R3 Medium Density to SP2 – Special Infrastructure (Telecommunications Facilities) is not seeking to provide Telstra specifically with benefits. The service provider could change at any time, subject to adhering to the latest consent.
I recently discovered that our urban conservation area is zoned R3 medium density residential. I was dismayed by the recent approval of a cosmetic surgery in a heritage-listed bungalow at 2 Birrell St (corner St James Rd). This busy, commercial operation was permitted in our quiet residential street due to its R3 zoning. The residents have made it clear to our elected councillors that we would like this zoning amended to match the R2 low density zoning afforded to similar residential streets in Queens Park. However, I note there is no change to the zoning in the WLEP 2022. I respectfully urge the council to amend the zoning in the Mill Hill residential precinct (from York Rd to Brisbane St) to R2 low density residential. Please protect our local heritage streetscapes from inappropriate development	The downzoning of the area within the Mill Hill Heritage Conservation Area has been investigated separately from this Planning Proposal as the matter was raised after this Planning Proposal had been sent to DPE for Gateway determination. The downzoning matter will be subject of Council in 2022.
As per the discussion of the proposed changes included in the planning proposal submission, the B2 zoning allows greater diversity of businesses, human scale development and ensures the primary role of the centre being to provide services, goods and employment opportunities for locals. The proposed B2 Local Centre zoning allows the land within the vicinity of residential development to be	Noted. The proposed change of some land use zones from B4 to B2 is still recommended by Council officers.

appropriately developed and scaled to meet the needs of local residents.	
We wish to make it known to Council that we strongly object to the reclassification of the land's [269 & 271 Bondi Road, Bondi] zoning as a new B2 "local centre" zone (currently known as B4 Mixed Use Zone) and we do not want to see our properties or the immediate area surrounds, affected by this new designation. We do not want any conditions imposed upon the usage of the land (that have not existed prior and should not exist from this time forth). We believe that this new classification is still a Heritage Assessment Listing, but under a different guise. We wrote a letter to Council (dated 20/08/20) objecting to the same, and our stance has not changed.	269 & 271 Bondi Road, Bondi is currently subject to a B4 Mixed Use zone, and is proposed under this Planning Proposal to be changed to a B2 Local Centre zone. This change does not result in any change in the development standards for the site, nor prohibit anything that is currently permitted with or without consent. This draft WLEP 2022 Planning Proposal is separate from the future Heritage Planning Proposal, and does not impact the physical development potential for the subject site other than the introduction of additional permitted with consent uses and revised applicable development objectives. As the impact of the proposed zone change for 269 & 271 Bondi Road, Bondi is minor and is not expected to limit its development potential (which the authors of this submission are concerned about), the change in zone is still recommended for support by officers.
The owners of 76-82 Carrington Road, Waverley object to the proposed change in zone for this site, from R3 Medium Density Residential to B2 Local Centre for the following reasons: • The existing building is visually incompatible with neighbours. • Pedestrian and vehicle access is restricted. • Street activation is undesirable because the site is physically disconnected from the main retail precinct. • The site is not marked within the Charing Cross village in Part E3 of the WDCP 2012. A mapping error on the Heritage LEP map is also raised for this site. It is recommended that the R3 zone be retained for this site, or that the B2 zone change be proceeded with and a provision providing flexibility to the ground floor use (ie. not limiting it to non-residential) be added under Schedule 1. Additional economic, urban design and heritage studies are requested. Note: The above is a summary. The full submission is provided in Attachment 2.	76-82 Carrington Road, Waverley contains a commercial use (kitchen and bathroom showroom and warehouse), and has historically done so for the last 51 years. The proposed change in zone for this property from R3 to B2 is seeking to rationalise what is currently on site and protect the existing commercial floor space in the Waverley LGA. There is a growing trend of landowners converting commercial floor space to residential floor space as the sales value tends to increase, which means that employment opportunity and the economic strength of the Waverley centres is at risk. Despite the location of the subject site across the road from the heart of the Charing Cross centre, it still contributes to the commercial prosperity of the centre. Non-residential development is preferred on the ground floor of this site as the busy traffic along the Carrington-Bronte-Victoria intersection is expected to negatively impact the residential amenity of any residential development as noise and light are unavoidable. The Council endorsed *Our Liveable Places* Centres Strategy identifies this site as suitable for rezoning to B2. Any heritage mapping matters will be considered under the future Heritage Planning Proposal.

	Officers recommend that 76-82 Carrington Road, Waverley continue to be zoned B2 and that residential development is not facilitated on the ground floor. It should be noted that the B2 zone would still permit shop top housing which allows residential on upper floors.
We [owners of 112, 114 and 116 Beach Road, 4 Blair St, 14 Blair Street and 2A Wellington Street] are in strong support of the Waverley Council Villages Strategy which identifies the land within the Curlewis Town Centre bound by Wellington St, Simpson St, Beach Rd and Blair St, which identifies the land as appropriate for significant increase in height and density, and a change in zoning to B2. However, we do not think it is fair or appropriate for Council to change the zoning to B2 without the associated change in height and density, as is the case with the draft LEP. We request that Council either: 1. Undertake to change both the zoning and associated height and density controls, or 2. Leave the zoning unchanged at R2 and the landowners can then choose to submit a planning proposal against the Villages Strategy for the full suite of changes, or to do nothing. Should Council decide to proceed with the change in zoning to B2 without the changes to height and density, then we ask for written confirmation from Council that it will support and facilitate a landowner led planning proposal to change the height and density controls to a level which genuinely triggers redevelopment, to ensure that the land does not end up in limbo.	Further research is required to identify the suitability of changing the development standards for the block bound by Beach Road, Simpson Street, Blair Street and Wellington Street, North Bondi. Council officers therefore recommend that the properties bound by Beach Road, Simpson Street, Blair Street and Wellington Street, North Bondi retain their existing R3 land use zone and be investigated further.
I [Pacific Street, Bronte resident] would like to plead the case for not changing the zoning in B1 Bronte LEP2022 to allow commercial precedent over residential.	The land use zone of the Bronte Beach centre near Pacific Street, Bronte is not marked for a change in zone. The B1 zone is retained under this Planning Proposal for that centre.
The noise at the back of my place is so bad I [Pacific Street, Bronte resident] have had to move to small bedroom in front. If first floors were to become cafes it would be very bad for all of us who live nearby.	
There is objection to a portion of 20 Illawong Avenue (known as 5 Tamarama Street) which has an R3 Medium Density Residential zone being developed into a residential flat building or multi-dwelling development, because the rest of Tamarama Street features an R2 Low Density Residential zone and has an established low density (detached and semi-detached dwellings) character which an RFB or multi-dwelling could disrupt.	Council officers acknowledge the importance of protecting established character. The change in zone from R3 to R2, and decrease in maximum building height and floor space ratio to match other sites along Tamarama Street will be investigated upon the finalisation of the subdivision of the portion of land known as 5 Tamarama Street. At present it is still on the same lot as 20 Illawong Avenue, and as the approved subdivision (DA-

The portion of 20 Illawong Avenue (known as 5 Tamarama Street) should be down-zoned to R2 and feature reduced maximum building height and FSR to match the neighbouring sites along Tamarama Street. Note: This is summarised from 4 separate submissions. See Attachment 2 for the full submission.	125/2012) of the site to create 5 Tamarama Street has not yet been finalised the portion cannot be sold separately. In the event that the subject subdivision is finalised, there are provisions in place to ensure that development considers the character of its locality and the amenity of neighbours, including but not limited to the WLEP 2012 (and WLEP 2022) overall aims, the height of buildings (clause 4.3) and floor space ratio (clause 4.4) objectives, and Chapter C 'Residential Development' of the WDCP 2012. Furthermore, Planning Principles established under *Seaside Property Developments Pty Ltd v Wyong Shire Council [2004] NSWLEC 117* require the consideration of development likely to occur on neighbouring properties where a zone interface exists.
Affordable Housing and Seniors Housing	
As you are aware, the area cannot sustain indefinite developments (many which have been lodged as Seniors Developments under the SEPP) without a significant change to the infrastructure. There needs to be more clarity with regards to the definition of Seniors Developments, as many residents think it is a retirement type of facility when in fact it is luxury accommodation for over 55's, who usually have children at home (with cars!)	This planning proposal does not seek to change anything that facilitates nor prevents seniors housing development. Officers are aware of the issues surrounding seniors housing, specifically the sub-category of *'group of self-contained dwellings/independent living units'* development. At present, the Housing SEPP overrides any Council's LEP regarding the matter and dictates where seniors housing is permitted and what development bonuses this development typology are eligible for. This means that the scale and location of the problematic *'groups of self-contained dwellings/independent living units'* is largely out of Council's control. A submission was made to DPE in August 2021 regarding the draft Housing SEPP. Within this submission emphasis was placed on the importance of allowing Council's strategic work and the LEP to dictate the scale and location of Seniors Housing. Council officers will continue to advocate for this.
Thank you for giving us the opportunity to comment on our great concerns about the tendency towards multidwelling, over 55 "affordable housing" that has begun to overpopulate our area. I am voicing my strong opposition to changes in the above regulation that is in the header of this email.	
Queens Park Precinct: It is disappointing that there is little emphasis on protecting residential heritage conservation areas but a lot of emphasis on increasing affordable and seniors housing, even in R2 low density residential zones. Residents overwhelmingly opposed the boarding house on the Jaycar site that has 21 studio apartments approved on a site of 424sqm. We do not support the following statement in the Proposal: *Investigation including zone objectives in the LEP to encourage seniors housing and that it is consistent with desired future character.*	Heritage matters are subject of a standalone Heritage Planning Proposal, scheduled to proceed to Council in early 2022. As identified within the Waverley Local Housing Strategy, the lack of affordable housing and housing for seniors is a significant issue within the Waverley LGA. For this reason, officers recommend proceeding with the proposed new clauses, noting that new seniors and boarding house development is required to align with the character of the area under one of the clauses.

We do not see how Queens Park Urban Conservation Area can be maintained despite the following objective: *to ensure that seniors housing and boarding houses are to be integrated into the existing and desired future local character of a residential area.*	
Clause 6.2 Earthworks	
I agree with the amendment to 6.2 Earthworks, which pertains to excavation, but believe this should apply to the whole of the Waverley LGA, not merely Bondi Sands body.	Clause 6.2, including the proposed change under this Planning Proposal applies to the entire Waverley LGA.
We would like to see "sheet pile driving" banned in all excavation works. Our area is mainly built on sand and clay, and the use of sheet piling in excavations regularly causes significant damage to neighbouring properties. We are also aware that builders actively promote the technique to their clients on the basis of cost. They tell them it is difficult for neighbours to prove cracks and other damage are linked to their specific building works and also that people don't like to make a fuss. They go on to say that even if neighbours complain and can prove damage is directly linked, it is still cheaper to fix it than using other techniques that have less impact. Council failing to ban high impact building techniques like sheet piling has caused this unethical and immoral behaviour, and it needs to stop! Note: 3 submissions in total contained this feedback.	Noted. The addition of a new chapter addressing high impact demolition and building techniques in the DCP will be considered under the comprehensive DCP review scheduled to go to Council in 2022. Council officers will consider seeking geotechnical and structural engineering advice to understand how common issues occur with such techniques and processes, and what alternatives are available.
Queens Park Precinct: The Committee supports the proposed amendment to Clause 6.2 Earthworks that considers the structural integrity of adjoining buildings. We believe that it is long overdue as, in addition to the well-publicised examples in the Bondi area, there are examples of problems with demolition and vibrations from equipment in the Queens Park area. It forms part of the Botany Sands formation. Furthermore, many homes in this area are extremely close (e.g. 300mm) to adjoining properties and shoring up prior to commencement of work has been quite inadequate in many cases.	
Heritage	
I own 67 Albion Street, Waverley. When the proposed changes came out last year for the LEP 2022, both mine and my neighbours homes (65 Albion Street - Ray and Jenny Goodman) were listed for heritage listing. Given they were built in the late 1800's and are really very grand and beautiful terraces, I thought that was a sensible and	Heritage-related changes are not proposed under this Planning Proposal, but rather a separate Planning Proposal going to Council in 2022 before it goes to DPIE for Gateway determination. This feedback will be passed to the officers leading the Heritage Planning Proposal.

important proposed change to their listing in the LEP. Can you please advise whether that is still on the proposed LEP 2022.	
General increase in residential density/overdevelopment	
This LGA has more than enough people already. To take thousands more over the next 15 years will change the ambience of the entire area. My family are strongly against increasing the population in Waverley! The increasing use of ground level retail as a platform on which to build home units has turned parts of Old South Head Road into a canyon in Rose Bay. This can only continue to the detriment of the suburb. Single homes are demolished to allow the "development" of the site to become two homes, which brings two families and at least doubles the number of vehicles to the site. So it is proposed that we increase the population of the LGA, but nowhere mention the widening of roads. The WELP gives broad brush indication of what is to come and it does not sound good. The root cause of all problems is the increase in population. It is the essence of why you have prepared the WELP. My advice is to refuse to increase our population. It will go some way to giving the residents of Waverley breathing space.	The subject Planning Proposal does not propose to increase the number of residentially zoned sites, nor up-zone any existing residential sites, nor increase the development standards of height and floor space ratio. Therefore, the Planning Proposal is not expected to result in any increase in residential density.
I am writing in regards to the overdevelopment next door to where I live at Unit 20/2 Oceanview Ave. The overdevelopment of this area along Old South Head Road can not be sustained. Last week it took just over half an hour to get to Blair Street, having left Oceanview at 7:30 am. With every new apartment block build on this major one lane arterial road, the current (and future residents) are/will be disadvantaged as they live on a peninsula and will be trapped in a grid lock of vehicles on the insufficient / inefficient road going to Bondi Junction. What are Waverley (and Woollahra) LGA's going to do to improve infrastructure?	
It looks as if the whole of Old South Head Road is zoned for medium density residential construction, which means blocks and blocks of apartments and the same old road – one way in each direction. Is the infrastructure considered at all?? Are the residents considered at all??	
I would however, like to express my dissatisfaction and dismay at the amount of construction that is being done along Old South Head Road. I am interested to know how so many apartment DAs have been, and are being passed without consideration for the lack of infrastructure. Old South Head Road is only one lane each way and there is only one state high school which is already at capacity. I live at 10 Diamond Bay Road and a block of units is being built at 6-8 Diamond Bay Road which is so	

close to the boundary, giving us no privacy. How was this passed? A number of paperbark trees along the boundary were removed and the landscape plan was to plant "advanced trees" to replace them. As the space is so narrow and already concreted in, I believe that "advanced trees" are to be planted in planter boxes! This is no substitute for established paperbark trees which afforded privacy and attracted native birds. Diamond Bay Road itself is a narrow street, with cars parked on both sides, so it appears that this construction was also passed without consideration of this infrastructure.	
Public transport is under plans for privatisation and there have been no big ideas from the state government for a site for a high school in Sydney's east Infrastructure development has to precede population expansion. Waverley is the second most densely populated area of greater Sydney.	
Active Street Frontages	
In relation to active street frontages. This is also opposed. The active street frontages in Bondi Junction do not work and they are not attractive. The ones on Spring Street are terrible. They are a significant cause of traffic problems for cars, bikes and pedestrians. It is potentially OK to identify a few properties where there is space on the footpath, but to have this provision effect hundreds of properties, is totally unjustified and strongly opposed and will detract from the amenity and usability of the streets. Not all properties are used for cafes and outdoor dining. The majority are retail shops, car repairs, real estate officer that will not benefit from "active street frontages".	Active street frontages do not need to feature outdoor dining. The WLEP defines an active street frontage as "premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises". The WDCP includes further built form requirements for active street frontages, such as direct pedestrian access or visibility to the street including unobscured glazing and level street access. Most properties marked on the proposed Active Street Frontage Map already feature active street frontages. The proposal to mark these ensures that the existing frontages remain and are improved under future development. The conflict between pedestrians, vehicles and cyclists has been noted.
Other	
The majority of the proposed changes to the LEP are not in the communities best interests, will not improve the liveability or amenity of the area, will reduce the efficiency of people movement and traffic flow and will be an ineffective use of public money.	This feedback has been noted, however, the general nature of the comment does not allow for further action to be taken. More specific feedback from the same author has been detailed in this report and responded to accordingly.
The pinch points in Military Road north of the sewage treatment works was a good thing. The other obvious pinch point is in the stretch of Curlewis St. between the intersection of Wellington Street and Curlewis Street and Old South Head Road, where some 5 cars are legally parked. This results in traffic jams Monday to Friday during morning peak hour. During these hours parking should not be allowed in that stretch of road.	The design of specific traffic and road elements is not best suited for inclusion in an LEP.

I reside across the road from Bondi Beach. My only suggestion ["have your say in our new LEP proposed plan"] is whenever there is a noisy event occurring on the grass or near the pavilion; the loud speakers should be turned to face the sea [easwards] so that noise is kept to a minimum for residents. It does not detract from the event and becomes a win/win for all.	Noted. This feedback will be considered during the preparation of the draft Waverley Development Control Plan 2022 this year.
I refer to the Draft WLEP 2022 and wish to suggest for consideration the following under 2.9 INCREASING URBAN RESILIANCE: Accommodation of Electric Vehicle Charging Stations within large Strata Plans that have not got provisions to date by retro-fitting Supercharging Stations in the Loading Bays of high-rise strata blocks adjacent to or nearby electricity sub-stations as a bridging facility to be subsidised by NSW Government/LGA to enable such charging facilities free of cost to those owners for the time being. The above may be considered as a Planning Priority E3 under the Eastern City District Plan.	The requirement for Electric Vehicle infrastructure is a Development Control Plan (DCP) matter given its specific nature. This point will be considered during the drafting of the Waverley Development Control Plan 2022 scheduled for this year.
A new planning approach [should] be devised specifically for placement of driveways, to limit loss of on-street parking. Examples might be the use shared driveways between residences where it is possible (rather than just desirable) to do so; alignment of new driveways to minimise loss of on-street parking spots; etc.	Specific parking design is considered a Development Control Plan (DCP) matter given its specific nature. While the WDCP does include objectives and controls to limit the size of driveways, this specific point relating to limiting loss of on-street parking is not explicit and will be considered during the drafting of the Waverley Development Control Plan 2022 scheduled for this year.
The retention of public assets rather than privatisation and sale. As the population grows and with it, the traffic, leading to increased travel times, it has become more important than ever to maintain and indeed expand public services such as hospitals and rehab facilities within our local government areas. The War Memorial Hospital in Waverley is a prime example of this, and it and other such services should be retained in our LGA, rather than selling off the land to build more housing, resulting in an increase in the number of residents whilst simultaneously diminishing availability of public services such as hospitals. Additionally, more time should be allocated for public consultation on the proposed sale or changed use of public assets.	Health facilities are currently permitted in most zones within the Waverley LGA to allow the construction and operation of such services with consent. They will continue to be permitted in most areas under this Planning Proposal too. The importance of public assets and urban services is acknowledged and will be considered further within an upcoming Urban Services Council-led Planning Proposal.
My request is for the area [385-391 Old South Head Road, North Bondi] to allow a higher density development and height to whatever council may consider best on the understanding that our units are intended to assist in accommodation needs of Bondi and improve the outlook of the site from its current state into a modern building one to be proud of.	This request is more suited to a proponent-led Planning Proposal because it relates to a limited number of sites, the site-specific and strategic merit is unknown at this stage, and further investigation is required to determine the environmental, social and economic impacts of an increased building envelope.

Note: A concept architectural package showing an 8-storey building has also been submitted – available in Attachment 2.	
We clearly need a better community consultation process for such an important strategic document as the LEP 2022. Time for public submissions needs to be considerably extended and at the same time further community engagement and consultation needs to occur. The community consultation for the Waverley LEP 2022 did not live up to the standards articulated in its Community Participation Plan 2019. The proposed WLEP 2022 was put up to public exhibition on Nov16 2021, yet the State Government's Standard LEP, incorporating Employment Zones Reform, was revised and published in early Dec 2021. This makes the WLEP 2022 an out of date document.	Council officers sought to provide the community with as much time to provide comment as possible, whilst still ensuring that the Planning Proposal would be able to meet the deadlines imposed by the NSW Department of Planning and Environment (DPE) within the Gateway Determination. Only 28 days (excluding the holiday period) of public exhibition was required by the Gateway Determination, however, officers provided a substantially longer 10-week period (50 days excluding the holiday shutdown). The Employment Zones Reform (EZR) work is a separate project, which undesirably disrupts the centre hierarchy which the draft WLEP 2022 seeks to establish. Council officers do not support the EZR changes for this reason, however, are working with DPIE to achieve the best outcome possible as adoption of the EZR is mandated. DPE will be managing a widespread public exhibition period in 2022. Council officers are going to investigate other ways to implement the work proposed and exhibited under the draft WLEP 2022 PP which may be overridden by the EZR changes.
Climate change should be acknowledged and defined at the highest level of planning, and integrated throughout the draft WLEP 2022: it is no longer a luxury "consideration", ESD must be a clear requirement, underpinning and informing all planning and development activities and controls, to achieve Waverley and NSW emissions reduction targets by 2030:	The proposed Urban Resilience clauses are considered to partially address this request. This feedback will be considered during the upcoming Sustainability Planning Proposal, and the comprehensive Waverley DCP 2022 preparation.
The proposed WLEP 2022 fails to acknowledge the role of trees on private land. Greening is mainly focused on streets and parks and this in itself is lacking. Public domain trees are largely outside the scope of this document, apart from boundary treatment. This document ought to define impacts on the public domain at private property boundaries. The urban tree canopy should emphasise planting of native tree species to promote biodiversity, to create flight corridors along streets, and food for native animal and insect species.	This feedback will be considered during the upcoming Sustainability Planning Proposal, and the comprehensive Waverley DCP 2022 preparation.
Affordable housing. A more realistic planning mechanism is inclusionary zoning, where any community agreed upzoning (as in Bondi Junction high rise) requires a proportion of affordable housing units to be secured in perpetuity without incentives. Another secure method to achieve	This feedback will be considered during the upcoming Housing Planning Proposal, and the comprehensive Waverley DCP 2022 preparation.

affordable housing is Cooperative, Trust, Council or other public ownership. This ought to be included in the scope of any proposed WLEP. Any affordable housing project should comply with the controls for the zone. We are concerned that there are insufficient provisions for affordable housing. Considering a major part of the Greater Sydney Commission's plan to make the east a medical hub of sorts. It is unfair to expect nurses assistants and cleaners to have to travel over an hour to their workplace. We ought to be making sure there is a sizable affordable housing aspect for these essential workers, 15 to 20% of all new developments.		
Update the new scenic and cultural protection aim to read: to conserve and enrich Waverley's existing scenic and cultural areas for current and future generations, including Centennial Parklands and the curtilage of Centennial and Queens Park, Waverley's heritage listed parks, the beaches, green spaces and iconic coastline.	Council officers are exploring the identification of areas with scenic and cultural qualities within the Local Character Statements project.	
Land Reservation Acquisition – New properties marked		
I will be attending the info session about the **disappointing** land acquisition proposal on Monday 13 December.		The negative feedback from the community has been understood and Council officers are asking in this report that Council recommend the new draft Land Reservation Acquisition Map markings be removed from this Planning Proposal. Written letters were mailed to landowners of the proposed new properties partially or wholly marked confirming the above. An information session was also held for these owners in December 2021 where the above was verbally explained, and questions were answered.
The proposed additional land reservation acquisition markings are not supported. [verbal feedback over phone from an affected landowner].		
It has been adopted for public exhibition only, with (not exhaustive): - little to no councillor workshop - No endorsement of the idea from the Waverley People Movement & Places study - no investigation into the idea (well, officers consider it a "small change" - which it is definitely not, in my view and that of the affected residents) - limited and inadequate information on council's website - no indication by property as to what part of their property could potentially be acquired - nothing to say whether it would be a compulsory acquisition or not - no indication of where the immense funding for this would come from - no timeframe - etc. etc. etc. etc. and all the time the property owners become more and more stressed, and the value of their property drops due to the uncertainty. One property owner, a partner in a law firm, says that legally the process could be invalid.		
I object to the rezoning and proposal for acquisition of houses on Avoca St, Bondi in order to build a bike path. An alternative plan that does not require ruining people's homes needs to be found. As a resident of the street and a landowner I am deeply disturbed that my neighbours' houses are under threat in this way. Accessing the redevelopment plans was also very hard and took a lot of persistence leading me to believe that this consultation process is neither fair nor equitable. This issue will be forefront in my mind when going to vote in the upcoming elections.		

I refer to the letter I received from Councils regarding the Waverley Local Environmental Plan (WLEP) 2022 dated 11 November 2021. Within this letter, it states that if the plan is supported within its current form the WLEP planning proposal will "result in changes to the land use zone of some properties". Upon inspection of the plan in more detail, I note that a number of residential properties (including 1 & 3 Avoca street, my neighbours homes) are nominated as a Land Reservation Acquisition for a potential bike path. While the number of residential houses proposed for acquisition may be argued as minor in comparison to all homes across the council area, this is not be the case for the families that live within these home which are no doubt feeling significant stress following this proposal. This include my family which under this plan, would lose its neighbours their community benefits and have them replaced with a bike lane. This proposal to acquire land is poorly considered and I doubt financially viable for a bike path. I wish to lodge my formal objection to this proposal and urge council to consider alternatives including using the four (4) lane Bondi road and Birrell street for any bike path that would not directly impact family homes.	
We object to the acquisition of land at the rear of properties along the southern side of Bondi Road. There has been no notification, not consultation, no advice about the purpose or objective of these planned acquisitions. Found the answer in the fine print. Council wants to build a Bike path by acquiring over $20 million dollars of land for bike riders who account for less than 5% of the population. Some streets of Bondi Junction have already been ruined by bike paths, they are a disaster and a waste of space. Bike riders have been sharing normal roads with Cars and other users for decades and this works. This is strongly apposed and is very unethical and casing pain, hardship and poorer quality of life for over 90% of the people who live in the LGA for the potential benefit of less than 5% of the people in the LGA.	
I wish to lodge my objection to this proposal. My house deteriorates in value under this proposal and there are very real alternatives that I do not believe the council have considered that would have an improved cost benefit for the Council and Waverley rate payers. The potential bike path on the southern side of Bondi Road appears to create a passage from Royal Hotel Bondi to Waverley Oval. An additional bike path is proposed on the northern side of Bondi road. My objection includes consideration for a number of alternatives; • A bike path can be created within Birrell street or Bondi road without the expense of council acquisitions for properties such as mine together with the acquisition of easements across a number of adjacent lots • A bike path can be created between Waverley Oval and the Royal Hotel using side streets without council acquisitions of my property such as the existing path that extends behind Avoca street between Coulton and Grove Street and comes out between 57-59 Avoca Street • A single bike path parallel to Bondi road utilising the northern side of Bondi road does not require council acquisition of properties such as 1 and 3 Avoca street, together with a number of properties between Imperial Avenue and Boonara Avenue • There is little requirement for a such a proposed bike path for a number of reasons; O Walking to Bondi Junction is less than 1 kilometre O What number of Waverley residents have the council surveyed to determine that 2 bike paths will service demand? I doubt there is the demand and have never seen a council survey or know of my fellow	

residents and neighbours who have a compelling demand for biking to Bondi Junction. O Does the council really need a bike path of this type let alone 2 when the objective is to have 10,000 jobs in Bondi Junction. How many of those proposed jobs would employ Waverley residents that reside between the Royal Hotel and Waverley Oval. O Bondi Road has extensive bus services to cater for the volume of people travelling to Bondi Junction train station with services at least every 8 minutes and negates the need for car travel or a bike path. Finally I have been a Waverley resident and rate payer for 16 years and have complied with Council requirements in all my dealings with renovations and additions to my property. I am deeply concerned with this proposal and ask that the Council rescind the proposal that includes the bike path that passes through my property at 3 Avoca Street Bondi.	
Personally, I think it's a great proposal. It will relieve congestion on Bondi Road, make access viable for cyclists, motor bikes, particularly Deliveroo. It certainly will clean up a very dangerous area which will make accessibility to the units that enter from the lane way much less dangerous. The pot holes and mess in the laneway is shocking. I also would like council to consider opening the dead end in Avoca street so Watson street does not carry all the traffic to the beach.	The support is noted.
Land Reservation Acquisition – Existing properties marked	
Given the issues surrounding the creation of a viable re-routing of the Waverley Cliff Walk along the LRA Map Lands (and its cost prohibitive nature), we submit that the LRA Map Land [clifftop properties in Vaucluse currently marked on the existing LRA map] should be removed from the LRA Map, and its designation as being reserve for potential future land acquisition also be removed before the 2022 LEP is made. Issues that are commented on in greater detail in Attachment 2 include: • The LRA Map Land has been earmarked for acquisition for many years. • Cost of acquiring the LRA Map Land will significantly outweigh the public purpose of the acquisition. • Precarious and unsafe nature of the LRA Map Land	Properties are knowingly marked on the LRA map as part of a very long-term vision, acknowledging that they may never be acquired due to the owner-initiated acquisition process surrounding the markings and associated WLEP 2012 clauses. It is acknowledged that the spaces marked on the LRA mapping in Vaucluse is possibly subject to unstable conditions. The marking of these portions has been undertaken as a method to try to prevent the construction of residential habitable development in possibly unsafe areas. Any cliff walk would be subject to a thorough investigation process, and would be placed on public exhibition if a formal proposal to extend the cliff walk was going to be progressed.

ATTACHMENT A - DISCUSSION OF PROPOSED CHANGES

Waverley Local Environmental Plan 2022

Local Strategic Planning Statement Implementation

March 2022 Post-Exhibition Update

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Advisory Note

Advisory note: The draft clauses are indicative only and will be subject to drafting by Parliamentary Counsel should the planning proposal progress to finalisation.

Part 1 Aims

1.1 Existing WLEP Aims

Proposal

Amend the existing aims of the WLEP to better implement the intent of the Local Strategic Planning Statement and other recently adopted environmental strategies.

Background and rationale

To ensure that housing is provided near appropriate services and amenities, an amendment to Aim (c) is proposed, as well as a minor amendment to (d) that seeks to clarify this applies to all centres, not just the land zoned 'commercial centre'. In addition (b) is proposed to strengthen the wording to ensure that new development in Bondi Junction provides primarily commercial, health related and cultural uses. This is in accordance with the role of the Bondi Junction Strategic Centre as outlined in the Waverley LSPS to support the Randwick health and education precinct by providing employment, entertainment, retail and commercial opportunities, as well as health related uses.

Proposed amendments

(1) This Plan aims to make local environmental planning provisions for land in Waverley in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

a. to promote and co-ordinate a range of commercial, retail, residential, tourism, entertainment, cultural and community uses to service the local and wider community,

b. to ~~maintain and reinforce~~ strengthen the viability and vitality of the Bondi Junction strategic centre ~~as the primary~~ by providing primarily commercial, health related and cultural uses, ~~centre in Sydney's eastern suburbs,~~

c. to provide for a range of residential densities and range of housing types close to transport, essential goods and services, and open space, to meet the changing housing needs of the community,

d. to provide an appropriate transition in building scale around the edge of ~~the commercial~~ centres to protect the amenity of surrounding residential areas,

e. to protect, maintain and accommodate a range of open space uses, recreational opportunities, community facilities and services available to the community,

f. to enhance and preserve the natural environment through appropriate planning, protecting the integrity of natural systems and by protecting existing trees,

g. to identify and conserve the cultural, environmental, natural, aesthetic, social and built heritage of Waverley.

Scenic and Cultural Protection

Proposal

To include an additional aim to ensure that Waverley's scenic and cultural landscapes are protected.

Background and rationale

Waverley forms an important scenic and cultural element of the Eastern Harbour City, containing many scenic and cultural assets such as the Centennial Parklands, coastline, and beaches. One of the actions in the LSPS is to "identify and protect views of scenic and cultural landscapes from the public realm through Council's LEP and DCP". This new aim intends to protect Waverley's scenic and cultural landscapes.

Proposed new aim

- *to conserve and enhance Waverley's existing scenic and cultural qualities, for current and future generations, including the curtilage of Centennial Park*

Aboriginal Culture and Heritage Protection

Proposal

To include an additional aim to ensure aboriginal culture and heritage are protected and promoted in Waverley.

Background and rationale

Waverley Council acknowledges that Aboriginal and Torres Strait Islander Peoples are the first people of this land and were dispossessed by the European occupation more than two centuries ago. Waverley is home to almost 300 Aboriginal and Torres Strait Islander people. This new aim aligns with Waverley's vision for reconciliation that is for Waverley to be a vibrant, resilient, caring, and inclusive community where Aboriginal and Torres Strait Islander peoples;

- Practice and celebrate their culture and heritage proudly
- Are honoured for their survival and resilience, and supported to continue to overcome adversity
- Are respected and acknowledged as First Nations peoples with the right to determine their own futures

This new aim implements the liveability directions in the LSPS.

Proposed new aim

- *to acknowledge and recognise the connection of Aboriginal people to Waverley and to protect, promote and facilitate the Aboriginal culture and heritage*

Resilience / Climate Change

Proposal

To include an additional aim to take a holistic approach to the management of biodiversity, green space, and adaptation and resilience to climate change.

Background and rationale

With global temperatures projected to rise by 2.5°C in the next century, residential buildings and homes will need to become more resilient to withstand hotter temperatures, drier climates and more extreme weather events. This anticipated change in climate is a key consideration for all levels of government, and commitments are being made at local and international levels to address the impacts of climate change. This includes the need to better understand climate change and its impacts on current building design practices and regulations.

This new aim intends to highlight the importance of environmental sustainability and resilience, it corresponds to the proposed additional local provision that seeks to promote urban resilience. This new aim implements the sustainability directions in the LSPS.

Proposed new aims

- *to promote environmental sustainability and community resilience in the planning and development process*

Urban Greening

Proposal

To include an additional aim to promote urban greening and plan for canopy tree planting and accessible open space.

Background and rationale

Wellbeing is greatly influenced by the amenity of our urban areas, including air quality and noise. Air quality can be improved through tree planting and reduction of traffic. Wellbeing is also associated with quality open space that promotes recreational activities. This new aim implements the liveability directions in the LSPS.

Proposed new aim

- *to achieve a high-quality public domain with significant tree canopy and accessible open space*

Public Value

Proposal

To include an additional aim that states the overarching intention of the WLEP is to ensure public value for our community, as provided by environmental, social and economic sustainability. The addition of a definition will help to clarify what is meant by public value:

Background and rationale

This new aim aligns with one of the guiding principles for councils in the *Local Government Act 1993 No 30* which states that "Councils should carry out functions in a way that provides the best possible value for residents and ratepayers".

Proposed new aim

- *to ensure public value for the community as provided by environmental, social and economic sustainability*

Proposed new definition

- *'Public value' refers to benefit experienced by the broader community rather than individuals".*

Waste and Water

Proposal

To include an additional aim that promotes energy conservation, water cycle management (incorporating water conservation, water reuse, catchment management, stormwater pollution control and flood risk management), water sensitive design, waste avoidance and resource recovery.

Background and rationale

Waverley is envisioned to become a leading sustainable destination. One of the key moves in the LSPS is to "deliver precinct-based waste, energy and water outcomes in key centres by working with key stakeholders". This new aim aligns with Waverley's sustainability vision for 2036 that "the Waverley Community is resilient, environmentally sustainable and produces zero waste and carbon emissions".

Proposed new aim

- *to promote ecologically sustainable developments that consider energy conservation, water cycle management, water sensitive design, waste avoidance and resource recovery*

City serving corridor and active transport

Proposal

To include an additional aim that retains key routes for public transport, and always prioritises active transport, public transport and then vehicles; ensures land that provides critical transport infrastructure can continue to support efficient public transport services.

Background and rationale

Waverley has the highest population densities in Australia, after the City of Sydney. This is, and should continue to be, supported by high frequency public transport, and quality walking and cycling infrastructure. The LSPS identified "the desire for increased public transport and improved infrastructure for cycling" as one of the key issues that the Waverley community raised. Furthermore, some areas of Waverley such as Randwick to Bondi Junction City-serving Corridor and Bondi Road City-Serving Corridor require urgent attention to address congestion, particularly for the purposes of being able to facilitate the movement of busies along these corridors.

This new aim intends to ensure that land use planning prioritises public transport infrastructure and active transport.

Proposed new aim

- *to ensure that the patterns of land use and density in Waverley prioritise walking, cycling and the use of public transport*

Culture and Public Art/ social infrastructure

Proposal

To include an additional aim to increase public art in the public domain and ensure crucial social and cultural infrastructure for Waverley is provided.

Background and rationale

Social and cultural infrastructure including public art provides crucial services that support and enhance the Waverley community, such as schools, libraries, churches, community centres and halls, hospitals, and cultural facilities.

Recent population increases have resulted in greater demand for family friendly places and access to a mix of educational facilities. The population is not only growing but also ageing, which places additional pressure on the existing infrastructure related to ageing in place, access to support facilities, and social wellbeing. This new aim ensures that adequate social infrastructure and services are to be provided for the current and future population. Furthermore, this new aim ensures that public art which forms an important part of Waverley's character and has cultural significance will continue to be facilitated.

Proposed new aim

- *to enhance the amenity and quality of life of local communities through the provision of adequate social infrastructure, services and public art*

Knowledge and innovation jobs

Proposal

To include an additional aim to promote Bondi Junction as a centre for knowledge and innovation jobs.

Background and rationale

Bondi Junction's existing health and education businesses, highly educated workforce and growing population meant that there is an opportunity for more jobs in the knowledge and innovation sector. Council is working with land owners and stakeholders to develop a Knowledge and Innovation Hub to support existing businesses, facilitate economic activity and diversify the employment potential of Bondi Junction.

This new aim intends to achieve the community vision for Bondi Junction that is "to be the key centre of the Eastern Suburbs for people to visit for retail, health care and other services. The centre will also continue to provide a range of employment opportunities".

Proposed new aim

- *to promote and support Bondi Junction as a centre for employment opportunities in the knowledge and innovation sector*

1.2 Proposed Part 1 Aims

(1) This Plan aims to make local environmental planning provisions for land in Waverley in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

aa. to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

a. To implement the Planning Priorities and Actions of the Waverley Local Strategic Planning Statement,
b. to promote and co-ordinate a range of commercial, retail, residential, tourism, entertainment, cultural and community uses to service the local and wider community,
c. to ~~maintain and reinforce~~ strengthen the viability and vitality of the Bondi Junction strategic centre as the primary commercial and cultural centre in Sydney's eastern suburbs,
d. to provide for a range of residential densities and range of housing types close to transport, essential goods and services, and open space, to meet the changing housing needs of the community,
e. to provide an appropriate transition in building scale around the edge of ~~the commercial~~ centres to protect the amenity of surrounding residential areas,
f. to protect, maintain and accommodate a range of open space uses, recreational opportunities, community facilities and services available to the community,
g. to enhance and preserve the natural environment through appropriate planning, protecting the integrity of natural systems and by protecting existing trees,
h. to identify and conserve the cultural, environmental, natural, aesthetic, social and built heritage of Waverley
i. to conserve and enhance Waverley's existing scenic and cultural qualities, for current and future generations, including the curtilage of Centennial Park
j. to acknowledge and recognise the connection of Aboriginal people to Waverley and to protect, promote and facilitate the Aboriginal culture and heritage
k. to promote environmental sustainability and community resilience in the planning and development process
l. to achieve a high-quality public domain with significant tree canopy and accessible open space
m. to ensure public value for the community as provided by environmental, social and economic sustainability

n. to promote ecologically sustainable developments that consider energy conservation, water cycle management, water sensitive design, waste avoidance and resource recovery
o. to ensure that the patterns of land use and density in Waverley prioritise walking, cycling and the use of public transport
p. to enhance the amenity and quality of life of local communities through the provision of adequate social infrastructure, services and public art
q. to promote and support Bondi Junction as a centre for employment opportunities in the knowledge and innovation sector

Part 2 Land Use Table

2.1 General Discussion

Horticulture – Urban Agriculture

Proposal

The proposal relates to the inclusion of horticulture in the R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Centre, and B4 Mixed Use zones in order to help to facilitate urban agriculture, which is currently prohibited in these zones.

Background and rationale

With the effects of climate change and a global pandemic highlighting some of the issues relating to the reliance on a predominantly rural food supply in Australia, urban agriculture and localised food production has been identified as one area which can help to enable our cities to become more resilient in the future.

By growing in cities closer to the end consumer, many of the transport or storage requirements are reduced or eliminated. The freshness and nutritional profile of produce is also higher, and there is opportunity to sell direct-to-consumer, meaning farmers can capture more, or all of the retail value in a sale.

Currently, 'agriculture' is prohibited in ~~R2, R3, R4,~~ B1, B3 and B4 Zones in Waverley. Agriculture is the umbrella term for a range of different types of food production, including 'horticulture' which includes 'urban agriculture', which, as a result, prohibits any urban agriculture activity in these zones.

Specifically, the type of urban agriculture which could potentially be fit for purpose in the Waverley LGA is Controlled Environment Agriculture (CEA). CEA refers to the process of growing crops within a growing structure (generally a building or greenhouse) which is aided by technology to optimise environmental conditions and facilitate intensive growing with maximum yields. CEA has three key growing methods; hydroponics, aquaponics and aeroponics, all of which are water efficient, capable of high-yield production in small spaces and soil-less, making them ideal for urban environments.

The proposal seeks to include horticulture as a permitted use with consent in these zones, in order to enable commercial urban agriculture in Waverley. To effectively ensure that any urban agriculture which would take place is conducted in a way which is appropriate for the Waverley LGA, further controls will be prepared for the WDCP.

Proposed new clause

Include the use *'horticulture'* in the Permitted with consent land use tables for the~~, R2 Low Density Residential, R3 Medium Density, R4 High Density Residential,~~ B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Centre and B4 Mixed Use zones.

Affordable housing objective

Proposal

To add 'to encourage the provision of affordable housing' to the objectives of relevant zones including R3 Medium Density Residential, R4 High Density Residential, B2 Local Centre, and B4 Mixed Use zones.

Background and rationale

The *Waverley Local Housing Strategy* identified the need for more affordable rental housing. Waverley Council has had a longstanding commitment to the provision of affordable housing. As at 2016, 3,438 households needed affordable rental housing because they were either a very low, low- or moderate-income household spending 30% or more of their household income on rent. The current supply of affordable rental housing is only meeting 57% of demand, more affordable rental housing is needed in Waverley.

Currently, the LEP zone objectives do not include affordable housing. It is proposed that an objective that encourages affordable housing to be added to zones where residential flat buildings and shop top housing are permissible to help to meet the demand for affordable housing. This approach aligns with Action H3.1 from the *Waverley Local Housing Strategy* where an affordable housing contribution scheme for all new apartment developments is proposed.

Proposed new clause

The following objective is to be added at the end of each of the objectives of zone for R3 Medium Density Residential, R4 High Density Residential, B2 Local Centre, and B4 Mixed Use zones:

- *To encourage the provision of affordable housing.*

Seniors housing objective

Proposal

The proposal relates to updating the objectives in the R2~~, R3 and R4 zone~~s to encourage seniors housing within areas zoned residential and to ensure that any development of both seniors housing and boarding housing is appropriate with the local character of the surrounding areas.

Background and rationale

The Housing for Seniors or People with a Disability SEPP allows development for the purpose of seniors housing to be carried out 'despite the provisions of any other environmental planning instrument'. As a result of this, development of seniors housing can often occur on land otherwise

zoned for purposes other than housing, for example - public recreation. One recent example where this has occurred is the former Waverley Bowling Club in Waverley, which was previously used exclusively as a bowling club, however following a judgement of the Land and Environment Court, will be redeveloped, with a vast portion of the site being devoted to seniors housing.

In order to try and protect areas zoned for other purposes being developed as seniors housing, it is proposed to update the objectives in the R2~~, R3 and R4~~ zone~~s~~ to encouraging senior housing in areas zoned as residential. This approach is in line with what has occurred in other LGAs around Sydney and this particular objective has been adapted from the Sutherland Shire LEP.

An additional objective is also proposed, applicable to seniors housing and boarding housing. This objective is proposed to help to ensure these types of developments occur in a way that is appropriate in relation to the character of the zone in which any development of this type occurs. The proposed objective is also inclusive of boarding housing as boarding housing is the other predominant form of development which can occur in residential zones alongside seniors housing.

Proposed new clause

- *To encourage the supply of housing that meets the needs of the population, particularly housing for older people and people with a disability.*
- *To ensure the dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time.~~To ensure the dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time and not diminished by the cumulative impact of boarding housing or seniors housing.~~*

2.2 Draft Land Use Tables

R2 Low Density Residential

Proposal

To include additional objectives in the R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential land use zones to ensure development is sensitive to the character of the area, provide for greater urban resilience and encourage affordable housing. Add 'attached dwellings' as permitted with consent in the R2 Low Density Zone to rationalise the existence of many existing attached dwellings which technically differ from 'dwelling houses' by definition but typically not by scale.

Background and rationale

The addition of the proposed objectives aims to provide for development that is compatible with the character and amenity of the surrounding neighbourhood and is another means of ensuring incoming development remains sensitive to the surrounding area. There is minimal ambiguity in determining whether development achieves this objective as there is an existing built form to base assessment off. Adding this objective will help to reinforce the existing objectives of the R2 Low Density Residential Zone and help in ensuring proposed development is sensitive to the existing area.

Encouraging housing affordability is in line with the recommendations of the Local Housing Strategy. The objective can be amended slightly to read '*to encourage the provision of affordable housing in any new development or major alterations and additions to an existing development*'.

~~As per the discussion on Urban Agriculture, the use 'horticulture' is proposed to be included. It is noted that the horticulture land use requires the premises to be growing food for commercial purposes.~~

Advisory note: It is acknowledged that the Department of Planning, Industry and Environment has exhibited the draft *State Environmental Planning Policy (Housing) 2021* which proposed to remove the 'boarding house' land use from the R2 Low Density Residential land use table of the Standard Instrument LEP. Waverley Council has requested that the use 'boarding house' remain a permissible with consent use within the R2 Low Density Residential land use table in the Waverley LEP. This is supported to encourage the delivery of true affordable housing across the Waverley LGA.

Proposed new clause

Zone R2 Low Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.*
- *To promote climate responsive landscape design in residential development to support thermal comfort and reduce the urban heat island.*
- *To improve the urban tree canopy by providing high levels of deep soil planting and landscaping.*
- *To encourage the supply of housing that meets the needs of the population, particularly housing for older people and people with a disability.*
- *To ensure the dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time.~~To ensure the dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time and not diminished by the cumulative impact of boarding housing or seniors housing.~~*

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; ~~Horticulture;~~ Hostels; Information and education

facilities; Markets; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

R3 Medium Density Residential

Proposal

To include additional objectives in the R3 Medium Density Residential zone to ensure development is sensitive to the character of the area, provide for greater urban resilience and encourage affordable housing.

Background and rationale

The addition of the proposed objectives aims to provide for development that is compatible with the character and amenity of the surrounding neighbourhood and is another means of ensuring incoming development remains sensitive to the surrounding area. There is minimal ambiguity in determining whether development achieves this objective as there is an existing built form to base assessment off. Encouraging housing affordability is in line with the recommendations of the Local Housing Strategy.

There is a rising trend in the Waverley LGA whereby residential flat buildings and shop top housing in R3 Medium Density Residential zones are being demolished or heavily altered, and replaced with luxury dwelling houses, dual occupancies or residential flat buildings with significantly less units than the existing structure, resulting in a net loss of dwellings in generally well connected and serviced areas which can handle existing and future growing capacity under the current development standards. An additional R3 zone objective encouraging new development in these areas to maintain or increase residential dwelling density is expected to assist to prevent this loss of dwellings and degradation of the R3 Medium Density zone.

~~As per the discussion on Urban Agriculture, the use 'horticulture' is proposed to be included. It is noted that the horticulture land use requires the premises to be growing food for commercial purposes.~~

Proposed new clause

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide housing that is compatible with the desired future character and amenity of the surrounding neighbourhood.*
- *To encourage the provision of affordable housing.*

- *To promote climate responsive landscape design in residential development to support thermal comfort and reduce the urban heat island.*
- *To improve the urban tree canopy by providing high levels of deep soil planting and landscaping.*
- *To encourage the supply of housing that meets the needs of the population, particularly housing for older people and people with a disability.*
- ~~*To ensure the dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time and not diminished by the cumulative impact of boarding housing or seniors housing.*~~
- *To maintain or increase residential dwelling density.*

2 Permitted without consent

Home occupations

3 *Permitted with consent*

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Group homes; Home industries; ~~Horticulture;~~ Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Shop top housing; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

R4 High Density Residential

Proposal

To include additional objectives in the R4 High Density Residential zone to ensure development is sensitive to the character of the area, provide for greater urban resilience and encourage affordable housing.

Background and rationale

The addition of the proposed objectives aims to provide for development that is compatible with the character and amenity of the surrounding neighbourhood and is another means of ensuring incoming development remains sensitive to the surrounding area. There is minimal ambiguity in determining whether development achieves this objective as there is an existing built form to base assessment off. Encouraging housing affordability is in line with the recommendations of the Local Housing Strategy

~~As per the discussion on Urban Agriculture, the use 'horticulture' is proposed to be included. It is noted that the horticulture land use requires the premises to be growing food for commercial purposes.~~

Proposed new clause

Zone R4 High Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide housing that is compatible with the desired future character and amenity of the surrounding neighbourhood.*
- *To encourage the provision of affordable housing.*
- *To promote climate responsive landscape design in residential development to support thermal comfort and reduce the urban heat island.*
- *To improve the urban tree canopy by providing high levels of deep soil planting and landscaping.*
- *To encourage the supply of housing that meets the needs of the population, particularly housing for older people and people with a disability.*
- ~~*To ensure the dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time and not diminished by the cumulative impact of boarding housing or seniors housing.*~~

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Home industries; ~~Horticulture;~~ Kiosks; Markets; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

B1 Neighbourhood Centre

Proposal

To include additional objectives in the B1 Neighbourhood Centre zone to encourage vibrant centres, to increase community resilience through the provision of equitable access to goods and services, and to provide for other appropriate uses. Add 'goods repair and reuse premises' as a permitted with consent in this zone.

Background and rationale

Providing active ground floor uses will help to create vibrant centres that will provide for the day to day uses of surrounding residents to neighbourhood centres. This will provide residents with retail centres that are closer to their homes and will reduce dependency on trips to Bondi Junction. Encouraging active ground floor uses in neighbourhood centres will also help to ensure the viability of Waverley's neighbourhood centres through improved economic viability for the areas. In addition, all the Active Street Frontage map is proposed to be updated to include all centres, as identified in the *Our Liveable Places Centres Strategy.*

The addition of an objective encouraging a range of other uses, including light industrial, ensures key services such as mechanics can be developed in Waverley's neighbourhood centres. There are few remaining services such as these within Waverley and as such residents will be required to travel further to get these services. If it can be proven that the service can exist without impacting on the amenity of the adjoining uses it will be crucial to allow for these uses to ensure Waverley still can provide these uses for residents.

In addition an objective that speaks to the need to retain commercial floor space to ensure that the zone prioritises the role of the centre, rather than residential opportunities.

Light industries have been added to the permitted with consent section as they promote a diversity of uses within the LGA and provide a key service to surrounding residents. Waverley encourages the provision of urban services in its business zones as it helps to provide economic productivity and means residents do not have to travel to other LGAs to access these services.

As per the discussion on Urban Agriculture, the use 'horticulture' is proposed to be included. It is noted that the horticulture land use requires the premises to be growing food for commercial purposes.

NSW Environment Protection Authority suggested that consideration be given to including a 'goods repair and reuse premises' in all business zones to facilitate circular economy activities. All business zones are considered appropriate for this land use because the expected scale and nature of operation is minimal.

Advisory note: It is acknowledged that the Department of Planning, Industry and Environment has exhibited a proposal to replace the existing Business (B) and Industrial (IN) zones with five new employment zones and three supporting zones under Standard Instrument Principal Local Environmental Plan (2006) (SI LEP). This proposal is known as the *Employment Zones Reform* work. Based on the *Employment Zones Reform* exhibition package, the B1 Neighbourhood Centre zone would likely align with the exhibited 'E1 Local Centre' zone.

Proposed new clause

Zone B1 Neighbourhood Centre

1 Objectives of zone

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- *To ensure that non-residential uses do not result in adverse impacts on the amenity of existing and future residential premises having regard to building design, operation and activities, transport, traffic generation and the car parking capacity of local roads.*
- *To strengthen the viability of Waverley's existing business centres as places of vitality for investment, employment and cultural activity.*
- *To provide retail facilities and business services for the local community commensurate with the centre's role in the local retail hierarchy.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To maintain existing commercial floor space so that the zone favours commercial development over residential to promote employment growth.*
- *To encourage the provision of affordable housing.*
- *To provide active ground floor uses to create vibrant centres.*
- *To provide for a range of other uses, including light industrial, that serve the surrounding neighbourhood without impacting on the amenity of the adjoining uses.*
- *To increase community resilience by providing equitable access to essential goods and services.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Group homes; Home industries; Horticulture; Hostels; Light industries; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Recreation facilities (indoor); Respite day care centres; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Plant nurseries; Pond-based aquaculture; ~~Recreation facilities (indoor);~~ Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Sex services premises; Signage; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

B2 Local Centre

Proposal

A new B2 Local Centre zone is proposed to provide a clear hierarchy across centres, and to create zone objectives the more adequately protect the local character and nature of medium sized centre. Add 'goods repair and reuse premises' as a permitted with consent in this zone.

Advisory note: It is acknowledged that the Department of Planning, Industry and Environment has exhibited a proposal to replace the existing Business (B) and Industrial (IN) zones with five new employment zones and three supporting zones under Standard Instrument Principal Local Environmental Plan (2006) (SI LEP). This proposal is known as the *Employment Zones Reform* work. Based on the *Employment Zones Reform* exhibition package, the B2 Local Centre zone would likely align with the exhibited 'E1 Local Centre' zone, and the B4 Mixed Use zone with the 'MU1 Mixed Use' zone.

Background and rationale

This zone is generally intended for centres that provide a range of commercial, civic, cultural and residential uses that typically service a wider catchment than a neighbourhood centre. Such a mix of uses will increase walking, cycling and public transport options for more people by making more activities available in one location, therefore the objectives of the zone need to reflect this.

The first three objectives are a part of the Standard Instrument and will be added into the B2 Local Centre Zone objectives.

Attracting new business and commercial opportunities will set this zone apart from the surrounding residential zones it will service. Business and commercial opportunities will also help to ensure the viability of these centres. Adding the objective of providing for a range of services such as light industrial will also ensure a variety of uses can be found here to service the day to day needs of surrounding residents. This will also align with the objectives of the B1 Neighbourhood Centre.

Adding the objective to ensure that development is of a height and scale that achieves the desired future character will help to ensure that development is sensitive to existing development and the proposed future character of an area. This can help give effect to the *Our Liveable Places Centres Strategy* and the future Local Character Statements. The objective to minimise the impact of development and protecting the amenity of residents in the zone and surrounding residential areas will help to achieve development in line with the desired future character.

The Land Use Table for the B2 Local Centre Zone is directly from the Standard Instrument. Home occupations have been added to permitted without consent as they are permitted without consent in each of Waverley's residential and mixed-use zones.

Light industries have been added to the permitted with consent section as they promote a diversity of uses within the LGA and provide a key service to surrounding residents. Waverley encourages the provision of urban services in its business zones as it helps to provide economic productivity and means residents do not have to travel to other LGAs to access these services.

Veterinary hospitals have been added to the permitted with consent section as they are a use that services a wide variety of residents within the community and are a use that can remain sensitive to surrounding uses. Veterinary hospitals are permissible in the B2 zones of surrounding LGAs such as Randwick, City of Sydney and Woollahra.

NSW Environment Protection Authority suggested that consideration be given to including a 'goods repair and reuse premises' in all business zones to facilitate circular economy activities. All business zones are considered appropriate for this land use because the expected scale and nature of operation is minimal.

As per the discussion on Urban Agriculture, the use 'horticulture' is proposed to be included. It is noted that the horticulture land use requires the premises to be growing food for commercial purposes.

Proposed new clause

Zone B2 Local Centre
1 Objectives of zone

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To enable residential development that is well-integrated with, and supports the primary business function of, the zone.*

- *To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.*
- *To minimise the impact of development and protect the amenity of residents in the zone and in the adjoining and nearby residential zones.*
- *To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.*
- *To provide for a range of other uses, including light industrial, that serve the surrounding neighbourhood without impacting on the amenity of the adjoining uses.*
- *To encourage the provision of affordable housing.*

Land Use Table

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Horticulture; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Veterinary hospitals

B3 Commercial Core

Proposal

Include a new objective in the B3 Commercial Core zone to ensure commercial uses are maintained as a key feature in these types of zones and include the land use 'horticulture' in the Permitted with consent section. Add 'goods repair and reuse premises' as a permitted with consent in this zone.

Background and rationale

The objective could read as '*to ensure uses support the viability of Bondi Junction as a Strategic Centre*'. This is a direct connection to the Eastern City District Plan and will help give greater attention to the requirement to retain a minimum of 10,000 jobs in Bondi Junction to maintain its status as a Strategic Centre. This would help to provide another objective that strengthens the requirement for commercial uses in any mixed-use development and is in line with the Bondi Junction Strategic Centre Planning Proposal (BJSCPP) which has been gazetted (see Clause 6.12 of the WLEP2012).

The objective discouraging quasi-residential uses and promoting long term employment growth is also in line with the objectives of the Eastern City District Plan in retaining Bondi Junction's status as a Strategic Centre. This will help the B3 zone to remain as the one wholly commercial zone as opposed to all other B zones acting as residential zones with a requirement for minor commercial development offerings. Unfortunately due to the recent changes to the State Environmental Planning Policy (Affordable Rental Housing) 2009, Build to Rent residential uses are now permitted in the B3 Commercial Core zone, and stand to undermine the intent of this zone to provide the only commercial offering in Waverley that has remained undegraded by residential development.

Bondi Junction has experienced significant change in the past several years, with residential towers emerging on the landscape and more to come in the supply pipeline. Residential development pressure is set to continue in Bondi Junction with recent development interest and formal Planning Proposals to further reduce the B3 Commercial Core zone.

At the same time, there are a number of economic development challenges and opportunities for Bondi Junction. These include increasing the competitiveness and diversity of employment generating uses in Bondi Junction to ensure that local residents have access to the broadest range of goods and services. A further economic development priority for Bondi Junction is to improve access to a diversity of employment opportunities including highly skilled jobs in the knowledge industries. In order to maintain Bondi Junction's status as a Strategic Centre as identified in the Eastern City District Plan, the centre needs to have a minimum of 10,000 jobs, which requires a sufficient amount of floor space to accommodate these jobs. The recent development history of Bondi Junction has seen a trend of large-scale residential towers replacing the existing non-residential floor space with residential floor space; resulting in a loss of non-residential floor space and therefore employment floor space.

The proposed changes to the objectives in Zone B3 Commercial Core and Zone B4 Mixed Use are intended to strengthen commercial development in Waverley and in particular – Bondi Junction, to ensure that these diversity of land uses remains, to provide appropriate accessible employment, retail, entertainment and community opportunities for the local population into the future.

The updated objective for Zone B3 Commercial Core also supports the proposed amendment to the WLEP of Clause 6.12 Development on certain land in Bondi Junction, which seeks to ensure that "development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the non-residential gross floor area of the building will be the same as or greater than the total non-residential gross floor area of all buildings on the site on 1 January 2021."

NSW Environment Protection Authority suggested that consideration be given to including a 'goods repair and reuse premises' in all business zones to facilitate circular economy activities. All business zones are considered appropriate for this land use because the expected scale and nature of operation is minimal.

As per the discussion on Urban Agriculture, the use 'horticulture' is proposed to be included. It is noted that the horticulture land use requires the premises to be growing food for commercial purposes.

Proposed new clause

Zone B3 Commercial Core

1 Objectives of zone

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- ~~*To encourage appropriate employment opportunities in accessible locations.*~~
- *To prioritise employment opportunities and health related uses to ensure Bondi Junction can fulfill its role as a Strategic Centre within Greater Sydney.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of the Bondi Junction Centre as a major commercial centre and ensure that commercial uses dominate.*
- *To provide direct, convenient, and safe pedestrian links between the Bondi Junction bus concourse, rail station and Oxford Street Mall and reinforce the bus and rail interchange as a major passenger transport facility.*

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Horticulture; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Serviced apartments; Sewage treatment plants; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

B4 Mixed Use

Proposal

To include additional objectives to prioritise employment and health related uses, provide for affordable housing and to include the use 'horticulture' in the in the Permitted with consent section. Add 'goods repair and reuse premises' as a permitted with consent in this zone.

Background and rationale

This objective should be added with greater clarification added for commercial uses within the B4 Mixed Use Zone. The objective could read as '*to ensure uses support the viability of Bondi Junction as a Strategic Centre*'. This is a direct connection to the Eastern City District Plan and will help give greater attention to the requirement to retain a minimum of 10,000 jobs in Bondi Junction to maintain its status as a Strategic Centre. This would help to provide another objective that strengthens the requirement for commercial uses in any mixed use development and is in line with the Bondi Junction Strategic Centre Planning Proposal (BJSCPP) which has been gazetted (see Clause 6.12 of the WLEP2012).

The *Waverley Local Housing Strategy* identified a need for more affordable rental housing. Waverley Council has had a longstanding commitment to the provision of affordable housing. As at 2016, 3,438 households needed affordable rental housing because they were either a very low, low or moderate income household spending 30% or more of their household income on rent. The current supply of affordable rental housing is only meeting 57% of demand, more affordable rental housing is needed in Waverley.

Currently, the LEP zone objectives do not include affordable housing. It is proposed that an objective that encourages affordable housing to be added to zones where residential flat buildings and shop top housing are permissible to help to meet the demand for affordable housing. This approach aligns with Action H3.1 from the *Waverley Local Housing Strategy* where an affordable housing contribution scheme for all new apartment developments is proposed.

The addition of the objective allowing a range of other uses, including light industrial, ensures key services such as mechanics can be developed in Waverley's neighbourhood centres. There are few remaining services such as these within Waverley and as such residents will be required to travel further to get these services. If it can be proven that the service can exist without impacting on the amenity of the adjoining uses it will be crucial to allow for these uses to ensure Waverley still can provide these uses for residents.

At the same time, there are a number of economic development challenges and opportunities for Bondi Junction. These include increasing the competitiveness and diversity of employment generating uses in Bondi Junction to ensure that local residents have access to the broadest range of goods and services. A further economic development priority for Bondi Junction is to improve access to a diversity of employment opportunities including highly skilled jobs in the knowledge industries. In order to maintain Bondi Junction's status as a Strategic Centre as identified in the Eastern City District Plan, the centre needs to have a minimum of 10,000 jobs, which requires a sufficient amount of floor space to accommodate these jobs. The recent development history of Bondi Junction has seen a trend of large-scale residential towers replacing the existing non-residential floor space with residential floor space; resulting in a loss of non-residential floor space and therefore employment floor space.

The proposed changes to the objectives in Zone B3 Commercial Core and Zone B4 Mixed Use are intended to strengthen commercial development in Waverley and in particular – Bondi Junction, to ensure that these diversity of land uses remains, to provide appropriate accessible employment, retail, entertainment and community opportunities for the local population into the future.

The updated objective for Zone B3 Commercial Core also supports the proposed amendment to the WLEP of Clause 6.12 Development on certain land in Bondi Junction, which seeks to ensure that "development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the non-residential gross floor area of the building will be the same as or greater than the total non-residential gross floor area of all buildings on the site on 1 January 2021."

NSW Environment Protection Authority suggested that consideration be given to including a 'goods repair and reuse premises' in all business zones to facilitate circular economy activities. All business zones are considered appropriate for this land use because the expected scale and nature of operation is minimal.

As per the discussion on Urban Agriculture, the use 'horticulture' is proposed to be included. It is noted that the horticulture land use requires the premises to be growing food for commercial purposes.

Proposed new clause

Zone B4 Mixed Use

1 Objectives of zone

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To encourage commercial uses within existing heritage buildings and within other existing buildings surrounding the land zoned B3 Commercial Core.*
- *To provide for diverse types of affordable housing.*
- *To prioritise employment opportunities and health related uses to ensure Bondi Junction can fulfill its role as a Strategic Centre within Greater Sydney.*
- *To provide for a range of other uses, including light industrial, that serve the surrounding neighbourhood without impacting on the amenity of the adjoining uses.*
- *To encourage the provision of affordable housing.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Horticulture; Hostels; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Oyster aquaculture; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

RE1 Public Recreation

Proposal

Include a new objective in the RE1 Public Recreation zone that seeks to provide links between open space areas.

Background and rationale

Adding this objective will help give effect to Waverley's green links strategies and will provide a public benefit for residents and visitors alike. This will also help encourage green modes of transports such as walking and cycling.

Proposed new control

Zone RE1 Public Recreation

1 Objectives of zone

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To facilitate and manage public access to and along the coastline for all.*
- *To provide accessible links between open space areas.*

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Part 3 Maps

3.1 Active Street Frontages

Proposal

To increase the number of active street frontages across the Waverley LGA where needed in some additional sites in Bondi Junction, Local Centres and Neighbourhood Centres in order to encourage commercial floor space, improve the liveliness of a street, and create a people focussed place.

Background and rationale

The *Our Liveable Places Centres Strategy* identified a demand for more commercial floor space. An Active Street Frontage requires all ground floors of buildings identified on the ASF map to be used for the purposes of business or retail which will assist to encourage commercial floor space in areas that will also benefit from increased street liveliness.

The current Active Street Frontages clause is exclusive to Bondi Junction. By increasing the scope of the application of active street frontages to other centres in the Waverley LGA, local and neighbourhood centres can increase their activation and commercial prevalence.

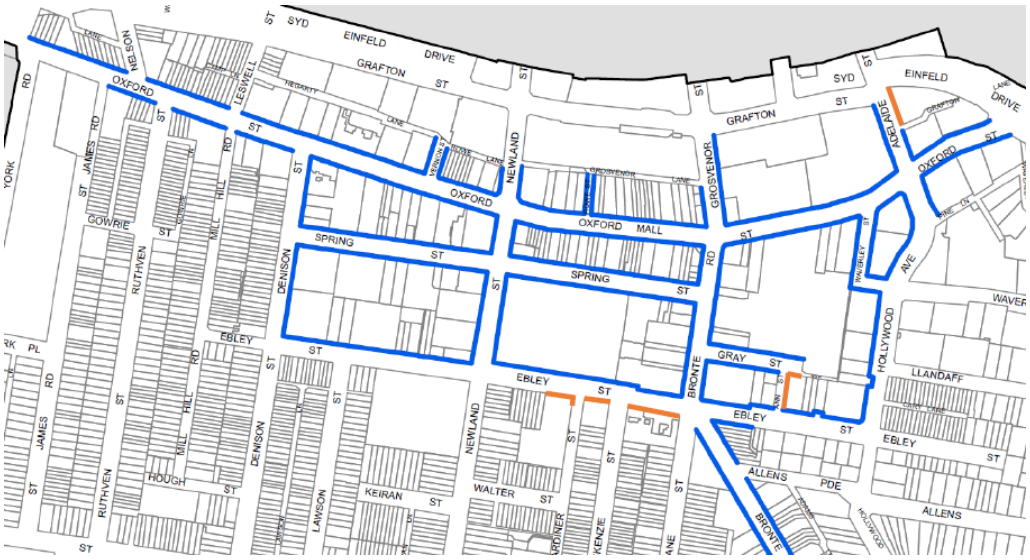
It is acknowledged that B1 Neighbourhood Centre and B2 Local Centre zones are not explicitly considered suitable for Active Street Frontage application, however, in the context of the Waverley LGA it is considered appropriate to apply Active Street Frontages to parts of streets within B1 and B2 zones where a concentration of business and/or retail is encouraged, and where they will not constrain uses able to respond to changing economic drivers.

The decision to increase the scope of the Active Street Frontage clause to these zones aligns with the findings of the *Our Liveable Places Centres Strategy* which details the communities desire to protect and strengthen current lively centres. Furthermore, the majority of sites within the proposed B1 and B2 land use zones with proposed Active Street Frontages already contain commercial uses on the ground floor, many of which are already considered activated with seating and window transparency. This means that the application of the Active Street Frontage clause to these sites is not going to result in large change, but rather protect the existing activation in these areas.

The centres proposed as B1 Neighbourhood Centres, specifically the Flood Street, Vaucluse, Seven Ways, North Bondi, OSH Road at O'Brien Avenue, and Wairoa Avenue centres are relatively small and already feature largely activated frontages. The streetscape analysis presented within the *Our Liveable Places Centres Strategy* identifies the existing active street frontages across all neighbourhood and local centres. Given their small size there is greater concern that the removal of an already activated ground floor premises will have a substantial impact on the liveliness of the street and economic prosperity of these smaller localities when compared to the larger centres seen within the other business zones.

Furthermore, the importance of the role of the non-residential uses in these centres is paramount to the ongoing resilience of the Waverley community, as outlined in the *Our Liveable Places Centres Strategy*, p10-13. Both the uses provided by active street frontages, as well as the activity and social interaction are supportive of community resilience, and underpin Waverley's strategic planning approach for the future.

New sites in Bondi Junction Strategic Centre are proposed to be included on the ASF map 002 to ensure consistency in approach across the centre. These new sites are shown below in orange, contrasted with the existing in blue. See Attachment I for a list of the properties shown in orange.



The centres proposed to have Active Street Frontages include:

- Bondi Junction Strategic Centre
- Bronte Road, Bondi Junction
- Charing Cross
- Flood Street
- Rose Bay South
- Rose Bay North
- Murriverie Road
- Vaucluse
- Bondi Road
- Bondi Beach
- Seven Ways
- North Bondi
- Wairoa Avenue

Proposed new clause

6.5 Active street frontages ~~in the Bondi Junction Centre~~

(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B1 Neighbourhood Centres, Zone B2 Local Centres, Zone B3 Commercial Core and Zone B4 Mixed Use in the Bondi Junction Centre and local and neighbourhood centres in Waverley.

(2) This clause applies to land identified as "Active street frontage" on the Active Street Frontages Map.

(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.

(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—

(a) entrances and lobbies (including as part of mixed-use development),

(b) access for fire services,

(c) vehicle access.

(5) In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

Maps

Draft Active Street Frontages Maps have been prepared, refer to Attachment B Proposed Mapping.

Affected Properties

Refer to Attachment B for map of affected properties.

3.2 Acid Sulfate Soils Map

No changes proposed under this Planning Proposal.

3.3 Terrestrial Biodiversity Map

No changes proposed under this Planning Proposal.

3.4 Flood Planning Map

The current WLEP Flood Planning Maps are being repealed under this Planning Proposal, as per the instruction of the NSW Department of Planning, Industry and Environment (DPIE). The Flood Planning Maps will be moved to the Waverley Development Control Plan 2012 instead.

Councils were required by the DPIE to identify land where the flood planning mandatory standard instrument LEP clauses apply, through an amendment to clause 7A of Schedule 4 to the Environmental Planning and Assessment Regulation 2000 (the Regulation) and a revised local planning direction regarding flooding issued under section 9.1 of the Environmental Planning and Assessment Act 1979 (the Act);

Flood Planning Area is the area of land at or below the flood planning level. The DPIE asked Councils to define their Flood Planning Areas in their DCPs. Multiple Flood Planning Areas could be identified based on the flood risk identified and the land use type.

The proposed maps identify the Flood Planning Areas and their associated flood risks. These maps are proposed to be used in conjunction with the flood related controls and land use risks to identify appropriate controls for flood-prone areas.

As with other maps in the Waverley DCP, the maps will be located on Council's online mapping tool Discovery, which better enables the community to review the maps, and determine their property affectations.

3.5 Floor Space Ratio Map

No changes proposed under this Planning Proposal.

3.6 Height of Buildings Map

No changes proposed under this Planning Proposal.

3.7 Heritage Map

No changes proposed under this Planning Proposal.

3.8 Land Application Map

No changes proposed under this Planning Proposal.

3.9 Land Reservation Acquisition Map

No changes proposed under this Planning Proposal.

~~**Proposal**~~

~~The proposal seeks to amend the Land Reservation Acquisition Map to identify lots throughout the Local Government Area (LGA) as being reserved for potential future acquisition.~~

~~**Background and rationale**~~

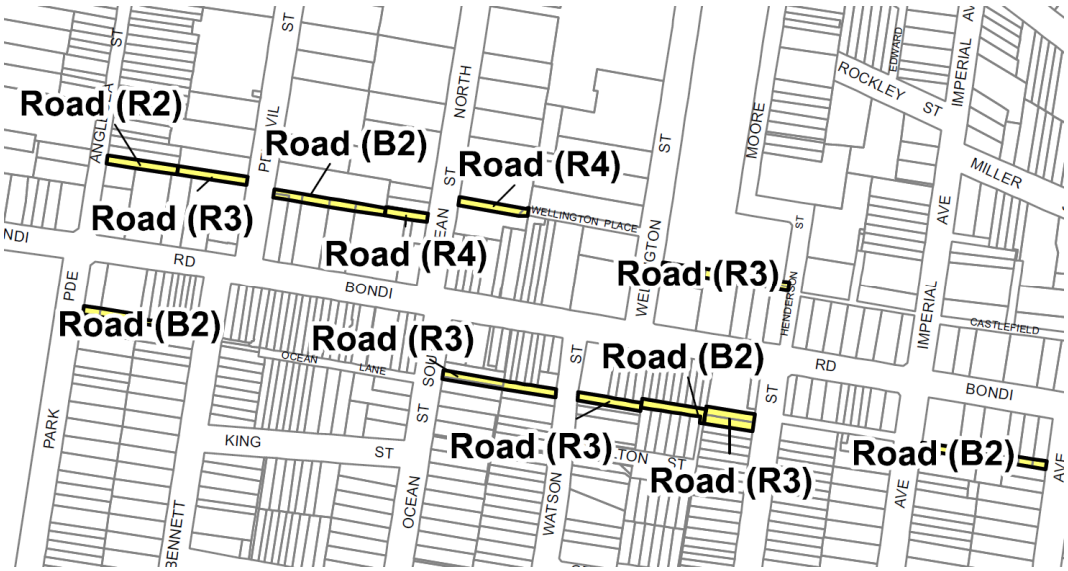
~~The *Our Liveable Places Centres Strategy* identified a number of key potential future transport links throughout the LGA, specifically related to this proposal, a number of future potential bicycle links and shared zones (pedestrian and bicycle links) have been identified which would require the acquisition of either part of whole parcels. The areas affected are located around the Bondi Road corridor.~~

~~The purpose of the inclusion of the areas reserved for acquisition is to ensure the relevant locations are identified in the Local Environment Plan and to ensure transparency in the potential future investigation of these routes with both the local community and owners of the affected lots.~~

~~Any further investigation surrounding acquisition of the affected sites would be subject to the appropriate due processes related to the acquisition of land by Council.~~

~~**Maps**~~

~~The affected parcels are highlighted below. Refer to Attachment H for the parcel descriptions of affected properties.~~



3.10 Land Zoning Map

B4 Mixed Use, R2 Low Density Residential and R3 Medium Density Residential to B1 Neighbourhood Centre B2 Local Centre

Proposal

To rezone select B4 Mixed Use land in medium sized centres to enable more specific objectives appropriate to the size and role of a local centre, and to ensure the retention of existing commercial uses in centres through the rezoning of existing commercial uses from a residential zone (typically R2 Low Density Residential or R3 Medium Density Residential) to the relevant business zone of the centre being either B1 Neighbourhood Centre and B2 Local Centre.

Background and rationale

B2 Local Centre

The B2 Local Centre is proposed to be included in the Waverley LEP. The Waverley LEP currently does not utilise the Local Centre zoning because the sub-categories of Village Centres outlined by a previous Sub-Regional Strategy used in the Waverley Development Control Plan 2012 (DCP) did not align with the B2 Local Centre land use zone.

The sub-categories have since been superseded by the Region Plan and the District Plan. The new Plans utilise the following centre classifications: Metropolitan Centre (i.e. Sydney CBD), Strategic

Centre, and Local Centre. The Plans establish a new framework which do align with the use of the B2 Local Centre land use zone, and this Strategy proposes an updated centres hierarchy for Waverley of:

- Strategic Centre (i.e. Bondi Junction),
- Local Centre,
- Neighbourhood Centre.

The value in changing the zoning of some centres from B4 Mixed Use to B2 Local Centre is that there would be a clear distinction in the zone objectives that will apply to the Bondi Junction Strategic Centre and the zone objectives of the local centres. This means that the zone objectives of the B2 Local Centre zoning can be targeted towards ensuring a greater diversity of businesses, retain a human scale of development, and ensure that the primary role of the centre is to provide services, goods and employment opportunities for locals.

To not restrict any current development rights on any site, it is noted that the permitted and prohibited uses of the B4 Mixed Use Zone will be used to form the basis of the B2 Local Centre zone. New objectives have been prepared to reflect the scale and role of a local centre and have been based on those of neighbouring councils for consistency.

The centres that are proposed to be changed from a B4 Mixed Use zone to a B2 Local Centre are Bondi Road, Charing Cross, Bondi Beach, Rose Bay North and South, and Curlewis Street/Old South Head Road centre.

Zone Rationalisation

The OLP Centres Strategy identified commercial floor space in numerous centres that is currently on land zoned for residential uses. Waverley's centres are important as they play an important role in the liveability of the area and the resilience of the community by providing walkable opportunities to shop for groceries and to run regular errands. They also provide local opportunities for employment, whether that is casual work at a cafe or shop, or the ability to open a small office space to grow a business. To ensure that centres continue to provide equitable access to essential goods and services, these sites are proposed to be rezoned to a business use. For clarity, a business use will require the ground floor to provide a commercial use and does permit residential development above.

Changing B4 and residential zones to B1 and B2 can protect and encourage the increase of commercial floor space.

Proposed new land use

New land use zone B2 Local Centre. For complete explanation of the new land use table for B2 Local Centre, refer to Part 2 Land Use Tables.

Maps

Draft Land Use Zoning Maps have been prepared, refer to Attachment B Proposed Mapping.

The below figures show excerpts of the existing and proposed maps, with existing above and proposed below, or existing to the left and proposed to the right.

Attachment A – Discussion of Proposed Changes

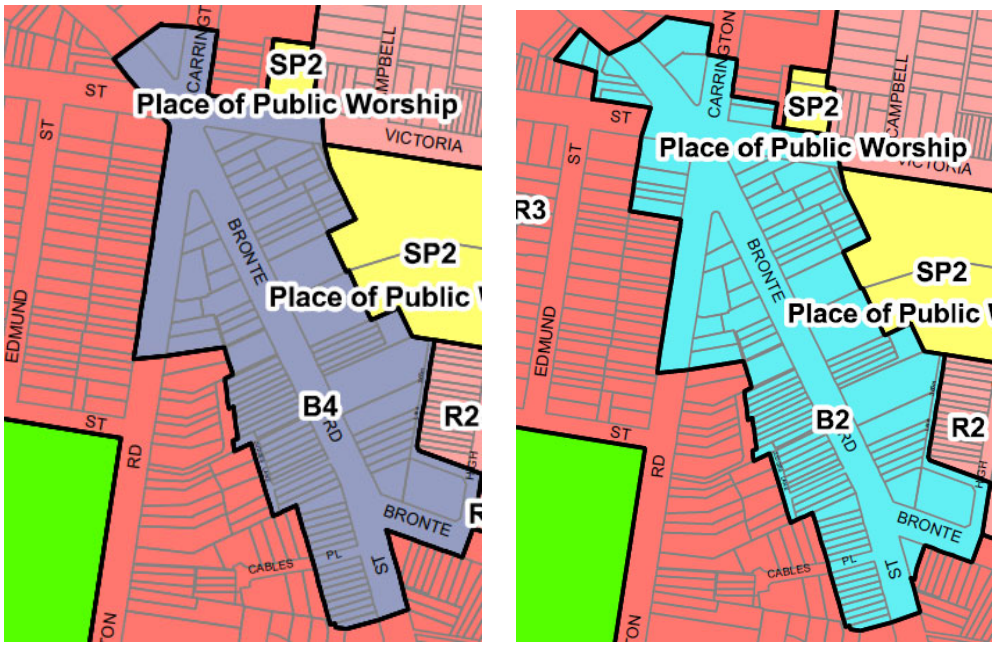


Figure 2 – Existing and proposed Charring Cross

Figure 3 – Existing and proposed Flood Street

Attachment A – Discussion of Proposed Changes

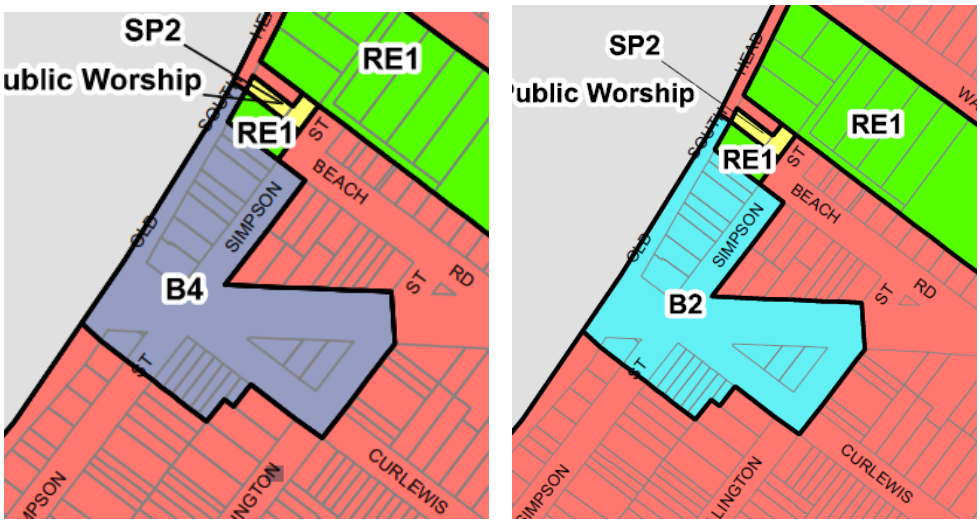


Figure 4 – Existing and proposed Curlewis Street

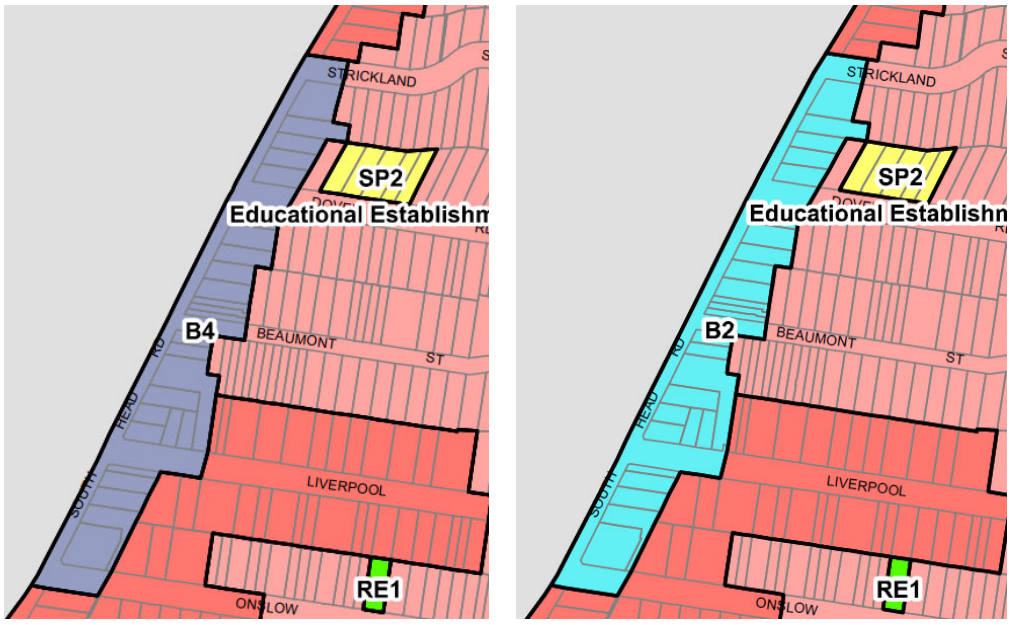


Figure 5 – Existing and proposed Rose Bay South

Attachment A – Discussion of Proposed Changes

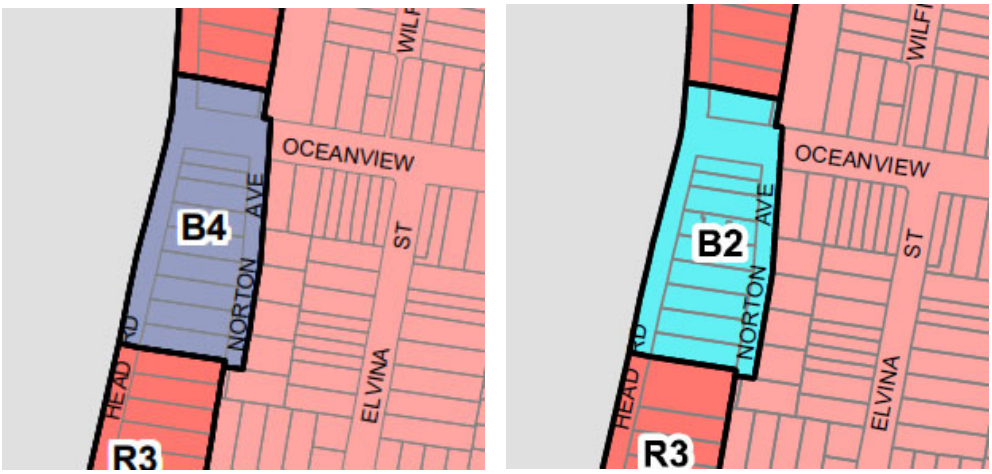


Figure 6 – Existing and proposed Rose Bay North

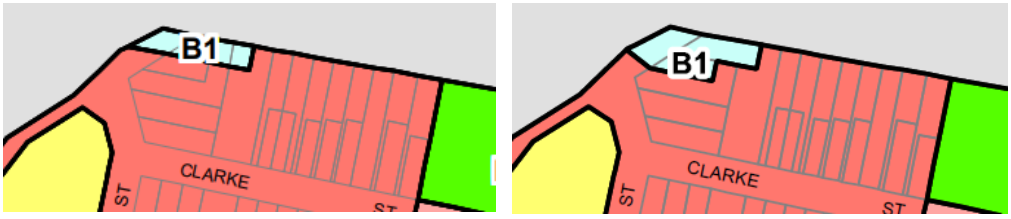


Figure 7 – Existing and proposed Vaucluse

Figure 8 – Existing and proposed Bondi Road

Attachment A – Discussion of Proposed Changes

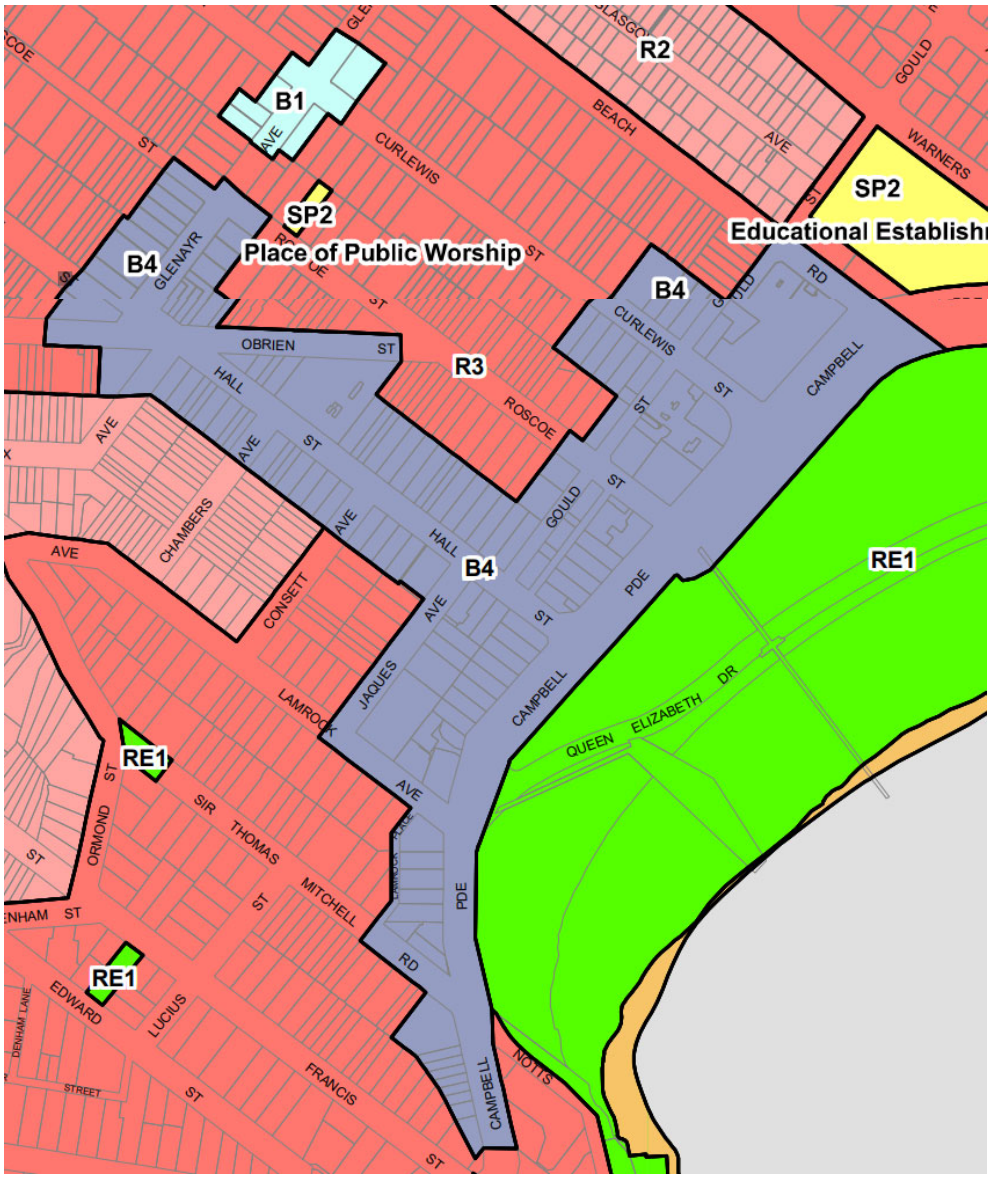


Figure 9 – Existing Bondi Beach

Attachment A – Discussion of Proposed Changes

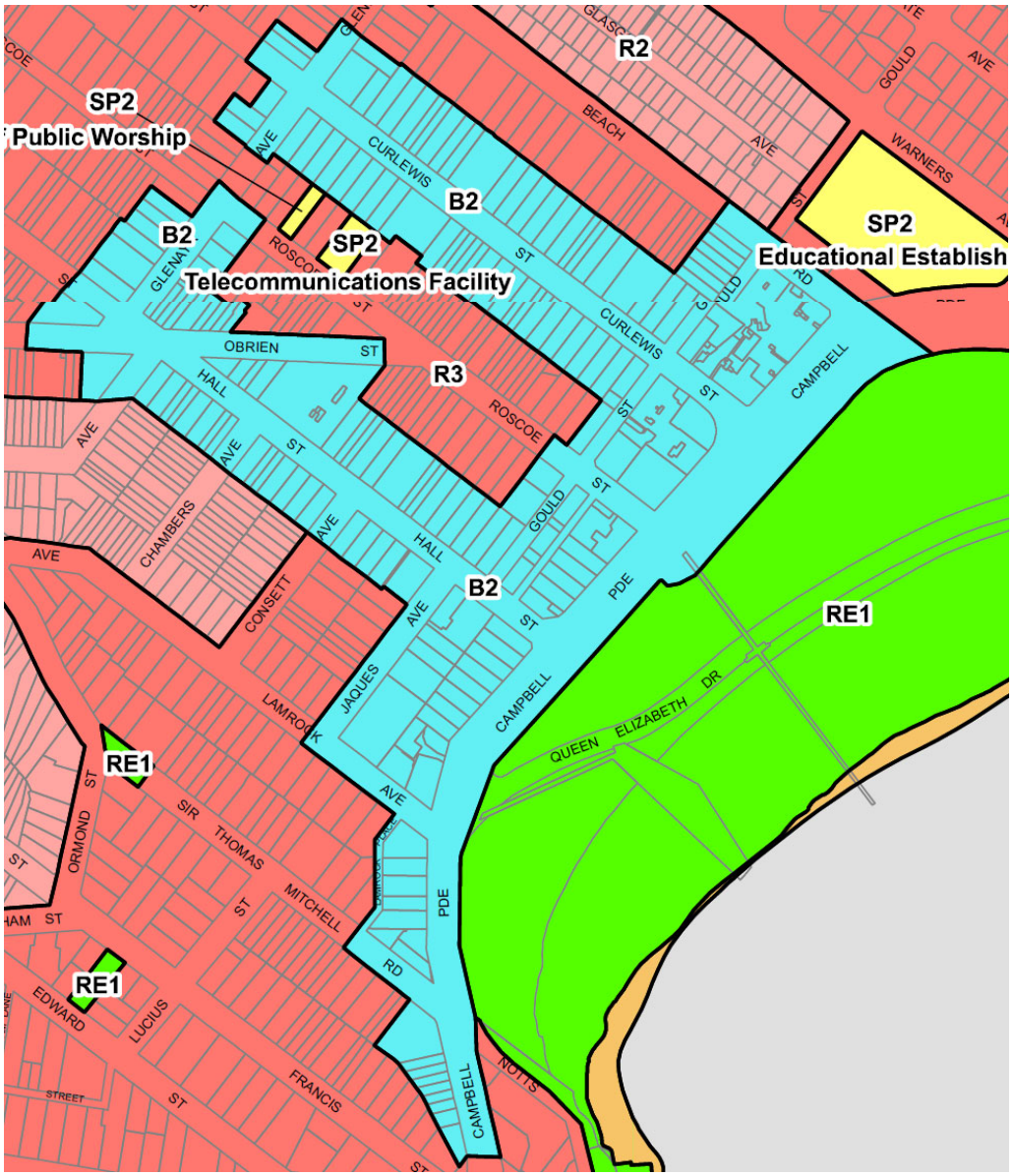


Figure 10 – Proposed Bondi Beach

Attachment A – Discussion of Proposed Changes

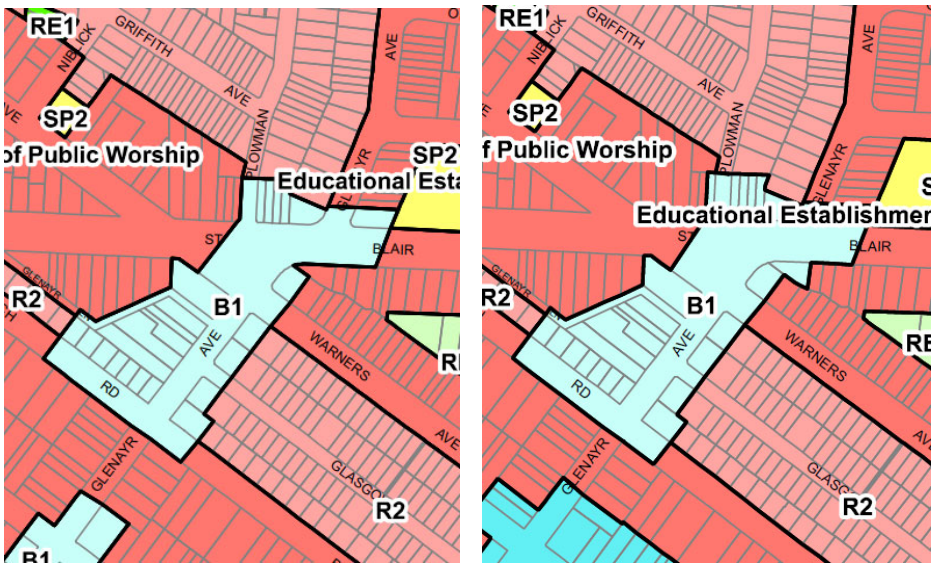


Figure 11 – Existing and proposed Seven Ways

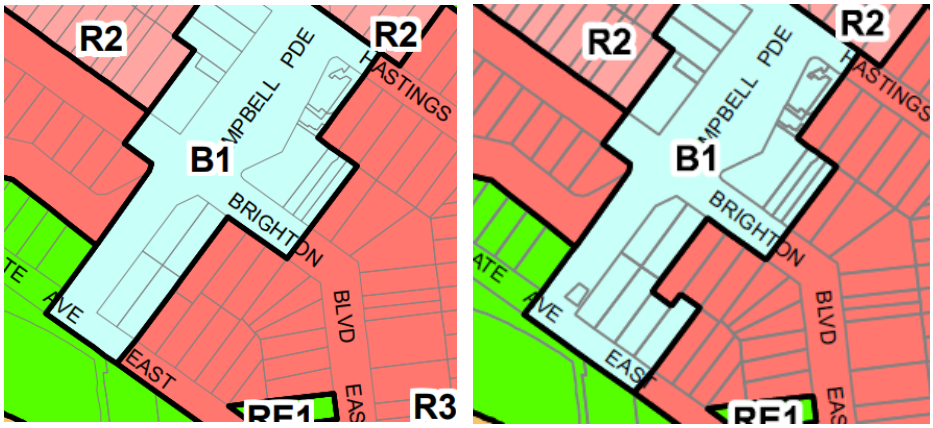


Figure 12 – Existing and proposed North Bondi

Figure 13 – Existing and proposed OSH Road, at O'Brien Avenue

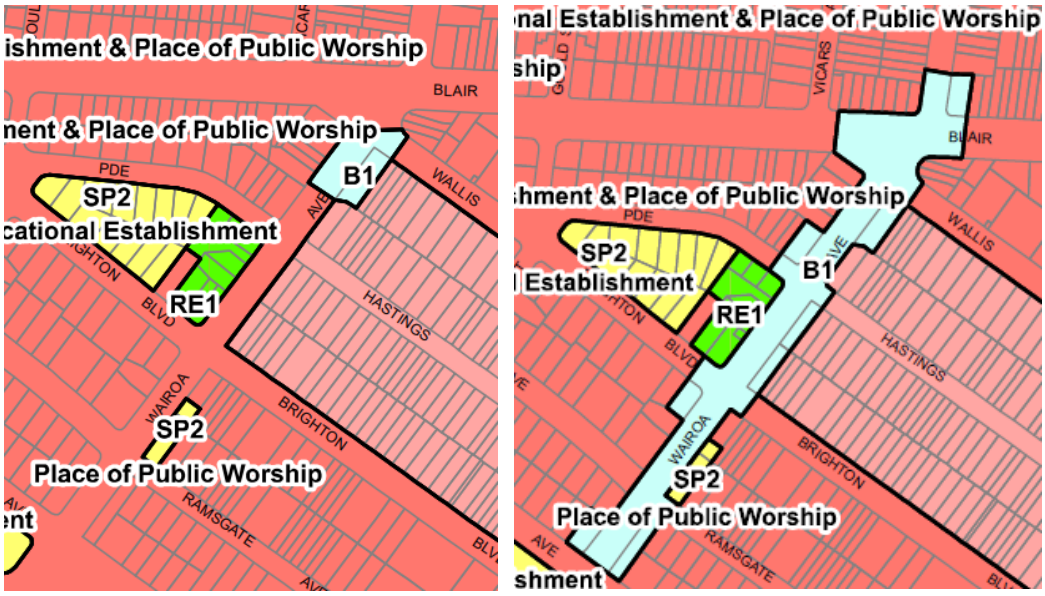


Figure 14 – Existing and proposed Wairoa Avenue

R3 Medium Density Residential to SP2 Special Infrastructure

Proposal

The proposal seeks to rezone the property at 62-64 Roscoe Street from R3 – Medium Density Residential to SP2 – Special Infrastructure (Telecommunications Facilities).

Background and rationale

The property at 62-64 Roscoe Street, Bondi Beach is presently used by Telstra as the Bondi Exchange facility. Historically the site has been utilised as the district telephone exchange, but now incorporates hard-wired internet exchange points, servers, computers, data switches, hubs, routers and other network equipment within or on the subject building. The facility provides high-speed internet and wireless telephone services to Bondi and the surrounding coastal sub-districts in Waverley. It is telecommunications infrastructure which has been identified by Telstra as a critical

piece of the south-east network to be retained for operational purposes for the longer term. The site is largely un-manned but includes ancillary offices utilised by service technicians and staff on occasion to undertake maintenance and upgrades to the infrastructure.

The site is currently zoned R3 Medium Density Residential. The objectives and permissible uses in this zoning are not best-fit / reflective of the infrastructure use as it has existed and is proposed to continue to operate. The current zoning is not considered appropriate for the following reasons:

- The zoning does not acknowledge or properly identify the importance and purpose of the site for telecommunications infrastructure.
- The zoning unnecessarily complicates the planning approval pathways available to Telstra in undertaking future upgrades to the infrastructure / building in the future. Given the age of the facility and the planned future continuation of the infrastructure operation it is anticipated that upgrades and possible expansion of the building will be required. The zoning and applicable provisions in residential zones under the LEP and DCP will apply irrelevant controls to any future proposal for infrastructure improvements.
- The zoning is one component of measures which underpins the rates and land taxes payable for the site. The site is not a development site, and whilst it has some residential redevelopment potential under the current zoning, no such redevelopment is proposed as the infrastructure need continues to exist. Accordingly, the application of the current zoning is adversely impacting on the rates payable and do not reflect the current land use / status of the land.

A rezoning of the site to SP2 Infrastructure (Telecommunications Facilities) will have the following benefits:

- Applying a more appropriate set of objectives and flexibility under permissible land use/ development activities to support the ongoing future infrastructure use
- Applying a zoning which better reflects and identifies the use (improvement from an administrative perspective)
- Reducing the rates payable to reflect the continued use for an essential infrastructure purpose as opposed to a residential development site.
- This approach is also consistent with the recent actions of infrastructure providers such as Sydney Water who have sought to rezone their essential infrastructures sites to SP2.

Proposed new control

Rezoning of the property at 62-64 Roscoe Street from R3 – Medium Density Residential to SP2 – Special Infrastructure (Telecommunications Facilities).

Map

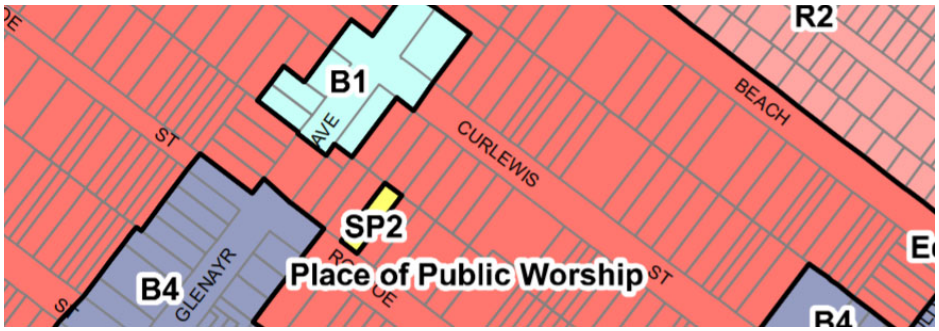


Figure 15 – Existing Telstra Building

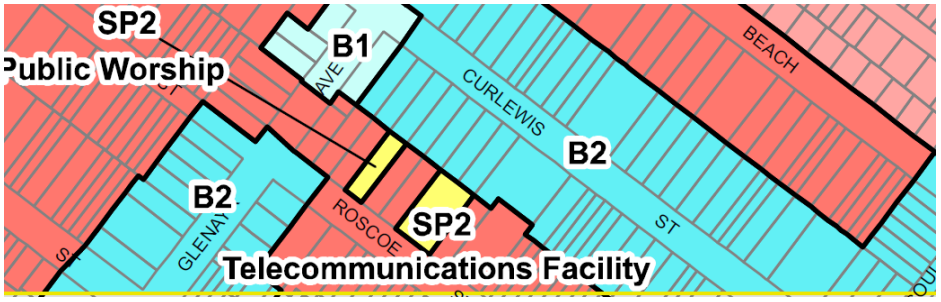


Figure 16 – Proposed Telstra Building

Note: For further discussion regarding the other proposed rezoning displayed in these maps, please refer to figures 9 and 10.

3.11 Lot Size Map

No changes proposed under this Planning Proposal.

3.12 Key Sites Map

No changes proposed under this Planning Proposal.

Part 4 Principal Development Standards

4.1 Clause 4.3 Height of buildings

Proposal

The proposal relates to the updating of the objectives relating to Height in Part 4 – Principal development standards

Background and rationale

To provide greater clarity on the purpose of the height controls, amendments are proposed to the objectives of Clause 4.3 Height of buildings. Recent court cases in the Waverley area have had the existing objectives challenged due to the subjective interpretation of some words, such as 'locality'. Accordingly the existing objective (d) is proposed to be removed, and replaced with an objective that speaks to the desired future character of the neighbourhood, which typically takes a broader area into consideration.

In addition, it is proposed that objective (b) be deleted, as this was an objective included in the 2012 WLEP, when the height and FSR of the Bondi Junction Strategic Centre were significantly increased. Given that much of the development potential has been realised, this objective is no longer relevant to the height of buildings, however the intent does play out in other development standards in the WLEP such as 6.12 Development on certain land in Bondi Junction.

Proposed amendment

4.3 Height of buildings

(1) The objectives of this clause are as follows—

(a) to establish ~~limits on the overall~~ height of development to preserve~~s~~ the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views,

~~(b) to increase development capacity within the Bondi Junction Centre to accommodate future retail and commercial floor space growth,~~

(~~c~~b) to accommodate taller buildings on land in Zone B3 Commercial Core of the Bondi Junction Centre and ~~provide an appropriate transition in building heights surrounding that land,~~ establish a transition in scale between zones to protect local amenity,

(c) to minimise the loss of solar access to existing buildings and open space,

~~(d) to ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality and positively complement and contribute to the physical definition of the street network and public space.~~

(d) to establish building heights that are consistent with the desired future character of the neighbourhood,

~~(e) to protect the amenity of the public domain by providing public views of the city, harbour, ocean and surrounding areas.~~

4.2 Clause 4.6 Exceptions to development standards

Proposal

Include Clause 6.12 in Clause 4.6(8) to ensure that Clause 6.12 is not interpreted as a development standard that can be varied.

Advisory note: It is acknowledged that the Department of Planning, Industry and Environment has exhibited an Explanation of Intended Effect (EIE), *"Varying Development Standards: A Case for Change"*, which proposes that councils will no longer be able to exclude provisions from the operation of clause 4.6. Whilst this Planning Proposal is inconsistent with the exhibited EIE, until the changes

described under the EIE are enforced there is no inconsistency between state and local government planning instruments.

Background and rationale

Amendment 20 to the WLEP created *Clause 6.12 Development on certain land in Bondi Junction,* which seeks to retain the existing amount of commercial floor space in Bondi Junction, as the first of two-stages with the second aiming to grow the provision of commercial floorspace across the Strategic Centre. For abundant clarity and to ensure that commercial floorspace is protected in Bondi Junction, this proposal seeks to include Clause 6.12 in Clause 4.6(8) to ensure that Clause 6.12 is not interpreted as a development standard that can be varied.

Proposed amendment

(8) This clause does not allow development consent to be granted for development that would contravene any of the following—

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4,

(ca) clause 4 of Schedule 1,

(d) clause 6.12.

Part 5 Miscellaneous Provisions

5.1 Relevant acquisition authority

Proposal

To amend the table in subclause (2) to reflect the additional properties added to the Land Reservation Acquisition Map under this Planning Proposal.

Background and rationale

To amend the table in subclause (2) to reflect the additional properties added to the Land Reservation Acquisition Map under this Planning Proposal.

Proposed amendment

5.1 Relevant acquisition authority

(1) The objective of this clause is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions).

(2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

Type of land shown on Map	Authority of the State
Zone RE1 Public Recreation and marked "Local open space"	Council
Zone RE1 Public Recreation and marked "Regional open space"	The corporation constituted under section 2.5 of the Act
Zone SP2 Infrastructure and marked "Classified road"	Transport for NSW
Zone E1 National Parks and Nature Reserves and marked "National Park"	Minister administering the *National Parks and Wildlife Act 1974*
Zone R2 Low Density Residential and marked "Classified Road"	Transport for NSW
Zone R3 Medium Density Residential and marked "Classified Road"	Transport for NSW
Zone B4 Mixed Use and marked "Road"	Council
Zone R2 Low Density Residential and marked "Road"	Council
Zone R3 Medium Density Residential and marked "Road"	Council
Zone R4 High Density Residential and marked "Road"	Council
Zone B2 Local Centre and marked "Road"	Council

(3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

5.1A Development on land intended to be acquired for public purposes

Proposal

To amend the table in subclause (3) to reflect the additional properties added to the Land Reservation Acquisition Map under this Planning Proposal.

Background and rationale

To amend the table in subclause (3) to reflect the additional properties added to the Land Reservation Acquisition Map under this Planning Proposal.

5.1A Development on land intended to be acquired for public purposes

(1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.

(2) This clause applies to land marked on the Land Reservation Acquisition Map and specified in Column 1 of the Table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.

(3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that Table.

Column 1	**Column 2**
Land	**Development**
Zone RE1 Public Recreation and marked "Local open space"	Recreation areas
Zone RE1 Public Recreation and marked "Regional open space"	Recreation areas
Zone B4 Mixed Use for the land shown on the Land Reservation Acquisition Map and marked "Road"	Roads
Zone R2 Low Density Residential for land shown on the Land Reservation Acquisition Map and marked "Classified Road"	Roads
Zone R3 Medium Density Residential for the land shown on the Land Reservation Acquisition Map and marked "Classified Road"	Roads
Zone R2 Low Density Residential for the land shown on the Land Reservation Acquisition Map and marked "Road"	Roads
Zone R3 Medium Density Residential for the land shown on the Land Reservation Acquisition Map and marked "Road"	Roads
Zone R4 High Density Residential l for the land shown on the Land Reservation Acquisition Map and marked "Road"	Roads
Zone B2 Local Centre for the land shown on the Land Reservation Acquisition Map and marked "Road"	Roads

Part 6 Additional Local Provisions

6.1 Clause 6.2 Earthworks

Proposal

To amend subclause (d) of Clause 6.2 Earthworks to include the words 'and structural integrity'.

Background and rationale

Since the beginning of 2021, several structural issues have occurred in Waverley due to the excavation of neighbouring development, with the most severe cases resulting in buildings that have collapsed.

At its meeting on 16 March 2021, Council resolved to include provisions in the Waverley Local Environmental Plan that consider the structural integrity of adjoining buildings. It is proposed that an amendment is made to Clause 6.2 Earthworks to implement this.

This approach is in line Clause 6.2 Earthworks from the Sutherland Shire LEP.

Proposed amendment

Part 6 Additional local provisions

6.2 Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

(2) Development consent is required for earthworks unless—

(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.

(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—

(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,

(b) the effect of the development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the development on the existing and likely amenity and structural integrity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Note—

The National Parks and Wildlife Act 1974, particularly section 86, deals with harming Aboriginal objects.

6.2 Clause 6.9 Design Excellence

Proposal

The proposal seeks to amend the wording of clause 6.9 Design Excellence.

Background and rationale

Clause 6.9 relates to ensuring the highest standard of sustainable architectural and urban design is achieved in any development which occurs within Waverley Council.

The wording in the clause currently relies heavily on the 'consideration' of design excellence by Council during the assessment process, rather than Council being satisfied that the development meets the design excellence objectives and criteria listed in the LEP.

The proposed changes to the clause look to replace the words relating to 'considers' with 'satisfied' to ensure that Council is satisfied that any proposed development has exhibited design excellence.

In addition, the matters of height and bulk in (v) have been consolidated into (iv) as these also relate to the matters of separation, setbacks, amenity and urban form listed in (iv).

Proposed amendment

6.9 Design excellence

(1) The objective of this clause is to deliver the highest standard of sustainable architectural and urban design.

(2) This clause applies to development that—

(a) is on land shown coloured light green on the Key Sites Map, and

(b) involves the erection of a new building, or external alterations to an existing building, that has (or, as a result of the development, would have) a building height equal to, or greater than, 15 metres.

(3) Development consent must not be granted to development to which this clause applies ~~unless the consent authority considers~~ unless the consent authority is satisfied that the development exhibits design excellence.

(4) In ~~considering~~ determining whether the development exhibits design excellence, the consent authority must have regard to the following matters—

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,

(c) whether the development detrimentally impacts on public and private view corridors,

(d) how the development addresses the following matters—

(i) the suitability of the land for development,

(ii) existing and proposed uses and use mix,

(iii) heritage issues and streetscape constraints,

(iv) the relationship of the development with other development (existing or proposed) on the same site or in the vicinity ~~on neighbouring sites~~ in terms of height, bulk, separation, setbacks, amenity and urban form,

~~*(v) bulk, massing and modulation of buildings,*~~

(vi) street frontage heights,

(vii) environmental impacts such as overshadowing, wind and reflectivity,

(viii) the achievement of the principles of ecologically sustainable development,

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

(x) the impact on, and any proposed improvements to, the public domain,

(xi) the quality and integration of landscape design.

6.3 New Clause - Urban Resilience

Proposal

A new additional local provision that seeks to promote urban resilience is proposed. The aim of this provision is to identify key elements of urban resilience that require additional guidance and protection to ensure the successful operation of the larger urban system and the safety of the community. This will include provisions for waste minimisation and recycling, water management and future ready development, and a network of centres to promote urban resilience, ensuring equitable access to essential services. Whilst the overarching aims and objectives are proposed to be included in the LEP, detailed provisions will be provided in the DCP.

Additional research is required to be prepared for subsections of this clause relating to the resilience network of centres, and water management, however it is the intention that these subclauses would also be able to subsequently be included in this Urban Resilience additional local provision.

6.4.1 Urban Resilience Future Proofing Development

Background and rationale

With global temperatures projected to rise by 2.5°C in the next century, residential buildings and homes will need to become more resilient to withstand hotter temperatures, drier climates and more extreme weather events. This anticipated change in climate is a key consideration for all levels of government, and commitments are being made at local and international levels to address the impacts of climate change. This includes the need to better understand climate change and its impacts on current building design practices and regulations.

The *Future Proofing Residential Development to Climate Change* research is one of a growing number being carried out to help inform improved building design policies, by taking into account predicted future climate scenarios. The homes we build today need to be designed to be energy and water efficient, thermally comfortable, safe to live in and inexpensive to cool, to ensure that everyone has equitable access to a cool home as our climate warms. In addition, residential buildings can play a significant role in addressing rising temperatures by assisting local, state and federal governments to achieve climate change mitigation targets and commitments.

The *Future Proofing Residential Development to Climate Change* research (the Study) has modelled the performance of BASIX compliant building designs against future climate projections for the Eastern Sydney region (Randwick, Woollahra and Waverley councils), to determine the effects of climate change on building thermal performance, energy consumption, greenhouse gas emissions and water demand.

The Study has identified actions to enhance the climate resilience of residential housing within the Eastern Beaches region, and that may have applications within other jurisdictions. These actions will complement existing regulatory controls with council-led initiatives to improve indoor thermal comfort, reduce energy consumption, greenhouse emissions and potable water use. It is hoped that these results will allow for significant improvement in the design of buildings across NSW.

The Study makes key recommendations regarding Regulatory Tools (i.e. BASIX and NatHERS), Local Government Considerations, and NSW Government considerations.

RECOMMENDATION 2: LOCAL GOVERNMENT CONSIDERS A NUMBER OF OPPORTUNITIES

1. *Prepare Development Control Plan / Local Environment Plan (DCP/LEP) clauses to strengthen non-BASIX sustainability initiatives e.g. transport, urban heat island effect, rainwater tanks for pools < 40kL.*
2. *Improve BASIX and NatHERS compliance through educational videos for built environment professionals.*
3. *Provide education to homeowners and tenants around water security e.g. rainwater tank maintenance, raingardens.*
4. *Provide education to existing homeowners and tenants around keeping your home cool e.g. external shading, shading with landscaping, resilient species etc.*

This proposed additional local provision seeks to implement Recommendation 2.1 to strengthen non-BASIX sustainability initiatives and ensure that new development in Waverley is future ready development by being prepared for future climate projections. This proposed additional local provision does not contravene the current requirements under *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, as the purpose of this clause is to ensure the future readiness of buildings, and does not seek to reduce the consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, or to improve the thermal performance of a building beyond the current BASIX requirements. The clause intends to ensure the appropriateness and safety of building and site design for the year 2050.

Proposed new clause – Future Ready Development

Additional Local Provision – Increasing Urban Resilience

Future Ready Development

1) *The objective of this clause is to ensure development is designed to respond to climate projections for the Waverley area to 2050 to ensure that dwellings remain thermally safe for occupants in a warming climate and future reliance on mains water and mechanical cooling is reduced i.e. that community vulnerability to a warming climate is reduced.*

2) *This clause applies to all new residential development, excluding alterations and additions.*

3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that:

(a) The development is designed to meet the BASIX Thermal Comfort targets by using the CSIRO Climate File for 2050 for Climate Zone 56 in the NatHERS simulation method to respond to the unique climate of the Waverley area.

(b) That the development incorporates landscaping that provides canopy and vegetation for cooling to provide resilience during hot and dry periods.

(c) The development can collect, reuse and optimise water to support onsite vegetation for cooling during hot and dry periods.

6.4.2 Urban Resilience – Waste Minimisation and Recycling

Background and rationale

Waste and recycling are considered essential services provided by Local Government and have a key impact on the safety, health, amenity, and wellbeing of the community.

Competing demands on constrained sites in the Waverley LGA is currently resulting in poor urban design outcomes for large residential flat building, shop top housing and mixed-use developments. These poor urban design outcomes often result in poor waste management outcomes where insufficient space is provided to ensure the appropriate separation and management of waste can occur on-site. In addition, poor integration of waste management into building design also has an affect on the public domain when large quantities of bins are presented for collection at the kerbside, presenting walking hazards for pedestrians and also resulting in increased street clutter. The effects of poor integration of waste management into building design has lasting consequences and repeatedly results in additional time and costs for both Council and the community in trying to rectify issues which become prevalent after development is completed.

Alongside these issues, this proposed clause also has broader strategic merit and alignment with both the District Plans and Greater Sydney Regional Plan. The District Plans prepared in response to *A Metropolis of Three Cities* clearly identify waste and recycling as an important component of Sydney's growth, in terms of urban development and waste facility infrastructure protection and provision. The *Eastern City District Plan* (District Plan), identifies planning priorities, objectives and actions, focused on managing waste efficiently, highlighting the need for innovative solutions to reduce the volume of waste and reduce waste transport requirements, as well as protecting and identifying new locations for waste recycling and management.

The incorporation of the proposed inclusion of Waste Minimisation and Recycling into the LEP will specifically 'give effect' to a number of Planning Priorities at both a local and district level.

At a local level, the proposal gives effect to two Planning Priorities identified in Waverley Council's Local Strategic Planning Statement:

- Planning Priority 14 – Achieve net zero carbon emissions in the built environment.
- Planning Priority 15 – Achieve zero waste in the built environment.

At a district level, the proposal gives effect to District Plan Planning Priority E19 – Reducing carbon emission and managing energy, water and waste efficiently.

In addition to the proposed clause giving effect to a number of key planning priorities both at a local, district and metropolitan level, improving waste and recycling outcomes also directly links with *Goal - 9.2 Facilitate best practise in waste management to increase recycling and recovery* in the *Waverley Community Strategic Plan 2018-2030* (CSP) and also aligns with targets set out for waste and recycling in the *Waverley Environmental Action Plan 2018-2030.*

The inclusion of the proposed clause in the WLEP will play a key role in strengthening the consideration of waste and recycling design requirements early in the development assessment process to provide the best opportunity for quality integration of waste and recycling infrastructure and to ensure that future operational waste management is appropriately incorporated into the development.

Proposed new clause – Waste Management

Additional Local Provision – Increasing Urban Resilience

Waste Minimisation and Recycling

1) The objective of this clause is to ensure all residential development has the highest standard of waste and recycling management for the environment, and community health and wellbeing.

2) This clause applies to all residential flat buildings, shop-top housing, and mixed-use developments.

3) Development consent must not be granted for the erection of a building on land to which this clause applies unless the consent authority is satisfied that the building will have:

a. a high standard of design integration has been achieved for waste and recycling storage and collection facilities,
b. all waste and recycling storage and collection facilities are appropriately dimensioned to meet the expected demand imposed by the development,
c. safe and equitable access available to all waste and recycling storage and collection facilities,
d. an appropriate Waste Management Plan that clearly demonstrates the management of all waste and recycling during the demolition of any existing structures, construction of the new building and ongoing operational management requirements,
e. an ongoing operational management arrangement that meets the relevant collection contractual standard of the council to which this Plan applies.

6.4.3 Urban Resilience – Stormwater Management

Background and rationale

This Planning Proposal seeks to introduce a clause relating to stormwater management to ensure the impacts of urban stormwater runoff is minimised to protect and improve the environmental health of the LGA's waterways. This is a new local provision that is proposed to be applied to all new developments and substantial redevelopments across the LGA. If a development is proposed to which this clause applies, consideration must be given to the impacts of stormwater runoff on adjoining properties, native bushland, receiving waters and the downstream stormwater system and incorporate design measures to maximise on-site infiltration of water and on-site stormwater detention or retention to reduce the development's reliance on mains supplied water if practicable. Development consent will not be granted for development which is likely to significantly affect the environment or if discharge from the site cannot be accommodated within the existing stormwater

infrastructure. It should be noted that this LEP clause will be supported by Council's Water Management Technical Manual which is currently being reviewed. This Policy provides detailed information in relation to on-site stormwater management, and design requirements for developments on both public and private land and measures to improve the water quality of natural watercourses. The drafting of the local provision is based on clause 6.4 Stormwater management of the Sutherland Local Environmental Plan 2015.

Proposed new clause – Stormwater Management

Stormwater management

(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

(2) This clause applies to all land in Residential and Business Zones

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—

a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and

b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, and

c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

d) protects, maintains or restores waterway health, and

e) includes an integrated approach to drinking water, wastewater and stormwater services, and

~~c)~~*f) fosters the relationship between water, landscapes and urban living, to enhance wellbeing and promote community co-design and governance in urban water strategies.*

Dictionary

To provide clarity around the meaning of certain terms introduced within various objectives under this Planning Proposal, two local definitions are proposed to be added to the Dictionary as follows:

- 'Community resilience' refers to the capacity of the community to thrive in a changing environmental, social and economic climate".
- 'Public value' refers to benefit experienced by the broader community rather than individuals".

PLANNING PROPOSAL

Waverley Local Environmental Plan 2022

Local Strategic Planning Statement Implementation

Planning Proposal Information

Council versions:

No.	Date	Version
1	19 March 2021	Pre-gateway – for Waverley Local Planning Panel 24 March 2021
2	28 May 2021	Pre-gateway – in response to updates and queries letter from DPIE
3	30 August 2021	Post-gateway – in response to Gateway Determination conditions from DPIE
4	23 February 2022	Post exhibition – in response to feedback received during exhibition

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EXECUTIVE SUMMARY

The *Local Strategic Planning Statement Implementation Planning Proposal (*the Proposal) seeks to establish the new Waverley Local Environmental Plan 2022. The Proposal culminates Phases 1 (Health Check), Phase 2 (Local Strategic Planning Statement) and Phase 3 (Supporting Environmental Strategies) of the Planning in Waverley project and begins the implementation into Phase 4 by establishing two new plans: the Waverley Local Environmental Plan 2022 (WLEP) (this Proposal) and a supporting Waverley Development Control Plan 2021 (WDCP).

The new WLEP is required under cl3.8(3) of the Environmental Planning & Assessment Act to give effect to the district strategic plan, by way of implementing the Planning Priorities and Actions of the *Waverley Local Strategic Planning Statement* (LSPS). The Proposal aims to implement the housing and employment targets as identified in the LSPS and *Waverley Local Housing Strategy* (LHS), as well as key recommendations from the *Bondi Junction Urban Design Review Update 2020* (BJUDR Update) and the *Our Liveable Place Centres Strategy* (OLP). In addition, other recently completed research and studies are implemented to improve environmental amenity and increase community resilience, such as the *Future Proofing Residential Development to Climate Change* study.

The Proposal also provides updated aims and zone objectives to ensure that development that occurs in the Waverley area is proposed and assessed in accordance with the strategic intent of the LSPS and provides greater certainty and clarity for the community.

INTRODUCTION

This Planning Proposal seeks to repeal the Waverley Local Environmental Plan (WLEP) 2012 and create the Waverley Local Environmental Plan 2022. It commences the implementation of the Waverley Local Strategic Planning Statement (LSPS), giving effect to the Eastern Sydney District Plan. Council intends to implement the LSPS as a series of planning proposals, this being the first.

The proposed WLEP amendments relate to:

- Implementation of new aims to facilitate the planning priorities of the LSPS.
- Implementation of partial elements of the *Waverley Local Housing Strategy* (LHS).
- Implementation of recommendations of the *Our Liveable Places Centres Strategy* (OLP).
- Implementation of the *Bondi Junction Urban Design Review Update 2020* (BJUDR).
- Implementation of a recommendation of the *Future Proofing Residential Development to Climate Change* (Future Proof Study).

The planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and addresses the requirements of cl 3.8 (3) of the EP&A Act 'on the preparation of planning proposals under section 3.33 to give effect to the district strategic plan'. It is also in accordance with relevant Department of Planning, Industry and Environment Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Attachments and Supporting Documentation

Accompanying this Planning Proposal are the following supporting documents.

- Attachment A – Discussion of Proposed Amendments
- Attachment B – Proposed Mapping
- Attachment C – Local Strategic Planning Statement Implementation Progress
- Attachment D – Council Minutes Excavation
- Waverley Local Strategic Planning Statement
- Waverley Local Housing Strategy
- Our Liveable Places Centres Strategy
- Bondi Junction Urban Design Review Update 2020
- Future Proofing Residential Development to Climate Change

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

1.1 Description Statement

The objective of the planning proposal is to amend the Waverley Local Environmental Plan (WLEP) 2012 to give effect to the Eastern City District Plan; to commence the process of implementing Council's Local Strategic Planning Statement (LSPS); and to make various housekeeping amendments.

This planning proposal responds to the requirement to implement housing and employment targets within the WLEP.

Housing Targets

Council undertook extensive community consultation to understand housing needs, as well as ABS Census data, Profile ID, DPIE projections and housing supply data and supporting academic research to establish the evidence base for the LHS. The LHS was prepared in line with DPIE's Local Housing Strategy guidelines and was based on evidence. The LHS identifies a projected demand for 2500 dwellings to the year 2036, and that the latent capacity under the existing controls would provide for 3400 dwellings. Accordingly, no changes are proposed to facilitate additional capacity in the LGA, but rather an approach of incremental infill across the LGA.

It is also noted that significant increases in infrastructure capacity, particularly that of public transport and schools, is required to be able to support additional growth. As part of the ongoing discussion with the Department of Planning, Infrastructure and Environment (DPIE), Council is committed to working together with State Agencies to ensure the increased provision of these essential infrastructure services for the community.

This Proposal seeks to support the actions in the LHS that would require changes to the WLEP, including:

- Investigate including zone objectives in the LEP to encourage seniors housing and that it is consistent with desired future character.
- Update relevant zone objectives to encourage the provision of affordable housing.

Further changes to the LEP will be proposed in a subsequent planning proposal, taking into consideration feedback from DPIE on the LHS.

Employment Targets

To ensure that the WLEP is able to facilitate the delivery of employment targets in Bondi Junction, and to provide employment opportunities more broadly across the LGA, this Proposal seeks to implement changes that relate to employment targets as follows: and grow and protect Local and Neighbourhood centres across the LGA to provide local employment opportunities.

1.2 Intended Outcomes

The objectives or intended outcomes of the proposed amendments to the WLEP are as follows:

1. Include new aims, objectives and provisions within the WLEP that implement the planning priorities of the *Waverley Local Strategic Planning Statement* and facilitate the achievement of housing and employment targets.
2. Maintain and protect local and neighbourhood centres to provide equitable access to essential goods and services.
3. Ensure boarding houses and seniors housing developments are consistent with local character and provide adequate amenity.

4. Ensure operational Telstra sites are appropriately zoned to support key urban infrastructure.
5. Ensure the ongoing role of Bondi Junction as a strategic centre and prioritise employment generating uses.
6. Promote urban resilience through improved waste management, ensuring future ready development, and enabling urban agriculture.
7. Implement the Council resolution to strengthen clause 6.2 Earthworks to prevent structural damage as a result of excavation.
8. Identify sites for long-term acquisition to be able to deliver new bike paths parallel to Bondi Road.
9. Enable uses in local and neighbourhood centres to better serve the local community and changing technologies.

PART 2 – EXPLANATION OF PROVISIONS

Each of the proposed amendments to the WLEP is outlined below in plain English and provided in detail in Attachment A – Discussion of Proposed Changes. Part 2.11 of this Planning Proposal details post-exhibition changes.

2.1 New Aims

Amendments to the existing aims of the WLEP and proposed new aims seek to implement the intent of the Local Strategic Planning Statement and other recently adopted environmental strategies. Key proposed themes include to:

- Ensure that Waverley's scenic and cultural landscapes are protected.
- Ensure aboriginal culture and heritage are protected and promoted in Waverley.
- Promote environmental sustainability and community resilience.
- Increase urban greening through urban canopy and open space.
- Promote public value through the lens of environmental, social and economic sustainability.
- Promote energy conservation, water cycle management, water sensitive design, waste avoidance and resource recovery
- Ensure Bondi Road and other key routes can respond to its role as a City serving corridor and that active transport and public transport are prioritised.
- Increase public art in the public domain and ensure crucial social and cultural infrastructure for Waverley is provided.
- Ensure Bondi Junction can serve its role as a Strategic Centre with a focus on knowledge and innovation jobs.

2.2 New B2 Local Centre Zone

The inclusion of the B2 Local Centre zone is proposed to provide a clear hierarchy across centres, and to create zone objectives that more adequately protect the local character and nature of medium sized centre. The centres that are proposed to become B2 Local Centre zones, are currently predominantly B4 Mixed Use zones. To ensure no loss of developable rights, the uses that are currently in the B4 Mixed Use zone have been replicated in the B2 Local Centre zone.

2.3 New zone objectives

Zone objectives are proposed to be updated to more appropriately interface State Environmental Planning Policies with local character. This includes objectives in the R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential zones to ensure that seniors housing and boarding houses are to be integrated into the existing and desired future local character of a residential area. In addition to promote uses that prioritise employment rather than residential development in the Bondi Junction Strategic Centre B4 Mixed Use and B3 Commercial Centre zones.

To recognise the important role that smaller centres have in providing resilience in the community, additional zone objectives are proposed for the B2 Local Centre and B1 Neighbourhood Centre zones. These objectives will ensure that centres continue to provide a range of local employment opportunities, are accessible to support equitable access to essential goods and services and offer places for community cohesion.

Recognising the need for affordable rental housing, zone objectives are proposed to be updated to support the provision of affordable housing. This includes objectives in the R3 Medium Density Residential, R4 High Density Residential, B2 Local Centre, and B4 Mixed Use to encourage the supply of affordable housing.

In addition, a new zone objective is proposed for RE1 Public Recreation, to provide accessible links between open spaces to provide greater accessibility to public spaces.

2.4 Local and Neighbourhood Centres

It is proposed to extend clause 6.9 Design Excellence clause and active street frontages to apply to all Local and Neighbourhood centres. This together with the new zone objectives is proposed to protect and enhance the character and function of the centres.

The OLP identified opportunities in some centres to further secure additional employment floorspace. These typically were properties on the fringe of the current zoning, which have a residential (typically R2 or R3 zoning) that currently have a commercial use on the ground floor. It is proposed to rezone these properties to the adjacent business zone (B2 Local Centre or B1 Neighbourhood Centre) to ensure the continued provision of an employment generating use at the ground floor. This is important to continue to provide local employment opportunities that can enable more localised living.

To improve active transport, new bike lanes have been identified in the OLP, which require land to be acquired by Council. This is a long-term strategy and accordingly these lots have been identified on the proposed Land Acquisition Map. It is important to note that landowners are under no obligation to sell the land to Council, it is a choice when and if the landowner chooses to sell.

2.5 Retention of land for infrastructure

Telstra has identified an infrastructure site to be rezoned from the existing residential zone (R3) to an infrastructure zone (SP2 Infrastructure Telecommunications) to ensure the continued and ongoing use of this site for the purposes of infrastructure.

2.6 Protecting the role of Bondi Junction Strategic Centre

Additional objectives in the B3 Commercial Core and B4 Mixed Use zones are proposed to promote cultural uses, employment activities, and the prioritisation of Bondi Junction as a Strategic Centre that serves the norther portion of the Eastern Suburbs. To ensure the continued function of the centre as a key hub for employment, retail, health-related uses and entertainment, it is vital that development is consistent with these proposed objectives.

It is proposed that Clause 6.12 is to be referenced in subclause (8) of *Clause 4.6 Exceptions to development standards.* It is noted that the Department of Planning, Infrastructure and Environment is currently undertaking a review of Clause 4.6, and this inclusion is subject to change as a result of the review.

2.7 Enable Urban Agriculture

Increasing pressures are placed on our urban systems to be able to provide fresh food for residents within metropolitan areas, whilst increasingly more wildlife habitat is cleared for farmland. To help to enable the production of food in urban areas, it is proposed to add the land use ‘horticulture’ as a permitted with consent land use within the R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Centre, and B4 Mixed Use zones. This use would be permitted as an outdoor use or indoor use as is increasingly common using hydroponic technology. Additional controls to manage any environmental impacts of horticulture will be provided through the DCP.

2.8 Inclusion of indoor recreation in B1 Neighbourhood Centre

It is proposed to include the use 'indoor recreation facility' as permitted with consent within the B1 Neighbourhood Centre. This is to enable the use of premises in these centres as gyms, health studios and the like. It is noted that Amendment 19 of the WLEP implemented this in one Neighbourhood Centre as an additional permitted use.

2.9 Increasing urban resilience

A new additional local provision that seeks to promote urban resilience is proposed. Resilience is a measure of the ability of a system to adapt and respond to changes in the environment. Accordingly, the aim of this provision is to identify key elements of urban resilience that require additional guidance and protection to ensure the successful operation of the larger urban system. This will include provisions for waste collection, water collection and future ready development, and a network of centres to promote urban resilience. Whilst the overarching aims and objectives are proposed to be included in the LEP, detailed provisions will be provided in the DCP.

This Proposal seeks to establish the new additional local provision 'Urban Resilience' and include three subclauses relating to Future Ready Development, Waste Minimisation and Recycling, and Stormwater Management. Future planning proposals will seek to implement minimum deep soil zone provisions, as well as additional water management improvements.

2.10 Excavation

At its meeting on 16 March 2021, Council resolved to include provisions in the Waverley Local Environmental Plan that consider the structural integrity of adjoining buildings. It is proposed that an amendment is made to Clause 6.2 Earthworks to implement this. The Agenda and Minutes of the Council meeting are included in Attachment E – Council Minutes Excavation.

2.11 Post-exhibition changes

A number of changes to this Planning Proposal have been drafted in response to feedback received from the community, notified agencies and internal Council departments. These proposed changes include:

Relevant Section	Proposed amendment	Reason
Land Reservation Acquisition Map	Remove the proposed changes to the Land Reservation Acquisition Map.	Further investigation is required regarding changes to the Land Reservation Acquisition Map. Given the need for this, and the community feedback received during exhibition the changes to the Land Reservation Acquisition Map are to be withdrawn from the Planning Proposal
Land Use Table	Add the following additional land use zone objective to the R3 Medium Density Residential zone: To maintain or increase residential dwelling density.	There is a rising trend in the Waverley LGA whereby residential flat buildings and shop top housing in R3 Medium Density Residential zones are being demolished or heavily altered, and replaced with luxury dwelling houses, dual

Relevant Section	Proposed amendment	Reason
		occupancies or residential flat buildings with significantly less units than the existing structure, resulting in a net loss of dwellings in generally well connected and serviced areas which can handle existing and future growing capacity under the current development standards. An additional R3 zone objective encouraging new development in these areas to maintain or increase residential dwelling density is expected to assist to prevent this loss of dwellings and degradation of the R3 Medium Density zone.
Land Use Table	Add 'goods repair and reuse premises' as a permitted with consent to the B1, B2, B3 and B4 land use zones.	NSW Environment Protection Authority suggested that consideration be given to including a 'goods repair and reuse premises' in all business zones to facilitate circular economy activities. All business zones are considered appropriate for this land use because the expected scale and nature of operation is minimal.
New Additional Local Provision	Add the following additional points under subclause (3) of the proposed Stormwater Management additional local provision: *d) protects, maintains or restores waterway health, and* *e) includes an integrated approach to drinking water, wastewater and stormwater services, and* *f) fosters the relationship between water, landscapes and urban living, to enhance wellbeing and promote community co-design and governance in urban water strategies.*	In line with advice from NSW Environment Protection Authority, the three principles are proposed for addition to strengthen the clause.
Land Zone Map	Retain the R3 Medium Density zone for properties bound by Beach Road, Simpson Street, Blair Street and Wellington Street, North Bondi.	These properties were proposed to be rezoned to B2 Local Centre, however, numerous landowners have raised questions regarding the

Relevant Section	Proposed amendment	Reason
		applicable development standards for these sites. As such, further investigation is required as part of the Curlewis Street West urban design study.
Land Use Table	Remove the addition of 'horticulture' as a land use permitted with consent in R2, R3 and R4 zones.	The inclusion of such a use is not considered to meet the existing R2, R3 and R4 WLEP zone objective "To enable other land uses that provide facilities or services to meet the day to day needs of residents" and is therefore best suited as a new addition to the business zones only.
Dictionary	Add the following definition under the relevant Clause of the WLEP, or in the Dictionary: "In this clause 'community resilience' refers to the capacity of the community to thrive in a changing environmental, social and economic climate".	Additional clarity regarding the meaning of this term is required.
Dictionary	Add the following definition under the relevant Clause of the WLEP, or in the Dictionary: "In this clause 'public value' refers to benefit experienced by the broader community rather than individuals".	Additional clarity regarding the meaning of this term is required.
Land Use Table	The proposed new seniors housing objective should be simplified and replaced with the following: "To ensure the dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time." Furthermore, it is suggested that this objective only be applied to R2 Low Density Residential zone.	The original clause was considered ambiguous, and most appropriate in the R2 Low Density Residential zone alone, as some R3 and R4 areas are considered to be transitionary which the word "maintain" conflicts with.
Land Use Table	Add 'attached dwellings' as permitted with consent in the R2 Low Density Zone.	To rationalise the existence of many existing attached dwellings which technically differ from 'dwelling houses' by definition but typically not by scale.
Clause 4.3	Remove previously proposed subclause (e) under Clause 4.3.	Current subclause (a) already achieves the underlying

Relevant Section	Proposed amendment	Reason
		meaning of the newly proposed (e).
Clause 4.3	Remove the words "limits on the overall" in existing subclause 1(a) so that it reads: "(1)(a) to establish height of development that preserves the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views."	This revised objective would become more robust to defend, and clarify the focus of the objective on preserving amenity rather than setting limits.
New Additional Local Provision	Should the new subclause (a) of 6.3 Urban Resilience be gazetted, then an extensive education and promotion program is proposed to be executed to inform the public and answer any questions. It is also requested that the Environmental Sustainability team recieve additional resources to review each DA checked as a formal referral to ensure compliance with this statutory clause.	The introduction of this Clause would have impacts on Council's customers and will likely cause delays in DA assessment times if the public aren't informed of this requirement.

PART 3 – JUSTIFICATION

3.1 SECTION A – NEED FOR THE PLANNING PROPOSAL

This section establishes the need for a planning proposal in achieving the key outcomes and objectives. The set questions address the strategic origins of the proposal and whether amending the WLEP is the best mechanism to achieve the aims of the proposal. The Proposal commences the implementation of the Waverley Local Strategic Planning Statement (LSPS), meeting obligations under 3.33 of the *Environmental Planning & Assessment Act* (EP&A Act). The planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and addresses the requirements of cl 3.8 (3) of the EP&A Act 'on the preparation of planning proposals under section 3.33 to give effect to the district strategic plan'. It is also in accordance with relevant Department of Planning, Industry and Environment Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

3.1.1 Is the planning proposal a result of any strategic study or report?

The planning proposal is consequential to the Waverley LSPS, which is supported by community consultation. In addition, several evidence-based strategic studies provide further guidance behind this planning proposal, including:

- *Waverley Local Housing Strategy*
- *Our Liveable Places Centres Strategy*
- *Bondi Junction Urban Design Review*
- *Future Proofing Residential Development for Climate Change*

The Waverley LSPS was made by Council in March 2020.

3.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the only means to achieve the intended outcomes as amendments to WLEP are required. The WLEP provides the legislative framework required to be able to implement many of the recommendations of the strategies listed in 3.1.1.

3.2 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.

3.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Greater Sydney Region Plan and exhibited draft strategies)?

Waverley's LSPS responds to the objectives and actions of the Greater Sydney Region Plan (RP) and Easter City District Plan (DP). This planning proposal seeks to implement key components of the LSPS, and other strategies prepared concurrently with the LSPS. This planning proposal is therefore consistent with the objectives and actions of the RP and DP.

Assessment Criteria – Strategic Merit

Does the proposal have strategic merit? Will it:

- *give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or*
- *give effect to a relevant local strategic planning statement or strategy that has been endorsed by the Department or required as part of a regional or district plan or local strategic planning statement; or*

- *responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing strategic plans.*

Greater Sydney Region Plan

The planning proposal has strategic merit and is consistent with the Greater Sydney Region Plan in that it will help to implement the following Objectives:

- Greater Sydney's communities are culturally rich with diverse neighbourhoods (Objective 8).
- Investment and business activity in centres (Objective 22)
- More waste is re-used and recycled to support the development of a circular economy (Objective 35)
- People and places adapt to climate change and future shocks and stresses (Objective 36)

Separate future planning proposals will follow as amendments to this one and assist to implement the following additional Objectives of the Region Plan:

- Housing is more diverse and affordable (Objective 11) – Housing PP
- Consistency with the principles for housing strategies and housing targets published in the District Plans, recognising the distinctive and valued combination of characteristics that contribute to local identity (Action 3) – Housing PP
- Great places that bring people together (Objective 12) – Local Character PP
- Environmental heritage is identified, conserved, and enhanced (Objective 13) – Heritage Review PP
- Industrial and urban services land is planned, retained and managed (Objective 23) – Urban and Retail Services PP
- Urban tree canopy cover is increased (Objective 30) – Urban Resilience PP

Eastern City District Plan

The planning proposal has strategic merit and is consistent with the Eastern Sydney District Plan in that it will help to implement the following Planning Priorities:

- Provide services and social infrastructure to meet people's changing needs (Planning Priority E3).
- Foster healthy, creative, culturally rich and socially connected communities (Planning Priority E4).
- Create and renew great places and local centres and respect the District's heritage (Planning Priority E6).
- Protect and improve the health and enjoyment of Sydney Harbour and the district's waterways (Planning Priority E14).
- Grow investment, business opportunities and jobs in strategic centres (Planning Priority E11)
- Reduce carbon emissions and managing energy, water and waste efficiently (Planning Priority E19).
- Adapt to the impacts of urban and natural hazards and climate change (Planning Priority E20).
- Prepare Local Strategic Planning Statements informed by local strategic planning (Planning Priority E21).

Separate future planning proposals will follow as amendments to this one and assist to implement the following additional Planning Priorities of the District Plan:

- Provide housing supply, choice and affordability, with access to jobs, services and public transport (Planning Priority E5) – Housing PP

- Deliver the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities, by recognising the distinctive and valued combination of characteristics that contribute to local identity (Action 16) – Housing PP
- Facilitate an Affordable Rental Housing Target Scheme following development of implementation arrangements (Action 17) – Housing PP
- Retain and manage industrial and urban services land (Planning Priority E12) – Urban and Retail Services PP
- Increase urban tree canopy cover and deliver Green Grid connections (Planning Priority E17) – Urban Resilience PP
- Deliver high quality open space (Planning Priority E18) – Urban Resilience PP
- Protect and enhance bushland and biodiversity (Planning Priority E15) – Urban Resilience PP

The planning proposal also responds to the changing demographic profile of the LGA, which is described and quantified in the Local Housing Strategy.

Assessment Criteria – Site-Specific Merit

Does the proposal have site specific merit, having regard to the following?

- The natural environment (including known significant environmental values, resources or hazards) and
- The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and
- The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The planning proposal has site specific merit in that:

- It ensures that important uses such as commercial uses and infrastructure are retained throughout the area to continue to provide for the increasing population.
- It encourages development to be future ready and efficient as part of a functioning urban system.

3.2.2 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Local Strategic Planning Statement

The planning proposal is also in accordance with Council's LSPS as it is consistent with actions under the Planning Priorities outlined below. For a detailed review of the Implementation Progress for the LSPS, refer to Attachment C – Local Strategic Planning Statement Implementation Progress.

- Planning Priority 1: Deliver public and active transport projects to achieve the 30-minute city
- Planning Priority 4: Ensure the community is well serviced by crucial social and cultural infrastructure
- Planning Priority 5: Increase the sense of wellbeing in our urban environment
- Planning Priority 6: Facilitate a range of housing opportunities in the right places to support and retain a diverse community
- Planning Priority 7: Recognise and celebrate Waverley's unique place in the Australian contemporary cultural landscape
- Planning Priority 8: Connect people to inspiring and vibrant places, and provide easy access to shops, services, and public transport

- Planning Priority 9: Support and grow Waverley's local economy with a focus on wellbeing, knowledge and innovation
- Planning Priority 11: Facilitate Bondi Junction as a lively and engaging strategic centre with a mix of employment, entertainment and housing options
- Planning Priority 12: Conserve our water resources and protect our coasts and beaches
- Planning Priority 13: Protect and grow our areas of biodiversity and connect people to nature
- Planning Priority 14: Achieve net zero carbon emissions in the built environment
- Planning Priority 15: Achieve zero waste in the built environment
- Planning Priority 16: Plan for and manage our assets and urban environment, and support our community to adapt and be resilient to a changing climate

Waverley Community Strategic Plan 2018-2029

This Planning Proposal implements the following Strategies from the Waverley Community Strategic Plan:

- *4.2.1 Enhance the commercial core of Bondi Junction to increase employment*
- *5.1.1 Facilitate and enable a range of housing options and other land uses*
- *5.1.2. Ensure new development maintains or improves the liveability and amenity of existing neighbourhoods*
- *5.1.3. Ensure new development provides a high standard of design quality and does not adversely impact on the amenity of neighbours or the wider community*
- *5.1.3. Ensure new development provides a high standard of design quality and does not adversely impact on the amenity of neighbours or the wider community*
- *5.3.2. Encourage creativity and innovation in the planning, design and delivery of new buildings and public places upgrades*
- *8.1.3 Plan and respond to the impacts of climate change*

Waverley Local Housing Strategy

The Waverley Local Housing Strategy which was adopted by Council in June 2020 contains the following priorities:

- *Priority H1 Manage housing growth sustainably and in the right locations*
- *Priority H2 Encourage a range of housing options to support and retain a diverse community*
- *Priority H3 Increase amount of affordable rental housing and social housing*
- *Priority H4 Improve liveability, sustainability and accessibility through high quality residential design*
- *Priority H5 Ensure new development is consistent with desired future character*

This Planning Proposal is consistent with all of the priorities by:

- Proposing no increase to the development standards across the LGA, as the projected demand of 2,500 dwellings to 2036 is easily accommodated within the existing capacity of the area which can provide for 3,400 dwellings.
- Including objectives in the R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential zones to ensure that seniors housing and boarding houses are to be integrated into the existing and desired future local character of a residential area
- Including objectives in the R3 Medium Density Residential, R4 High Density Residential, B2 Local Centre, and B4 Mixed Use zones that encourage the provision of affordable housing

Our Liveable Places Centres Strategy

The Our Liveable Places Centres Strategy was adopted by Council in November 2020 and contains several key policy changes to be able to support the effective functioning of Waverley's centres. This planning proposal implements the following key policy changes as recommended by the Our Liveable Places Centres Strategy:

- Rezone some centres from B4 Mixed Use to B2 Local Centre to be able to better target objectives in the LEP towards the scale of these centres and distinguish their role as separate from Bondi Junction. These centres are Bondi Road, Charing Cross, Bondi Beach, Rose Bay North, Rose Bay South, Curlewis Street.
- Seek to rationalise the zoning of commercial premises from current residential zones (R2 or R3) to the appropriate Business zone (B1 or B2). This is to ensure the ongoing provision and competition of commercial uses within the centre.

This planning proposal also intends to increase the scope of the application of active street frontages to other centres in the Waverley LGA, as identified by the Our Liveable Places Centres Strategy so that local and neighbourhood centres can increase their activation and commercial prevalence. In addition, new sites in Bondi Junction Strategic Centre are proposed to be included on the ASF map to ensure consistency in approach across this centre as well.

Separate future planning proposals will follow as amendments to this one and assist to implement the following additional key policy changes of the Our Liveable Places Centres Strategy:

- Seek to include additional centre-specific local objectives within the LEP to better guide development within each centre – Housekeeping PP
- Seek to implement a minimum non-residential floor space requirement across all centres to ensure a minimum quantity of usable commercial floorspace – Urban and Retail Services PP
- Further investigate an appropriate planning mechanism to support the retention of urban services throughout the LGA, including automobile services (mechanics, petrol stations, etc) as well as some larger format retailers (storage, hardware, etc) – Urban and Retail Services PP
- Further investigate a maximum floor space for supermarkets across all centres (B1 and B2) to support local competition – Urban and Retail Services PP

Bondi Junction Urban Design Review

The Bondi Junction Urban Design Review Update was adopted in Update was adopted in September 2020 and contains 12 recommendations relating to public domain amenity, development potential, planning policy and design, and edge area controls. The recommendations relevant to this Planning Proposal include:

- Maintain the current LEP controls for the West Oxford Street area and do not allow for increased development standards in order to respect the existing low scale built form and amenity of the area.
- Maintain the existing LEP controls along the Bronte Road corridor.
- Maintain the LEP controls on Ebley Street to ensure that development in these edge areas remains transitionary to reduce the impact on surrounding areas.

This Planning Proposal is consistent with the relevant recommendations because the LEP height of buildings and floor space ratio controls are not being altered for any sites in Bondi Junction, including the Bronte Road corridor, Ebley Street and West Oxford Street.

3.2.3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

Table 1 – Consistency against State Environmental Planning Policies

SEPP	Title	Consistency
19	Bushland in Urban Areas	NA
21	Caravan Parks	NA
33	Hazardous and Offensive Development	NA
36	Manufactured Home Estates	NA
47	Moore Park Showground	NA
50	Canal Estate Development	NA
55	Remediation of Land	NA
64	Advertising and Signage	NA
65	Design Quality of Residential Apartment Development	Yes
70	Affordable Housing (Revised Scheme)	NA – a future amendment to the WLEP will address the Waverley Affordable Housing Scheme
--	(Affordable Rental Housing) 2009	Yes
--	(Aboriginal Land) 2019	NA
--	(Activation Precincts) 2020	NA
--	(Building Sustainability Index: BASIX) 2004	Yes
	(Concurrences and Consents) 2018	NA
--	(Coastal Management) 2018	Yes
--	(Educational Establishments and Childcare Facilities) 2017	Yes
--	(Exempt and Complying Development Codes) 2008	Yes
--	(Gosford City Centre) 2018	NA
--	(Housing for Seniors or People with a Disability) 2004	Yes
--	(Infrastructure) 2007	Yes
--	(Koala Habitat Protection) 2020	NA
--	(Koala Habitat Protection) 2021	NA
--	(Kosciuszko National Park - Alpine Resorts) 2007	NA
--	(Kurnell Peninsula) 1989	NA
--	(Mining, Petroleum Production and Extractive Industries) 2007	NA
--	(Major Infrastructure Corridors) 2020	NA
--	(Penrith Lakes Scheme) 1989	NA
--	(Primary Production and Rural Development) 2019	NA
--	(State and Regional Development) 2011	Yes
--	(State Significant Precincts) 2005	NA
--	(Sydney Drinking Water Catchment) 2011	NA
--	(Sydney Regions Growth Centres) 2006	NA
--	(Three Ports) 2013	NA
--	(Urban Renewal) 2010	NA

--	(Vegetation in Non-Rural Areas) 2017	Yes
--	(Western Sydney Employment Area) 2009	NA
--	(Western Sydney Parklands) 2009	NA
--	(Western Sydney Aerotropolis) 2020	NA

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Table 2 documents Ministerial Directions that are relevant to the proposal. Overall the proposal is consistent with the applicable s.9.1 Directions as available on the DPE website.

***Table 2** –Relevant Ministerial Directions*

Ministerial Directions	Comment
1.1 Business and Industrial Zones *(1) The objectives of this direction are to:* *(a) encourage employment growth in suitable locations,* *(b) protect employment land in business and industrial zones, and* *(c) support the viability of identified centres.* *(4) A planning proposal must:* *(a) give effect to the objectives of this direction,* *(b) retain the areas and locations of existing business and industrial zones,* *(c) not reduce the total potential floor space area for employment uses and related public services in business zones,* *(d) not reduce the total potential floor space area for industrial uses in industrial zones, and* *(e) ensure that proposed new employment areas are in accordance with a strategy.*	The Proposal is consistent with this Direction.
2.3 Heritage Conservation *(1) Objectives* *(a) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.* *(4) A planning proposal must contain provisions that facilitate the conservation of:* *(a) Items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,* *(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and* *(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.*	The Proposal is consistent with this Direction.

2.6 Remediation of Contaminated Land *(1) The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.* *(2) This direction applies to:* *(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,* *(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,* *(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:* *i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and* *ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).* *(3) This direction applies when a planning proposal authority prepares a planning proposal applying to land specified in paragraph (2).* *(4) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land specified in paragraph (2) if the inclusion of the land in that zone would permit a change of use of the land, unless:* *(a) the planning proposal authority has considered whether the land is contaminated, and* *(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and* *(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph (4)(c), the planning proposal authority may need to include certain provisions in the local environmental plan.* *(5) Before including any land specified in paragraph (2) in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.*	The Proposal is consistent with this Direction.

Note: In this direction, contaminated land planning guidelines means guidelines under clause 3 of Schedule 6 to the Environmental Planning and Assessment Act 1979.	
3.1 Residential Zones *(1) The objectives of this direction are:* *(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,* *(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and* *(c) to minimise the impact of residential development on the environment and resource lands.* *(4) A planning proposal must include provisions that encourage the provision of housing that will:* *(a) broaden the choice of building types and locations available in the housing market, and* *(b) make more efficient use of existing infrastructure and services, and* *(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and* *(d) be of good design.* *(5) A planning proposal must, in relation to land to which this direction applies:* *(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and* *(b) not contain provisions which will reduce the permissible residential density of land.*	The Proposal is consistent with this Direction as no reductions to existing floor space ratio and maximum building height development standards which typically control density are proposed. Whilst the Proposal seeks to rezone some residentially zoned sites to business zones, a general reduction in the availability of housing is not expected. This is because the sites identified for this particular rezoning mostly already contain business uses, so the land use zone is simply being rationalised to reflect what is currently on site, and considered suitable for continuation.
3.4 Integrating Land Use and Transport *(1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:* *(a) improving access to housing, jobs and services by walking, cycling and public transport, and* *(b) increasing the choice of available transport and reducing dependence on cars, and* *(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and* *(d) supporting the efficient and viable operation of public transport services, and* *(e) providing for the efficient movement of freight.* *(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:* *(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and* *(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).*	The Proposal is consistent with this Direction. The rationalisation of zones to reflect existing commercial uses ~~and the addition of sites to the Land Reservation Acquisition Map for the purposes of a future cycleway~~ will assist to protect the economic opportunity in Waverley's centres and support cycling infrastructure.
4.3 Flood Prone Land (1) The objectives of this direction are:	The Proposal is consistent with this Direction.

(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. *(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).* *(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.* *(6) A planning proposal must not contain provisions that apply to the flood planning areas which:* *(a) permit development in floodway areas,* *(b) permit development that will result in significant flood impacts to other properties,* *(c) permit a significant increase in the development of that land,* *(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure, or services, or* *(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.* *(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).* *(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).*	
5.10 Implementation of Regional Plans *(1) The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.* *(4) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.*	The Proposal is consistent with this Direction.
6.1 Approval and Referral Requirements	The Proposal is consistent with this Direction. The new aims and objectives

(1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	seek to improve the assessment of development.
~~***6.2 Reserving Land for Public Purposes***~~ ~~*(1) The objectives of this direction are:*~~ ~~*(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and*~~ ~~*(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.*~~ ~~*(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).*~~ ~~*(5) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:*~~ ~~*(a) reserve the land in accordance with the request,and*~~ ~~*(b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and*~~ ~~*(c) identify the relevant acquiring authority for the land.*~~ ~~*(6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:*~~ ~~*(a) include the requested provisions, or*~~ ~~*(b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.*~~ ~~*(7) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.*~~	~~The Proposal is consistent with this Direction.~~
6.3 Site Specific Provisions *(1) The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.* *(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:* *(a) allow that land use to be carried out in the zone the land is situated on, or*	The Proposal is consistent with this Direction. No additional site-specific provisions are proposed under this Planning Proposal.

(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or *(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.* *(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.*	

3.3 SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposed changes do not seek to alter the existing protection for critical habitat for threatened and endangered species.

3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposed changes are minor or administrative in nature and are unlikely to result in adverse environmental effects. Where the rezoning of land is proposed, this seeks to protect and maintain existing uses on the sites, and further enhance the character and quality of the development.

3.3.3 Has the planning proposal adequately addressed any social and economic effects?

The planning proposal seeks to secure employment floorspace and protect the role of centres, whilst ensuring local amenity and character is preserved. The proposed changes are intended to support the community and are unlikely to result in any adverse social or economic effects.

3.4 SECTION D – STATE AND COMMONWEALTH INTERESTS

3.4.1 Is there adequate public infrastructure for the planning proposal?

This proposal is unlikely to have any impacts on public infrastructure provision as the proposed changes seek to maintain and protect existing important uses.

3.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of any relevant State and Commonwealth agencies will be sought through consultation following receipt of the Gateway Determination.

PART 4 – MAPPING

Proposed mapping for the new WLEP is provided in Attachment B – Proposed Mapping. Whilst changes have not been made to all maps, all maps are provided here to support the creation of a new WLEP 2022.

The Maps with proposed changes are:

- Land Use Zone Map Note: Land bound by Beach Road, Simpson Street, Blair Street and Wellington Street, North Bondi is no longer undergoing a zone change.
- Active Street Frontages Map
- ~~Land Reservation Acquisition Map~~

The current WLEP Flood Planning Maps are being repealed under this Planning Proposal, as per the instruction of the NSW Department of Planning, Industry and Environment. The Flood Planning Maps will be moved to the Waverley Development Control Plan 2012 instead.

PART 5 – COMMUNITY CONSULTATION

Public exhibition is likely to include a newspaper advertisement, a display on the Council's website and written notification to affected landowners. The Gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal.

Pursuant to Division 3.4 of the Act, a planning proposal must be placed on public exhibition for a minimum of 28 days, or as specified in the gateway determination for the proposal. The Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

For the purposes of identifying existing and proposed mapping changes, it is proposed to direct the community via the Have Your Say page to Council's online mapping tool, which is an interactive and user friendly tool to be able to view existing and proposed LEP Maps. The existing maps and proposed maps will be clearly identified and provided within a specific 'Draft Waverley LEP' setting. To view the existing maps as an example, please refer to:

https://planning.waverley.nsw.gov.au/connect/analyst/mobile/#/main?mapcfg=Planning

PART 6 – PROJECT TIMELINE

The following indicative project timeline will assist with tracking the progress of the planning proposal through its various stages of consultation and approval. It is estimated that this amendment to WLEP will be completed by June 2022.

The detail around the project timeline is expected to be prepared following the referral to DPE for a Gateway Determination.

Tasks	Timeframe
Submit Planning Proposal to Council for endorsement	April 2021
Gateway Determination	August 2021
Public Authority Consultation	November 2021 - January 2022
Community Consultation	November 2021 – January 2022
Post Exhibition Review	February 2022
Update Planning Proposal / Report to Council	March 2022
DPE review of final Planning Proposal	March 2022

Parliamentary Counsel drafting of LEP	April 2022
DPE to finalise LEP	May 2022

ATTACHMENT B - PROPOSED NEW MAPPING

Waverley Local Environmental Plan 2022

Local Strategic Planning Statement Implementation

Attachment B – Mapping

1. Active Street Frontages Map
2. Land Zoning Map

Waverley Local Environmental Plan 2021

Active Street Frontages Map - Sheet ASF_001

Active Street Frontage

Refer to clause 6.5

Cadastre

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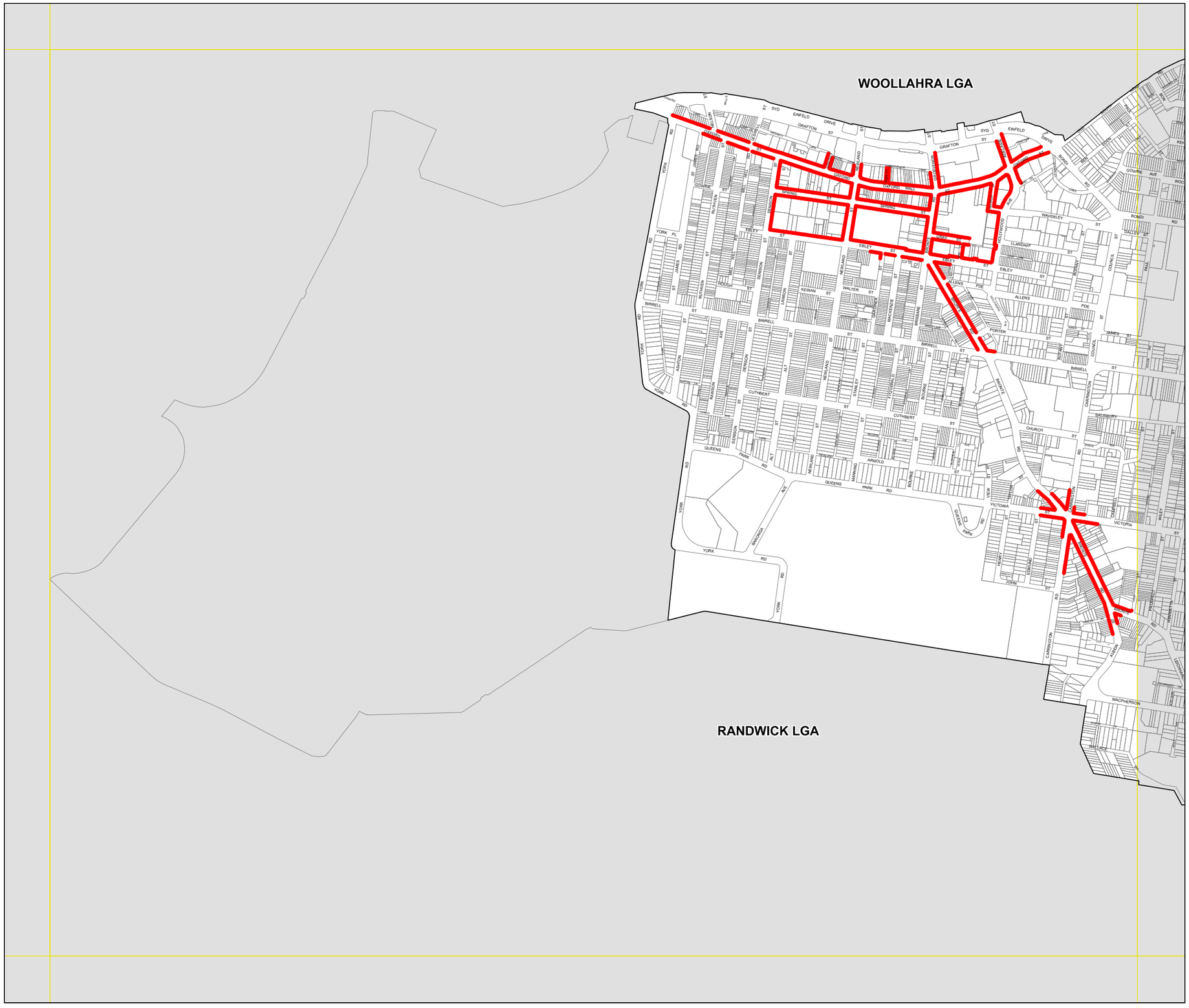

Waverley Local Environmental Plan 2021

Active Street Frontages Map - Sheet ASF_002

Active Street Frontage

Refer to clause 6.5

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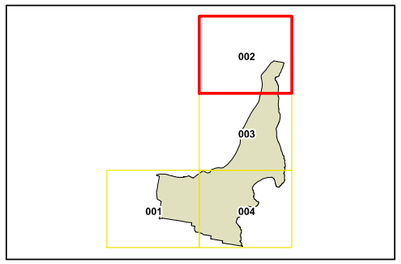

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Waverley Local Environmental Plan 2021

Active Street Frontages Map - Sheet ASF_003

Active Street Frontage

Refer to clause 6.5

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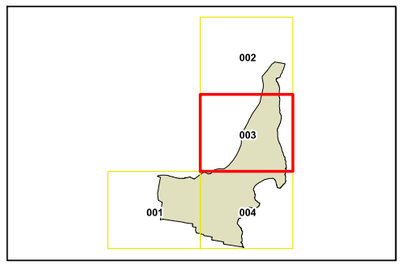

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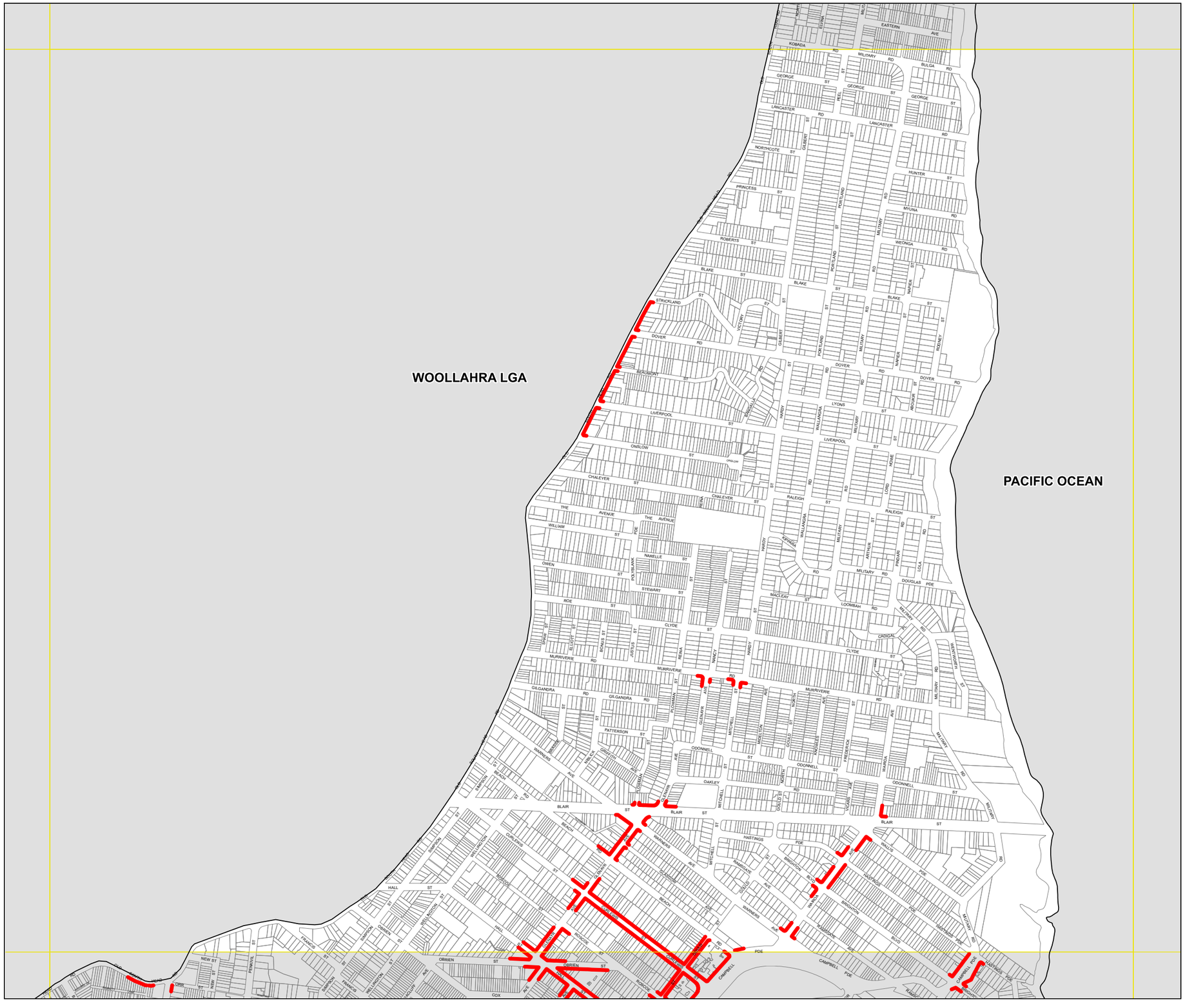

Waverley Local Environmental Plan 2021

Active Street Frontages Map - Sheet ASF_004

Active Street Frontage

Refer to clause 6.5

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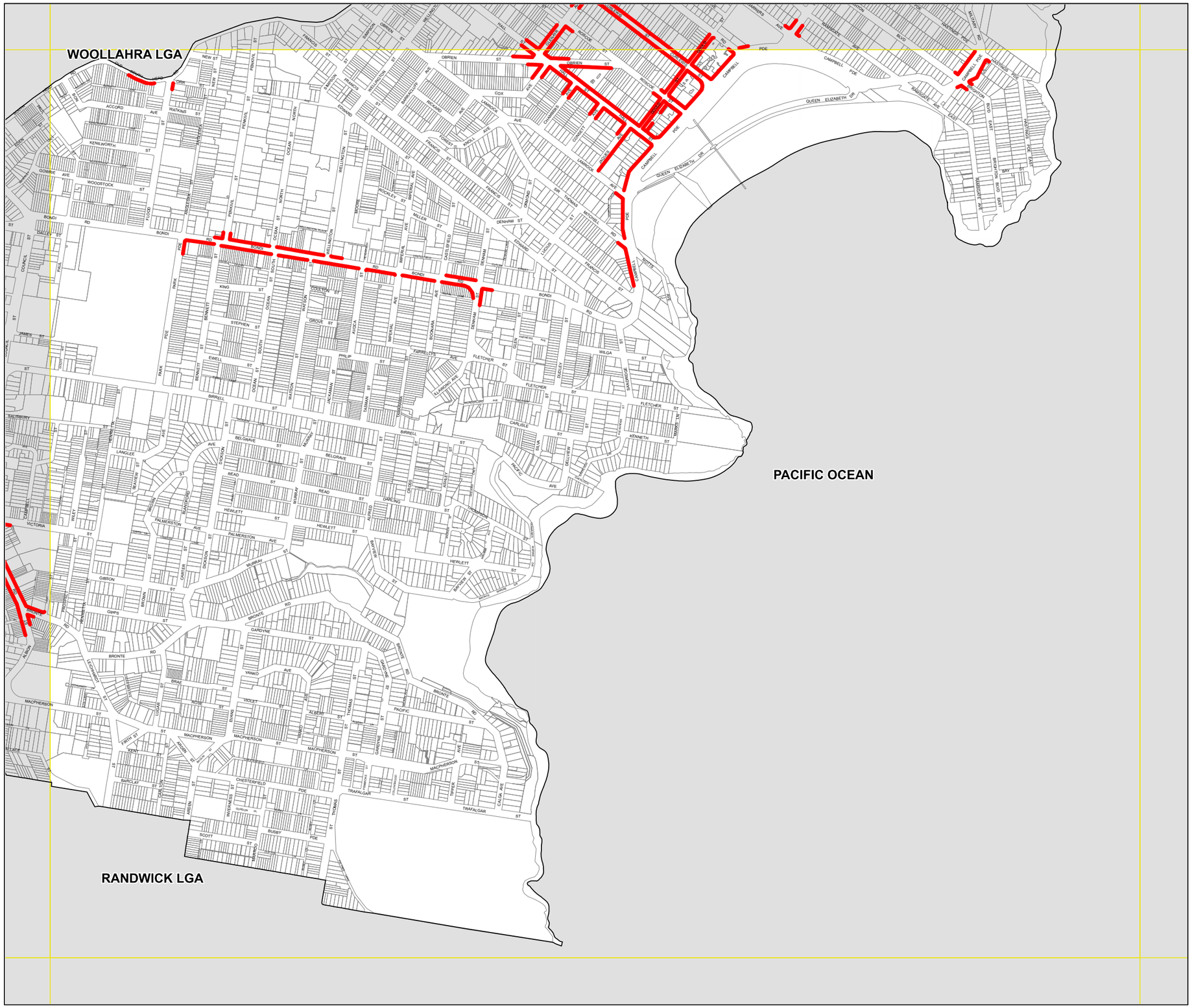

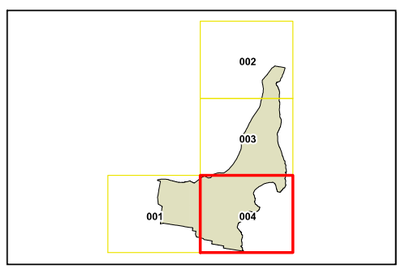

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Waverley Local Environmental Plan 2021

Land Zoning Map - Sheet LZN_001

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure

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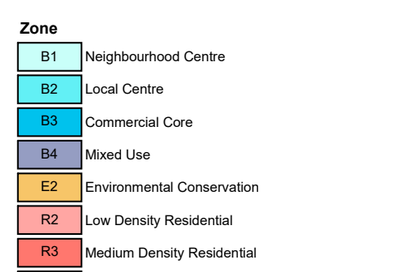

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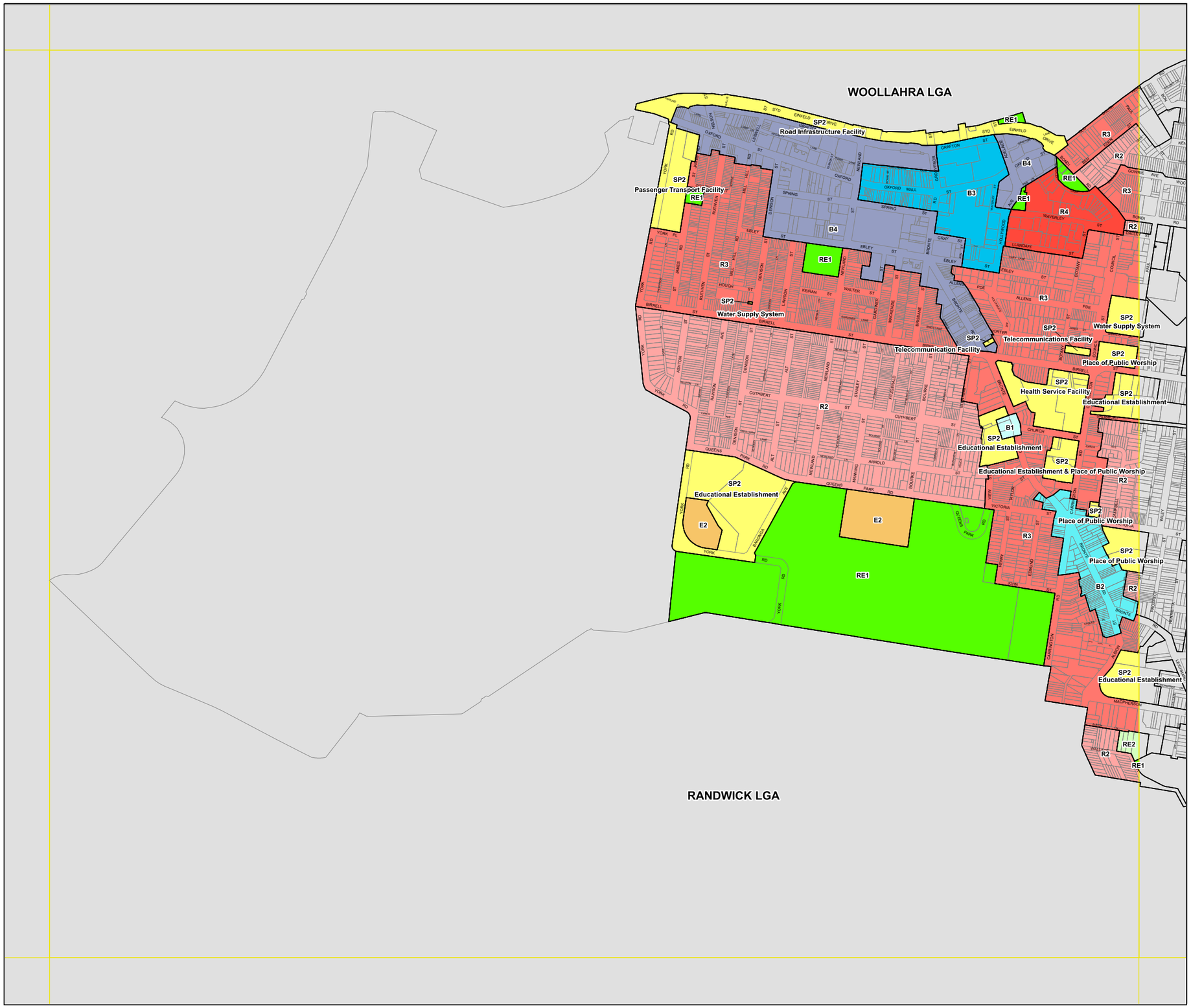

Waverley Local Environmental Plan 2021

Land Zoning Map - Sheet LZN_002

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- E2 Environmental Conservation
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure

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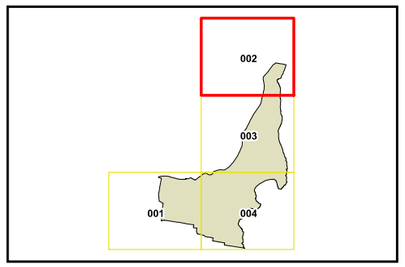

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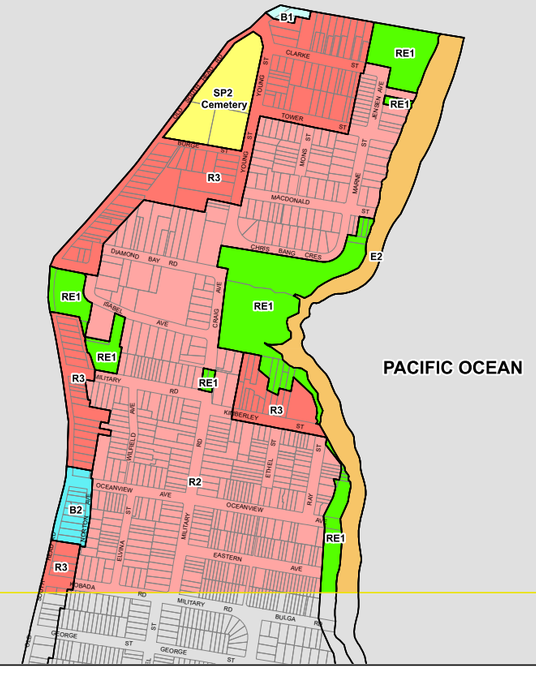

Waverley Local Environmental Plan 2021

Land Zoning Map - Sheet LZN_003
Recommended amendment

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure

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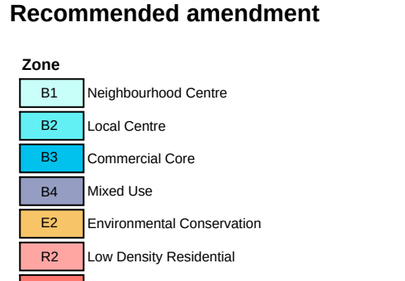

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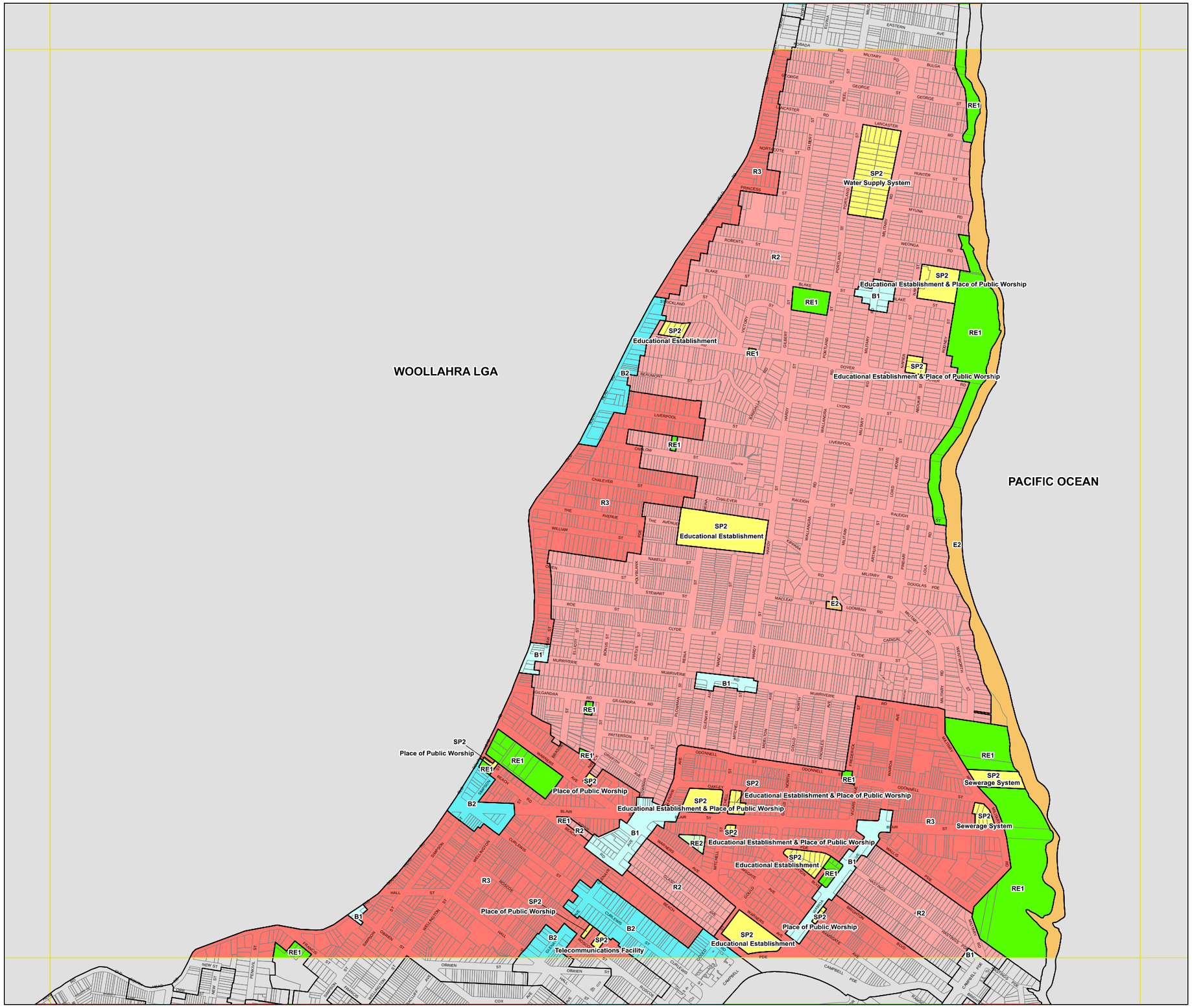

Waverley Local Environmental Plan 2021

Land Zoning Map - Sheet LZN_004

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure

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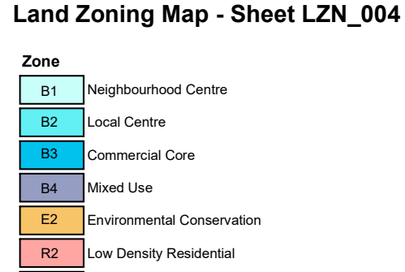

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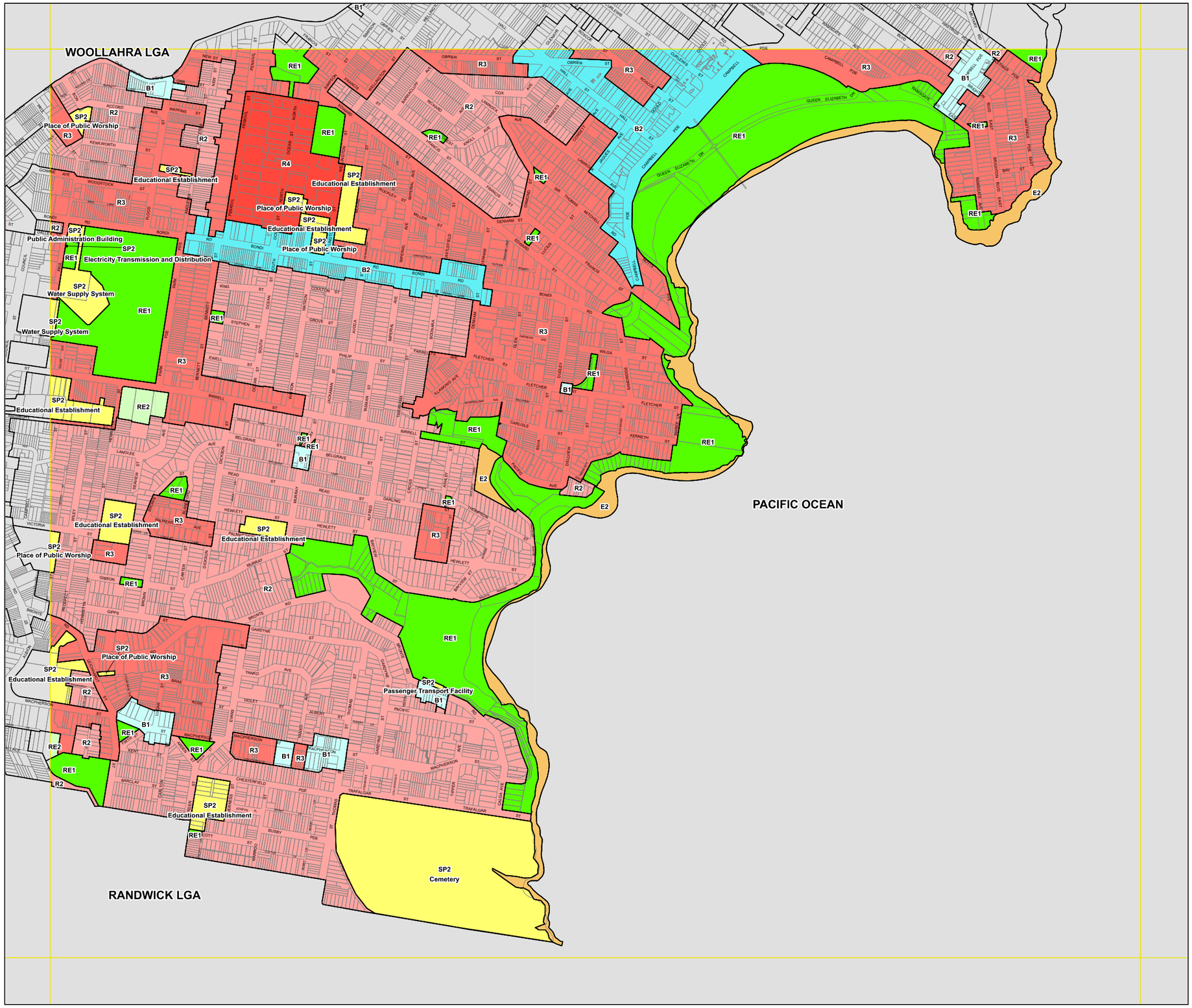

WAVERLEY COUNCIL

1. Introduction

In December 2021, the Department of Planning and Environment (DPE) announced a review of existing rezoning processes which currently Council participates in as part of the planning proposal process. As part of this review, a discussion paper has been prepared entitled *A New Approach to Rezonings* (the discussion paper) and placed on public exhibition until 28 February 2022.

According to the DPE, the proposed approach intends to balance the need for a responsive and flexible planning system with the robust processes that maintains good planning outcomes. The new approach aims to support a stronger strategic planning process and the DPE believes this will occur by;

- simplifying the rezoning process and minimising duplication,
- improving transparency,
- improving consultation processes,
- reducing processing times,
- creating more certainty and consistency,
- empowering councils to make decisions on matters important to their communities while allowing the NSW Government to deal with matters where government intervention is beneficial,
- giving private proponents control and responsibility for rezoning requests, and
- improving the quality of planning proposals.

The discussion paper aims to build on recent changes to the way in which amendments of a Local Environmental Plan (LEP) occur, with the release of the new *LEP Making Guideline*. The new Guideline seeks to better explain the planning proposal system to rezone land and implements new changes, intended to improve the process, such as the introduction of timeframe expectations for the assessment of planning proposals. The changes outlined in the LEP Making Guideline came into effect on the 15 December 2021.

In providing feedback to the discussion paper, Council has structured its response based on the structure of the discussion paper, providing comment on the specific questions raised within the document, as well as providing general and additional comments where necessary. A number of figures and tables from the discussion paper have also been provided throughout the submission for reference.

The proposed new framework compared to the current framework is shown in the overleaf figure extracted from the discussion paper.

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WAVERLEY COUNCIL

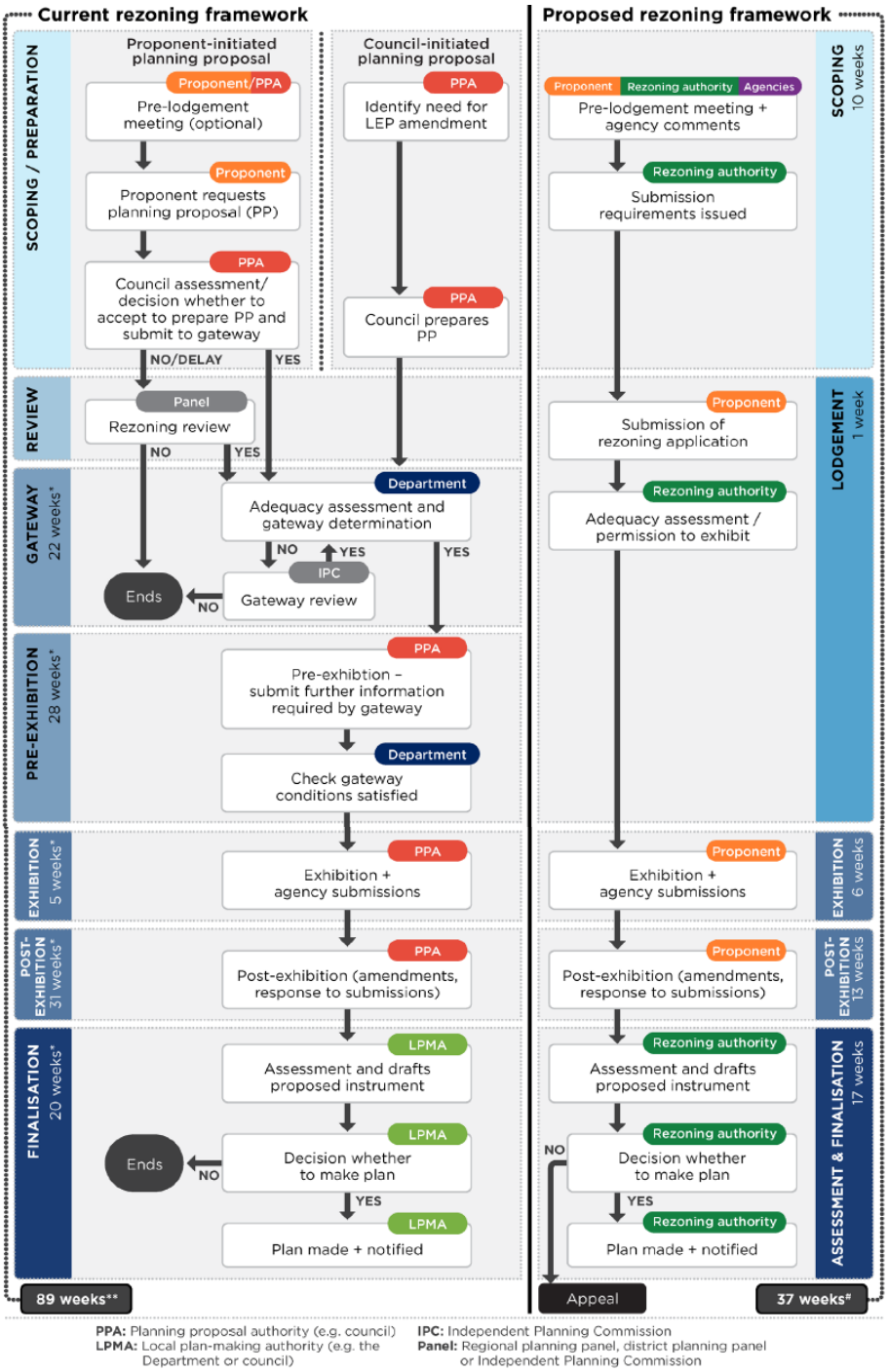

Figure 1 - Comparing the current and proposed rezoning frameworks (source: DPE)

WAVERLEY COUNCIL

2. New Terminology

The proposed changes to terminology, as outlined in the discussion paper are shown in the following table.

Current	Proposed	Description of proposed role
Rezoning request/planning proposal	Rezoning application	An application to make or amend an LEP.
• Private proponent (not recognised) • Public authority proponent (not recognised) • PPA ('owner' of the planning proposal, usually council)	Proponent (private, public authority or council)	A rezoning application lodged by a: • private individual or corporation • public authority, including a state-owned corporation • council for changes to their LEP.
LPMA (makes the LEP)	Rezoning authority	The party responsible for assessing and determining the rezoning application. This could be a council or the minister, depending on the type of rezoning application.
Gateway	N/A	Included in the rezoning authority function.

Table 1 - Current and proposed terminology (source: DPE)

Waverley Council response

The intention to change the terminology is supported, particularly in relation to the difference between the PPA and LPMA, which is often misunderstood, or difficult to explain to the community.

The community and developers understand and generally refer to any changes to the LEP as a 'rezoning' and therefore the proposed terminology could help to reduce confusion with the community and councils using the same terminology (rather than referring to the current generic term 'planning proposals'). Whilst changes to the terminology may be of benefit, the proposed change of terminology for the overarching process to 'rezoning application' does have the potential to result in some confusion, especially in circumstances where applications do not propose changes to zoning, or in instances where applications propose changes to not only zoning, but also to other principal development standards (such as height, floor space ratio, permitted uses, etc.)

3. New Categories and Timeframes

3.1 New Categories

The discussion paper proposes four different categories specific to different types of applications. It is noted that these categories have already been implemented through the new LEP Making Guidelines which came into effect on 15 December 2021.

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The categories are listed in the below table.

Category	Description
Category 1 (Basic)	Administrative, housekeeping and minor local matters such as: • listing a local heritage item, supported by a study endorsed by the department's Environment, Energy and Science group • reclassifying land where the Governor of NSW's approval is not required • attaining consistency with an endorsed local strategy, such as a local housing strategy • attaining consistency with section 3.22 (fast-tracked changes of environmental planning instruments of the EP&A Act).
Category 2 (Standard)	Site-specific rezoning applications seeking a change in planning controls consistent with strategic planning, such as: • changing the land-use zone if a proposal is consistent with the objectives identified in the LEP for that proposed zone • altering the principal development standards of the LEP • adding a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP • ensuring consistency with an endorsed strategic planning or local strategic planning statement • classifying or reclassifying public land through the LEP.
Category 3 (Complex)	Applications that may be not consistent with strategic planning, including any LEP amendment not captured under category 1 or 2. Examples include: • changing the land use zone and/or the principal development standards of the LEP, which would increase demand for infrastructure and require an amendment to or preparation of a development contribution plan • responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends • requiring a significant amendment to or preparation of a development contribution plan or a related infrastructure strategy • making amendments that aren't captured as principal LEP, standard or basic planning proposal categories.
Category 4 (Principal LEP)	A comprehensive or housekeeping rezoning application led by council, proposing broadscale policy change to the LEP for the whole LGA.

Table 2 – New categories and descriptions (source: DPE)

Waverley Council response

It is noted that prior to the recent changes, there was no consistency relating to different types of planning proposals in different LGAs in NSW and the changes brought forward in the LEP Making Guideline aim to make for consistency in specifying different categories and types of applications

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across the state. Council is supportive of the intention of the DPE in doing this, however, believes that the DPE should consider engaging with stakeholders in the short-medium term following the implementation of the changes, to obtain feedback as to whether the new categories has been deemed to have been an effective and practical change. Further refinement of Category 3 (Complex) may be necessary. There may be questions regarding how a carezoning application is "not consistent with strategic planning" but can still pass a 'strategic merit' test. The final catch-all dot point referring to amendments that aren't Category 1, 2 or 4 could be deleted as it invites speculative rezoning applications that aren't strategic, don't respond to a change in circumstances and are likely to include small, single sites that would be more suitable for a DA pathway and unsuitable for a rezoning application.

3.2 New timeframes

In addition to the new categories, the discussion paper also proposes benchmark timeframes against each of the categories, specifying maximum time frames for each of the following stages:

1. Scoping
2. Lodgement
3. Exhibition
4. Post-exhibition
5. Assessment and finalization

A summary of the proposed timeframes is specified in the table below.

Stage	Category 1 (Basic)	Category 2 (Standard)	Category 3 (Complex)	Category 4 (Principal LEP)
Scoping	6 weeks	10 weeks	12 weeks	10 weeks
Lodgement	1 week	1 week	1 week	1 week
Exhibition	4 weeks	6 weeks	8 weeks	6 weeks
Post-exhibition	10 weeks	13 weeks	15 weeks	17 weeks
Assessment and finalisation	11 weeks	17 weeks	24 weeks	26 weeks
Total, excluding scoping*	**26 weeks**	**37 weeks**	**48 weeks**	**50 weeks**

*The total timeframe does not include the scoping stage, which occurs before lodgement.

Table 3 - Proposed categories and benchmark timeframes (source: DPE)

Waverley Council response

Discussion paper question: Do you think benchmark timeframes create greater efficiency and will lead to time savings?

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It is probable that placing benchmark timeframes may result in perceived time savings and greater efficiencies in the process. However, any incentives or disincentives implemented to achieve timeframes – such as deemed refusal or refund of planning fees – need to be considered carefully as they may result in perverse policy outcomes, such as lengthy timeframes in appeals processes which wouldn't be recorded in the 'official' timeframes and/or poorer quality planning outcomes. It is vitally important that any timeframes placed on different parts of the process have fully factored in an appropriate length of time for each of the stages. It is also noted that the real time it takes from initiation to finalisation might remain the same, however the 'formal' time between lodgement and finalisation will be less, as there will be more time spent in the scoping/preparation phase.

It is Council's experience that most of the abovementioned stages often take longer than is initially anticipated, due to delays from all stakeholders involved in the process. From Council's perspective, these delays can result from:

- Responses to requests for information from private proponents taking longer than anticipated.
- Unsatisfactory/insufficient information being provided by private proponents either at pre-Gateway or post-Gateway (under the current gateway process).
- Proponents not taking on initial advice provided as part of the scoping / pre-lodgement phase.
- Requests from the community and elected members for extensions of exhibition periods, due to the substantial nature of many proposals.
- Delays in reporting to Council, due to changes in meeting schedules.
- Delays with gateway assessment and determination.
- Delays in receiving responses from State Agencies.

Council does not support restrictive timeframes placed on these processes which, if not abided by may result in a penalty for Council and the proposed timeframes do not allow enough consideration to the varied resourcing across different LGAs, the nature of public exhibition and reporting these matters to decision makers, alongside other abovementioned issues. The lack of resourcing in smaller councils may mean that strategic planning staff are consistently delaying strategic planning projects to meet deadlines for reactive spot rezonings. This would be particularly acute when councils update their LSPS and associated strategic studies every five years in response to the GSC District Plans, or as required in order to implement NSW Government reform packages.

Should the DPE reconsider and provide the above timeframes (or revised, more appropriate timeframes) as guiding timeframes in which stakeholders should work towards (without an on-the-clock/stop-the-clock approach) Council would consider this approach more favourable. Alternatively, the DPE may consider stop the clock provisions where both the Council and developer agree it is appropriate.

4. New Roles

The discussion paper proposes changing the roles of the different stakeholders involved in the rezoning process. The new proposed roles are specified in the below table.

Type of rezoning	Department role	Department level of involvement	Council role
Public authority proponent	Assesses and determines	Department assesses and determines	Consultation
Council proponent (category 3 and 4)	Assesses and determines	Department assesses and determines	Proponent

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Council proponent (Category 1 and 2)	Conducts scoping and adequacy at lodgement	Department has limited involvement	Proponent + assess and determines after permission to exhibit
Private proponent (categories 1,2 and 3) – inconsistent with specified s9.1 direction/s	Given notice and opportunity to comment given during exhibition	Department has limited involvement	Assesses and determines
Private proponent (categories 1,2 and 3) – consistent with s9.1 directions	Department has no involvement	No involvement in assessment except support, case management and monitoring	Assesses and determines

Table 3 - The roles of councils and the department under the new approach

4.1 Proponents

Councils – rather than private proponents – usually make changes to LEPs to ensure that LEPs give effect to strategic plans. The current rezoning request process means that Council is responsible in progressing a planning proposal, with costs covered by the private proponent. This means that the private proponent are not considered as the applicant.

The proposed approach in the discussion paper aims to recognize private proponents as applicants, as they are in the development application process. These changes would result in the proponent being able to:

- meet with the rezoning authority to discuss a potential request,
- submit a rezoning application and have it assessed and determined after public exhibition, and
- appeal a decision made about a rezoning application because of a delay or dissatisfaction with a decision (discussed later in this submission).

In addition, the discussion paper specifies that the private proponent will be responsible for all fees, meeting information requirements, consulting with state agencies, and reviewing and responding to any submissions received during consultation.

A private proponent will only be able to lodge a rezoning application if they are the owner of the land or have obtained the consent of the landowner to which the application relates. It is noted that under the current process, private proponents do not have to be the owner of the land or have landowners' consent to lodge a planning proposal with Council.

Waverley Council response

The discussion paper proposes elevating the role of private proponents to giving them more active participation and responsibilities throughout the process.

Council supports the requirement for a private proponent to only be able to lodge a rezoning application if they are the owner of the land or have obtained landowners consent for all relevant lots. However, the changes proposed in the discussion paper will result in the proponent more actively engaged in the rezoning application process, essentially leading the consultation process and given the

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responsibility of receiving, reviewing and responding to submissions as part of the public exhibition process. These tasks are better placed within the remit of Council in order to ensure the exhibition process is more genuine and meaningful for those who provide submissions. Based on Council's experience in the past where officers been invited to join proponents privately run engagement activities, that the proponents ultimate summary of engagement as subsequently lodged to Council, did not accurately reflect feedback from the community.

The new proposed process may create significant angst and confusion in the community if a rezoning application is advertised and believed to be supported by Council, especially if the exhibition and engagement references Council involvement in the scoping phase. This could be reduced by requiring private proponents to make it clear that they are acting alone and without Council endorsement.

Further discussion is provided in more detail relating to these matters throughout the submission.

4.2 Councils

Councils will continue to have a role in all rezoning applications, whether this is as a proponent, or in an assessment and determination or consultation role. The new approach aims to empower councils to make decisions about their local area without unnecessary DPE intervention.

This means that for private proponent rezoning applications, councils will have full control of the process, including giving permission to exhibit, which is currently given by a gateway determination. Councils will also review any changes after exhibition and make the final decision. To support this expanded role, the DPE believes that councils will be better resourced through a new fee scheme that will compensate councils for the full cost of assessing a rezoning application, while also enabling them to invest in staff and better systems. Further discussion regarding Council's role in the process is provided throughout the submission.

According to the discussion paper, the DPE would still be available to offer support and assistance where needed, as well as education and training. If a council is the proponent of a rezoning application, they would continue to be appointed as the rezoning authority after scoping and once the department has given permission to exhibit.

It is also proposed that the type of council-proponent rezoning applications that a council can determine will also be streamlined to include all category 1 and 2 applications (unless there is a conflict of interest).

Waverley Council response

Discussion paper question*: *What do you think about giving councils greater autonomy over rezoning decisions?

Council supports the greater autonomy outlined in the discussion paper over rezoning decisions. As the primary stakeholder involved in undertaking local strategic planning, Council is best placed to consider any changes to its LEP and welcomes its role in the process.

It is noted that there is currently limited mention of what the role the Local Planning Panel (LPP) would play in any new process. Under the current existing process, planning proposals are required to be reported to the LPP. The retention of the LPP in the reporting/decision making process is supported in

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ensuring that an independent review of the application can occur, and Council believes rezoning applications should be reported to the LPP prior to being reported to Council and a final determination being given.

It should be noted that despite councils being granted a greater autonomy (as is discussed later in Council's submission) this signaled greater autonomy should not be undermined by changes to the appeals process. In some instances, the new process actually limits Council's autonomy. Under the current approach, once Council has LPMA and decides to alter or refuse a planning proposal, there is no recourse for appeal for a private proponent. Under the proposed changes outlined in the discussion paper, the ability for a private proponent to appeal any final Council determination on any rezoning application type, limits the autonomy of a council. Ensuring any new process cannot be viewed by private proponents as simply a step on the way to an appeals process should be an important measure taken by the DPE as part of any changes to the process. This is further discussed under the appeals section of this submission.

***Discussion paper question: what additional support could we give councils to enable high-quality and efficient rezoning decisions*?**

To ensure high-quality and efficient rezoning decisions under a potentially higher-pressure, higher-stakes structure as is proposed in this discussion paper, councils need a well-designed rezoning process and adequate resources. A well-designed process would limit the amount of speculative and non-strategically aligned planning proposals to assist Councils in dealing with these matters swiftly. The process must reduce the ability for appeal rights and increase council determination powers, to avoid Council's, private proponents and the DPE and other state agency's time, money and resources being wasted on speculative planning proposals. The continued involvement of LPP can also provide additional independent oversight in the decision-making process as has been outlined earlier in this submission.

Furthermore, the DPE could give Councils additional financial support, particularly in assisting during the first few years of any changes, while Council's are still trying to gain an understanding as to what a typical volume of rezoning applications would look like. Additional financial support could be provided, for example in the form of non-contestable grant funding which is guaranteed for a number of years (i.e., 3-year terms) to bolster Council's ability to provide adequate staff resources. It is noted the DPE and other State Government agencies already provide these sorts of grants for councils to implement priority projects in other areas (for example Environment and Waste grants) and therefore, given the strong importance placed by the community and State Government on matters relating to strategic planning in NSW, it is not unreasonable to extend this type of program to support these changes.

Discussion paper question: what changes can be made to the Department's role and processes to improve the assessment and determination of council-led rezonings?

Council recommends the following:

- Increase internal delegation so that rezoning applications requiring the DPE to determine the outcome don't get delayed awaiting sign-off from senior executive.
- Internal DPE timeframes should be met. Consideration should be given for Council to progress their application through to the next stages on the presumption of approval – i.e. 'silence will be taken as acceptance'.
- The DPE should not hesitate to provide a swift refusal – DPE is often reluctant to provide a determination or written advice for fear of being challenged by Council. This needs to stop.

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- Their newly defined role as outlined in the discussion paper should be implemented.

4.3 Department of Planning and Environment

Under the new process, Departmental resources will be refocused to state-led, strategic and collaborative planning. The aim of this, according to the discussion paper, is so that the DPE can focus on the plan-led system and on matters of state and regional significance. The type of rezoning applications no longer assessed or determined by the minister through the department will include:

- private proponent rezoning applications (notice to the department may be needed if the rezoning application is inconsistent with a s. 9.1 direction),
- council proponent rezoning applications where the council is the rezoning authority (for example, mapping alterations, listing local heritage items, strategically consistent spot rezonings).

The minister, through the department, will assess and determine:

- rezoning applications initiated by public authorities
- rezoning applications accompanying a state-significant development application
- council proponent rezoning applications
- rezoning applications that propose to amend a SEPP
- rezoning applications that are state or regionally significant. The department will also continue to lead state-led rezonings, which will be generally carried out through a SEPP process and not through our proposed new approach.

The Department's Planning Delivery Unit was established in 2020 to progress priority development applications and planning proposals that are stuck in the system. Under the proposed new approach, the unit's role will continue, and the department's regional teams will continue to assist councils, state agencies and private proponents at either the scoping stage or to help resolve issues after lodgement. All rezoning applications would be lodged and progressed through the NSW Planning Portal.

Waverley Council response

Discussion paper question: is there enough supervision of the rezoning process? What else could we do to minimise the risk of corruption and encourage good decision-making?

The continued involvement of the LPP is a suitable way of limiting corruption and providing independent involvement in the decision-making process. If there is a conflict between the decision of the LPP and Council (for example the LPP says no and Council says yes) then this has the potential to provide an opportunity for the DPE to review the process that has occurred up until the decision-making part of the process, to ensure no conflicts of interest have occurred throughout the process.

Discussion paper question: Do you think the new approach and the department's proposed new role strikes the right balance between what councils should determine and what the Department should determine?

The new approach provides Council and the community with greater certainty over who will be the assessing and determining body, in comparison to the current system where Council is unlikely to be given the role of PMA, if the planning proposal has been through the rezoning review process.

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The role of the DPE in council led rezoning applications (where council is the proponent) could be more clearly defined than is in the discussion paper. Council believes that in relation to Category 1 and 2 applications where council is the proponent and where the DPE is responsible for conducting scoping and adequacy at lodgement (and providing permission to exhibit), that the role of the DPE is limited to ensuring proposed changes are consistent with the relevant legislation (i.e., EP&A Act, relevant SEPPs) and the strategic framework of both councils and the State Government. Council does not believe a comprehensive merit assessment (as is conducted in the current gateway process) is relevant for the DPE to undertake in this instance, otherwise the proposed removal of the gateway process would become meaningless.

There are also questions regarding the involvement of the DPE in the scoping phases. It is noted in the Scoping part of the discussion paper, it outlines that 'state agencies' will be involved; however, it is unclear if this also includes the DPE. It would be particularly important to have the DPE involved in circumstances where an application is inconstant with ministerial directions, as the DPE would be best placed to advise Council whether these inconsistencies warrant the application not proceeding to exhibition.

It is important to note that with the DPE absolving itself of many of its current responsibilities in the current process, any additional work for councils should be reflected in the way fees are structured, to ensure councils are not worse off financially under any changes.

4.4 Public authorities

State agencies

The discussion paper proposes changes to the agency referral process for rezoning applications.

Currently, the DPE believes that providing input into rezonings can be resource-intensive for agencies and has the potential to delay assessment, especially if feedback comes late in the process and requires fundamental changes to a proposal.

The revised role of state agencies is discussed in more detail throughout this submission and essentially sees the role of states agencies participating in:

- Scoping of the rezoning application, prior to lodgement.
- Exhibition of the planning proposal, by providing feedback as necessary prior to the assessment of the rezoning application by the rezoning authority.

Public authority proponents

There are also circumstances where public authorities that are holders of infrastructure and other assets are also proponents in the rezoning process. Under the proposed new approach, if a rezoning application is initiated by a public authority, the application will be lodged with and determined by the DPE rather than a council.

Waverley Council response

Discussion paper question: Is it enough to have agencies involved in scoping and to give them the opportunity to make a submission during exhibition?

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Based on Council's experience, the current proposed approach would provide state agencies with a more active role in the process, and Council is supportive of this. In the past, state agencies have often sought extensions or been unable to provide submissions during the public exhibition of planning proposals, which has resulted in the absence of important information and feedback being received.

Discussion paper question: Do you think it would be beneficial to have a central body that co-ordinates agency involvement?

The most appropriate central body to co-ordinate agency involvement should be the DPE. The DPE, as a state agency itself should take the lead approach in assisting the rezoning authority to gain adequate agency involvement.

Discussion paper question: **If a state agency has not responded in the required timeframe, are there any practical difficulties in continuing to assess and determine a rezoning application?**

Any new process should be set in a way that allows for extensions of timeframes for exhibition, particularly in relation to state agency feedback, particularly if state agency feedback is of critical importance.

4.5 Inconsistencies with section 9.1 ministerial directions

Currently, the approval of the DPE secretary may be required if a planning proposal is inconsistent with a s. 9.1 direction. Section 9.1 directions cover the following categories:

- employment and resources
- environment and heritage
- housing, infrastructure and urban development
- hazard and risk
- regional planning
- local plan making
- metropolitan planning.

Under the new approach proposed in the discussion paper it is proposed that:

- in some circumstances, a council can approve an inconsistency, rather than notifying the department and seeking approval from the secretary
- in other circumstances, the department will be given the opportunity to comment and/or approve an inconsistency.

Waverley Council response

Discussion paper question: Should councils be able to approve inconsistencies with certain s. 9.1 directions? If so, in what circumstances would this be appropriate?

Major inconstancies with s.91 directions should be addressed in the scoping process where in which the rezoning authority (if council) should discuss the matter with the DPE, as s.91 directions relate specifically to the DPE and the relevant minister. If the DPE takes issue with any inconsistencies present, then councils should have the ability to refuse the application from proceeding any further toward exhibition and assessment. Should the DPE deem the inconsistencies acceptable, then council could have the opportunity to progress the application, provided it meets all the other criteria for permission to exhibit.

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Minor inconsistencies can likely be addressed throughout the process, and it is expected that the DPE would provide comment to this effect during the exhibition period, which would feed into any assessment undertaken by Council, when considering the ministerial directions as part of a broader assessment against other criteria.

5. New Steps

5.1 Scoping

The new approach includes a mandatory pre-lodgement stage for the standard, complex and principal LEP rezoning applications (optional for the basic applications) called scoping. The scoping process is the same as that set out in the new LEP Guideline, which are already in effect, except that under the new approach, it is proposed that scoping should be mandatory.

The intent of the Scoping stage is to allow relevant parties to come together early in the process to discuss the project and provide feedback and direction before detailed work has progressed.

Proponents will not be able to lodge a rezoning application without progressing through the scoping process. Under the proposed approach, failure to provide the information required in the study requirements may lead to rejection of a rezoning application at lodgement or refusal at the end of the process.

Study requirements will be valid for 18 months. If a rezoning application is not submitted in this timeframe, the scoping process will need to start again with new study requirements issued.

The following figure outlines the steps in the scoping process.

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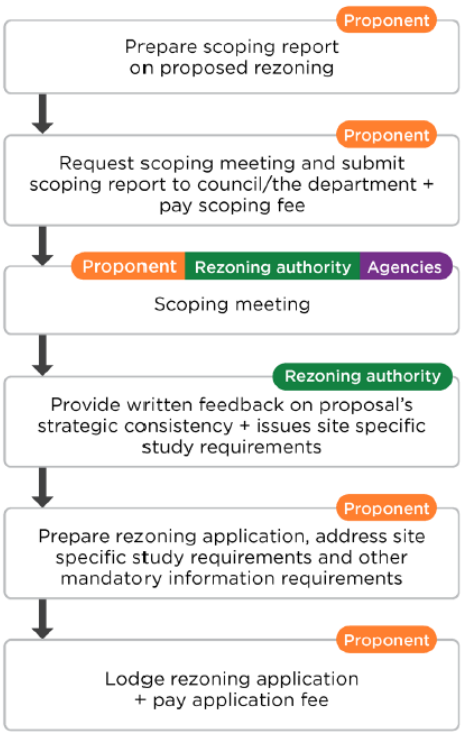

Figure 2 – Proposed framework for scoping (source: DPE)

Scoping report

The production of a high-level scoping report prepared by the proponent that overviews the proposal, how it aligns with the strategic context, any planning or site-specific issues, and any required studies.

Scoping meeting

A scoping meeting would be held between the proponent and the rezoning authority and other relevant parties (including state agencies) to discuss the scoping report and provide preliminary feedback. It is intended that early agency input will allow agencies to shape proposals early on and avoid problems later in the assessment process by allowing proponents to adapt or change their proposal to address agency issues at the outset.

Written feedback

The rezoning authority will provide written feedback that indicates;

- the rezoning application's consistency with strategic planning,
- agency feedback,
- any recommended changes to the rezoning proposal, and
- the nominated rezoning application category.

This written feedback will also set out the standard information that should accompany the rezoning application including;

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- intended objectives and outcomes of the proposal,
- broad justification/case for change – need, strategic merit and site-specific merit of the proposal,
- high-level evaluation against strategic planning (including any relevant SEPPs or s. 9.1 directions),
- any study requirements such as technical reports that demonstrate strategic and site-specific merit (the rezoning authority should seek input from relevant state agencies when determining these requirements), and
- whether a section 7.11 infrastructure contributions plan is needed (consistent with ministerial directions).

Although the rezoning authority will provide feedback on whether the rezoning proposal is likely to be consistent with strategic plans, the proposed approach specifies that the rezoning authority will not be able to prevent the proponent from lodging an application. Study requirements must still be issued, and a proponent may still lodge a rezoning application, and have it assessed and determined.

It is noted that the new LEP Making Guideline already contains information to support proponents, councils and state agencies throughout the new optional scoping process which is proposed as mandatory in the discussion paper.

Waverley Council response

The current proposed scoping process, whilst providing a good opportunity for multiple stakeholders to discuss the application, is insufficient as it lacks further review/confirmation relating to the site-specific study requirements and other mandatory information requirements.

As is outlined in **Figure 2**, there is currently no feedback process in between when the rezoning authority provides feedback relating to the proposal's strategic consistency and site-specific study requirements and the application being lodged by the proponent. It is noted that checking to ensure the application adequately meets the study requirements issued by the rezoning application is currently proposed during the lodgement phase (after lodgement). Council proposes that this part of the process should instead be undertaken prior to lodgement.

It is also noted that the Scoping stage should address matters related to the rezoning application itself, and not a proposed future development scheme. Waverley Council often receives planning proposals with building schemes developed to a development application level. This is a waste of the proponent's time and resources, as well as irrelevant for Council to consider, as the planning proposal seeks to amend only the development standards and controls, rather than seek approval for a specific development. Clarification from the DPE about the correct nature of a Scoping Report is recommended, which emphasises urban design and the demonstration of a range of potential built form outcomes under any proposed development standards and controls, rather than a nominated concept scheme as such.

Discussion paper question: Should a council or the department be able to refuse to issue study requirements at the scoping stage if a rezoning application is clearly inconsistent with strategic plans? Or should all proponents have the opportunity to submit a fully formed proposal for exhibition and assessment?

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If proposals are clearly inconsistent with strategic plans and it is evident that the application would unlikely get supported, it does not make sense for an application and supporting studies to be prepared and to proceed to public exhibition. This is for the following reasons:

- It would be a waste of Council's resources and the often-limited time of the community in providing feedback to go through all stages if the proposal is clearly not aligned with Council's strategic plans.
- Councils should have the discretion to stop rezoning applications that clearly fail strategic and site-specific merit.
- Alternatively, the DPE should have criteria if the potential rezoning application is inconsistent with strategic planning (LSPS, s9.1 Directions, etc.) and is not responding to a change in circumstances (such as major investment in public transport), then it should not proceed past the Scoping stage.

Accordingly, a high-level Scoping stage merit test is recommended, to provide a 'sense check' as to whether a proposal has enough merit to warrant the investment of public resources into the assessment following public exhibition. The discussion paper does not provide enough detail surrounding what would prevent a rezoning application from being placed on exhibition.

5.2 Lodgement

Rezoning applications will be lodged on the NSW Planning Portal, the NSW Government's online planning system. The rezoning authority will check that the application is adequate and have seven days to confirm that study requirements have been met.

The intention of the abovementioned changes is to align with the development application process, enabling greater opportunities to lodge concurrent rezoning applications and development applications.

Where requirements are met, this will trigger exhibition of the rezoning application, meaning the application will go live on the portal and the formal exhibition period begins. This is a significant change from the existing process. Currently, exhibition is determined as part of the gateway determination, when both the adequacy of information provided, and the proposal's strategic alignment is assessed. A proposal might not proceed if it is found to be inadequate.

Waverley Council response

In response to the discussion regarding the lodgement of a rezoning application and 'permission to exhibit' as outlined in the flow chart illustrating the new process, it is not exactly clear as to what would prevent an application from proceeding to exhibition. The discussion paper outlines that "the rezoning authority will check that the application is adequate and have 7 days to confirm that study requirements have been met". A timeframe of 7 days is unlikely to be enough time for Council to thoroughly ensure that all study requirements have been met, particularly as applications will likely involve multiple departments who will be referred to for comment on things outside of the speciality of the nominated assessing officer for matters such as traffic reports, arborist reports, heritage conservation management plans etc. As the detailed process seeks to empower councils and elevate their role in the rezoning application process, councils should have a strong remit to refuse an application being placed on exhibition should an application not be deemed satisfactory to proceed.

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Discussion paper question: What sort of material could we supply to assure community members that exhibition does not mean the rezoning authority supports the application and may still reject it?

The new proposed process may create significant angst and confusion in the community if a rezoning application is advertised and believed to be supported by Council; especially if the exhibition and engagement references Council involvement in the Scoping stage.

A clear discussion and explanation of the process is required if a new approach to rezonings is implemented. The DPE should work with Councils to implement effective communications around the changes, in order to ensure the community properly informed and educated.

Template key messages and other materials (such as fact sheets on the processes) would be beneficial for councils to utilise in their communications, as well as for consistency of messaging across different LGAs. A series of educational videos prepared by the DPE would be useful to clarify the process of exhibition, and that the rezoning application has not yet been thoroughly assessed. If the DPE is to prepare this, a similar video that explains the development application process, and how development applications are different to rezoning applications, would also be helpful for the community.

Furthermore, general communications to the public, relating to changes to the planning system (which have been frequent and substantial in recent years) should be improved.

Discussion paper question: What do you think of removing the opportunity for a merit assessment before exhibition? Will it save time or money to move all assessment to the end of the process?

Removing the opportunity for a merit assessment runs the risk of an inadequate proposal going to public exhibition. There is opportunity for a merit assessment to occur after exhibition (as is the case with Development Applications) only if appropriate measures are put in place to ensure Council is satisfied that the proposal has undertaken the appropriate studies and documentation, has passed an initial Scoping stage merit test, and is of a standard to be exhibited. As has been discussed throughout this submission, Council believes that there should be an opportunity for applications to be refused to proceed to exhibition, if they are deemed insufficient of clearly inconsistent with strategic planning.

If the process proceeds in its current form, clear communication will be required to explain the new process to the public (as mentioned in above discussion).

Discussion paper question: Should the public have the opportunity to comment on a rezoning application before it is assessed?

Allowing the public to provide comment on a rezoning application before it is assessed can be both beneficial and problematic. In the instance what is being proposed is unlikely to be approved by Council and/or may be controversial, the proposed process could result in a substantial number of submissions and concern from both the community and Elected Members. As a result, substantially more administration may be required by council officers in responding to enquiries and submissions received. If the process proceeds in its current form, these issues must be factored into the proposed fee structure and time frames.

Under the current system, whilst the above situation may occur in some certain circumstances, as Council has more closely vetted the planning proposal and it has also been through the Gateway

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process, it is more likely that documents placed on exhibition are more appropriate in relation to the types of proposals the community may expect in the respective LGA.

On the other hand, a benefit of having upfront feedback from the community would be that council officers can consider these views in their assessment process. Notwithstanding, we reiterate the earlier point raised that Council is best placed to consider and weigh community feedback, rather than having this mediated by the private proponent, whose interests may lie in downplaying any community concerns, in order to progress the application.

5.3 Exhibition

The discussion paper proposes a standard public exhibition period of between 14 and 42 days, depending on the category of rezoning application (as is currently the case, there could be circumstances where no exhibition is required).

A key shift in the new approach is to exhibit the rezoning application as soon as possible after lodgement. The discussion argues that currently, there can be a considerable lag between issuing a gateway determination that allows exhibition and the start of the exhibition, however it should also be noted that the DPE has recently set a maximum timeframe requirement for when in which councils have to exhibit, report and/or finalise planning proposals, as part of the Gateway Determination.

The proposed new approach would mean:

- The exhibition period automatically begins when the rezoning authority considers the rezoning application adequate and the rezoning application is visible on the NSW Planning Portal.
- Exhibition periods are determined according to the category of rezoning application (with an additional week included to allow the rezoning authority to send notification letters).
- Exhibition processes are automated as much as possible through the portal or, potentially, through integration with the Service NSW app.
- Proponents must provide a short, plain English summary of the proposal, its intent and justification and how it aligns with strategic plans, to be attached to notification letters.

Waverley Council response

The proposed public exhibition period is justified in the discussion paper by what the DPE sees as current exhibitions for planning proposals either taking too long to commence or being inefficient in nature. What the discussion paper fails to recognise is Council's role in facilitating exhibition and responding to questions and concerns from the community and elected members. The current process allows councils to place planning proposals on exhibition at the most appropriate time for Council, given limited resources and also the reporting requirements and frequency of Council meetings; something that should be an important consideration.

In addition, the current proposed timeframes for exhibition do not provide councils with enough flexibility in providing extensions, should more time be requested by one or multiple stakeholders. What is also important to note is that in Council's experience, state agencies often request extensions beyond the minimum 28 day exhibition period. If the DPE plans to set maximum timeframes for exhibition, it must work with state agencies to ensure they have adequate resources to provide comment on applications within the timeframe.

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Discussion paper question: What other opportunities are there to engage the community in strategic planning in a meaningful and accessible way?

The most meaningful way to engage the community in strategic planning in relation to the rezoning application process is ensuring that;

- exhibition periods are sufficient in length, and
  feedback from the community raised in the public exhibition period is properly considered and responded to in any post-exhibition assessment and decision making.

In addition, encouraging the community to be involved in a council's strategic planning processes in the future, will continue to prioritise the relevance and importance of strategic plans, and reiterate that applications must align with these plans.

Discussion paper question: do you have any suggestions on how we could streamline or automate the exhibition process further?

Council has no comments relating to the above.

Changes after exhibition

Following exhibition, it is proposed that the proponent must both summarise and respond to submissions received, including working with state agencies to resolve any objections. This will help the rezoning authority in its final assessment, while also giving the proponent the opportunity to respond to issues raised. Those who provided submissions will know the proponent's response to their submissions. As part of the response, the proponent will need to submit any changes or amendments to the rezoning application before final assessment.

Once the response to submissions and any amended rezoning application has been forwarded to the rezoning authority, assessment will begin. At this point, it is proposed the assessment 'clock' will start. The assessment clock is the time allowed for the rezoning authority to assess, finalise and determine a rezoning application before a proponent can:

- appeal (based on a decision that is deemed to be refused, a 'deemed refusal') and/or
- access a fee refund through a planning guarantee.

The deemed refusal and planning guarantee concepts are addressed in more detail in the next sections.

Waverley Council response

The proposed approach to responding to submissions is one of the most problematic elements of the proposed new framework and approach of the rezoning application process.

The discussion paper on many occasions outlines that part of the intention of the changes is to align the process more closely with that of the Development Application process. The proposed framework for dealing with post-exhibition changes is in contradiction to this intent. Under the Development Application process, councils (equivalent to the rezoning authority) have the ability to review submissions received, investigate issues raised by the community and subsequently request the proponent to respond to these issues or provide further information. The approach proposed in the

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discussion paper does not align with this, rather it puts the impetus on the proponent to only respond by updating the application if deemed necessary prior to assessment.

The discussion paper also proposes that the proponent responds directly to those who have who provided a submission via the planning portal. It is Council's opinion that this process will not result in sufficient responses to submissions from proponents and that as a result, further feedback will be provided to councils via other channels and further complicate the process.

In considering the above it is argued that submissions received during exhibition should be reviewed by the rezoning authority who reviews and raises the issues with the proponent and subsequently provides a response to the submissions once the assessment has been completed.

It should also be noted that in some cases, an exhibition period may highlight an additional study or report that is required, and the timeframe proposed may not be adequate to prepare a quality study.

Discussion paper question: do you think the assessment clock should start sooner than final submission for assessment, or is the proposed approach streamlined enough to manage potential delays that may happen earlier?

It is recommended that if any 'assessment clock' is adopted as part of any new rezoning application process, that it only starts at the point in which exhibition has concluded and all required information has been received.

Information requests

In the discussion paper, it is argued that ongoing requests for more information cause delays throughout the rezoning application process and create uncertainty for all parties to the process.

The discussion paper specifies that requests for more information will be discouraged in the new approach and will only permitted to;

- provide an opportunity for all necessary information to be identified upfront in the study requirements at scoping stage, and
- ensure that proponents resolve any outstanding agency and community concerns before submitting the final version of the rezoning application after exhibition.

Where requests for more information are unavoidable, or determining the application depends only on minor or unforeseen clarifications, the discussion paper proposes requests for more information are allowed;

- from state agencies during exhibition/agency consultation, direct with the proponent, and
- within 25 days of being forwarded to the rezoning authority for assessment. Where this happens, the assessment clock (see Part D: Appeals) will be paused.

Waverley Council response

Discussion paper question: Do you think requests for more information should be allowed?

Requests for more information should be allowed. It is important that the rezoning authority be able to request more information in response to any submissions provided during the public exhibition period.

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5.4 Assessment and finalization

Following exhibition and any amendments which are made, it is proposed that the rezoning authority will assess the rezoning application. The application may need to be exhibited again if changes made after the first exhibition are extensive – this will be determined by the rezoning authority.

If re-exhibition is not required and a rezoning application is supported, the rezoning authority will engage with the Parliamentary Counsel's Office to draft the instrument and mapping can be prepared. As is currently the case, the rezoning authority can vary or defer any aspect of an amended LEP, if appropriate.

In assessing a rezoning application, all decision-makers need to address the same considerations when determining if a plan should be made. Decisions will also need to be published on the NSW Planning Portal and with the reasons for the decision clearly communicated.

Rather than different assessment processes at gateway determination and finalisation, the DPE is proposing to standardise matters of consideration, as relevant to the final decision made by the rezoning authority. These standard matters will also inform advice given during scoping.

The kind of matters that could be considered include:

- Whether the proposal has strategic merit.
- Provisions of any relevant SEPP or section 9.1 directions (including the Minister's Planning Principles).
- Whether the proposal has site-specific merit.
- Any submissions made by the public or state agencies.
- The public interest.

In considering strategic merit, the rezoning authority would also have to consider whether the rezoning application:

- gives effect to the relevant strategic planning documents,
- is consistent with the relevant local strategic planning statement or supporting strategy, and
- responds to a change in circumstances not yet recognised under the existing planning framework.

In considering site-specific merit, the rezoning authority would consider:

- The natural environment, built environment, and social and economic conditions.
- Existing, approved or likely future uses of land near the land subject to the application.
- The services and infrastructure that are or will be available to meet demand arising from the rezoning application and any proposed financial arrangements for infrastructure provision.

Waverley Council response

These matters for consideration are supported, and it should be clear that a rezoning application is able to meet these matters at the Scoping stage, before proceeding to exhibition. The alignment of these matters of consideration at all stages is strongly supported.

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Discussion paper question: are there any other changes that we could make to streamline the assessment and finalisation process more? What roadblocks do you currently face at this stage of the process?

Council's planning instruments have been developed over time with continuous feedback from the community. The LEP represents the community's view on how their area should develop and gives certainty to the community and development industry. It is in this context and framing of the issue, that planning proposals (rezoning applications) can reinforce communities' views that the planning system can promote narrow private interests over the broader public interest, notwithstanding that the LEP and development standards are a relatively blunt instrument and that each site is different. If a proponent wants to increase the development standards and controls, then the burden of proof should be set high. For example, if the standard height of the R3 Medium Density Residential zone is 12.5m across the entire LGA, why should a single site, or collection of sites, request an 18m height in this zone? Proponents should demonstrate that there is something inherently wrong with the existing development standards (i.e., that they don't facilitate the objectives of the LEP, they are wholly unreasonable, etc.).

Currently, the Strategic Merit Test is so high-level and broad that most proponents can argue that the planning proposal has 'strategic merit'. The Strategic Merit Test should be extended to include the aims and objectives of the LSPS as well as the aims of the LEP and potentially the DCP where it outlines the future vision or desired future character for an area. The current framing of the Strategic Merit Test relies on very high level and broad strategies and objectives. Under the current system a planning proposal can contravene all the desired future character objectives for an area outlined in the DCP, but still meet the Strategic Merit Test. Similarly, a planning proposal can contravene the aims of an LEP – which are the organising principles upon which all the details hang - or objectives of the LSPS, but still 'pass' the Strategic Merit Test. In Waverley's instance, one of the aims of the LEP is "to provide an appropriate transition in building scale around the edge of the commercial centres to protect the amenity of surrounding residential areas". Nevertheless, the consequence of two Rezoning Review processes permitted planning proposals at the far edges of Bondi Junction (194 Oxford Street and 122 Bronte Road) which contravene this aim that establishes the framework for height controls in Bondi Junction. It is difficult to understand, when considering that these Planning Proposal's that patently undermined a key aim of the relevant LEP had 'strategic merit'.

If development standards have only been recently reviewed as part of a comprehensive LEP update, rezoning applications should not be able to pass the Strategic Merit Test. In the past, the approach has been that there will be a presumption against a Rezoning Review request that seeks to amend LEP controls that are less than 5 years old. It is recommended that this presumption be continued and embedded into any new process to reflect those controls may have been reviewed but left unchanged due to appropriateness and therefore should not pass the Strategic Merit Test regardless of whether the zoning or development standards have changed. It should also be broadened to include a presumption against an appeal if a rezoning application is inconsistent with an endorsed strategic study for the area that is less than 5 years old.

Discussion paper question: do you think the public interest is a necessary consideration, or is it covered by the other proposed considerations?

The public interest is a necessary consideration, however this is largely implicitly included in the other considerations. It would be beneficial to clarify and draw out a Strategic Merit test question that

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defines and relates specifically to the public interest. Public interest can be broadly defined and adapted to suit any argument, and thus a definition would be helpful in this instance.

Discussion paper question: are there any additional matters that are relevant to determining whether a plan should be made?

Increasingly, members of the community are concerned with overdevelopment, and increasing pressures on traffic, services, and infrastructure. DPE should consider how to help councils undertake ongoing social impact assessments and cumulative development impacts on localities, that will likely result from plan making changes.

5.5 Conflicts of interest

The discussion paper raised that it is possible a conflict of interest may arise from certain voluntary planning agreements (VPA) or if council land is included in the rezoning application. This is separate to conflict of interest obligations on councillors under local government legislation.

The DPE outlines that it believes that some of these potential conflicts of interest will be addressed in reforms to the NSW infrastructure contributions system, which funds the local and regional infrastructure needed to support new development. As part of the reforms, infrastructure contributions plans will be encouraged to be prepared alongside rezonings, minimising the need for VPAs.

The discussion paper argues that a council with a conflict of interest should not assess and determine a proposal. Under the new approach, it is proposed that if a conflict of interest is unavoidable, the relevant local planning panel (or regional panel where no local panel exists) should determine the rezoning application.

Waverley Council response

Discussion paper question: do you think a body other than the council (such as a panel) should determine rezoning applications where there is a VPA?

Council should be able to determine rezoning applications where there is a VPA involved, to ensure that the VPA addresses a direct need or public benefit in the community. These may not always be financial and may involve the allocation of space for community purposes, affordable housing, or other perceived and real benefits, which require the ongoing negotiation of terms to arrive at a resolution.

6. New Fee Structure

The discussion paper outlines that currently, fees vary across different Council's in Greater Sydney and as a result, the DPE is considering a variety of approaches toward the structuring of fees with the following objectives in mind:

- reasonableness for proponents (fees aligned with actual rezoning authority costs, including refund of fees not expended)
- transparency and predictability (proponents able to easily estimate fees with councils able to budget for quality staff and system improvements)
- ease of administration (administration minimised by limiting discretion, estimation or recording of assessment time by a rezoning authority).

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Options proposed for fees have been detailed based on the scoping and assessment phases.

6.1 Scoping

Any scoping fee structure would require a proponent to pay a fixed fee based on the application category (if known) when the scoping meeting is requested, and a scoping report is submitted to the rezoning authority for preliminary feedback. Alternatively, the fee would be payable when the rezoning authority confirms the category.

The fee would cover the rezoning authority's costs for any activity during scoping, including consultation with state agencies and providing written feedback

6.2 Assessment fees

Any assessment fee structure would require the proponent to pay a fee at lodgement. This would cover the costs of the merit assessment and any associated work to make the plan. The DPE is considering 3 options.

Option 1: Fixed assessment fees

- Assessment fees are fixed by the rezoning authority, based on the category of rezoning application and divided into sub-categories based on the complexity of the rezoning application.
- Sub-categories are based on the extent of change to zoning and/or development standards by location and site area, along with other matters that complicate the assessment process (such as whether a proposal includes a VPA). For example, a standard rezoning application that proposes a zone change and a significant increase in height of building and floor space ratio could attract a higher fee than a standard rezoning application that only seeks an additional permitted use or a minor increase to the height of building and floor space ratio.
- No fees would be charged for any other associated costs such as consultant fees for peer reviews.
- If a rezoning application is withdrawn after lodgement, the proponent could be entitled to a set percentage refund of fees, depending on the stage the rezoning application reaches.
- This option provides certainty for proponents and lessens the administrative burden for rezoning authorities. However, it may not always result in actual costs being recovered.

Option 2: Variable assessment fees

- Assessment fees are based on the estimated costs a rezoning authority would incur on a case-by-case basis, depending on the category of rezoning application, staff time in scoping meetings and a forward estimate of staff hours required to assess the rezoning application.
- Associated costs would be charged to the proponent based on actual costs incurred.

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- If a rezoning application is withdrawn post-lodgement, the proponent could be entitled to a refund of fees not yet expended by the rezoning authority.

- This option will achieve actual cost recovery but will be time-consuming to administer and uncertain for proponents.

Option 3: Fixed and variable assessment fees

- Assessment fees have a fixed and variable component. The fixed fee would be charged upfront, based on the category of rezoning application (similar to option 1). In addition, a variable fee is charged once the rezoning application is finalised, based on actual staff hours that exceed the costs covered by the fixed fee.

- To reduce the risk of non-payment of the variable fee component, proponents of complex rezoning applications could be required to provide a bank guarantee at lodgement.

- Associated costs will be charged to the proponent based on the actual costs incurred.

- This option will achieve actual cost recovery and be less time-consuming to administer and more certain for proponents than option 2c (although less so than option 1).

Waverley Council response

Discussion paper question: Do we need a consistent structure for rezoning authority fees for rezoning applications?

In considering the possibility of a consistent fee structure, Council Officers have done research to determine the variety of fees charged across Greater Sydney. What this research found was in accordance with the information provided in the discussion paper, which sees fees varying substantially across Greater Sydney. Some councils have rising fee structures dependent on the nature of the proposal, others instead undertake a full cost recovery for certain types of proposal and some councils also charge extra fees for any additional work that may be required to be undertaken throughout the process (such as amending a planning proposal and reviewing any additional studies submitted by a private proponent). As such it is acknowledged that a consistent approach to fees may be a more appropriate response to apply a higher level of consistency across different LGAs.

When considering any fee structure, it is important to consider it is standard practise Local Governments charge fees for a variety of services. While it would be desirable, for the purposes of a private proponent, to have consistent fee structures across all Local Governments, the fact is that fees for services vary substantially across different LGAs in NSW due to the fact that overhead costs vary, and no two organisations are the same. Whilst Council believes that the DPE is not proposing consistent fees (in terms of actual cost) to be levied across all LGAs, Council wants to ensure the DPE is aware of its position that it would not be equitable to have common, set blanket fees different LGAs and that councils should be able to set their respective fees, as they currently do.

Discussion paper question: what cost components need to be incorporated into a fee structure to ensure councils can employ the right staff and apply the right systems to efficiently assess and determine applications?

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Fees should be structured in a way that represents the amount of work required to be completed and align the structure with key stages and milestones of the rezoning application process. This will ensure councils are compensated for any work completed and is not worse off, should the proponent seek to withdraw their application.

It should be noted not all councils will have consistent costs for assessing applications, as all councils have different processes and also likely a different level of on-costs associated.

Discussion paper question: should the fee structure be limited to identifying for what, how and when rezoning authorities can charge fees, or should it extend to establishing a fee schedule?

The structure should be limited to identifying for what, how and when a council can charge fees, and may consider providing an indicative fee schedule only.

Discussion paper question: what is your feedback about the 3 options presented above?

Based on the 3 options presented above, Council is most supportive of **Option 3 – fixed and variable assessment fees.** This option provides for both some level of certainty for private proponents, as well as providing for actual cost recovery for councils. Whilst councils attempt to currently charge fees based on what the perceived cost of the entire process will be, it is Council's experience that planning proposals which drag out over a prolonged period (through no fault of Council) realistically have the potential to result in the full costs not being recovered.

The DPE has also failed to factor in the public exhibition process into the way in which fees are discussed in the discussion paper. Whilst it appears the DPE would prefer all exhibition to occur via the NSW Planning Portal, what the discussion around this fails to neglect is that councils will need to undertake advertising and communications of their own, as well as field any specific enquiries from the community. Fees related to these activities must be able to be recouped by the rezoning authority.

In addition, the proposed option for a bank guarantee is supported by Council to ensure funds can be drawn upon if the proponent delays payment. It is Council's experience that on occasion, proponents do not always pay their fees in a timely manner (particularly in the instance when planning proposals have not been supported) and as a result, additional administrative and financial burden is incurred on Council.

Discussion paper question: should fee refunds be available if a proponent decides not to progress a rezoning application? If so, what refund terms should apply? What should not be refunded?

Council does not believe refunds should be available if a proponent decides not to progress a rezoning application. A more detailed response below in relation to the Planning Guarantee.

7. Planning Guarantee

A planning guarantee was introduced into the UK planning system in 2013. It provides for a fee refund if councils take too long to assess the equivalent of a development application and works to encourage the timely progress of applications. Even where a fee refund is given, assessment and determination of the application continues.

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The discussion paper considers the introduction of a planning guarantee scheme in NSW.

The DPE has developed a potential planning guarantee option by applying the UK model to the NSW system, with the 4 elements aligning with the new approach and potential fee structure options as follows:

- **The assessment clock** starts once the proponent submits the response to submissions and any amended rezoning application to the rezoning authority for assessment and finalisation.

- **Timing** is based on the assessment/finalisation timeframes for that category of rezoning application (see Table 4 – Assessment/finalisation timeframes) and are the same as deemed refusal timeframes discussed under Part C: New appeals pathways.

- **Refund amount**, whether full or a portion and staged, so that the longer a rezoning authority takes, the higher the refund (this could mean, for example, an additional 10% refund for every week the rezoning authority does not meet the determination timeframe).

- **EoTs** would be required if it becomes clear that more time is genuinely required. EoT requests and agreements would be in writing and agreed to before the end of the determination timeframe. Only one EoT can be agreed to and the extension cannot be longer than the original finalisation time for that category of rezoning application.

Waverley Council response

Discussion paper question: do we need a framework that enables proponents to request a fee refund if a rezoning authority takes too long to assess a rezoning application?

Council does not support a framework that enables proponents to request a fee refund if a rezoning authority takes too long to assess a rezoning application. Council's resources will still have been used and these need to be compensated by a proponent seeking to change the planning rules. If these costs are refunded, then Council staff time spent on speculative rezoning applications are effectively being funded by the community.

It is also important to recognise that all councils are resourced differently, and many considerations affect Council's ability to assess and determine rezoning applications including:

- Number of concurrent rezoning applications.
- Other key priorities (such as the preparation of plans and strategies which respond to pressing matters as well as other strategies and plans, for example the Community Strategic Plan).

Paying a fee to investigate amending the LEP should be considered a normal part of the development process for a proponent, which ultimately can result in a very significant financial windfall gain or 'reward'. Providing a refund changes the 'risk – reward' scenario for developers and may increase the number of speculative rezoning applications. Furthermore, private proponent led spot rezonings should not be normalised to be like a Development Application. The DA process regulates a building activity to provide shelter for residents and businesses. The rezoning process is a financial process used by proponents seeking a (often very large) windfall gain; noting that minor variations can be accommodated via the DA process. Seeking to change the LEP, which is established with the community and abided by a significant majority of the development community, should only be facilitated in exceptional circumstances and should not be seen as a 'riskless' activity.

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Discussion paper question: if so, what mitigation measures (for example, stop-the-clock provisions, or refusing applications to avoid giving fee refunds) would be necessary to prevent a rezoning authority from having to pay refunds for delays it can't control?

Council supports both stop-the-clock provisions and the refusal of applications to avoid a refund.

Discussion paper question: if not, what other measures could encourage authorities to process rezoning applications Promptly?

Council believes that one of the most important measures to be incorporated into any new process should be focused around ensuring that rezoning applications can be thoroughly scoped and vetted at an early stage, to ensure that inadequate or inappropriate applications do not proceed to exhibition and subsequent assessment. It is vitally important that this be strongly considered by the DPE in their review of proposed current process in its currently presented form.

It should also be noted that Council's Strategic Town Planning team and other teams involved in the process (such as Urban Design, Heritage, Traffic, Sustainability etc.) have competing priorities and also have limited resources. One of the most important functions councils undertake is the preparation, implementation and review of Council's planning controls, as well as strategies, plans and policies which feed into these controls. These functions are ongoing functions of councils.

As has been discussed earlier in this submission, in order to encourage Council to process rezoning applications promptly, the DPE should consider providing councils with additional funding in the form of non-contestable grants, to assist in dealing with any transition to a new process and also in response to the substantially reduced allowable timeframes proposed in this discussion paper. It is critically important that any new process does not result in Councils spending the majority of their time processing rezoning applications, rather than undertaking the other essential functions mentioned above.

8. New Appeals Pathways

Under the current process, there is 2 ways that decisions can be reviewed:

- **A rezoning review** – An appeal to the relevant planning panels where there is delay or a council has decided not to forward a planning proposal for gateway determination
- **A gateway review** – An appeal to the Independent Planning Commission where a council or proponent is dissatisfied with the gateway determination.

Both of these reviews are non-statutory in that they are not specifically governed by the EP&A Act. They happen relatively early in the overall rezoning process, which means there is no opportunity for a review or appeal towards or at the end of the process – making the final decision beyond question.

The new proposed approach will include a review opportunity for private proponents at the end of the process, if progress has been delayed or if the proponent is dissatisfied with the final decision. Proponents will have a certain timeframe within which to lodge an appeal, similar to the right to appeal a decision about the merit of a development application.

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It is noted, whilst Council's can currently request a gateway review based on decisions by the DPE, the new approach is not proposing an appeal mechanism, rather that the Planning Delivery Unit (PDU) could assist in resolving disputes between the DPE and Councils.

Whilst a preferred option for who will be the appropriate body to resolve disputes and appeals is not outlined, the discussion paper proposed two options:

- Land and Environment Court.
- Independent Planning Commission.

It is noted in the discussion paper neither body is currently resourced to undertake appeals of this nature and such, either option would require greater resourcing if selected as the appeals body.

Waverley Council response

Discussion paper question: Do you think public authorities (including councils) should have access to an appeal?

Yes, public authorities should have right to appeal in the same way a private proponent has a right to appeal, however, Council does not support a right to appeal in each circumstance and seeks to reduce the number of pathways to appeals presented in the discussion paper.

Council believes that if the LPP remains integrated in the decision-making process, and a rezoning application has been refused by both the LPP and Council, that there should be no avenue for appeal.

An example of how this could work is illustrated in the below table. Further discussion regarding the role the DPE could play in the process has been outlined earlier in the discussion paper.

Approval	Refusal	Review
Council	Local Planning Panel	DPE review
Local Planning Panel	Council	Right to appeal via IPC
Local Planning Panel, Council	Nil	N/A
Nil	Local Planning Panel, Council	No right to appeal

Table 4 – Potential avenues for appeal

In addition to the above, Council does not support council led rezoning application appeals being presented to the PDU, as the PDU is a unit within the DPE and does not have the independence of the IPC. The current independent appeal process for councils should remain.

Discussion paper question: which of these options – the Land and Environment Court or the Independent Planning Commission (or other non-judicial body) – do you believe would be most appropriate?

Land and Environment Court

Council strongly objects to the Land and Environment Court (LEC) being chosen as the body to hear merit appeals for rezoning applications under the new process. Councils already dedicate substantial time and financial resources to dealing with matters in the LEC, further committing more finances and staff resources from council's strategic planning teams would be of a financial disbenefit to the

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community and also has the potential to stifle the policy and strategy work which strategic planners undertake, in implementing key priorities and directions from both Council and the State Government.

It is also likely that if a LEC pathway was chosen, proponents could see the council rezoning application process as less important and may lodge applications solely with the intention of 'forum shopping', seeking to obtain an outcome with an appeals process in mind. The use of the LEC would undermine Council's authority to make decisions for its local area and if the new approach led to an increase in proponents seeking an appeals process, undermine all the strategic planning councils have undertaken to develop existing planning controls, policies and strategies.

Independent Planning Commission (or other non-judicial body)

Council wants to reiterate its opposition to the appointment of the LEC and advise that utilising the Independent Planning Commission (IPC) or other non-judicial body is the preferred approach by Council in processing appeals. Council believes that the current process where in which appeals made by private proponents go to a Rezoning Review and are currently determined by the relevant District or Regional Panel/appeals made by Council in the form of a gateway review are heard by the Independent Planning Commission is a more effective process than any potential future LEC process.

9. Implementation

The discussion paper outlines the focus in this discussion paper as being to seek feedback on the concepts or principles of the new approach, rather than the means of carrying it out. Once it is clear which of the proposed elements will have the greatest benefit, it is outlined that feedback will be used to determine how any new approach is put into action.

Applying the new approach could involve both legislative and non-legislative changes.
The DPE could implement the proposed new approach using existing legislative provisions, along with other existing mechanisms such as:

- ministerial directions to make assessment considerations more certain
- delegation to empower decision-makers
- departmental secretary's requirements to make application requirements clear
- amendments to the Standard Instrument to standardise common amendments
- new regulations to provide more certainty in the agency engagement process.

It is proposed that this would be supported with other policy and guidance material.

By using the existing statutory framework, the reforms are, necessarily, more limited in scope.
A legislative approach would involve amending the EP&A Act in addition to the mechanisms described above. In addition, legislative change would be needed to allow a rezoning application to be appealed in the Land and Environment Court.

It is proposed that the implementation of the new approach will be supported with policy guidance and education for industry and councils to ensure a smooth transition and minimise disruption and uncertainty. There will also be opportunity for councils to adjust their processes and resourcing.

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Council supports that any changes to the process as described in the discussion paper should be implemented by amendments and changes to the EP&A Act to ensure the occurrence of proper democratic process and public scrutiny of the process.

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A new approach to rezonings

Discussion paper

December 2021

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Acknowledgment of Country

The Department of Planning, Industry and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Introduction

Ongoing reforms to the NSW planning system aim for a 'plan-led' system – an approach that ensures strategic planning is the foundation for all decisions about potential land-use changes.

We will achieve this by strengthening the strategic planning framework within planning legislation, giving greater emphasis to place-based planning early in the process and by addressing specific issues within the administration of the planning system.

Changing the zoning of land or the controls applying to land – referred to in this paper as the **rezoning process** – translates strategic planning into statutory controls. However, the rezoning process has become unwieldy, resulting in weaker planning outcomes, unnecessary delays and higher costs.

We continue to see a large volume of rezonings or changes to land-use controls happening within a process that can be complex and time-consuming. These inefficiencies create opportunities for delays.

As we strengthen strategic planning and place-based planning through ongoing reforms, we expect to see fewer ad hoc, site-specific rezonings that are more likely to cause these inefficiencies. However, we know that we need to improve current processes to optimise the economic and environmental benefits of development within an efficient planning system.

The economic benefits of an efficient and consistent rezoning process should not be underestimated – especially as we recover from the impact of the COVID-19 pandemic. A more streamlined and predictable process will help encourage investment, improve supply and create jobs.

This discussion paper outlines options to reframe existing processes within a plan-led system – whether the rezoning process applies to a review of an entire local environmental plan (LEP) or the assessment of an ad hoc rezoning application.

Land-use zones or controls can be changed by making or amending an LEP or state environmental planning policy (SEPP). This discussion paper focuses solely on the rezoning processes that happen using planning proposals to make or amend LEPs or SEPPs.[1] It does not include state-led rezonings.

Our proposed approach balances the need for a responsive and flexible planning system with the robust processes that maintains good planning outcomes. This new approach aims to support a stronger strategic planning process so that, collectively, we will continue to see great outcomes for people, places, jobs, housing and public spaces by:

- simplifying the rezoning process and minimising duplication
- improving transparency
- improving consultation processes
- reducing processing times
- creating more certainty and consistency
- empowering councils to make decisions on matters important to their communities while allowing the NSW Government to deal with matters where government intervention is beneficial
- giving private proponents control and responsibility for rezoning requests
- improving the quality of planning proposals.

[1] LEPs are sometimes used to amend SEPPs where provisions are site-specific or are specific to a local government area, for example SEPP (Sydney Region Growth Centres) 2006.

The reframing of the rezoning process is part of the NSW Government's Planning Reform Action Plan – a set of structural reforms to create a planning system that is transparent, faster, more certain and easier to use. The reforms include initiatives to:

- improve the planning proposal system and reduce processing times by a third by 2023
- establish an appeals pathway for planning proposals to overcome delays and progress rezonings that are consistent with strategic planning.

As part of the action plan, we have consulted with industry, councils and the planning profession on how best to address the current backlog of planning proposals and set the direction for improvements. From this work, we've established several initiatives to optimise the existing system. This includes the release of the new Local Environmental Plan Making Guideline (LEP Guideline), which implements several process improvement actions including:

- best-practice process and procedures to assist in the timely assessment of planning proposals
- targeted pre-lodgement services
- clear benchmark timeframes for steps in the process
- categorisation of planning proposals to inform timeframes as well as information and public exhibition requirements
- clearer roles and responsibilities throughout the process.

Through the processes outlined in this discussion paper, we're looking to consolidate and expand on these initiatives into the future.

Getting involved

We encourage feedback on the new approach to rezoning and the policy responses and options set out in this paper.

We have set out a proposed new approach by giving information on:

- the background, case for change and opportunity for reforms (Part A)
- the proposed new approach (Part B)
- the proposed appeals process (Part C)
- implementation (Part D).

Get involved by visiting www.planningportal.nsw.gov.au/rezoning-new-approach and provide your feedback by **Monday, 28 February 2022**.

From the feedback we receive, we will refine the rezoning approach with a view to implementing change in 2022.

We will work with councils, the development industry and state agencies to support the transition to a new approach. We will also prepare guidance material and provide training and ongoing policy support.

Before we begin: key concepts and terms

One of the aims of this discussion paper is to create a system that better aligns the rezoning process with strategic planning. Strategic planning guides long-term planning for the state's regions, districts and local communities, using a longer-term view to clarify what might happen, when, why and where.

Strategic planning requires a broader consideration of how best to shape a sustainable future for a region, district or local government area (LGA). The process guides the decisions that planning

authorities make about land use and development, environmental sustainability and the integration of transport and infrastructure.

By going beyond individual development proposals, strategic planning can capture an agreed vision for the future of an area, drawing from evidence about the attributes that makes places unique, the characteristics to retain and enhance, economics, the changing climate and the aspirations that people have for their community.

Higher-level strategic plans apply to:

- the 10 regions of NSW, through regional plans
- Greater Sydney, through the Greater Sydney Region Plan
- the 5 districts of Greater Sydney, through district plans that align with the Greater Sydney Region Plan.

These plans inform councils' local strategic planning statements for each LGA. Councils also develop local housing strategies or other strategies to further focus on requirements for their area.

Strategic plans are implemented through environmental planning instruments such as SEPPs and LEPs (supported by development control plans – DCPs).

The Minister for Planning and Public Spaces recently released the Minister's Planning Principles which will guide strategic and land use planning and strengthen the place-based approach.

The NSW strategic planning hierarchy is shown in Figure 1.

Refer to the list of regularly used terms or find out more in the Community Guide to Planning.

Regularly used terms

- **Development control plans** (DCPs) provide more detailed guidance for development.
- ***Environmental Planning and Assessment Act 1979*** (EP&A Act) is the primary planning legislation in NSW.
- **Independent Planning Commission** (IPC) makes independent decisions on complex development proposals of state significance and provides advice.
- **Land and Environment Court** hears merit appeals and process challenges between planning authorities and individuals or organisations.
- **Local environmental plans** (LEPs) set out rules to regulate development and land use in local government areas (LGAs). They are made by the Minister for Planning and Public Spaces or a council.
- **Local Environmental Plan Making Guideline** (LEP Guideline) provides a detailed explanation of the steps of the LEP-making process to assist and guide councils, communities, state agencies, proponents, and practitioners.
- **Minister's Planning Principles** guide strategic and land use planning and inform the development of planning policies. The principles seek to achieve outcomes across nine policy focus areas: planning systems; design and place; biodiversity and conservation; resilience and hazards; transport and infrastructure; housing; industry and employment and resources and energy.
- **Section 7.11 Infrastructure Contributions Plan** sets out how councils will levy contributions towards the cost of providing local infrastructure and lists a schedule of that infrastructure.
- **Section 9.1 ministerial directions** (s. 9.1 directions) provide broad policy directions that guide plan-making in the broad categories of employment and resources; environment and

heritage; housing; infrastructure and urban development; hazard and risk; regional planning; local plan-making and metropolitan planning.

- **Standard Instrument** is the basis for preparing a new LEP using standard zones, definitions, clauses and format.
- **State environmental planning policies** (SEPPs) allow for a consistent, state-wide approach to development, infrastructure, industry or other environmental or social matters, or they may apply to state-significant development. They have a wide scope and can apply to the whole of the state or a particular area. The Governor of New South Wales makes them on advice from the Minister for Planning and Public Spaces.
- **State-led rezonings** focus on precincts where there is a strategic imperative for the Department of Planning, Industry and Environment to lead the process, including places that benefit from current or future city-shaping infrastructure or investment, and where we can create great public spaces in collaboration with councils and communities. These rezonings generally occur under a SEPP.

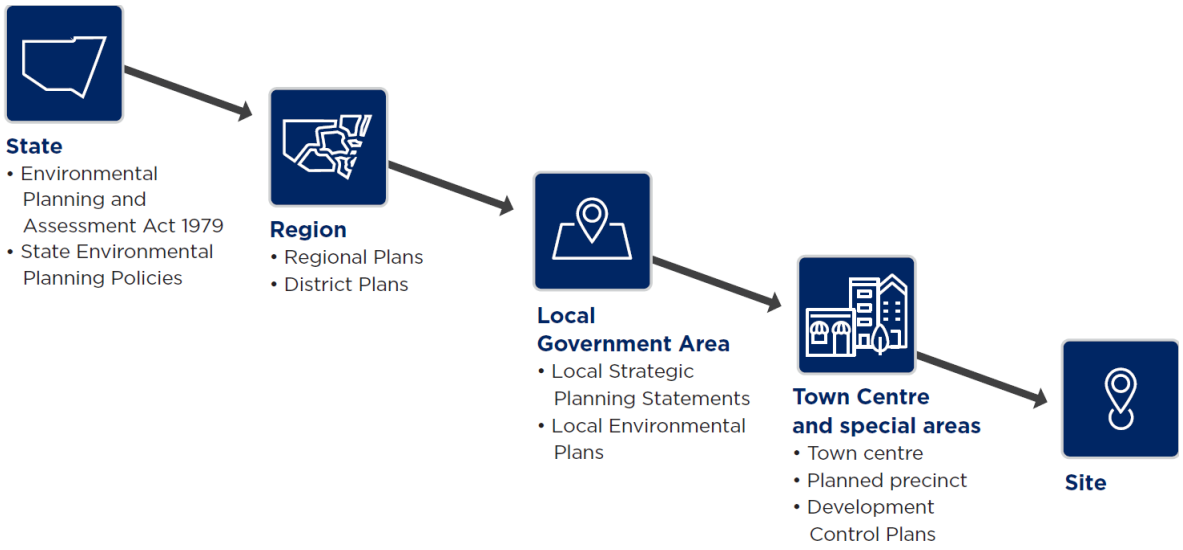


Figure 1. Strategic planning hierarchy

Part A: Background

The process today

Local environmental plans (LEPs) set out how land can be developed and used in a local government area through zoning and other development controls. They are the legal embodiment of planning controls necessary for strategic planning ambitions.

Land-use zones illustrate the objectives for that area – what land uses are allowed, and the approvals required. Zone types range from residential and commercial to those for industrial uses or open space.

Along with zoning, LEPs also contain development standards, specific considerations and site-specific controls such as additional permitted uses.

Rezoning and planning proposals

There are many reasons why land might need to be rezoned or other changes to a LEP might be needed. This might be to respond to strategic planning – for example, if new transport infrastructure is being developed, it makes sense for the area around the transport hub to include higher density housing or shops and services – or it could be to change a zoning to allow for new development envisaged in a local strategic planning statement.

Rezoning occurs when an LEP is made or amended – whether a zone and its objectives are amended, planning controls are amended or an LEP is reviewed. Rezoning occurs through a planning proposal that sets out the intended effect of the rezoning, or the new LEP, and the justification for the proposal.

A council or private landowner can initiate the rezoning process. Rezonings initiated by private landowners are often called ‘spot rezonings’ or ‘proponent-initiated planning proposals’ and must be supported by the council before they can progress further.

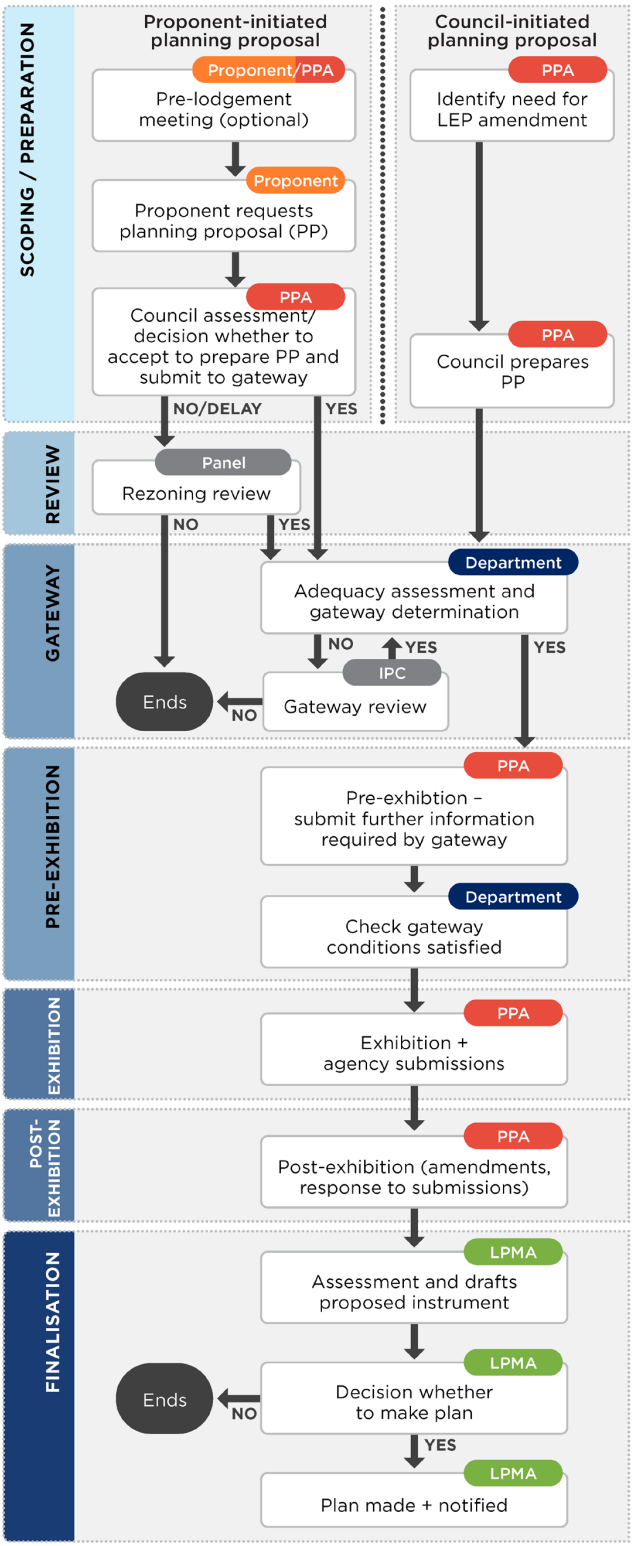
Councils, as the planning proposal authority (PPA), then submit planning proposals that they support to the department for gateway determination.

Gateway determination

The gateway determination ensures there is sufficient justification for a planning proposal to progress. It involves an early check on whether it is consistent with the strategic planning framework and relevant section 9.1 ministerial directions (s. 9.1 directions).

Gateway determinations are issued with conditions to guide the PPA for the next stage of the process: the exhibition of the planning proposal, community consultation and, if required, consultation with relevant state agencies. These conditions form the regulatory context for the preparation, exhibition and finalisation of the rezoning.

After council manages this process, the local plan-making authority (LPMA) – the minister, or a delegate, or the council – finalises the rezoning by drafting and publishing the new or amending LEP, along with maps, on the NSW Legislation website, www.legislation.nsw.gov.au.



PPA: Planning proposal authority (e.g. council)
LPMA: Local plan-making authority (e.g. the Department or council)
IPC: Independent Planning Commission
Panel: Regional planning panel, district planning panel or Independent Planning Commission

Figure 2. Current rezoning framework

The need for reform

As part of the Planning Reform Action Plan, we've talked to many stakeholders to understand how best we can reduce the processing time for planning proposals; increase quality, place-based outcomes; and establish a workable appeals pathway.

Rezonings need to be an effective planning tool that can meet the objectives of strategic plans in a certain and timely way. Uncertainty about rezoning timeframes and process can affect developer confidence and the overall viability of projects, or the timing of housing supply. Uncertainty can also cause community disengagement and less public participation in the planning system.

Engagement process

Our engagement process included:

- nine workshops, attended by 63 councils
- survey feedback from 75 councils
- internal workshops and meetings with state agencies
- presentations to industry representatives
- meetings with regional planning panel members
- one-on-one meetings with councils and industry, where required.

We also worked through working groups including councils, industry and Land and Environment Court users – as well as state agencies, and regional and district planning panels – on the initiative for a new appeals pathway.

Time and complexity

Stakeholders told us the planning proposal process takes too long, is overly complex, and needs more transparency and accountability. This is backed up by the recent work of both the NSW Productivity Commission and Australian Government's Productivity Commission:

- The NSW Productivity Commission found the NSW planning system has become too complex and inefficient. It has recommended the need to reduce red tape and complexity.
- The federal Productivity Commission found that the rezoning process can be time-consuming, costly and uncertain. It recommended shorter timeframes for planning proposals (while maintaining integrity) and a policy to avoid spot rezonings (the rezoning for a specific parcel of land), or to remove redundant requirements or apply statutory timeframes for decisions where they cannot be avoided.

This feedback is also backed up by the data: it can take several years to finalise a rezoning, with the average end-to-end processing times rising to an average of 114 weeks in 2019. Since 2019, the department has worked to clear the backlog of older planning proposals and reduce processing times, which was down to an average of 89 weeks as of 30 June 2021.

Delays and complexity can be attributed to:

- **Timeframes –** There is a lack of accountability and certainty about timeframes, including for the exhibition process and agency submissions. For example, legislation prescribes timeframes and appeal rights for the assessment of development applications, but there is no equivalent legislative requirement for planning proposals.
- **Duplication of assessment –** Planning proposals often go twice to a council meeting (before gateway and before finalisation), and twice to the department (at gateway and finalisation).
- **Gateway process –** The gateway process can be onerous and is sometimes unnecessary, resulting in delays and transparency issues, according to some councils. We heard an idea to remove the gateway process for regional areas to speed up the assessment of projects that can add immediate value.
- **Finalisation stage –** Delays in the finalisation stage, particularly for the drafting of the LEP changes and mapping stages, are a concern for councils.

Inconsistencies

There are inconsistencies in documentation requirements, the availability and rigour of pre-lodgement processes, and consultation requirements before the gateway determination. We also heard that stakeholders find inconsistencies in assessment requirements, how 'strategic merit' is interpreted, and the roles and responsibilities of different government authorities.

Early documentation can be inadequate, as the requirements or documentation that must be submitted when lodging a planning proposal are unclear – the existing planning proposal guidelines[2] are not interpreted consistently. This adds time as additional information is often required. Conversely, documentation requirements for the assessment process can be onerous, too detailed and should instead be tailored to the scale and complexity of the planning proposal.

These issues could be addressed at meetings before lodgement, yet these are not mandatory. When offered, they vary in formality. There is no obligation for proponents to ensure their proposal is consistent with pre-lodgement advice.

Advice may also differ, given the different interpretations of strategic merit. A planning proposal should have strategic merit, yet there are mixed views about how to justify this and how a council will measure it before the planning proposal goes to gateway determination. Some councils use their own guidelines, while others test for strategic and site-specific merit.

We also see varied approaches to community consultation before the planning proposal goes to gateway determination. While it is not required, some councils will consult multiple times throughout the process, which can keep the community informed but is duplicative and extends timeframes.

Roles and responsibilities are not clear, so there is uncertainty about who is accountable for updating mapping and other issues.

Transparency and trust

Greater accountability and transparency are required for all parties involved in the planning proposal process. The community must be engaged in the strategic planning process, including how planning authorities consider and interpret the drivers and need for change. There is a perception among the community that, with considerable work completed before the gateway

[2] Planning Proposals: A guide to preparing Planning Proposals (December 2018)

determination, decisions are already made. Councils also want better communication with the department, particularly before planning proposals are exhibited and finalised.

Review mechanisms, such as planning panels, are not widely known and not clearly defined in legislation.

Transparency and trust issues arise when communities see a council reject a planning proposal that is later approved through the review process.

Council resourcing

Some councils have told us they do not have adequate resourcing and funding for strategic planning, assessing and progressing planning proposals, or for taking part in court proceedings. This means strategic planning documents may not be as detailed nor as up to date as they could be. Spot rezonings are then used to fill the gaps to provide land for housing, jobs or public spaces.

Councils have varying human and financial resources, which can make processes longer and inconsistent. There is limited funding for council-led strategic studies or planning, or for any additional training, education sources or templates. Councils, particularly in regional NSW, would welcome more support from the department through the planning proposal process.

Local decision-making is essential – council autonomy is important to both councils and their communities. Councils want greater empowerment to reject planning proposals in early stages of the process before doing a full assessment, and they seek a greater decision-making role. This is especially the case when a proposal is inconsistent with local strategic planning.

Recognition of proponents

Existing legislation does not directly acknowledge proponent-initiated planning proposals – instead, councils undertake these proposals on behalf of proponents. Around 45% of all planning proposals finalised between July 2018 and June 2020 were proponent-initiated. Review processes for proponents where there is a delay or proposals are rejected are only available the early stages of the planning proposal process.

Proponents want reform that acknowledges their role, provides greater access to state agencies and gives clearer, more consistent timeframes. Industry groups have highlighted the need for a circuit breaker when councils delay decisions or reject proposals that are consistent with strategic plans.

State agency input

State agencies would prefer to be involved earlier in the rezoning process, and for the right level and scope of input required to be clearer. They support the need for reasonable timeframes.

Without this early involvement, and potentially because of the lack of clarity, stakeholders reported that engagement with state agencies is a significant pain point. This leads to perceptions within industry that contact with or feedback from state agencies is difficult and that the agencies themselves lack accountability when responding to or resolving issues.

There is a further perception that state agencies are either under-resourced or reluctant to get involved unless the issue directly affects their work. Referrals seem to get lost in the system.

What do you think?

Is this a fair summary of some of the issues within the current framework? Are there any other problems you think we need to address?

Part B: The new approach

Introduction

In response to feedback, we have developed a new approach for rezonings which, with other reforms, could significantly improve the plan-making process.

In summary, the proposed new approach:

- creates a streamlined and efficient process for LEP amendments that align with strategic planning objectives
- sets clear matters for consideration, timeframes and a consistent fee regime to give greater certainty in the process
- allows councils to receive and determine private proponent-initiated LEP amendments, with no or minimal department involvement in assessment
- allows the minister to receive and determine, through the department, other LEP amendments, including those prepared by councils and public authorities
- bolsters the department's role in supporting, monitoring and assisting councils in the process
- requires LEP amendments to go through a mandatory and upfront pre-lodgement process
- shifts all merit assessment processes to after exhibition
- gives private proponents a right of appeal against the final decision.

The new approach has been designed to align more closely with the development application process. In addition to other benefits, we believe making the processes more consistent may increase the number of combined rezoning and development applications, a mechanism which is underused. Concurrent applications bring about greater economic benefits as development can happen more quickly. This approach also gives the community greater certainty as to the type and form of development that will ultimately end up on the rezoned site.

We estimate that the new approach will build on existing timeframe improvements from the last year and result in more time savings, especially for simple rezoning applications that are consistent with strategic plans.

These time savings will mainly happen by removing duplication in who assesses the application and how often it is assessed throughout the process.

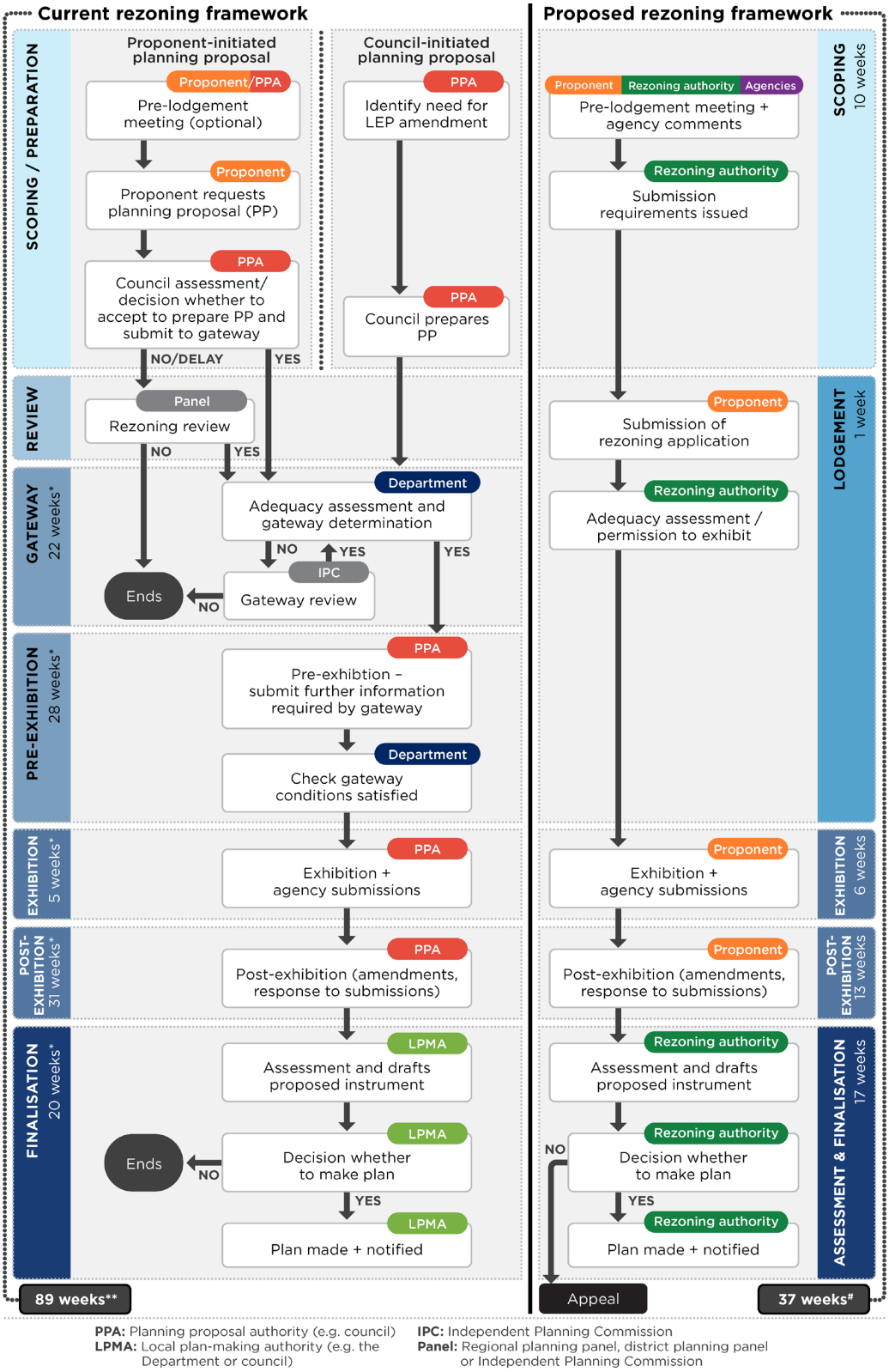


Figure 3. Comparing the current and proposed rezoning frameworks

Key for Figure 3

*Average assessment timeframe for each stage for the period of 1 January to 30 June 2021. There are no timeframes for the scoping/preparation stage (as these are not tracked) or rezoning review (which is optional).

**Reported end-to-end average assessment timeframe for planning proposals (between the gateway and finalisation stages) at 30 June 2021. The average assessment timeframes for each stage does not add up to the reported end-to-end average assessment timeframe.

#Proposed benchmark timeframes for each stage and end-to-end assessment timeframes are based on a standard rezoning application (total timeframe excludes scoping).

New terminology

The new approach begins by clarifying the terms used for planning proposals.

A proponent-initiated application to amend an LEP is currently known as a rezoning request. It is only known as a planning proposal once a council supports it. All council-led processes are called planning proposals.

Our new approach suggests that all these processes should simply be called rezoning applications.

Planning proposals are currently led by the planning proposal authority (PPA), which is usually the council. The PPA is the 'owner' of a planning proposal and ultimately responsible for its progression. The minister[3] is then responsible for making a gateway determination. The local plan-making authority or LPMA (the minister or the council, where authorised) is then responsible for the final assessment and making (or not making) the LEP.

However, the EP&A Act does not directly recognise private proponents or public authorities who can submit a rezoning request to a council and who will often undertake or pay for most of the work to prepare a request.

The interaction between these parties is complicated and leads to duplication. For example, both a council and the minister will assess the merit of proposal at the gateway determination and the finalisation stage. A council can be both the PPA and the LPMA, which can be confusing.

Our proposed new terminology is a shift to a more streamlined process that reflects the roles played in practice.

Table 1. Current and proposed terminology

Current	Proposed	Description of proposed role
Rezoning request/planning proposal	Rezoning application	An application to make or amend an LEP.
• Private proponent (not recognised) • Public authority proponent (not recognised) • PPA ('owner' of the planning proposal, usually council)	Proponent (private, public authority or council)	A rezoning application lodged by a: • private individual or corporation • public authority, including a state-owned corporation • council for changes to their LEP.
LPMA (makes the LEP)	Rezoning authority	The party responsible for assessing and determining the rezoning application. This could be a council or the minister, depending on the type of rezoning application.
Gateway	N/A	Included in the rezoning authority function.

[3] Throughout this paper, references to functions of the Minister for Planning and Public Spaces will often be carried out by the department, as the minister's delegate.

New categories and timeframes

Clearer timeframes for completing each step in the rezoning process gives stakeholders certainty and encourages better performance. Our proposed timeframes will apply to councils, the department, state agencies and private proponents, depending on the category of the rezoning application.

Categorising all rezoning applications during a pre-lodgement process could inform timeframes, as well as information and public exhibition requirements, and fees.

We have developed 4 categories. These will first be applied in the existing process through the new LEP Guideline and, ultimately, as part of the new approach.

Table 2. New categories and descriptions

Category	Description
Category 1 (Basic)	Administrative, housekeeping and minor local matters such as: • listing a local heritage item, supported by a study endorsed by the department's Environment, Energy and Science group • reclassifying land where the Governor of NSW's approval is not required • attaining consistency with an endorsed local strategy, such as a local housing strategy • attaining consistency with section 3.22 (fast-tracked changes of environmental planning instruments of the EP&A Act).
Category 2 (Standard)	Site-specific rezoning applications seeking a change in planning controls consistent with strategic planning, such as: • changing the land-use zone if a proposal is consistent with the objectives identified in the LEP for that proposed zone • altering the principal development standards of the LEP • adding a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP • ensuring consistency with an endorsed strategic planning or local strategic planning statement • classifying or reclassifying public land through the LEP.
Category 3 (Complex)	Applications that may be not consistent with strategic planning, including any LEP amendment not captured under category 1 or 2. Examples include: • changing the land use zone and/or the principal development standards of the LEP, which would increase demand for infrastructure and require an amendment to or preparation of a development contribution plan • responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends • requiring a significant amendment to or preparation of a development contribution plan or a related infrastructure strategy • making amendments that aren't captured as principal LEP, standard or basic planning proposal categories.

Category	Description
Category 4 (Principal LEP)	A comprehensive or housekeeping rezoning application led by council, proposing broadscale policy change to the LEP for the whole LGA.

The introduction of categories:

- gives all parties certainty and consistent timeframes, fees and information requirements
- informs decisions about whether council can be the rezoning authority for straightforward rezoning applications where the council is also the proponent
- improves the department's ability to monitor the progress of different types of rezoning applications to identify common roadblocks or opportunities for greater efficiencies.

Table 3 sets out estimated benchmark timeframes for each stage and category of the new approach. This does not include scoping, nor the time between scoping and lodgement required to prepare the application. These are maximum timeframes; in most cases we anticipate a shorter timeframe.

The timeframes are based on analysis and stakeholder feedback. We may need to revisit them as councils, proponents and the department adapt to the new approach.

Table 3. Proposed categories and benchmark timeframes

Stage	Category 1 (Basic)	Category 2 (Standard)	Category 3 (Complex)	Category 4 (Principal LEP)
Scoping	6 weeks	10 weeks	12 weeks	10 weeks
Lodgement	1 week	1 week	1 week	1 week
Exhibition	4 weeks	6 weeks	8 weeks	6 weeks
Post-exhibition	10 weeks	13 weeks	15 weeks	17 weeks
Assessment and finalisation	11 weeks	17 weeks	24 weeks	26 weeks
Total, excluding scoping*	**26 weeks**	**37 weeks**	**48 weeks**	**50 weeks**

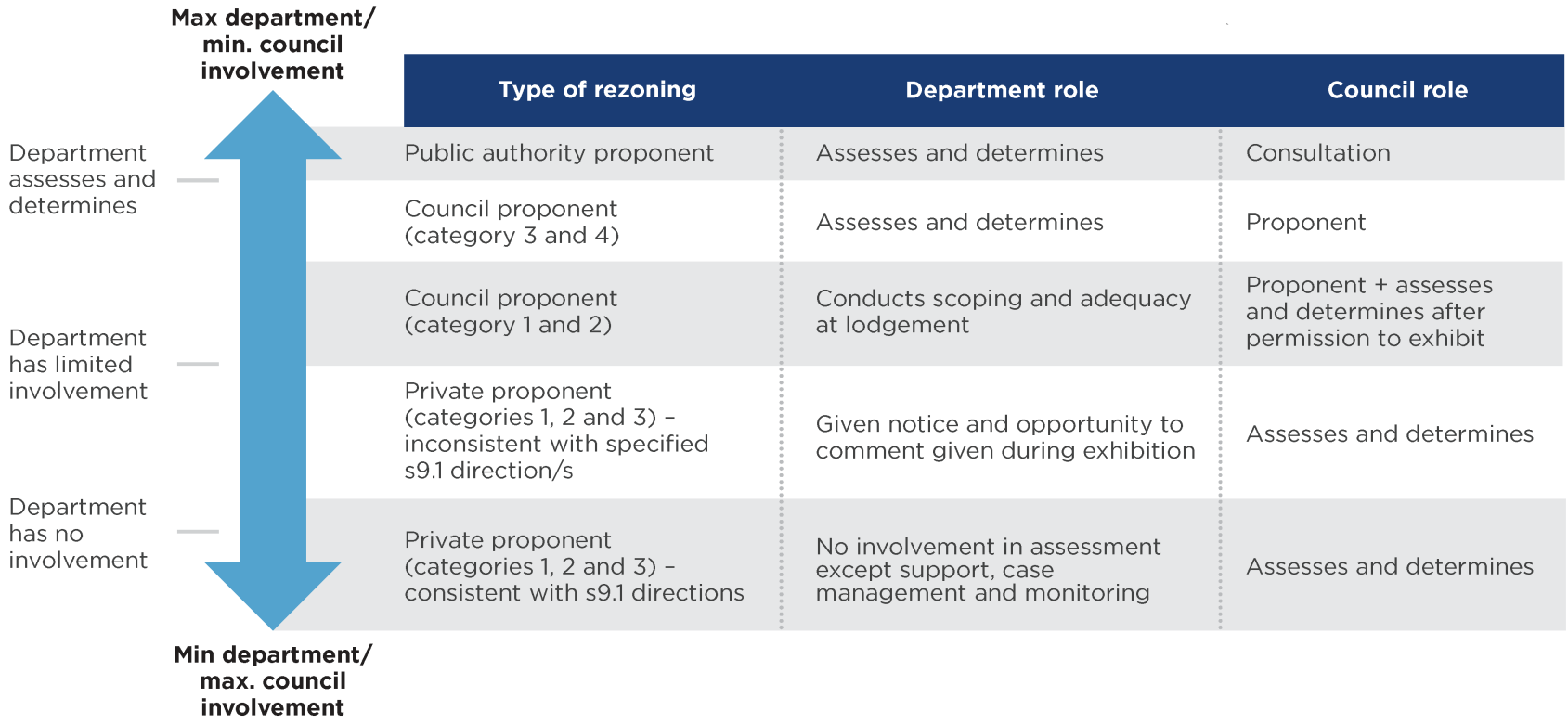
*The total timeframe does not include the scoping stage, which occurs before lodgement.

What do you think?

Do you think benchmark timeframes create greater efficiency and will lead to time savings?

New roles

The new approach changes the roles of the various parties in the rezoning process. It acknowledges the proponent by giving them ownership of the application throughout the process. It gives councils greater responsibility and accountability and allows the department to focus on strategically significant proposals, such as state-led rezonings.



Type of rezoning	Department role	Council role
Public authority proponent	Assesses and determines	Consultation
Council proponent (category 3 and 4)	Assesses and determines	Proponent
Council proponent (category 1 and 2)	Conducts scoping and adequacy at lodgement	Proponent + assesses and determines after permission to exhibit
Private proponent (categories 1, 2 and 3) – inconsistent with specified s9.1 direction/s	Given notice and opportunity to comment given during exhibition	Assesses and determines
Private proponent (categories 1, 2 and 3) – consistent with s9.1 directions	No involvement in assessment except support, case management and monitoring	Assesses and determines

Figure 4. The roles of councils and the department under the new approach

Proponents

Councils – rather than private proponents – usually make changes to LEPs to ensure that LEPs give effect to strategic plans. Councils are sometimes limited by financial and resourcing constraints, both at the planning and infrastructure servicing stages, especially in regional areas. We expect there will always be a need for private proponents to initiate rezoning applications.

The current rezoning request process shifts responsibility to council to progress a planning proposal, with costs covered by the private proponent. This means that although the private proponent has the cost burden, they are not considered the applicant. They have little control over the processes, or any changes to the proposal.

Our proposed approach aims to recognise private proponents as applicants, as they are in the development application process. This will give the private proponent the right to:

- meet with the rezoning authority to discuss a potential request
- submit a rezoning application and have it assessed and determined after public exhibition
- appeal a decision made about a rezoning application because of a delay or dissatisfaction with a decision (see Part C: New appeals pathways).

Along with these rights, the private proponent will be responsible for all fees, meeting information requirements, consulting with state agencies, and reviewing and responding to any submissions received during consultation.

A private proponent will only be able to lodge a rezoning application if they are the owner of the land or have obtained the consent of the landowner to which the application relates.

Councils

Councils will continue to have a role in all rezoning applications, whether this is as a proponent, or in an assessment and determination or consultation role. The new approach aims to empower councils to make decisions about their local area without unnecessary departmental intervention.

This means that for private proponent rezoning applications, councils will have full control of the process, including giving permission to exhibit, which is currently given by a gateway determination. Councils will review any changes after exhibition and make the final decision.

To support this expanded role, councils will be better resourced through a new fee scheme that will compensate councils for the full cost of assessing a rezoning application, while also enabling them to invest in staff and better systems.

The department would still be available to offer support and assistance where needed, as well as education and training.

If a council is the proponent of a rezoning application, they would continue to be appointed as the rezoning authority after scoping and once the department has given permission to exhibit.

The type of council proponent rezoning applications that a council can determine will also be streamlined to include all category 1 and 2 applications (unless there is a conflict of interest).

What do you think?

What do you think about giving councils greater autonomy over rezoning decisions?

What additional support could we give councils to enable high-quality and efficient rezoning decisions?

What changes can be made to the department's role and processes to improve the assessment and determination of council-led rezonings?

Department of Planning, Industry and Environment

Departmental resources will be refocused to state-led, strategic and collaborative planning. This will allow us to focus on the plan-led system and on matters of state and regional significance. The type of rezoning applications no longer assessed or determined by the minister through the department will include:

- private proponent rezoning applications (notice to the department may be needed if the rezoning application is inconsistent with a s. 9.1 direction)
- council proponent rezoning applications where the council is the rezoning authority (for example, mapping alterations, listing local heritage items, strategically consistent spot rezonings).

The minister, through the department, will assess and determine:

- rezoning applications initiated by public authorities
- rezoning applications accompanying a state-significant development application
- council proponent rezoning applications
- rezoning applications that propose to amend a SEPP
- rezoning applications that are state or regionally significant.

The department will also continue to lead state-led rezonings, which will be generally carried out through a SEPP process and not through our proposed new approach.

Case management, monitoring and reporting

The department's Planning Delivery Unit was established in 2020 to progress priority development applications and planning proposals that are stuck in the system. Under the new approach, the unit's role will continue and the department's regional teams will continue to assist councils, state agencies and private proponents at either the scoping stage or to help resolve issues after lodgement.

We will require rezoning applications to be lodged and progressed through the NSW Planning Portal. The portal offers capabilities that will improve how the department monitors the rezoning process and the types of decisions that are being made. It provides a publicly available register of decisions, including the reasons for those decisions. This will help to maintain the integrity of the planning system through transparency, consistent decision-making and checks and balances, and it will act as an important anti-corruption measure.

What do you think?

Is there enough supervision of the rezoning process? What else could we do to minimise the risk of corruption and encourage good decision-making?

Do you think the new approach and the department's proposed new role strikes the right balance between what councils should determine and what the department should determine?

Inconsistency with section 9.1 ministerial directions

The new approach gives us the opportunity to review current section 9.1 ministerial directions (there are 41 at the time of publication) and consider approaches to streamline the assessment process. The current s. 9.1 directions cover the following categories:

- employment and resources

- environment and heritage
- housing, infrastructure and urban development
- hazard and risk
- regional planning
- local plan making
- metropolitan planning.

You can view them on the department's policy directions for plan-making web page.

From 1 March 2022, the s. 9.1 directions will include a direction that states a planning authority must have regard to the Minister's Planning Principles and consider specific planning principles that are relevant to the preparation of a planning proposal.

Currently, the approval of the department's secretary may be required if a planning proposal is inconsistent with a s. 9.1 direction. In the new approach, we propose that:

- in some circumstances, a council can approve an inconsistency, rather than notifying the department and seeking approval from the secretary
- in other circumstances, the department will be given the opportunity to comment and/or approve an inconsistency.

What do you think?

Should councils be able to approve inconsistencies with certain s. 9.1 directions? If so, in what circumstances would this be appropriate?

Public authorities

State agencies

State agencies are the knowledge-holders on matters that can affect the viability and appropriateness of rezoning applications such as infrastructure provision, environmental impacts and bushfire safety.

The quality of the rezoning application and whether engagement has occurred with a particular agency before a rezoning application is lodged can affect the timeliness of a state agency's response.

Providing input into rezonings can also be resource-intensive for agencies. All of these things have the potential to delay assessment, especially if feedback comes late in the process and requires fundamental changes to a proposal.

To ensure state agencies share their knowledge without affecting timeframes and certainty, we're proposing changes to the agency referral process for rezoning applications as we continue to work to build a clearer role for state agencies in strategic planning.

- Councils, proponents and the department will have clear direction about the circumstances in which an agency referral is required at both the scoping and exhibition stages, tailored to individual agencies and circumstances.
- Proponents will have clear direction about the information they must give to agencies to allow study requirements to be issued and rezoning applications to be assessed.
- State agencies will have clarity about the appropriate level of assessment for rezoning applications.
- Requests for more information will be managed more closely.
- Strict timeframes for agency responses will be set, along with the ability for a rezoning authority to continue to progress and determine an application where an agency has not responded within the timeframe. If an agency objects, a rezoning authority could still approve the rezoning application, but will need to consider the objection when assessing it.

Many of these changes will be rolled out in the interim to realise immediate benefits and will be built on in the new approach.

Public authority proponents

There are also circumstances where public authorities that are holders of infrastructure and other assets are also proponents in the rezoning process. Under the new approach, if a rezoning application is initiated by a public authority, the application will be lodged with and determined by the department rather than a council.

What do you think?

Is it enough to have agencies involved in scoping and to give them the opportunity to make a submission during exhibition?

Do you think it would be beneficial to have a central body that co-ordinates agency involvement?

If a state agency has not responded in the required timeframe, are there any practical difficulties in continuing to assess and determine a rezoning application?

New steps

The proposed new process is outlined in the following diagram.

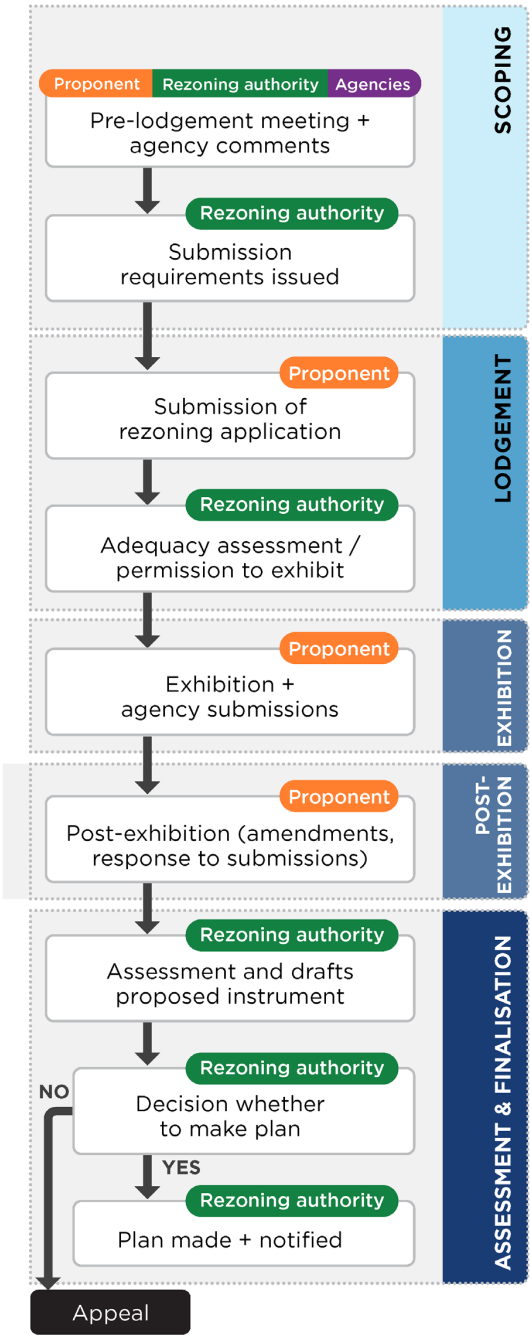


Figure 5. The proposed new process

Scoping

The new approach includes a mandatory pre-lodgement stage for the standard, complex and principal LEP rezoning applications (optional for the basic applications) called scoping. The scoping process is the same as that set out in the new LEP Guideline, except that under the new approach, we propose that scoping should be mandatory.

Scoping allows relevant parties to come together early in the process to discuss the project and provide feedback and direction before detailed work has progressed. Early feedback saves time and costs later in the process and leads to better quality and complete applications. It can also give a proponent an early indication of whether or not an application is likely to be supported before significant time and costs have been expended.

Even before the scoping process begins, a proponent will have a good understanding of the information that will be required to accompany a rezoning application through publicly available, standardised information requirements.

The scoping process will build on these standard requirements by giving all parties the opportunity to:

- discuss and give feedback on a rezoning application early in the process
- clarify the standard information required (determined through the categorisation process), and any additional site-specific information required for that specific rezoning application.

Proponents will not be able to lodge a rezoning application without progressing through the scoping process. Failure to provide the information required in the study requirements may lead to rejection of a rezoning application at lodgement or refusal at the end of the process.

Study requirements will be valid for 18 months. If a rezoning application is not submitted in this timeframe, the scoping process will need to start again with new study requirements issued.

This stage also helps proponents to understand the nuances of certain issues and the concerns communities may have regarding proposals, allowing for a better and more acceptable response.

Scoping report

This process will begin with a high-level scoping report, prepared by the proponent, that overviews the proposal, how it aligns with the strategic context, any planning or site-specific issues, and any required studies.

Scoping meeting

A scoping meeting is held between the proponent and the rezoning authority and other relevant parties (including state agencies) to discuss the scoping report and provide preliminary feedback. Early agency input is important to allow agencies to shape proposals early on and avoid problems later in the assessment process by allowing proponents to adapt or change their proposal to address agency issues at the outset.

Written feedback

The rezoning authority will provide written feedback that indicates:

- the rezoning application’s consistency with strategic planning
- agency feedback
- any recommended changes to the rezoning proposal
- the nominated rezoning application category.

This written feedback will also set out the standard information that should accompany the rezoning application including:

- intended objectives and outcomes of the proposal
- broad justification/case for change – need, strategic merit and site-specific merit of the proposal
- high-level evaluation against strategic planning (including any relevant SEPPs or s. 9.1 directions)
- any study requirements such as technical reports that demonstrate strategic and site-specific merit (the rezoning authority should seek input from relevant state agencies when determining these requirements)
- whether a section 7.11 infrastructure contributions plan is needed (consistent with ministerial directions).

Although the rezoning authority will provide feedback on whether the rezoning proposal is likely to be consistent with strategic plans, it will not be able to prevent the proponent from lodging an application. Study requirements must still be issued, and a proponent may still lodge a rezoning application, and have it assessed and determined.

What do you think?

Should a council or the department be able to refuse to issue study requirements at the scoping stage if a rezoning application is clearly inconsistent with strategic plans? Or should all proponents have the opportunity to submit a fully formed proposal for exhibition and assessment?

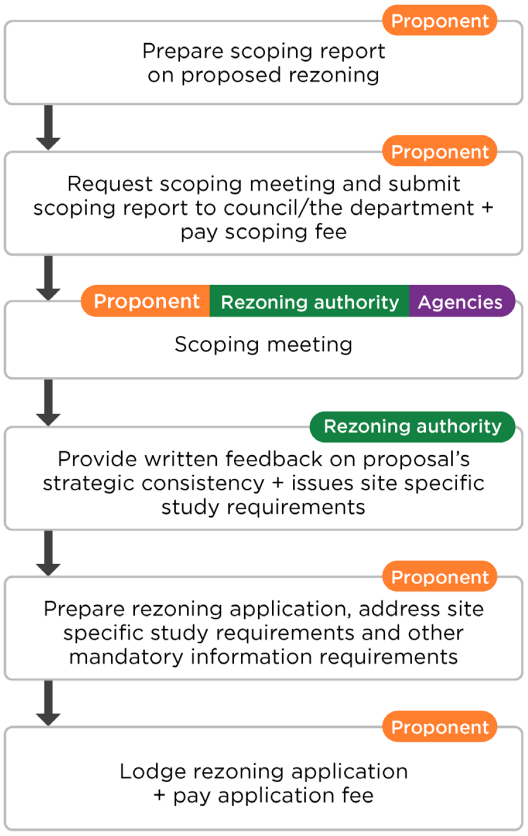


Figure 6. Framework for scoping

Consistent documentation requirements

Given that a rezoning application is not a development application, technical information should be proportionate to the category of the rezoning application.

The LEP Guideline contains information to support proponents, councils and state agencies throughout the process, including:

- a new scoping template to help proponents prepare a scoping proposal
- a technical document that outlines the information and technical studies that may be required to support a planning proposal, based on the category of planning proposal and the types of planning proposals where a proponent should engage with a particular authority or government agency before lodgement
- the content requirements, structure and form of the planning proposal and matters that the planning proposal must address, including relevant state and local policies, section 9.1 directions, planning circulars and SEPPs. For example, the guidance indicates that a complex greenfield or urban renewal rezoning is likely to require an urban design study, but a basic rezoning will not.

The guidance will ensure a consistent approach across NSW, while accounting for metropolitan and regional differences. We will adapt it and incorporate it into the new approach to rezoning applications.

Lodgement

Rezoning applications are lodged on the NSW Planning Portal, the NSW Government's online planning system. The rezoning authority will check that the application is adequate and have 7 days to confirm that study requirements have been met.

This will align with the development application process, enabling greater opportunities to lodge concurrent rezoning applications and development applications.

Where requirements are met, this will trigger exhibition of the rezoning application, meaning the application will go live on the portal and the formal exhibition period begins. This is a significant change from the existing process. Currently, exhibition is determined as part of the gateway determination, when both the adequacy of information provided and the proposal's strategic alignment is assessed. A proposal might not proceed if it is found to be inadequate.

If study requirements have not been met, the rezoning application will be rejected and will need to be resubmitted.

Under the new approach, the only opportunity to refuse a rezoning application if it lacks strategic merit is after exhibition, in the final assessment stage. This means that the initial assessment effort will go into deciding if all required information has been provided, ensuring quicker adequacy checks and an opportunity for the public to scrutinise rezoning applications in an open and transparent way.

What do you think?

What sort of material could we supply to assure community members that exhibition does not mean the rezoning authority supports the application and may still reject it?

What do you think of removing the opportunity for a merit assessment before exhibition? Will it save time or money to move all assessment to the end of the process?

Should the public have the opportunity to comment on a rezoning application before it is assessed?

Exhibition

There will be a standard public exhibition period of between 14 and 42 days, depending on the category of rezoning application (as is currently the case, there could be circumstances where no exhibition is required).

A key shift in the new approach is to exhibit the rezoning application as soon as possible after lodgement, allowing early public scrutiny and saving time. Currently, there can be a considerable lag between issuing a gateway determination that allows exhibition and the start of the exhibition.

Additionally, we see an opportunity to improve the level of community engagement in strategic planning and the rezoning process by making it more accessible and simpler to understand. Effective community engagement is key to developing trust and transparency in the planning system.

The new approach will mean:

- The exhibition period automatically begins when the rezoning authority considers the rezoning application adequate and the rezoning application is visible on the NSW Planning Portal.
- Exhibition periods are determined according to the category of rezoning application (with an additional week included to allow the rezoning authority to send notification letters).
- Exhibition processes are automated as much as possible through the portal or, potentially, through integration with the Service NSW app.
- Proponents must provide a short, plain English summary of the proposal, its intent and justification and how it aligns with strategic plans, to be attached to notification letters.

What do you think?

What other opportunities are there to engage the community in strategic planning in a meaningful and accessible way?

Do you have any suggestions on how we could streamline or automate the exhibition process further?

Changes after exhibition

Following exhibition, a proponent must both summarise and respond to submissions received, including working with state agencies to resolve any objections. This will help the rezoning authority in its final assessment, while also giving the proponent the opportunity to respond to

issues raised. Those who provided submissions will know the proponent's response to their submissions.

As part of the response, the proponent will need to submit any changes or amendments to the rezoning application before final assessment.

Once the response to submissions and any amended rezoning application has been forwarded to the rezoning authority, assessment will begin. At this point, the assessment 'clock' will start. This is the time allowed for the rezoning authority to assess, finalise and determine a rezoning application before a proponent can:

- appeal (based on a decision that is deemed to be refused, a 'deemed refusal') and/or
- access a fee refund through a planning guarantee.

The deemed refusal and planning guarantee concepts are addressed in more detail in the next sections.

The finalisation timeframe is based on the category of rezoning application in Table 4.

Table 4. Assessment/finalisation timeframes

Category	1 (Basic)	2 (Standard)	3 (Complex)	4 (Principal LEP)
Assessment/finalisation timeframe	11 weeks	17 weeks	24 weeks	N/A (appeal only for private proponents)

What do you think?

Do you think the assessment clock should start sooner than final submission for assessment, or is the proposed approach streamlined enough to manage potential delays that may happen earlier?

Information requests

Ongoing requests for more information cause delays throughout the rezoning application process and create uncertainty for all parties to the process.

Requests for more information will be discouraged as the new approach is designed to:

- provide an opportunity for all necessary information to be identified upfront in the study requirements at scoping stage
- ensure that proponents resolve any outstanding agency and community concerns before submitting the final version of the rezoning application after exhibition.

Where requests for more information are unavoidable, or determining the application depends only on minor or unforeseen clarifications, requests for more information are allowed:

- from state agencies during exhibition/agency consultation, direct with the proponent
- within 25 days of being forwarded to the rezoning authority for assessment. Where this happens, the assessment clock (see Part D: Appeals) will be paused.

What do you think?

Do you think requests for more information should be allowed?

Assessment and finalisation

Following exhibition and any amendments, the rezoning authority will assess the rezoning application. The application may need to be exhibited again if changes made after the first exhibition are extensive – this will be determined by the rezoning authority.

If re-exhibition is not required and a rezoning application is supported, the rezoning authority will engage with the Parliamentary Counsel's Office to draft the instrument and mapping can be prepared.

As is currently the case, the rezoning authority can vary or defer any aspect of an amended LEP, if appropriate.

In assessing a rezoning application, all decision-makers need to address the same considerations when determining if a plan should be made. Decisions will also need to be published on the NSW Planning Portal and with the reasons for the decision clearly communicated.

Rather than different assessment processes at gateway determination and finalisation, we will standardise matters of consideration, as relevant to the final decision made by the rezoning authority. These standard matters will also inform advice given during scoping.

The kind of matters that could be considered include:

- whether the proposal has strategic merit
- provisions of any relevant SEPP or section 9.1 directions (including the Minister's Planning Principles)
- whether the proposal has site-specific merit
- any submissions made by the public or state agencies
- the public interest.

In considering strategic merit, the rezoning authority would consider whether the rezoning application:

- gives effect to the relevant strategic planning documents
- is consistent with the relevant local strategic planning statement or supporting strategy
- responds to a change in circumstances not yet recognised under the existing planning framework.

In considering site-specific merit, the rezoning authority would consider:

- the natural environment, built environment, and social and economic conditions
- existing, approved or likely future uses of land near the land subject to the application
- the services and infrastructure that are or will be available to meet demand arising from the rezoning application and any proposed financial arrangements for infrastructure provision.

What do you think?

Are there any other changes that we could make to streamline the assessment and finalisation process more? What roadblocks do you currently face at this stage of the process?

Do you think the public interest is a necessary consideration, or is it covered by the other proposed considerations?

Are there any additional matters that are relevant to determining whether a plan should be made?

Conflicts of interest

A conflict of interest may arise from certain voluntary planning agreements (VPA) or if council land is included in the rezoning application. This is separate to conflict of interest obligations on councillors under local government legislation.

Some of these potential conflicts of interest will be addressed in reforms to the NSW infrastructure contributions system, which funds the local and regional infrastructure needed to support new development. As part of the reforms, infrastructure contributions plans will be encouraged to be prepared alongside rezonings, minimising the need for VPAs.

A council with a conflict of interest should not assess and determine a proposal. Under the new approach, if a conflict of interest is unavoidable, the relevant local planning panel (or regional panel where no local panel exists) should determine the rezoning application.

What do you think?

Do you think a body other than the council (such as a panel) should determine rezoning applications where there is a VPA?

Where a council has a conflict of interest, should a rezoning application be determined by the local planning panel (as proposed), or should the department take full responsibility for the assessment and determination of the rezoning application?

New fee structure

Ad hoc rezonings led by private proponents may be used to achieve a different development outcome for a specific site than that permitted through the current controls. Typically, this relates to higher development yields, which can generate a better return on investment. This can mean private proponents stand to realise considerable economic benefits from a rezoning.

As this happens, we also need to ensure that any right to lodge a rezoning application comes with the responsibility to adequately compensate councils for the cost and time of assessing and determining applications. Councils should not be left short-changed or with stretched resources.

Currently, councils can charge fees for services under the *Local Government Act 1993* and rely on these fees for processing planning proposals. These fees are levied outside of the planning system.

Without relevant regulations, councils can structure and charge these fees as they wish, leading to varying fee payment structures between councils. We see fee variations for:

- pre-lodgement meetings
- categorising planning proposals (whether minor, major, complex or precinct-based)
- fees for public hearings or using external consultants to prepare additional supporting studies
- staging of payments proportionate to work done at any stage
- whether fee refunds are offered and the terms of the refund.

On average, Greater Sydney councils charge higher fees for pre-lodgement and the processing of planning proposals than regional councils. Some regional councils charge as little as $9,000 and some Greater Sydney councils charge as much as $150,000 for what they individually categorise as a major planning proposal.

Given the varying fees that councils charge and having heard that councils often have stretched resources, we have considered if it is appropriate to set a consistent structure for fees to proponents (other than council proponents). This could be done through 3 potential options, based on the following objectives:

- cost recovery for the rezoning authority, without creating a barrier to entry for rezoning applications that have strategic merit
- reasonableness for proponents (fees aligned with actual rezoning authority costs, including refund of fees not expended)
- transparency and predictability (proponents able to easily estimate fees with councils able to budget for quality staff and system improvements)
- ease of administration (administration minimised by limiting discretion, estimation or recording of assessment time by a rezoning authority).

Scoping fees

Any scoping fee structure would require a proponent to pay a fixed fee based on the application category (if known) when the scoping meeting is requested and a scoping report is submitted to the rezoning authority for preliminary feedback. Alternatively, the fee would be payable when the rezoning authority confirms the category.

The fee would cover the rezoning authority's costs for any activity during scoping, including consultation with state agencies and providing written feedback.

Assessment fees

Any assessment fee structure would require the proponent to pay a fee at lodgement. This would cover the costs of the merit assessment and any associated work to make the plan. We are considering 3 options.

Option 1: Fixed assessment fees

- Assessment fees are fixed by the rezoning authority, based on the category of rezoning application and divided into sub-categories based on the complexity of the rezoning application.
- Sub-categories are based on the extent of change to zoning and/or development standards by location and site area, along with other matters that complicate the assessment process (such as whether a proposal includes a VPA). For example, a standard rezoning application that proposes a zone change and a significant increase in height of building and floor space ratio could attract a higher fee than a standard rezoning application that only seeks an additional permitted use or a minor increase to the height of building and floor space ratio.
- No fees would be charged for any other associated costs such as consultant fees for peer reviews.
- If a rezoning application is withdrawn after lodgement, the proponent could be entitled to a set percentage refund of fees, depending on the stage the rezoning application reaches.
- This option provides certainty for proponents and lessens the administrative burden for rezoning authorities. However, it may not always result in actual costs being recovered.

Option 2: Variable assessment fees

- Assessment fees are based on the estimated costs a rezoning authority would incur on a case-by-case basis, depending on the category of rezoning application, staff time in scoping meetings and a forward estimate of staff hours required to assess the rezoning application.
- Associated costs would be charged to the proponent based on actual costs incurred.
- If a rezoning application is withdrawn post-lodgement, the proponent could be entitled to a refund of fees not yet expended by the rezoning authority.
- This option will achieve actual cost recovery but will be time-consuming to administer and uncertain for proponents.

Option 3: Fixed and variable assessment fees

- Assessment fees have a fixed and variable component. The fixed fee would be charged upfront, based on the category of rezoning application (similar to option 1). In addition, a variable fee is charged once the rezoning application is finalised, based on actual staff hours that exceed the costs covered by the fixed fee.
- To reduce the risk of non-payment of the variable fee component, proponents of complex rezoning applications could be required to provide a bank guarantee at lodgement.
- Associated costs will be charged to the proponent based on the actual costs incurred.
- This option will achieve actual cost recovery and be less time-consuming to administer and more certain for proponents than option 2 (although less so than option 1).

What do you think?

Do we need a consistent structure for rezoning authority fees for rezoning applications?

What cost components need to be incorporated into a fee structure to ensure councils can employ the right staff and apply the right systems to efficiently assess and determine applications?

Should the fee structure be limited to identifying for what, how and when rezoning authorities can charge fees, or should it extend to establishing a fee schedule?

What is your feedback about the 3 options presented above?

Should fee refunds be available if a proponent decides not to progress a rezoning application? If so, what refund terms should apply? What should not be refunded?

Planning guarantee

A planning guarantee was introduced into the UK planning system in 2013. It provides for a fee refund if councils take too long to assess the equivalent of a development application and works to encourage the timely progress of applications. Even where a fee refund is given, assessment and determination of the application continues.

We are looking at mechanisms for rezoning authorities to determine rezoning applications more efficiently while being transparent and giving proponents certainty. As part of this, we have considered the potential for a planning guarantee scheme in NSW.

We have considered 4 elements:

- **The assessment clock** – when the clock starts and stops during the rezoning application process.
- **Timing** – how long the clock should run before a proponent is entitled to a fee refund.
- **Refund amount** – the percentage or component of fees to be refunded.
- **Extension of time agreements (EoT)** – the ability for a rezoning authority and proponent to agree on a longer timeframe.

We developed a potential planning guarantee option by applying the UK model to our own system, with the 4 elements aligning with the new approach and potential fee structure options.

- **The assessment clock** starts once the proponent submits the response to submissions and any amended rezoning application to the rezoning authority for assessment and finalisation.
- **Timing** is based on the assessment/finalisation timeframes for that category of rezoning application (see Table 4 – Assessment/finalisation timeframes) and are the same as deemed refusal timeframes discussed under Part C: New appeals pathways.
- **Refund amount**, whether full or a portion and staged, so that the longer a rezoning authority takes, the higher the refund (this could mean, for example, an additional 10% refund for every week the rezoning authority does not meet the determination timeframe).
- **EoTs** would be required if it becomes clear that more time is genuinely required. EoT requests and agreements would be in writing and agreed to before the end of the determination timeframe. Only one EoT can be agreed to and the extension cannot be longer than the original finalisation time for that category of rezoning application.

The following diagram shows how the planning guarantee would fit within the rezoning application process.

Figure 7. Example of planning guarantee timeframes in rezoning process

What do you think?

Do we need a framework that enables proponents to request a fee refund if a rezoning authority takes too long to assess a rezoning application?

If so, what mitigation measures (for example, stop-the-clock provisions, or refusing applications to avoid giving fee refunds) would be necessary to prevent a rezoning authority from having to pay refunds for delays it can't control?

If not, what other measures could encourage authorities to process rezoning applications promptly?

Part C: New appeals pathways

Introduction

As part of these overall reforms, we are considering a new appeals pathway for planning proposals.

There are currently 2 ways that decisions can be reviewed:

- **A rezoning review** – An appeal to the relevant planning panels where there is delay or a council has decided not to forward a planning proposal for gateway determination
- **A gateway review** – An appeal to the Independent Planning Commission where a council or proponent is dissatisfied with the gateway determination.

Both these reviews are non-statutory in that they are not specifically governed by the EP&A Act. They happen relatively early in the overall rezoning process, which means there is no opportunity for a review or appeal towards or at the end of the process – making the final decision beyond question.

There are benefits to some form of appeal mechanism at the end of the process:

- The opportunity to appeal where there is a delay encourages decision-makers to assess and determine applications promptly.
- An appeal on the final decision delivers a real and practical outcome if successful (for example, an LEP amendment), whereas reviews/appeals earlier in the process only move a proponent a step forward in the process.
- Written decisions about an appeal such as a judgment adds scrutiny to the decision-making process. This can guide and improve future decision-making as principles are developed, or highlight where there are gaps or inconsistencies in strategic planning documents.
- The appeal process can improve public visibility of decision-making and increases the accountability of decision-makers.

Our proposed approach will include a review opportunity for private proponents at the end of the process, if progress has been delayed or if the proponent is dissatisfied with the final decision. Proponents will have a certain timeframe within which to lodge an appeal, similar to the right to appeal a decision about the merit of a development application.

We do not propose allowing an appeal to public authorities such as councils or state-owned corporations. *Premier's Memorandum M1997-26 Litigation Involving Government Authorities,* although not strictly applying to all public authorities, discourages litigation between public authorities. Rather, other avenues, such as the Planning Delivery Unit, could resolve disputes between the department and other public authorities.

An appeal based on a delay would be available once set timeframes have passed, like a 'deemed refusal' of a development application. Under our proposed appeal pathway, the deemed refusal period would begin once a proponent lodges their final rezoning application or confirms that no changes are required and responds to submissions after exhibition.

The deemed refusal period would be based on the category of rezoning application as shown in Table 4 above.

This proposed pathway will allow the review body to look at the final decision and consider if a different decision ought to be made.

Options

We have already discussed a merit appeal right to the Land and Environment Court with stakeholders. While the Land and Environment Court is the primary institution in NSW for resolving environmental and planning disputes, stakeholder feedback prompted us to consider an appeal to the Independent Planning Commission as an alternative.

A Land and Environment Court merit appeal could operate similarly to development application merit appeals, with an opportunity for conciliation and a final hearing if an agreement cannot be reached. The court would have powers to make any decisions required to finalise the proceedings.

Appeals to the Independent Planning Commission will require us to develop a new process, allowing various parties to present their position and new procedures relating to amendments to rezoning applications or hearing from the public. This process could be similar to the determination process for state-significant development with appropriate changes to account for it being a review function and to allow the commission to make the final decision on a rezoning application.

Industry groups generally support an appeals pathway. They want greater certainty that proposals that are strategically aligned and address community needs can be approved in a mechanism that is apolitical.

However, there are concerns about the cost and complexity of Land and Environment Court proceedings, which may not be suited to strategic planning. Some industry stakeholders supported consideration of a non-judicial pathway, such as the Independent Planning Commission.

Councils are concerned that any proposed appeals pathway would add extra pressure and time. They feel the increase in costs, time and speculation would undermine strategic planning.

We have outlined advantages and disadvantages below.

Table 5. Land and Environment Court

Advantages	Disadvantages
• Established processes and procedures relating to merit review could be adapted. • Existing wide-reaching powers enable it to consider fresh evidence and exercise necessary powers. • Opportunity for conciliation allows parties to discuss and resolve issues. • Potential legal proceedings are a strong deterrent against delay or poor decision-making.	• Can be costly and time consuming – legal representation is not mandatory but is common. • No historical dealings with the merit of strategic planning decisions and may not currently have the expertise. • Adversarial process may not be suited to rezonings. • The court may have an issue intervening in the making of an LEP, being a form of delegated legislation (which is the role of the Minister for Planning and Public Spaces).

Table 6. Independent Planning Commission

Advantages	Disadvantages
• Likely to be quicker and cheaper. • More flexible procedure and less adversarial, meaning we can tailor a new process to strategic planning decisions. • Appropriately independent from government to review government decisions.	• Would be a significant shift in operations, requiring resourcing. • May not have the expertise to deal with strategic planning decisions. • No opportunity for conciliation – to maintain an efficient process, may need to limit opportunities for changes to proposals and fresh information on review.

What do you think?

Do you think public authorities (including councils) should have access to an appeal?

Which of these options – the Land and Environment Court or the Independent Planning Commission (or other non-judicial body) – do you believe would be most appropriate?

Part D: Implementation

Implementing the new approach

Our focus in this discussion paper is to seek feedback on the concepts or principles of the new approach, rather than the means of carrying it out. Once it is clear which of the proposed elements will have the greatest benefit, we will use what we've heard to determine how we will put the new approach into action.

Applying the new approach could involve both legislative and non-legislative changes.

We could implement the proposed new approach using existing legislative provisions, along with other existing mechanisms such as:

- ministerial directions to make assessment considerations more certain
- delegation to empower decision-makers
- departmental secretary's requirements to make application requirements clear
- amendments to the Standard Instrument to standardise common amendments
- new regulations to provide more certainty in the agency engagement process.

This would be supported with other policy and guidance material.

By using the existing statutory framework, the reforms are, necessarily, more limited in scope.

A legislative approach would involve amending the EP&A Act in addition to the mechanisms described above. This allows greater opportunity and flexibility in any reform. Importantly, legislative change would be needed to allow a rezoning application to be appealed in the Land and Environment Court.

The implementation of the new approach will be supported with policy guidance and education for industry and councils to ensure a smooth transition and minimise disruption and uncertainty. There will also be opportunity for councils to adjust their processes and resourcing.

NSW Planning Portal improvements

We will need to increase the capability and use of the NSW Planning Portal for triggering referrals, standardising requirements and ensuring accountability and transparency.

Much of this work is underway, including the ability to lodge a planning proposal online, which began in the middle of 2021.

The department's ePlanning team will continue to increase the capabilities of the portal and adjust the system to account for changes to the process.

Review of Environmental Factors

Waverley Council Chambers Refurbishment

Client: Waverley Council

Prepared by:

MG Planning
URBAN PLANNERS

MG Planning Pty Ltd
PO Box 197 Drummoyne NSW 1470
Ph: (02) 9719 3118
mail@mgplanning.com.au
ABN 48 098 191 443

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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
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Attachment 9	Heritage Impact Statement
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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.

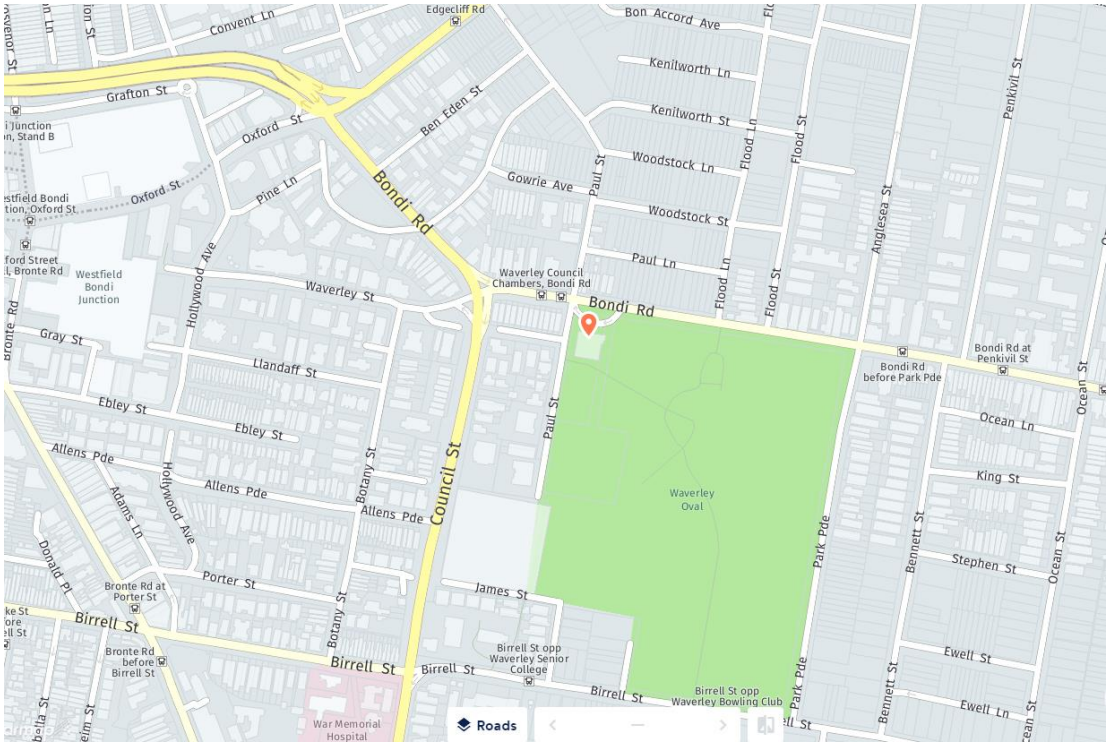


Figure 1: Site location (Source: www.nearmap.com)

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.

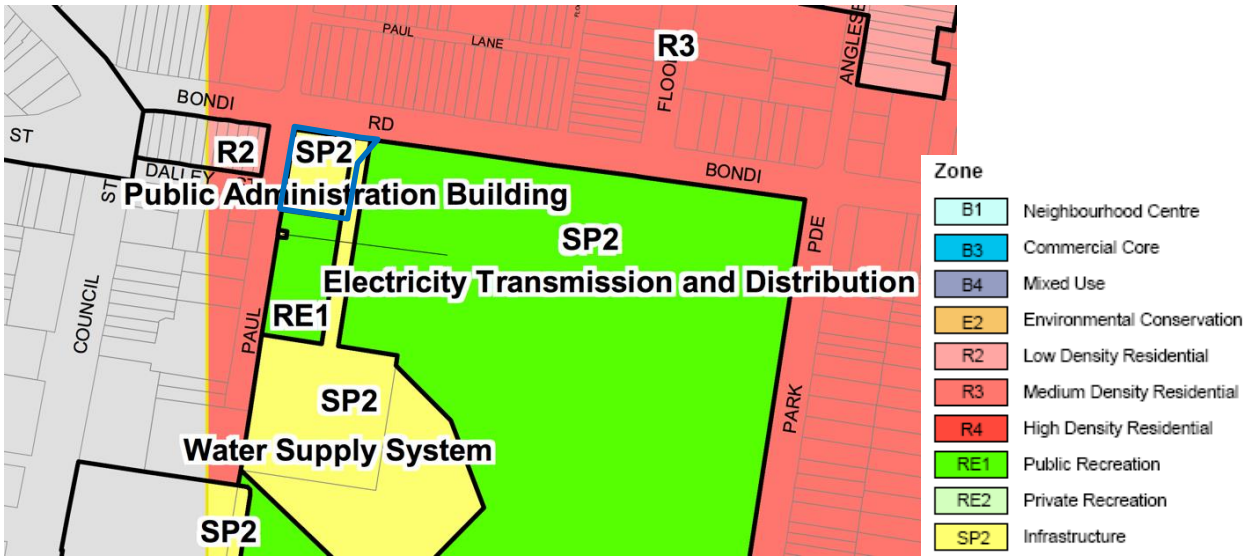


Figure 3: Zoning under WLEP 2012 (site outlined blue)

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

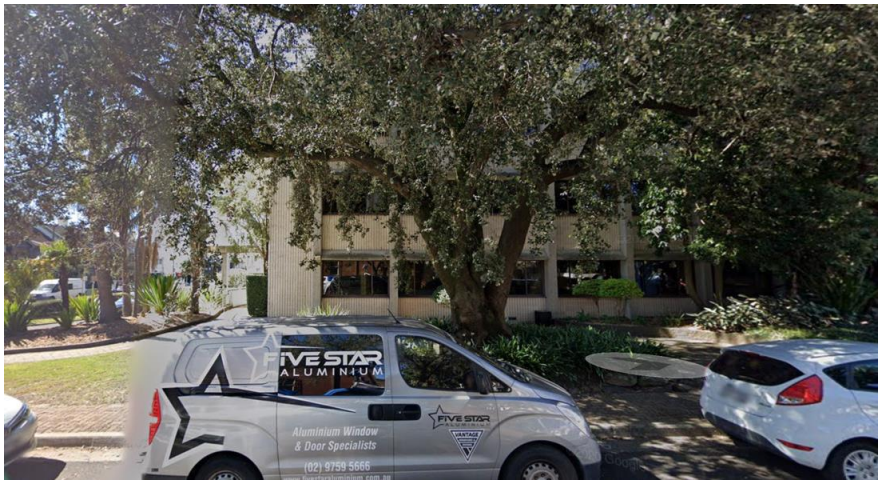


Photo 2: Side view of site from Paul Street looking east

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 405m^2 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 (300m^2) 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				
Howea forsteriana	Kentia Palm	12M	slavaged	as shown
Corymbia macuata	Spotted Gum	20M	400L	as shown
Livistona australis	Cabbage Tree Palm	15M	slavaged	as shown
Waterhousea floribunda 'Green Avenue'	Green Avenue Weeping Lilly Pilly	8M	400L	as shown
SHRUBS AND CLIMBERS				
Adenanthis sericeus 'Silver Lining'	Dwarf Woolly Bush	0.8M	300MM	3/m2
Banksia 'Bush Candles;	Bush Candles	0.6M	200MM	3/m2
Billardiera scandens	Apple Berry	4M	150MM	5/m2
Blechnum nudum 'Silver Lady'	Fishbone Fern	0.6M	200MM	2/m2
Callistemon 'Better John'	Better John Bottlebrush	1M	300MM	3/m2
Carpobrotus glaucescens	Pig Face	0.2M	150MM	5/m2
Chrysocephalum apiculatum	Yellow Buttons	0.2M	150MM	5/m2
Dianella 'Goddess'	Goddess Native Flax	0.5M	150MM	5/m2
Doryanthes excelsa	Gymea Lily	1.2M	300MM	2/m2
Eremophila glabra	Emu Bush	0.3M	200MM	3/m2
Hibbertia scandens	Climbing Guinea Flower	4M	150MM	5/m2
Hymenosporum 'Luscious'	Luscious Native Frangipani	0.8M	300MM	2/m2
Isolepis nodosa	Knobby Club Rush	0.8M	150MM	5/m2
Lomandra 'Katrinus'	Shara	0.6M	150MM	5/m2
Lomandra 'Verday'	Verday	0.6M	150MM	5/m2
Myoporum parvifolium	Creeping Boobiala	0.3M	150MM	5/m2
Pimelea longifolia	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:

<u>High performance building fabric</u>:

- 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 habitants. 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 (2,415m^2 GFA) and with the proposed additions the FSR will be 1.65:1 that is, 2,815m^2 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 300m^2. 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.

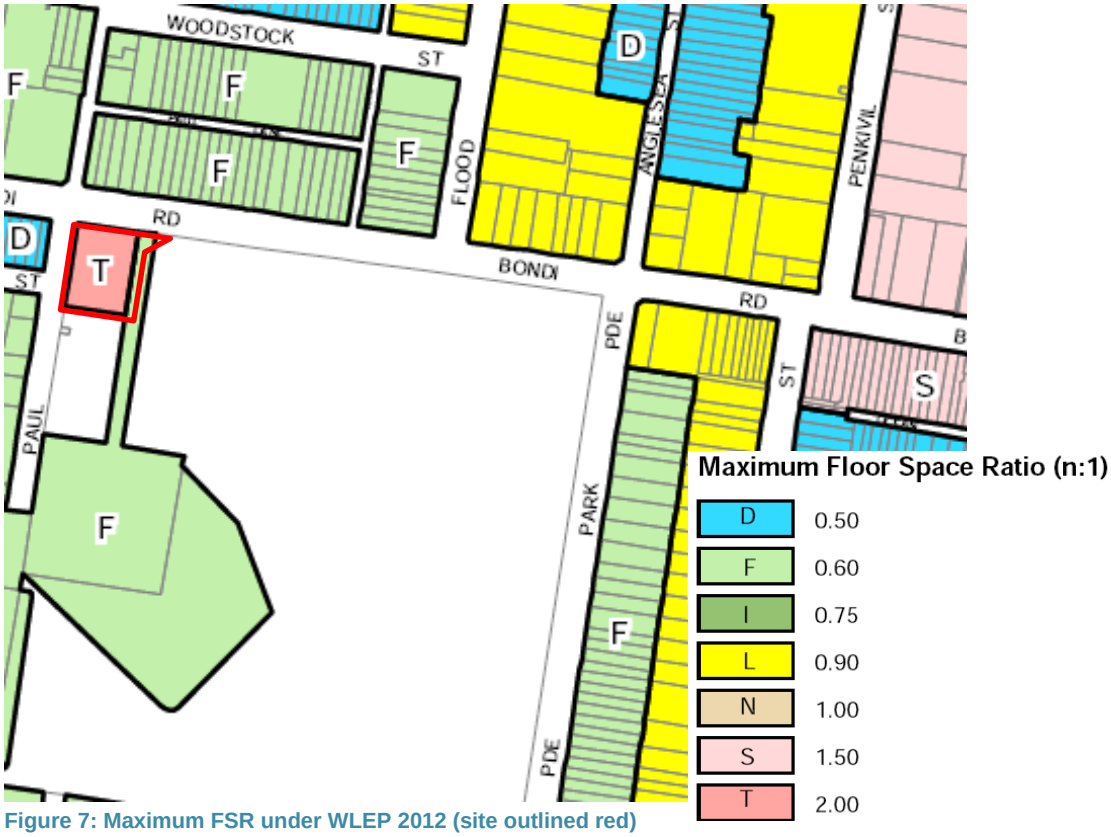


Figure 7: Maximum FSR under WLEP 2012 (site outlined red)

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 in 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 whist 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*
Northern extension and driveway	*Not assessed as having heritage significance* *Positive visual impact to heritage significance of adjacent items and conservation areas.*
New façade	*Not assessed as having heritage significance* *Positive visual impact to heritage significance of adjacent items and conservation areas.*
Roof addition	*Not assessed as having heritage significance* *No visual impact to heritage significance of adjacent items and conservation areas.*
New windows	*Not assessed as having heritage significance* *No visual impact to heritage significance of adjacent items and conservation areas.*

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 guidelinesguidelines37 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 Aboricultural 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 autralis (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), t*he 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 facilities 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 100m^2 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 42m^3 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 *National Parks and Wildlife Act 1974*)	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. 2. Photographic Archival Recording is to be undertaken (in accordance with the Heritage Office guidelinesguidelines37 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.	Council Council Council	Prior to demolition or construction Prior to demolition or construction 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 / l 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	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: – 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	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: – 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.	Council – Approval Contractor	Prior to commencement of works During works
Operational Waste Management	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.	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.

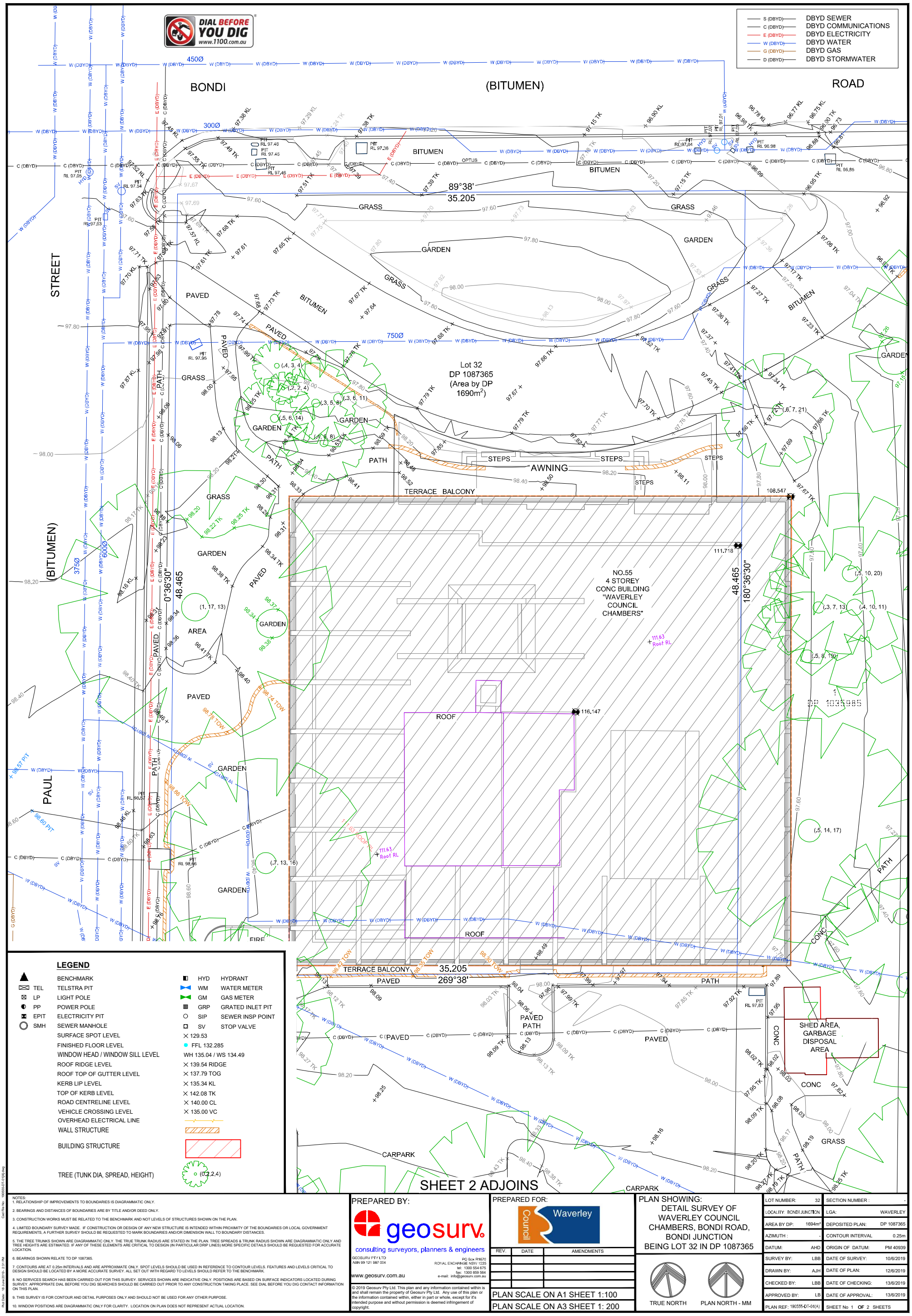
Helena Miller
Director
MG Planning Pty Ltd
Date: 1 March 2022

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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D (DBYD) DBYD STORMWATER
BONDI (BITUMEN) ROAD
STREET
PAUL (BITUMEN)
450Ø
300Ø
750Ø
600Ø
375Ø
BITUMEN
GRASS
GARDEN
PAVED
PATH
STEPS
AWNING
TERRACE BALCONY
AREA
CARPARK
CONC
FIRE
OPTUS
89°38'
35.205
269°38'
0°36'30"
48.465
180°36'30"
Lot 32
DP 1087365
(Area by DP 1690m²)
NO.55
4 STORY
CONC BUILDING
"WAVERLEY
COUNCIL
CHAMBERS"
ROOF
111.718
116.147
108.547
111.63 Roof RL
SHED AREA, GARBAGE DISPOSAL AREA
1 DP 1035985
SHEET 2 ADJOINS
LEGEND
BENCHMARK
TEL TELSTRA PIT
LP LIGHT POLE
PP POWER POLE
EPIT ELECTRICITY PIT
SMH SEWER MANHOLE
HYD HYDRANT
WM WATER METER
GM GAS METER
GRP GRATED INLET PIT
SIP SEWER INSP POINT
SV STOP VALVE
SURFACE SPOT LEVEL
FINISHED FLOOR LEVEL
WINDOW HEAD / WINDOW SILL LEVEL
ROOF RIDGE LEVEL
ROOF TOP OF GUTTER LEVEL
KERB LIP LEVEL
TOP OF KERB LEVEL
ROAD CENTRELINE LEVEL
VEHICLE CROSSING LEVEL
OVERHEAD ELECTRICAL LINE
WALL STRUCTURE
BUILDING STRUCTURE
TREE (TUNK DIA, SPREAD, HEIGHT)
NOTES:
1. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.
2. BEARINGS AND DISTANCES OF BOUNDARIES ARE BY TITLE AND/OR DEED ONLY.
3. CONSTRUCTION WORKS MUST BE RELATED TO THE BENCHMARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.
4. LIMITED BOUNDARY SURVEY MADE. IF CONSTRUCTION OR DESIGN OF ANY NEW STRUCTURE IS INTENDED WITHIN PROXIMITY OF THE BOUNDARIES OR LOCAL GOVERNMENT REQUIREMENTS, A FURTHER SURVEY SHOULD BE REQUESTED TO MARK BOUNDARIES AND/OR DIMENSION WALL TO BOUNDARY DISTANCES.
5. THE TREE TRUNKS SHOWN ARE DIAGRAMMATIC ONLY. THE TRUE TRUNK RADIUS ARE STATED IN THE PLAN. TREE SPREADS & TRUNK RADIUS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.
6. BEARINGS SHOWN RELATE TO DP 1087365.
7. CONTOURS ARE AT 0.25m INTERVALS AND ARE APPROXIMATE ONLY. SPOT LEVELS SHOULD BE USED IN REFERENCE TO CONTOUR LEVELS. FEATURES AND LEVELS CRITICAL TO DESIGN SHOULD BE LOCATED BY A MORE ACCURATE SURVEY. ALL SET OUT WITH REGARD TO LEVELS SHOULD REFER TO THE BENCHMARK.
8. NO SERVICES SEARCH HAS BEEN CARRIED OUT FOR THIS SURVEY. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING SURVEY. APPROPRIATE DIAL BEFORE YOU DIG SEARCHES SHOULD BE CARRIED OUT PRIOR TO ANY CONSTRUCTION TAKING PLACE. SEE DIAL BEFORE YOU DIG CONTACT INFORMATION ON THIS PLAN.
9. THIS SURVEY IS FOR CONTOUR AND DETAIL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
10. WINDOW POSITIONS ARE DIAGRAMMATIC ONLY FOR CLARITY. LOCATION ON PLAN DOES NOT REPRESENT ACTUAL LOCATION.
Cad File No: 190555-DT-01(A).dwg
Plot Date: 10 June 2019 2:31 PM
PREPARED BY:
geosurv
consulting surveyors, planners & engineers
GEOSURV PTY LTD
ABN 99 121 887 004
PO Box R1670
ROYAL EXCHANGE NSW 1225
tel: 1300 554 675
fax: 1300 859 564
e-mail: info@geosurv.com.au
www.geosurv.com.au
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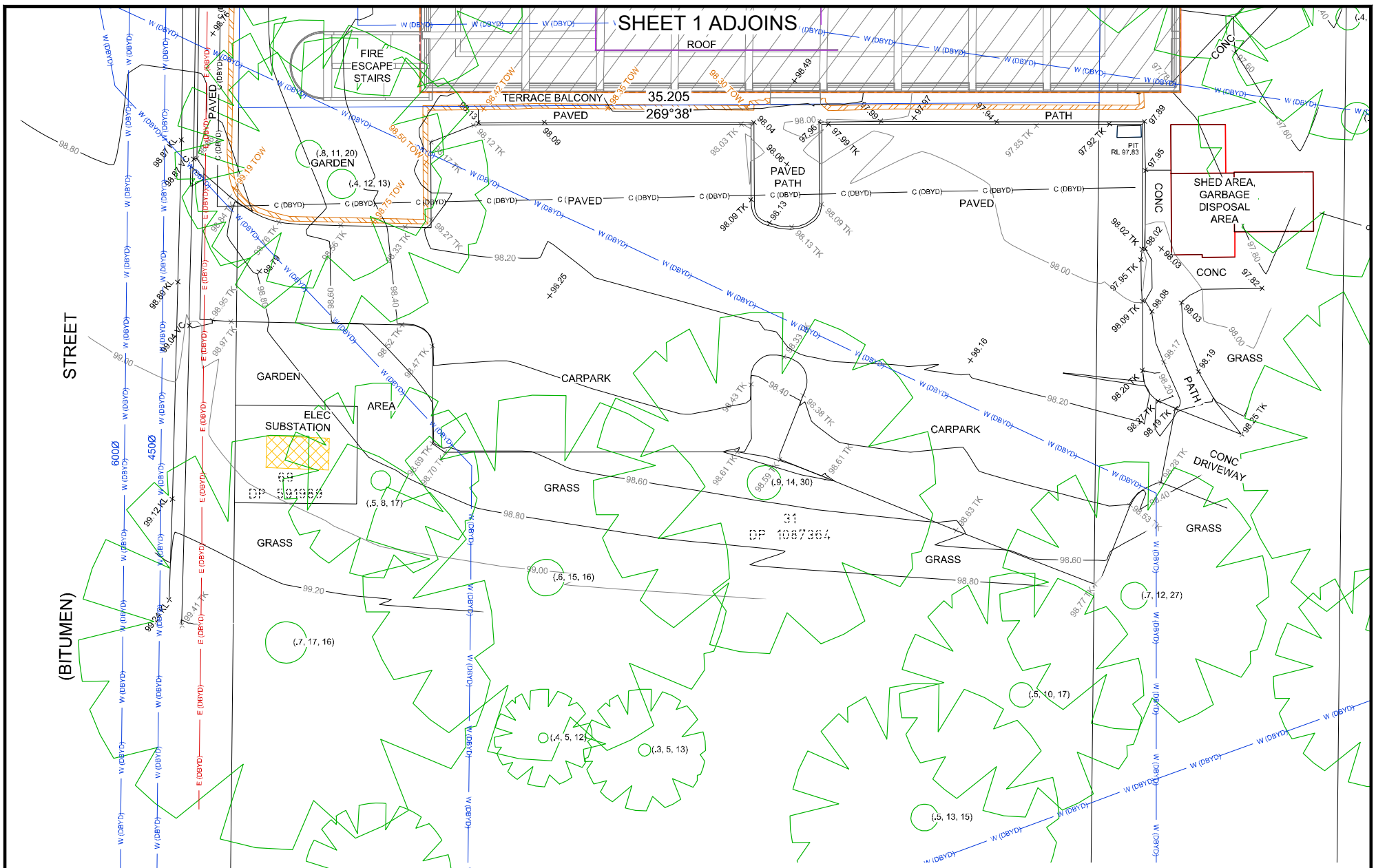
PREPARED FOR:
Waverley Council
REV. DATE AMENDMENTS
PLAN SCALE ON A1 SHEET 1:100
PLAN SCALE ON A3 SHEET 1: 200
PLAN SHOWING:
DETAIL SURVEY OF WAVERLEY COUNCIL CHAMBERS, BONDI ROAD, BONDI JUNCTION
BEING LOT 32 IN DP 1087365
TRUE NORTH
PLAN NORTH - MM
LOT NUMBER: 32
SECTION NUMBER: -
LOCALITY: BONDI JUNCTION
LGA: WAVERLEY
AREA BY DP: 1694m²
DEPOSITED PLAN: DP 1087365
AZIMUTH: -
CONTOUR INTERVAL 0.25m
DATUM: AHD
ORIGIN OF DATUM: PM 40939
SURVEY BY: LBB
DATE OF SURVEY: 10/6/2019
DRAWN BY: AJH
DATE OF PLAN: 12/6/2019
CHECKED BY: LBB
DATE OF CHECKING: 13/6/2019
APPROVED BY: LB
DATE OF APPROVAL: 13/6/2019
PLAN REF: 190555-DT-01(A)
SHEET No 1 OF 2 SHEETS



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C (DBYD)	DBYD COMMUNICATIONS
E (DBYD)	DBYD ELECTRICITY
W (DBYD)	DBYD WATER
G (DBYD)	DBYD GAS
D (DBYD)	DBYD STORMWATER

LEGEND

▲	BENCHMARK	HYD	HYDRANT
TEL	TELSTRA PIT	WM	WATER METER
LP	LIGHT POLE	GM	GAS METER
PP	POWER POLE	GRP	GRATED INLET PIT
EPIT	ELECTRICITY PIT	SIP	SEWER INSP POINT
SMH	SEWER MANHOLE	SV	STOP VALVE
	SURFACE SPOT LEVEL	× 129.53	
	FINISHED FLOOR LEVEL	FFL 132.285	
	WINDOW HEAD / WINDOW SILL LEVEL	WH 135.04 / WS 134.49	
	ROOF RIDGE LEVEL	× 139.54 RIDGE	
	ROOF TOP OF GUTTER LEVEL	× 137.79 TOG	
	KERB LIP LEVEL	× 135.34 KL	
	TOP OF KERB LEVEL	× 142.08 TK	
	ROAD CENTRELINE LEVEL	× 140.00 CL	
	VEHICLE CROSSING LEVEL	× 135.00 VC	
	OVERHEAD ELECTRICAL LINE		
	WALL STRUCTURE		
	BUILDING STRUCTURE		
	TREE (TUNK DIA, SPREAD, HEIGHT)	(0.2,2,4)	

GENERAL NOTES

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IF ANY STRUCTURE OR IMPROVEMENT IS TO BE CONSTRUCTED ON OR ADJACENT TO THE BOUNDARIES OF THIS LAND, THE RELEVANT BOUNDARIES MUST BE MARKED PRIOR TO CONSTRUCTION BY A REGISTERED SURVEYOR.

CONSTRUCTION WORKS MUST BE RELATED TO THE BENCHMARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

NO SURVEY OBSERVATIONS HAVE BEEN MADE TO DETERMINE TRUE NORTH (ie FOR SHADOW DIAGRAMS)

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WARNING REGARDING SERVICES

ONLY THOSE SERVICE LOCATIONS WHICH HAVE BEEN IDENTIFIED BY ONE SEARCH LOCATORS ARE SHOWN HEREON. THE SERVICES WERE IDENTIFIED BY PAINT MARKS ON THE GROUND AND BY SURFACE EVIDENCE. THESE LINES ARE SAID TO BE INDICATIVE OF THE POSITION OF THE UNDERGROUND SERVICE BELOW.

THIS SURVEY HAS LOCATED UNDERGROUND SERVICES ONLY TO CLASS B STANDARD UNLESS OTHERWISE STATED. DEPTHS OF SERVICES HAVE BEEN OBTAINED BY ELECTRONIC MEANS ONLY.

NOTED PIPE SIZES & DUCTING CONFIGURATIONS HAVE BEEN DERIVED FROM "DIAL BEFORE YOU DIG" (DBYD).

ALL SERVICE DETAILS AND POSITIONS, INCLUDING DUCT SIZES & CONFIGURATIONS MUST BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITIES (INCLUDING THE DIAL BEFORE YOU DIG AGENCY) DURING DESIGN BY THE DESIGNERS AND PRIOR TO CONSTRUCTION OR EXCAVATION BY THE BUILDERS OR EXCAVATORS AND USERS OF THIS PLAN.

ROUTES OF EACH SERVICE LINE BETWEEN EACH SURVEYED LOCATION IS REPRESENTED HEREON AS BEING STRAIGHT, HOWEVER THE ROUTES ARE DIAGRAMMATIC AND APPROXIMATE ONLY AND ARE SUBJECT TO VALIDATION BY ACTUAL EXPOSURE OF THE SERVICE LINE

THIS SERVICES INVESTIGATION WAS CARRIED OUT BY ONE SEARCH LOCATORS USING AS A BASIS, INFORMATION SUPPLIED BY DBYD AND SERVICE SURFACE EVIDENCE (EG SERVICE LIDS ETC).

SOME COMPANIES WITH UNDERGROUND ASSETS DO NOT PARTICIPATE IN D.B.Y.D. THESE SERVICES HAVE NOT BEEN LOCATED BY THE SURVEY.

GEOSURV & ONE SEARCH LOCATORS DOES NOT WARRANT THAT ALL SERVICES HAVE BEEN IDENTIFIED AND OTHER UNDERGROUND SERVICES (IF ANY) MAY EXIST WITHIN THIS AREA. THESE SERVICES ARE SAID TO BE EITHER NOT LOCATABLE AT THIS TIME BY ELECTRONIC (UNOBTRUSIVE) METHODS NOR VISIBLE ON SITE OR NOT REVEALED BY THE DBYD SEARCH. THESE SERVICES HAVE NOT BEEN LOCATED BY THIS SURVEY.

IT IS RECOMMENDED THAT THE USERS UNDERTAKE "POTHOLING" TO DIRECTLY CONFIRM LOCATIONS WHERE CONFLICT WITH CONSTRUCTION/DESIGN MAY OCCUR. DUE CAUTION SHOULD ALSO BE EXERCISED DURING ANY EXCAVATION ACTIVITY IN PLACES WHERE UTLITIES MAY REASONABLY BE EXPECTED TO OCCUR, WHETHER LOCATED OR NOT.

LOCATING QUALITY LEVEL DESCRIPTION

THIS ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QUALITY LEVEL A (QLA)
VISUALISATION/ CONFIRMATION OF A SERVICE, POSITION AND DEPTH, BY NONDESTRUCTIVE DIGGING (NDD) METHODS OR POINTS OF ENTRY TO PITS OR MANHOLES.
RECOMMENDED QUALITY LEVEL PRIOR TO CONSTRUCTION OR EXCAVATION.

QUALITY LEVEL B (QLB)
LOCATING OF SERVICES USING RADIO DETECTION METHODS OR GROUND PENETRATING RADAR. ACCEPTABLE RANGE OF ACCURACY FOR QUALITY LEVEL B IS 300MM FOR POSITION AND 500MM IN DEPTH

QUALITY LEVEL C (QLC)
SERVICES MARKED OUT USING ONLY SURFACE FEATURES IN THE FIELD. SUCH SURFACE FEATURES INCLUDE, HYDRANTS, GAS MARKERS, PITS ETC. NO INDICATION OF SERVICE LOCATION OR DEPTH CAN BE ATTAINED FROM QUALITY LEVEL C.

QUALITY LEVEL D (QLD)
SERVICES MARKED UP USING DBYD PLANS ONLY. OFFSETS ON PLANS CAN BE USED TO OBTAIN SUCH INDICATION OF SERVICES IN FIELD BUT NO INDICATION OF SERVICE CONFIRMATION CAN BE GIVEN.

ONE SEARCH LOCATORS DISCLAIMER

THIS PLAN INCLUDES INFORMATION DESCRIBING THE LOCATION OF SUBTERRANEAN FEATURES, WHICH WERE PURPORTED TO EXIST AT THE TIME OF THE SURVEY. THIS INFORMATION WAS COMPILED FROM A COMBINATION OF FIELD TECHNIQUES AND AVAILABLE DATA FROM COOPERATING UTILITY AUTHORITIES.

WHILST ALL CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS PLAN OF SURVEY, ONE SEARCH LOCATORS CANNOT GUARANTEE THAT THE PLAN IS WITHOUT FLAW OF ANY KIND. THEREFORE, ONE SEARCH LOCATORS EXPRESSLY DISCLAIMS ALL LIABILITY FOR ERRORS OR OMISSIONS OF ANY KIND WHATSOEVER OR FROM ANY LOSS, DAMAGE OR OTHER CONSEQUENCES, WHICH MAY ARISE FROM ANY PERSON RELYING ON ANYTHING, STATED ON THIS PLAN. IN PARTICULAR, IT IS RECOMMENDED THAT USERS SATISFY THEMSELVES AS TO THE LOCATION OF SUBTERRANEAN FEATURES SUCH AS UTILITIES, WHICH MAY OR MAY NOT BE SHOWN ON THIS PLAN BY DEPLOYING VACUUM EXCAVATION TECHNIQUES.

ALL SERVICES ON THIS PLAN ARE QUALITY LEVEL B (QLB) UNLESS NOTED OTHERWISE

THIS PLAN SHOWS ONLY THE SERVICES IDENTIFIED IN ONESEACH SERVICE LOCATION REPORT DATED 8/06/2019

FOR GENERAL NOTES, WARNING REGARDING SERVICES, LOCATING QUALITY LEVEL DESCRIPTION AND ONE SEARCH LOCATORS DISCLAIMER, REFER TO THIS SHEET

CAUTION: FIBRE OPTIC CABLES WITHIN THIS AREA

DIAL BEFORE YOU DIG www.1100.com.au

Cad File No: 190555-DT-01(A).dwg
Plot Date: 13 June 2019 2:31 PM

NOTES:
1. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.
2. BEARINGS AND DISTANCES OF BOUNDARIES ARE BY TITLE AND/OR DEED ONLY.
3. CONSTRUCTION WORKS MUST BE RELATED TO THE BENCHMARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.
4. LIMITED BOUNDARY SURVEY MADE. IF CONSTRUCTION OR DESIGN OF ANY NEW STRUCTURE IS INTENDED WITHIN PROXIMITY OF THE BOUNDARIES OR LOCAL GOVERNMENT REQUIREMENTS, A FURTHER SURVEY SHOULD BE REQUESTED TO MARK BOUNDARIES AND/OR DIMENSION WALL TO BOUNDARY DISTANCES.
5. THE TREE TRUNKS SHOWN ARE DIAGRAMMATIC ONLY. THE TRUE TRUNK RADIUS ARE STATED IN THE PLAN. TREE SPREADS & TRUNK RADIUS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.
6. BEARINGS SHOWN RELATE TO DP 1087365.
7. CONTOURS ARE AT 0.25m INTERVALS AND ARE APPROXIMATE ONLY. SPOT LEVELS SHOULD BE USED IN REFERENCE TO CONTOUR LEVELS. FEATURES AND LEVELS CRITICAL TO DESIGN SHOULD BE LOCATED BY A MORE ACCURATE SURVEY. ALL SET OUT WITH REGARD TO LEVELS SHOULD REFER TO THE BENCHMARK.
8. NO SERVICES SEARCH HAS BEEN CARRIED OUT FOR THIS SURVEY. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING SURVEY. APPROPRIATE DIAL BEFORE YOU DIG SEARCHES SHOULD BE CARRIED OUT PRIOR TO ANY CONSTRUCTION TAKING PLACE. SEE DIAL BEFORE YOU DIG CONTACT INFORMATION ON THIS PLAN.
9. THIS SURVEY IS FOR CONTOUR AND DETAIL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
10. WINDOW POSITIONS ARE DIAGRAMMATIC ONLY FOR CLARITY. LOCATION ON PLAN DOES NOT REPRESENT ACTUAL LOCATION.

PREPARED BY:
geosurv
consulting surveyors, planners & engineers
GEOSURV PTY LTD
ABN 99 121 887 004
PO Box R1670
ROYAL EXCHANGE NSW 1225
tel: 1300 554 675
fax: 1300 859 564
e-mail: info@geosurv.com.au
www.geosurv.com.au

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PREPARED FOR: Waverley Council

REV.	DATE	AMENDMENTS

PLAN SCALE ON A1 SHEET 1:100
PLAN SCALE ON A3 SHEET 1: 200

PLAN SHOWING:
DETAIL SURVEY OF WAVERLEY COUNCIL CHAMBERS, BONDI ROAD, BONDI JUNCTION
BEING LOT 32 IN DP 1087365

TRUE NORTH PLAN NORTH - MM

LOT NUMBER:	32	SECTION NUMBER :	-
LOCALITY:	BONDI JUNCTION	LGA:	WAVERLEY
AREA BY DP:	1694m²	DEPOSITED PLAN:	DP 1087365
AZIMUTH :	-	CONTOUR INTERVAL	0.25m
DATUM:	AHD	ORIGIN OF DATUM:	PM 40939
SURVEY BY:	LBB	DATE OF SURVEY:	10/6/2019
DRAWN BY:	AJH	DATE OF PLAN:	12/6/2019
CHECKED BY:	LBB	DATE OF CHECKING:	13/6/2019
APPROVED BY:	LB	DATE OF APPROVAL:	13/6/2019
PLAN REF:	190555-DT-01(A)	SHEET No 2 OF 2 SHEETS	

Attachment 2

Architectural Plans

WAVERLEY COUNCIL CHAMBERS UPGRADE

TM - TIMBER BATTEN SOFFIT

AL - POWDERCOATED ALUMINIUM BATTENS AND SHADING ELEMENTS

TL - FEATURE TILE WALL

STEEL PAINT FINISH - DULUX SHOJI WHITE

CFC - COMPRESSED FIBRE CEMENT CLADDING, INTEGRAL COLOUR FINISH

PAV-01 RESIN BASED SEAMLESS FLOORING

DRAWING LIST

00 COVER			
	A-001	COVER PAGE	
10 PLANS			
	A-100	SITE ANALYSIS	1:200
	A-101	SITE PLAN	1:200
	A-102	FORECOURT DEMOLITION PLAN	1:100
	A-103	GROUND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-104	FIRST FLOOR DEMOLITION PLAN	1:100, 1:200
	A-105	SECOND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-106	THIRD FLOOR DEMOLITION PLAN	1:100, 1:200
	A-107	EXISTING AND NEW DIAGRAMS	1:200
	A-108	GROUND FLOOR PLAN	1:100
	A-109	LEVEL 1 FLOOR PLAN	1:100
	A-110	LEVEL 2 FLOOR PLAN	1:100
	A-111	LEVEL 3 FLOOR PLAN	1:100
	A-112	ROOF FLOOR PLAN	1:100
	A-113	GROUND FLOOR PLAN - NO FURNITURE	1:100
	A-114	LEVEL 1 FLOOR PLAN - NO FURNITURE	1:100
	A-115	LEVEL 2 FLOOR PLAN - NO FURNITURE	1:100
	A-116	LEVEL 3 FLOOR PLAN - NO FURNITURE	1:100
	A-117	SUN DIAGRAMS	1:500
20 ELEVATIONS			
	A-200	NORTH AND EAST ELEVATIONS	1:100
	A-201	SOUTH AND WEST ELEVATIONS	1:100
30 SECTIONS			
	A-300	CROSS SECTION	1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

AMENDMENTS IN CURRENT REVISION (SHOWN CLOUDED ON DRAWINGS)

No.	AMENDMENT DESCRIPTION

TITLE
Workplace Planning
Ardalops Consulting Pty Ltd
224 Alt Street Haberfield
NSW 2045

TITLE
Service Engineers and ESD
ADP
Level 3, 8 Spring Street Sydney
NSW 2000

TITLE
PCA
Steve Watson Partners
Level 17, 456 Kent Street Sydney
NSW 2000

TITLE

TITLE
Structural + Civil Engineer
Northrop Consulting Engineers Pty Ltd
Level 1, 57 Kembla Street Wollongong
NSW 2500

TITLE
Landscape
Black Beetle
Suite 05, Level 1, 1073 Pittwater Rd, Collaroy
NSW 2097

TITLE
Town Planning
MG Planning
PO Box 197 Drummoyne
NSW 1470

TITLE

LEGEND

NORTH

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lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

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TITLE
COVER PAGE

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	
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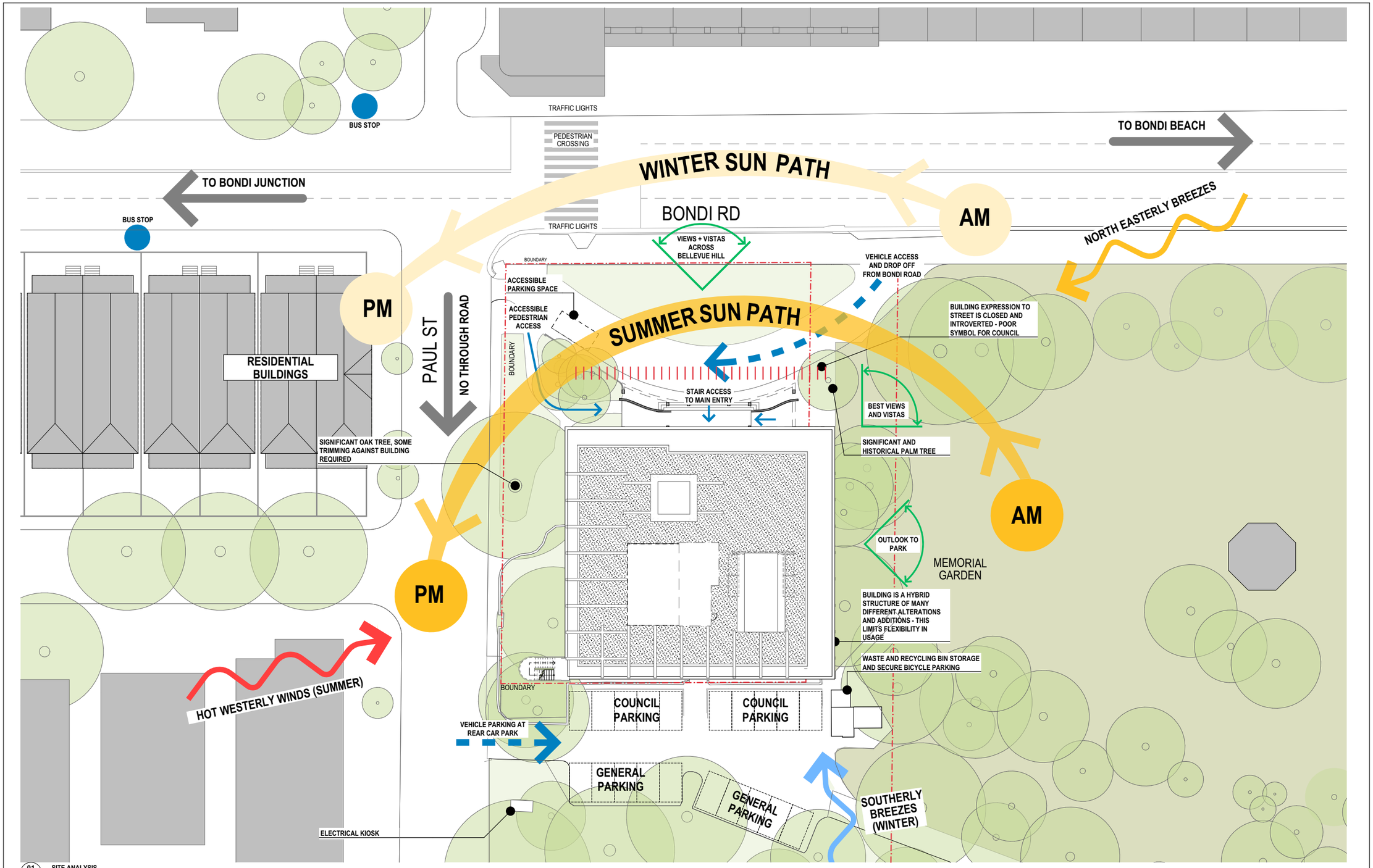
AN	21-01	A-001	02



01 SITE ANALYSIS
1:200

REV	DESCRIPTION	DATE
01	ISSUE FOR INFORMATION	2/09/2021
02	DRAFT REF ISSUE	17/09/2021
03	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
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TITLE: SITE ANALYSIS

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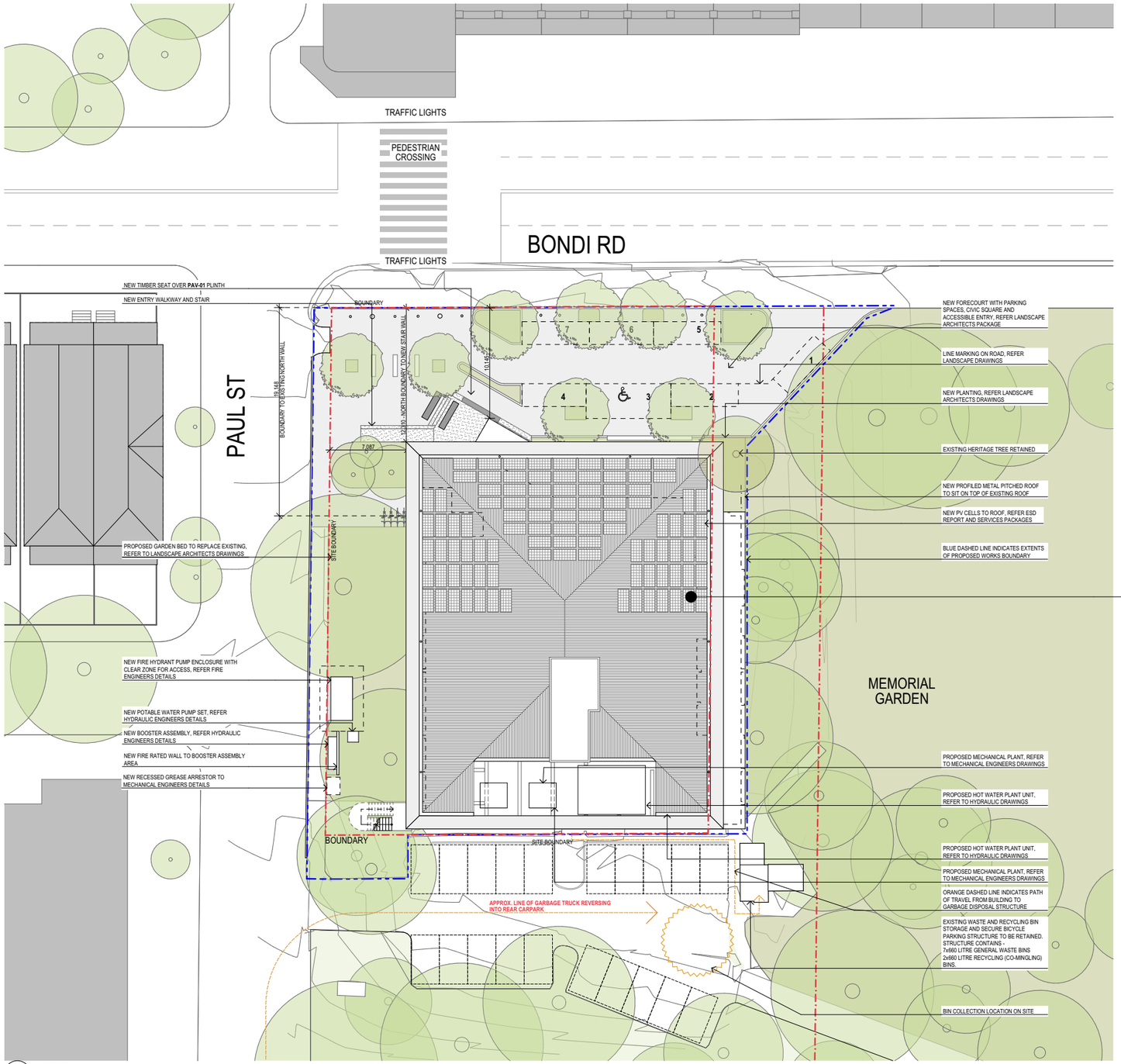
AN	21-01	A-100	03



01 **SITE PLAN**
1:200

REV	DESCRIPTION	DATE		
01	DRAFT REF ISSUE	17/09/2021	No.	AMENDMENT DESCRIPTION
02	REF FOR COMMUNITY CONSULTATION	12/10/2021		

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND
EXISTING TREES
NEW TREES

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Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
Newtown NSW 2042 Australia www.lahznimmo.com

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TITLE
SITE PLAN

DRAWN	PLOT DATE	SCALE @A1
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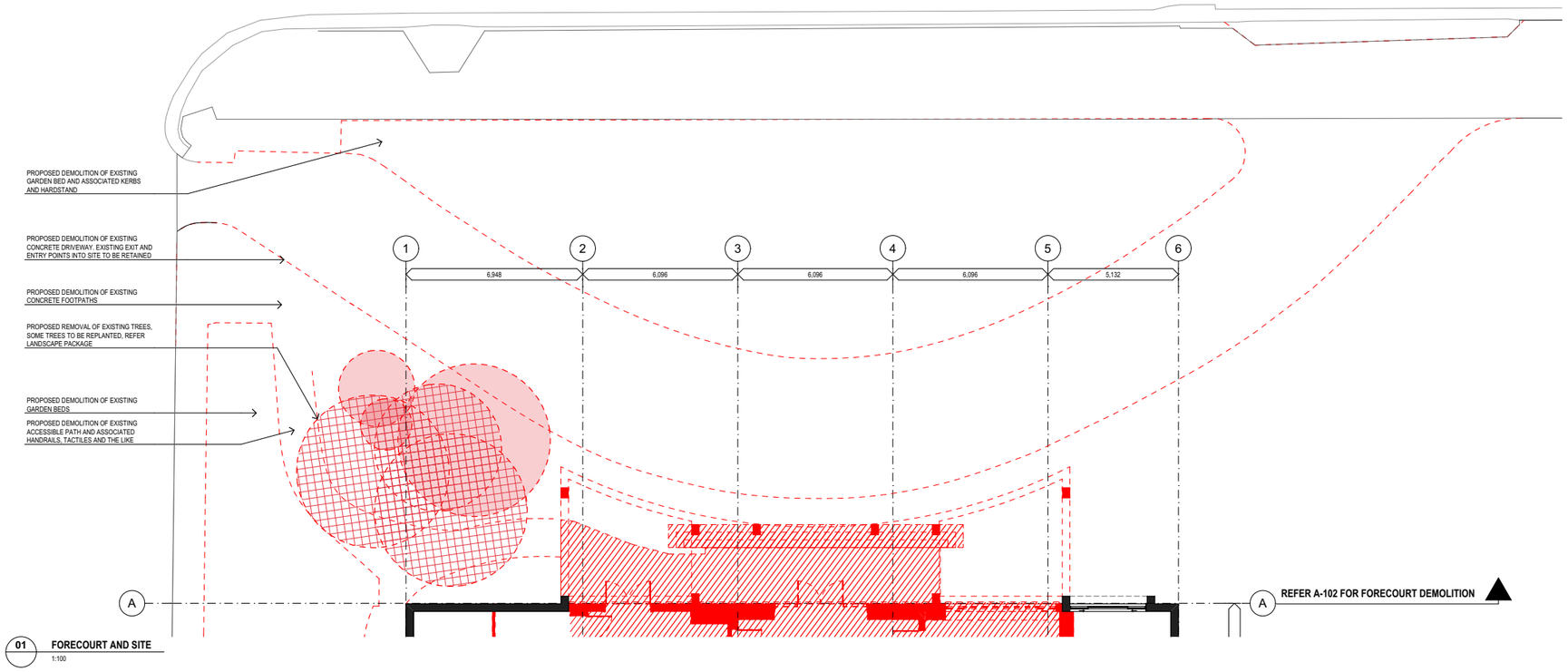
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-101	02



01 **FORECOURT AND SITE**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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Suite 404, Flourmill Studios
3 Gladstone St
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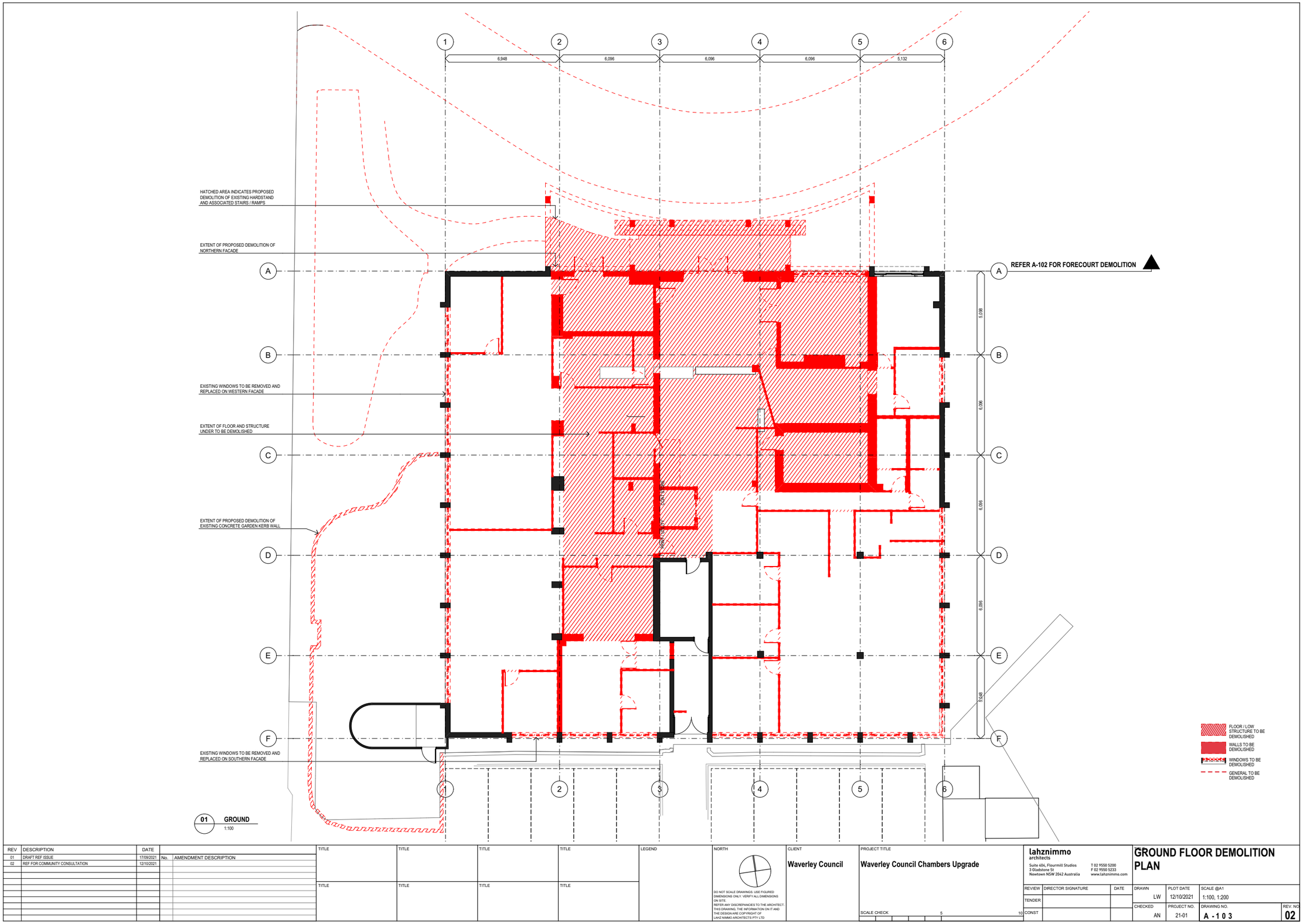
TITLE
FORECOURT DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-102	02



REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE

TITLE | TITLE | TITLE | TITLE

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lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
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GROUND FLOOR DEMOLITION PLAN

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LW	12/10/2021	1:100, 1:200
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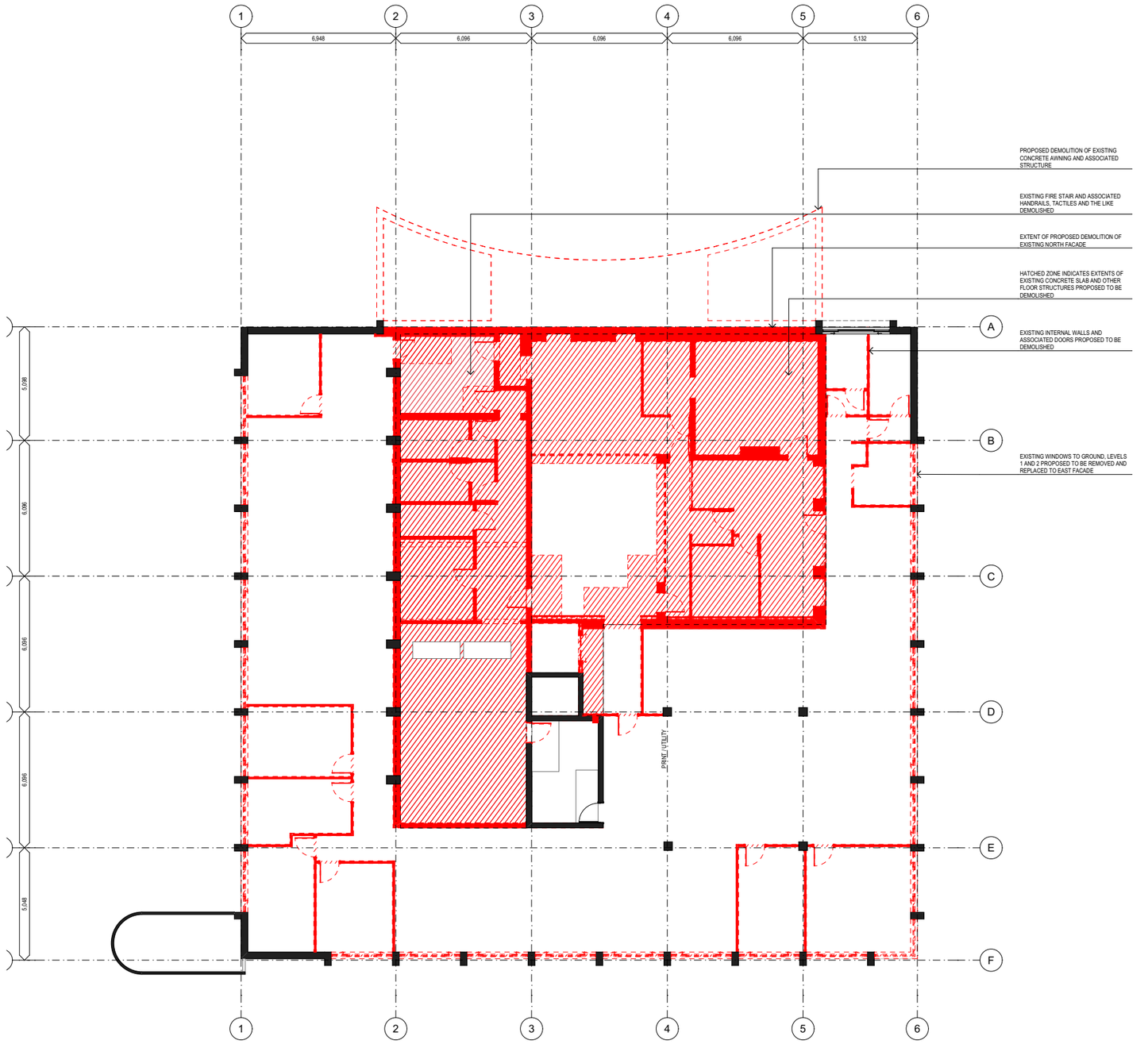
AN	21-01	A-103 / 02



01 LEVEL 1
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
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F 02 9550 5233
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TITLE
FIRST FLOOR DEMOLITION PLAN

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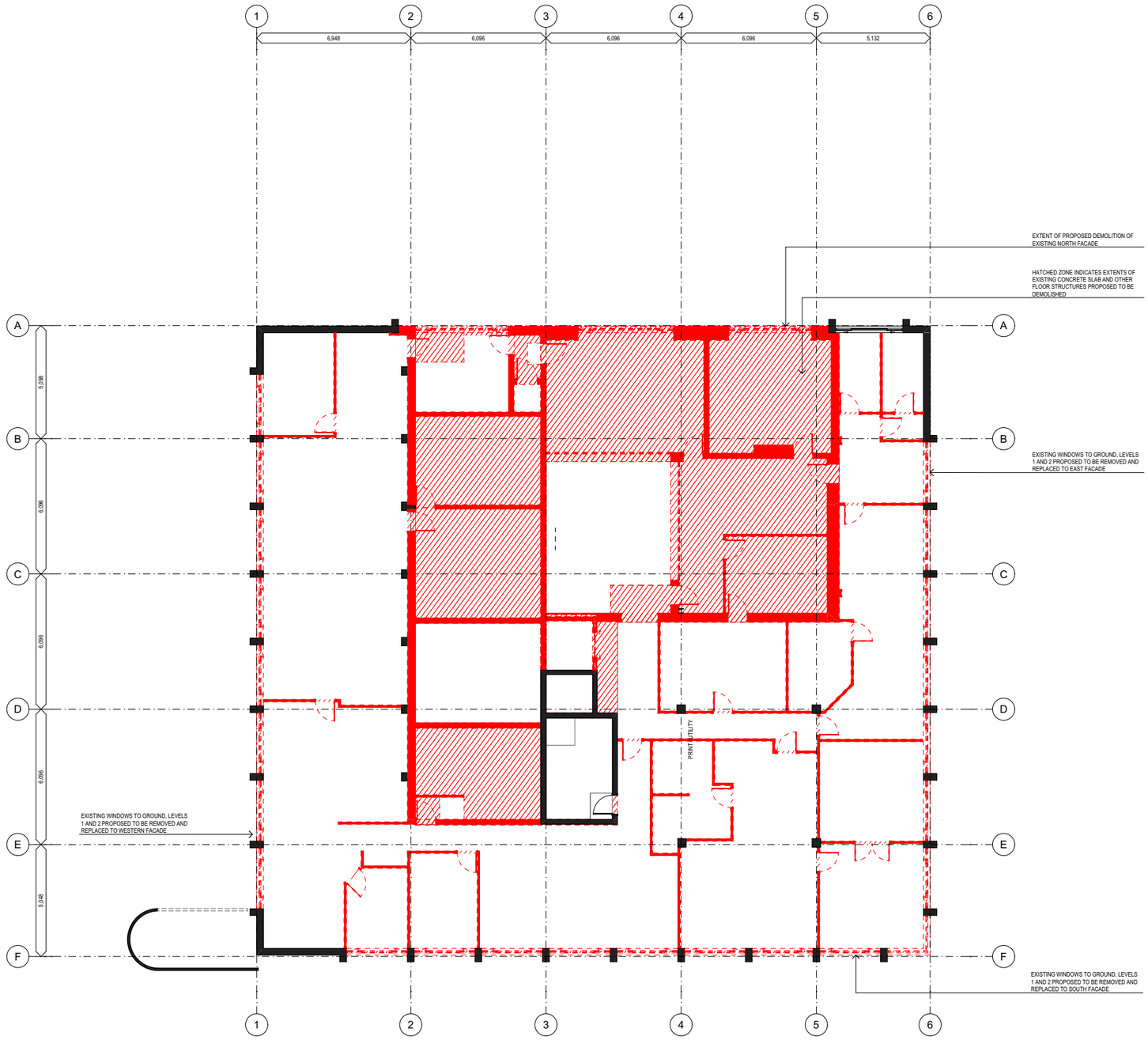
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-104 / 02



01 **LEVEL 2**
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REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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lahznimmo architects
Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
Newtown NSW 2042 Australia www.lahznimmo.com

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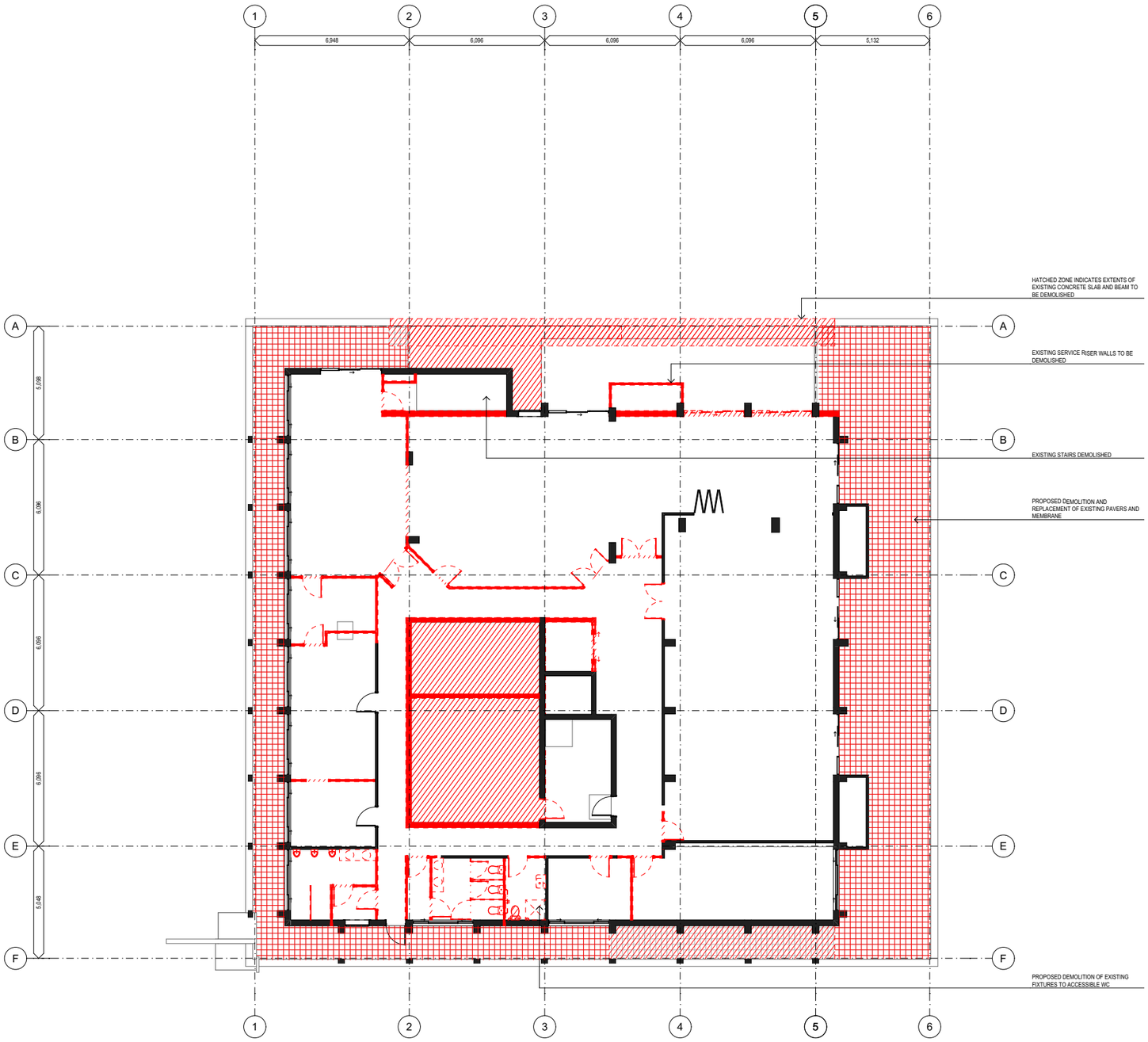
CONST		

SECOND FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A - 1 0 5 / 02



01 **LEVEL 3**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE

TITLE | TITLE | TITLE | TITLE

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lahznimmo
architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

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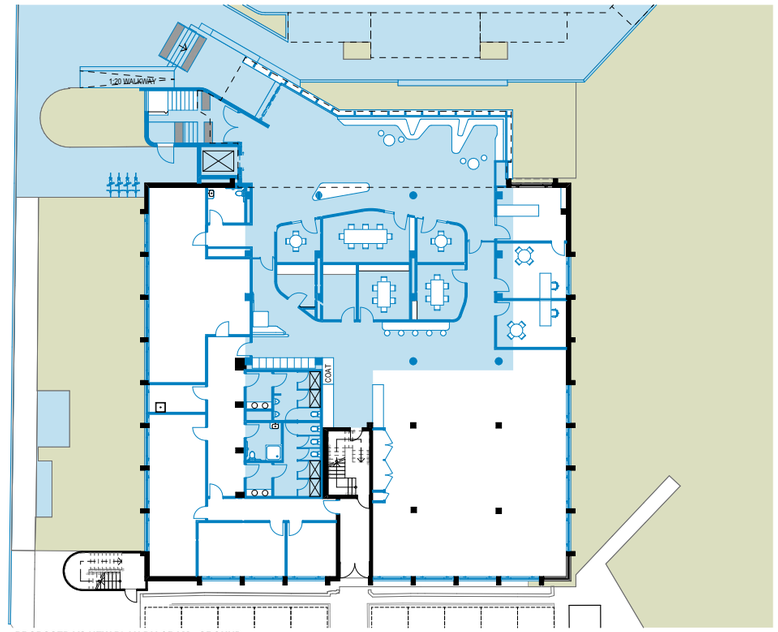
TENDER		
CONST		

TITLE
THIRD FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	2/03/2022	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-106 / 03



01 PROPOSED VS NEW PLAN DIAGRAM - GROUND
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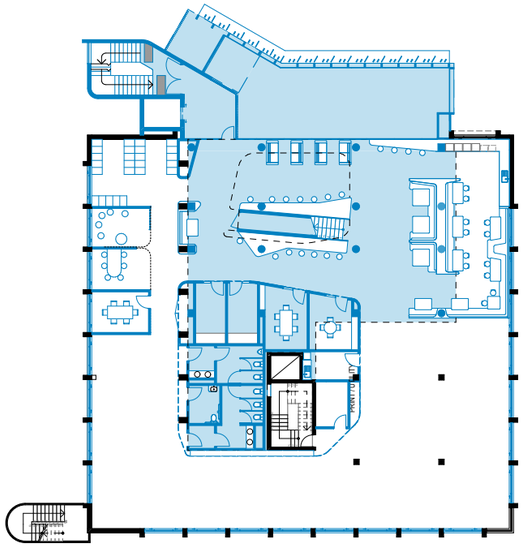

02 PROPOSED VS NEW PLAN DIAGRAM - FIRST
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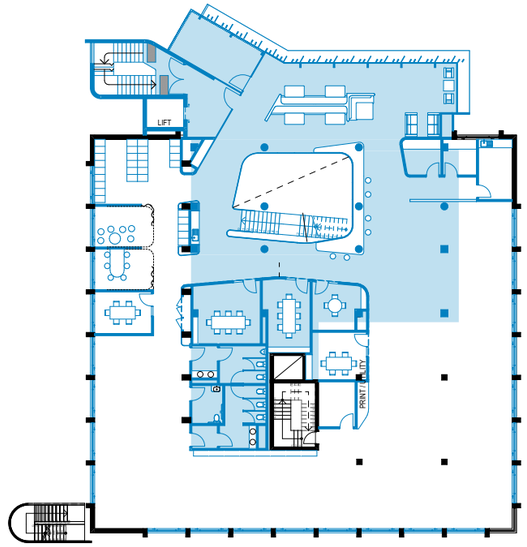

03 EXISTING VS NEW PLAN DIAGRAM - SECOND
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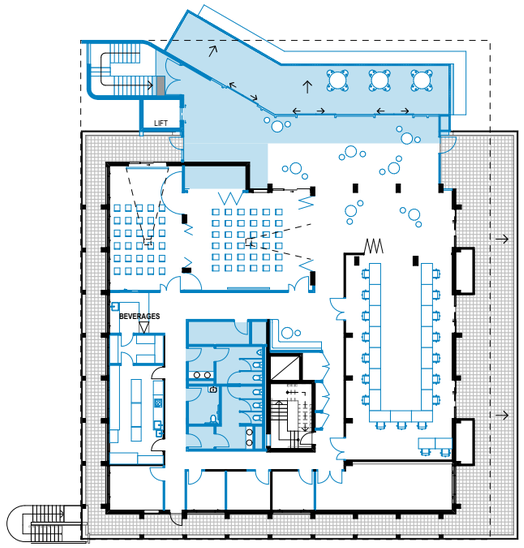

04 EXISTING VS NEW PLAN DIAGRAM - THIRD
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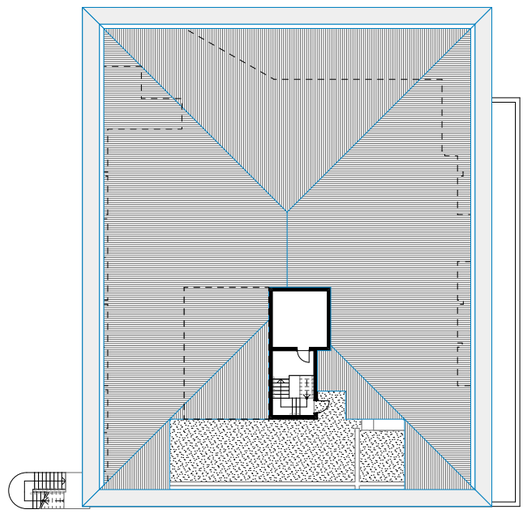

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02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
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LEGEND
EXISTING
NEW

NORTH

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lahznimmo
architects
Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
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EXISTING AND NEW DIAGRAMS

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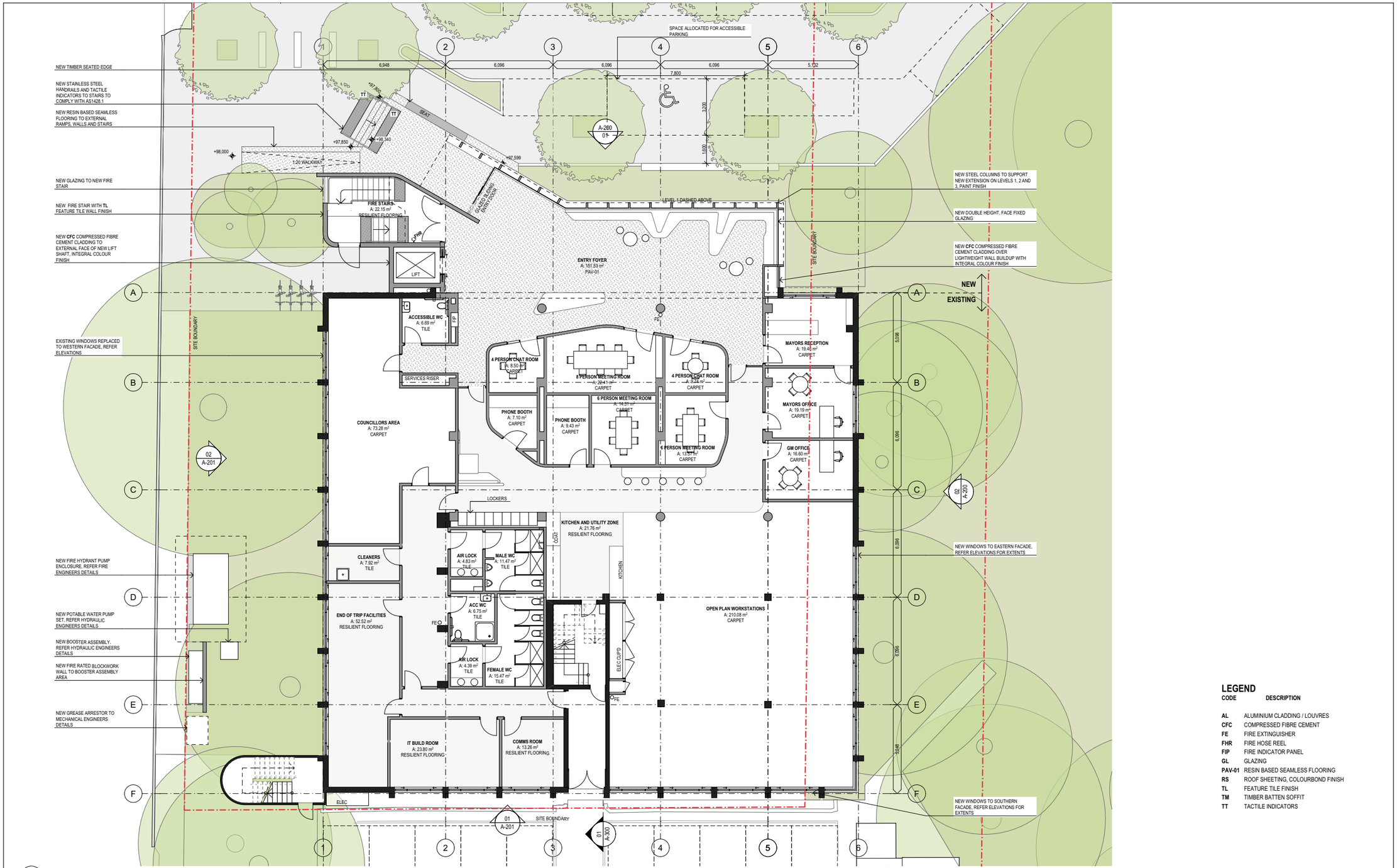

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FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	17/01/2022
04	REVISED PLAN LAYOUT	25/02/2022

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TITLE
GROUND FLOOR PLAN

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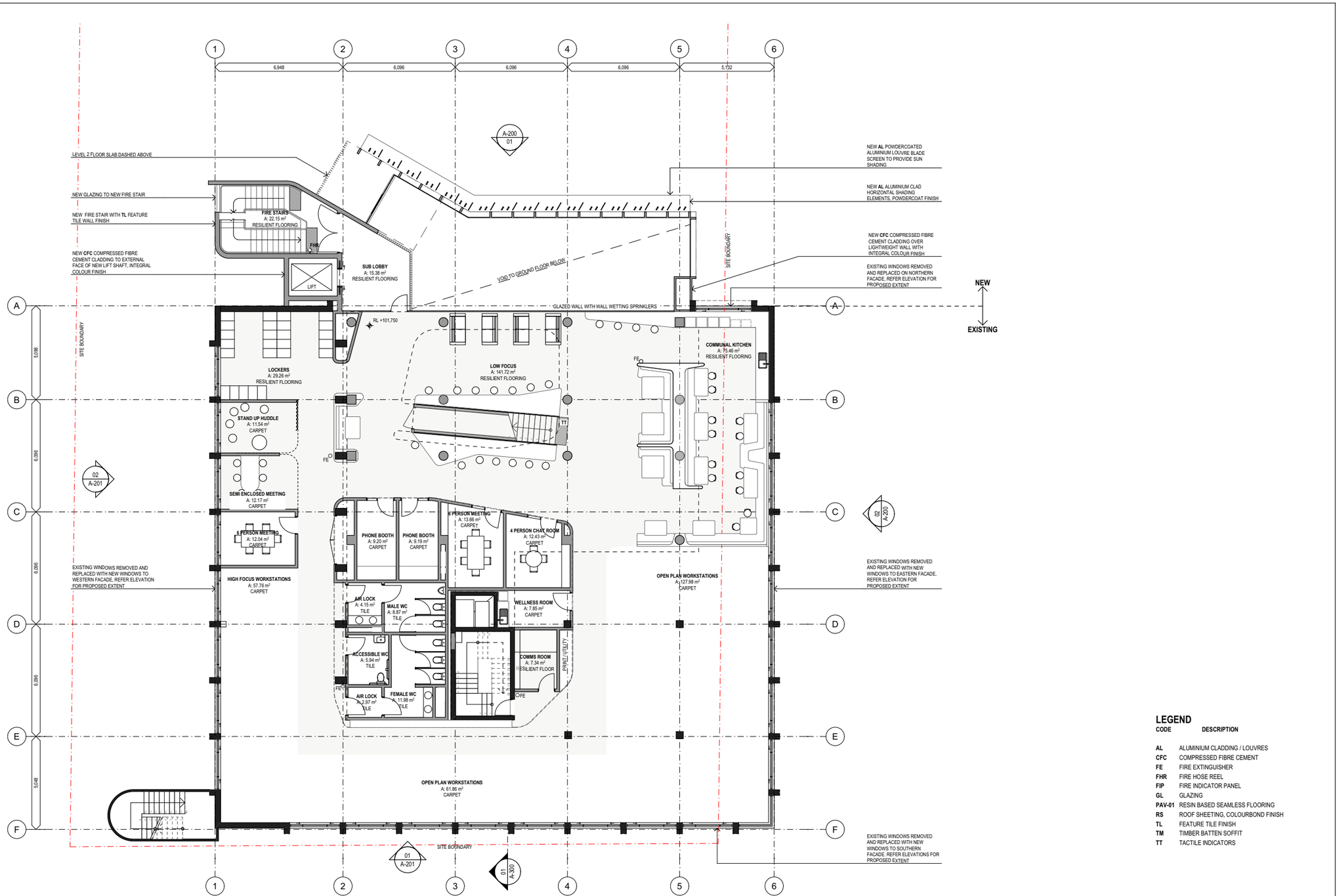

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RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

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REV	DESCRIPTION	DATE
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02	REF FOR COMMUNITY CONSULTATION	12/10/2021

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TITLE: **LEVEL 1 FLOOR PLAN**

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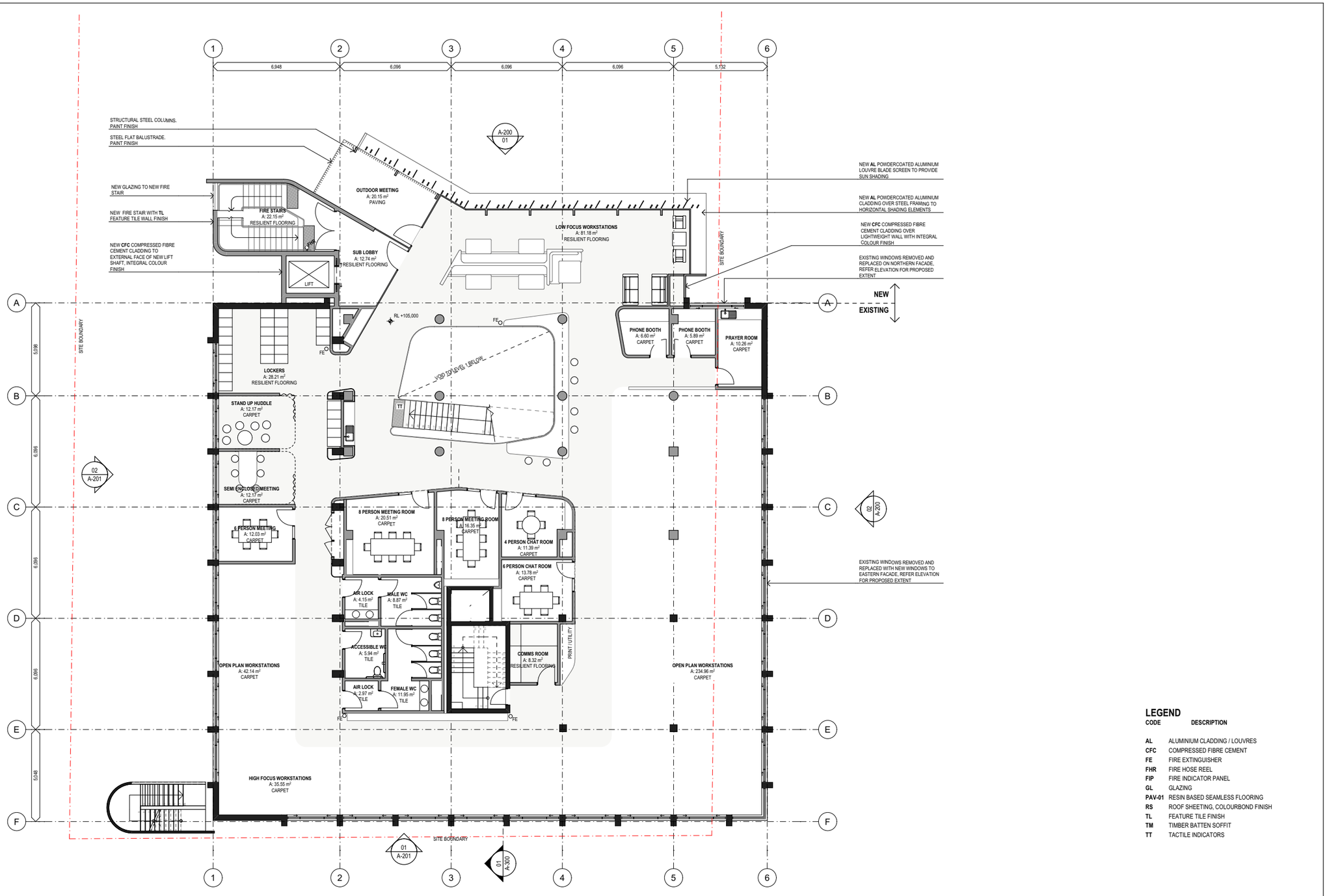

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FIP	FIRE INDICATOR PANEL
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PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

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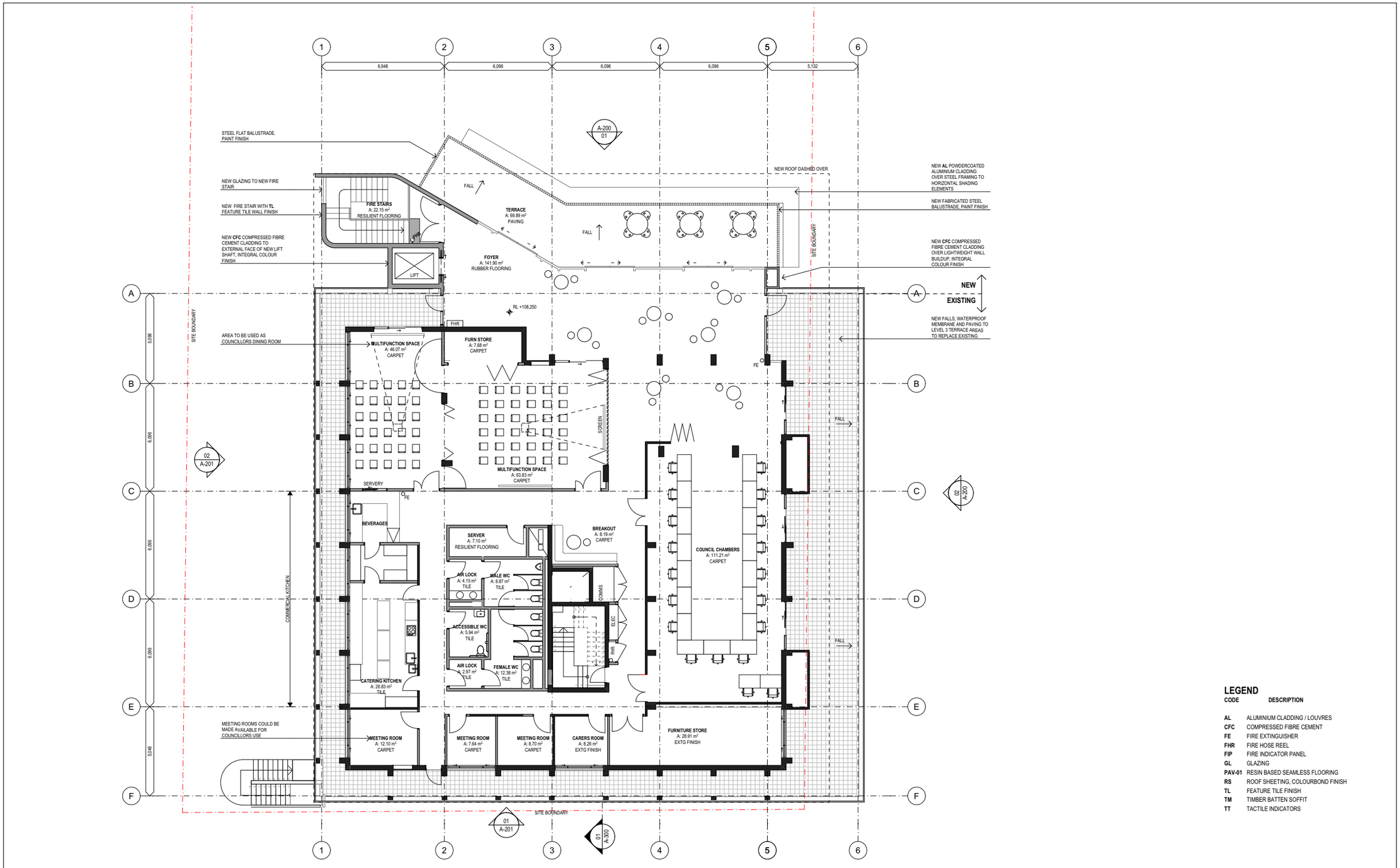

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TT	TACTILE INDICATORS

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REV	DESCRIPTION	DATE
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02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	12/01/2022

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LEVEL 3 FLOOR PLAN

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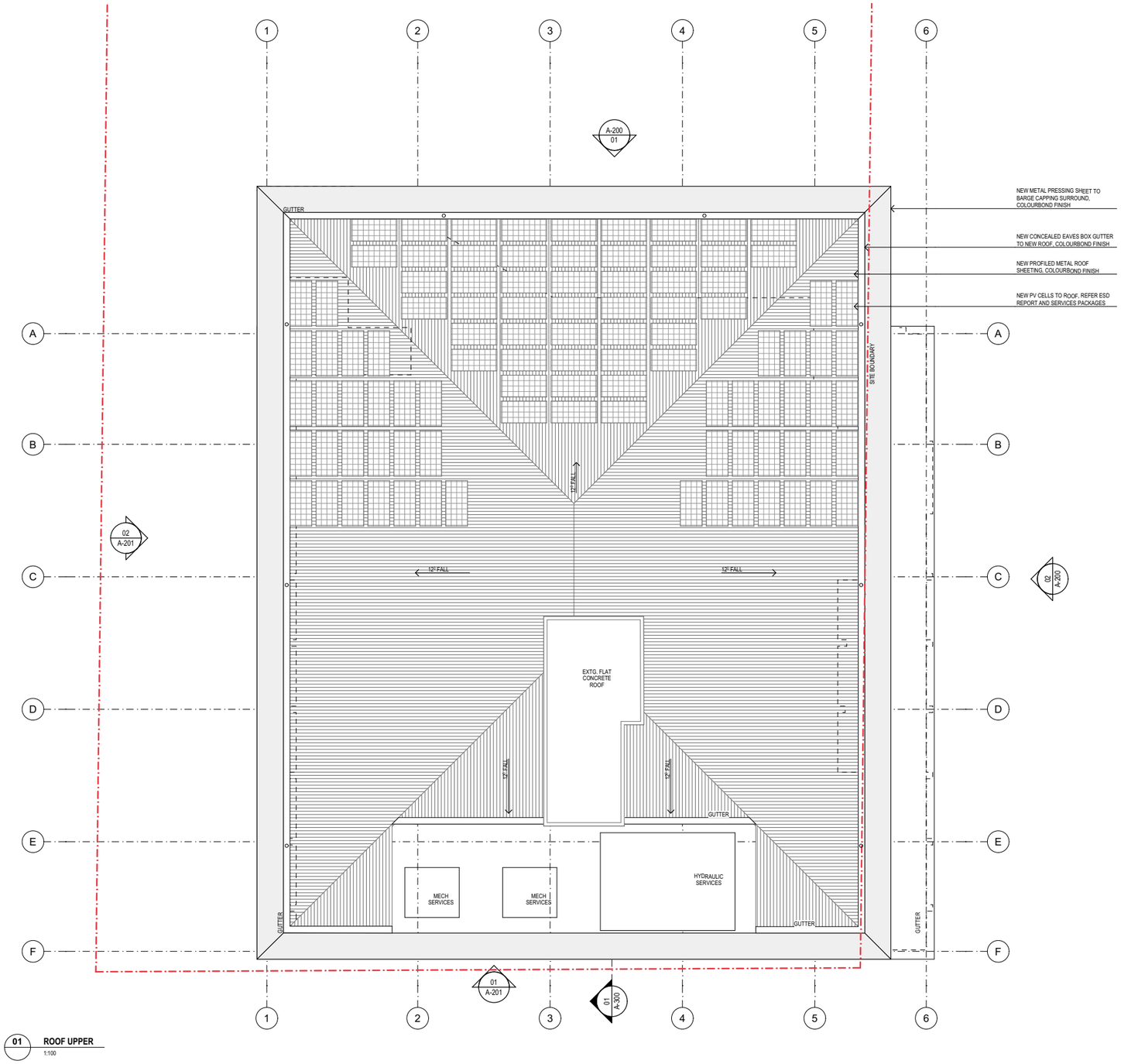

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TITLE
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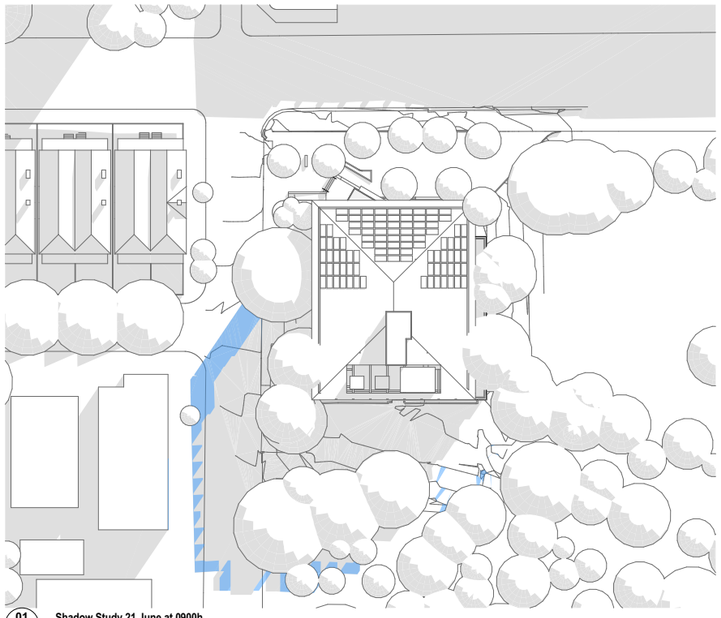

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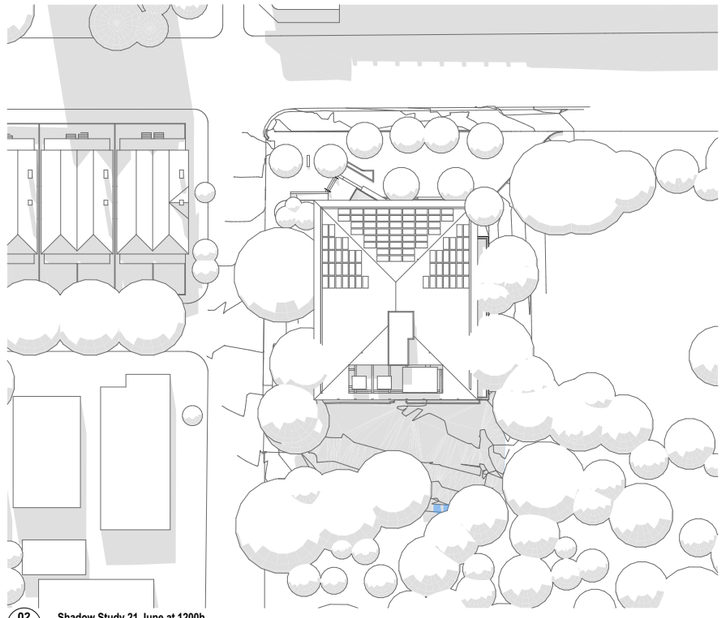

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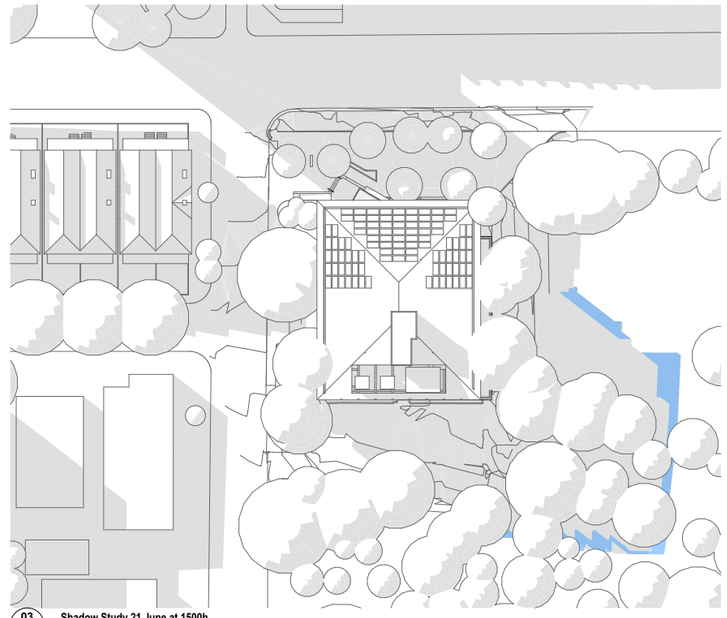

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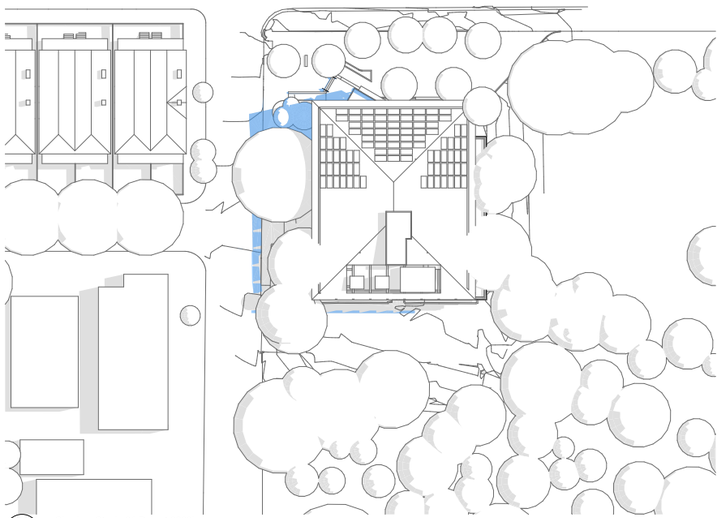

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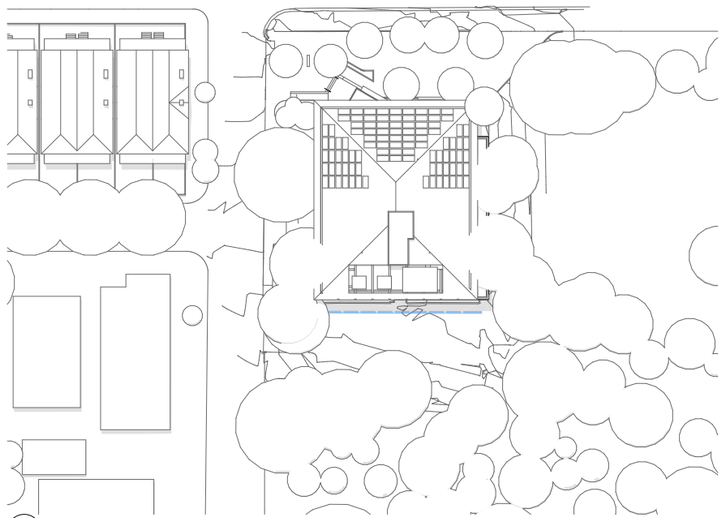

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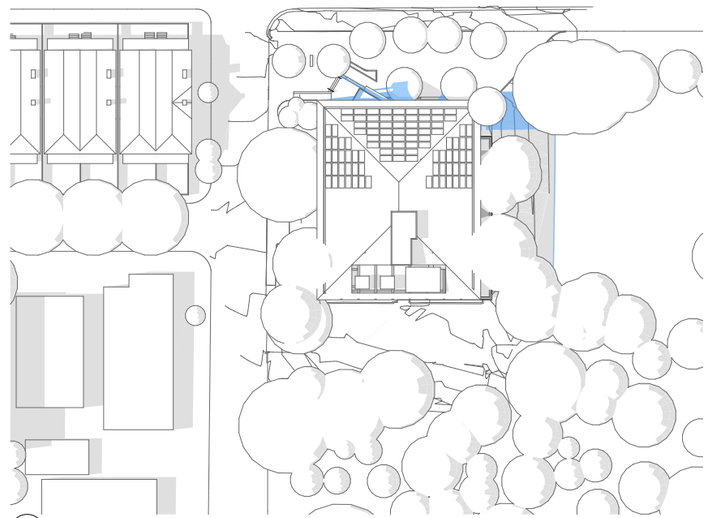

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NEW SHADOWS

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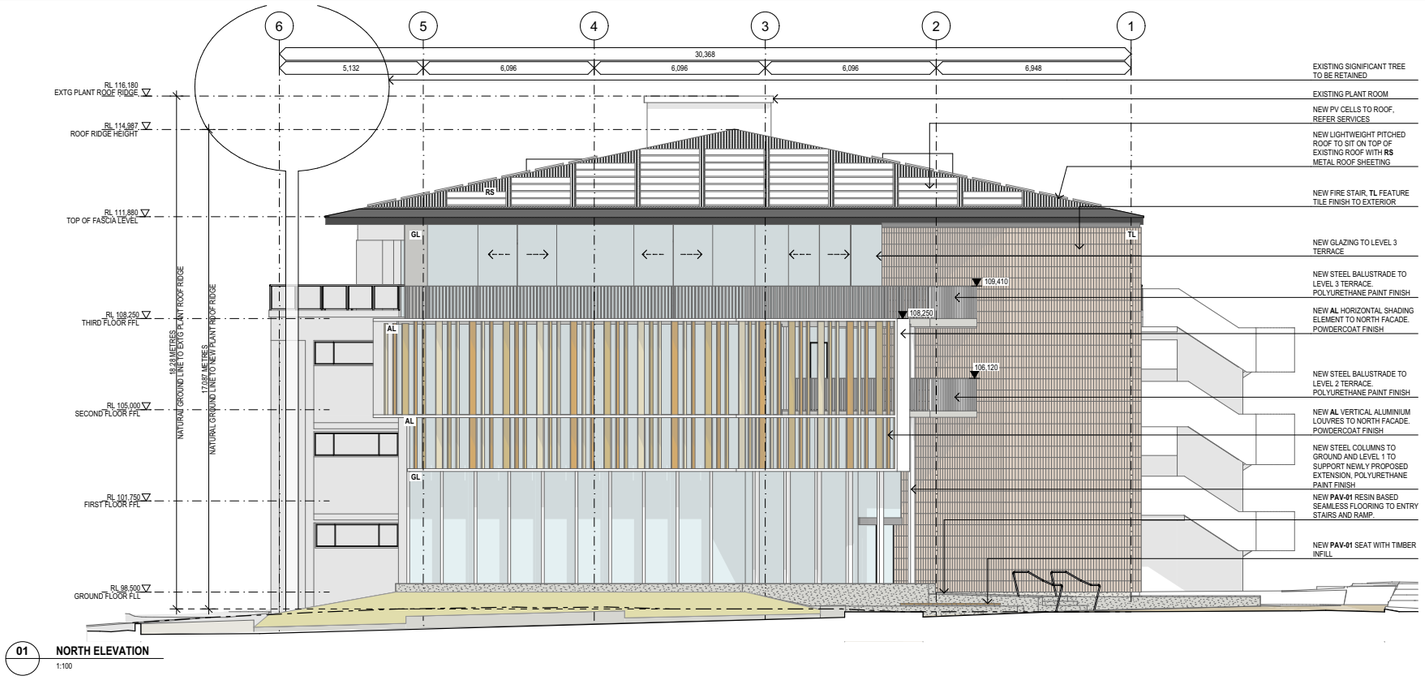

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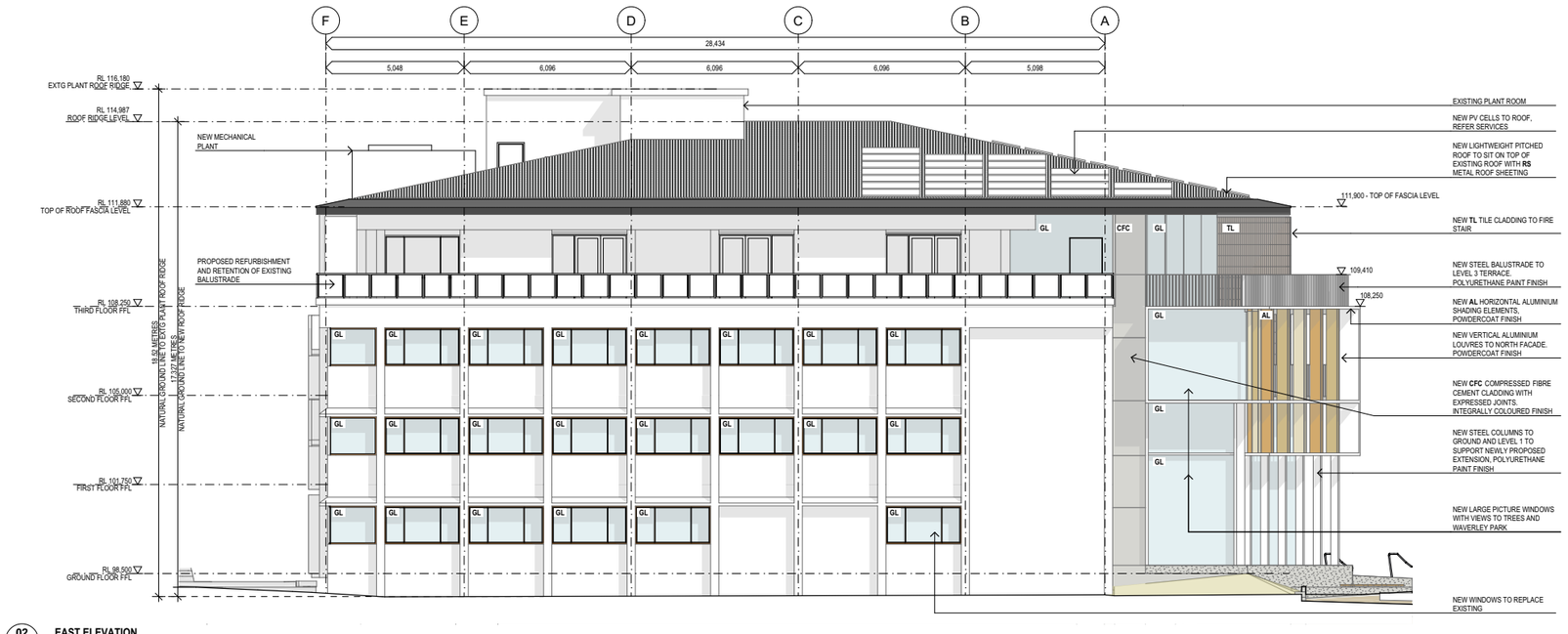

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FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
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TT	TACTILE INDICATORS

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TITLE
NORTH AND EAST ELEVATIONS

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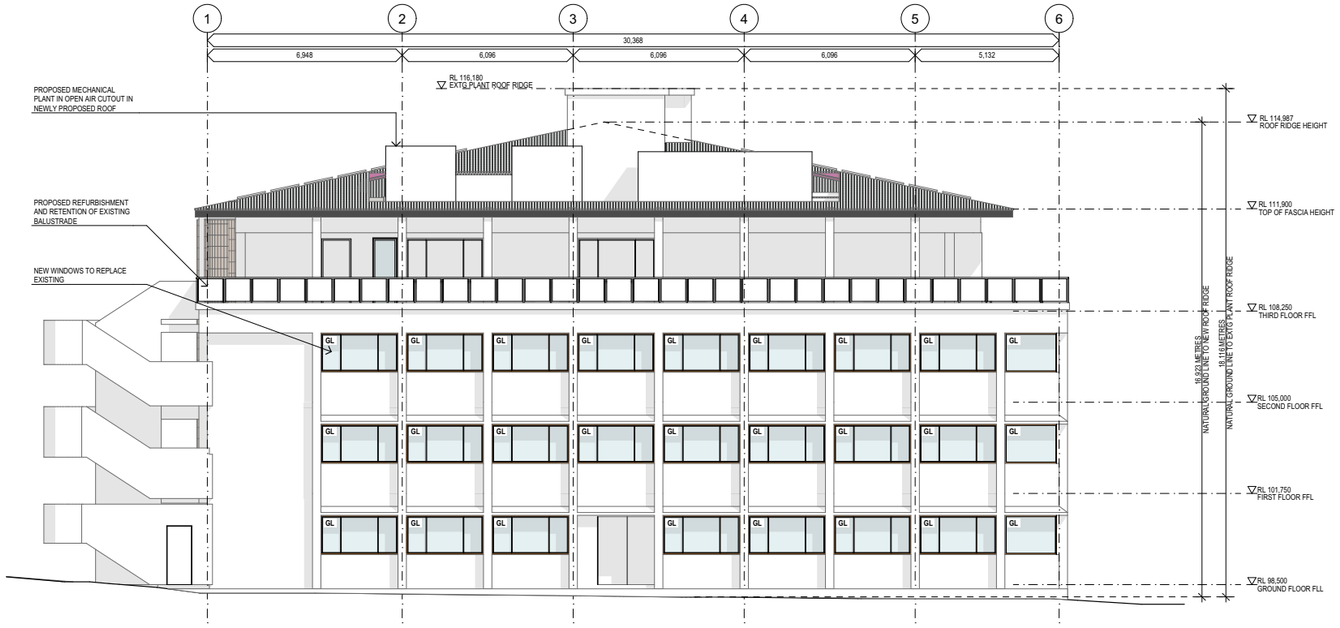

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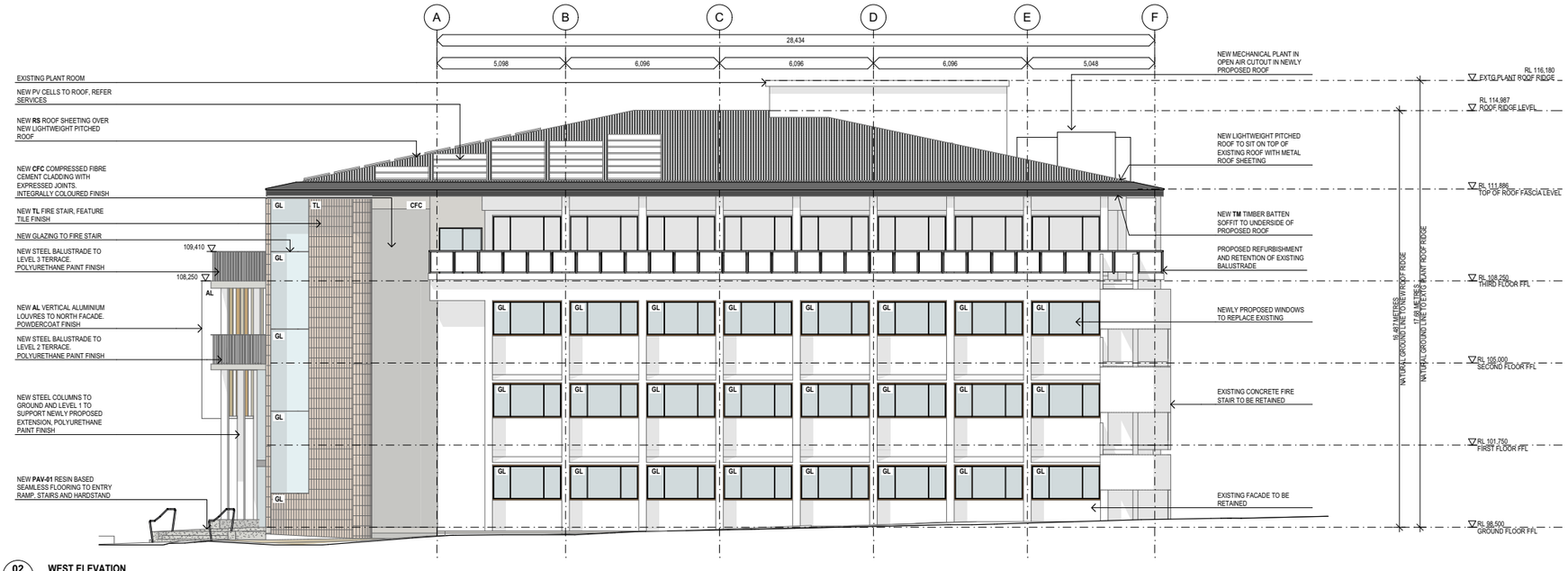

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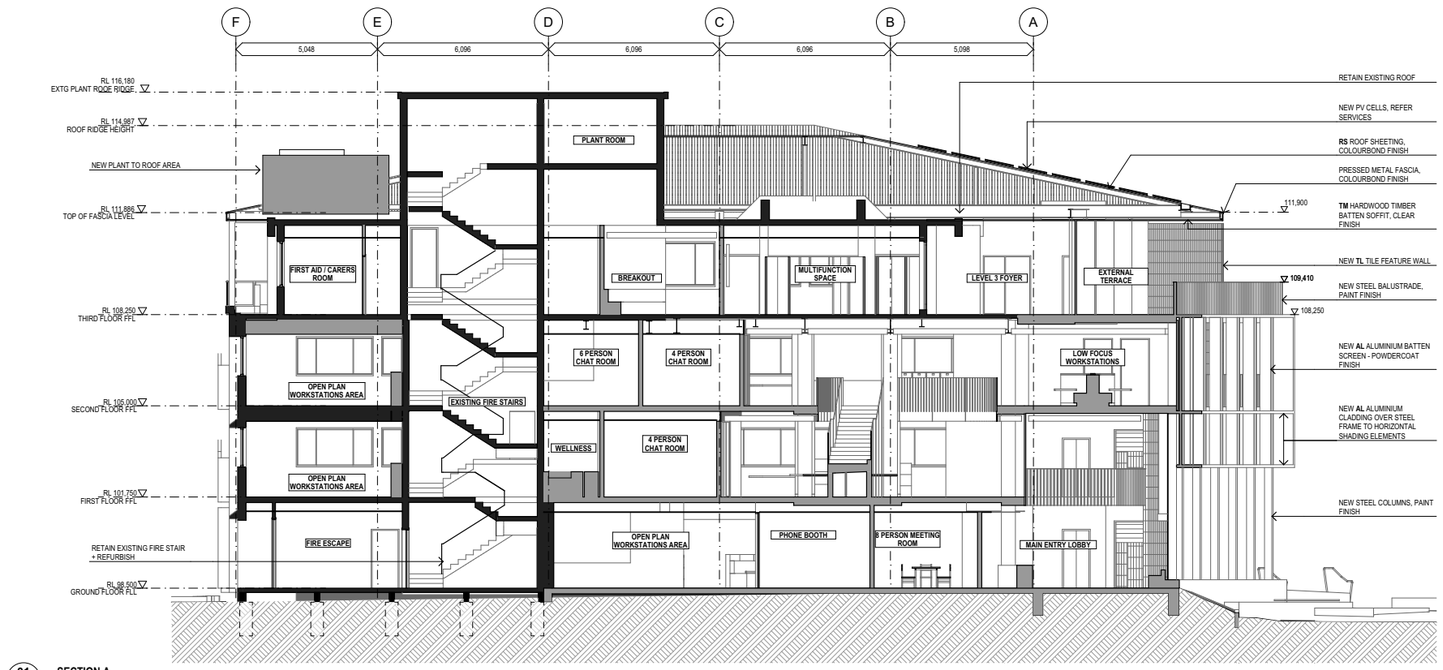

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DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
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Attachment 3

Landscape Plan and Masterplan Report

landscape masterplan

Waverley Council Chambers
October 2021
REF- Public Consultation_ Revision 04
prepared by Black Beetle

1.1 landscape principles

INTRODUCTION

Aim

To develop a landscape and urban design principles that provides landscape and built form prescriptions for the public domain, and streetscape for the Waverley Council Chambers forecourt which demonstrate the landscape vision identified in the design philosophy.

Vision Objectives

- To ensure the landscape and urban design development is consistent with the general principles identified.
- To ensure the landscape and urban design principles promotes environmentally sustainable outcomes.
- To recognize and promote the site attributes in the development of the forecourt space and the integration of landscape into the street forms.
- To provide unique landscape settings which accommodate the needs of long term occupants and future site users.
- To provided landscape and urban design principles that ensure the coordination necessary to achieve a high quality landscape of local significance.
- To ensure that the landscape design solutions recognize the limitations and requirements of maintenance and site management and document design principles and implementation

LANDSCAPE FRAMEWORK

The Landscape Framework is based on a number of key principles including:

- 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
- Provide occupants and other users with passive opportunities.
- Provide a pleasant outlook, both from internal spaces and from streets and other areas of the public domain.
- Contribute to the safety and liveliness by allowing passive surveillance and street address.
- Should emphasize views and connections to ‘urban landmarks’ and ‘location highlights’.
- Will create ‘greened’ tree spaces .
- Should allow excellent connections to surrounding open spaces for all users.
- Should be inspired by the site’s natural characteristics, networks, and proximate attractions.
- Should establish a public domain focus.

ENVIRONMENTAL STRATEGY

Environmental Strategy Guidelines

- Conserve and protect biodiversity
- Non invasive species are to be used and only indigenous species will be used within environmentally sensitive areas.
- Ensure best practice is in place for the integration and co-ordination of water and total catchment management with regard to landscape quality,aesthetics, diverse recreation usage and ecological sustainability.
- Ensure layout is efficient.

LANDSCAPE ZONE

The urban design objective is to provide a place and a program that provides opportunities for passive and inspirational experiences. The spaces are to be visually and spatially rich, accessible and multi-use. The landscape design objective is to provide a functional and robust landscape which is pleasant comfortable and safe.

Principles

- Ensure that the site planning and development recognizes the priority and significance of open space within the site and that it is designed to provide the highest quality with maximum linkages and is consistent with the retention of the long term environmental and cultural quality of this resource.
- Create strong vegetative links to the adjoining open space network.
- To provide variety and local identity which includes a range of experiences related to the needs of the community.

Guidelines

- Develop landscape areas as a gathering point for the community.
- Include additional trees as an extension to the adjoining landscapes.
- Enhance the link to surrounding areas
- Provide a green link through the development.
- Provide a visual buffer between adjacent residential areas
- Include large trees as an extension to the adjoining landscapes.

1.2 landscape circulation / connectivity / pedestrian networks

Introduction

The landscape character is the most important contributor to the desired character for Waverley Council Chambers forecourt. Successful community building, neighborhood connectivity, identity and legibility all depend on the quality of the landscape character and design. Similarly, the interface with the surrounding network of roads and streets is important in thel landscape and site address sense.

A maturing landscape is to be dominant, memorable and an enduring element of the landscape character. In the ‘place-making‘ of Waverley Council Chambers, the visual character is to take ‘sensibly balanced’ priority over pragmatic engineering design.

Principle:

- A planning vision is to fully integrate Waverley Council Chamber forecourt with the wider community and assets. The planned linkages are to optimize permeability, and connection whilst minimizing potential impacts to existing residents.
- To ensure that an integrated multidisciplinary approach is taken in the development of the precinct to achieve a high quality, robust and memorable landscape that responds to ongoing functional, social, cultural, visual and environmental requirements.

Guidelines

- Designed to include pre-planned co-ordinated trees and plantings, WSUDs devices and underground services.
- Designed to accommodate emergency and service vehicles.
- Designed to limit the use of hard, impervious materials safely and in a sustainable way.
- Ensure the pedestrian network is integrated.
- Maximising accessibility and surveillance. Include bicycle parking at destination points.
- Maximize landscaping.
- Ensure landscape design, species selections and spacing to be tailored for local context and orientation.
- Plant trees in structural soil to maximize air and water supply and the horizontal root zone.
- Integrate landscape design with water sensitive urban design systems.
- Ensure pedestrian path system maximizes links to perimeter roads for emergency egress.

Services

- Ensure trees have priority in planting and design of utility and service provision.
- Lighting to be consistent, coordinated with planting and located to reduce light spillage.
- Under ground services to be laid to consistent co - ordination plan.
- Pits, sumps, grates, access covers to be visually coordinated in both materials and locations.

1.3 public domain strategy

Principle:
Ensure the establishment of a unique identity through the selection of a consistent range of street furniture and paving materials which reflect the landscape characters. Selected materials must satisfy the adopted criteria for comfort, utility and life cycle costs.

To ensure landscape design principles support the core objective and guiding principles of sustainability.

Materials are to be selected to exhibit the following characteristics:
- Ecological Sustainability,
- longevity, and
- adaptability

Public Domain Guidelines
- Durability, detailing, appearance and diversity should be considered when selecting materials to ensure a high quality appearance over time.
- Waste minimization in the form of reduced packaging, wastage of materials, recycleability of the material both in terms of waste but also end of life.
- Furniture, lighting and pavements will be simple and robust.
- Embodied energy.
- Hard landscape detailing, furniture and structures must also be of high quality and well designed.

Materials
Paving and Walls
- Permeable Pavment - vehicle and pedestrian shareway
- Off Form Concrete walls
- Asphalt - Public Domain

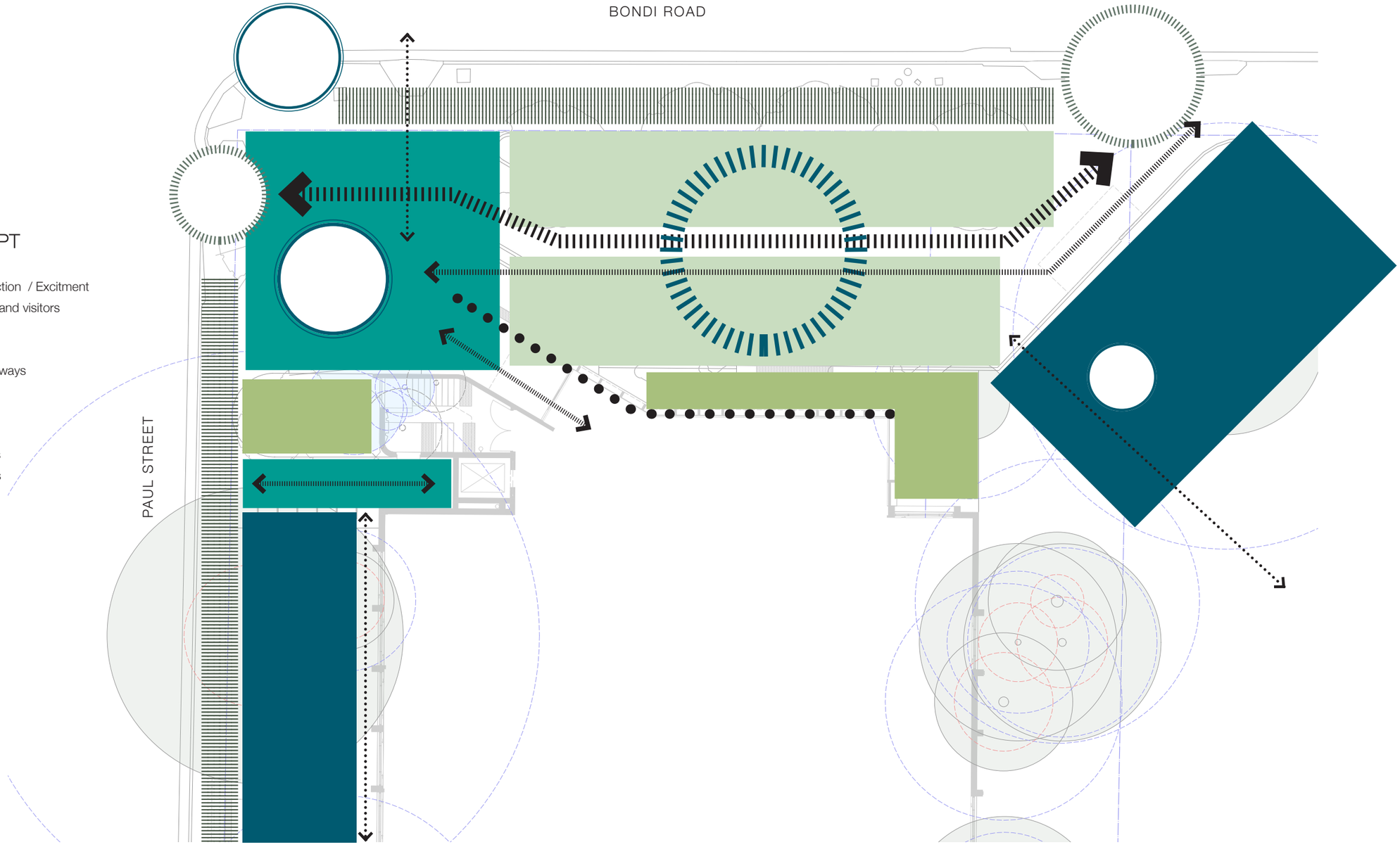
Furniture
- Bollards,
- Bins, proprietary item including recycling stations
- Bench seats
- Bike racks

Lighting Principles
- Lighting should aim to create a unique and inviting night time character.
- Lighting should be designed to enhance and strengthen the desired character of buildings and spaces, access and circulation.
- Lighting should be designed to minimise light spill that may impact on residential properties.
- Overall light levels will not be sacrificed by the application of the above principles and the development will be safe and feel safe throughout the night in relation to personal security and visibility of pedestrians by cyclists and motorists at potential conflict points.
- Energy efficient, low maintenance, long lamp life fixtures should be selected.

design rationale

LANDSCAPE CONCEPT

- Identity / Presentation / Attraction / Excitment
- Attraction for both occupants and visitors
- Accessible and Inclusive
- Pedestrian Priority
- Connectivity to local walkway ways
- Lighting / Wayfinding signage
- Rich and diverse spaces
- Openness / Garden
- Diversity of places and spaces
- Interaction with building edges
- Continue green linkages



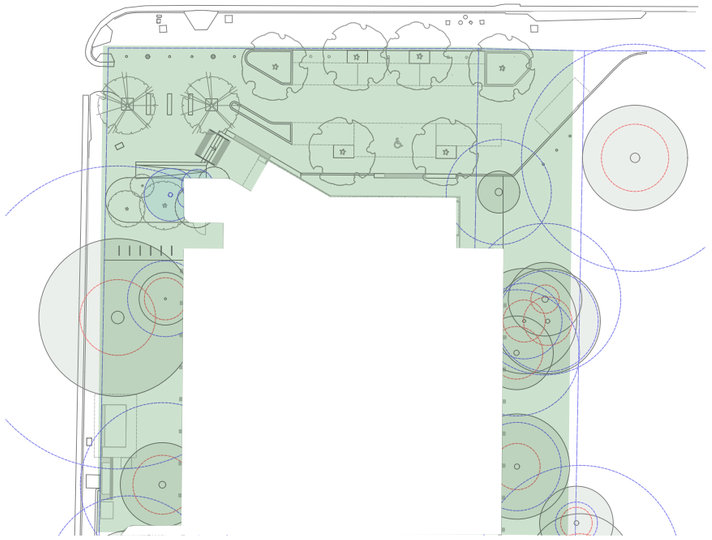
black beetle

Landscape Concept - Waverley Council Chambers

2.2 design rationale

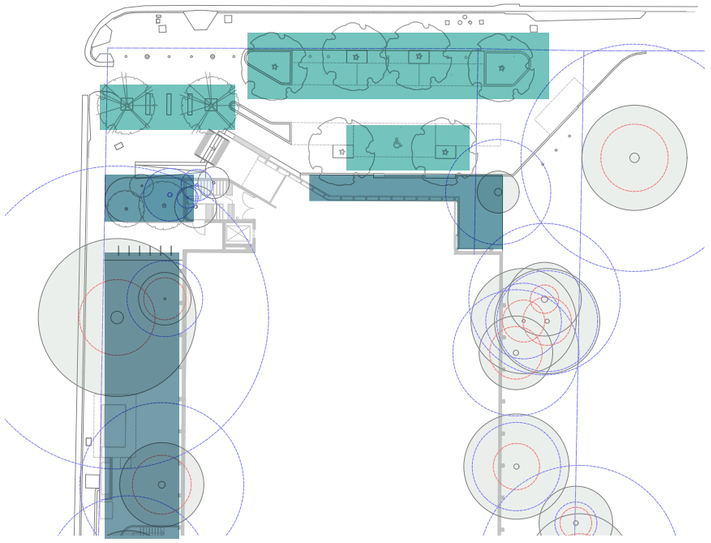
Site context

- Site in its purist form
- Public Domain and civic space treated as a whole
- Harvest runoff for reuse on site - Promote WSUD to supplement planting stratgey for the site
- Accessible to all users (occupants and visitors)



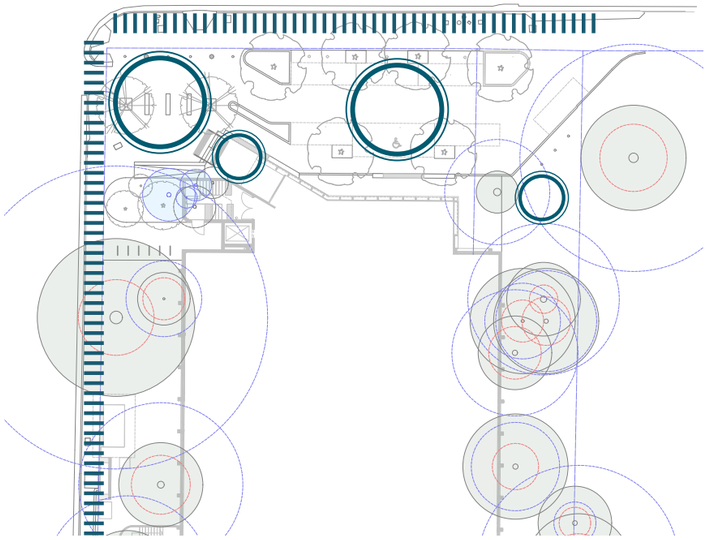
Greening

- Create a green corridor / linkages
- Continue shade and greenery
- Contribute to the existing urban canopy
- Mix of native and indigenous planting
- Utilise a mixture of tree and low level planting (CPTED)
- Promote WSUD



Identity

- Destinational landmarks
- Community and Cultural Hub
- Network of local links
- Opportunities for public art



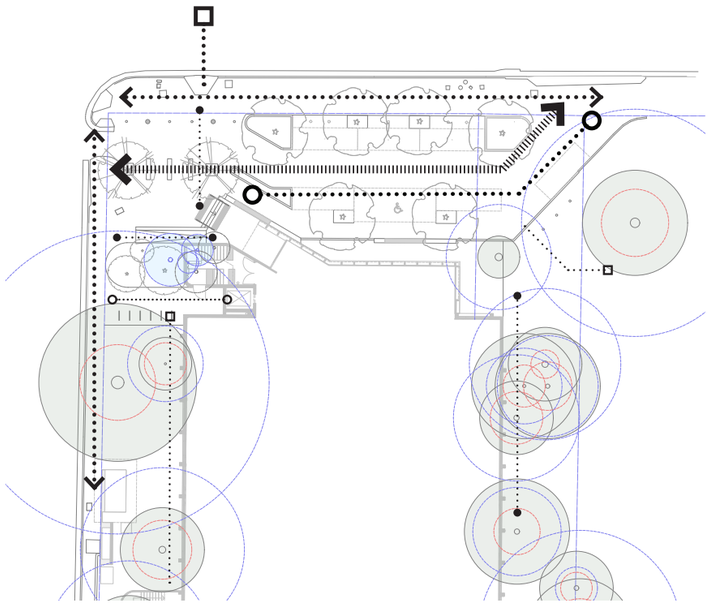
black beetle

Landscape Concept - Waverley Council Chambers

2.3 design rationale

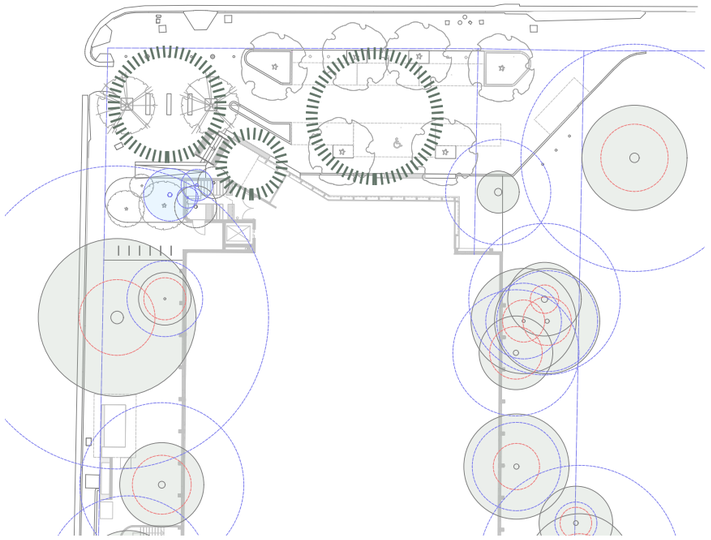
Circulation / Connections

- Through site links
- Connection to greater surrounding areas
- Connection to shared footpath / cycle way / bus network
- Pedestrian priority



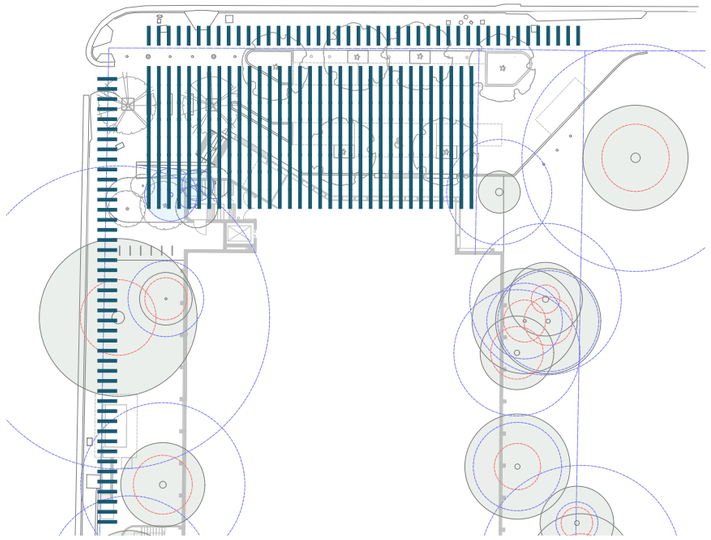
Defining Spaces

- Interactive
- Communal / breakout spaces
- For both occupants and visitors



Blurring Edges

- Connection of zones
- Activation of edges
- Blurring of boundaries
- Intergeration of spaces



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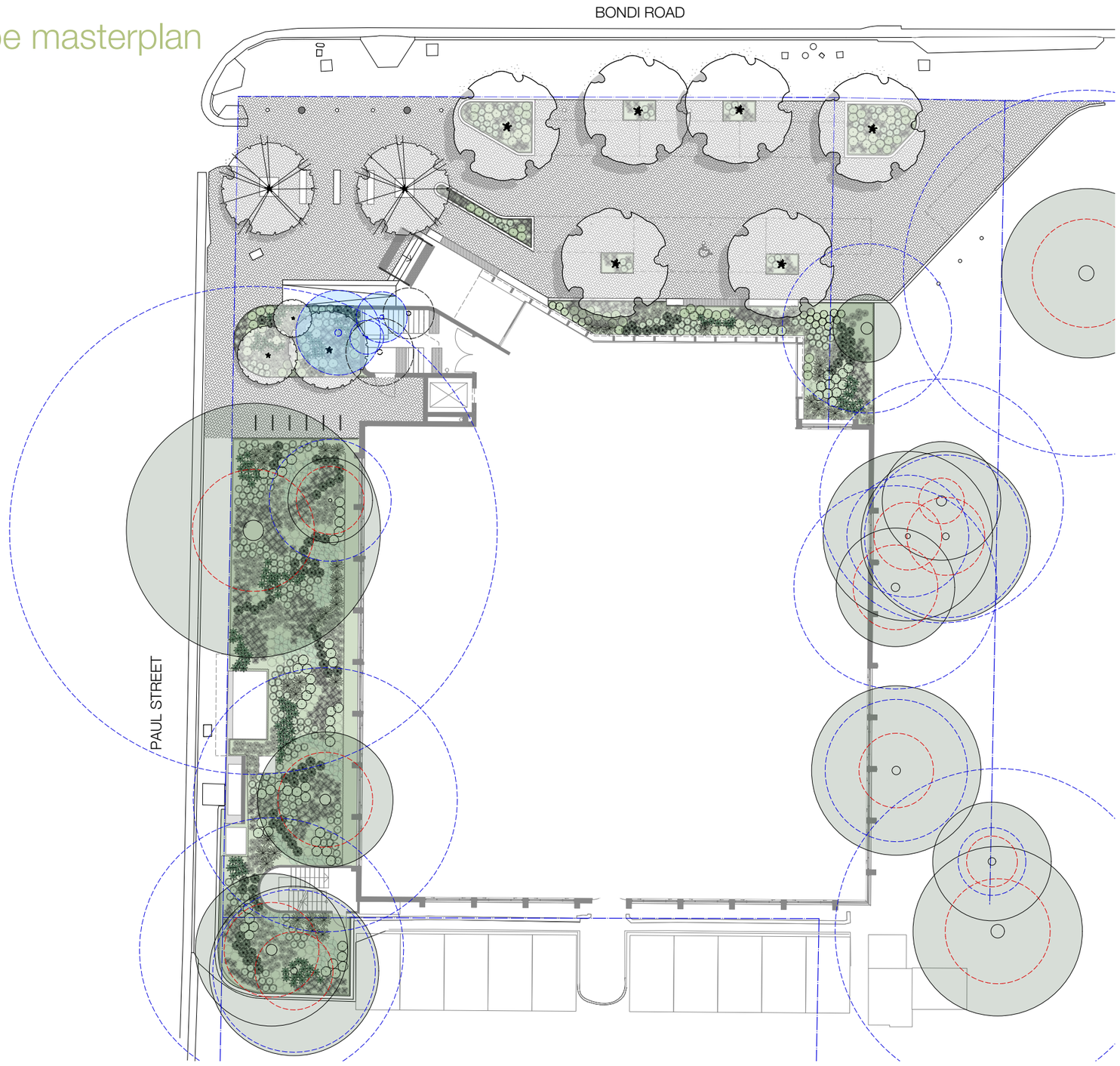
Landscape Concept - Waverley Council Chambers

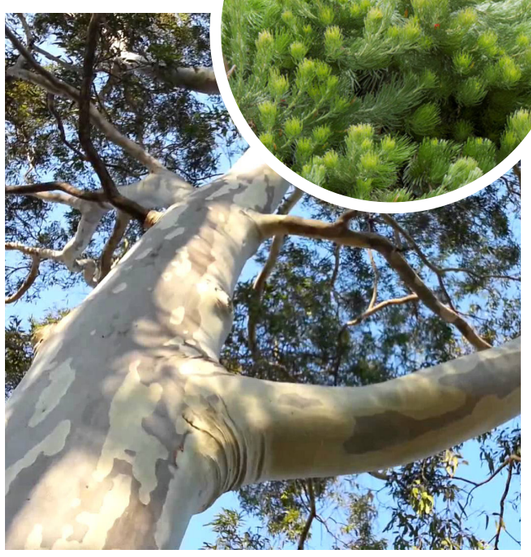
3.1 landscape masterplan



REFER TO ATTACHED LANDSCAPE CONCEPT PLAN LALP01

black beetle
Landscape Concept - Waverley Council Chambers

4.1 material palette



black beetle

Landscape Concept - Waverley Council Chambers

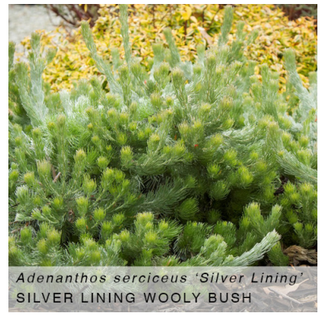
5.1 plant palette

Howea forsteriana
KENTIA PALM

Corymbia maculata
SPOTTED GUM

Livistona australis
CABBAGE TREE PALM

Waterhousia floribunda
Weeping Lily Pily


Adenanthos sericeus 'Silver Lining'
SILVER LINING WOOLY BUSH

Banksia 'Bush Candles'
BUSH CANDLES

Billardiera scandens
APPLE BERRY

Blechnum 'Silver Lady'
SILVER LADY FERN

Callistemon 'Better John'
BETTER JOHN

Carpobrotus glaucescens
PIGFACE

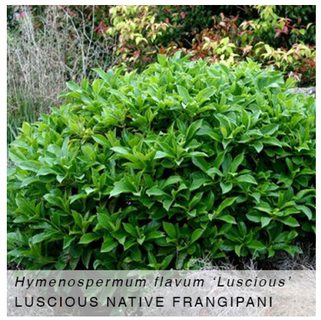
Chrysocephalum apiculatum
YELLOW BUTTONS

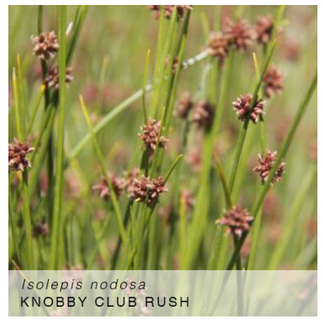
Dianella 'Green Goddess'
GREEN GODDESS

Doryanthes excelsa
GYMEA LILY

Eremophila glabra'
GREY HORIZON

Hibbertia scandens
SNAKE VINE


Hymenospermum flavum 'Luscious'
LUSCIOUS NATIVE FRANGIPANI


Isolepis nodosa
KNOBBY CLUB RUSH

Lomandra 'Katrinus'
KATRINUS MATT RUSH

Lomandra 'Verday'
VERDAY MATT RUSH

Myoporum parvifolium 'Yareena'
YAREENA CREEPING BOOBIALLA

Pimelea linifolia
SLENDER RICE FLOWER

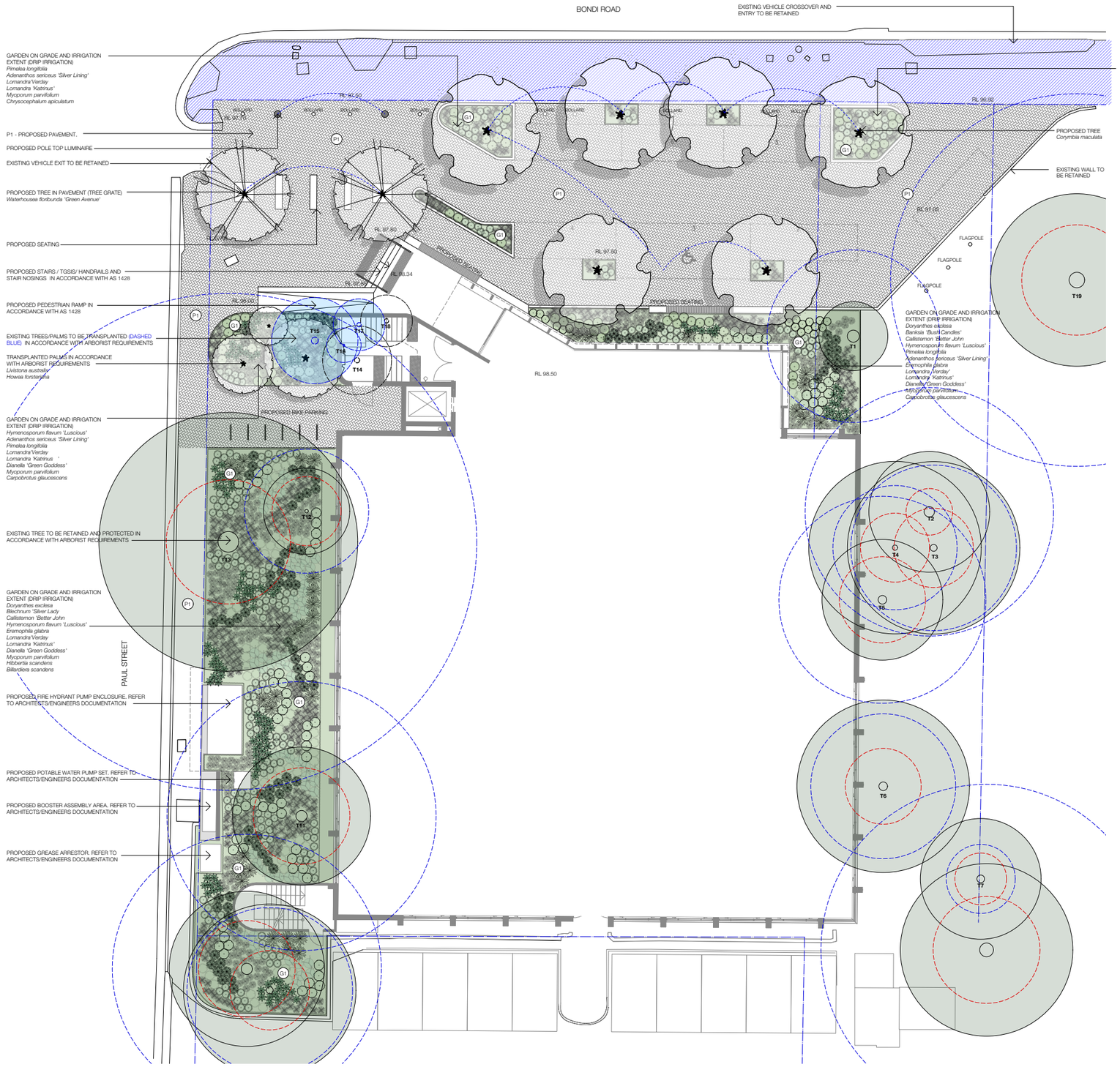
black beetle
Landscape Concept - Waverley Council Chambers

4.1 contact details

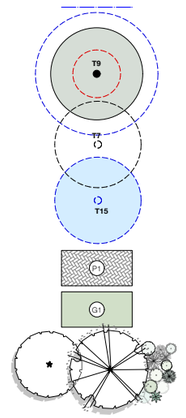
Black Beetle pty ltd
Level 1, Suite 5, 1073 Pittwater Road
Collaroy NSW 2097
www.blackbeetle.com.au
e: blackbeetle@blackbeetle.com.au

ilia kokalevski
ph: 0422104416
e: ilia@blackbeetle.com.au

giselle barron
ph: 0418270382
e:giselle@blackbeetle.com.au



LEGEND



BOUNDARY

EXISTING TREE TO BE RETAINED AND PROTECTED. REFER TO ARBORIST REPORT.

SRZ - STRUCTURAL ROOT ZONE
TPZ - TREE PROTECTION ZONE

EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT.

EXISTING TREE / PALM TO BE TRANSPLANTED. REFER TO ARBORIST REPORT.

P1 - PAVEMENT TYPE 1

G1 - GARDEN PROFILE 01- GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION)

PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED

GENERAL NOTES

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION AND DETAILS

2. ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.

3. SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE.
SOIL DEPTHS
- ON GRADE 300MM

4. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

5. MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.

6. REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

PLANT SCHEDULE

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

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	15.09.21	DRAFT REF
02	16.09.21	DRAFT REF
03	12.10.21	REF - PUBLIC CONSULTATION

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0 1 2 5 7.5M

NORTH

black beetle
Landscape Architecture and Design
Black Beetle pty ltd
Level 1, 1073 Pittwater Road, Collaroy NSW 2097
Tel: 0422 104 416
email: blackbeetle@blackbeetle.com.au

PROJECT
Waverley Council Chambers
49A Bondi Rd
BONDI JUNCTION, NSW

DRAWING TITLE
Landscape Plan

Drawn IK / GB
L.Architect Authorised IK / GB
Scale 1:100 @ B1
Client Waverley Council
Status REF - PUBLIC CONSULTATION

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JOB NUMBER BB 1293
DRAWING NUMBER / ISSUE LA LP 01/ 03

Attachment 4

Arboricultural Impact Assessment

Project No: WAV/CHAM/21 Report No: WAV/CHAM/AIA/A

ARBORICULTURAL IMPACT ASSESSMENT
TREE PROTECTION SPECIFICATION

Waverley Council Chambers Refurbishment
Bondi Road
Bondi Junction

Prepared for: LAHZNIMMO

Revision A
12th October 2021

Authors:

Anna Hopwood
Grad. Cert (Arboriculture)
Dip. Horticulture (Arboriculture)
Dip. Horticulture (Landscape Design)

Martin Peacock
BSc (hons.) Arboriculture
Dip. Horticulture (Landscape Design)
N Dip. Horticulture

p. 0404 424 264 | f. 02 9012 0924
po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

treeiQ.com.au

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po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

treeiQ.com.au

1.0 INTRODUCTION

1.1 Background

1.1.1 This Arboricultural Impact Assessment Report and Tree Protection Specification was prepared for Lahznimmo, on behalf of Waverley Council, in relation to the Waverley Council Chambers Refurbishment project. The purpose of this Report is to determine the impact of the proposed works on the trees, and where appropriate, recommend the use of sensitive construction methods and tree protection measures to minimise adverse impacts. This Report should be read in conjunction with the Preliminary Arboricultural Report (Rev A) prepared for the site in August 2021.

1.1.2 In preparing this Report, the authors are aware of and have considered the objectives of the following:

- *State Environmental Planning Policy Vegetation in Non-Rural Areas (2017)*
- *Waverley Council Tree Management Policy (2019)*
- *Waverley Council Significant Tree Register (2012)*
- *Australian Standard 4970 Protection of Trees on Development Sites (2009)*
- *Australian Standard 4373 Pruning of Amenity Trees (2007)*
- *Australian Standard 2303 Tree Stock for Landscape Use (2015)*
- *Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016)*

Refer to Methodology **(Appendix 1)**

1.1.3 This impact assessment is based on an assessment of the following supplied documentation/plans only:

- Site Plan – prepared by Lahznimmo, (Rev 01, dated 11.10.2021)
- Landscape Masterplan – prepared by Black Bettle, (Rev 03, dated September 2021)
- Landscape Plan – prepared by Black Bettle, (Rev 02, dated 16.09.21)

Refer to Plans **(Appendix 2)**

1.2 The Proposal

1.2.1 The proposed Waverley Council Chambers refurbishment works include:

- Internal refurbishments
- Internal furnishings
- External refurbishments including upgrading of façade, roof, windows, forecourt/turning circle, western landscaped area and footpath to kerb

2.0 RESULTS

2.1 The Site

2.1.1 The existing Waverley Council Chambers is located at 49A Bondi Rd, Bondi Junction however the building also encroaches over the adjacent site 'Water Supply System' to the east. The site accommodates an existing four-storey (ground, first, second and third level with mezzanine levels in-between in some areas) administrative building.

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po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

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2.1.2 There is an existing vehicular access road to the front of the site (north) with an accompanying pedestrian entry way, both connecting to Bondi Road. A further existing vehicular access road exists to the rear of the site (south) connecting to Paul Street and to an open at grade car park.

2.1.3 The site adjoins Waverley Park to the east and south which comprises Waverley Oval, Waverley Synthetic Fields, basketball courts, and Margaret Whitlam Recreational Centre.

2.2 The Trees

2.2.1 Nineteen (19) trees were assessed in preparation of the Preliminary Arboricultural Report (August 2021). The trees comprise of a mix of locally indigenous, Australian-native and exotic species.

2.1.2 Tree 17 *Syagrus romanzoffiana* (Cocos Palm) is considered an environmental weed species due to its propensity to self-seed and is exempt from Council's tree management controls.[1]

2.1.3 None of the trees are listed within the *Waverley Council Significant Tree Register (2012).*[2] None of the trees are listed in Schedule 5 Environmental Heritage of the *Waverley Local Environmental Plan (2012).*[3]

2.1.4 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).[4] 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 infection with 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.[5] It is assumed Tree 13 *Quercus ilex* (Holm Oak) dates from the same era.

2.1.5 A search of the BioNet Atlas of NSW Wildlife Database was undertaken in August 2021. No individual threatened tree species listed within this database for the area were identified during the current field investigations of the site.[6] The ecological significance and habitat value of the trees has not been assessed and is beyond the scope of this report.

2.1.6 As required by Clause 2.3.2 of *Australian Standard 4970 Protection of Trees on Development Sites (2009)*, each of the trees assessed has been allocated a Retention Value. TreeiQ allocates one of four Retention Value categories based on a combination of Landscape Significance and Useful Life Expectancy (ULE). The assessment of Landscape Significance and ULE involves a degree of subjectivity and there will be a range of tree quality and value within each of the Retention Value categories. The Retention Values do not consider any proposed development works and are not a schedule for tree retention or removal. The trees have been allocated one of the following Retention Values:

- Priority for Retention
- Consider for Retention
- Consider for Removal
- Priority for Removal

Refer to Tree Assessment Schedule **(Appendix 3)**

[1] Waverley Council (2019)
[2] Waverley Council (2012)
[3] Waverley Council (2012)
[4] NSW Government Spatial Services (2016)
[5] Waverley Council (2012)
[6] NSW Office of Environment and Heritage (2011)

p. 0404 424 264 | f. 02 9012 0924
po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

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3.0 ARBORICULTURAL IMPACT ASSESSMENT

3.1 Tree 1

3.1.1 Tree 1 was identified as *Phoenix canariensis* (Canary Island Date Palm) and is a late-mature specimen located on the Bondi Road frontage. The tree is in good health and structural condition. Tree 1 is of high Landscape Significance and has been allocated a Retention Value of *Priority for Retention.*

3.1.2 The supplied plans show Tree 1 is to be retained with the reconfigured forecourt/driveway access, building entry and roof proposed within its Tree Protection Zone (TPZ). The extent of work represents a *Major Encroachment* as defined by *Australian Standard 4970 2009 Protection of Trees on Development* Sites (AS-4970).

3.1.3 Clause 3.3.4 of AS-4970 outlines that tree species and tolerance to root disturbance should be considered when determining the potential impact of an encroachment. Palms are arborescent monocots which have an adventitious root system comprised of numerous fibrous roots that arise independently from the Root Initiation Zone (RIZ) at the base of the trunk. Research has shown that when transplanting palms, most species require a minimum rootball radius of 300mm for successful transplantation.[7]

3.1.4 With consideration to this research, palm species can be considered more tolerant of root disturbance within the TPZ than tree species that produce a woody root system. Therefore, the reconfigured forecourt/driveway access and building entry should not impact its health and structural condition. The supplied plans/montage show the new roof is to sit below the crown of the tree.

3.1.5 Recommendations

- Preliminary excavation and root pruning should be undertaken along the excavation line of the reconfigured forecourt/driveway access within the TPZ prior to the commencement of the bulk excavation works. No over-excavation, battering or benching should be undertaken.
- The new roof is approximately 800mm from the trunk which is sufficient to allow for trunk movement and growth. An RL at the base of the tree's crown should be taken to ensure proposed roofline can sit below and with sufficient clearance to the crown of the tree.

3.2 Tree 2

3.2.1 Tree 2 was identified as *Casuarina glauca* (Swamp She-Oak) and is late-mature specimen located adjacent to the existing building. The tree is in fair health as evidenced by a reduced crown density and presence of deadwood within its crown. It has a short ULE (5-15 years), is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

3.2.2 The supplied plans show that Tree 2 is to be retained with no works proposed within its TPZ.

3.2.3 Recommendations

- There is limited clearance between Tree 2 and the flagpole on the upper courtyard. The flagpole should be relocated as part of the works to avoid crown conflict with the tree.

[7] Hodel, Pittenger & Downer (2005)

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3.3 Tree 3, 5 & 12

3.3.1 Trees 3, 5 and 12 were identified as *Schefflera actinophylla* (Umbrella Tree), *Brachyciton acerifolious* (Illawarra Flame Tree) and *Buckinghamia celsissima* (Ivory Curl Tree) respectively and are mature rainforest-type species located adjacent to the existing building. The trees are in good health and structural condition. Trees 3, 5 and 12 are of moderate Landscape Significance and have been allocated a Retention Value of *Consider for Retention.*

3.3.2 The supplied plans show that Trees 3, 5 and 12 are to be retained with no works proposed within their TPZ areas.

3.4 Tree 4

3.4.1 Tree 4 was identified as *Ficus lyrata* (Fiddle Leaf Fig) and is a mature specimen located adjacent to the existing building. The tree is in fair health as evidenced by a reduced crown density. Tree 4 has been heavily suppressed by the adjacent trees and has been extensively pruned for building clearance which has affected its form and aesthetic value. The tree is of low Landscape Significance and has been allocated a Retention Value of *Consider for Removal.*

3.4.2 The supplied plans show that Tree 4 is to be retained with no works proposed within its TPZ.

3.5 Tree 6

3.5.1 Tree 6 was identified as *Tristaniopsis laurina* (Water Gum) and is a mature specimen located adjacent to the existing building. The tree is in fair health as evidenced by a reduced crown density and the presence of high volumes of deadwood within its crown. The tree is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

3.5.2 The supplied plans show that Tree 6 is to be retained with no works proposed within its TPZ.

3.5.3 Recommendations

There is limited clearance between Tree 6 and the building façade. Minor Reduction Pruning of branches less 50mm in diameter should be undertaken to provide a 500mm building clearance.

3.6 Tree 7

3.6.1 Tree 7 was identified as *Podocarpus elatus* (Brown Pine) and is a mature specimen located adjacent to the south-east of the building. The tree is in poor structural condition due to the presence of a major co-dominant inclusion which represents a significant structural defect. The loading on this defect will increase as the tree develops in crown size and sail area, particularly during severe weather events. Tree 7 has developed a moderate lean to the north-east, presumably as a phototropic response to suppression from adjacent trees. No evidence of root plate movement was observed at the time of assessment. The tree is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

3.6.2 The supplied plans show that Tree 7 is to be retained with no works proposed within its TPZ.

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3.7 Tree 8

3.7.1 Tree 8 was identified as *Cedrus deodara* (Himalayan Cedar) and is a late-mature specimen located adjacent to the south-east of the building. The tree is in fair health as evidenced by a reduced crown density and the presence of high volumes of deadwood within its crown. A concrete slab appears to have been recently constructed at the base of the tree. It is not known if any roots, and to what extent, may have been damaged or if these works are associated with the tree's declining health. The tree is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

3.7.2 The supplied plans show that Tree 8 is to be retained with no works proposed within its TPZ.

3.8 Tree 9

3.8.1 Tree 9 was identified as *Eucalyptus botryoides* (Southern Mahogany) and is a mature specimen located near the entrance to the Paul Street carpark. The tree is in fair health as evidenced by a reduced crown density and the presence of high volumes of deadwood within its crown. Tree 9 is in fair structural condition due to a previous branch failure at crown break. The wound created by the failure has decayed and is starting to develop into a cavity. The tree is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

3.8.2 The supplied plans show that Tree 9 is to be retained and no works are proposed within its TPZ.

3.9 Tree 10

3.9.1 Tree 10 was identified as *Casuarina glauca* (Swamp She-Oak) and is late-mature specimen located adjacent to the existing building. The tree is in fair health as evidenced by a reduced crown density and presence of deadwood within its crown. It has a short ULE (5-15 years), is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

3.9.2 The supplied plans show that Tree 10 is to be retained with a grease arrestor proposed within its TPZ. As the encroachment into the TPZ is less than 10% and outside of the Structural Root Zone (SRZ), the extent of work represents a *Minor Encroachment* as defined by AS-4970. A *Minor Encroachment* is considered acceptable by AS-4970 when it is compensated for elsewhere and contiguous within the TPZ. The encroachment into the TPZ should be compensated for by extending the TPZ in an area not subject to encroachment.

3.9.3 Recommendations

- Preliminary excavation and root pruning should be undertaken along the excavation line of the grease arrester footprint within the TPZ prior to the commencement of the bulk excavation works. No over-excavation, battering or benching should be undertaken beyond the arrestor footprint.

3.10 Tree 11

3.10.1 Tree 11 was identified as *Melaleuca quinquenervia* (Broadleaf Paperbark) and is a mature specimen located adjacent to the existing building. The tree is in fair structural condition due to the presence of bark inclusions, typical of species. The tree is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

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3.10.2 The supplied plans show that Tree 11 is to be retained with a grease arrester proposed within its TPZ. As an individual encroachment, the grease arrestor represents less than 10% of the TPZ and should not adversely impact the tree.

3.10.3 The supplied plans also show a booster assembly area, water pump, fire hydrant pump enclosure and footpath replacement are proposed within its TPZ. The extent of works represents a *Major Encroachment* as defined by AS-4970.

3.10.4 Tree sensitive design and construction methods can be used to minimise impacts of development on tree health and reduce conflict between trees and built structures. Much of the information published in this field has been incorporated into best practice guidelines and standards (i.e. *British Standard 5837 Trees in Relation to Design, Demolition and Construction 2012* & *Australian Standard 4970-2009 Protection of Trees on Development Sites*). Specifically, Clause 3.3.4 of AS-4970 notes that design factors and tree sensitive methods can be used to minimize the impact of the encroachment. The following tree sensitive methods should be used within the TPZ to minimise adverse impacts.

3.10.5 Recommendations

- Preliminary excavation and root pruning should be undertaken along the excavation line of the grease arrester footprint within the TPZ prior to the commencement of the bulk excavation works. No over-excavation, battering or benching should be undertaken beyond the arrestor footprint.
- The slabs for the booster assembly, water pump and fire hydrant pump enclosure should be installed above grade and supported by screw piles. Prior to installation, the location of the screw piles should be excavated using tree sensitive methods (hand/hydrovac/airspade etc) to a depth of 600mm. Screw piles should be relocated to enable the retention of roots (>25mmø) as required by the Project Arborist.
- The removal and replacement of the existing footpath should retain existing sub-base layers. If sections of the sub-base layer require refurbishment/modification, the sub-base materials should be removed in thin (20mm) layers using an excavator (<3.5T) fitted with a flat bladed bucket. The excavator operator should be guided by a spotter to identify and expose tree roots which may be present in/under the sub-base layer. Roots (>25mmø) should be exposed by localised hand excavation and protected from damage.Roots (>25mmø) identified with sub-base layers should be retained, and surfaces and sub-base layers should be thinned/modified as required by the Project Arborist. Root pruning should be undertaken by the Project Arborist only.
- Pipes for the fire hydrant pump and grease arrester should be installed using tree sensitive excavation (hand/hydrovac/airspade etc) methods with the pipes located around/below roots (>25mmø) as required by the Project Arborist. Excavation using compact machinery (<2T) fitted with a flat bladed bucket is permissible where approved by the Project Arborist. Excavation using compact machinery should be undertaken in small increments, guided by a spotter who is to look for and prevent damage to roots (>25mmø).

3.11 Tree 13

3.11.1 Tree 13 was identified as a *Quercus ilex* (Holm Oak) and is a late-mature specimen located adjacent to the Paul Street frontage. The tree is in good health and structural condition. The tree is of high Landscape Significance and has been allocated a Retention Value of *Priority for Retention.*

3.11.2 The supplied plans show that Tree 13 is to be retained with a booster assembly area, water pump, fire hydrant pump enclosure, footpath replacement, bike rack and new pavement area proposed within its TPZ. The extent of works represent a *Major Encroachment* as defined by AS-4970. The following tree sensitive methods should be used within the TPZ to minimise adverse impacts.

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info@treeiQ.com.au
abn 62 139 088 832

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3.11.3 Recommendations

- The slabs for the booster assembly, water pump and fire hydrant pump enclosure, footpath replacement and pipes for the fire hydrant pump and grease arrester should be installed as per Section 3.10.5 above.
- The area of new pavement should be installed above existing grade to minimise the potential for root damage. Levels may need to be locally raised, and surfaces and sub-base layers thinned/modified as required to enable the retention of roots (>25mmø) as required by the Project Arborist.
- Bike racks should be supported on isolated footings (with all other parts of the structures positioned above existing ground levels). Excavation for footings within the TPZ should be undertaken using tree sensitive methods (hand/hydrovac/airspade etc). Footing locations should be flexible and/or the footing design modified to enable the retention of roots (>25mmø) as required by the Project Arborist.
- There is limited clearance between Tree 13 and the building façade. Minor Reduction Pruning of branches less 50mm in diameter should be undertaken to provide a 500mm building clearance.

3.11.4 It should be noted that Tree 13 is of a significant age and may be less tolerant of construction impacts or than younger, more vigorous trees. Whilst is possible to undertake works within the TPZ with the use of tree sensitive design and construction methods as outlined above, the adherence of contractors to these methods and general tree protection requirements will ultimately determine whether the viability of the tree is maintained in the medium to long term.

3.11.5 Given the age and significance of Tree 13, it is recommended that an irrigation system is installed prior to the commencement of construction to promote new fibrous root development and maintain tree health.

3.11.6 The temporary irrigation system should be installed to the following specification:

- A low-pressure drip irrigation system shall be installed across the TPZ (proposed garden bed) prior to commencement of the excavation works.
- Drip lines should be installed on the ground surface at spacings of 600mm centres and covered with a 50mm thick layer of composted mulch.
- The system should be operated via an automated timer every third day for a duration of 45 minutes (or as permitted under current watering restrictions).
- The operation of the system should be periodically checked by the Project Arborist during the construction period and the watering duration adjusted as required.
- A soil wetting agent should be applied (in accordance with the manufacturer's instructions) to the irrigated areas to promote infiltration of irrigation through the soil profile.
- A seaweed-based soil conditioner should be applied (in accordance with the manufacturer's instructions) to the irrigated area to promote a healthy soil microbiome.

3.12 Trees 14 & 18

3.12.1 Trees 14 and 18 were identified as *Butia capitata* (Jelly Palm) and *Livistona autralis* (Cabbage Tree Palm) respectively and are located near the vehicular driveway on Bondi Road. The trees are in good health and structural condition. Trees 14 and 18 are of low Landscape Significance and have been allocated a Retention Value of *Consider for Removal.*

3.12.2 The supplied plans show that Trees 14 and 18 are to be removed as part of the proposed landscape treatment. New tree plantings using healthy, advanced-sized specimens could replace the loss of amenity from tree removal within a short timeframe.

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po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

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3.13 Trees 15, 16 & 17

3.13.1 Trees 15-17 are a group of palms including *Livistona autralis* (Cabbage Tree Palm), *Howea forsteriana* (Kentia Palm) and *Syagrus romanzoffiana* (Cocos Palm), and are located near the vehicular driveway on Bondi Road. The trees are in good health and structural condition. Tree 15 is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.* Tree 16 is of low Landscape Significance and has been allocated a Retention Value of *Consider for Removal.* Tree 17 is of low Landscape Significance and has been allocated a Retention Value of *Priority for Removal.*

3.13.2 The supplied plans show Trees 15-17 are to be transplanted to a new garden bed on site. These species generally transplant successfully due to their fibrous root system.

3.13.3 Recommendations

- Tree 15 has developed a minor trunk sweep and above ground guying may be required as part of the transplanting works. In many circumstances, the planting of a new advanced-size palm of similar dimensions often is a more practical and less costly exercise than transplanting.
- Transplanting works should 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.
- Tree 17 *Syagrus romanzoffiana* (Cocos Palm) should not be transplanted due to its weed status.

3.14 Tree 19

3.14.1 Tree 19 was identified as *Eucalyptus botryiodes* (Southern Mahogany) and mature specimen located to the north-east of the building. The tree is in good health and structural condition. Tree 19 is of moderate Landscape Significance and has been allocated a Retention Value of *Consider for Retention.*

3.14.2 The supplied plans show that Tree 19 is to be retained with the reconfigured forecourt/driveway access proposed within its TPZ. The extent of work represents a *Minor Encroachment* as defined by AS-4970. A *Minor Encroachment* is considered acceptable by AS-4970 when it is compensated for elsewhere and contiguous within the TPZ. The encroachment into the TPZ should be compensated for by extending the TPZ in an area not subject to encroachment.

3.15 Other Works within Areas

3.15.1 Demolition Works

Demolition works within TPZ areas should 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.

3.15.2 Underground Services

Underground services should 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.

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po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

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3.15.3 Landscape Planting

The installation of plants within TPZ areas should be undertaken using hand tools and roots should be protected. No mechanical cultivation/ripping of soils should be undertaken within TPZ areas.

3.16 New Tree Planting

3.16.1 Advanced-size replacement trees should be installed to help off-set the loss of amenity and canopy cover from the tree removal.

3.16.2 New trees should be grown in accordance with *Australian Standard 2303 Tree Stock for Landscape Use (2015).*

4.0 CONCLUSION

4.1.1 Nineteen (19) trees were addressed within this report and comprise of a mix of locally indigenous, Australian-native and exotic species. Tree 1 *Phoenix canariensis* (Canary Island Date Palm) and Tree 13 *Quercus ilex* (Holm Oak) likely date from the early 20th century and are considered the most significant trees on site. Of the nineteen (19) trees assessed:

- Two (2) were trees allocated a Retention Value of *Priority for Retention*
- Twelve (12) trees were allocated a Retention Value of *Consider for Retention*
- Four (4) trees were allocated a Retention Value of *Consider for Removal*
- One (1) tree was allocated a Retention Value of *Priority for Removal*

4.1.2 The proposed Waverley Council Chambers refurbishment works include internal refurbishments and furnishings, and external refurbishments including upgrading of façade, roof, windows, forecourt/turning circle, western landscaped area and footpath to kerb.

4.1.3 The supplied plans show that Trees 1-13 and 19 are to be retained as part of the proposed development. Tree sensitive methods should be used within the TPZ areas (as per Section 3) to minimise adverse impacts. The trees to be retained should be protected in accordance with the Tree Protection Specification **(Appendix 4)** and Typical Tree Protection Details **(Appendix 5).** The location of TPZ fencing and ground protection is shown on the Landscape Plan **(Appendix 2).**

4.1.4 The supplied plans show that Trees 14 and 18 are to be removed as part of the proposed development. These trees are of low Landscape Significance and have been allocated a Retention Value of *Consider for Removal.* New tree plantings using healthy, advanced-sized specimens could replace the loss of amenity from tree removal within a short timeframe.

4.1.5 The supplied plans show Trees 15-17 are to be transplanted to a new garden bed on site. Tree 17 *Syagrus romanzoffiana* (Cocos Palm) should not be transplanted due to its weed status. Transplanting works should 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.

4.1.6 Advanced size replacement trees should 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).*

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info@treeiQ.com.au
abn 62 139 088 832

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4.1.7 The distribution of tree age classes at the site is heavily weighted towards the mature and late-mature categories and approximately one third of the trees at the site fall within the ULE range of 5-15 years. This indicates that many trees may need to be removed in a similar period. Whilst not impacted by the proposed refurbishment works, Tree 4 *Ficus lyrata* (Fiddle Leaf Fig), Tree 7 *Podocarpus elatus* (Brown Pine), Tree 9 *Eucalyptus botryoides* (Southern Mahogany) and Tree 10 *Casuarina glauca* (Swamp She-Oak) should be considered for removal and replacement. Once replacement trees have established, the remaining trees should be reassessed and a program of removal and replacement should be implemented based on the results of the tree assessment.

4.1.8 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).*

4.1.9 Tree 7 *Podocarpus elatus* (Brown Pine) is a mature specimen located adjacent to the south-east of the building. The tree is in poor structural condition due to the presence of a major co-dominant inclusion which represents a significant structural defect. The loading on this defect will increase as the tree develops in crown size and sail area, particularly during severe weather events. Council's Tree Management Team should be notified of the defect.

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info@treeiQ.com.au
abn 62 139 088 832

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5.0 LIMITATIONS& DISCLAIMER

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This Report has been prepared for exclusive use by the client. This Report shall not be used by others or for any other reason outside its intended target or without the prior written consent of TreeiQ. Unauthorised alteration or separate use of any section of the Report invalidates the Report.

Many factors may contribute to tree failure and cannot always be predicted. TreeiQ takes care to accurately assess tree health and structural condition. However, a tree's internal structural condition may not always correlate to visible external indicators. There is no warranty or guarantee, expressed or implied that problems or deficiencies regarding the trees or site may not arise in the future. Information contained in this Report covers only the trees assessed and reflects the condition of the trees at the time of inspection. Additional information regarding the methodology used in the preparation of this Report is attached as Appendix 1. A comprehensive tree risk assessment and management plan for the trees is beyond the scope of this Report.

Reference should be made to any relevant legislation including Tree Management Controls. All recommendations contained within this Report are subject to approval from the relevant Consent Authority.

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Standards Australia (2015), *Tree Stock for Landscape Use AS-2303*

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po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

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7.0 APPENDICES

Appendix 1: Methodology

1.1 **Site Inspection**: This report was determined as a result of a comprehensive site inspection during August 2021.

1.2 **Tree Dimensions**: The dimensions of the subject tree(s) are approximate only.

1.3 **Tree Locations:** The location of the subject tree(s) was determined from the supplied plans. Trees not shown on the supplied plans have been plotted in their **approximate location only.**

1.4 **Trees & Development**: Tree Protection Zones, Tree Protection Measures and Sensitive Construction Methods for the subject tree were based on methods outlined in *Australian Standard 4970-2009 Protection of Trees on Development Sites*.

The *Tree Protection Zone* (TPZ) is described in AS-4970 as a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The *Structural Root Zone* (SRZ) is described in AS-4970 as the area around the base of a tree required for the tree's stability in the ground. Severance of structural roots within the SRZ is not recommended as it may lead to the destabilisation and/or demise of the tree.

In some cases it may be possible to encroach into or make variations to the theoretical TPZ. A *Minor Encroachment* is less than 10% of the area of the TPZ and is outside the SRZ. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. A *Major Encroachment* is greater than 10% of the TPZ or inside the SRZ. In this situation the Project Arborist must demonstrate that the tree would remain viable. This may require root investigation by non-destructive methods or the use of sensitive construction methods.

1.5 **Tree Health**: The health of the subject tree(s) was rated as *Good*, *Fair* or *Poor* based on an assessment of the following factors:

I. Foliage size and colour
II. Pest and disease infestation
III. Extension growth
IV. Crown density
V. Deadwood size and volume
VI. Presence of epicormic growth

1.6 **Tree Structural Condition**: The structural condition of the subject tree(s) was rated as *Good*, *Fair* or *Poor* based on an assessment of the following factors:

I. Assessment of branching structure
(i.e. co-dominant/bark inclusions, crossing branches, branch taper, terminal loading, previous branch failures)
II. Visible evidence of structural defects or instability
(i.e. root plate movement, wounds, decay, cavities, fungal brackets, adaptive growth)
III. Evidence of previous pruning or physical damage
(root severance/damage, lopping, flush-cutting, lions tailing, mechanical damage)

1.7 **Useful Life Expectancy (ULE)**: The ULE is an estimate of the longevity of the subject tree(s) in its growing environment. The ULE is modified where necessary to take in consideration tree(s) health, structural condition and site suitability. The tree(s) has been allocated one of the following ULE categories (Modified from Barrell, 2001):

I. 40 years +
II. 15-40 years
III. 5-15 years
IV. Less than 5 years

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info@treeiQ.com.au
abn 62 139 088 832

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1.8 **Landscape Significance**: Landscape Significance was determined by assessing the combination of the cultural, environmental and aesthetic values of the subject tree(s). Whilst these values are subjective, a rating of high, moderate, low or insignificant has been allocated to the tree(s). This provides a relative value of the tree's Landscape Significance which may aid in determining its Retention Value. If the tree(s) can be categorized into more than one value, the higher value has been allocated.

Landscape Significance	Description
Very High	The subject tree is listed as a Heritage Item under the *Local Environmental Plan* with a local or state level of significance.
	The subject tree is listed on Council's Significant Tree Register or meets the criteria for significance assessment of trees and/or landscapes by a suitably qualified professional. The criteria are based on general principles outlines in the Burra Charter and on criteria from the Register of the National Estate.
High	The subject tree creates a 'sense of place' or is considered 'landmark' tree.
	The subject tree is of cultural or historical importance or is widely known.
	The subject tree is a prominent specimen which forms part of the curtilage of a heritage item with a known or documented association with that item.
	The subject tree has been identified by a suitably qualified professional as a species scheduled as a Threatened or Vulnerable Species for the site defined under the provisions of the NSW *Biodiversity Conservation Act (2016)* or the Commonwealth *Environmental Protection and Biodiversity Conservation Act* (1999).
	The subject tree is known to contain nesting hollows to a species scheduled as a Threatened or Vulnerable Species for the site as defined under the provisions of the NSW *Biodiversity Conservation Act (2016)* or the Commonwealth *Environmental Protection and Biodiversity Conservation Act* (1999).
	The subject tree is an excellent representative of the species in terms of aesthetic value.
	The subject tree is of significant size, scale or makes a significant contribution to the canopy cover of the locality.
Moderate	The subject tree makes a positive contribution to the visual character or amenity of the area.
	The subject tree provides a specific function such as screening or minimising the scale of a building.
	The subject tree is a good representative of the species in terms of aesthetic value.
Low	The subject tree is a known environmental weed species or is not protected by Council's Tree Management Controls.
	The subject tree makes little or no contribution to the amenity of the locality.
	The subject tree is a poor representative of the species in terms of aesthetic value.

1.9 **Retention Value**: Retention Value was based on the subject tree's Useful Life Expectancy and Landscape Significance. The Retention Value was modified where necessary to take in consideration the subject tree's health, structural condition and site suitability. The subject tree(s) has been allocated one of the following Retention Values:

I. Priority for Retention
II. Consider for Retention
III. Consider for Removal
IV. Priority for Removal

ULE		Landscape Significance		
	Very High	High	Moderate	Low
40 years +	Priority for Retention	Priority for Retention		Consider for Removal
15-40 years		Priority for Retention	Consider for Retention	
5-15 years		Consider for Retention		
Less than 5 years	Consider for Removal	Priority for Removal		

The above table has been modified from the Footprint Green Tree Significance and Retention Value Matrix.

p. 0404 424 264 | f. 02 9012 0924
po box 146 summer hill 2130
info@treeiQ.com.au
abn 62 139 088 832

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Appendix 2: Plans

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info@treeiQ.com.au
abn 62 139 088 832

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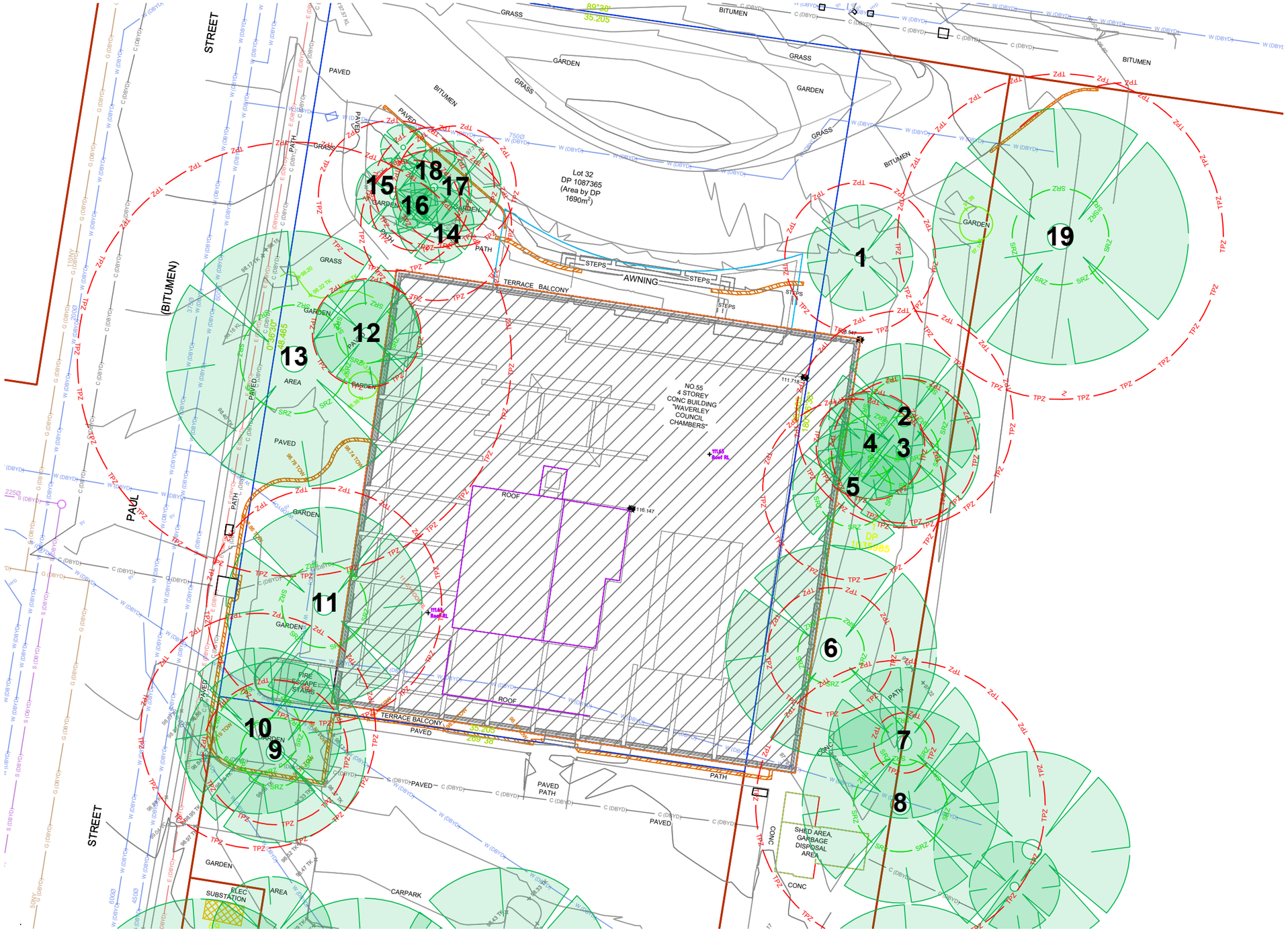


Legend

Tree Protection Zone

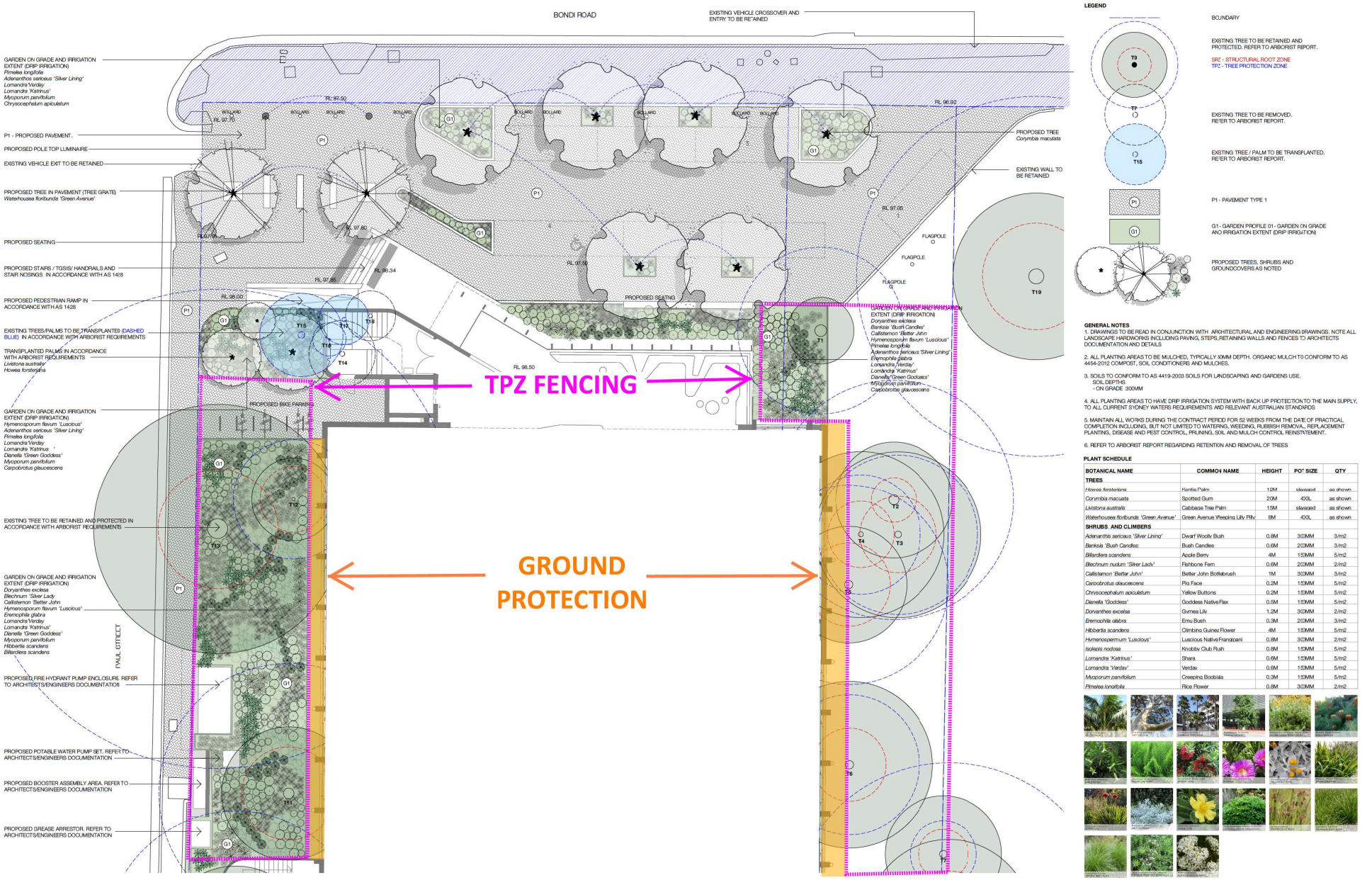
Structural Root Zone

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:250

Waverley Council Chambers Refurbishment
TPZ SRZ Plan
Client: Iahznimmo Architects
date: 17th August 2021
scale: 1:250 (A3)

treeiQ
PO Box 146 Summer Hill 2130 ph: 0404424264 fax: 02 9012 0924
info@treeiQ.com.au www.treeiQ.com.au



LEGEND

BOUNDARY

EXISTING TREE TO BE RETAINED AND PROTECTED. REFER TO ARBORIST REPORT.

SRZ - STRUCTURAL ROOT ZONE
TPZ - TREE PROTECTION ZONE

EXISTING TREE TO BE REMOVED. RE'ER TO ARBORIST REPORT.

EXISTING TREE / PALM TO BE TRANSPLANTED. RE'ER TO ARBORIST REPORT.

P1 - PAVEMENT TYPE 1

G1 - GARDEN PROFILE 01 - GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION)

PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED

GENERAL NOTES

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION AND DETAILS

2. ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 30MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.

3. SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE.
SOIL DEPTHS
- ON GRADE 300MM

4. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

5. MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, WEEDING, RUBBISH REMOVA,, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.

6. REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

PLANT SCHEDULE

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

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	15.09.21	DRAFT REF
02	16.09.21	DRAFT REF

NORTH

1:100 @ A1
0 1 2 5 7.5M

black beetle
Landscape Architecture and Design
Black Beetle pty ltd
Level 1, 1073 Pittwater Road, Collaroy NSW 2097
Tel: 0422 104 416
email: blackbeetle@blackbeetle.com.au

PROJECT
Waverley Council Chambers
49A Bondi Rd
BONDI JUNCTION, NSW

DRAWING TITLE
Landscape Plan

Drawn	IK / GB
L.Architect Authorised	IK / GB
Scale	1:100 @ A1
Client	Waverley Council
Status	Draft REF
JOB NUMBER	BB 1293
DRAWING NUMBER / ISSUE	LA LP 01/ 02

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Appendix 3: Tree Assessment Schedule

Tree No.	Species	DBH comb. (mm)	Height (m)	Radial Crown Spread (m)	Health Rating	Structural Condition Rating	Comments	Age Class	ULE (years)	L/Sign	Retention Value	Radial TPZ (m)	Radial SRZ (m)
1	*Phoenix canariensis* (Canary Island Date Palm)	700	20	4	Good	Good		Late Mature	15-40	High	Priority for Retention	5.0	N/A
2	*Casuarina glauca* (Swamp She-Oak)	600	21	7	Fair	Good	Limited flag clearance, pruning <50mm. Crown density 75-95%. Small (<25mmø), medium (25-75mmø) & large (>75mmø) deadwood in low volumes. Wound(s), various stages of decay.	Late Mature	5-15	Moderate	Consider for Retention	7.2	2.7
3	*Schefflera actinophylla* (Umbrella Tree)	400	15	10	Good	Good	Partially suppressed. Phototropic lean, moderate. Branch inclusion(s), minor.	Mature	15-40	Moderate	Consider for Retention	4.8	2.3
4	*Ficus lyrata* (Fiddle Leaf Fig)	300	15	10	Fair	Good	Extensively pruned for building clearance. Crown density 75-95. Heavily suppressed. Wound(s), various stages of decay.	Mature	5-15	Low	Consider for Removal	3.6	2.0
5	*Brachyciton acerifolious* (Illawarra Flame Tree)	500	20	7	Good	Good	Limited building clearance. Extensively crown lifted. Crown density 75-95%. Partially suppressed.	Mature	15-40	Moderate	Consider for Retention	6.0	2.5
6	*Tristaniopsis laurina* (Water Gum)	250 250	15	10	Fair	Good	Limited building clearance, pruning <50mm. Crown density 75-95%. Partially suppressed. Small (<25mmø) and medium (25-75mmø) deadwood in high volumes.	Mature	5-15	Moderate	Consider for Retention	4.2	2.2
7	*Podocarpus elatus* (Brown Pine)	450	15	7	Good	Poor	Partially suppressed. Phototropic lean, moderate. Co-dominant inclusion(s), major. Wound(s), various stages of decay.	Mature	5-15	Moderate	Consider for Retention	2.0	1.5
8	*Cedrus deodara* (Himalayan Cedar)	800	20	10	Fair	Good	Crown density 50-75%. Small (<25mmø), medium (25-75mmø) & large (>75mmø) deadwood in moderate volumes.	Late Mature	5-15	High	Consider for Retention	9.6	3.1

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info@treeiQ.com.au
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Tree No.	Species	DBH comb. (mm)	Height (m)	Radial Crown Spread (m)	Health Rating	Structural Condition Rating	Comments	Age Class	ULE (years)	L/Sign	Retention Value	Radial TPZ (m)	Radial SRZ (m)
							Wound(s), various stages of decay. Adaptive growth on trunk. Recently constructed slab at base.						
9	*Eucalyptus botryoides* (Southern Mahogany)	400	12	10	Fair	Fair	Crown density 75-95%. Small (<25mmø) epicormic growth in moderate volumes. Wound(s), various stages of decay. Previous branch failure developing into a cavity at crown break. Hanger in crown.	Mature	5-15	Moderate	Consider for Retention	4.8	2.3
10	*Casuarina glauca* (Swamp She-Oak)	650	22	9	Fair	Good	Crown density 50-75%. Small (<25mmø) & medium (25-75mmø) deadwood in moderate volumes.	Late Mature	5-15	Moderate	Consider for Retention	7.8	2.8
11	*Melaleuca quinquenervia (Broadleaf* Paperbark)	650	17	8	Good	Fair	Crown density 75-95%. Small (<25mmø) deadwood in low volumes. Bark inclusion(s), typical of species.	Mature	15-40	Moderate	Consider for Retention	7.8	2.8
12	*Buckinghamia celsissima* (Ivory Curl Tree)	200 200 100	6	5	Good	Good	Partially suppressed.	Mature	15-40	Moderate	Consider for Retention	3.6	2.0
13	*Quercus ilex* (Holm Oak)	1200	17	15	Good	Good	Limited building clearance, pruning <50mm. Crown density 75-95%. Small (<25mmø) deadwood in low volumes. Wound(s), various stages of decay.	Late Mature	15-40	High	Priority for Retention	14.4	3.6
14	*Butia capitata* (Jelly Palm)	300	5	4	Good	Good		Mature	15-40	Low	Consider for Removal	5.0	N/A
15	*Livistona autralis* (Cabbage Tree Palm)	400	17	4	Good	Good	Trunk sweep, minor.	Mature	15-40	Moderate	Consider for Retention	5.0	N/A

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Tree No.	Species	DBH comb. (mm)	Height (m)	Radial Crown Spread (m)	Health Rating	Structural Condition Rating	Comments	Age Class	ULE (years)	L/Sign	Retention Value	Radial TPZ (m)	Radial SRZ (m)
16	*Howea forsteriana* (Kentia Palm)	100	5	2	Good	Good		Mature	15-40	Low	Consider for Removal	3.0	N/A
17	*Syagrus romanzoffiana* (Cocos Palm)	250	8	3	Good	Good		Mature	<5	Low	Priority for Removal	4.0	N/A
18	*Livistona autralis* (Cabbage Tree Palm)	200	6	3	Good	Good	Partially suppressed.	Mature	15-40	Low	Consider for Removal	4.0	N/A
19	*Eucalyptus botryiodes* (Southern Mahogany)	900	17	10	Good	Good	Small (<25mmø), medium (25-75mmø) & large (>75mmø) deadwood in low volumes. Small (<25mmø) and medium (25-75mmø) epicormic growth in moderate volumes. Wound(s), various stages of decay.	Mature	15-40	Moderate	Consider for Retention	10.8	3.2

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Appendix 4: Plates

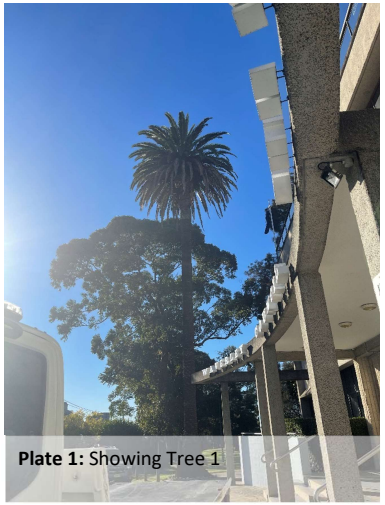

Plate 1: Showing Tree 1

Plate 2: Showing Trees 2-5

Plate 3: Showing Trees 6-8

Plate 4: Showing Trees 9 & 10

Plate 5: Showing Tree 11

Plate 6: Showing Tree 13

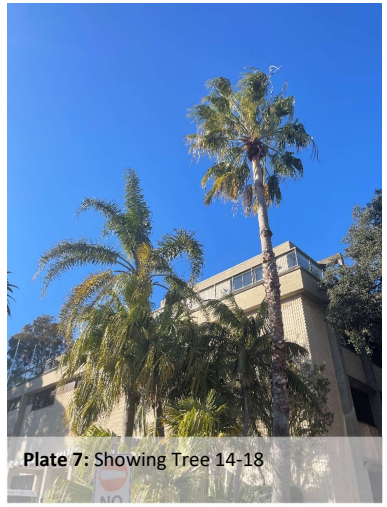

Plate 7: Showing Tree 14-18

Plate 8: Showing Tree 19 (left)

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Appendix 5: Tree Protection Specification

1.0 Appointment of Project Arborist

A Project Arborist shall be engaged prior the commencement of work on-site and monitor compliance with the protection measures. The Project Arborist shall inspect the tree protection measures and Compliance Certification shall be prepared by the Project Arborist for review by the Principal Certifying Authority prior to the release of the Compliance Certificate.

The Project Arborist shall have a minimum qualification equivalent (using the Australian Qualifications Framework) of NSW TAFE Certificate Level 5 or above in Arboriculture.

1.1 Tree Protection Zone

The trees to be retained shall be protected prior and during construction from activities that may result in an adverse effect on their health or structural condition. The area within the Tree Protection Zone (TPZ) shall exclude the following activities, unless otherwise stated: -

- Modification of existing soil levels, excavations and trenching
- Mechanical removal of vegetation
- Movement of natural rock
- Storage of materials, plant or equipment or erection of site sheds
- Affixing of signage or hoarding to the trees
- Preparation of building materials, refueling or disposal of waste materials and chemicals
- Lighting fires
- Movement of pedestrian or vehicular traffic
- Temporary or permanent location of services, or the works required for their installation
- Any other activities that may cause damage to the tree

NOTE: If access, encroachment or incursion into the TPZ is deemed essential, prior authorisation is required by the Project Arborist.

1.2 Tree Protection Fencing

TPZ fencing shall be installed as shown on the Landscape Plan **(Appendix 2)**. Fencing setback distances may be reduced for demolition/construction access with approval from the Project Arborist and where ground protection is installed to the unfenced areas of the TPZ. Where TPZ areas merge together, a single fence encompassing the area is permissible. Existing site boundary fences may form part of the enclosure. The exact location of the fencing shall be confirmed through consultation between the Head Contractor/Project Manager and the Project Arborist prior to the commencement of works. Refer to Typical Tree Protection Details **(Appendix 6).**

1.3 Site Management

Materials, waste storage, and temporary services shall not be located within the TPZ.

1.4 Works within the Tree Protection Zones

In some cases works within the TPZ may be authorized by the determining authority. **These works shall be supervised by the Project Arborist**. When undertaking works within the TPZ, care should be taken to avoid damage to the tree's root system, trunks and lower branches.

1.5 Ground Protection

Ground protection shall be installed as shown on the Landscape Plan **(Appendix 2)** or as required by the Project Arborist. Vehicular and machinery access shall be restricted to areas of existing pavement or from areas of temporary ground protection such as ground mats or steel road plates. Refer to Typical Tree Protection Details **(Appendix 6).**

1.6 Trunk Protection

Trunk protection shall be installed as required by the Project Arborist. Installation includes wrapping padding (either carpet underlay or 10mm thick jute geotextile mat) around the trunk and first order branches to a minimum height of 2m. Timber battens (90 x 45mm) spaced at 150mm centres shall be strapped together and placed over the padding. Timber battens must not be fixed to the trees. Refer to Typical Tree Protection Details **(Appendix 4)**. Branch protection shall be installed as deemed necessary by the Project Arborist.

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1.7 Tree & Vegetation Removal

Tree removal works shall be undertaken in accordance with the *Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016)* and other applicable codes and legislation.

Tree removal shall not damage the trees to be retained. Other vegetation to be removed within a TPZ shall be carefully lifted by hand/hand tools to avoid damaging roots within the surrounding soil profile.

1.8 Structure & Pavement Demolition

Demolition of existing structures/pavement within the TPZ shall be supervised by the Project Arborist. Machinery is to be excluded from the TPZ unless operating from the existing slabs, pavements or areas of ground protection (refer to Section 1.5). Machinery should not contact the tree's roots, trunk, branches and crown.

The existing pavement shall be carefully lifted by hand to minimise damage to the existing sub-base and to prevent damage to tree roots. Wherever possible, the existing sub-base material shall remain in-situ. Where deemed necessary by the Project Arborist, the structures shall be shattered prior to removal with a hand-operated pneumatic/electric breaker.

1.9 Pavement Installation

New pavements (including sub-base materials) within TPZ areas shall be installed above or at existing grade. Pavement sub-base layers shall either be thinned or finished pavement levels modified as required to enable the retention of roots (>25mmø) as deemed necessary by the Project Arborist.

1.10 Footings within the TPZ

Footing installation within TPZ areas shall be supervised by the Project Arborist. Other than for the isolated piers/postspads all other parts of the structure shall be installed above grade.

Drilling/piling machinery shall be excluded from the TPZ unless operating from an area where ground protection has been installed (refer to Section 1.8) or from the existing slabs or pavements. Drilling/piling machinery shall be of a suitable size to not damage the trees' roots, trunk, branches and crown. Machinery shall work in conjunction with an observer to ensure that adequate clearance from trees is maintained at all times.

1.11 Underground Services

Underground services shall be located outside of the TPZ. Where this is not possible, they shall be installed using tree sensitive excavation methods (hand/hydrovac/airspade) with the services installed around/below roots or as determined by the Project Arborist). Excavation using compact machinery fitted with a flat bladed bucket is permissible where approved by the Project Arborist. Excavation using compact machinery should be undertaken in small increments, guided by a spotter who is to look for and prevent damage to roots.

1.12 Turf/Plant Installation

Turf/plant installation within TPZ shall be undertaken using hand tools and roots shall be protected. No mechanical cultivation/ripping of soils shall be undertaken within the TPZ.

Landscape planting shall be completed in the final stage of the development works and and trunk protection shall remain in place until these works are due to commence.

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Appendix 6: Typical Tree Protection Details

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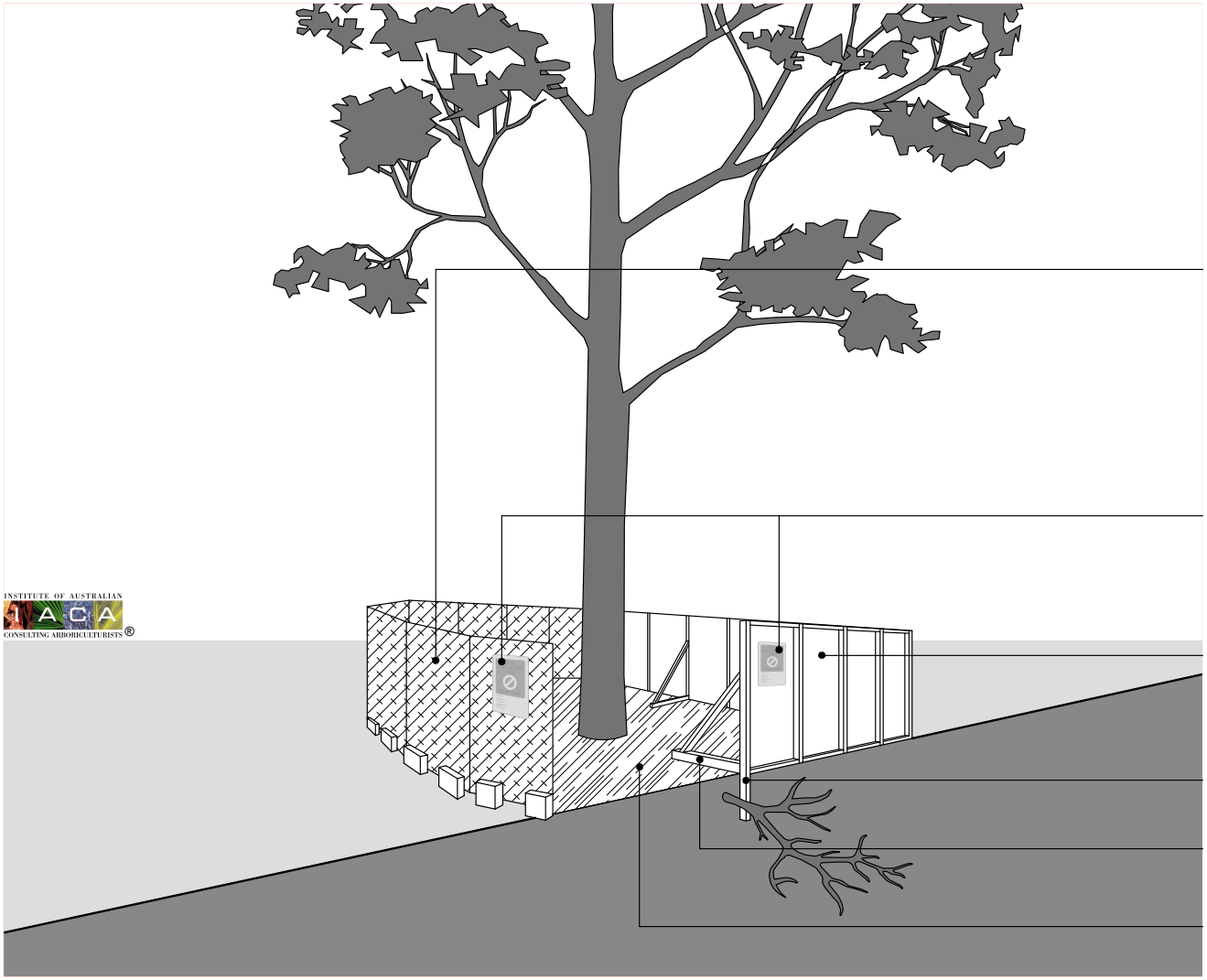

Note:
No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.

Option 1 - Fencing
1.8m high chain wire mesh panels with shade cloth attached (if required), held in place with concrete feet.

Tree Protection Zone (TPZ) sign

Option 2 - Fencing
Plywood or wooden panel paling fence. This type of fencing material also prevents building materials or soil entering the TPZ.

Installation of supports should avoid damaging roots.

Bracing is permissible within the TPZ.

Maximum 100mm and minimum 50mm depth mulch or aggregate layer installed across surface of TPZ.

03 Tree Protection Fencing

Not to Scale

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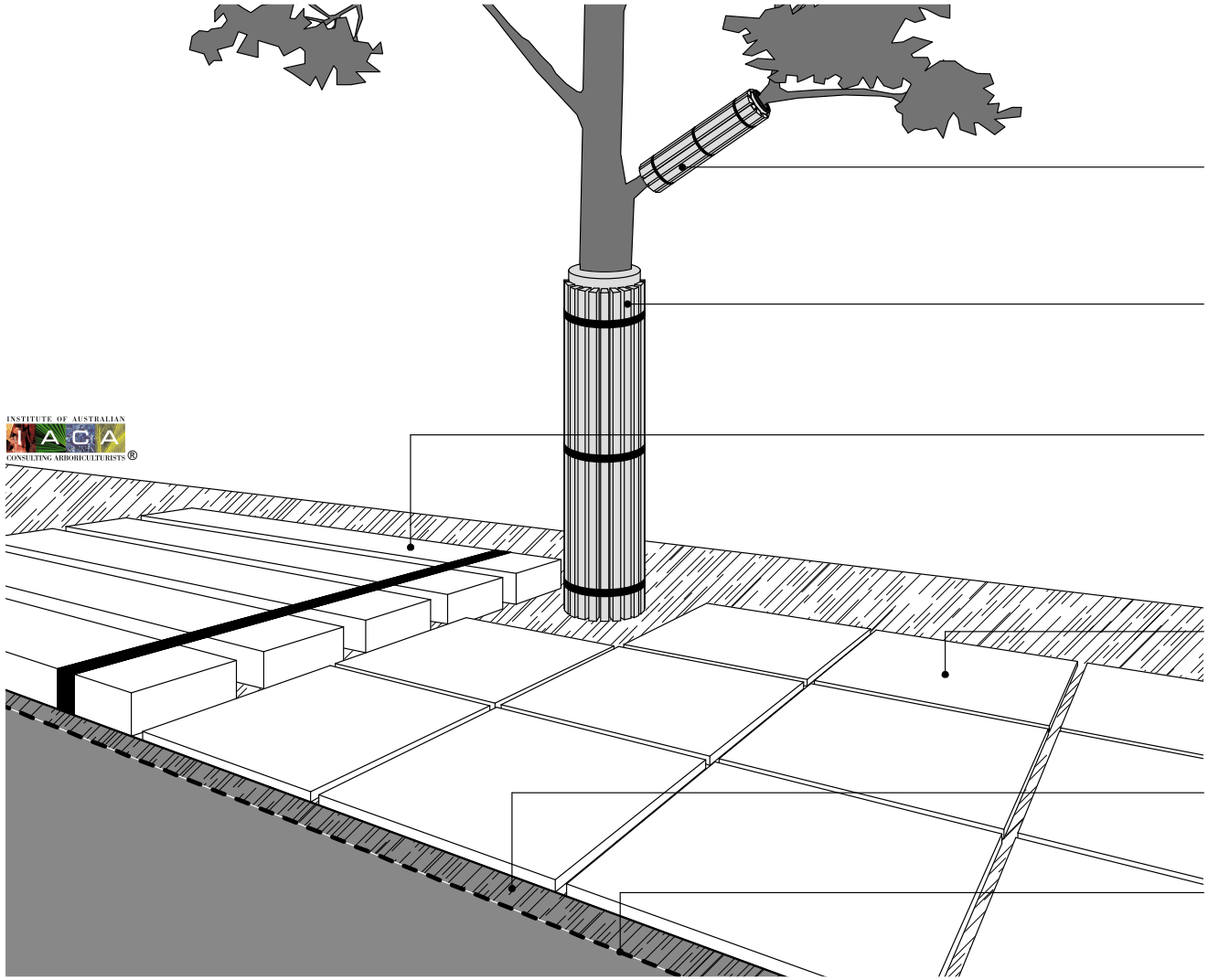

Branch Protection - use boards and padding to prevent damage to bark on branch. Boards are to be strapped, not screwed or nailed to the branch.

Trunk Protection - use boards and padding to prevent damage to bark (minimum 2m). Boards are to be strapped, not screwed or nailed to the trunk.

Ground Protection - use device strapped over mulch or aggregate layer. Ground protection device should be of a suitable thickness to prevent soil compaction and root damage.

Steel plates (or approved equivalent) with or without mulch or aggregate layer below.

Maximum 100mm and minimum 50mm depth mulch or aggregate layer.

Geotextile fabric underneath mulch or aggregate layer.

04 Examples of Branch, Trunk and Ground Protection

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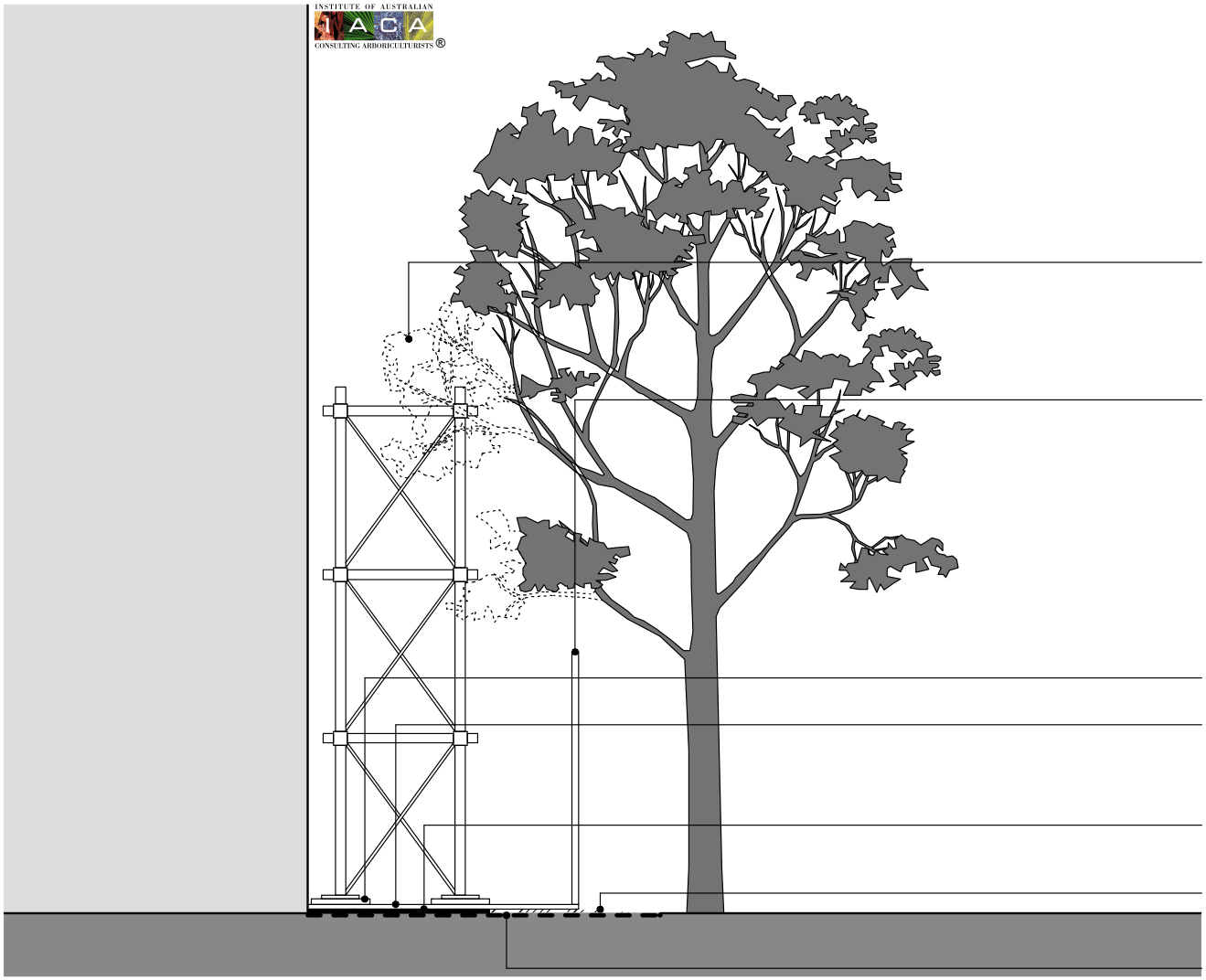

05 Indicative Scaffolding within a Tree Protection Zone (TPZ) Not to Scale

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Attachment 5

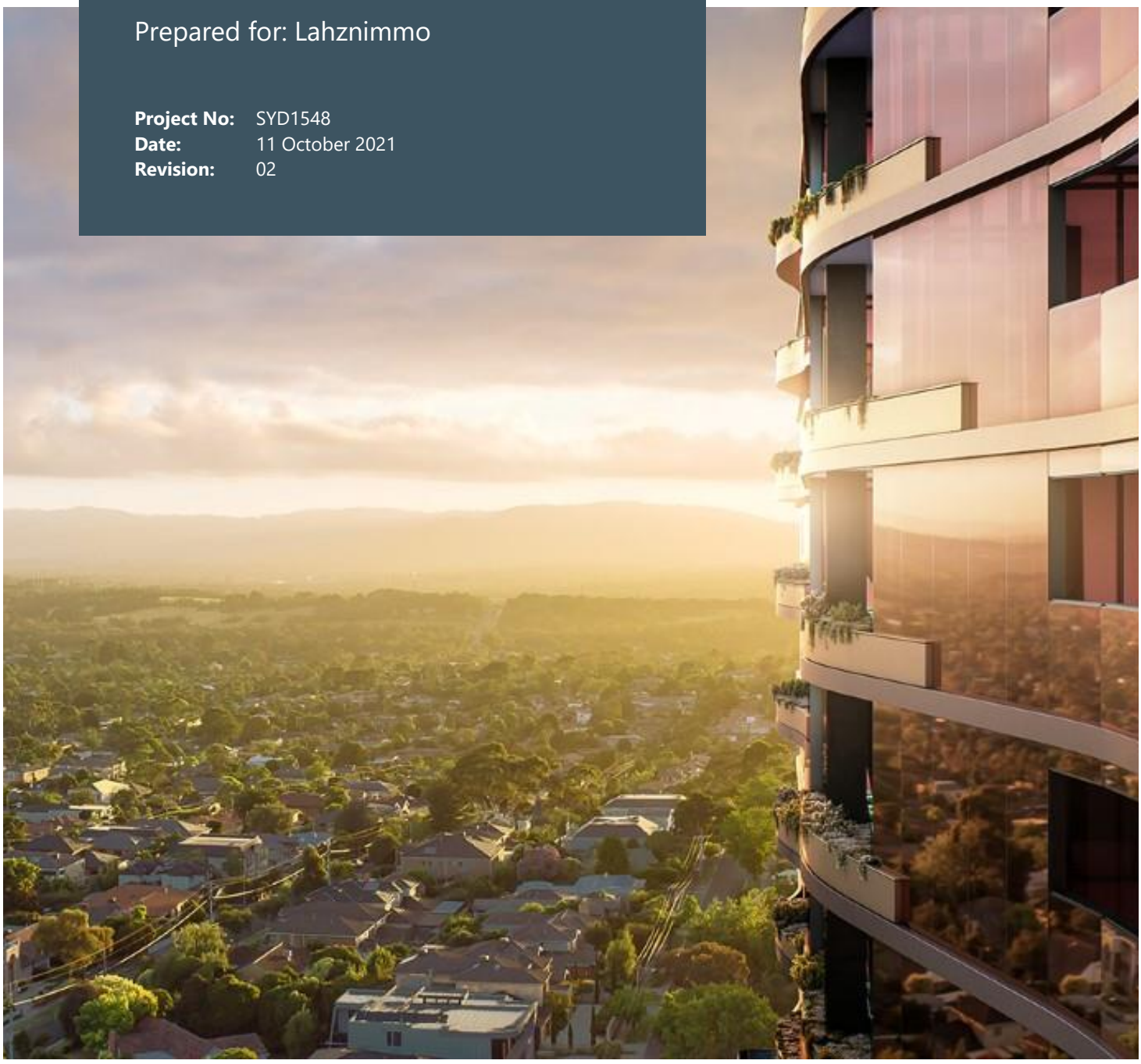
ESD Report

Waverley Council Chambers

Environmentally Sustainable Design (ESD) Report for DA

Prepared for: Lahznimmo

Project No: SYD1548
Date: 11 October 2021
Revision: 02



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Project:	Waverley Council Chambers
Location:	49A Bondi Road Bondi Junction, NSW 2022
Prepared by:	ADP Consulting Pty Ltd Level 3, 8 Spring Street Sydney NSW 2000
Project No:	SYD1548
Revision:	02
Date:	11 October 2021

Rev	Date	Comment	Author	Technical Review	Authorisation & QA
01	16/09/2021	REF Issue	ZN	RR	SM
02	11/10/2021	Updated REF Issue	ZN	RR	SM

Project Team	
Client / Principal	Waverley Council
Architect	Lahznimmo Architects

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Executive Summary

ADP have been engaged to provide Environmentally Sustainable Design (ESD) initiatives and recommendations for the proposed redevelopment of Waverley Council Chambers at 49A Bondi Road, Bondi Junction.

This ESD Report has identified measures to address Council's Development Application (DA) requirements in accordance with the following framework:

- Waverley Local Environmental Plan (LEP) 2
- Waverley Development Control Plan (DCP) 2012 - Amendment No 9, Part B2 Ecologically Sustainable Development
- Section J provisions of the NCC 2019 Building (BCA) Code of Australia

It is understood that this document is required by Council for Development Application (DA) Approval and that the strategies and initiatives outlined in the report will be further developed during the project's Detailed Design stages. To demonstrate compliance with the above requirements, the following works are intended to be carried out following DA approval:

- Review of the architectural design against the Section J compliance provisions of the NCC 2019 and explore opportunities for improved building fabric performances aligned with a uniform glazing solution for any new elements proposed as part of the architectural design.
- Where relevant to achieving the design intent, the project proposes to adopt 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.
- We anticipate that the intent of proposed architectural and building services design will likely be met through a performance-based approach, that will include:
  - A uniform glazing specification in line with the architectural intent for all additions and alterations
  - Opportunities exploring high performance glazing, where appropriate to the existing building. This will be explored for the offices located to the east and west facades. This will help reduce the radiant temperature on perimeter zones and improve thermal comfort levels whilst reducing the HVAC energy required to cool the space.
  - Assessment of the mechanical and electrical services against the NCC 2019 Section J DTS provisions
- Preparation of an Energy Assessment Report that will demonstrate how the Waverley Council Chambers will achieve a 30% reduction of operational Greenhouse Gas (GHG) emissions when compared to a reference building
- Produce a completed Design & As-built Greenhouse Gas Emissions Calculator, developed by the Green Building Council of Australia (GBCA)
- Undertake a NABERS Energy base Building benchmarking study 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 can be provided.

The ESD initiatives discussed in this report will be investigated in further detail and developed throughout the projects detailed design stages to ensure that the development is compliant with the above requirements and NCC Section J 2019 provisions.

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1. Introduction

1.1 Project Background

ADP have been engaged to provide a list of Environmentally Sustainable Design (ESD) initiatives and recommendations to be considered for the proposed redevelopment of Waverley Council Chambers at 49A Bondi Road, Bondi Junction.

This ESD Report has identified measures to address Council's Development Application (DA) requirements in accordance with the following framework:

- Waverley Local Environmental Plan (LEP) 2012
- Waverley Development Control Plan (DCP) 2012 - Amendment No 9, Part B2 Ecologically Sustainable Development
- Section J provisions of the NCC 2019 Building (BCA) Code of Australia

It is understood that this document is required by Council, for Development Application (DA) Approval and that the strategies and initiatives outlined in the report will be further developed during the project's Detailed Design stages.

1.2 Report Scope and Limitations

The scope of this report includes a high-level assessment of the energy efficiency requirements for the development to comply with the local Council's DA framework, including:

- Design review against the NCC 2019, Section J DTS provisions.
- Other energy efficient measures adopted for the site, including (but not limited to) optimized building fabric, services, and passive design principles

This report has been prepared for DA purposes only and the energy efficiency measures will need to be fully developed during the detailed design stage.

1.3 Sustainability Targets & Objectives

The proposed development will be designed to achieve the following Sustainability targets:

- **NCC 2019** - Section J, Energy Efficiency Compliance
- **NABERS** Office Energy (Base Building) Rating
- **Operational Greenhouse Gas Emissions:** 30% reduction in operational emissions when compared to that of a reference building

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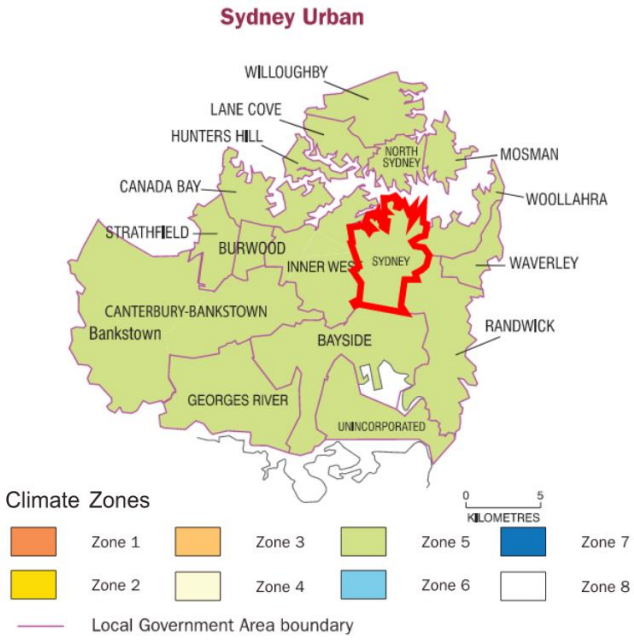
1.4 Site Context

The project site is situated in the medium-density residential and commercial area of Waverley, located between Bondi Junction to the west and Waverley Park to east.

Figure 1: Site location (highlighted) & Site Plan

The building is located within Climate Zone 5 (warm temperate) as per the Australian Building Codes Board (ABCB) Climate Zone Map (Figure 2).

Figure 2: ABCB Climate Zone Map



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2. Environmentally Sustainable Design (ESD) Opportunities

2.1 General

This section outlines energy conservation design measures in line with the Waverley Council DCP, including additional opportunities that are to be considered during the detailed design stage of the project.

The proposed building will be designed in line with the NCC 2019 Section J Energy Efficiency provisions and will consider energy efficient building services and optimized façade performance.

In addition to this, the heating, ventilation, and air-conditioning systems will be developed with a view to minimize the operational energy consumption of the proposed development, whilst providing the building occupants with a thermally comfortable space.

2.2 NCC 2019 – Section J Compliance

The performance of the existing building fabric is directly related to several renovations and upgrades carried out after the building's original construction estimated in 1913. A due diligence review and site inspection to determine the building envelope's thermal performance has been carried out.

The following existing conditions were identified:

- No insulation to the roof or ground floor slab
- Approximately 50-60% window-to-wall ratio to the building's east, west, and south facades (seen in right image)
- Single glazed windows have been installed with aluminium framing throughout
- 300-500mm horizontal shades above all windows
- 400-500mm brick/concrete wall construction
- No heritage items have been identified for the project

Please note: Any new or altered building fabric elements proposed for the project will be designed in line with the NCC 2019 Section J provisions.

All existing building fabric elements with no Section J compliance requirements will be considered when assessing the project's energy efficiency and operational performance.

Where an effective solution cannot be found in line with the architectural intent, the project will address these under the JV3 alternative verification method.

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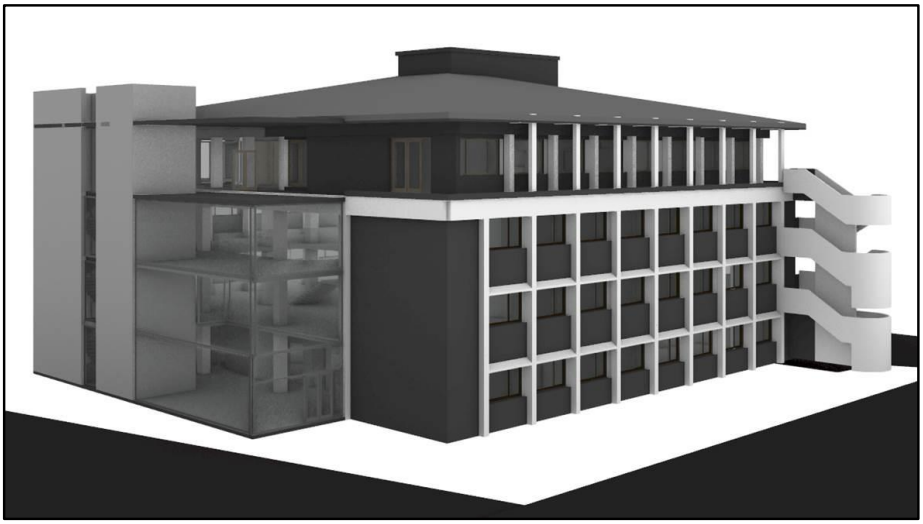
2.2.1 Façade Considerations

The following occupied areas have been identified within the development:

Area	NCC Class	Space to be Conditioned?	Section J Compliance Required?
Level 3 Function Space	Class 9b	Yes	Yes
Office	Class 5	Yes	Yes

The current façade scheme (pictured below) features:

- North façade: Fully glazed atrium to the buildings main entrance
- East, West, and South facades: 50% WWR (Window to Wall Ratio) with:
  - 300-500mm deep horizontal shades to the office windows
  - 1500-2000mm deep awning extents to the windows of the function space



The NCC 2019 Section J DTS Façade-Glazing calculation method will require a stringent glazing solution (double glazed, performance glass) for the new façade where the window to wall (WWR) ratio is greater than 80% to meet compliance.

To achieve a less stringent and compliant solution permitting the use of clearer glass, the following design approach will be considered:

- the addition of vertical shades to the atrium (approximately 0.4 - 0.6m in depth), or
- reducing the facades WWR to 50-60%.

In the instance that a clear glazing solution is preferred for the proposed atrium, a JV3 alternative verification assessment is recommended. This will the following design options to be explored:

- Higher performing insulation to the walls and roof
- Provision of shading devices to the atrium
- Façade-gazing solutions that align with the project budget

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2.3 Energy Efficiency Measures & Initiatives

The project will explore key Environmentally Sustainable Design (ESD) opportunities to reduce the developments operational greenhouse gas emissions by 30% when compared to a reference building through the following design measures:

2.3.1 High Performance Building Fabric

The project will explore the following:

- 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 the atrium façade, 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

2.3.2 Efficient Heating, Ventilation, and Air Conditioning (HVAC) Design

The following HVAC systems have been identified as potential solutions to provide occupant thermal comfort to the space whilst minimising energy consumption.

The project will explore the following:

- 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

2.3.3 Energy Efficient Lighting

The lighting design for the project will consider opportunities for high efficiency whilst providing optimal levels of visual comfort.

The project will explore the following:

- 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

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> Use of sensors including motion and photoelectric sensors to ensure back of house spaces and outdoor lighting is automatically switched off when not required

2.3.4 Daylighting & Shading Strategies for Reduced Energy Consumption

Daylighting initiatives and shading strategies will be considered to support the projects drive for energy efficiency including:

> 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

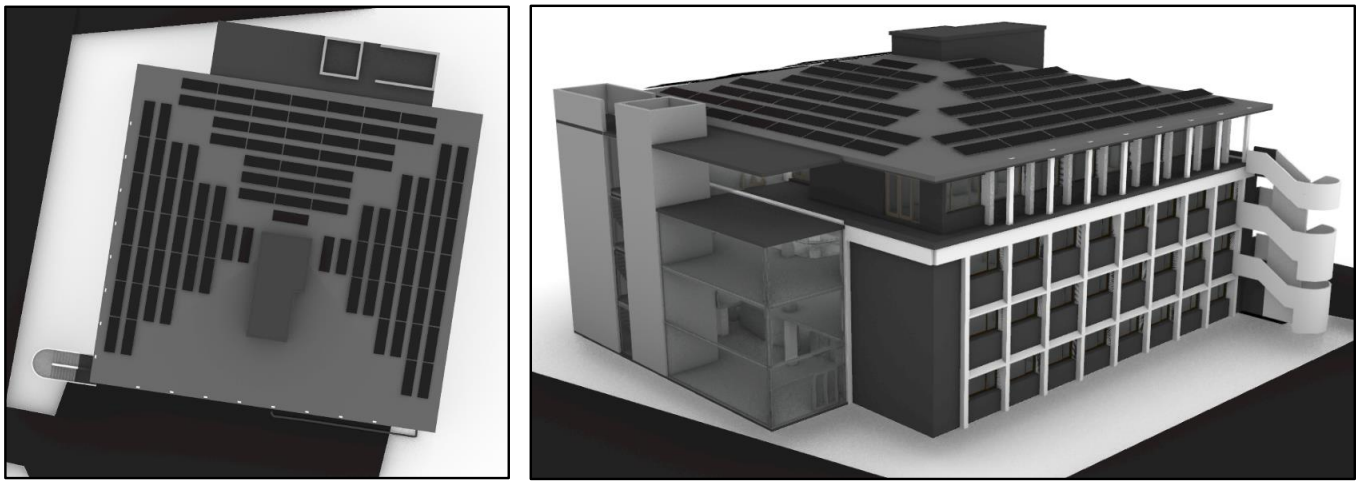
> The provision of high-performance glazing with a low solar heat gain coefficient to reduce unwanted heat gain from the morning (east) and evening (west) sun, optimising the thermal comfort levels and reducing the energy required to cool the space

2.3.5 Solar Energy Generation & GreenPower Purchasing

On-site solar photovoltaic (PV) generation and GreenPower purchasing will be explored as an effective method to assist with greater reductions in greenhouse gas emissions, helping to minimise the developments electricity consumption from the grid and offset any associated operational greenhouse emissions.

The proposed developed has the potential area for approximately 98 roof-top solar PV panels (based on a panel dimension of 1 x 2.1m). With a panel performance of approximately 400-450W, this equates to a roof-top solar PV array with a peak generative capacity of 39-44kW. It is anticipated that a solar PV array of this size will require at least 2-3 inverters to ensure generative losses are minimised.

Figure 2: Potential Roof-top Solar PV Layout



The project will explore the following:

- Photovoltaic (PV) cells system 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
- Greenpower purchasing to assist with further offsetting the development's greenhouse gas emissions. The project can purchase eligible offset units to support certified carbon offset projects (such as the Yarra Yarra Biodiversity Corridor) to compensate for emissions that cannot be completely reduced through energy efficient design or the generation of on-site renewable energy.

2.3.6 Metering & Monitoring Strategy

The project will consider a site-specific metering strategy to monitor and provide feedback on distinct energy use within the building. The metering strategy will aim to monitor the following major systems:

- Incoming electrical mains supply
- Electrical supply and thermal meters to distinct areas and uses (i.e., sub metres for the kitchen and atrium space)
- Lighting and air conditioning systems
- Large individual equipment loads that exceed 5% of the total energy use (or over 100kVA)

2.3.1 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 provided.

2.4 Water Efficiency & Conservation

The project will consider design options that support the reduction of potable water consumption across the development by focussing on the improvement and efficiency of the building attributes and operations.

The project will explore the following:

- 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 WELS 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
  - Non-potable water usage for toilet and urinal facilities

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Melbourne
Level 11, 60 Albert Road
South Melbourne VIC 3205
T. 03 9521 1195

Sydney
Level 3, 8 Spring Street
Sydney NSW 2000
T. 02 8203 5447

Brisbane
Ground Floor, 102 Adelaide Street
Brisbane QLD 4000
T. 07 3088 4022

adpconsulting.com.au

Attachment 6

Preliminary Site Investigation

Preliminary Site Investigation Report

Project
Waverly Council Chambers Upgrade
49A Bondi Road, Bondi Junction NSW 2022

Prepared for
Lahznimmo Architects

Date
24/09/2021

Report No
13416-ER-1-1_Rev02

alliance
geotechnical & environmental solutions

Alliance Geotechnical Pty Ltd
Address: 8-10 Welder Road
Seven Hills, NSW
Phone: 1800 288 188
Office Email: info@allgeo.com.au
Web: www.allgeo.com.au

Document Control

Revision	Date	Author	Technical Reviewer	Project Manager
0	24/09/2021	A. Awopetu	C. Cowper	M. Asadabadi

Important Information About This Report

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This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to Alliance's engagement. The report must not be used for any purpose other than the purpose specified at the time Alliance was engaged to prepare the report.

The findings presented in this report are based on specific data and information made available during the course of this project. To the best of Alliance's knowledge, these findings represent a reasonable interpretation of the general condition of the site at the time of report completion.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Alliance.

Logs, figures, and drawings are generated for this report based on individual Alliance consultant interpretations of nominated data, as well as observations made at the time fieldwork was undertaken.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, Alliance reserves the right to review and amend this report.

Executive Summary

Alliance Geotechnical Pty Ltd (Alliance) was engaged by Lahznimmo Architects to undertake a preliminary site investigation (PSI) at Lot 32 in DP 1087365, 49A Bondi Road, Bondi Junction NSW 2022 (refer Figure 1, with the 'site' boundaries outlined in Figure 2).

At the commencement of the project, Alliance had the following project appreciation:

- The portion of the land that is subject to the PSI assessment is legally defined as Lot 32 in DP 1084365 and will be referred to as the 'the site' from hereon in;
- The site is currently owned by Waverley Council and a portion of the existing building on site along the eastern boundary extends offsite to Lot 1 in DP 10359858, owned by Sydney Water, and not part of this investigation.
- The site is currently occupied and being used as Waverley Council Chambers;
- The site is proposed for refurbishment of the existing council chambers including service upgrade and soft fits, selective removal of load bearing walls, construction of new front facade, and complete removal of pre-1960's structure. In the context of NEPC (2013a), this is considered to be a land use scenario[1] comprising
    - Commercial / industrial such as shops, offices, factories and industrial sites.
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site;

This PSI is required to address development consent decision making processes set out in State Environmental Planning Policy (SEPP) No. 55

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of current and previous land use activities.
- Assess whether identified potential land contamination would present an unacceptable human health or ecological exposure risk, based on the proposed land use scenario;
- Assess whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and
- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

The following scope of works was undertaken address the project objectives:

- A desktop review of site history;
- A site walkover to inform an understanding of current site conditions; and
- Reporting.

[1] Adopted from Section 2.2 of NEPC (2013a) and Section 3 of NEPC (2013e)

The nominated scope of works was undertaken with reference to relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).

An area of environmental concern (AEC) and contaminants of potential concern (COPC) associated with potential land contaminating activities undertaken at the site, have been identified as part of this project. The AEC, land contaminating activity and COPC are presented in the Table below. The locations of the identified AEC are presented in Figure 3.

ID	AEC	Land Contaminating Activity (Source)	COPC
AEC01	Building Levelling Surface	Uncontrolled filling (~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos and anthropogenic materials
AEC02	Sealed Asphalted Driveways and paved areas	Uncontrolled filling (~ 350m^2 and ~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos and anthropogenic materials
AEC03	Garden Beds	Uncontrolled filling (~450m^2 and ~ 0.5m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos and anthropogenic materials
AEC04	Historical Structure	Hazardous building materials	Pesticides, polychlorinated biphenyl, metals, asbestos

Based on the assessment undertaken by Alliance of site history information and site walkover observations, in the context of the proposed land use scenario and objectives of this project, Alliance has made the following conclusions:

- 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 potential land contamination may present a human health exposure risk 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) at site;
  - Management or remediation of land contamination risks identified as unacceptable in the DSI, and validation of those management or remediation works; and
- Specific assumptions that apply to the adopted land use scenario, are presented in Section 9 of this report.

Based on those conclusions, Alliance makes the following recommendations:

- A detailed site investigation (DSI) should be undertaken to address potential human health risks identified in this PSI;
- 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’.

This report must be read in conjunction with the ***Important Information About This Report*** statements at the front of this report.

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1 Introduction

1.1 Background

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    - Commercial / industrial such as shops, offices, factories and industrial sites.
- The proposed land use scenario assumes a reticulated potable water supply will be available at the site;

This PSI is required to address development consent decision making processes set out in State Environmental Planning Policy (SEPP) No. 55

1.2 Objectives

The objectives of this project were to:

- Assess the potential for land contamination to be present at the site as a result of current and previous land use activities.
- Assess whether identified potential land contamination would present an unacceptable human health or ecological exposure risk, based on the proposed land use scenario;
- Assess whether the site is suitable, in the context of land contamination, for the proposed land use scenario; and

[2] Adopted from Section 2.2 of NEPC (2013a) and Section 3 of NEPC (2013e)

- Provide recommendations for further investigations, and management or remediation of land contamination (if warranted).

1.3 Scope of Work

The following scope of works was undertaken address the project objectives:

- A desktop review of available mapping (geological, soil, topographical, etc.) and hydrological data covering the site and surrounding area;
- A site walkover to inform an understanding of current site conditions; and
- Reporting.

The nominated scope of works was undertaken with reference to relevant sections of NEPC (2013), NSW EPA (2020b), HEPA (2020) and WA DOH (2009).

2 Site Identification

2.1 Site Details

Site identification details are presented in **Table 2.1**.

Table 2.1 Site Identification Details

Cadastral Identification	Lot 32 in DP 1087365
Geographic Coordinates (Google Earth)	33°53'36" S and 151°15'24" E
Site Area	Approximately 1,700 m^2
Local Government Authority	Waverley Council
Current Zoning	SP2 – Public Administration Building

2.2 Site Layout

The layout of the site is present in **Figure 2**. The layout plan also includes locations on site of:

- Site access points;
- Current buildings / structures within property boundary;

3 Site Environmental Setting

3.1 Geology

The Department of Mineral Resources Geological Survey of NSW Sydney 1:100,000 Geological Series Sheet 9130 (Edition 1) 1983, indicated that the site is likely to be underlain by Hawkesbury Sandstone, comprising medium to coarse grained quartz sandstone, very minor shale and laminite lenses.

3.2 Site Topography and Elevation

A detail and level survey plan of the site indicated that:

- the topography of the site is generally flat with some localised minor north and east facing slopes; and
- the surface of the site was located at an elevation of approximately 101m Australian Height Datum (AHD) in the east and 101m AHD in the west.

3.3 Acid Sulfate Soils

A review of https://www.environment.nsw.gov.au/eSpade2Webapp indicated that the site Is located in an area mapped as:

- N: no known occurrence

Further assessment of acid sulfate soils, in the context of this project is considered not warranted.

3.4 Hydrogeology and Hydrology

A review of maps held on file by Alliance, indicated that surface water bodies located on or near the site included:

- An unnamed pond located approximately 1430m to the south west;
- Bondi Beach, located approximately 1500m to the east
- Lily pond located approximately 1620m to the south west; and

Based on the location of the identified surface water bodies and the site surface topography, the inferred groundwater flow direction at the site is considered likely to be towards the east.

Based on site surface topography and site elevation, the inferred surface water flow direction at the site is considered likely to be towards the east.

A search of https://www.environment.nsw.gov.au/eSpade2WebApp was undertaken by Alliance and the site was found to be outside the area captured by eSPADE, and so hydrogeological data was not provided.

A search of https://realtimedata.waternsw.com.au/water.stm indicated that:

- there are twelve registered groundwater features located within a 500m radius of the site;
- authorised uses of these monitoring wells include:

  - monitoring; and
  - recreational.
- The monitoring wells are located upgradient to the inferred groundwater flow of the site
- The recreational well is located upgradient to the inferred groundwater flow of the site.

Information presented in records obtained for these registered groundwater monitoring wells, indicated that:

- boreholes were drilled to depths of between 2.8m and 130.4m below ground level;
- the geology encountered during drilling (using rotary methods) included fractured SANDSTONE, silty Shale, Sandstone quartz, siltstone, light grey.
- Eight of the wells have been discontinued.

A copy of the online search record is presented in **Appendix B**.

4 Regulatory Records

4.1 Contaminated Land Management Act 1997

A search of the NSW EPA online contaminated land record of notices indicated that the site (and land located immediately adjacent to the site) was not the subject of:

- orders made under Part 3 of the Contaminated Land Management (CLM) Act 1997;
- notices available to the public under section 58 of the CLM Act
- an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;
- site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- where practicable, copies of anything formerly required to be part of the public record; or
- actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36[3] of the Environmentally Hazardous Chemicals Act 1985.

A copy of the search record is presented in **Appendix D**.

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site (and land located immediately adjacent to the site) was not on the list. A copy of a relevant extract of the search record is presented in **Appendix D**.

4.2 Protection of the Environment Operations (POEO) Act 1997

A search of the NSW EPA online POEO public register indicated that the site (and land located immediately adjacent to the site) was not the subject of a licence, application, notice, audit, pollution study or reduction program.

A copy of the search record is presented in **Appendix D**.

4.3 Work Health and Safety Regulation 2017

A SafeWork NSW Schedule 11 hazardous chemicals (dangerous goods)[4] search for the site was not undertaken.

[3] Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985 have been repealed. Notices under these sections are treated by the CLM Act as management orders.
[4] Under the Work Health and Safety Regulation

The review of historical aerial photography and historical land title ownership records undertaken by Alliance (refer Section 5.1 and 5.2 of this report), did not suggest a potential for licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) to have been stored on the site.

Alliance considers that further assessment of the storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods), within the context and objectives of this project, is considered not warranted.

4.4 Environmental Planning and Assessment (EP&A) Act 1979

A copy of the planning certificates issued under section 10.7(2) & (5) of the EP&A Act was obtained, and indicated that within the meaning of the CLM Act, the site was not:

- significantly contaminated land;
- subject to a management order;
- the subject of an approved voluntary management proposal;
- subject to an ongoing maintenance order; or
- the subject of a site audit statement.

A copy of the certificates is presented in **Appendix E**.

5 Site History

5.1 Historical Land Titles

Alliance undertook a review of a selection of historical land title ownership records of the site. Information obtained during that review, indicated that registered proprietors of the site since 1910, have included:

- The site is located within Waverley Park and has been dedicated for Waverley Council Chambers since 1913.

There were no leases reported for the site

There were no easements reported for the site.

The review of historical land titles didn't indicate potential for land contaminating activities to have been undertaken on the site.

Further assessment of land contaminating activities, in the context of historical land title records is considered not warranted.

A copy of the historical land title search record is presented in **Appendix E**.

5.2 Aerial Photography

Alliance undertook a desktop review of a selection of readily available historical aerial photographs of the site. Copies of each of the aerial photographs reviewed, including an indicative site boundary, are presented below.

Image 5.2.1 Aerial Photograph - 1943

Image 5.2.2 Aerial Photograph - 1955

Image 5.2.3 Aerial Photograph - 1965

Image 5.2.4 Aerial Photograph - 1975

Image 5.2.4 Aerial Photograph – 1982

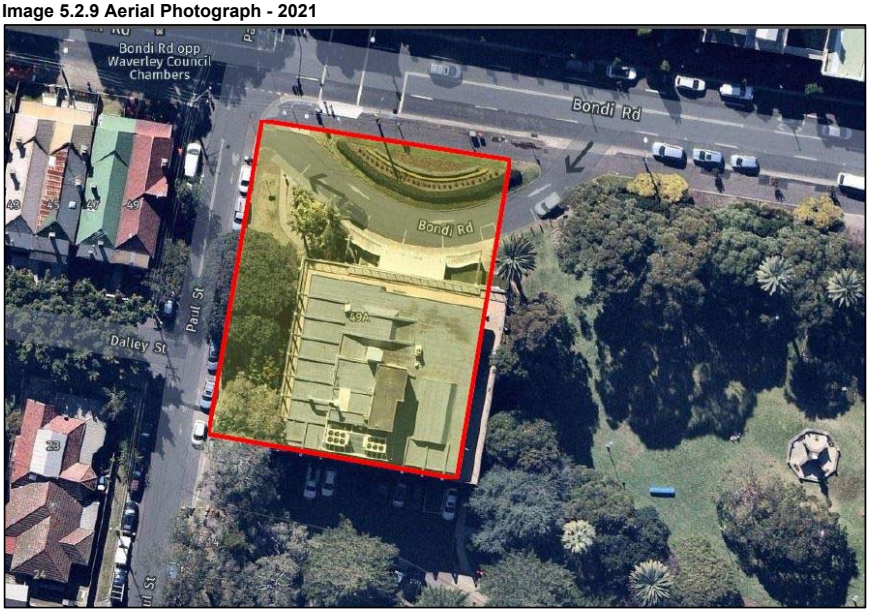
Image 5.2.5 Aerial Photograph - 1991

Image 5.2.6 Aerial Photograph - 2005

Image 5.2.7 Aerial Photograph - 2009

Image 5.2.8 Aerial Photograph - 2016

Image 5.2.9 Aerial Photograph - 2021



The findings of the historical aerial photography review are presented in **Table 5.2**.

Table 5.2 Historical Aerial Photography Review

Photograph Date	Observations of Site	Observations of Surrounding Land
1943	The site is being used as council chambers	The surrounding land use is predominantly low density residential with open space (recreation) to the east and some minor commercial to the north
1955	No significant change since previous image.	No significant change since previous image.
1965	The Council Chambers look to have undergone development although the extent of the development is unclear.	No significant change since previous image.
1975	No significant change since previous image	No significant change since previous image.
1982	The building on site looks to have undergone some development as it covers more area than the previous image.	No significant changes since previous image.
1991	No significant change since previous image except an increase in vegetation.	No significant change since previous image
2005	No significant change since previous image	No significant change since previous image.
2009	No significant change since previous image	No significant change since previous image.
2016	Landscaping on the northern portion of the site has changed.	No significant change since previous image.
2021	Minor changes to the landscaping on the northern portion of the site.	No significant change since previous image.

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- Uncontrolled filling used on building levelling surface;
- Uncontrolled filling on the garden beds at the northern and western portions of the site;
- Uncontrolled filling underneath asphalted driveways and paved areas; and
- Potential hazardous materials used for construction of the building.

Further assessment of these identified potential land contaminating activities, is considered warranted.

5.3 Meteorology

The Bureau of Meteorology website (http://www.bom.gov.au/climate/data/index.shtml?bookmark=200) was accessed and a search conducted for climatic information measured by the nearest bureau station to the site. A summary of data obtained from that search is presented in **Table 0**.

Table 0 Local Meteorology Data Summary

Weather Station Location and Identifier	Mean Annual Temperature (°C)		Mean Annual Rainfall (mm)
	Maximum	Minimum	
Sydney Airport AMO - 066037	26.7	7.3	1,079.1

A copy of the meteorology search record is presented in **Appendix C**.

5.4 Incidents

There was no evidence provided to Alliance regarding incidents at the site.

5.5 Complaints

There was no evidence provided to Alliance regarding complaints about the site.

5.6 Anecdotal Evidence

There was no anecdotal evidence regarding the site, provided to Alliance.

5.7 Previous Contamination Assessments

A geotechnical investigation report was being prepared by Alliance but was not completed at the time of preparation of this investigation.

6 Site Walkover

A virtual site walkover was undertaken by a suitably experienced Alliance environmental consultant Ayodeji Awopetu, on 23 August 2021 (with assistance from Craig Cowper). During the walkover, Alliance made observations of the general condition of the site and of land use activities being undertaken on the site, as well as land use activities on the land located immediately adjacent to the site. Information on these observations is presented in **Section 6.1** to **Section 6.14**.

6.1 Current Land Use

The land use scenario at the time of the walkover appeared to be commercial/industrial comprising four storey council chambers.

Image 6.1.1 View of council chambers facing south west

6.2 Site Boundaries

The was no boundary fencing around the site

Image 6.2.1 View of the eastern portion the building that overlaps from the site across the eastern boundary

6.3 Surfaces and Buildings

The council chambers building is approximately 900m^2, located on the southern portion of the site with its eastern boundary extending to the adjoining land owned by Sydney Water. The building was observed to be predominantly made from concrete and brick.

- The northern portion of the site had an asphalted driveway that links Bondi Road to Paul Street.
- Garden beds were observed on the northern and western portions of the site.

Image 6.3.1 Representative view of the council chambers facing south east

6.4 Infrastructure

The following infrastructure was observed during the walkover:

- A driveway linking Bondi Road to Paul Street

Image 6.4.1 View of driveway linking Bondi Road to Paul Street

- Paved walkway along the northern entrance to the building

Image 6.4.2 View of walkway linking the Paul Street to the northern entry to the chambers

- Grease trap located on the western portion of the site

Image 6.4.3 View of grease trap located on the western portion of the site

6.5 Surface Water and Drainage

There were no surface water bodies observed on site.

Based on observations made during the walkover, site drainage mechanisms on site are considered likely to include:

- Infiltration into site soils, if soil permeability allows it;
- Overland surface flow following site topography, towards subsurface drainage pipes.

6.6 Hazardous Materials

There was no visual evidence observed during the walkover, of potential asbestos containing materials on the surface of the site.

There was no evidence of paint flakes observed on the surface of the site, directly beneath ground floor painted window frames.

However, due to the age of the building there is possibility for hazardous building materials to have been used during construction of the building.

Alliance understands that a hazardous materials survey has been conducted by Hibbs & Associates (ref: S10345-R01, dated July 2018) on the Waverley Council Chambers building located at the site. Review of the hazardous building materials survey was not within the scope of this project.

6.7 Chemical Handling and Storage

There was no evidence of chemical storage on site.

6.8 Underground and Aboveground Storage Tanks

There was no visual evidence observed during the walkover of underground storage tanks (UST).

There was no visual evidence observed during the walkover, of aboveground storage tanks (AST).

6.9 Septic Systems

There was no visual evidence of septic system on the site

6.10 Waste

There was no visual evidence observed during the walkover, to indicate the storage of wastes on site.

6.11 Fill Material

There was visual evidence of shallow filling on raised garden beds located on site. The garden beds were located on the northern and western portions of the site and appeared to be between 0.3m and 0.5m above ground level.

Image 6.11.1 View of garden bed on the north western portion of the building

Image 6.11.2 View of garden bed on the northern portion of the building

6.12 Staining and Odours

There was evidence of a very limited oil staining on the asphalted driveway leading from Bondi Road to Paul Street, likely associated with very minor oil leaks from transient vehicles parked on the driveway. The asphalt surface was observed to be in good condition with no significant cracking.

There was no olfactory evidence detected of significant or widespread odours at the site.

Image 6.12.1 View of oil stains as observed during walkover

6.13 Phytotoxicity

There was no visual evidence observed to suggest widespread or significant phytotoxic impact in the form of plant stress and/or dieback in vegetation present on the site. Similar observations were made of vegetation on land immediately beyond the site boundaries.

6.14 Use on Adjacent Land

Observations made from the site boundary, indicated land use activities on adjacent land were comprised of the following:

- North – Low density residential and some commercial;
- East – Open space recreation;
- West – Low density residential; and
- South – Low density residential.

Image 6.14.1 View of adjacent land use facing north

Image 6.14.1 View of adjacent land use facing east

7 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and Poly-Fluoroalkyl Substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFASs that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFASs, that were originally found as components in products used to provide stain resistance or as firefighting foams. Some PFASs have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people and food. When considering potential for PFAS to be present on a site, Section 6 of HEPA (2020) advises that consideration should be given to identifying the presence of:

- Major primary sources of PFAS, including major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products, nothing that all PFAS formulations should be considered, such as surfactants used in chrome plating or firefighting, hydraulic fluids and lubricants, and wastes and liquid wastes;
- Other primary sources where PFAS is or has been used, such as firefighting training facilities, foam deluge system installations, metal plating works, car washes, and electricity generation and distribution facilities;
- Secondary sources where diffuse PFAS inputs are or have been received, such as landfills, wastewater treatment facilities, liquid waste treatment facilities, and bio-solids stockpiles.

Along with the guidance in Section 6 of HEPA (2020), Alliance has also adapted the PFAS decision matrix presented in EnRisk (2016), to facilitate a preliminary screening of the potential for PFAS to be present on site. That screening process is presented in Table 7.

Table 7 PFAS Screening Process

Preliminary PFAS Screening Questions	Evidence
Is there evidence of major commercial, industrial and government facilities, infrastructure and activities that historically or currently use or store PFAS containing products?	No
Is there evidence of fuel[5] fires on the site?	No
Is there evidence of foam deluge systems, metal plating works, car washes, or electricity generation / distribution on the site?	No
Is there evidence of landfill, wastewater treatment, liquid waste treatment, bio-solid stockpiles or paper mill wastes on site?	No
Is there evidence of fire training occurring at the site?	No
Is there evidence of fire training occurring up gradient or adjacent to the site?	No
Is there evidence of the presence of an airport or fire station, up-gradient of, or adjacent to, the site?	No

Based on the results of the preliminary PFAS screening questions above, further assessment of PFAS related land contamination Chemical Control Orders

[5] Fuels could include solvents, petrol, diesel and kerosene

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to selectively and specifically control particular chemicals, or chemical wastes, to limit their potential or actual impact on the environment. Alliance has adopted the matrix presented in Table 0 (which is based on the NSW EPA CCO available at the time of this project), to facilitate a preliminary screening of the potential for those control order chemicals to be present on site.

Table 0 Chemical Control Order Preliminary Screening

Preliminary CCO Screening Questions	Assessment
Were aluminium smelter wastes used or stored on site?[6]	No
Were dioxin contaminated wastes generated or stored on site?[7]	No
Were organotin wastes generated or stored on site?[8]	No
Were polychlorinated biphenyls (PCB) used or stored on site?[9]	No
Were scheduled chemicals[10] used, or wastes stored, on site?[11]	Yes

Based on the results of the preliminary CCO screening questions above, further assessment of CCO related land contamination risks at the site, specifically chemical termite treatment of the building, is considered warranted.

[6] SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986
[7] NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986
[8] NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989
[9] NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997
[10] Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products
[11] NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes

8 Conceptual Site Model

8.1 Preamble

A conceptual site model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The initial CSM is constructed from the information obtained during the PSI and it can be used to identify data gaps and inform a decision on whether a detailed site investigation (DSI) is required.

The CSM identifies complete and potential pathways between the known or potential source(s) and the receptors. Where a pathway between a source and a receptor is incomplete, the exposure to chemical substances via that pathway cannot occur, but the potential for that pathway to be completed (for example, by abstraction of groundwater or a change in land use) should be considered in the assessment.

8.2 Land Use

8.2.1 Adopted Land use Scenario

For the purpose of this project, Alliance understands that the proposed land use scenario for the site includes:

- Commercial / industrial such as shops, offices, factories and industrial sites.

8.2.2 Assumptions for Adopted Land Use Scenario

Section 3 of NEPC (2013e) advises that the commercial/industrial land use scenario, which assumes typical commercial or light industrial properties, consisting of single or multistorey buildings where work areas are on the ground floor (constructed on a ground level slab) or above subsurface structures (such as basement car parks or storage areas).

The dominant users of commercial / industrial sites are adult employees who are largely involved in office-based or light industrial activities.

The outdoor areas of the commercial/industrial facilities are largely covered by hardstand, with some limited areas of landscaping or lawns and facilities. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest or come into direct dermal contact with dust particulates derived from the soil on the site.

The land use scenario does not include more sensitive uses that may be permitted under relevant commercial or industrial zonings. These more sensitive uses include childcare, educational facilities, caretaker residences and hotels and hostels, etc. Information on uses permitted under local council zoning schemes for commercial/industrial land use can be obtained from local council planning zones/schemes. Should these more sensitive uses be permitted, then ‘residential with accessible soil’, ‘residential with minimal access to soil’, or ‘public open space’ land use scenarios should be considered.

8.3 Sources of Contamination

A number of potential land contaminating activities have been identified for the site, based on the site history review and site walkover observations. These include:

- Uncontrolled filling; and
- Use of hazardous building materials.

8.4 Receptors

8.4.1 Identified Receptors

Based on the adopted land use scenario in Section 8.2, receptors at the site may include commercial / industrial workers, intrusive maintenance workers, ecological (terrestrial and/or aquatic) ecosystems.

8.4.2 Assumptions for Identified Receptors

The receptors at a commercial/industrial site are predominantly adult employees, who are largely involved in office-based or light indoor industrial activities. The employees who are most susceptible to health risks associated with volatile soil contaminants are the employees who work in offices on the ground floor, as the greatest potential for vapour intrusion occurs with workspaces immediately overlying contaminated soil.

Employees may make use of outdoor areas of a commercial/industrial premises for activities such as meal breaks. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest or come into direct dermal contact with dust particulates derived from the soil on the site.

8.5 Exposure Pathways

8.5.1 Human Health

8.5.1.1 Dermal Contact / Ingestion / Dust Inhalation

Site history information and observations made during the site walkover, indicated a potential for contaminants to be present in soils at the site, which could present a dermal contact, ingestion or dust inhalation risk to human health.

The proposed land use scenario is likely to include unsealed and open space areas, where a pathway between identified receptors and direct contact, ingestion and dust inhalation contaminant sources, may be complete.

Further assessment of dermal contact, dust inhalation and ingestion risk is considered warranted.

8.5.1.2 Vapour Intrusion / Inhalation

A vapour intrusion / inhalation exposure risk to human health can be present when a vapour source (either primary or secondary[12]) is present.

Site history information and observations made during the site walkover, did not indicate a potential for a primary or secondary source of vapour to be present on the site. Further assessment of vapour intrusion / inhalation risks associated with the underground storage tank. solvent spills and potential contaminated groundwater, is considered not warranted.

Site history information and observations made during the site walkover, indicated a potential for a historical uncontrolled filling to be present at the site. However, Alliance notes that the activity of transporting, placement and spreading of uncontrolled fill soils would typically include significant disturbance of those soils, that can result in the volatilisation of those contaminants that could normally present a vapour intrusion / inhalation risk (e.g., light fraction petroleum hydrocarbons, naphthalene and chlorinated hydrocarbons); and

On that basis, Alliance considers that the potential for contaminants to be present in the uncontrolled filling, at concentrations which could present a vapour intrusion / inhalation risk, would be low.

Further assessment of vapour intrusion / inhalation risks associated with the uncontrolled filling, is considered not warranted.

8.5.1.3 Asbestos

Bonded asbestos containing material (ACM) is comprised of asbestos bound in a matrix (including cement or resin), which is in sound condition, although possibly broken or fragmented.

Fibrous asbestos (FA) comprises friable asbestos material and includes severely weathered cement sheeting, insulation products and woven asbestos material. This type of friable asbestos is defined here as asbestos material that is in a degraded condition such that it can be broken or crumbled by hand pressure. This material is typically unbonded or was previously bonded and is now significantly degraded (crumbling).

Asbestos fines (AF) include free fibres, small fibre bundles and small fragments of ACM[13] that would pass through a 7mm x 7mm aperture sieve.

FA and AF are considered to be ‘friable’ asbestos, which is material that is in a powder form or that can be crumbled, pulverised or reduced to powder by hand pressure when dry.

Asbestos poses a risk to human health when asbestos fibres are made airborne and inhaled. The assessment of sites contaminated with asbestos in soil should aim to describe the nature and quantity of asbestos in soil in sufficient detail to enable a risk management plan to be developed for the proposed land use scenario.

[12] Primary sources typically include underground storage tanks. Secondary sources typically include significantly contaminated soil or groundwater.
[13] For bonded ACM fragments to pass through a 7mm x 7mm sieve implies a substantial degree of damage which increases the potential for fibre release.

Site history information and observations made during the site walkover, indicated a potential for ACM, FA and/or AF to be present in soils at the site.

Alliance understands that a hazardous materials survey has been conducted by Hibbs & Associates (ref: S10345-R01, dated July 2018) on the Waverley Council Chambers building located at the site. Review of the hazardous building materials survey was not within the scope of this project.

The proposed land use scenario is likely to include unsealed and open space areas, where a pathway between identified receptors and asbestos in soils, may be complete.

Further assessment of asbestos exposure risk is considered warranted.

8.5.2 Management Limits for Petroleum Hydrocarbons

Section 2.9 of NEPC (2013a) states that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure e.g., penetration of, or damage to, in-ground services by hydrocarbons.

Section 2.9 of NEPC (2013a) notes that:

- CME (2008) includes management limits to avoid or minimise these potential effects. Application of management limits requires consideration of site-specific factors such as depth of building basements and services, and depth to groundwater, to determine the maximum depth to which the limits should apply.
- management limits may have less relevance at operating industrial sites (including mine sites) which have no or limited sensitive receptors in the area of potential impact.
- the presence of site total petroleum hydrocarbon (TPH) contamination at the levels of the management limits does not imply that there is no need for administrative notification or controls in accordance with jurisdiction requirements.

Site history information and walkover observations indicated a potential for these policy considerations to be associated with relevant identified areas of environmental concern (AEC) at the site, in the context of the proposed future land use scenario. On that basis, further assessment of petroleum hydrocarbons in soil in the context of those policy considerations, is considered warranted.

8.5.3 Hazardous Ground Gases

NSW EPA (2020a) provides advice on ground gases that if present in the pore space of soils and rocks, and can adversely impact human health and safety or the integrity of structures. The ground gases that are generally of concern in this context are:

- Bulk ground gases, including methane, carbon dioxide, carbon monoxide, hydrogen, hydrogen sulphide, and petroleum vapours; and
- Trace ground gases including radon, volatile organic compounds and mercury vapour.

Alliance has reviewed site history information review and site walkover observations in the context of sources and origins of hazardous ground gases in Table 1 and Table 2 of NSW EPA (2020a). Based on that review, Alliance considers that further assessment of hazardous ground gases in the context of this project, is considered not warranted.

8.5.4 Aesthetics

Aesthetic issues generally relate to the presence of low-concern or non-hazardous inert foreign material (refuse) in soil or fill resulting from human activity. Sites that are assessed as being acceptable from a human health and environmental perspective may still contain foreign material[14]. Sites may have some soil discolouration from relatively inert chemical waste (e.g., ferric metals) or residual odour (e.g., natural sulfur odour).

Assessment should be undertaken in the context of the sensitivity of the proposed land use scenario (e.g., higher expectations apply to residential properties with gardens compared with industrial settings). General assessment considerations should include:

- That chemically discoloured soils or large quantities of various types of inert refuse, particularly if unsightly, may cause ongoing concern to site users;
- The depth of the materials, including chemical residues, in relation to the final surface of the site;
- The need for, and practicality of, any long-term management of foreign material;
- The presence of small quantities of non-hazardous material and low odour residue (e.g., weak petroleum odours) that will decrease over time should not be a cause of concern in most circumstances
- Sites with large quantities of well-covered known inert material that present no health hazard such as brick fragments and cement wastes, are usually of low concern for non-sensitive and sensitive land uses; and
- Caution should be used when assessing sensitive land uses, such as residential, when large quantities of various fill types and demolition rubble are present.

Alliance has adapted guidance in Section 3.6.2 and Section 3.6.3 of NEPC (2013a) to facilitate a preliminary assessment of potential aesthetic risks, identified during review of site history information and site walkover observations. The results of the preliminary assessment are presented in Table 8.5.4, and they are used to assess whether the need for further assessment to be undertaken, has been triggered.

[14] Geotechnical issues related to the presence of fill should be treated separately to assessment of site contamination.

Table 8.5.4 Preliminary Aesthetics Screening

Preliminary Aesthetics Screening Questions	Assessment
Is there potential for highly malodorous soils or extracted groundwater (e.g., strong residual petroleum hydrocarbon odours, hydrogen sulphide in soil or extracted groundwater, organosulfur compounds) to be present on site?	No
Is there hydrocarbon sheen on surface waters at site?	No
Is there potential for discoloured chemical deposits or soil staining with chemical waste other than of a very minor nature, to be present in site soils;	No
Is there potential for large monolithic deposits of otherwise low risk material, e.g., gypsum as powder or plasterboard or cement kiln dust, to be present in site soils;	No
Is there potential for putrescible refuse including material that may generate hazardous levels of methane such as a deep fill profile of green waste or large quantities of timber waste, to be present in site soils?	No
Is there potential for residue from animal burial (e.g., former abattoir sites) to be present in site soils.	No
Is there potential for large quantities of non-hazardous inert material to be present in site soils?	Yes
Is there potential for high odour residue material to be present in site soils?	No
Is there potential for large quantities of various fill types and demolition rubble to be present in site soils proposed for residential land use?	No

Site history information and observations made during the site walkover, and considered during the aesthetics risk assessment, indicated the following potential aesthetic risks for the site.

- Uncontrolled fill

Further assessment of aesthetic risks is considered warranted.

8.5.5 Terrestrial Ecosystems

Site history information and observations made during the site walkover, indicated a potential for contaminants, which may present a risk to terrestrial ecosystems, may be present on site.

Section 3.4.2 of NEPC (2013a) states that:

- a pragmatic risk-based approach should be taken when assessing ecological risk in residential and commercial / industrial land use settings;
- in existing residential and urban development sites, there are often practical considerations that enable soil properties to be improved by addition of ameliorants with a persistent modifying effect or by the common practice of backfilling or top dressing with clean soil;
- in other cases, all of the site soils will be removed during site development works or relocated for the formation of new land forms;
- sites may also be backfilled with clean soil/fill and the fate of any excavated contaminated soil should be considered in process; and

- commercial and industrial sites may have large building structures and extensive areas covered with concrete, other pavement or hardstand materials and may have limited environmental values requiring consideration while in operational use.

Alliance has considered the potential for sensitive ecological receptors to be present at the site, in the context of site history information, site walkover observations and the proposed land use scenario.

Alliance notes that:

- Observations of flora onsite were limited to a limited number of scattered trees in the northern and western portions of the site, with limited evidence observed of herbaceous flora species in the northern and western portions;
- The proposed land use scenario will include covering a significant portion of the site with hardstand pavements and building footprints; and
- A review of the planning certificated presented in **Appendix E** notes that the site does not comprise critical habitat.

On the basis that, further assessment of terrestrial ecosystem risks is considered not warranted.

8.5.6 Groundwater

Section 2.2 of NSW DEC (2007) provides guidance on the need for the potential for groundwater contamination to be assessed, for the purposes of evaluating whether it may pose an unacceptable risk to human health and/or the environment.

Section 3.2 of NEPC (2013d) provides guidance on the environmental values (that are conducive to public benefit, welfare, safety or health) and that require protection from the effects of pollution, waste discharge and deposits. These values include:

- Ecosystem protection;
- Aquaculture and human consumers of food;
- Agricultural water (irrigation and stock water);
- Recreation and aesthetics;
- Drinking water; and
- Industrial water.

Each of these values is considered in sub-sections 8.5.6.1 to 8.5.6.6.

8.5.6.1 Aquatic Ecosystem Protection

In the context of aquatic ecosystems, ANZG (2018) defines level of protection is the degree of protection afforded to a water body based upon its ecosystem condition (current or desired health status of an ecosystem relative to the human degree of disturbance). Selecting a level of protection should consider:

- Maintaining the existing ecosystem condition, or
- Enhancing a modified ecosystem by targeting the most appropriate level of condition.

ANZG (2018) recognises three categories of current or desired ecosystems:

- High conservation or ecological value systems;
- Slightly to moderately disturbed ecosystems; and
- Highly disturbed ecosystems.

Alliance has undertaken an assessment of the likely nearest aquatic ecosystem to the site (refer Section 3.4) and considers that it is a marine aquatic system. Following review of site-specific attributes, and in the context of guidance provided in ANZG (2018) [15], Alliance considers that the nearest aquatic ecosystem is a slightly to moderately disturbed ecosystem, on the basis that:

- aquatic biological diversity may have been adversely affected to a relatively small but measurable degree by human activity;
- the biological communities are likely to remain in a healthy condition and ecosystem integrity is largely retained.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events. Data on natural background water quality for transient groundwater is generally not available. Subsequently, comparison of site specific shallow transient groundwater data against background quality is therefore not practical.

However, the nature and extent of potential contaminants at the site are considered unlikely to be significantly leachable, and combined with the significant distance between the site and the nearest aquatic ecosystem, are unlikely to migrate to the nearest downgradient surface water body, at concentrations that would present an unacceptable risk to the marine ecosystem.

Further assessment of aquatic ecosystem protection as a groundwater value, is not warranted.

[15] https://www.waterquality.gov.au/anz-guidelines/resources/key-concepts/level-of-protection

8.5.6.2 Aquaculture and Human Consumers of Food

Groundwater at the site is considered likely to discharge to the nearest surface water body identified for the site (refer Section 3.4).

The nearest surface water body to the site is not located on or adjacent to the site and is located a significant distance 1430m from the site. Alliance considers it unlikely that occupants of the site would frequent that surface water body for the collection and consumption of aquatic based foods, at a rate that the intake would present an unacceptable risk to human health.

Based on this, Alliance considers that further assessment of aquaculture and human consumers of food as a groundwater value, is not warranted.

8.5.6.3 Agricultural (Irrigation and Stock Water)

The groundwater bore search in Section 3.4 did not identify any registered groundwater bores within a 500m radius of the site, that were authorised for irrigation or stock watering purposes.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events, and therefore, unlikely to be a reliable groundwater abstraction source for irrigation and stock watering purposes.

Based on this, Alliance considers that further assessment of agricultural water as a groundwater value, is not warranted.

8.5.6.4 Recreation and Aesthetics

Section 3.4 of this report identified a licensed recreational water abstraction bore within a 500m radius of the site, however it was located upgradient of the site.

The current / future land use scenario for the site includes a reticulated drinking water system. Residential and commercial development surrounding the site is also considered likely to include a reticulated drinking water system. Alliance considers use of reticulated water for as a recreational water source (e.g., filling up swimming pools or ponds on site) is considered a more plausible scenario.

On that basis, installation of groundwater wells on the site for the purpose of groundwater abstraction and use as a recreational water source (e.g., filling up swimming pools or ponds on site) is considered unlikely.

Groundwater at the site is considered likely to discharge to the nearest surface water body identified for the site (refer Section 3.4).

The nearest surface water body identified for the site (refer Section 3.4) is Bondi Beach. Alliance considers it is likely that the surface water body would be used for:

- sports in which the user comes into frequent direct contact with water, either as part of the activity or accidentally, for example, swimming or surfing (primary contact);
- sports that generally have less-frequent body contact with the water, for example, boating or fishing (secondary contact); or

- visual passive recreational use, for example, pleasant places to be near or to look at (no body contact).

However, the nature and extent of potential contaminants at the site are considered unlikely to be significantly leachable, and combined with the significant distance between the site and the nearest aquatic ecosystem, are unlikely to migrate to the nearest downgradient surface water body, at concentrations that would present an unacceptable exposure risk to recreational users of Bondi Beach.

Based on this, Alliance considers that further assessment of recreation and aesthetics as a groundwater value, is not warranted.

8.5.6.5 Drinking Water

The groundwater bore search in Section 3.4 did not identify any registered groundwater bores within a 500m radius of the site, that were authorised for drinking water purposes.

The shallowest groundwater at the site is likely to be transient perched groundwater generally present at the soil-bedrock interface, after heavy rain events, and therefore, unlikely to be a reliable groundwater abstraction source for drinking water purposes.

The current / future land use scenario for the site includes a reticulated drinking water system. Residential / commercial / industrial development surrounding the site is also considered likely to include a reticulated drinking water system. Alliance considers use of reticulated water for as a drinking water source is a more plausible scenario.

Installation of rainwater collection tanks on site (for use as a secondary source of drinking water) is also consider a more plausible scenario.

On that basis, installation of groundwater wells on site for the purpose of drinking water abstraction is considered unlikely and that further assessment of drinking water as a groundwater value, is not warranted.

8.5.6.6 Industrial Use

The groundwater bore search in Section 3.4 did not identify any registered groundwater bores within a 500m radius of the site, that were authorised for industrial purposes.

Urban development on the site and urban development on land down gradient of the site, is considered likely to prevent industrial land use activities from being undertaken, which would mitigate the potential for abstraction of groundwater for industrial purposes.

The current / future land use scenario for the site includes a reticulated drinking water system. Urban development surrounding the site is also considered likely to include a reticulated drinking water system.

Based on this, Alliance considers that further assessment of industrial water as a groundwater value, is not warranted.

8.6 Source, Pathway and Receptor Links

Based on:

- The identified sources of contamination associated with the locations of where potential land contaminating activities have been undertaken at the site (areas of environmental concern or AEC);
- The identified contaminants of potential concern (COPC) associated with those land contaminating activities;
- The receptors identified for the site, based on the proposed land use scenario; and
- The exposure pathways between the identified sources and receptors that have been assessed as being potentially or actually complete,

a conceptual site model (CSM) that identifies plausible south-pathway-receptor linkages for the site, is presented **Table 8.6**.

The locations of the AEC are presented in **Figure 3**.

Table 8.6 Source, Pathway and Receptor Links

ID	AEC	Land Contaminating Activity (Source)	COPC	Exposure Pathway	Receptor
AEC01	Building leveling surface	Uncontrolled filling (~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos, and anthropogenic materials	Dermal contact Soil Ingestion Dust inhalation Inhalation (asbestos) Aesthetics	Commercial / industrial workers Intrusive maintenance workers
AECO2	Sealed Asphalted Driveways and Paved areas	Uncontrolled filling (~1.0m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos, and anthropogenic materials	Dermal contact Soil Ingestion Dust inhalation Inhalation (asbestos) Aesthetics	Commercial / industrial workers Intrusive maintenance workers
AEC03	Garden Beds	Uncontrolled filling (~0.5m thick)	Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos, and anthropogenic materials	Dermal contact Soil Ingestion Dust inhalation Inhalation (asbestos) Aesthetics	Commercial / industrial workers Intrusive maintenance workers
ACE04	Structure	Hazardous building material	Pesticides, metals, asbestos	Dermal contact soil ingestion Dust inhalation Inhalation (asbestos Management limits aesthetics	Commercial/industrial workers Intrusive maintenance workers

9 Duty to Report Contamination

Section 1.3 of NSW EPA (2020b) states that contaminated land consultants should take reasonable steps to draw the client's attention to its potential duty to report contamination under section 60 of the Contaminated Land Management Act 1997.

Section 2 in NSW EPA (2015) includes guidance on how to address reporting obligations under section 60 of the Contaminated Land Management Act 1997, including those parties required to notify EPA as soon as practical after they become aware of contamination. Those parties include:

- Anyone whose activities have contaminated land; or
- An owner of land that has been contaminated.

Alliance understands that the client is:

- not the occupier of the land, and as a consequence, is unlikely to have undertaken activities on the site that have contaminated the land, or
- not the owner of the land that may have been contaminated

On that basis, further assessment of the duty to report in the context of the guidance provided in NSW EPA (2015) is considered not warranted.

However, if the client was to become the owner and/or occupier of the land that the site is located on, and

- the client undertakes activities on the site that contaminates the land; or
- the client is the owner of the land that may have been contaminated;

then NSW EPA (2015) includes guidance on when the client should seek further advice about site contamination and its obligations regarding the duty to report. Additional information on the client's duty to report can be found at www.epa.nsw.gov.au.

10 Conclusions and Recommendations

Based on the assessment undertaken by Alliance of site history information and site walkover observations, in the context of the proposed land use scenario and objectives of this project, Alliance has made the following conclusions:

- 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 potential land contamination may present a human health exposure risk 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) at site;
  - Management or remediation of land contamination risks identified as unacceptable in the DSI, and validation of those management or remediation works; and
- Specific assumptions that apply to the adopted land use scenario, are presented in Section 9 of this report.

Based on those conclusions, Alliance makes the following recommendations:

- A detailed site investigation (DSI) should be undertaken to address potential human health risks identified in this PSI;
- 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'.

This report must be read in conjunction with the ***Important Information About This Report*** statements at the front of this report.

11 References

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National Environment Protection Council (NEPC) 2013d, 'Schedule B(6) Guideline on The Framework for Risk-Based Assessment of Groundwater Contamination', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

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NSW DEC 2007, 'Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination' dated March 2007, ref: DEC 2007/144.

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NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

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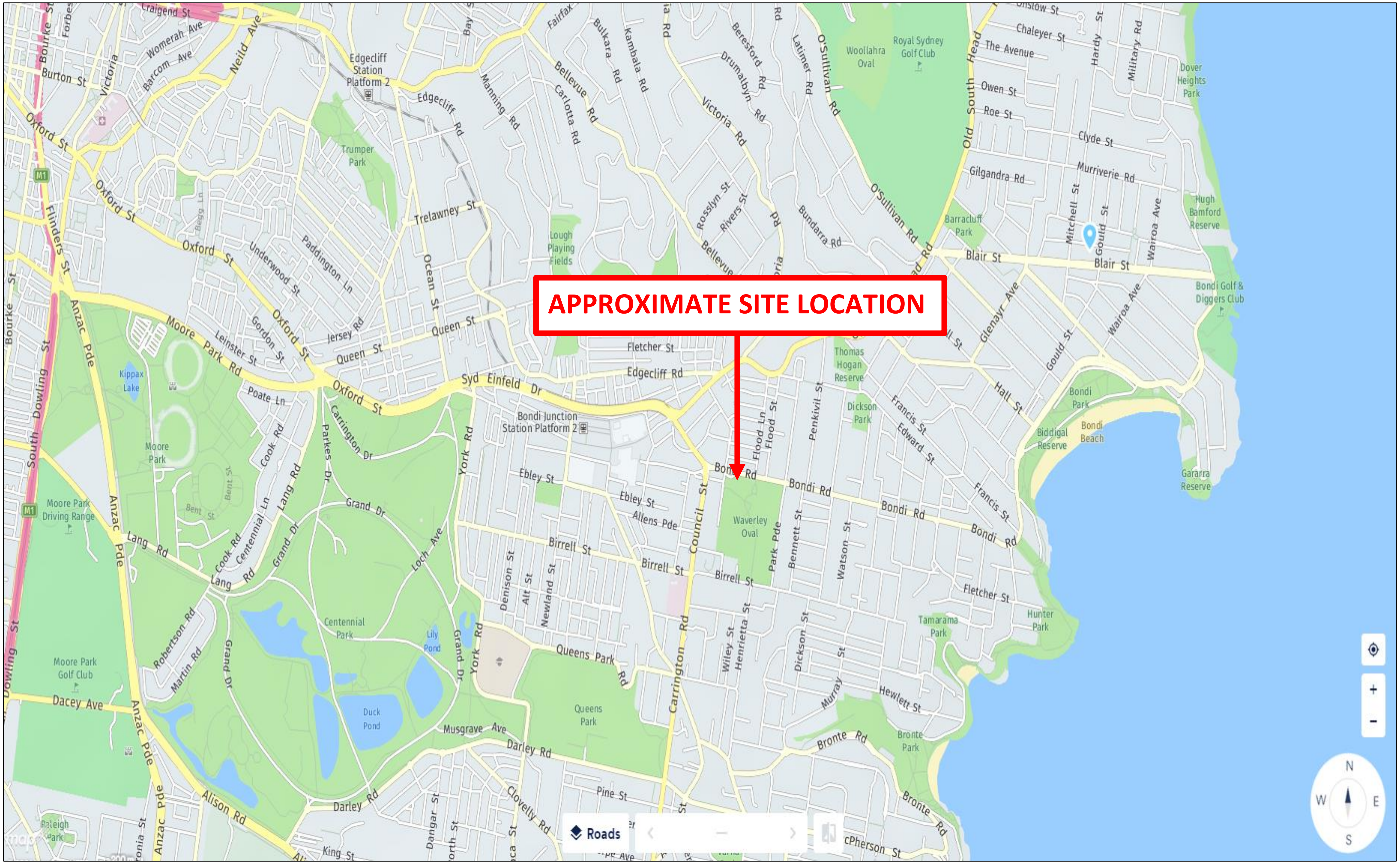
FIGURES



SOURCE: www.nearmap.com

Site Locality

alliance	Client Name:	Lahznimmo Architects	Figure / Drawing Number:	1
	Project Name:	Preliminary Site Investigation (Waverley Council Chambers Upgrade)	Figure / Drawing Date:	18 August 2021
	Project Location:	49A Bondi Road, BONDI JUNCTION NSW 2022	Report Number:	13416-ER-1-1

16-1-003 Rev 1.0 (18/01/2021)

SOURCE: www.nearmap.com

Site Layout

alliance	Client Name:	Lahznimmo Architects	Figure / Drawing Number:	2
	Project Name:	Preliminary Site Investigation (Waverley Council Chambers Upgrade)	Figure / Drawing Date:	18 August 2021
	Project Location:	49A Bondi Road, BONDI JUNCTION NSW 2022	Report Number:	13416-ER-1-1

N

16-1-003 Rev 1.0 (18/01/2021)

SOURCE: www.nearmap.com

Areas of Environmental Concern

alliance	Client Name:	Lahznimmo Architects	Figure / Drawing Number:	2
	Project Name:	Preliminary Site Investigation (Waverley Council Chambers Upgrade)	Figure / Drawing Date:	18 August 2021
	Project Location:	49A Bondi Road, BONDI JUNCTION NSW 2022	Report Number:	13416-ER-1-1

16-1-003 Rev 1.0 (18/01/2021)

APPENDIX A – Land Titles

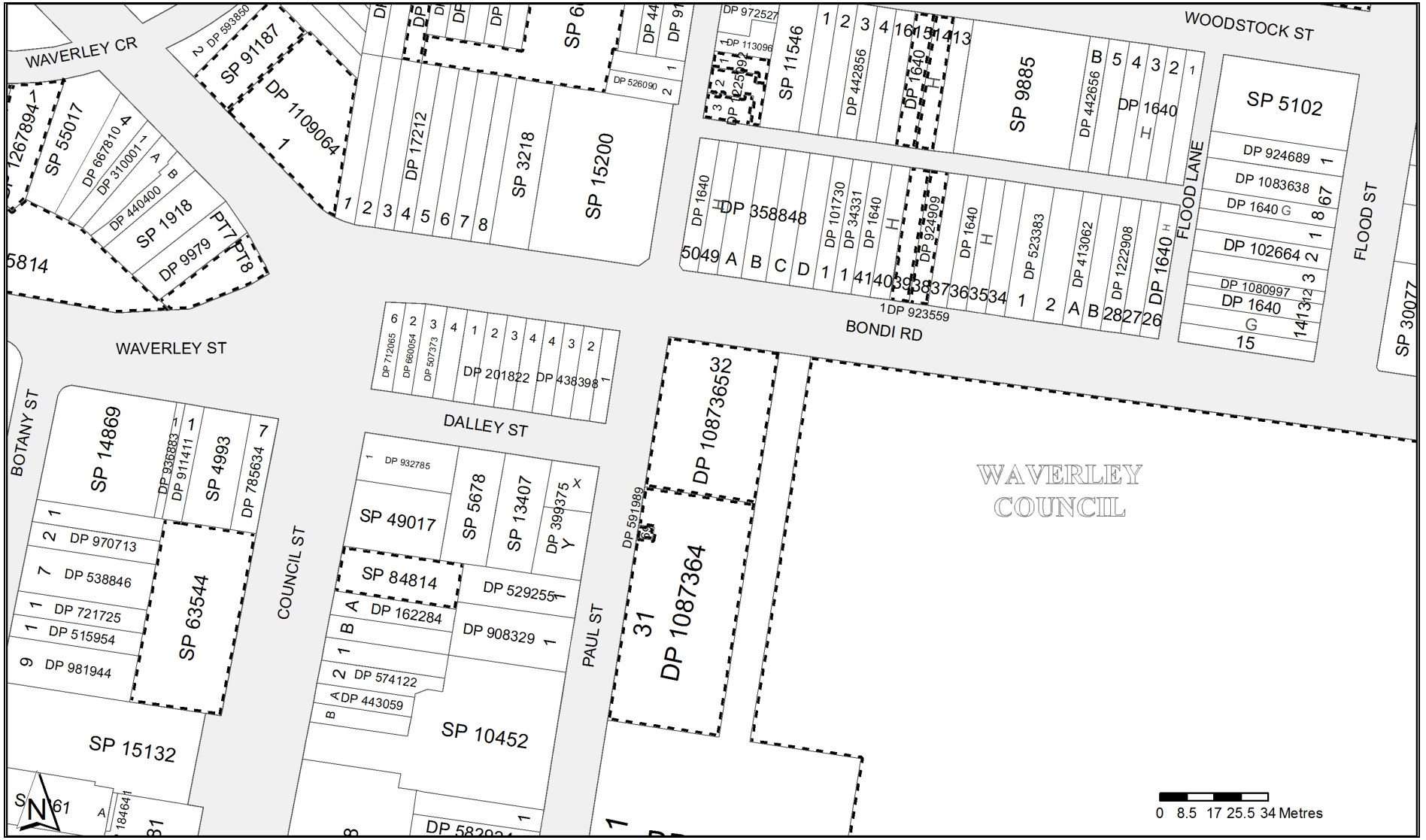
LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 32 DP 1087365

Ref : Bondi Junction 49A Bondi Road

Locality : BONDI JUNCTION **Parish :** ALEXANDRIA

LGA : WAVERLEY **County :** CUMBERLAND



Report Generated 9:16:41 AM, 27 August, 2021

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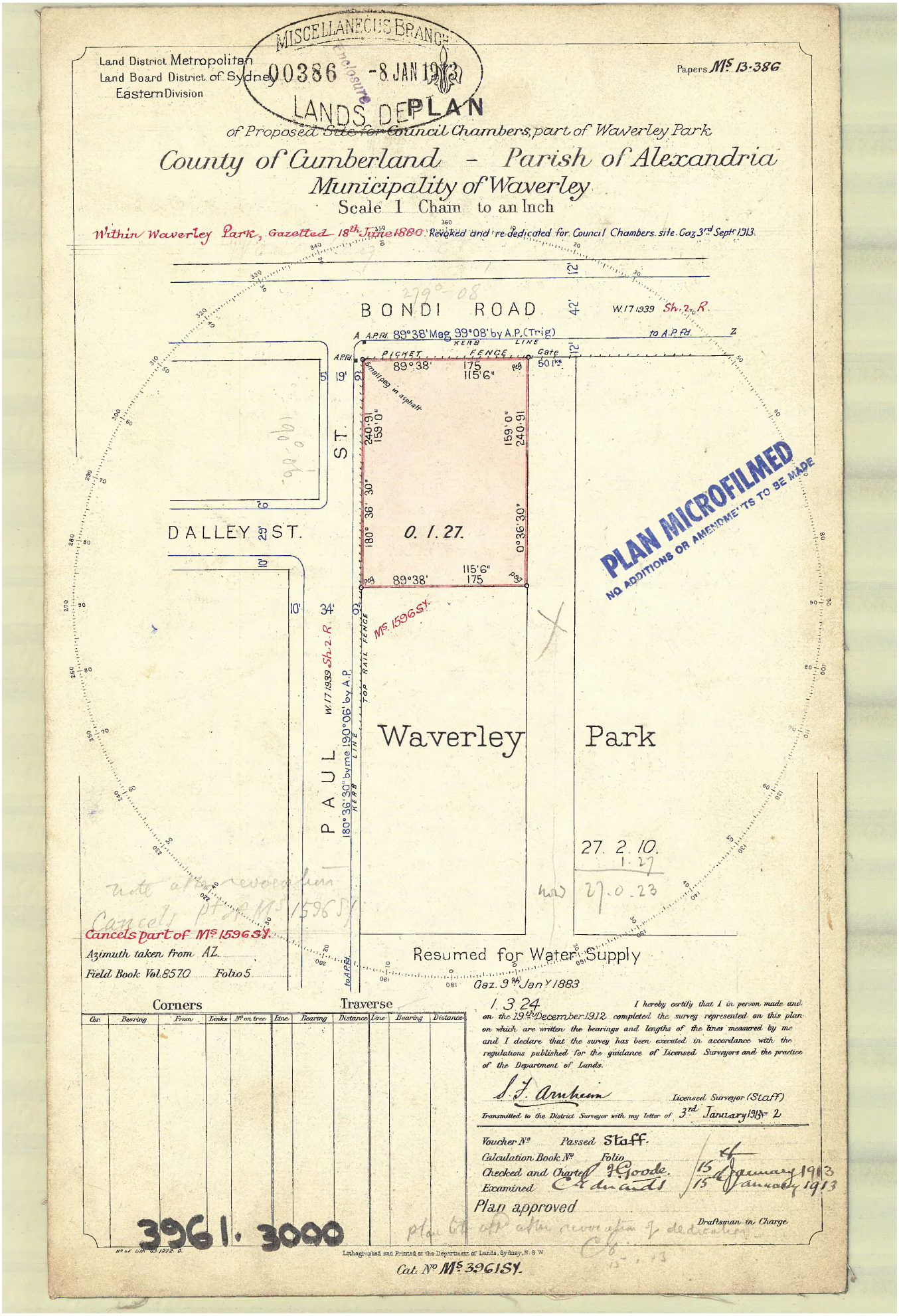
This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

Req:R431216 /Doc:CP 03961-3000 P /Rev:27-Nov-2012 /NSW LRS /Prt:27-Aug-2021 09:23 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:Bondi Junction 49A Bondi Road



The portion of the General Cemetery at Marengo, dedicated 14th February, 1873, set apart for Church of England Burial Ground:—

The Lord Bishop of Goulburn (in lieu of Mr. E. Richens, resigned).
[Ms. 1913-11,721]

The portion of the General Cemetery at Wyalong, dedicated 17th May, 1895, set apart for Roman Catholic Burial Ground:—

The Right Reverend John Gallagher, D.D., the Reverend Edward Laide, Messrs. Roderick Joseph King and John Kelly (in lieu of the Reverend W. Lanigan, the Reverend J. Fogarty, Messrs. A. E. Walsh and P. Barrett, deceased).
[Ms. 1913-11,603]

The portion of the General Cemetery at Fifield, dedicated 29th August, 1896, set apart for Presbyterian Burial Ground:—

Messrs. Henry Ewin, John Dick Williams, and Charles Henry Buerckner.
[Ms. 1913-11,972]

Recreation Ground at Upper Tellewang, county of Bligh, parish of Rouse, area 22 acres, dedicated 9th March, 1894:—

Messrs. William John Copelin and Martin O'Connor, junior (in lieu of Messrs. J. Wilson, deceased, and M. P. Russell, removed).
[Ms. 1913-10,879]

J. L. TREFLÉ.

[1289] Department of Lands,
Sydney, 3rd September, 1913.

IT is hereby notified, for public information, that, in accordance with the provisions of the Public Parks Act, 1912, His Excellency the Governor, with the advice of the Executive Council, has been pleased to approve of the appointment of the undermentioned gentlemen as Trustees of Emu Park, Emu Plains:—

Reverend Joseph Reynolds, Messrs. Albert George Chapple and Charles Quiney Spence (in lieu of Messrs. G. Walker, A. T. Chapple, and G. H. Woods, deceased).
[Ms. 1913-11,848]

J. L. TREFLÉ.

[1299] Department of Lands,
Sydney, 3rd September, 1913.

HIS Excellency the Governor, with the advice of the Executive Council, has been pleased to approve of

Arthur Hulance Bray, Esquire, being relieved of his position of Member of the Local Land Board for the Land District of Corowa,—to take effect from the 12th August, 1913 (Ml. 1913-7,606).

J. L. TREFLÉ.

[1298] Department of Lands,
Sydney, 3rd September, 1913.

NOTIFICATION OF CLOSING OF UNNECESSARY ROADS AND PARTS OF ROADS.

HIS Excellency the Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 20th section of the "Public Roads Act, 1902," the roads and parts of roads hereunder described, which are now no longer required, are hereby closed, and the lands comprised therein freed and discharged from any rights of the public or any person to the same as highways.
[Roads 1910-581-29]

J. L. TREFLÉ.

DESCRIPTION.

Unnecessary part of road between portions 65 and 66; unnecessary parts of reserved road through portion 66; unnecessary parts of road through portion 67; unnecessary part of reserved road through portion 74, parish of Nullum; unnecessary reserved roads within portion 5; unnecessary reserved road through portion 6; unnecessary parts of reserved road within portion 8; unnecessary part of road between portion 8 and reserve on eastern side of Perch Creek, parish of Gooninbar, county of Rous, Tweed Shire.

[1335] Department of Lands,
Sydney, 3rd September, 1913.

PROPOSED CLOSING OF UNNECESSARY ROADS.

NOTICE is hereby given that the Minister for Lands is of opinion that it is expedient to close, under the provisions of the 19th and 20th sections of the "Public Roads Act, 1902," the roads hereunder described; and all persons interested are hereby called upon to set forth in writing, addressed to the Minister, within one month from date of this notice, any objections which may appear to them to exist to the closing of the said roads.
[Roads 1913-651-1]

J. L. TREFLÉ.

The unnecessary boundary roads on the west of portions 15 and 20, north (part) and west of portion 22, and north of portion 21, parish of Lynch, county of Canbelego, and east of portion 35 and north of portion 29, parish of Miandetta, county of Flinders, Bogan Shire.

[1059] Department of Lands,
Sydney, 3rd September, 1913.

WHEREAS under the 105th section of the Crown Lands Act of 1884, the 41st section of the Crown Lands Act of 1889, and the 7th section of the Public Trusts Act, 1897, power is given for the revocation of part of any dedication of Crown Land dedicated by the Crown, and for making any new dedication thereof: Now, therefore, I do hereby declare that all preliminary action in connection with the proposed revocation of the dedication for Public Recreation at Waverley, area 27 acres 2 roods 10 perches, purchased for a Public Park, and known as Waverley Park, so far only as it affects the part of the said area containing 1 rood 27 perches, and described in the Schedule hereto, and for the rededication of the said area of 1 rood 27 perches for Council Chambers site, has been duly taken: And I do hereby wholly revoke the said dedication in so far as it applies to or affects the said area of 1 rood 27 perches of land described in the Schedule hereto, and rededicate the said area of 1 rood 27 perches for Council Chambers site:—

J. L. TREFLÉ,
Minister for Lands.

THE SCHEDULE REFERRED TO.

DESCRIPTION of 1 rood 27 perches, part of the 27 acres 2 roods 10 perches originally dedicated for Public Recreation, the dedication of which part is hereby revoked, and which is hereby rededicated for Council Chambers site.

All that piece or parcel of land situated at Waverley Park, in the Municipality of Waverley, parish of Alexandria, county of Cumberland, in the State of New South Wales, containing an area of 1 rood 27 perches: Commencing at the intersection of the southern side of Bondi-road with the eastern side of Paul-street; and bounded thence by part of the southern side of Bondi-road aforesaid bearing north 89 degrees 38 minutes east 1 chain 75 links to the northernmost north-west corner of 1 acre 3 roods 24¼ perches, resumed for water supply by Gazette notice of the 9th January, 1883; thence by part of a western boundary of that area bearing south 0 degrees 36½ minutes west 2 chains 40$\frac{3}{10}$ links; thence by a line bearing south 89 degrees 38 minutes west 1 chain 75 links to the eastern side of Paul-street aforesaid; and thence by that side of that street bearing north 0 degrees 36½ minutes east 2 chains 40$\frac{3}{10}$ links, to the point of commencement,—as shown upon plan in the Department of Lands catalogued Ms. 3,961 Sy.
[Ms. 1913-386]

---

[307] Department of Lands,
Sydney, 16th July, 1913.

IT is hereby notified, for public information, that the Surveyors' Board will conduct an examination of candidates for licenses to survey under the Crown Lands Acts, commencing at 10 a.m. on Friday, 26th September, 1913, at the Surveyor-General's Office, Department of Lands.

Candidates are informed that their applications, together with documentary evidence of having complied with the preliminary conditions, must reach the Secretary to the Board at least ten days before the date fixed for the examination.
[Ml. 1913-6,112]

J. L. TREFLÉ.

National Library of Australia http://nla.gov.au/nla.news-page14943729

LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
27/8/2021 8:56AM

FOLIO: 32/1087365

First Title(s): OLD SYSTEM
Prior Title(s): GZ 03091913 FOL 5520

Recorded	Number	Type of Instrument	C.T. Issue
17/8/2005	DP1087365	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
17/8/2005	CA95774	CONVERSION ACTION	FOLIO CREATED EDITION 1
16/3/2011	AG120736	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Bondi Junction 49A Bondi Road PRINTED ON 27/8/2021

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LAND REGISTRY SERVICES Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 32/1087365

SEARCH DATE	TIME	EDITION NO	DATE
27/8/2021	8:56 AM	1	17/8/2005

LAND

LOT 32 IN DEPOSITED PLAN 1087365
AT BONDI JUNCTION
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1087365

FIRST SCHEDULE

WAVERLEY COUNCIL (CA95774)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
* 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Bondi Junction 49A Bondi Road PRINTED ON 27/8/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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APPENDIX B – Groundwater Records

ALL GROUNDWATER MAP

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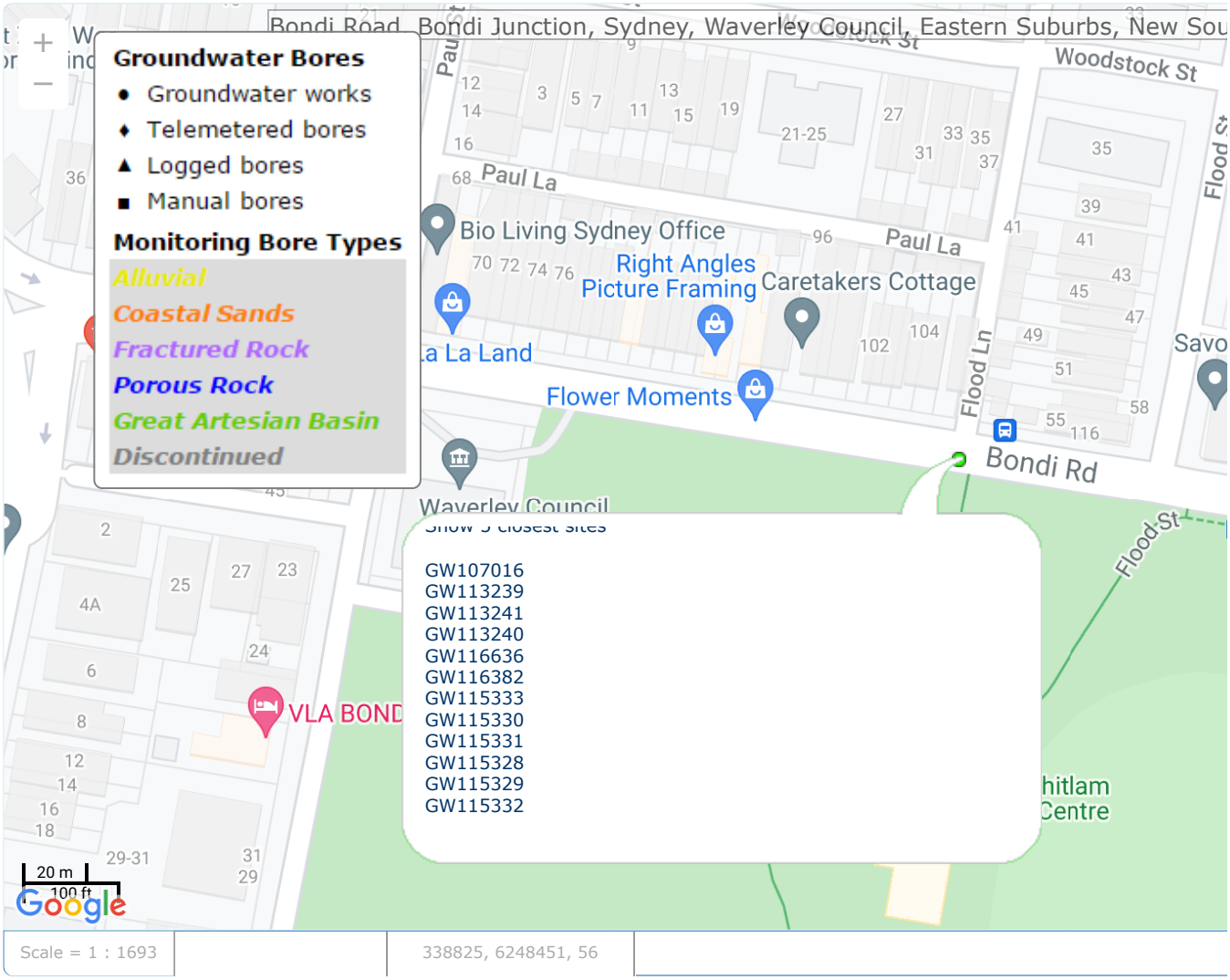
Map Info



Scale = 1 : 1693 338825, 6248451, 56

17/8/21, 9:47 am

WaterNSW
Work Summary

GW107016

Licence:
Licence Status:
Authorised Purpose(s):
Intended Purpose(s): RECREATION (GROU

Work Type: Bore
Work Status:
Construct.Method: Rotary Air
Owner Type:

Commenced Date:
Completion Date: 12/11/2004
Final Depth: 130.40 m
Drilled Depth: 130.40 m

Contractor Name: INTERTEC DRILLING SERVICES
Driller: Colin Leslie Barden
Assistant Driller:

Property:
GWMA:
GW Zone:
Standing Water Level (m): 21.600
Salinity Description:
Yield (L/s): 0.700

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	ALEXANDRI	332 752011
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6248167.000
Easting: 338947.000
Latitude: 33°53'40.5"S
Longitude: 151°15'29.8"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.60	204			Down Hole Hammer
1		Hole	Hole	5.60	130.40	158			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.30	41.70	140			Screwed and Glued
1	1	Casing	Steel	-0.30	5.70	158	148		Driven into Hole
1	1	Opening	Slots - Diagonal	33.70	41.70	140		0	Sawn, PVC Class 9, SL: 100.0mm, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
30.00	36.00	6.00	Unknown			0.45	36.00		170.00
84.00	85.00	1.00	Unknown			0.25	85.00		150.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	SANDY LOAM	Loam	
2.00	4.00	2.00	RED BROWN SANDSTONE/W	Sandstone	
4.00	6.00	2.00	L/GREY SANDSTONE/ W.	Sandstone	
6.00	17.00	11.00	L/GREY SANDSTONE	Sandstone	
17.00	30.00	13.00	GREY SANDSTONE	Sandstone	
30.00	36.00	6.00	GREY , FRACTURED SANDSTONE	Sandstone	
36.00	39.80	3.80	DARK GREY SANDSTONE	Sandstone	
39.80	40.00	0.20	SHALE	Shale	
40.00	42.00	2.00	DARK,FRACTURED SANDSTONE	Sandstone	
42.00	53.70	11.70	LT, GREY SANDSTONE	Sandstone	
53.70	54.00	0.30	LT, GREY FRACTURED SANDSTONE	Sandstone	
54.00	80.00	26.00	GREY SANDSTONE	Sandstone	
80.00	82.00	2.00	SILTY SHALE,SANDSTONE	Sandstone	
82.00	84.00	2.00	GREY SANDSTONE QUARTZ	Sandstone	
84.00	86.00	2.00	GREY SANDSTONE	Sandstone	
86.00	88.00	2.00	GREY SANDSTONE/SILTSTONE	Sandstone	
88.00	92.80	4.80	LT GREY SANDSTONE	Sandstone	
92.80	93.00	0.20	GREY FRACTURED SANDSTONE	Sandstone	
93.00	95.80	2.80	CREAM FRACTURED SANDSTONE	Sandstone	
95.80	106.00	10.20	LT/GREY SANDSTONE	Sandstone	
106.00	106.30	0.30	LT GREY FRACTURED SANDSTONE	Sandstone	
106.30	121.00	14.70	LT GREY SANDSTONE	Sandstone	
121.00	127.00	6.00	LT GREY CREAM SANDSTONE	Sandstone	
127.00	130.40	3.40	CREAM/LT GREY SANDSTONE	Sandstone	

Remarks

01/05/2006: Previous Lic No:10BL164341

***** End of GW107016 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

17/8/21, 9:50 am

WaterNSW
Work Summary

GW113241

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 18/11/2008
Final Depth: 2.80 m
Drilled Depth: 2.80 m

Contractor Name: Macquarie Drilling
Driller: Unkown Unknown
Assistant Driller:

Property:
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	ALEXANDRI	1//214480
Licensed:			

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6248284.000
Easting: 339122.000
Latitude: 33°53'36.8"S
Longitude: 151°15'36.6"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Remarks

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth, updated work type.

***** End of GW113241 *****

17/8/21, 9:50 am

WaterNSW
Work Summary

GW113240

Licence: **Licence Status:**

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method:
Owner Type: Private

Commenced Date: **Final Depth:** 4.50 m
Completion Date: 14/11/2008 **Drilled Depth:** 4.50 m

Contractor Name: Macquarie Drilling
Driller: Unkown Unknown
Assistant Driller:

Property: **Standing Water Level (m):**
GWMA: **Salinity Description:**
GW Zone: **Yield (L/s):**

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	ALEXANDRI	1//214480
Licensed:			

Region: 10 - Sydney South Coast **CMA Map:**
River Basin: - Unknown **Grid Zone:** **Scale:**
Area/District:

Elevation: 0.00 m (A.H.D.) **Northing:** 6248261.000 **Latitude:** 33°53'37.5"S
Elevation Source: Unknown **Easting:** 339117.000 **Longitude:** 151°15'36.4"E

GS Map: - **MGA Zone:** 56 **Coordinate Source:** Unknown

Remarks

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth, updated work type.

***** End of GW113240 *****

17/8/21, 9:49 am

WaterNSW
Work Summary

GW113239

Licence: **Licence Status:**

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method:
Owner Type: Private

Commenced Date: **Final Depth:** 3.50 m
Completion Date: 14/11/2008 **Drilled Depth:** 3.50 m

Contractor Name: Macquarie Drilling
Driller: Unkown Unknown
Assistant Driller:

Property: **Standing Water Level (m):**
GWMA: **Salinity Description:**
GW Zone: **Yield (L/s):**

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	ALEXANDRI	1//212818
Licensed:			

Region: 10 - Sydney South Coast **CMA Map:**
River Basin: - Unknown **Grid Zone:** **Scale:**
Area/District:

Elevation: 0.00 m (A.H.D.) **Northing:** 6248262.000 **Latitude:** 33°53'37.5"S
Elevation Source: Unknown **Easting:** 339086.000 **Longitude:** 151°15'35.3"E

GS Map: - **MGA Zone:** 56 **Coordinate Source:** Unknown

Remarks

29/07/2014: Nat Carling, 29-July-2014; Added status, drill method, depth, updated work type.

***** End of GW113239 *****

APPENDIX C – Bureau of Meteorology Information

Australian Government
Bureau of Meteorology

Climate statistics for Australian locations

Monthly climate statistics

All years of record

Site information

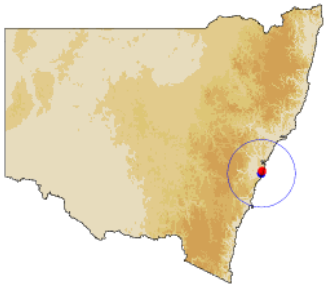
Site name: SYDNEY AIRPORT AMO
Site number: 066037
Latitude: 33.95 °S **Longitude:** 151.17 °E
Elevation: 6 m
Commenced: 1929 **Status:** Open
Latest available data: 26 Aug 2021

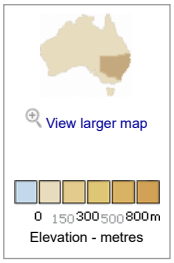
Additional information

Additional site information

Nearest alternative sites

1. 066194 CANTERBURY RACECOURSE AWS (7.1km)
2. 066009 CENTENNIAL PARK ROUND HOUSE (7.7km)
3. 066062 SYDNEY (OBSERVATORY HILL) (9.9km)





View: Main statistics / All available | Period: Use all years of data | Text size: Normal / Large

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years	
Temperature															
Mean maximum temperature (°C)	26.7	26.5	25.4	23.0	20.2	17.7	17.2	18.4	20.7	22.7	24.2	25.9	22.4	82	1939 2021
Mean minimum temperature (°C)	19.0	19.1	17.6	14.3	11.1	8.8	7.3	8.2	10.6	13.4	15.6	17.6	13.5	82	1939 2021
Rainfall															
Mean rainfall (mm)	93.8	114.3	120.7	105.0	95.2	124.5	68.9	75.6	59.7	70.1	79.5	72.8	1079.1	90	1929 2021
Decile 5 (median) rainfall (mm)	71.4	84.3	90.6	80.5	77.7	100.5	50.5	44.6	46.9	47.5	66.3	62.5	1045.6	92	1929 2021
Mean number of days of rain ≥ 1 mm	8.1	8.6	9.5	8.3	8.2	8.9	6.6	6.8	6.8	7.8	8.3	7.7	95.6	92	1929 2021
Other daily elements															
Mean daily sunshine (hours)	7.5	7.2	6.8	7.0	6.4	5.9	6.7	7.9	8.0	7.9	7.7	7.8	7.2	42	1976 2021
Mean number of clear days	6.8	5.5	7.7	8.8	9.3	9.1	12.0	13.2	11.0	8.2	6.4	6.5	104.5	71	1939 2010
Mean number of cloudy days	13.0	12.2	12.0	10.6	10.8	10.7	8.5	7.7	8.4	11.1	11.9	12.3	129.2	71	1939 2010
9 am conditions															
Mean 9am temperature (°C)	22.4	22.3	21.1	18.2	14.6	11.9	10.8	12.5	15.7	18.4	19.9	21.6	17.4	71	1939 2010
Mean 9am relative humidity (%)	70	73	73	71	73	74	71	65	62	61	64	66	69	60	1939 2010
Mean 9am wind speed (km/h)	14.4	13.8	12.9	12.9	12.6	13.4	13.3	14.4	15.5	16.3	16.0	14.8	14.2	70	1939 2010
3 pm conditions															
Mean 3pm temperature (°C)	24.8	24.8	23.9	21.7	19.0	16.6	16.1	17.2	19.0	20.7	22.1	23.9	20.8	71	1939 2010
Mean 3pm relative humidity (%)	60	63	61	59	58	57	52	49	51	54	56	58	57	60	1939 2010
Mean 3pm wind speed (km/h)	24.1	23.0	21.0	19.3	17.1	17.8	18.2	20.8	23.1	24.6	25.3	25.2	21.6	70	1939 2010

red = highest value blue = lowest value

Product IDCJCM0028 Prepared at Thu 26 Aug 2021 02:43:57 AM EST

Monthly statistics are only included if there are more than 10 years of data. The number of years (provided in the 2nd last column of the table) may differ between elements if the observing program at the site changed. More detailed data for individual sites can be obtained by contacting the Bureau.

Related Links

- This page URL: http://www.bom.gov.au/climate/averages/tables/cw_066037.shtml
- About climate averages: http://www.bom.gov.au/climate/cdo/about/about-stats.shtml
- Bureau of Meteorology website: http://www.bom.gov.au

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APPENDIX D – NSW EPA Records

Home Public registers Contaminated land record of notices

Search results

Your search for:Suburb: BONDI JUNCTION

Search Again
Refine Search

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the planning process.

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... more search tips

More information about particular sites may be available from:

- The POEO public register
- The appropriate planning authority: for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act.

See What's in the record and What's not in the record.

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.
This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register.POEO public register

17 August 2021

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Disclaimer (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)
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Home Public registers POEO Public Register Licences, applications and notices search

Search results

Your search for: **General Search** with the following criteria

Suburb - BONDI JUNCTION

returned 2 results

Export to excel 1 of 1 Pages Search Again

Number	Name	Location	Type	Status	Issued date
7134	STATE TRANSIT AUTHORITY OF NSW	CNR OXFORD ST & YORK ROAD, BONDI JUNCTION, NSW 2022	POEO licence	No longer in force	26 Jun 2000
1048161	STATE TRANSIT AUTHORITY OF NSW	CNR OXFORD ST & YORK ROAD, BONDI JUNCTION, NSW 2022	s.58 Licence Variation	Issued	26 May 2005

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Disclaimer (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)
Privacy (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)
Copyright (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the ***Contaminated Land Management Act 1997*** (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under ***Government Information (Public Access) Act 2009*** .

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

• the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
• the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

• regulation under the CLM Act, POEO Act, or both
• notifying the relevant planning authority for management under the planning and development process
• managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or *Protection of the Environment Operations Act 1997*.
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the *Contaminated Land Management Act 1997*, to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the *Contaminated Land Management Act 1997* is not required.

Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the *Contaminated Land Management Act 1997*. A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the *Environmental Planning and Assessment Act 1979* (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the *Contaminated Land Management Act 1997* (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the *Protection of the Environment Operations Act 1997* (POEO Act).

Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the *Environmental Planning and Assessment Act 1979* (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BOMADERRY	Caltex Service Station	341 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.84561952	150.5946978
BOMADERRY	Caltex Service Station Bomaderry	246 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.83833824	150.5958799
BOMADERRY	Former Mobil Emoleum Depot	7 Victa WAY	Other Petroleum	Regulation under CLM Act not required	-34.84454618	150.6139462
BOMADERRY	Former Shell Depot	44 Railway STREET	Other Petroleum	Regulation under CLM Act not required	-34.85193621	150.6117038
BOMADERRY	SRA Land	Lot 2 Meroo STREET	Unclassified	Regulation under CLM Act not required	-34.85314813	150.6099573
BOMADERRY	Bomaderry Works Depot	10 McIntyre WAY	Other Petroleum	Regulation under CLM Act not required	-34.84576748	150.6131411
BOMADERRY	Commercial Land	320 Princes HIGHWAY	Other Industry	Contamination currently regulated under CLM Act	-34.84424073	150.5958149
BOMBALA	Caltex Service Station Bombala	159-161 Maybe STREET	Service Station	Regulation under CLM Act not required	-36.91234945	149.2374622
BOMBALA	Former Bright Street Timber Mill	Bright STREET	Other Industry	Regulation under CLM Act not required	-36.91547645	149.2302454
BOMBALA	Caltex Bombala Service Station	High Street corner Stephen STREET	Service Station	Regulation under CLM Act not required	-36.90447935	149.241292
BOMBALA	Prime Pine site	Sandy LANE	Other Industry	Regulation under CLM Act not required	-36.9315425	149.2110959
BOMEN	Caltex Terminal	34 Lewington STREET	Other Petroleum	Regulation under CLM Act not required	-35.0700202	147.4121955
BOMEN	Enirgi Power Storage Recycling	509 Byrnes ROAD	Other Industry	Under assessment	-35.058638	147.428731
BONDI	BP-branded Service Station	185 Bondi ROAD	Service Station	Regulation under CLM Act not required	-33.89432208	151.2647671
BONDI	Caltex Service Station Bondi	51 Bondi ROAD	Service Station	Regulation under CLM Act not required	-33.8936307	151.260001
BONDI JUNCTION	Waverley Bus Depot	1-15 Oxford STREET	Other Industry	Regulation under CLM Act not required	-33.89165341	151.2421246

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BONNY HILLS	Bonny View Store	923 Ocean DRIVE	Service Station	Regulation under CLM Act not required	-31.59075636	152.8392935
BONNYRIGG	Metro (Formerly United & AP SAVER) Service Station Bonnyrigg	709 Cabramatta (W) ROAD	Service Station	Regulation under CLM Act not required	-33.89297085	150.8925935
BONNYRIGG HEIGHTS	BP-Branded Service Station Bonnyrigg	451 North Liverpool ROAD	Service Station	Regulation under CLM Act not required	-33.89416327	150.8578378
BOOLAROO	Cardiff West Estate - Pasminco Cockle Creek	Adjacent to PCC Smelter at 13A Main ROAD	Metal Industry	Regulation under CLM Act not required	-32.93950137	151.6349183
BOOLAROO	Cockle Creek and Cockle Bay Sediments	Off Creek Reserve ROAD	Metal Industry	Contamination currently regulated under CLM Act	-32.96079541	151.6141327
BOOLAROO	Pasminco Cockle Creek Smelter	Lake ROAD	Metal Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-32.94434593	151.6307345
BOOLAROO	Incitec Pivot	13 Main STREET	Other Industry	Contamination formerly regulated under the CLM Act	-32.94803538	151.6302187
BOOLAROO	Bunnings Site - Pasminco Cockle Creek	13a Main ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-32.94364503	151.6252316
BOOLAROO	Part Lot 2 DP1127713 (proposed Lot G) - Pasminco Cockle Creek Smelter site	13a Main ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-32.94404392	151.6267695
BOOLAROO	Lot 600 DP1228699 (formerly Part Lot 2 DP1127713 & proposed 'Lot D') - Pasminco Cockle Creek Smelter site	Main ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-32.94440875	151.6264143
BOOROWA	Former Mobil Depot	14-16 Brial STREET	Other Petroleum	Regulation under CLM Act not required	-34.43673234	148.7300821
BOOROWA	Mobil Service Station	63-69 Marsden STREET	Service Station	Contamination formerly regulated under the CLM Act	-34.44157331	148.7162391
BOTANY	Former Aerosols of Australia	1617 Botany ROAD	Chemical Industry	Regulation under CLM Act not required	-33.9529386	151.2037468
BOTANY	Allnex	49-61 Stephen ROAD	Chemical Industry	Contamination currently regulated under CLM Act	-33.952588	151.21101
BOTANY	Former Tannery	2 Daniel STREET	Other Industry	Regulation under CLM Act not required	-33.94126194	151.1991087
BOTANY	Botany, Underwood	14a Underwood AVENUE	Unclassified	Contamination being managed via the planning process (EP&A Act)	-33.94508532	151.1947626

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
BOTANY	Roads and Maritime Service	5 - 9 Lord STREET	Other Industry	Regulation under CLM Act not required	-33.94100279	151.1968763
BOTANY	Former Industrial Site	28 Folkestone PARADE	Unclassified	Contamination being managed via the planning process (EP&A Act)	-33.95187539	151.1960537
BOURKE	Caltex Service Station	82-86 Anson STREET	Service Station	Regulation under CLM Act not required	-30.09500388	145.9414388
BOURKE	Former Shell Bourke Depot	94-106 Anson STREET	Service Station	Regulation under CLM Act not required	-30.09548497	145.9436745
BOWENFELS	Bowenfels Field Support Centre	9-13 Cooerwull ROAD	Other Petroleum	Regulation under CLM Act not required	-33.47514572	150.1323899
BOWRAL	Shell Coles Express Bowral Service Station	430 Bong Bong STREET	Service Station	Regulation under CLM Act not required	-34.48269596	150.417389
BOWRAL	Former Gasworks	Merrigang STREET	Gasworks	Contamination currently regulated under CLM Act	-34.4783957	150.4255053
BOX HILL	Former Waste Management Facility	25 Terry ROAD	Landfill	Regulation under CLM Act not required	-33.65559259	150.8977986
BOX HILL	Former Poultry Farm	27-33 Boundary ROAD	Other Industry	Regulation under CLM Act not required	-33.64866563	150.8815467
BOX HILL	Former Poultry Farm	19-25 Boundary ROAD	Other Industry	Regulation under CLM Act not required	-33.65038071	150.8813725
BRANXTON	Former Service Station Branxton	Part of 70 Maitland STREET	Service Station	Contamination currently regulated under CLM Act	-32.65631582	151.3516243
BRANXTON	Branxton Wastewater Treatment Works	2151 New England HIGHWAY	Other Industry	Regulation under CLM Act not required	-32.66069944	151.3625572
BREWARRINA	Dowell's Fuel	39 Doyle STREET	Service Station	Regulation under CLM Act not required	-29.96152786	146.8612561
BRIGHTON-LE-SANDS	Shell Service Station Brighton Le Sands & adjacent land	2 General Holmes DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-33.9579214	151.1578665
BRIGHTON-LE-SANDS	Cook Park	General Holmes DRIVE	Service Station	Contamination formerly regulated under the CLM Act	-33.9581072	151.1579572
BROADMEADOW	Former Industrial Site	16 Broadmeadow ROAD	Service Station	Regulation under CLM Act not required	-32.91444096	151.7300112

APPENDIX E – Council Records

PLANNING CERTIFICATE

UNDER SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Waverley Council
PO Box 9
BONDI JUNCTION NSW 1355

Cert. No.47746
Date: 25 August 2021
Receipt No. 999999
Your reference: REFURBISHMENT

Property location	**Council Chambers, Bondi Road, BONDI JUNCTION NSW 2022**
Parcel description:	**Lot 32 DP 1087365**
Owner:	**Waverley Council**
	PO Box 9 **BONDI JUNCTION NSW 1355**

[The next page is page 2]

Waverley Council | ABN: 12 502 583 608
PO Box 9, Bondi Junction NSW 1355 | DX 12006 Bondi Junction
PHONE **9083 8000** | FAX **9387 1820**
EMAIL waver@waverley.nsw.gov.au | WEB www.waverley.nsw.gov.au

PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The information in this certificate is provided under section 10.7(2) Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000, specifically Schedule 4.

The Council warns that:

- other authorities may hold information in respect of the land to which this certificate relates;
- the Council's records may not be complete or accurate in respect of the land; and
- the absence of a reference to any matter affecting the land does not imply that the land is not affected by any matter not referred to in this certificate.

Further information about this certificate may be available from Council's Duty Planner.

ITEM 1

Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

The following environmental planning instruments apply to the carrying out of development on the land:

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.*

- SEPP No. 19 Bushland in Urban Areas
- SEPP No. 33 Hazardous and Offensive Development
- SEPP No. 50 Canal Estates
- SEPP No. 55 Remediation of Land
- SEPP No. 64 Advertising and Signage
- SEPP No. 65 Design Quality of Residential Flat Development
- SEPP No. 70 Affordable Housing (Revised Schemes)
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Coastal Management) 2018
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (State and Regional Development) 2011
- SEPP (State Significant Precincts) 2005
- SEPP (Vegetation in Non-Rural Areas) 2017
- SREP (Sydney Harbour Catchment) 2005

Any enquiries regarding these SEPPs should be directed to the Department of Planning and Environment on: ***1300 305 695*** or http://www.planning.nsw.gov.au

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of

PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

The following proposed environmental planning instruments apply to the carrying out of development on the land:

- Draft Waverley Local Strategic Planning Statement.
- Infrastructure SEPP (Review)
- SEPP 64 (Advertising and Signage) Amendment
- Draft SEPP (Housing) 2021

Note: Any enquiries regarding these SEPPs should be directed to the Department of Planning and Environment on: ***1300 305 695*** or http://www.planning.nsw.gov.au

(3) The name of each development control plan that applies to the carrying out of development on the land.

The following development control plan (DCP) applies to the land:

Waverley Development Control Plan 2012 (WDCP 2012)

Please note the WDCP 2012 is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ITEM 2

Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2(a)"),

(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,

(d) the purposes for which the instrument provides that development is prohibited within the zone,

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.*

Zone SP2 Infrastructure

1 Objectives of zone

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

PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3.

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

The land is **not** subject to any development standards that fix minimum land dimensions for the erection of a dwelling house.

(f) whether the land includes or comprises critical habitat,

The land does **not** comprise critical habitat.

(g) whether the land is in a conservation area (however described),

The land is **not** within a Heritage Conservation Area.

(h) whether an item of environmental heritage (however described) is situated on the land.

The land does **not** contain an Item of Environmental Heritage.

ITEM 2A

Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

(a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* **(the 2006 SEPP)**, or

(b) A Precinct Plan (within the meaning of the 2006 SEPP), or

(c) A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is **not** subject to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006.*

PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

ITEM 3

Complying development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code

Complying development under the Housing Code **may** be carried out on the land.

Rural Housing Code

There are no lands within the Waverley Council area that are affected by this Code.

Low Rise Medium Density Housing Code

Complying development under the Low Rise Medium Density Housing Code **may** be carried out on the land.

Greenfield Housing Code

There are no lands within the Waverley Council area that are affected by this Code.

Housing Alterations Code

Complying development under the Housing Alterations Code **may** be carried out on the land.

General Development Code

Complying development under the General Development Code **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alteration Code **may** be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

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Complying development under the Commercial and Industrial (New Building and Additions) Code **may** be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code **may** be carried out on the land.

Disclaimer: If a restriction applies to the land, the restriction may not apply to all of the land. Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Complying development may be able to be carried out on the land provided it meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

ITEM 4, 4A (Repealed)

ITEM 4B

Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

No.

Note "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993.*

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SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

ITEM 5

Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961.*

The land is **not** proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961.*

ITEM 6

Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the *Roads Act 1993*, or

(b) any environmental planning instrument, or

(c) any resolution of the council.

The land is **not** affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument or any resolution of the Council.

ITEM 7

Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council, or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(a) The land is **not** affected by a policy adopted by Council that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) The land is **not** affected by a policy adopted by another public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

ITEM 7A

Flood related development controls information

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

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The land is **not** within the flood planning area and is **not** subject to flood related development controls.

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

This information is currently unavailable.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual.
Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

ITEM 8

Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land is **not** affected by any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 that provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

ITEM 9

Contributions plans

The name of each contributions plan applying to the land.

Waverley Council Development Contribution Plan 2006

Please note the Development Contribution Plan is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.

ITEM 9A

Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

Note. Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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The land is **not** biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

ITEM 10

Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

Council has **not** been notified of any biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

ITEM 10A

Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has **not** been notified of the existence of any set aside area by Local Land Services.

ITEM 11

Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is **not** bush fire prone land (as defined in the Act).

ITEM 12

Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council has **not** been notified of any property vegetation plans under the *Native Vegetation Act 2003* applying to the land.

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ITEM 13

Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No.

ITEM 14

Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

There is **no** direction under Part 3A.

ITEM 15

Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(i) the period for which the certificate is current, and

(ii) that a copy may be obtained from the head office of the Department, and

Council is **not** aware of any Site Compatibility Certificate (Seniors Housing) for this property.

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

Council is **not** aware of any Site Compatibility Certificate (Seniors Housing) for this property.

ITEM 16

Site compatibility certificates for infrastructure, school or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(a) the period for which the certificate is valid, and

(b) that a copy may be obtained from the head office of the Department.

Council is **not** aware of a site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments).

ITEM 17

Site compatibility certificates and conditions for affordable rental housing.

(1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(a) the period for which the certificate is current, and

(b) that a copy may be obtained from the head office of the Department.

Council has **not** been notified of any site compatibility certificate and condition for affordable rental housing.

(2) A statement setting out any terms of a kind referred to in clause 17(1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

Council has **not** been notified of any site compatibility certificate and condition for affordable rental housing.

ITEM 18

Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Council is **not** aware of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is **no** subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

ITEM 19

Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry

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cluster land—see Division 3 of Part 4AA *of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

(b) the date on which the certificate ceases to be current (if any), and

(c) that a copy may be obtained from the head office of the Department.

Council has **not** been notified of any site verification certificates.

ITEM 20

Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989)* that are listed on the register that is required to be maintained under that Division, a statement to that effect

Council has **not** been notified of a residential dwelling erected on this land containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

ITEM 21

Affected building notices and building product rectification orders

(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

Council is **not** aware of any affected building notice that is in force in respect of the land.

(2) A statement of:

(a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

Council is **not** aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

(b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Council is **not** aware of any notice of intention to make a building product rectification order in respect of the land and is outstanding.

(3) In this clause:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.*

ITEM 22

State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

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For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is—

(a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
(b) shown on the Lighting Intensity and Wind Shear Map under that Policy, or
(c) shown on the Obstacle Limitation Surface Map under that Policy, or
(d) in the "public safety area" on the Public Safety Area Map under that Policy, or
(e) n the "3 kilometre wildlife buffer zone" or the "13 kilometre wildlife buffer zone" on the Wildlife Buffer Zone Map under that Policy.

The land parcel is **not** subject to the State Environmental Planning Policy (Western Sydney Aerotropolis).

Note: The following matters are prescribed by section 59(2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act-if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No.

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act-if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No.

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act-if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

PLANNING CERTIFICATE UNDER
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Additional information may be provided under section 10.7(5) of the Environmental Planning & Assessment Act 1979. The provision of any such additional information in this certificate is in good faith and subject to section 10.7(6) of the Environmental Planning & Assessment Act 1979.

- BOARDING HOUSES: State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) includes provisions for Boarding Houses. The ARHSEPP is to be consulted if it is intended to demolish, alter or add to, or change the fabric or furnish of a boarding house or to change its use.
- The land **has** a frontage to an Arterial Road.

View recent Development Applications relating to the land via the Development Application Tracking Tool available at Council's website *Track a Development Application.*

Further information about this certificate may be available from Council's Duty Planner.

…….
Emily Scott
GENERAL MANAGER

APPENDIX F – Detail and Level Survey

WAVERLEY COUNCIL CHAMBERS UPGRADE

TM - TIMBER BATTEN SOFFIT

AL - POWDERCOATED ALUMINIUM BATTENS AND SHADING ELEMENTS

TL - FEATURE TILE WALL

STEEL PAINT FINISH - DULUX SHOJI WHITE

CFC - COMPRESSED FIBRE CEMENT CLADDING, INTEGRAL COLOUR FINISH

PAV-01 RESIN BASED SEAMLESS FLOORING

DRAWING LIST

00 COVER			
	A-001	COVER PAGE	
10 PLANS			
	A-100	SITE ANALYSIS	1:200
	A-101	SITE PLAN	1:200
	A-102	FORECOURT DEMOLITION PLAN	1:100
	A-103	GROUND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-104	FIRST FLOOR DEMOLITION PLAN	1:100, 1:200
	A-105	SECOND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-106	THIRD FLOOR DEMOLITION PLAN	1:100, 1:200
	A-107	EXISTING AND NEW DIAGRAMS	1:200
	A-108	GROUND FLOOR PLAN	1:100
	A-109	LEVEL 1 FLOOR PLAN	1:100
	A-110	LEVEL 2 FLOOR PLAN	1:100
	A-111	LEVEL 3 FLOOR PLAN	1:100
	A-112	ROOF FLOOR PLAN	1:100
	A-117	SUN DIAGRAMS	1:500
20 ELEVATIONS			
	A-200	NORTH AND EAST ELEVATIONS	1:100
	A-201	SOUTH AND WEST ELEVATIONS	1:100
30 SECTIONS			
	A-300	CROSS SECTION	1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

AMENDMENTS IN CURRENT REVISION (SHOWN CLOUDED ON DRAWINGS)

No.	AMENDMENT DESCRIPTION

TITLE
Workplace Planning
Ardalops Consulting Pty Ltd
224 Alt Street Haberfield
NSW 2045

TITLE
Service Engineers and ESD
ADP
Level 3, 8 Spring Street Sydney
NSW 2000

TITLE
PCA
Steve Watson Partners
Level 17, 456 Kent Street Sydney
NSW 2000

TITLE

TITLE
Structural + Civil Engineer
Northrop Consulting Engineers Pty Ltd
Level 1, 57 Kembla Street Wollongong
NSW 2500

TITLE
Landscape
Black Beetle
Suite 05, Level 1, 1073 Pittwater Rd, Collaroy
NSW 2097

TITLE
Town Planning
MG Planning
PO Box 197 Drummoyne
NSW 1470

TITLE

LEGEND

NORTH

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CLIENT
Waverley Council

PROJECT TITLE
Waverley Council Chambers Upgrade

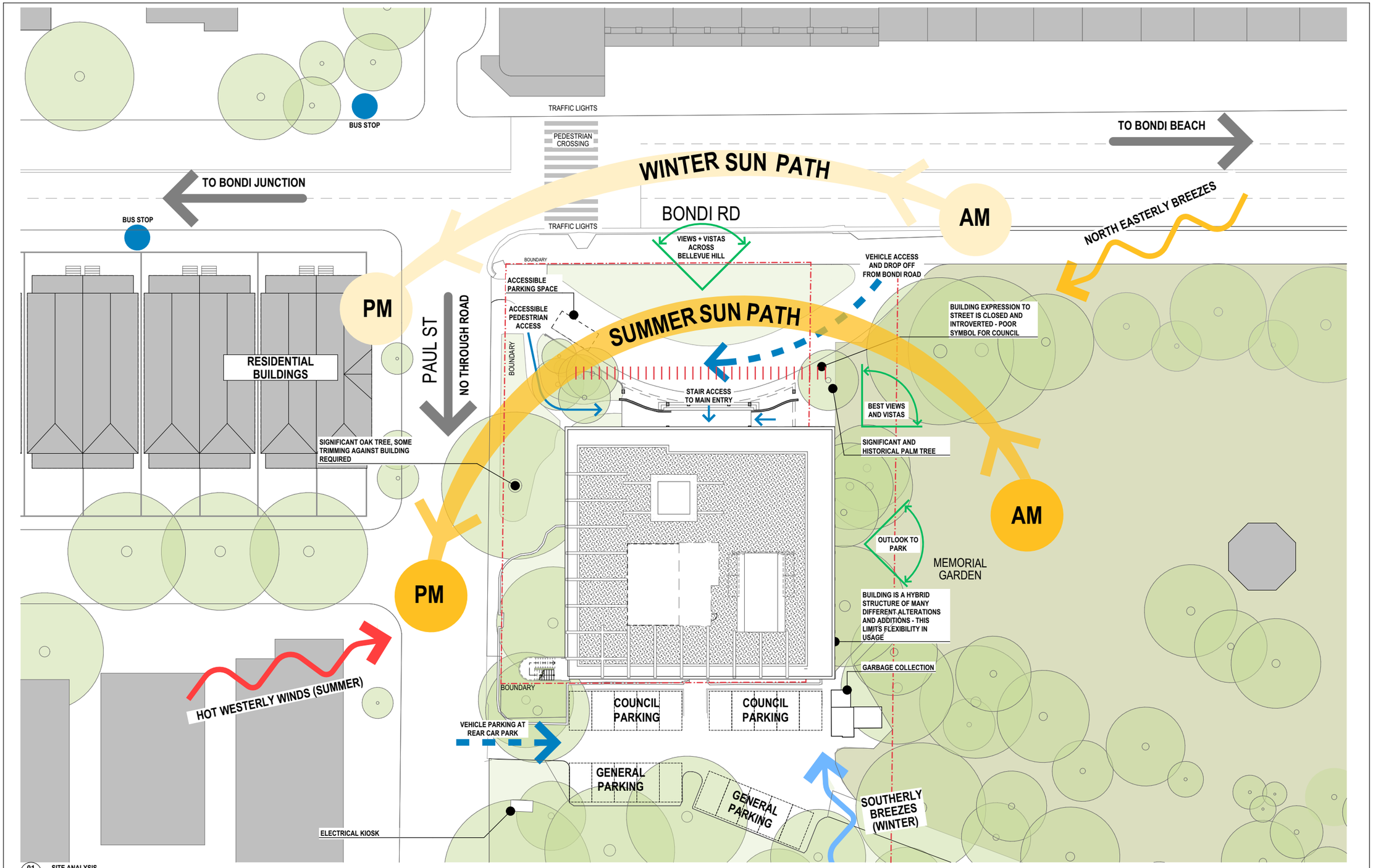
SCALE CHECK 5 10

lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
COVER PAGE

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-001	02



01 SITE ANALYSIS
1:200

REV	DESCRIPTION	DATE
01	ISSUE FOR INFORMATION	2/09/2021
02	DRAFT REF ISSUE	17/09/2021
03	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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Suite 404, Flourmill Studios
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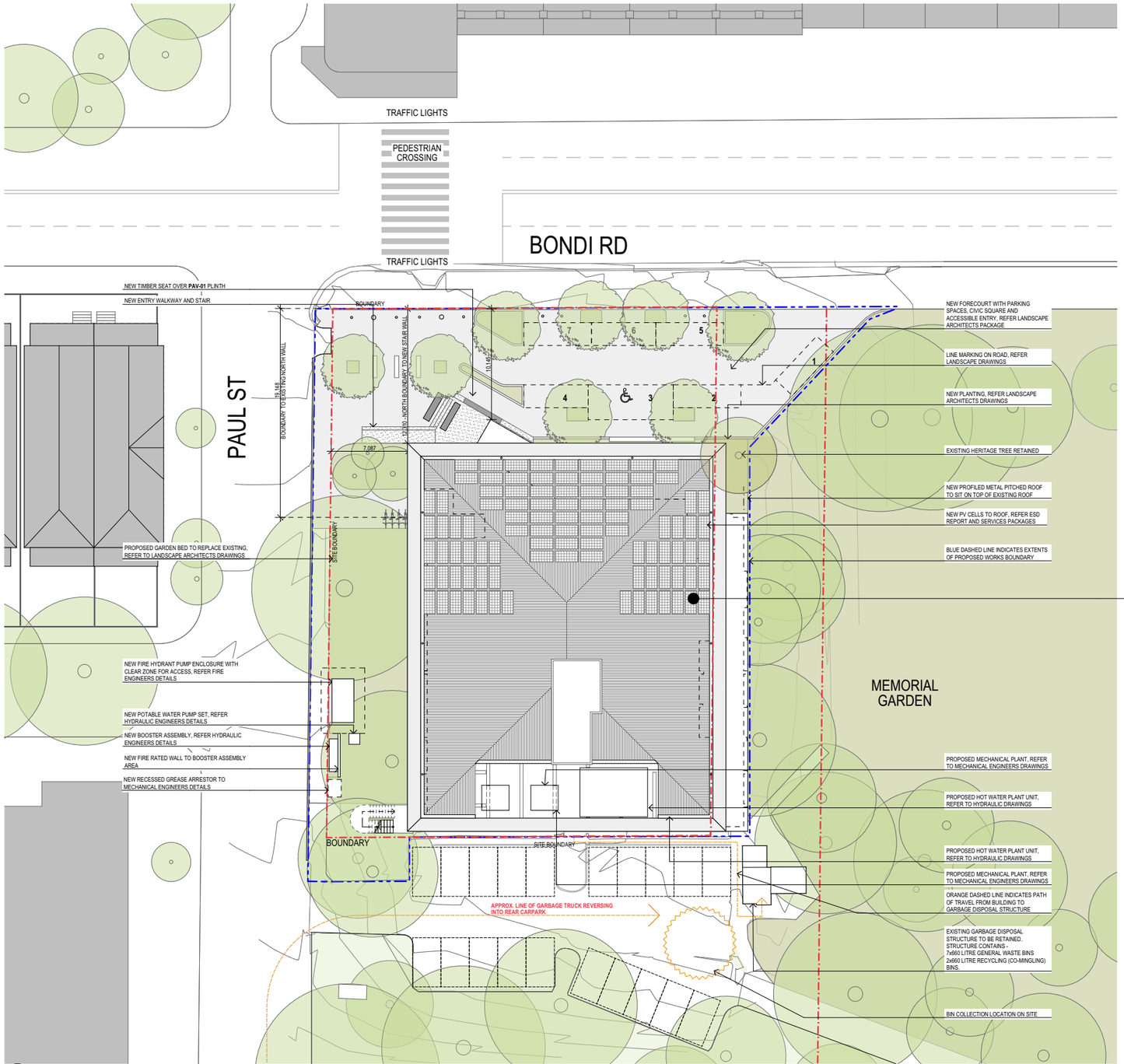
TITLE: SITE ANALYSIS

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-100	03



SITE AREA OF Lot 32 DP 1087365 - **1706m2**
EXISTING FSR - **1.4:1**
NEW FSR - **1.65:1**

(NOTE - FSR IS CALCULATED FOR GFA WITHIN SITES OWN CADASTRAL BOUNDARY)

01 SITE PLAN
1:200

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND
EXISTING TREES
NEW TREES

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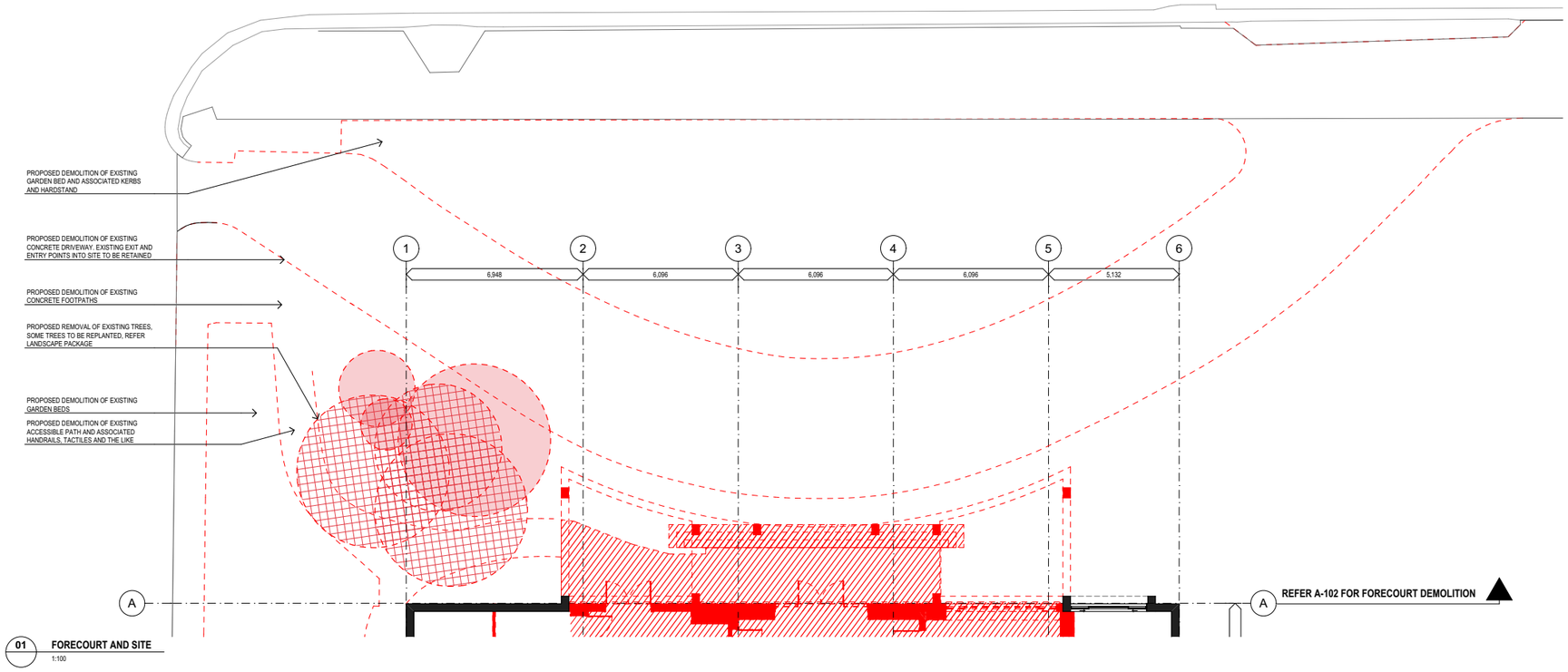
TENDER		
CONST		

TITLE
SITE PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-101	02



01 **FORECOURT AND SITE**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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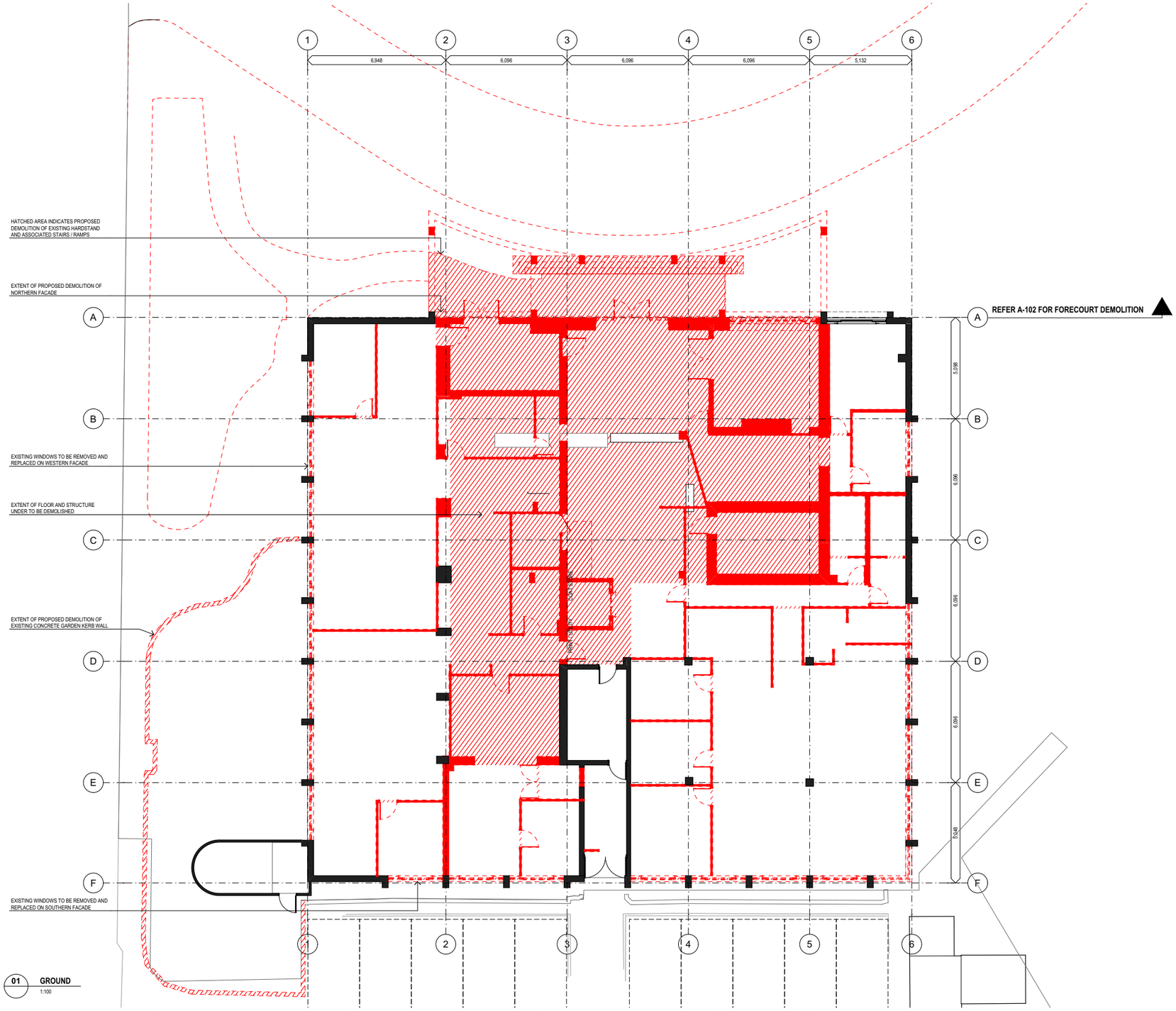
CONST		

TITLE
FORECOURT DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-102	02



REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE

TITLE | TITLE | TITLE | TITLE

LEGEND

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Suite 404, Flourmill Studios
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F 02 9550 5233
www.lahznimmo.com

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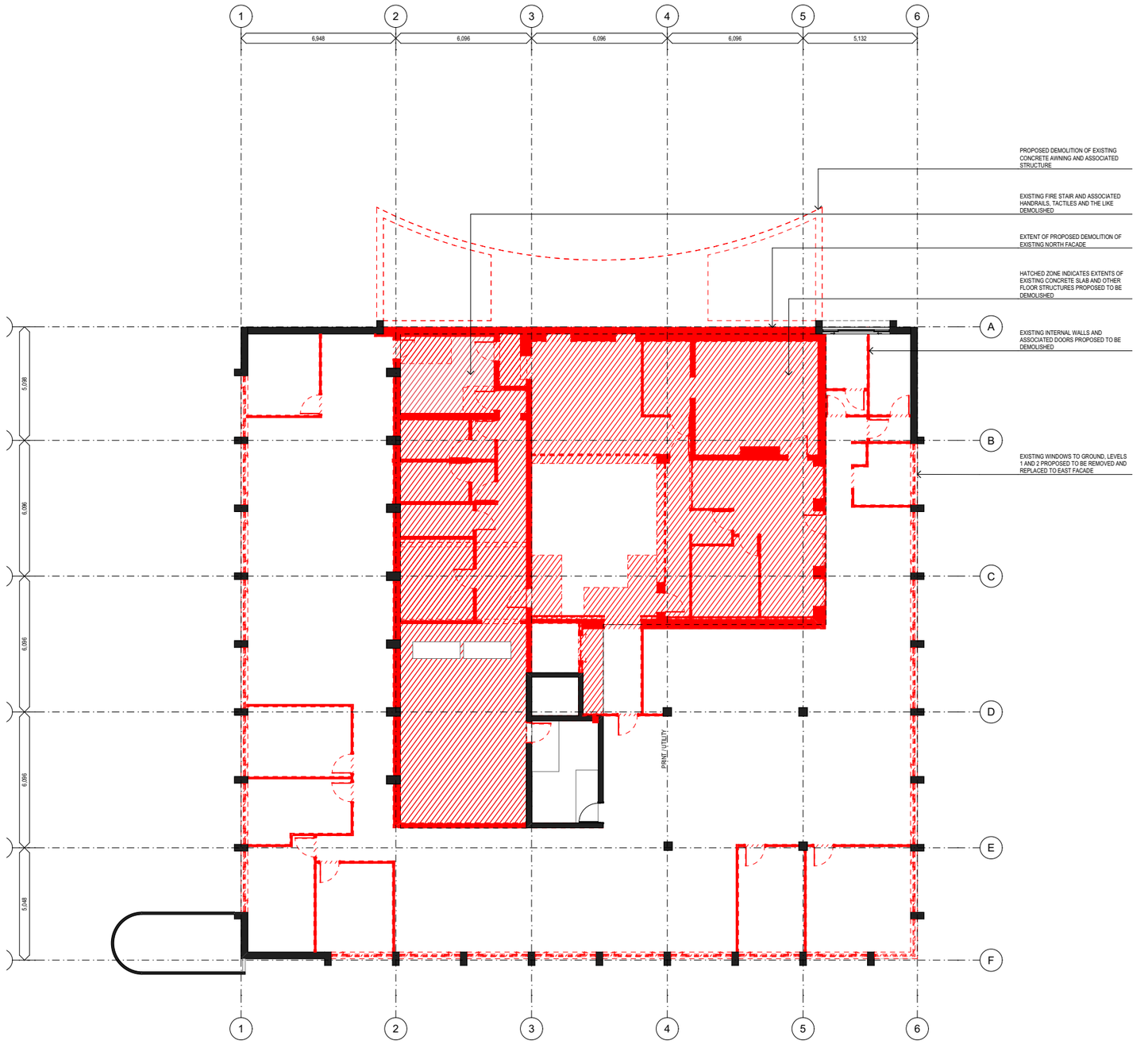
GROUND FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-103 / 02



01 LEVEL 1
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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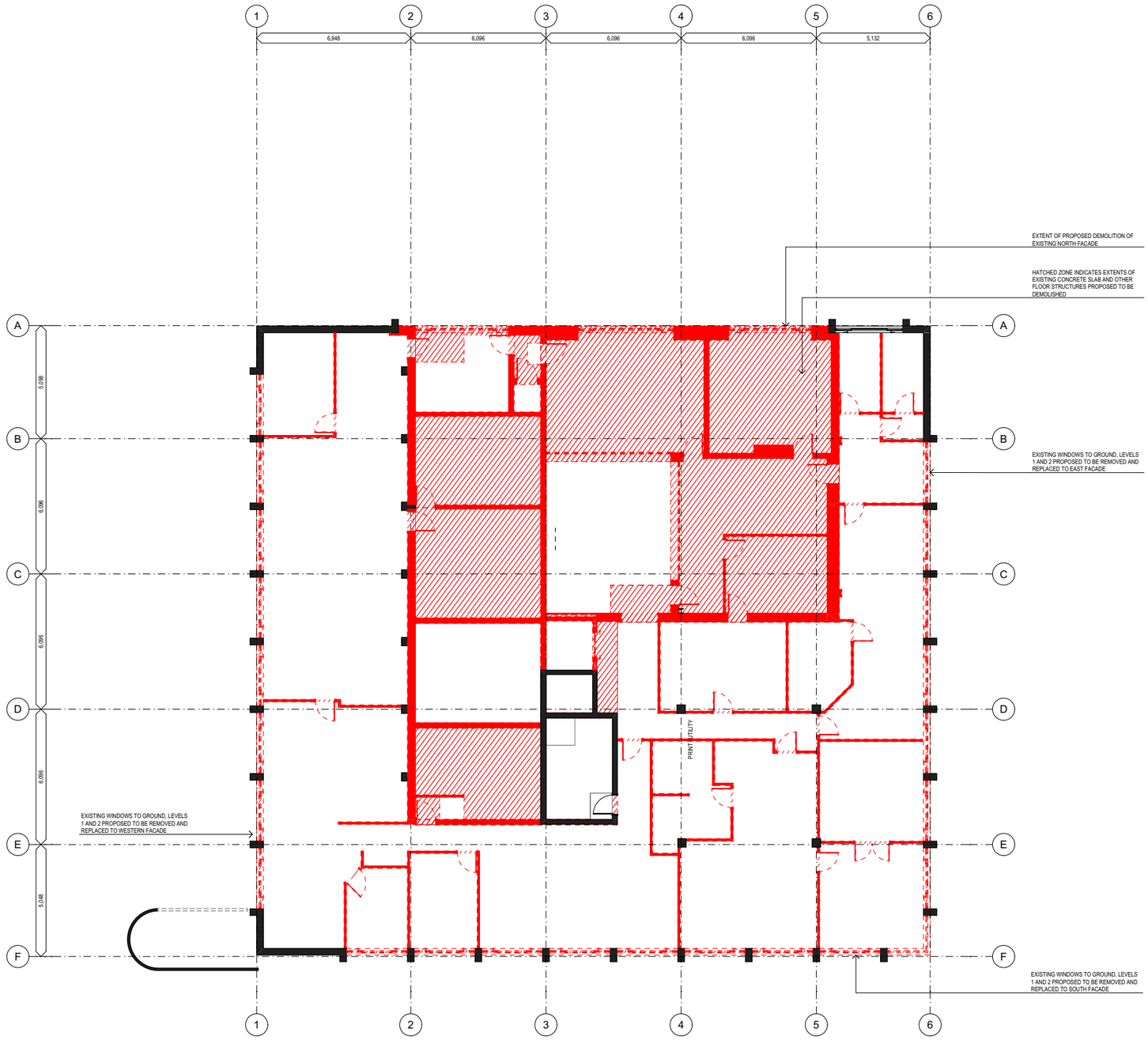
TITLE
FIRST FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-104 / 02



01 **LEVEL 2**
1:100

REV	DESCRIPTION	DATE	No.	AMENDMENT DESCRIPTION
01	DRAFT REF ISSUE	17/09/2021		
02	REF FOR COMMUNITY CONSULTATION	12/10/2021		

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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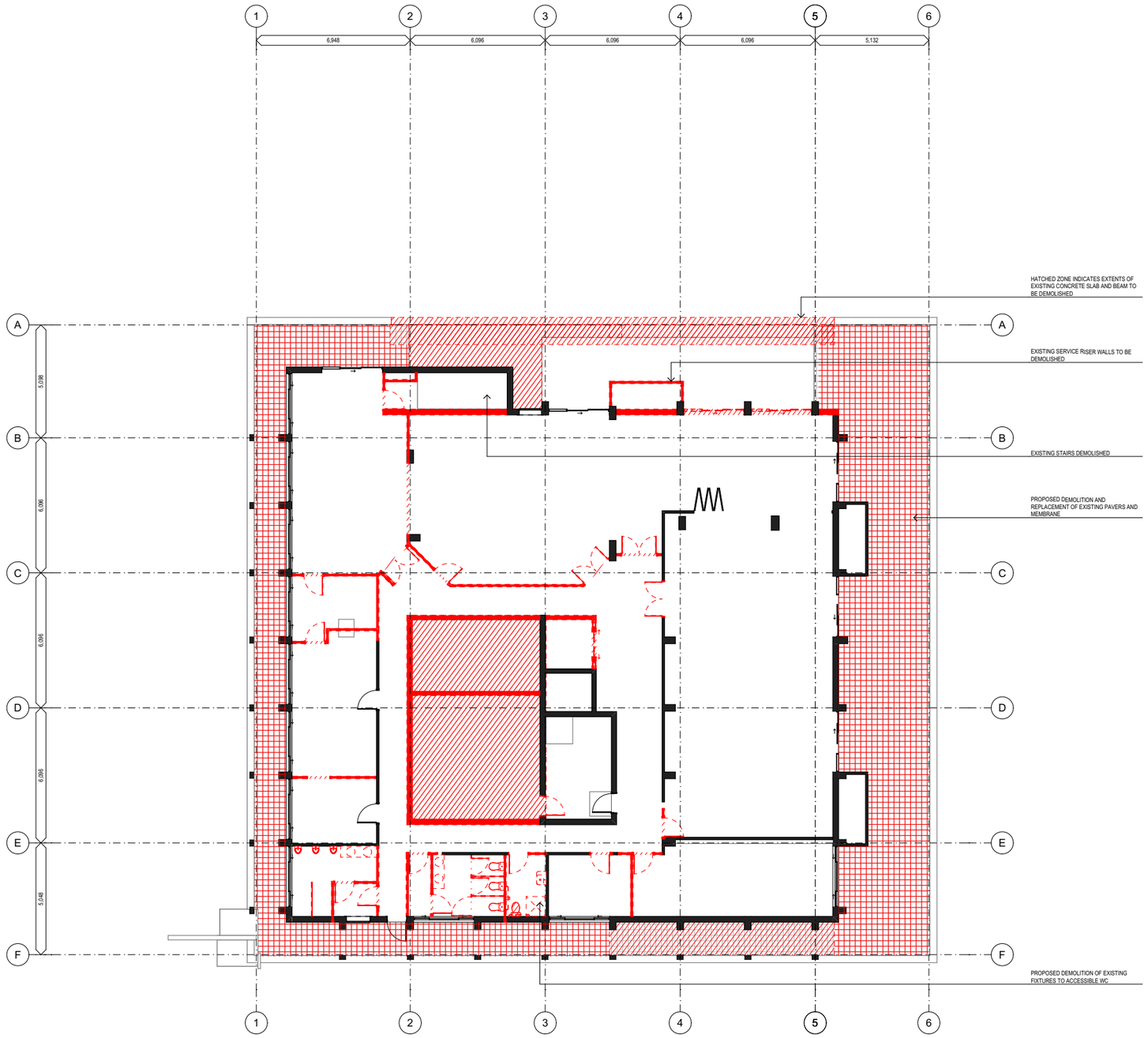
SECOND FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A - 1 0 5 / 02



01 LEVEL 3
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE
TITLE
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LEGEND

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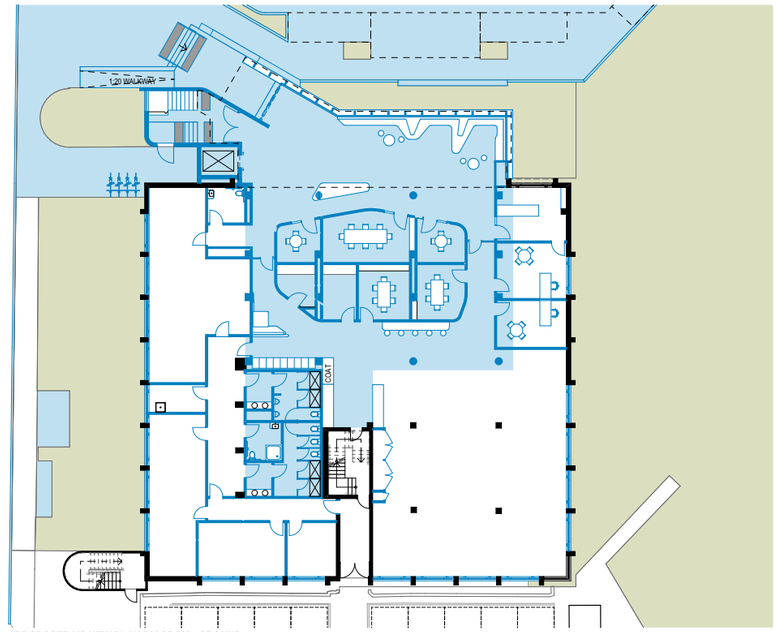
TENDER		
CONST		

TITLE
THIRD FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	2/03/2022	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-106 / 03



01 PROPOSED VS NEW PLAN DIAGRAM - GROUND
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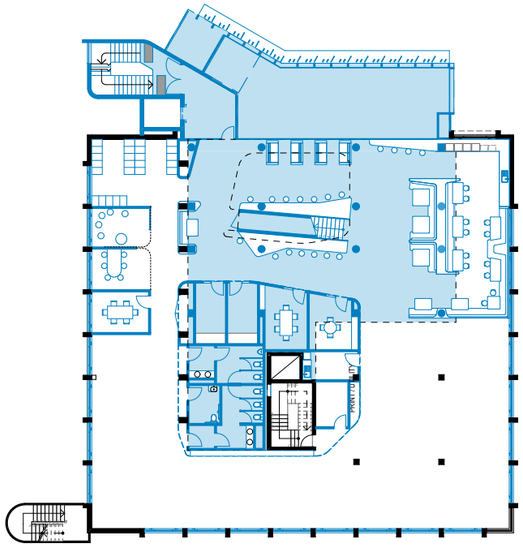
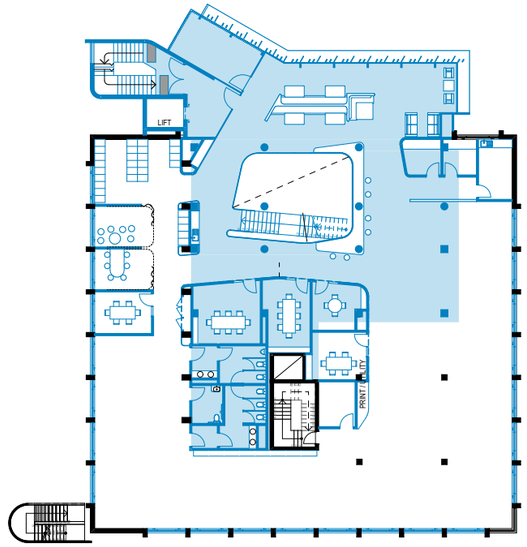
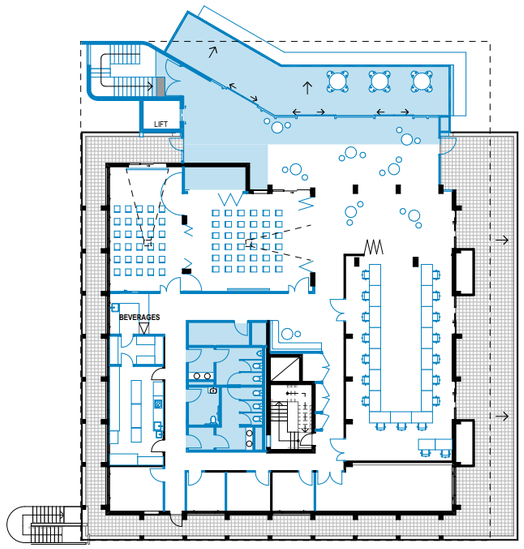


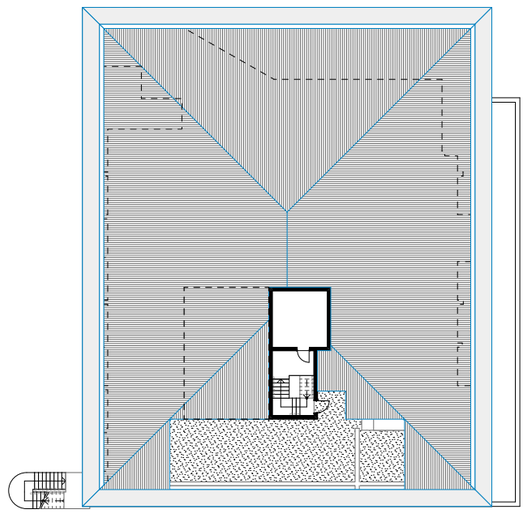
02 PROPOSED VS NEW PLAN DIAGRAM - FIRST
1:200



03 EXISTING VS NEW PLAN DIAGRAM - SECOND
1:200



04 EXISTING VS NEW PLAN DIAGRAM - THIRD
1:200



05 EXISTING VS NEW PLAN DIAGRAM - ROOF
1:200

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND
EXISTING
NEW

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architects
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Newtown NSW 2042 Australia
T 02 9550 5200
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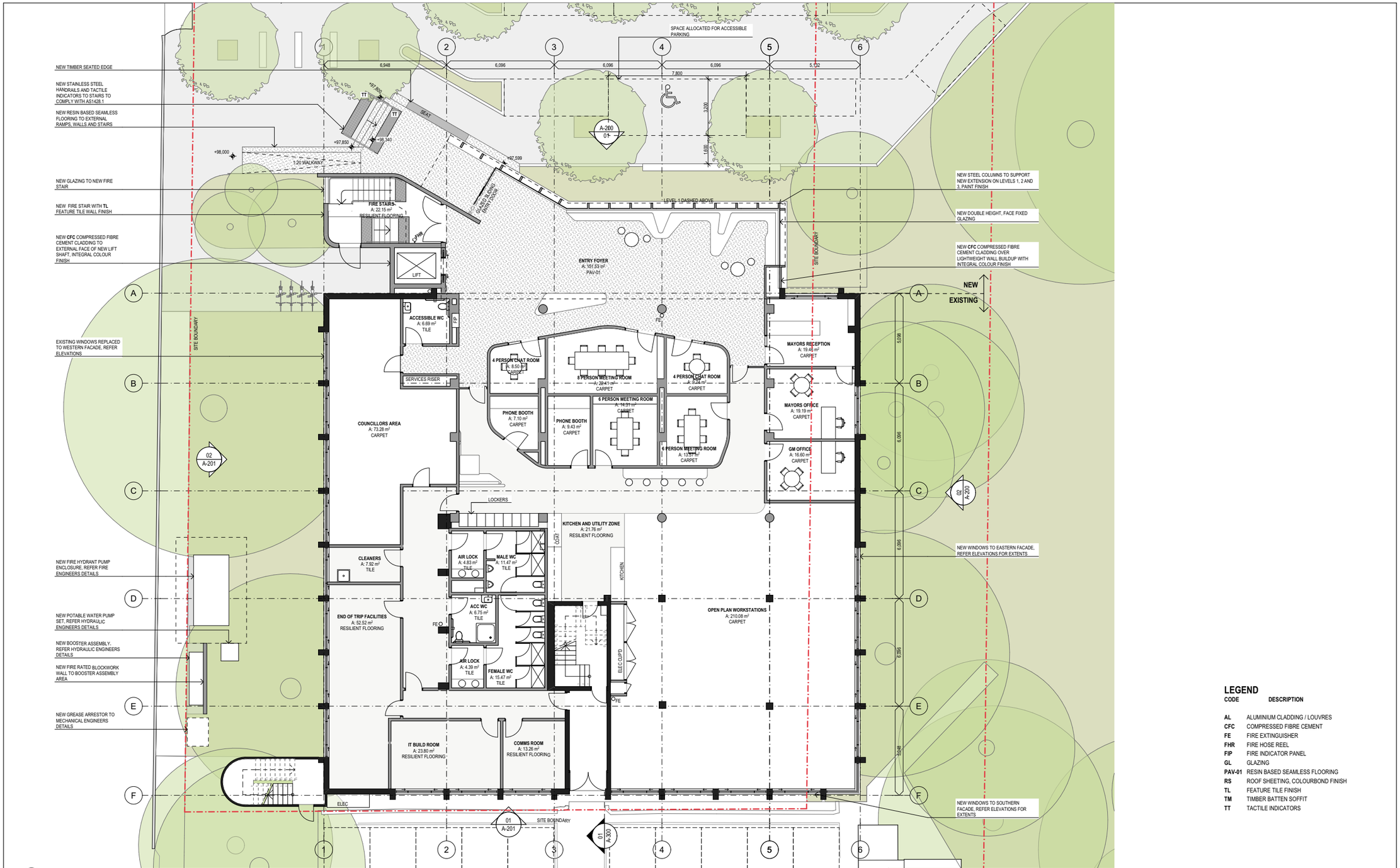
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
EXISTING AND NEW DIAGRAMS

DRAWN	PLOT DATE	SCALE @A1
LW	2/03/2022	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-107	03



01 GROUND
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	17/01/2022
04	REVISED PLAN LAYOUT	25/02/2022

No. AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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REVIEW	DIRECTOR SIGNATURE	DATE
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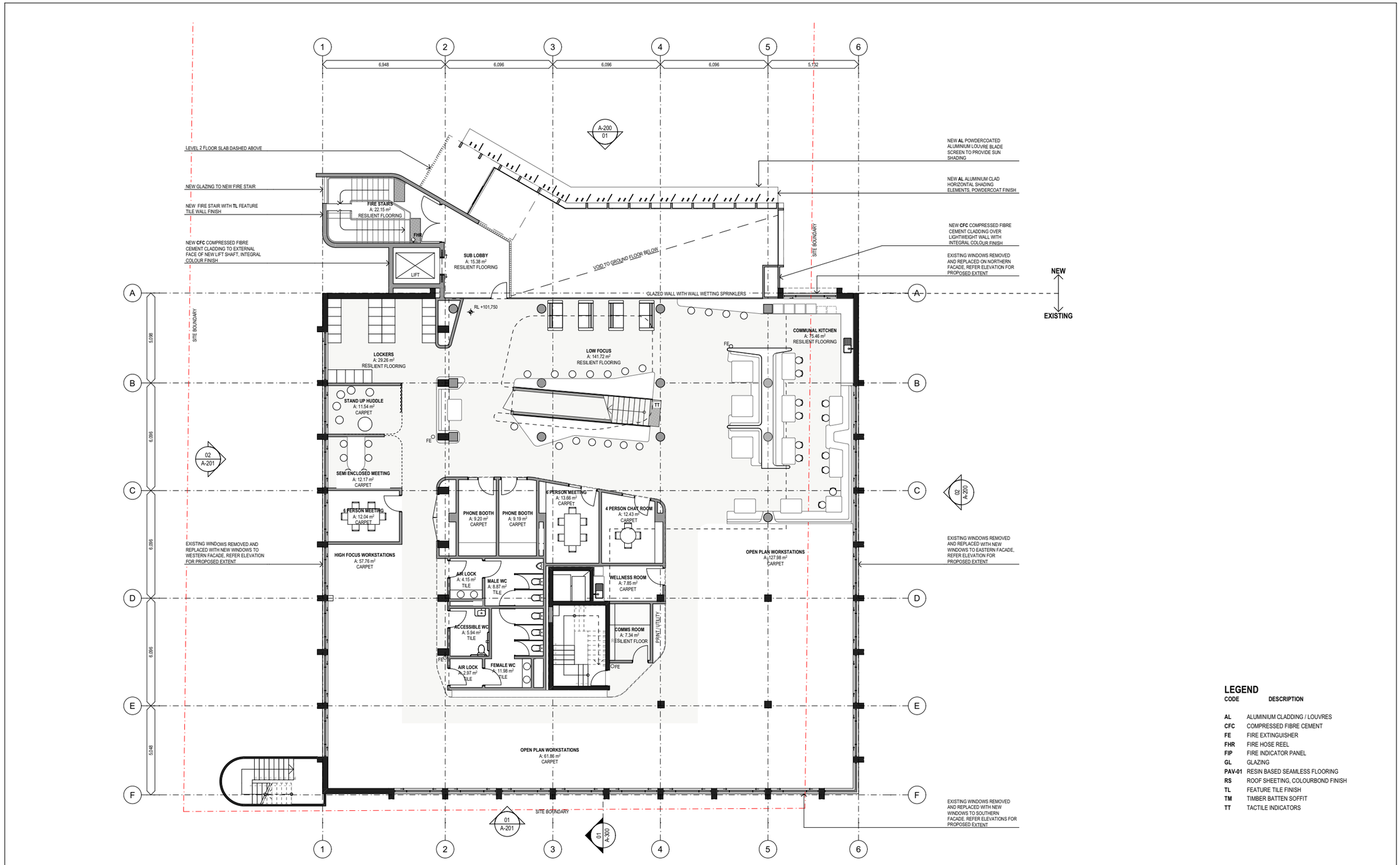
TITLE
GROUND FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	25/02/2022	1:100	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A - 1 0 8	04



LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

01 LEVEL 1
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

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REVIEW	DIRECTOR SIGNATURE	DATE
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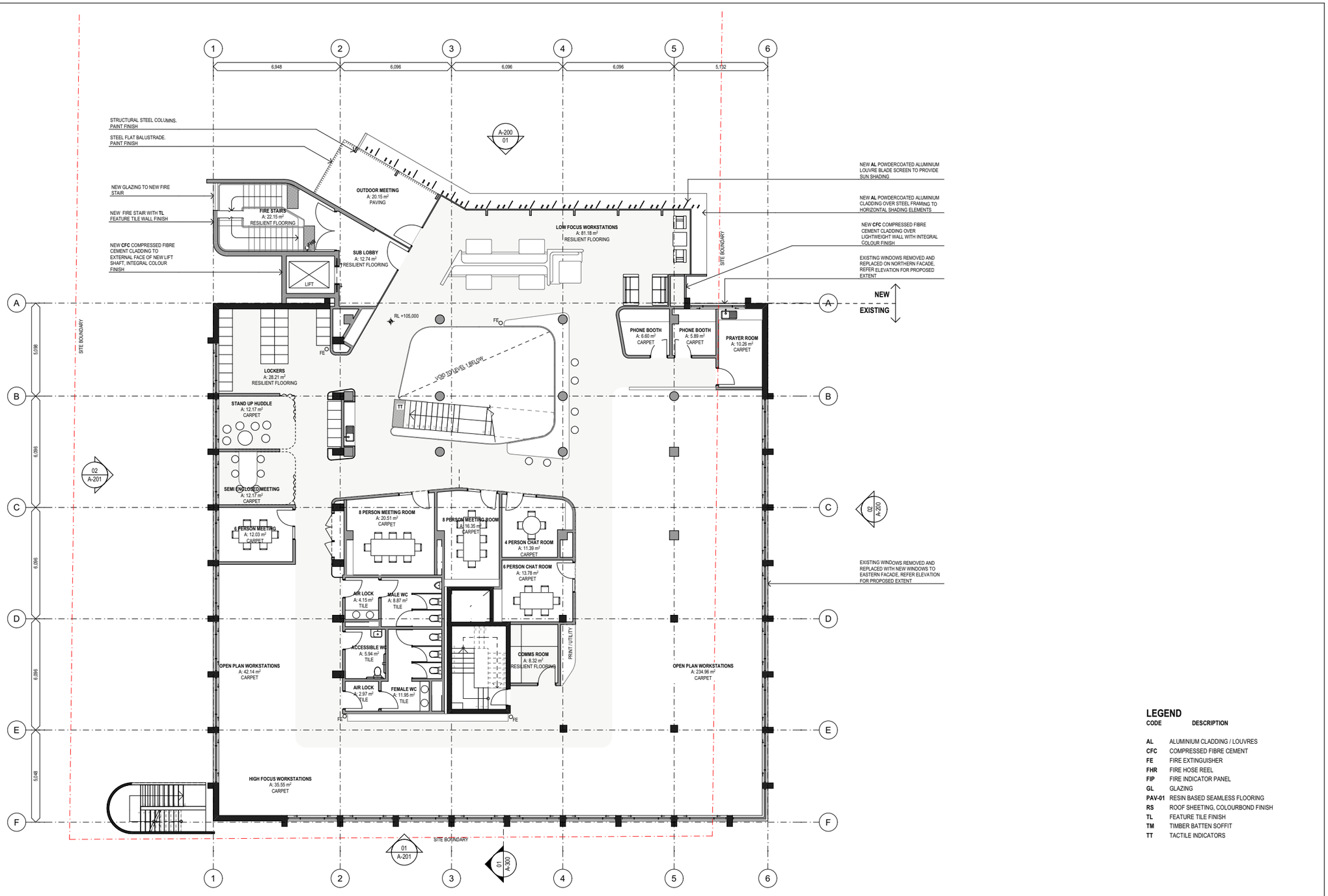
CONST		

TITLE
LEVEL 1 FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO.
AN	21-01	A - 1 0 9	02



01 LEVEL 2
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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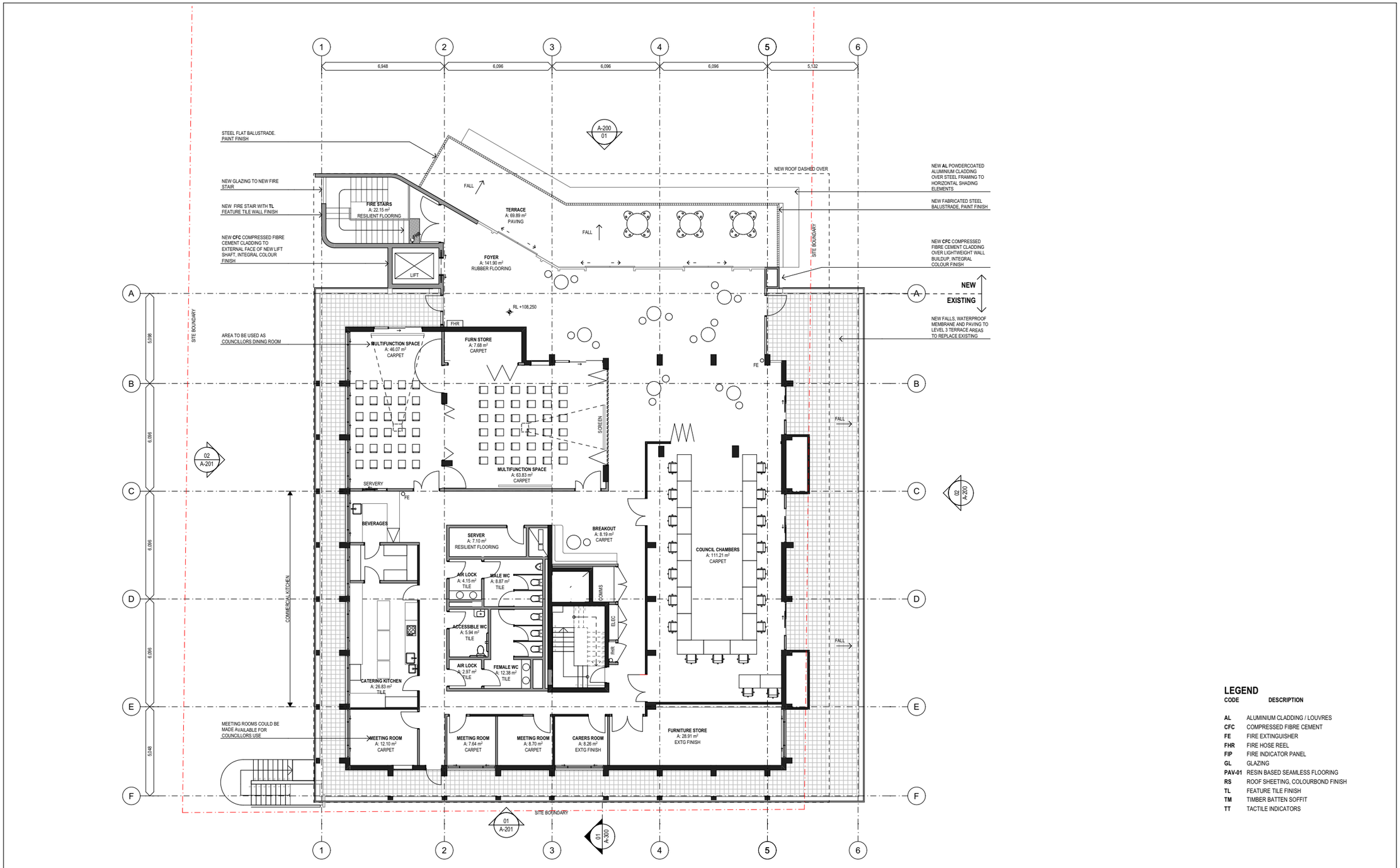
TITLE: **LEVEL 2 FLOOR PLAN**

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-110	02



LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

01 LEVEL 3
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	12/01/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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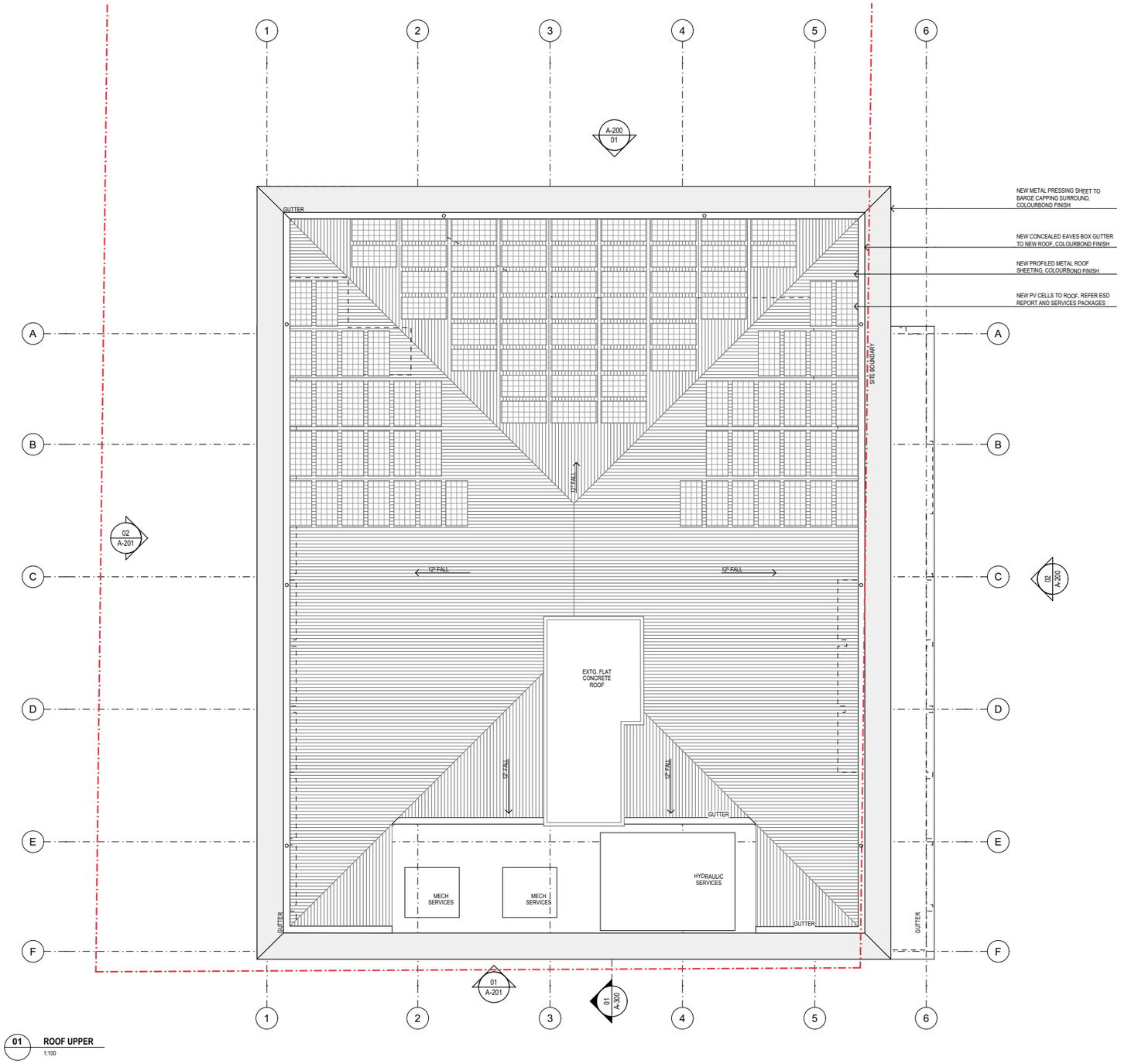
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
LEVEL 3 FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	25/02/2022	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-111	03



01 **ROOF UPPER**
1:100

REV	DESCRIPTION	DATE		
01	DRAFT REF ISSUE	17/09/2021	No.	AMENDMENT DESCRIPTION
02	REF FOR COMMUNITY CONSULTATION	12/10/2021		

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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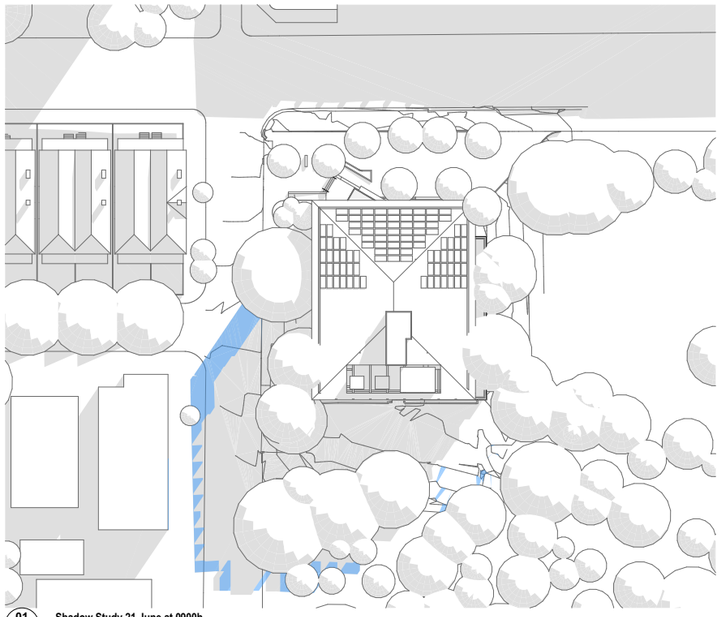
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
ROOF FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A - 1 1 2	02



01 Shadow Study 21 June at 0900h
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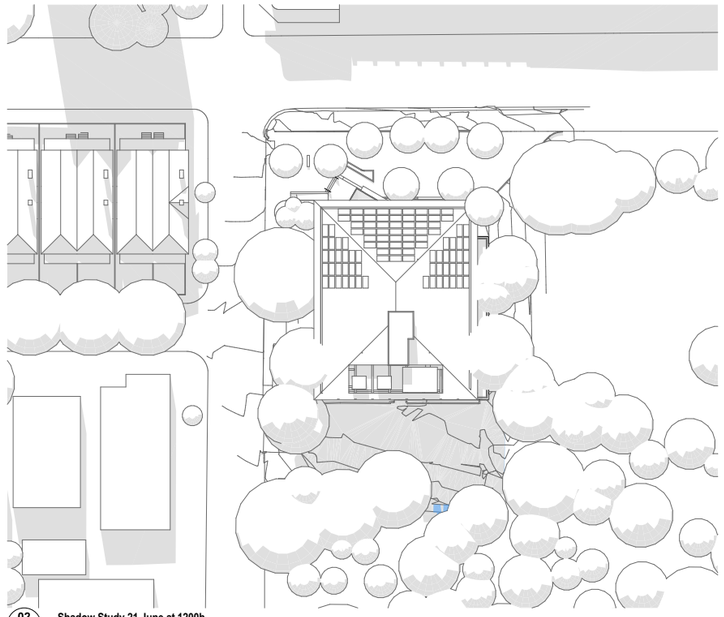

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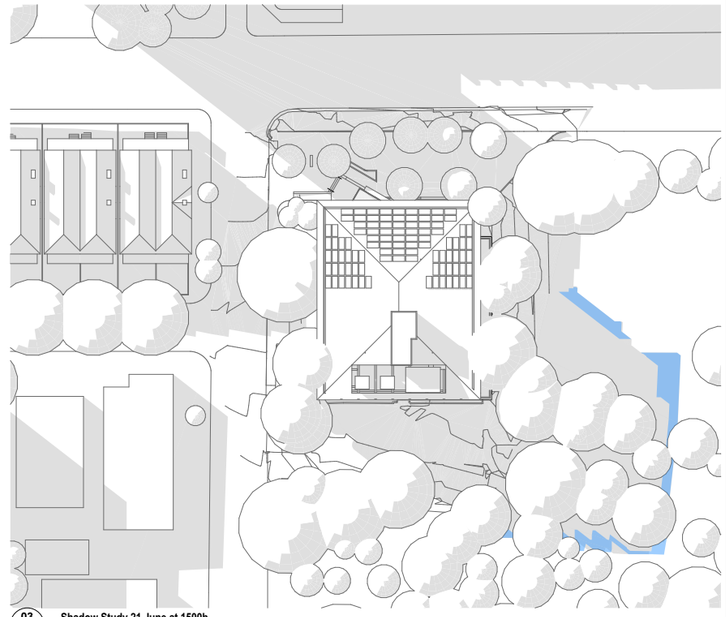

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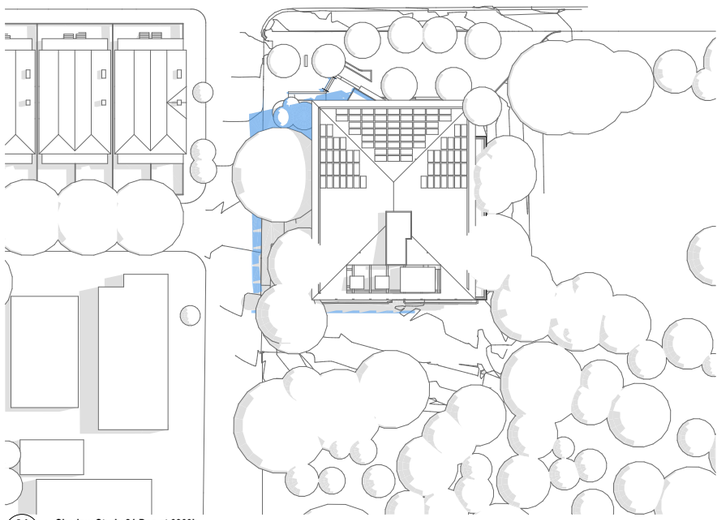

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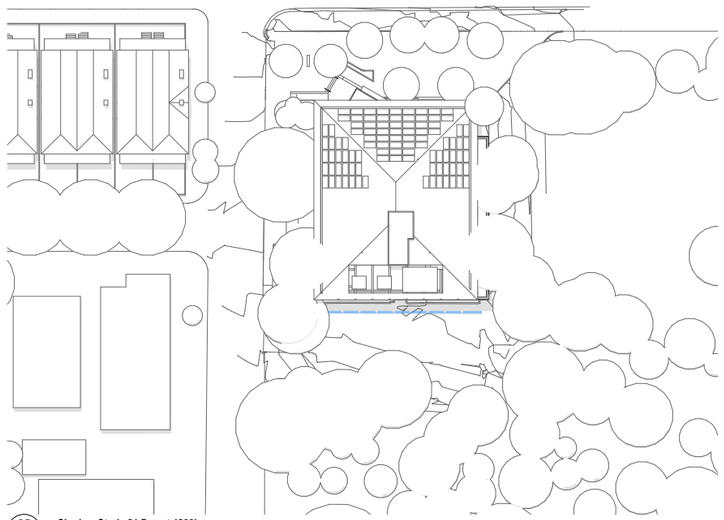

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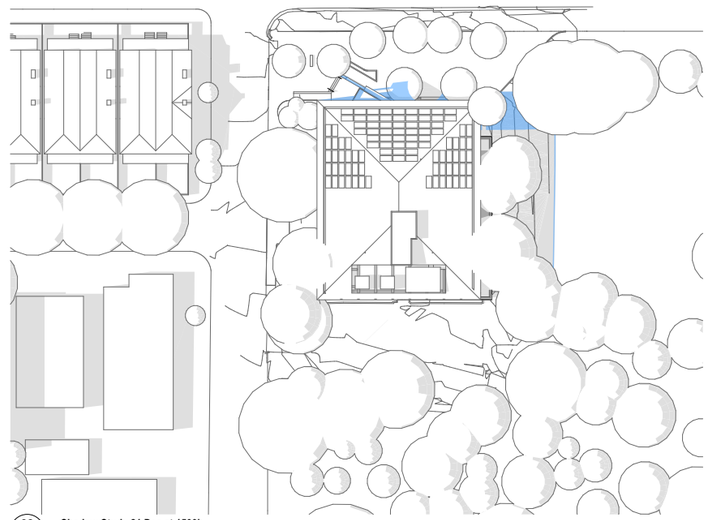

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REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE

LEGEND
EXTG SHADOWS
NEW SHADOWS

NORTH

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PROJECT TITLE
Waverley Council Chambers Upgrade

SCALE CHECK 5 10

lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

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LW	12/10/2021	1:500
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
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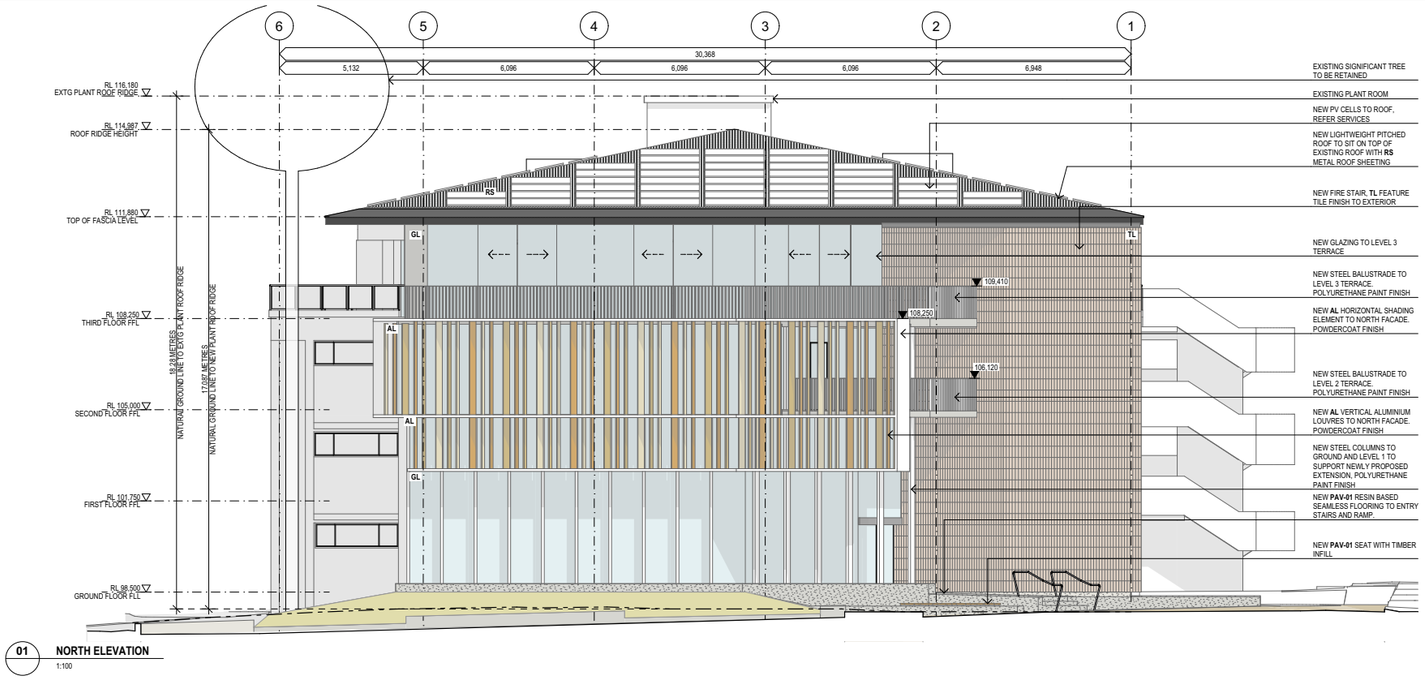

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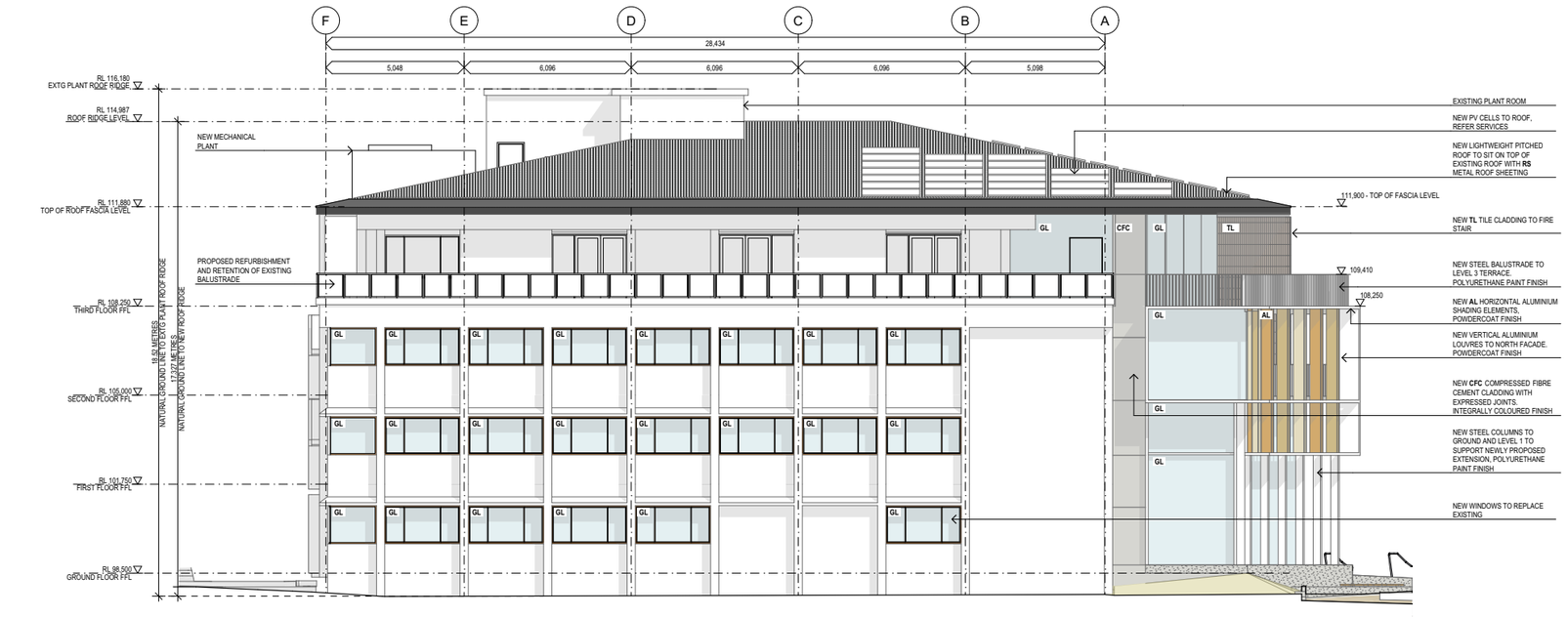

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LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE

LEGEND

NORTH

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SCALE CHECK 5 10

lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

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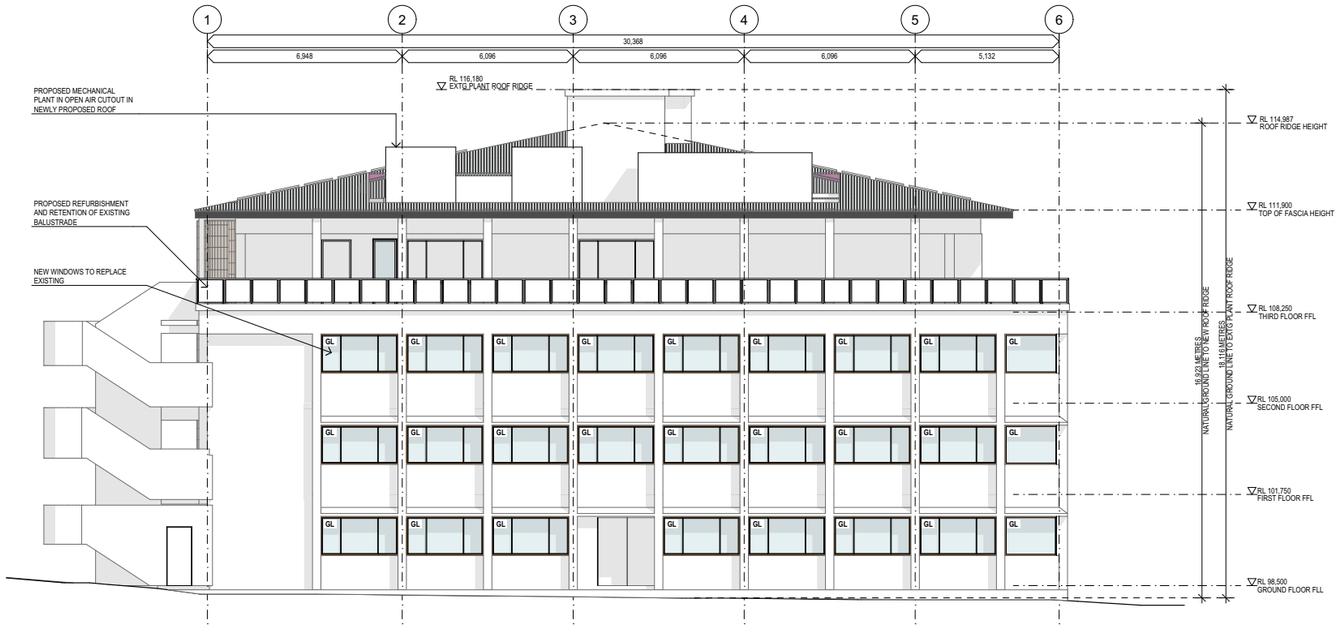
TITLE
NORTH AND EAST ELEVATIONS

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-200 / 02



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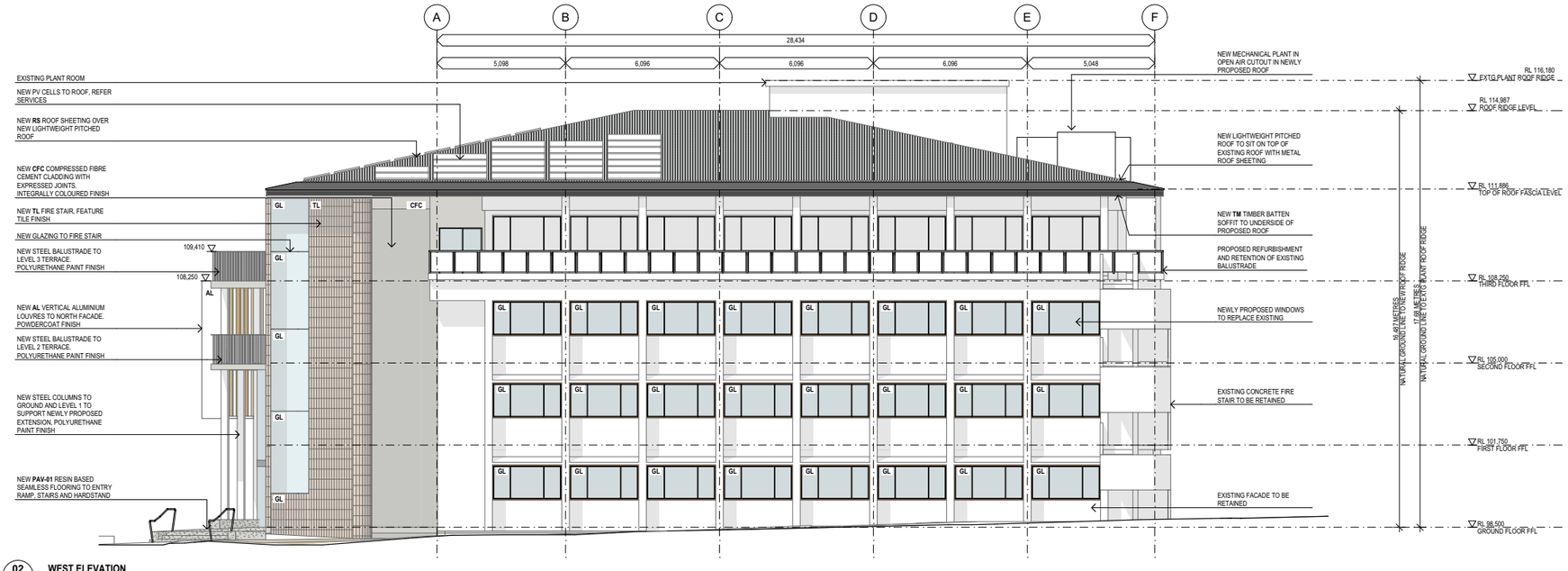

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LEGEND

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FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

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LEGEND

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lahznimmo architects
Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
Newtown NSW 2042 Australia www.lahznimmo.com

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TITLE: **SOUTH AND WEST ELEVATIONS**

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LW	12/10/2021	1:100
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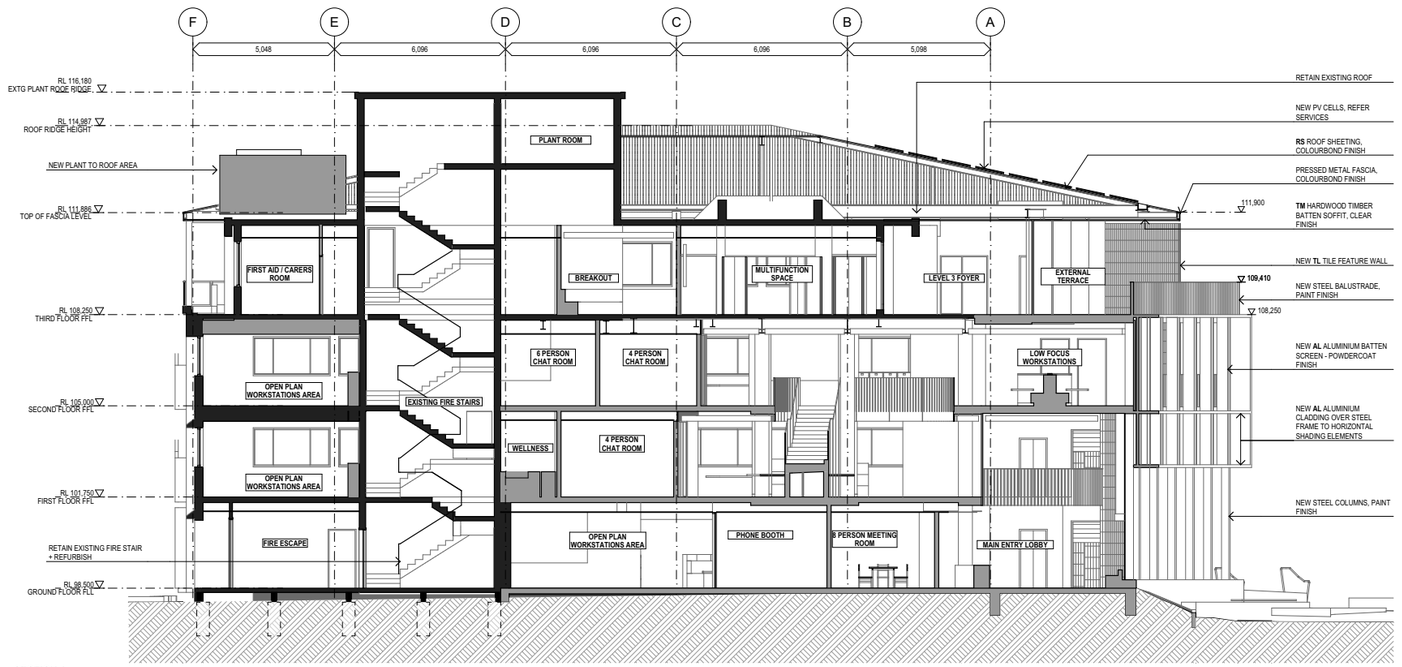

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LEGEND

CODE	DESCRIPTION
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FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
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lahznimmo architects
Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
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TITLE
CROSS SECTION

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AN	21-01	A-300 / 02

Attachment 7

DCP Compliance Table

COMPLIANCE TABLE – WAVERLEY DEVELOPMENT CONTROL PLAN 2012

(Note: does not technically apply but assessment for completeness)

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
PART B: GENERAL PROVISIONS	B1 Waste 1.4.1 Storage 1.4.1.1 GENERAL CONTROLS (a) Details of ongoing waste management strategy are to be documented within the SWRMP, and reviewed every 5 years to employ updated waste reduction strategies and technologies. (b) Sufficient space must be provided to accommodate the storage of waste and recycling likely to be generated on the premises between collections and any associated equipment. Approximate waste and recycling rates for various commercial and residential developments are provided in Annexure B1-2 (c) Waste storage rooms or areas are to be located a maximum 10m from pick up point. Waste rooms are not to be used for any purpose other than the storage of waste. (d) Waste and recycling receptacles must be stored at all times within the boundary of the site and concealed from the public and commercial domains unless otherwise approved by Council under Section 68 of the *Local Government Act 1993*. (e) All waste and recycling must be inside Council approved bins or skips, with lids closed to reduce littering, stormwater pollution, odour and vermin. Waste and recycling not presented in the correct manner will not be collected. (k) Waste and recycling storage rooms must be: (i) Enclosed to prevent noise, odour and visual impacts; (ii) Designed to store the entire fleet of bins plus 0.2m between bins to allow adequate manoeuvrability room; (iii) Designed with a 1.8m unobstructed clearance zone between the stored bins and the entrance for access and manoeuvrability; (iv) Designed with suitable door and corridor access to enable bin movement(v) Constructed of concrete or other approved materials at least 75mm thick; (vi) Finished with a smooth even surface to be easily cleaned; (vii) Coved at the intersection with walls and plinths with a ramp to the doorway where necessary; (viii) Graded and drained to the sewerage system and approved by Sydney Water; (ix) Fitted with a close fitting and self-closing door that can be opened from within the room (x) Designed with adequate lighting and naturally/mechanical ventilation to meet Building Code of Australia 2016 requirements; (xi) Fitted with smoke detectors in accordance with the relevant Australian Standards (xii) Equipped taps supplying hot and cold water, mixed through a centralised mixing valve with a hose cock and fitted with an aerator to increase water efficiency; (xiii) Designed to include a clear and easy-to-read “NO STOPPING” sign and “DANGER” sign on the external face of waste storage rooms where appropriate; (xiv) Designed to ensure waste-water from the cleaning of the waste storage area and bins, is not to drain into the storm water system; and (xv) Fitted with childproof compacters or mechanical devices where used in the storage of waste	SWRMP provided at **Attachment 15** to REF Space available within existing waste areas to service development as per existing Waste room as existing – no change	✓
	B1 Waste 1.4.2. Access and Collection 1.4.2.1 GENERAL CONTROLS (a) Waste and recycling storage areas must be located in a position convenient for both users and waste collection personnel. (b) The path for bins between the waste and recycling storage area and the vehicle collection point must be free of steps and kerbs.	Waste collection arrangements as existing – no change	✓

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	(d) Access roads must comply with the Building Code of Australia, all relevant Australian Standards and Annexure B1-3.		
	B1 Waste 1.4.4 Management 1.4.4.1 GENERAL CONTROLS • A current copy of the SWRMP is to be stored on site and available at all times. • Ongoing management of the property is to be in accordance with the approved SWRMP to ensure that appropriate waste and recycling services are provided. • Waste generated by a development must not exceed the maximum permitted generation rates for the building use. • The SWRMP must identify responsibility for cleaning of waste receptacles and storage areas and for transfer of bins within the property, to the collection point and back to the storage areas. • Clear and easy to read signs identifying the different waste receptacles and where in the storage area these should be positioned must be displayed. • The building manager or owner's corporation is to review every 5 years the methods for waste storage, treatment and collection and implement any relevant changes to reduce waste and increase recycling.	SWRMP will be stored on site and implemented as part of the operation of the facility in accordance with Council's requirements	✓
	B2 Ecologically Sustainable Development 2.1 PASSIVE DESIGN (a) Development is to be designed and constructed to reduce the need for active heating and cooling systems by incorporating passive design measures through site design and analysis. Refer to the Design Guidance for methods to achieve this. (b) Considerations include: (i) Physical characteristics of the site; (ii) Site context, such as adjacent buildings or structures affecting the site, relationship of the site to the street, identification of key features such as views and orientation; (iii) Overshadowing caused by existing buildings; (iv) The orientation of true solar north, and a range of 30 degrees east and 20 degrees west of true north; (v) Trees on, or affecting the site, identifying location, type, size and condition; and (vi) Prevailing seasonal winds, sun and shade characteristics. (c) Development is to be orientated to achieve optimum solar access and natural ventilation. To achieve this: (i) Shade north and west facing windows from direct summer sun with external horizontal shading devices such as awnings, upper floor balconies, eaves and overhangs; and (ii) Utilise vertical shading devices such as vertical louvres or fins on east and west facing windows that consider the oblique angles of the sun. (d) Insulation is to be used in external walls and roofs to reduce heat escaping from a building in winter and to maintain a lower internal temperature in summer. Position internal walls and partitions to allow for any prevailing passage of air through the building.	Sustainability report provided at **Attachment 5** to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply
	2.2 WATER CONSERVATION (a) All new fittings and fixtures are to be installed with the highest Water Efficiency Labelling and Standards (WELS) scheme star rating available at the time of development. (b) Rainwater storage in tanks or bladders must be installed in all developments. (c) Leaf-shedding grills must be fitted over gutters and downpipes to increase efficiency of rainwater collection. (d) Water for non-potable uses is encouraged to be provided by a rainwater, stormwater, treated	Sustainability report provided at **Attachment 5** to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	greywater or blackwater system. (e) Greywater and blackwater systems are encouraged in all new developments to recycle water on site. (f) Dual piping for future use of greywater or blackwater systems is encouraged to be provided in all new commercial and multi-residential development. (g) Sub-meters are to be provided for individual tenants or floors in new commercial developments. (h) Dry basket arrestors are to be provided to floor wastes in commercial food preparation areas and be shown on plans submitted. (i) Premises shall have a floor waste point (drainage) to prevent polluted water from reaching the footpath. (j) Dehumidification from air conditioning systems must be harvested and reused on site provided it is treated to an adequate level suitable for the reuse application, otherwise a piped connection to Council's stormwater drainage system is required and there is to be no discharge to the footpath.		
	2.3 RENEWABLE ENERGY AND ENERGY EFFICIENCY (b) Solar hot water systems are encouraged to be installed in all new developments and major alterations and additions. Where solar access is poor, alternative high efficiency systems are to be used, such as: (i) High efficiency gas storage system; (ii) High efficiency electric heat pump; or (iii) Instantaneous gas hot water for premises with low level hot water usage or intermittent water usage. (c) Ceiling fans and passive cooling systems are preferred over air-conditioning systems. (d) Where mechanical ventilation or air-conditioning is required it must: (i) Have sufficient manual or automated controls so it is used only when required; (ii) Be an energy efficient reverse cycle air conditioning system that achieves as a minimum one star less than the maximum possible under the Australian Government air conditioning energy rating standard. (iii) New or replacement air conditioning units are to have a minimum 2-star rating for cooling only. Reverse cycle air conditioning units are to have a minimum of 2-star rating on one cycle and 2-star rating on the alternate cycle. (iv) Dehumidification from air conditioning systems must be harvested and reused on site provided it is treated to an adequate level suitable for the reuse application, otherwise a piped connection to Council's stormwater drainage system is required and there is to be no discharge to the footpath. (e) The installation of photovoltaic panels is encouraged in all developments. (f) Where photovoltaic panels are proposed it is desirable that the panels be parallel and incorporated into the design of the building. (g) The use and location of photovoltaic panels and solar hot water heating systems should take into consideration the potential permissible building form on the subject property and/or adjoining properties. (h) Development and major tree plantings should maintain solar access to existing photovoltaic solar panels and solar hot water heating systems. (j) Buildings are to incorporate energy saving systems for lighting. This includes the use of: (i) Natural lighting where possible; (ii) Energy efficient lights such as T5 fluorescents, CFLs, or LEDs; and (iii) Sensor lighting so that lights are only used when necessary. (k) All shared areas within developments such as corridors, lobbies, and car parks are to utilise energy efficient lighting and movement sensors.	Sustainability report provided at **Attachment 5** to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	2.4 RATING TOOLS (a) Green Star certification is encouraged for all developments with a cost of works of $3 million or greater. (b) Development should be designed to register and maintain a minimum of a 4 star Green Star Certified Rating in accordance with the Green Star Communities, Green Star Design & As-Built, and/or Green Star Performance assessment tools or equivalent certification. (c) Council requires proof of registration for a Green Star Communities and/or Green Star Design & As-Built Rating for the proposed development. Note: If the Green Star certification provision has been satisfied, an additional energy assessment is not required as per Part B2.5 Energy Assessment of this DCP. However if the Green Star provision has not been satisfied, an energy assessment report is required as part of the development application.	Sustainability report provided at **Attachment 5** to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply
	2.5 ENERGY ASSESSMENT (a) A commitment to the provision of an Energy Assessment Report must accompany a development application for new mixed use and commercial development with a cost of works of $3 million or greater. The commitment is to demonstrate: (i) A draft proposal of how the project will deliver a development with greenhouse gas emissions that are 30% less than those of a reference building; and (ii) That an adequately qualified professional has been engaged at the inception of the project to ensure that integrative sustainability measures have been implemented, and that the professional has been contracted to oversee the delivery of the building to these standards. (b) An Energy Assessment Report will be required as part of any development consent for works of $3 million or greater, to be submitted prior to the issue of a construction certificate for the development. (c) The energy assessment report is to include a completed Green Building Council of Australia's Green Star Design & As Built Greenhouse Gas Emissions Calculator available at http://new.gbca.org.au/green-star/rating-system/design-and-built/ This includes: Modelling of the predicted operational energy demand and greenhouse gas emissions of the proposed development. Proposed solutions to reduce the predicted operational energy use and greenhouse gas emissions of the site and calculations to show the energy use and greenhouse gas emission reductions attributable to each proposed solution. Potential solutions include: Design of site, buildings and services Use of on-site energy efficient technologies Use of decentralised energy where feasible, such as district heating and cooling and combined heat and power Use of on-site renewable energy technologies where feasible.	Sustainability report provided at **Attachment 5** to the REF. Further detailed development will be undertaken post determination to ensure compliance with Council's requirements.	Able to comply
	B3 LANDSCAPING 3.1.1 GENERAL CONTROLS (a) A Landscape Plan is required to be submitted in accordance with the Waverley Development Application Guide and include: (i) A schedule of the common name and scientific name of species to be planted, the size and number; and (ii) A plan showing the location of the plants in the schedule.	Landscape Plan provided at **Attachment 3** and Arboricultural Assessment Report provided at **Attachment 4**. Landscaping in accordance with Council's requirements.	

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	(b) Existing significant vegetation is to be retained and enhanced. (c) The landscaping should maintain and increase vegetation and urban tree canopy in Waverley. (d) Species should be retained, selected and placed in order to help achieve the following: (i) Cool buildings in summer; (ii) Intercept glare from hard surfaces; (iii) Channel cooling air currents into the dwelling in summer; (iv) Allow sun into living rooms in cooler months; and (v) Provide windbreaks where desirable. (e) Existing natural features including sandstone and rock features are to be retained and incorporated as landscape features on the site in order to maintain the natural character of the landscape. Sandstone walls and finishes fronting the public domain are to match the traditional pattern and colour of sandstone in the area. (f) Landscaping is to be designed to minimise non-porous areas and maximise on-site infiltration of stormwater. Paved areas are to be semi-porous or graded to maximise on-site infiltration. (g) Landscaping must relate to the building scale and assist integration of the development with the existing street character. (h) Landscaping should give precedence to species with low water needs, include native plant species and select and position trees to maximise control of sun and winds. (i) All development proposals are to be designed to eliminate the impact upon significant trees on site, street trees and trees on adjoining land including public open space and bushland.		
	B5 VEGETATION PRESERVATION 5.1.2 Vegetation Clearing Requiring a Permit A Vegetation Clearing Permit is required to clear: (i) Native vegetation on land identified as 'Biodiversity' on the Terrestrial Biodiversity Map in WLEP 2012; or (ii) Vegetation larger than 500m2 on land identified as 'Biodiversity Habitat Corridor' in WDCP2012; or (iii) A tree with a height of five metres or greater and trunk width of 300mm or greater at ground level; or (iv) A tree with a canopy spread of five metres or greater and trunk width of 300mm or greater at ground level.	Tree removal proposed as part of subject activity. Permit not requires as undertaken as development without consent. Assessment undertaken in Arboricultural Impact Assessment at Attachment 4 to REF.	✓
	5.2 Trees of Development Sites Refer to Waverley Tree Management Policy for requirements	Tree protection measures addressed in Arboricultural Impact Assessment at Attachment 4 to REF.	
	B6 STORMWATER 6.1 STORMWATER MANAGEMENT AND WSUD (a) A stormwater management plan is required to be submitted with all development applications (except minor alterations, retrofits and the like). (b) WSUD principles are to be integrated into the development through the design of stormwater drainage, on-site detention and landscaping and in the orientation of the development rather than relying on 'end of pipe' treatment devices prior to discharge (c) WSUD measures are to be employed to prevent contamination of stormwater. (d) Development is to be sited and built to minimise disturbance of the natural drainage system. (e) WSUD elements should be located and configured to maximise the impervious area that is treated. (f) On site detention is to be designed, installed and maintained in accordance with the Water Management Technical Manual. (g) Council consent is required for temporary/permanent dewatering and groundwater extraction and use prepared in accordance with the Water Management Technical Manual. The proposal is assessed on	Civil and Structural Concept Report provided at **Attachment 13** to the REF. As outlined in the report the proposal complies with Council requirements	✓

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	merits and where appropriate, referred by Council to the relevant Government department for an access licence. (h) Applications for roof water and stormwater harvesting and reuse and grey water or black water treatment systems will be assessed on merit in accordance with the WM Technical Manual. (i) Methods of disposal of stormwater from the site must be provided using one or a combination of the following: (i) Infiltration; (ii) Gravity connection to Council's stormwater system; Charged system; and / or Pump system. Note: A stormwater system must be constructed in accordance with AS/NZS 3500:2003 National Plumbing & Drainage and Water Management Technical Manual. (j) Depending on the extent of disturbed area, the following plans to manage erosion and sedimentation must be submitted with the development application: (i) For areas of disturbance less than 250m2, a marked up plan of proposed works and control measures is required; (ii) For disturbed areas between 250m2 and 2,500m2, an erosion and sediment control plan is required; and (iii) For disturbed areas greater than 2,500m2 soil and water management plan is required.		
	B7 ACCESSIBILITY AND ADAPTABILITY ACCESSIBILITY All Development (a) Access is to meet the requirements of the DDA 1992, the relevant Australian Standards and the BCA. (b) Accessible parking for people with a disability must be provided in accordance with the BCA and AS/NZS 2890.1: 2004 Parking Facilities – Off Street Parking and AS 1428: Set 2003 including AS 1428.1:2009 Design for Access and Mobility. (c) An Access Management Plan for alterations and additions to existing buildings only, may be required as a means of helping to provide services or facilities to people who would be unable to gain access to the premises. Commercial Development (a) The main entrance should provide direct, level access from the street and from any parking area. (b) A lift must be provided at ground floor to upper floors in developments with three or more storeys and where aggregate floor area above the ground floor is 400m2 or greater.	Accessibility report provided at **Attachment 8** to the REF. The report notes that the proposal is able to comply with relevant requirements.	Able to comply
	B8 TRANSPORT 8.2.2 Car parking provision at rate of between 0 and 0.66 spaces per 100m2 GFA in Zone 1 (within 800m of Bondi Junction railway station.	Proposed development requires between 0 and 21 spaces as outlined in Transport assessment at **Attachment 11** to REF. Proposal provides existing spaces totally 17 council spaces and 10 public spaces. Design of new entrance driveway complies with relevant standards as addressed at **Attachment 11**. Other transport and access arrangements as existing.	✓

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	8.6 TRAFFIC AND TRANSPORT MANAGEMENT PLANS (a) A traffic and transport management plan is required to accompany a development application for the following developments: (iii) Commercial development with over 2,500m2; or (iv) Other development at the discretion of Council. (b) The study should provide an assessment of the traffic and parking impacts the development proposal may have on the surrounding road network and must address matters such as: (i) Current on street parking restrictions and availability; (ii) Time of peak demand; (iii) Proportion of people using facilities on site; (iv) Hours of operation; (v) Current traffic conditions (vi) The likely impact of the proposed development on existing traffic flows and the surrounding street system; (vii) Safety of pedestrian and vehicular movements in and around the centre; (viii) How impacts of drop-off and pick up will be accommodated; and (ix) Deliveries to the site.	Transport report provided at Attachment 11 to the REF. Traffic and transport management plan not required as application for alterations and additions only. Traffic and parking impacts of proposed considered to be negligible.	✓
	B9 HERITAGE 9.3 Aboriginal Sites (a) Development on land where there is an identified Aboriginal object as identified in WLEP 2012; is likely to be an Aboriginal object; or is an Aboriginal place of heritage significance; must be supported by an Aboriginal cultural heritage assessment prepared in accordance with the requirements of the NPW Act and include appropriate recommendations to inform the long term management of the item of significance. (b) Development must be in accordance with Table 7. (c) An applicant must refer to the NPW Act should an Aboriginal object(s) be discovered when undertaking development.	Site identified as area with low sensitivity – no assessment required.	✓
	9.6 CHARACTER AND STREETSCAPE 9.6.1 All Development (a) A Context and Streetscape Analysis is to be provided that identifies common elements and features of the area including: i. Topography and landscape; ii. Views to and from the site; iii. Significant subdivision patterns, layout, front and side setbacks; iv. The type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings; v. The interface between the public domain and building alignments and property boundaries; and vi. Colour schemes that have a hue and tonal relationship with traditional colour schemes. (b) Development should identify and respect the contributory features and characteristics of the item or the conservation area and incorporate these features into the design. (c) The established landscape character of the locality including the height of canopy and density of landscaping should be retained. (d) Development near a heritage item should respect the visual curtilage of the item.	Heritage Impact Statement provided at **Attachment 9** to the REF. The report concludes that the proposal will not result in any adverse heritage impacts.	✓

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	B10 SAFETY 10.1 BUILT FORM (a) Maximise casual surveillance by orientating buildings towards the street. (b) Active spaces including windows of habitable rooms within the buildings are to be located to maximise casual surveillance of public spaces such as streets, laneways, parking areas and communal areas such as play areas, swimming pools, gardens and the like. (c) The design of building details including the provision of fencing, drainpipes and landscaping is to be such that illegitimate access is not facilitated through the creation of footholds, concealment and the like. (d) Minimise blind corners, recesses and other external areas which have the potential for concealment. (e) Pathways and entries providing access to, around and within the site should be designed to ensure good visibility for and of the user. (f) Building entries and mailbox entries are to be clearly visible, easily identifiable from the street and unobstructed. (g) Pedestrian routes to and from car parking spaces including to lift lobbies are to be as direct as possible with clear sightlines. (h) All entrance and exits, service areas must be clearly identifiable after dark by appropriate lighting. (i) All lighting on the site should be designed so it doesn't produce areas of glare and shadow or create a nuisance for neighbours. (j) Details of all lighting for public areas must be submitted with a development application for multi-residential development i.e. details of location, type and intensity. (k) Ensure landscaping does not jeopardise security of the site by avoiding planting large trees/shrubs which obscures sightlines. (l) Fencing which is used to delineate private space is to be used in a way which enhances safety by maximising opportunities for casual surveillance between the dwellings and the street frontage. (m) Materials should minimise opportunities for vandalism. (n) Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem. Use non-porous material such as glazed ceramics or treated masonry products. (o) Where large blank walls are unavoidable, consider the use of a "green screen" i.e. planting vegetation in front of the wall or using vegetation to cover the wall itself. Alternatively use vandal resistant paint or artwork to reduce opportunities for graffiti or articulate or modulate the wall. (q) Where public spaces of larger developments could result in the gathering of groups of people, the development may be required to provide CCTV facilities to monitor those areas.	The proposal has been designed having regard to CPTED principles and to maximise casual surveillance. Proposal complies with all relevant requirements.	✓
	B12 Design Excellence 12.1 DESIGN (a) Development is to achieve a high standard of architectural design, materials and detailing appropriate to the building type and location. (b) The form and external appearance of development is to improve the quality and amenity of the public domain. (c) Development is to consider and retain view corridors. Development will not be supported where detrimental impacts upon views and vistas is imposed, particularly those views from the public domain. (d) Development must not have a detrimental effect upon the amenity of public plazas and public open spaces. (e) Development must consider the following: (i) The suitability of the land for development;	The proposed design represents design excellence and will result in a transformation of this significant civic building to the benefit of Council, its staff and the community. The proposed design has regard to the existing built form and character and will result in both a building and landscape that represents design excellence, improves the amenity of the public domain and provides appropriate office accommodation for Council, staff and visitors.	✓

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	(ii) Existing and proposed uses and use mix; (iii) Heritage issues and streetscape constraints; (iv) The relationship of the development to other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity, and urban form; (v) Bulk, massing and modulation of buildings; (vi) Street frontage heights; (vii) Environmental impacts such as sustainable design, overshadowing, wind and reflectivity; (viii) The achievement of the principles of ecologically sustainable development; (ix) Pedestrian, cycle, vehicular and service access, circulation requirements; and (x) The impact on, and any proposed improvements to, the public domain.		
	12.2.1 Context Analysis (a) A Context Analysis is to include an analysis of the urban form including but not limited to the following: (i) Urban structure - The relationship between buildings, spaces, infrastructure and connections, landform, topography and natural features. (ii) Urban grain - The subdivision pattern, the scale and configuration of streets and lots, and the rhythm of buildings and spaces. (iii) Density and Mix - The amount of development and the range of uses in relation to the site's location and size; and its accessibility and proximity to other uses. (iv) Height and massing - The scale, arrangement, volume and shape of buildings in relation to humans, other buildings, structures, spaces, skylines and views. (v) Building type - The building footprint, its layout, circulation and access, and its functional relationship to adjoining spaces and buildings. (vi) Façade and interface - The relationship and expression of the external faces of the building, its rhythm and pattern of openings, expression of entries, corners and roofscape, setbacks and boundary treatments. (vii) Details and materials - The techniques, craftsmanship and detail of building components, and how the proposed selection of materials relate to the context through colour, pattern and treatment of materials including durability, sustainability and contextual fit. (viii) Streetscape and landscape - The surrounding built and natural context, including street elevation, building typologies and their spatial and locational characteristics, treatment of street/boundary interfaces, microclimate, ecology and biodiversity. Relate the analysis to how the proposed development contributes to the streetscape and landscape of the area. (ix) Social and economic fabric - Non-physical aspects of urban form including the productive capacity and economy of the community, cultural and social factors such as health and wellbeing, and community interaction.	A context analysis in plan form is provided at **Attachment 2** to the REF. In addition the REF provides a detailed assessment of the site context as required.	✓
	B16 PUBLIC DOMAIN 16.1 IMPROVING THE PUBLIC DOMAIN (a) Overshadowing effects of new buildings on publicly accessible open space is to be minimised between 9am – 3pm on 21 June. (b) Development is not to impede important or significant views from the public domain to public places, parks, Sydney Harbour or the eastern coastline, heritage buildings, monuments, or public artworks. (c) Development is to identify and improve key view corridors from the public domain. (d) Buildings are to be designed to frame important views from the public domain and within large sites. (e) Low level views of the sky along streets and from parks are to be maintained. (f) Buildings are to be designed to address the street and to utilise high quality finishes and public art to	The proposal will result in a significant upgraded to the public domain surrounding the site and will not result in any adverse impacts. Additional public spaces will be provided, landscape improvements made and a major upgrade of this significant civic building.	✓

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
	enhance the public domain and pedestrian interface. (g) Blank walls are not supported within centres. Where blank walls must be provided, utilise artworks or interesting façade designs to enrich the public domain. (h) Ground entry lobbies and commercial tenancies are to have entries at the same level as the adjacent footpath or public domain. (i) The ground floor of developments is to be designed so that there are regular opportunities for direct surveillance of the adjacent street or public domain. (j) Car parking areas at ground level must be screened by active uses to a minimum depth of 6m from the façade visible to the street or public domain. (k) Align setbacks between buildings with lanes and pedestrian links to enable clear lines of sight.		

Attachment 8

Accessibility Review Report

Accessibility Review Report – DA Review

Project Title:	**Waverly Council Chambers Upgrade** **49A Bondi Road, Bondi Junction**
Job Number:	**20498**
Date:	**3 March 2022**
Prepared For:	**Waverly Council C/- lahznimmo**
Report Version:	**20498_ADR_DA_v1.2**

ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

ABE Consulting Pty Ltd | ABN 69 163 787 826
Ph: 02 8065 0400
Level 1 | 280 Norton Street, Leichhardt NSW 2040
info@abeconsulting.com.au | www.abeconsulting.com.au

Ref: 20498_ADR_DA_v1.2 - 49A Bondi Road, Bondi Junction

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Report	Revision	Date	Details
Draft	1.0	21/09/2021	Draft for comment/review
Final	1.1	11/10/2021	Final issue
Final	1.2	03/03/2022	Final issue – updated plans

ACCESSIBILITY DESIGN REVIEW

PROJECT: Waverly Council Chambers Upgrade
ADDRESS: 49A Bondi Road, Bondi Junction

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Waverly Council Chambers Upgrade located at 49A Bondi Road, Bondi Junction.

1.1 Project Information & Classification

The proposed development consists of a refurbishment of the existing Waverly Council Chambers at the above mentioned address.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Ground Floor – Level 3	Class 5	Office

1.2 Purpose of the Report

Waverly Council C/- lahznimmo engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of Building Code of Australia 2019 Amendment 1 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by lahznimmo, as follow –

Dwg#	Title	Date – Issue
A-108	Ground Floor Plan	25/02/22 – 04
A-109	Level 1 Floor Plan	12/10/21 – 02
A-110	Level 2 Floor Plan	12/10/21 – 02
A-111	Level 3 Floor Plan	12/01/22 – 03

- The Building Code of Australia 2019 Amendment 1 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.

- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2011 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advise be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlines as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:
A part of a building is a ***New Part*** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
  - *i. The building work is carried out for or on behalf of the Crown;*
  - *ii. The building work commences on or after 1 May 2011;*
  - *iii. No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Furthermore, Part 4 of the Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:
If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier;
- The building developer;
- The building manager.

It is understood that the proposed works are being undertaken by the building owner/whole building lessee and as such an 'affected part' upgrade is triggered. New works and the subsequent 'affected part' are required to comply with the current accessibility provisions of the BCA.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

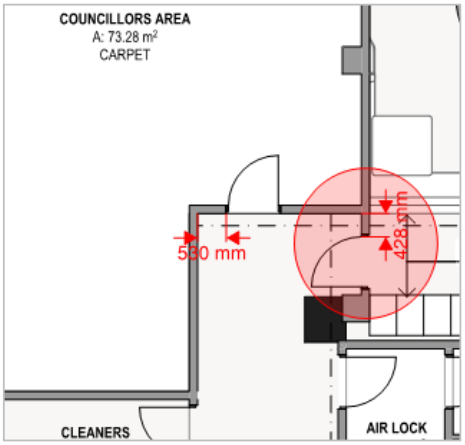
Capable of Complying (CoC) –	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
Compliance Departure (CD) –	A compliance departure with the DtS provisions of the BCA.
Design Detail (DD) –	A detail commentary/specification is offered within the report.
Performance Solution (PS) –	A Performance Solution Report is being pursued to justify the compliance departures
Not Applicable (N/A) –	Not applicable or not relevant to the project. Commentary provided.
Informational (Info) –	Provided for informational purposes

Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

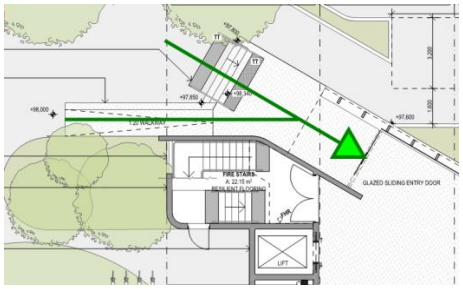
BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided – **Class 5, 6, 7b, 8, 9a –** • To and within all areas normally used by the occupants.	Access is generally proposed throughout the required new portions of the building as prescribed by Cl. D3.1 of the BCA. **Note the "affected part" upgrades outlined in the Premises Standard will apply to this development. Any areas captured under the "affected part" provisions will need to comply with the latest BCA/AS provisions.** **Access to existing areas which do not form part of the new works and not captures under the Premises Standard are excluded from this report.** Doorways All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009. Compliance Departure(s) – The doorway leading into the BOH corridor on the Ground Floor (highlighted in red below) is not provided with the required 510mm and 530mm respective latch side circulation (note the approach from both sides of the doorway is non-compliant). 	CD/DD

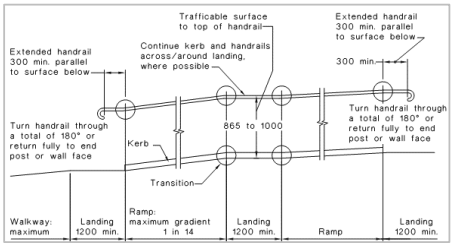
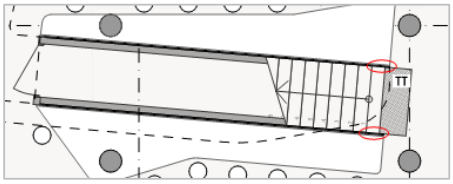
	Resolution(s) – Either – • Provide the prescribed door circulation space in each instance in accordance with Figure 31 of AS1428.1-2009; or • Where a compliant scenario cannot be achieved it may be possible to pursue a Performance Solution to justify the reduction of some of the door circulation space compliance departures raised above. This is to be determined on a case-by-case basis and will require further design development/discussion. Subject to the above, compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	

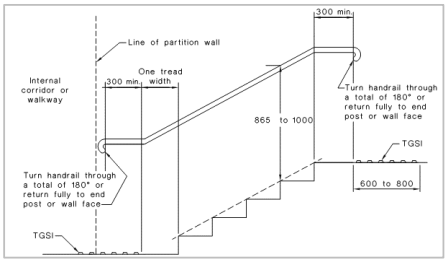
Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
An accessway must be provided to a building required to be accessible – • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and – • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. except for pedestrian entrances serving only areas exempted by D3.4.	The following pathways are proposed – • **1x** main point of pedestrian entrance to the building lobby from Bondi Road indicated by a green arrow below.  Design Detail – • Transitions at the allotment boundary require further attention to ensure a compliance scenario has been achieved in each instance. • Ensure forecourt area and accessway from the accessible car space complies with AS1428.1-2009.	DD

	• New entry ramp/walkway and stairway configuration to comply with AS1428.1-2009. Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	

Cl. D3.3: Parts of buildings to be accessible

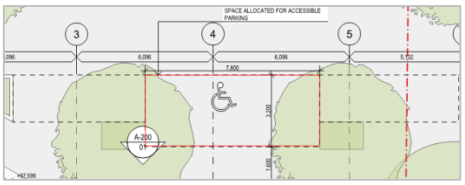
DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
• for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	All non-fire-isolated ramps are required to comply with AS1428.1-2009. Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage. Extract from AS1428.1-2009 is provided below for reference: 	DD
• for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and	All non-fire-isolated stairways are required to comply with AS1428.1-2009. It is noted that the new fire isolated stairway is proposed to be used as an open/communication stairway. As a result, the stairway will need to fully comply with AS1428.1-2009. The new communication stairway is required to be provided with the one-tread + 300mm horizontal handrail extensions at the bottom landing – refer to markup below: 	DD

	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage. Extract from AS1428.1-2009 is provided below for reference:  	
• for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	DD
Accessways must have— • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.	<u>Compliance Departure(s) –</u> The provision of a 180 degree turning bay is not provided with 2m of the end of the accessway on Level 3 (adjacent to meeting room – refer to markup below). Note doorway to the terrace is existing, but should still be provided with compliant doorway circulation as prescribed in AS1428.1-2009. <u>Resolution(s) –</u> • Provide the prescribed 1540mm x 2070mm circulation space within 2m of the end of the accessway. • Ensure compliant circulation is provided to the existing terrace doorway. Subject to the above, compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	CD/DD

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
The following areas are not required to be accessible – • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b).	Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) – • Plant & equipment room(s) • Loading Dock • Storage rooms • Commercial kitchen	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible. Accessible carparking spaces – • are to comply with AS/NZS2890.6-2009. • need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public • need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability **Class 5, 7, 8 or 9c –** 1x space for every 100 carparking spaces or part thereof.	**Class 5 -** A total of **3x** carparking spaces are proposed. **1x** accessible carparking space is indicated on plan – refer to markup below:  The size location and number of accessible carparking spaces is readily capable of complying. Further design details to be provided during the design development phase.	DD

Cl. D3.6: Signage

DtS Provision	Status
In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows — • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state "**Exit**" and "**Level**" followed by the floor level number;	DD

• signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. **A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.**	

Cl. D3.7: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed – • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.	If an inbuilt amplification systems (other than one used solely for emergency warning) is provided within the building. Suitable hearing augmentation systems are to be provided in these areas and a design and installation certificate are to be obtained from the relevant consultant to Cl. D3.7. **Confirm where an in-built amplification is provided (if any).**	DD

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching – • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;	TGSIs are to be provided to – • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways (except where the fire isolated stairway is used as an open/communication stairway);	DD

• in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.	• any overhead obstruction less than 2m above floor level. • where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	

Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – No fixed seating proposed.

Cl. D3.10: Swimming pools

N/A – No swimming pool with a perimeter >40m is proposed.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable.	DD

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

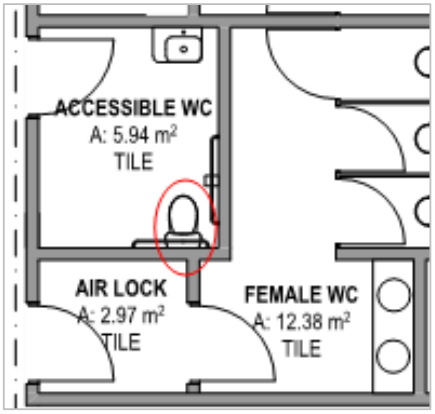
DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – • be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Table E3.6b; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed.	The proposed passenger lift shall have the following features – • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m,	DD

	• Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. A design compliance certificate is be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards. <u>Design Detail –</u> • Ensure lift landing controls are provided no less than 500mm from an internal corner.	

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible: • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.	***<u>Accessible sanitary compartments –</u>*** New accessible unisex sanitary compartments are proposed as follows: • 2 x new accessible unisex sanitary compartments on the ground floor. • 1 x new accessible unisex sanitary compartment on Level 1. • 1 x new accessible unisex sanitary compartment on Level 2. • 1 x new accessible unisex sanitary compartment on Level 3. The facilities proposed are spatially readily capable of complying with AS1428.1-2009. Further details to be provided during the design development stage.	CD/DD

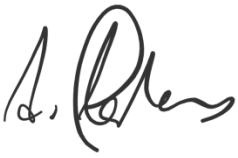
• Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.	<u>Compliance Departure(s) –</u> Left and right hand closet pan transfers are not provided as evenly as possible – • 1x LH (Ground Floor) • 4x RH (Ground Floor, Level 1, 2 and 3)  <u>Resolution –</u> Ensure LH and RH transfer accessible sanitary compartments are provided as evenly as possible. ***<u>Ambulant sanitary compartments –</u>*** Ambulant sanitary compartments are proposed for use by males and females on the Ground Floor, Level 1 and Level 2. The facilities proposed are spatially readily capable of complying with AS1428.1-2009. Further details to be provided during the design development stage.	

3.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against 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.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned BCA provisions.

4.0 REVIEW PROVIDED BY

Prepared by:	**Reviewed by:**
 Michael Hatzinikolis Senior Accessibility Consultant B. Construction Management (Hons) Graduate Diploma – Building Surveying	 **Abe Strbik** Director Member - Association of Consultants in Access Australia # 405

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Attachment 9

Heritage Impact Statement

curio PROJECTS

Waverley Council Chambers

49A Bondi Road Bondi Junction

Heritage Impact Statement [FINAL]

5 September 2021

Document Information

Citation

Curio Projects 2021, *Waverley Council Chambers, 49A Bondi Road, Bondi Junction: Heritage Impact Statement*

Local Government Area

Waverly Council

Issue	Issue date	Version	Notes/Comments	Authors	Review
1	17 September 21	Working Draft Report	Client Review	Dennis Diaz Sarah McGuinness Tatiana Barreto	Natalie Vinton
2		Final Draft		Sarah McGuinness	Natalie Vinton
3	12 October 2021	Final		Sarah McGuinness	

This report has been prepared based on research by Curio Projects specialists. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and in figure captions.

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Curio Projects Pty Ltd
5 Blackfriars Street
Chippendale NSW 2008

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1. Introduction

1. 1. Introduction

1.1. The Purpose of this Report

Curio projects Pty Ltd has been commissioned by Lahznimmo Architects to prepare a Heritage Impact Statement (HIS) to support a Development Application (DA) to the Waverly Council for the proposed redevelopment of the Waverley Council Chambers at 49A Bondi Road, Bondi Junction.

The subject site is not listed as an item of local heritage significance on Schedule 5 of the Waverley Local Environmental Plan (LEP) 2012, however, it is adjacent to a number of other individually listed items and conservation areas, including Woodstock Street Heritage Conservation Area, Bondi Road (between Paul and Flood Streets), and Waverley Park Landscape Conservation Area.

This HIS has considered the impacts of the proposed development application in accordance with the relevant Heritage NSW guidelines, the Waverley LEP 2012, and the guidelines of the Waverley Development Control Plan (DCP) 2012. As the site is adjacent to items of heritage significance, the proposal is subject to the pertinent provisions of the *Environmental Planning and Assessment Act (NSW) 1979* and the *Heritage Act (NSW) 1977*. This includes but is not limited to:

- Heritage Council of NSW 2002, *Statements of Heritage Impact*;
- Heritage Office, 2001, *Assessing Heritage Significance*;
- Australia ICOMOS 2013, *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter*;
- Heritage Council of NSW 2008, *New Uses for Heritage Places: Guidelines for the Adaptation of Historic Building and Sites;*
- NSW Heritage Office 2005, *Design in Context: Guidelines for Infill Development in the Historic Environment;*
- Government Architect New South Wales 2017, *Better Placed: An integrated design policy for the built environment of New South Wales.*

This draft report has been prepared with reference to the following architectural documentation:

Date	Document Title	Author
18 June 2021	Concept Design – Design Update – Council Chambers Refurbishment	Lahznimmo + Antelope
13 September 2021	Waverley Council Chambers Upgrade – Drawing Package	Lahznimmo + Antelope

1.2. Site Identification

The Waverley Council Chambers, the subject site, is a four-storey building located at 49A Bondi Road, Bondi Junction, legally identified as within Lot 32, DP1087356 – excluding Sydney Water land (Figure 1-1).

The building is bounded by Bondi Road to the north and Paul Street to its west. Its eastern and southern boundary adjoins Waverley Park that comprises of the Waverley Oval, Waverly Synthetic Fields, basketball courts, and Margaret Whitlam Recreational Centre.

The Waverley Council Building faces two-storey residential and commercial buildings across Bondi Road to the north while faces a mix of single and two-storey residential houses across Paul Street to its east. It is approximately 400m away from Oxford Street, the main commercial area, from along

Bondi Road and is around 1.5km from Francis Street where Bondi Road adjoins Campbell Parade which runs the beachfront commercial area of Bondi Beach.

Figure 1-1: Waverly Council Chambers, the subject site (marked in red). Source: Nearmap & SIX Maps with Curio additions

1.3. Limitations and Constraints

This report has been prepared using readily available historical information for the Waverly Council Chambers and the local area. As previously noted, as the subject site is not listed as an individual item of environmental heritage in Schedule 5 of the Waverley LEP 2012 this HIS assesses only the visual impacts of the proposed development on the surrounding conservation areas namely the Waverley Reservoir, the Waverley Park Landscape Conservation Area, and the Bondi Road Heritage Conservation Area.

In addition, this HIS does not include the assessment of any non-heritage related planning controls or requirements.

1.4. Authorship

This report has been prepared by Dennis Diaz, Tatiana Barreto, Senior Architectural & Urban Design Specialist and Sarah McGuinness, Senior Archaeologist and Cultural Heritage Specialist, with input and senior review by Natalie Vinton, CEO, Curio Projects Pty Ltd.

2. Statutory Context

2. Statutory Context

In NSW, heritage items and known or potential archaeological resources are afforded statutory protection under the:

- *Environmental Planning and Assessment Act 1979 (NSW)* (EPA Act).
- *Heritage Act 1977 (NSW)* (Heritage Act); and
- *National Parks and Wildlife Act 1974 (NSW)* (NPW Act).

There are further planning policies and controls that provide a non-statutory role in the protection of environmental heritage. These include Development Control Plans for each local Council area.

2.1. Environmental Planning and Assessment Act (NSW) 1979

The NSW Department of Planning and Environment administers the EPA Act, which provides the legislative context for environmental planning instruments to be made to legislate and guide and the process of development and land use. Local heritage items, including known archaeological items, identified Aboriginal Places and heritage conservation areas are protected through listings on LEPs or Regional Environmental Plans (REPs). The EPA Act also requires that potential Aboriginal and historical archaeological resources are adequately assessed and considered as part of the development process, following the requirements of the NPW Act and the Heritage Act.

The subject site accommodates an existing public administration building, the Waverley Council. Under clause 77(1)(a) of the Infrastructure SEPP 2007, alteration of, or additions to, a public administration building can be undertaken as 'development without consent' where to be carried out by or on behalf of a public authority.

The local council is a public authority for the purposes of this provision and the proposed works could be undertaken as 'development without consent' and determined under Part 5 of the EP&A Act.

2.1.1. Waverley Local Environmental Plan 2012

The Waverley LEP 2012 provides local environmental planning provisions for the eastern suburb of Bondi Junction within the Waverley Local Government Area. Clause 5.10 of the LEP sets out objectives and planning controls for the conservation of heritage in the area, including the conservation of built heritage and archaeological sites.

The Waverley Council Chambers addressed at 49A Bondi Road, Bondi Junction, is not individually listed as an item of environmental heritage on the Waverley LEP 2012. Several other locally listed heritage items and Heritage Conservation Areas are located outside of, but in proximity to, the Waverley Council Chambers site (detailed further in Section 2.3 below).

2.1.2. Waverley Development Control Plan 2012

The Waverley Development Control Plan (DCP) is a non-statutory development control plan that provides detailed design guidelines to support the LEP. The DCP provides simple guidance on how development may occur and includes notably main objectives to ensure that items of environmental heritage are conserved, respected, and protected.

Further, development should identify and respect the contributory features and characteristics of Heritage Items and/or Conservation Areas and be able to incorporate these features into the design.

2.2. Heritage Act (NSW) 1977

In NSW, heritage items are afforded statutory protection under the NSW Heritage Act 1977 (the Heritage Act). Heritage places and items of importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR). The Heritage Act defines a heritage item as a 'place, building, work, relic, moveable object or precinct'. The Heritage Act is responsible for the conservation and regulation of impacts to items of State heritage significance, with 'State Heritage Significance' defined as being of 'significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item'.

The Waverley Council Chambers addressed at 49A Bondi Road, Bondi Junction, is not individually listed as an item of environmental heritage on the SHR.

2.3. Heritage Listings

The Waverley Council Chambers addressed at 49A Bondi Road, Bondi Junction, is not individually listed as an item of environmental heritage on the LEP. However, it is located in close proximity to a number of Heritage Items, Conservation Areas, and Archaeological Sites as shown in

Table 1 to Table 3.

Figure 2-1: Heritage Map. Subject site marked in blue and its surrounding heritage context. Source: State Heritage Inventory

Table 1: Nearby Conservation Areas

Conservation Area	Item No	Address / Property description
Woodstock Street Conservation Area (Local)	C16	Heritage Conservation Area
Bondi Road (between Paul and Flood Streets) (Local)	C26	Landscape Conservation Area
Waverley Park (Local)	C67	Landscape Conservation Area

Table 2: Nearby Archaeological Sites

Archaeological Site	Item No	Address / Property description
Woodstock Street Conservation Area (Local)	A531	Waverley Park, Cricket Oval, Lot 31, DP 1087364
Waverley Reservoir No. 2 (State)	A530	Waverley Park, Lot 1, DP 84615; Lot 1, DP 547312
Waverley Reservoir No. 1 (State)	A529	Waverley Park, Lot 1, DP 84615; Lot 1, DP 547312

Table 3: Nearby Heritage Items

Heritage Item	Item No	Address / Property description
Waverley Reservoir (Elevated) (WS 0136) (State)	SHR 01646	Waverley Park, Lot 1, DP 84615; Lot 1, DP 547312
Waverley Reservoir No. 1 (WS 0132) (State)	SHR 01353	Waverley Park, Lot 1, DP 84615; Lot 1, DP 547312
Late Victorian terraces (Local)	I150	70–76 Bondi Road, Lots A–D, DP 358848
Victorian/Federation terraces (Local)	I151	78–80 Bondi Road, Lot 1, DP 101730; Lot 1, DP 34331
Late Victorian terraces (Local)	I152	82–88 Bondi Road, Lots 21 and 40, Section H, DP 1640; Lot 1, DP 923559; Lots 38 and 39, DP 924909
Late nineteenth century terraced pair, Italianate style (Local)	I153	96–98 Bondi Road, Lots 1 and 2, DP 523383
Federation Filigree style terrace houses (Local)	I154	100–102 Bondi Road, Lots A and B, DP 413062
Federation Arts and Crafts style residential flat building (Local)	I32	55 Flood Street (known as 108–116 Bondi Road), Lot 15, Section G, DP 1640
Late Federation Free Classical Revival style mechanic building (Local)	I10	128 Bondi Road, Lot 2, DP 335013
Former Tramway shed (Local)	I149	Former Tramway shed (Waverley Park)
Victorian Italianate style dwelling (Local)	I222	27 Paul Street, Lot 1, DP 908329
Late Victorian terraced pair (Local)	I221	10–12 Paul Street, Lot 1, DP 113096; Lot 345, DP 1079016
Late Victorian house (Local)	I242	1 Woodstock Street, Lot 1, DP 972527
Late Victorian terrace (Local)	I243	2 Woodstock Street, Lot 1, DP 323168

3. Historical Summary

3. Historical Summary

3.1. Pre-European Environment and Aboriginal Ethnohistory

This section gives a brief overview of the Aboriginal history of the Waverley area. This has been referenced from the Waverley Council Draft Heritage Assessment prepared in 2020.

> *For more than a thousand generations, Aboriginal people occupied the area now known as Waverley in the period before and after European settlement. The Bidjigal and Gadigal people of Sydney's east used the high ridgelines to travel, overlook and manage their lands. They developed sophisticated food husbandry techniques that involved a spiritual relationship with the land to ensure food, animal and plant reproduction. Their legacy is embedded in sites across Waverley.*[1]

For a detailed assessment of the Aboriginal history of the Waverley area, refer Waverley Council Chambers Aboriginal Objects Due Diligence Assessment[2].

3.2. Early Exploration of the Waverley Area

This section gives brief narratives of the historical development of Bondi Junction to which the subject site is a part of. These paragraphs, sourced from the Bondi Junction Heritage Assessment, 2004 by Colin Brady and Ines Meyer, have been included to provide a quick glance at Bondi Junction's history. For a rounder and more detailed account, the 2004 Heritage Assessment should be referenced.

> *European settlement of Bondi Junction evolved about primitive tracks established at the time of the First Fleet and responding to the geographic landforms of the location. Whilst anchored at Botany Bay, Captain Arthur Phillip sent men overland to investigate Cook's earlier report of an inlet to the north. Following the coastal ridgeline they are thought to have arrived at and viewed Port Jackson from the lookout point later to form Bellevue Hill Park. This practise of following the ridgelines about the Coastal inlets of the Sydney Basin established a basis for early road construction. By 1803 a track was recorded leading along the ridgeline to the south of Sydney Harbour then descending to the broad sand blow linking Bondi Beach and Rose Bay before rising again to the signal station established at South Head in 1792. In 1811 the track was consolidated as a crude road formation identified as the South Head Road. At the later location of Bondi Junction another track led south from the new road following the ridgeline previously trekked by Captain Phillip's crew. The track was identified as the Frenchman's Road as it lead to the inner headland of Botany Bay where French explorer LaPerouse had buried his ships surgeon whilst anchored to the north eastern end of Botany when Phillip's First Fleet was in the Bay.*[3]

3.3. First Grants

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[1] Waverley Council, Waverley Council Heritage Assessment (Draft), 2020, p17

[2] Curio Projects, Waverley Council Chambers Aboriginal Objects Due Diligence Assessment (Draft), 2021

[3] Colin Brady and Ines Meyer, Bondi Junction Heritage Assessment, 2004, p8

The Bondi Junction Heritage Assessment (2004) provides an overview of the early pattern of settlement into the Waverley area:

> *Occupation of lands about the future Bondi Junction continued to be determined by the Sydney Common now Lachlan Swamps Water reserve. In efforts to remove noxious industries from Sydney beginning in the 1820's Government grants sought to relocate these industries to areas beyond the catchment of both the Tank Stream and the Lachlan and Botany Swamps[4].*

The Waverley area continued to be subject to piecemeal division over much of the 19th century, as illustrated in Figure 3-1.

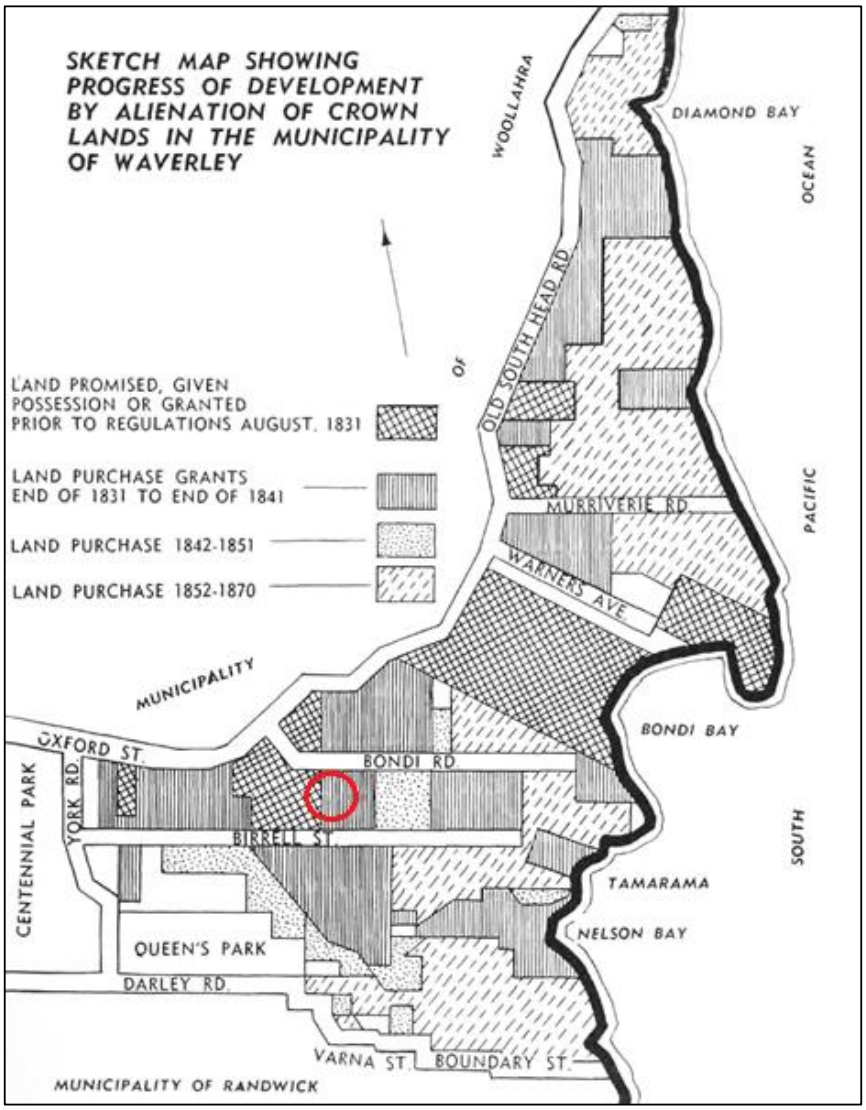


Figure 3-1: Early land grants sketch map of the Municipality of Waverley with the approximate location of the subject site marked in red. Source: Council of the Municipality of Waverley, The History of the Waverley Municipal District, 1959, p21

[4] Ibid

The first land grant in the Waverley area was to William Roberts in 1810[5] (Figure 3-1Figure 3-2). Roberts 200 acres included the Bondi Beach frontage and was used as a cattle farm, with Roberts continuing to reside in the developing Sydney centre.[6]

The second large grant went to Barnett Levy in 1826, with lands adjacent to the subject site (Figure 3-1). Levy named his estate and two storey Georgian house 'Waverley' after his favourite Sir Walter Scott novels, with the surrounding area eventually taking on this name.

Figure 3-2: Map of the Parish of Alexandria, date unknown, with the approximate location of the subject site marked in red.
Source: NSW Land Registry Service

A plan from 1831 (Figure 3-3) shows a further grant bordering Levy's land to the east. This grant fronts a reserved road (later to become Bondi Road) and is noted as '*Mr Chapman's Land*'. Indicated on the plan is '*Lookout Hill*' (later the location of the Waverley Reservoirs) and a '*swamp*'. A garden is also indicated in the general location of the subject site.

[5] Colin Brady and Ines Meyer, Waverley Heritage Assessment 2007, p14
[6] Ibid

Figure 3-3: Survey of Mr Chapman's Gardens near Waverley 1831, with the approximate location of the subject site marked in red (Source: Waverley City Council)

A further plan from the subsequent decade (Figure 3-2 Figure 3-4) indicates that Mr Chapman's Land had been subdivided by this time.

Figure 3-4: Detail of 1841 Plan of X Allotments at Waverley Crescent South Head Road, being part of the original Waverley Estate. Approximate location of the subject site marked in red. Source: State Library of NSW

As indicated on the 1851 Survey of the Bondi Estate plan (Figure 3-5), the land of the subject site was situated within the Roberts grant.

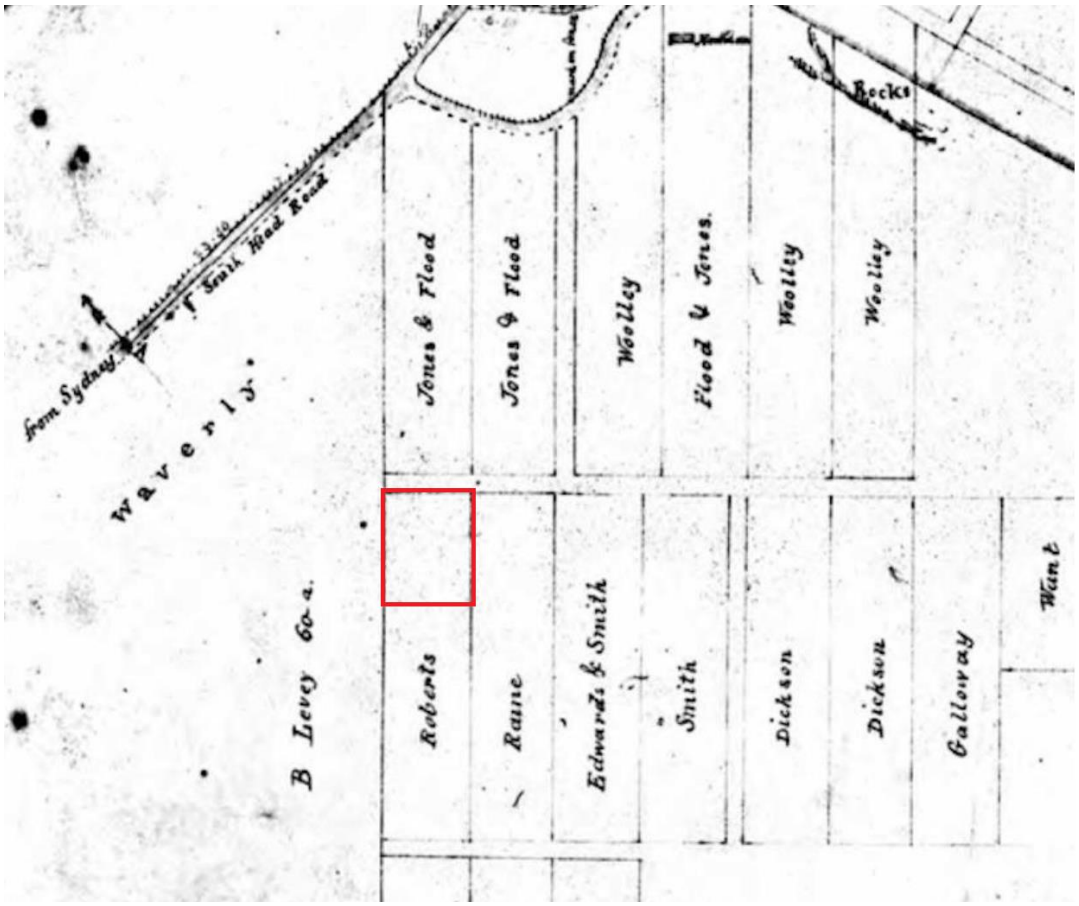


Figure 3-5: 1851 Survey of the Bondi Estate at Bondi Bay. Source: Waverley Council

No record of land use and development within the Roberts grant was noted until the mid-19th century when the land became known as Flagstaff Farm.

3.4. Flagstaff Farm and Chinese market gardens

Despite the generally unsuitable farming soils of the Waverley area, Flagstaff Farm was established as a dairy and agricultural farm in 1844, when three lots fronting the Bondi Road were consolidated by T. D. Edwards.[7] This consolidated property broadly encompassed the area now known as Waverley Park.

Later accounts described the farm as:

> *...hilly and rough, but the hillsides made good grazing ground for dairy cattle. The soil was poor and sandy, except the flats, in the north corner and opposite Henrietta Street, which were worked by Chinese gardeners. Irrigation water was obtained from a pond situated near the present-day grandstand enclosure*[8]

[7] Waverley Library, Waverley's Market Gardens and Gardeners 201, p1
[8] Elida Meadows, Stories from across the divide: Waverley Migration Heritage 2002

By the mid-1850s, the farm was operated by James Seymour[9] and had developed two thriving market gardens. One of the Flagstaff Farm market gardens was known as the 'Cabbage Patch' and was situated in the north-eastern corner of the property in a flat area of cultivable soil.[10] The second Flagstaff Farm market garden was situated opposite modern Henrietta Street, on the south-western side of the farm. Both markets gardens were run by local Chinese families and were irrigated using the freshwater pond on the site,[11] described by Thomas Ormand O'Brien as once being a lagoon.[12] Most of the Chinese workers' names went unrecorded, with the official records only noting On Lee and Ah Yam.[13]

The Chinese market gardens provided locals with an affordable source of fresh produce and the gardens remained operational until 1887.[14] After several years of pressure from sporting organisations, Waverley Council finally submitted to the presented motions and the market gardens were closed to incorporate the land into Waverley Park.[15]

3.5. Waverley Park

The land that would become Waverley Park was almost swept up in the widespread urbanisation of Waverley that was occurring in the late 19th century. The Bondi Junction Heritage Assessment described the urbanisation of the Waverley area at this time:

> *...In 1870 there had been approximately 21 streets and 184 occupied properties in the whole area of Waverley, while ten years later at least 40 streets had been laid out (Sands, J., Sands Directory, 1870-1932). By the end of 1870's a diverse range of development with large villlas, industrial sites, and modest cottages located in close proximity to each other.*[16]

A plan indicating villa sites in the Heights of Waverley estate in 1872 (Figure 3-6) suggests that the area was proposed for development, with the estate likely reflecting the Woodstock Street urban area, situated on the northern side of Bondi Road. The plans never came to fruition, with the park and sport field identified on an 1880 plan (Figure 3-7).

[9] The Sydney Morning Herald 13 February 1856, p1
[10] Waverley Library, Waverley's Market Gardens and Gardeners 201, p2
[11] Ibid
[12] Reminiscences of Thomas Ormand O'Brien. Royal Australian Historical Society 1918
[13] Waverley Library, Waverley's Market Gardens and Gardeners 201, p2
[14] Waverley Library, Waverley's Market Gardens and Gardeners 201, p2
[15] Ibid
[16] Ibid

Figure 3-6: 1872 'Villa sites, Heights of Waverley", with approximate subject site marked in red (Source: Waverley Council with Curio additions)

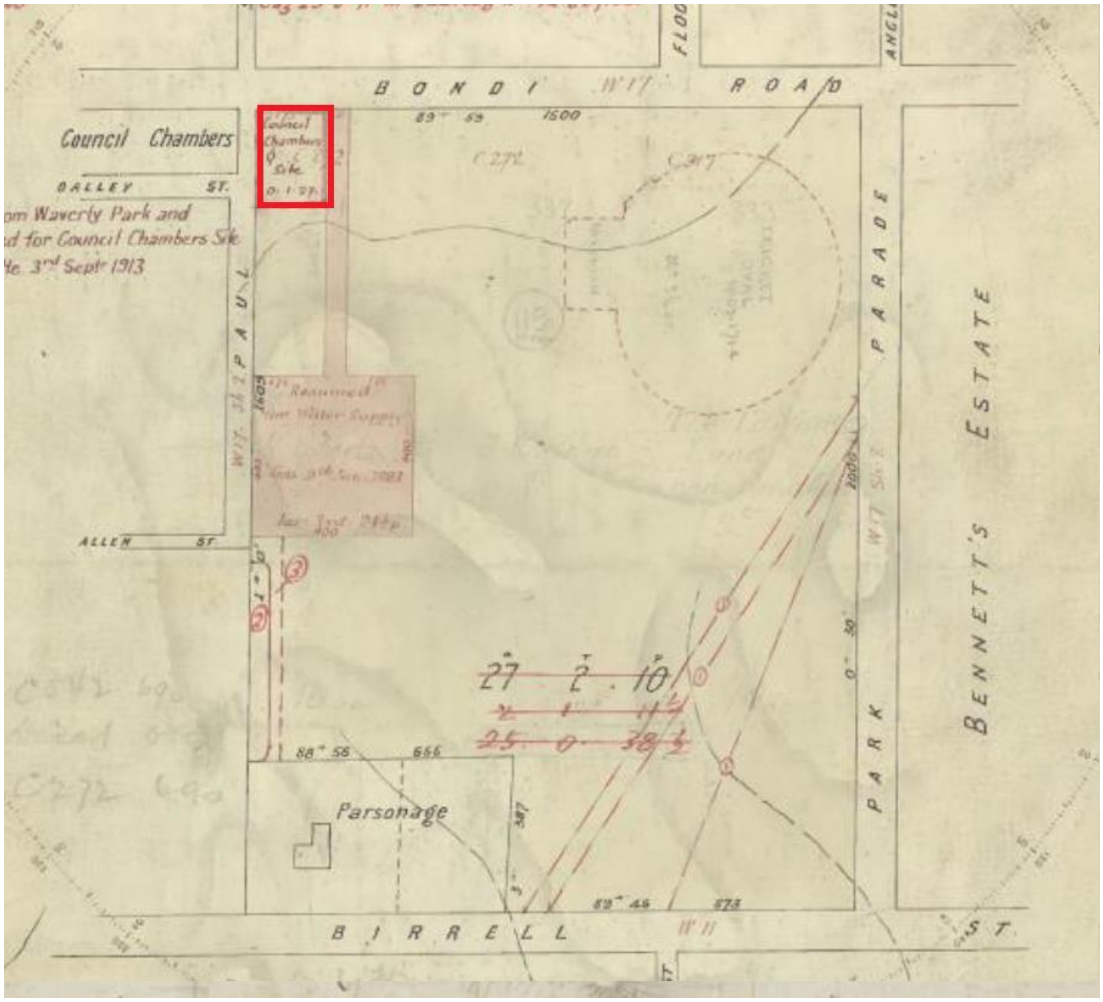


Figure 3-7: 1880 Plan of Waverley, with subject site in red (Source: Waverley City Council)

The large open spaces of Flagstaff Farm were being unofficially utilised prior to the official designation of Waverley Park. An early 20th century account noted:

> *The present site of the Waverley Cricket Ground was once Flagstaff Farm, and owes its origin as a sports centre to the kindly action of its owner, Mr Seymour, in throwing open his fields to the public for ball games*[17].

The Waverley Cricket Club was granted approval to build a cricket pitch on the area of the Cabbage Patch market garden in 1880,[18] with a football oval constructed in 1890. The first pavilion was also built at this time. The Waverley District Baseball club was founded in 1898, based at the Waverley oval.

A new timber pavilion was constructed in 1908 by the Waverley Council, including the provision of additional facilities for sports teams and the public.[19]

[17] The Labour Daily 6 January 1936
[18] The History of Waverly Park, Oval and Pavilion, Waverley Council
[19] Ibid

With the increased facilities and recreation at the Waverley Park, the surrounding grounds between the oval and the Council Chambers had some formalised and landscaped plantings. This included plantings of rows of canary palms (Plate 1 and Plate 2). This saw the end of the cleared and heavily grazed landscape of the Flagstaff Farm era into the transformed and lush modern recreational park.

Plate 1: 1926 photograph of Canary Palms within the formalised gardens of Waverley Park: Source NLA

Plate 2: 1926 photograph of Canary Palms within the formalised gardens of Waverley Park: Source NLA

3.6. Waverley Council Chambers

The following narrative, sourced from the Waverley Library, gives a brief historical account of the development of the Waverley Council Chambers that started from an offer made by Francis O 'Brien in 1860 for a site for a Council Chambers, free of cost, in Bondi Road. In the ensuing years the need for a new building arose and the northwest corner of Waverley Park was dedicated as the new site.

> *The Municipality of Waverley was established under the Municipalities Act of 1858, and a proclamation of the municipality was published on 16th June, 1859. The first council meeting was held on 16th June, 1859, but there was no permanent office for the conduct of council duties some early meetings were held in the Charing Cross Hotel and others in the old School of Arts building in Bronte Road. In December, 1860 the Council accepted an offer from Francis O 'Brien of a site for a Council Chambers, free of cost, in Bondi Road. The cost of building was to be limited to 500 pound, although approximately 700 pound was eventually spent. The foundation stone was laid in 1861, and a first meeting of Council was held there on 21st November, 1861, the first Council building erected by any municipality under the Municipalities Act of 1858. Discussions were held during the early 1900s over the need for new Council Chambers, and in 1913 a portion of the north-west corner of Waverley Park was dedicated as the site for a new building. A report of the same year stated that the original building was too small for the staff, and had poor ventilation and lighting. It was later sold for 1,600 pound. The new building was completed by the end of 1913, and on January 6, 1914 the Council met for the first time in the new chambers. Parts of the 1913 chambers still form the shell of the present Council Chambers, although extensive alterations in 1962, and further development in 1976 and 1977 have altered its appearance considerably.*[20]

[20] Waverley Library, in association with Heritage Week, 1981.

The following text narrates the events leading to the construction of a new Waverley Council Chambers at the northwest corner of Waverley Park taken from the 'The History of the Waverley Municipal District.[21]

> *The first move towards acquiring the Waverley Park site was made in September, 1912. Before final steps were taken, however, a medical report was obtained on the condition of the old Council Chambers in Bondi Road. The report of about June, 1913, stated that the building was insanitary owing to dampness, bad ventilation, poor lighting, insufficient accommodation, and far too small for the staff. It was estimated by Mr. St. Julian, the architect, that the necessary renovations would cost about £2,150. The Town Hall Building Fund which had been accumulated by Council for that purpose was £1,328. The old Council site, when sold, was estimated to realise about £1,600 and the balance of about £1,096, required for the building of the new Council Chambers on the park site would have to be provided by the ratepayers. This would be in the form of a temporary loan by Council. Following a calling for lenders for the erection of the new building, the lowest tender of several submitted was that of £3,424, by Mr. J. Compton. It was accepted by Council in Mlarch, 1913. The building was completed by the end of that year and on January 6, 1914, the Council met for the first time in the new Council Chambers. Dr. L. J. Lamrock was the Mayor at that period.* [22]

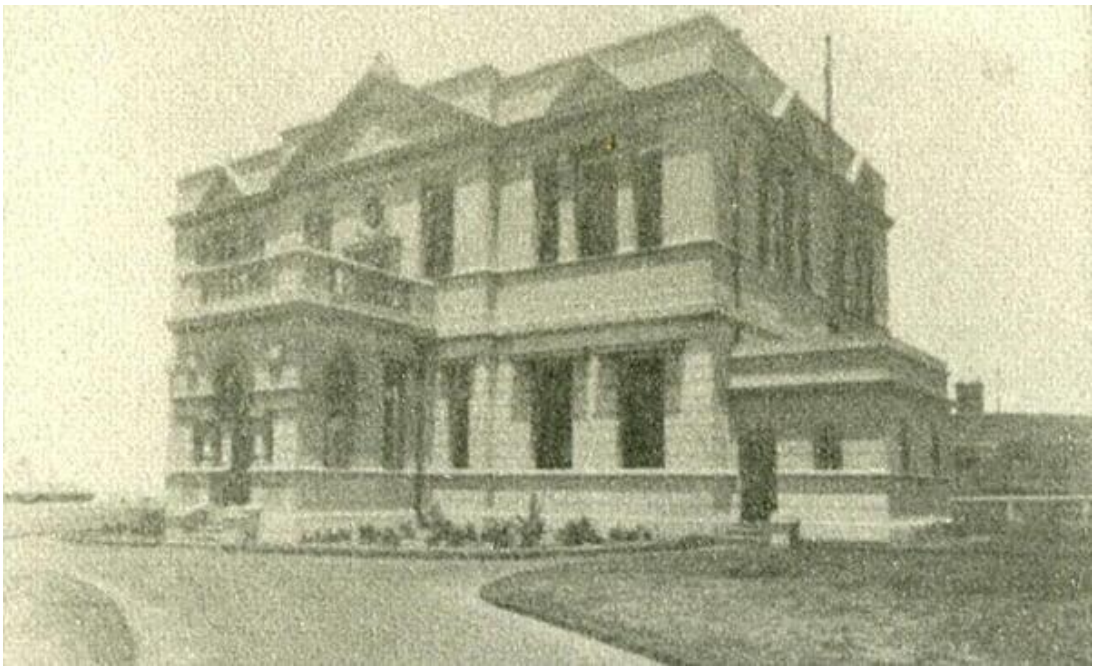


Figure 3-8: A 1913 photo of the Waverley Council Chambers. Source: Waverley Library

[21] Council of the Municipality of Waverley, The History of the Waverley Municipal District, 1959
[22] Ibid, p96

Figure 3-9: A 1958 photo of the Waverley Council Chambers showcasing the original 1913 building. Source: Waverley Library

The following text narrates the events leading up to 1960s modifications of the original 1913 Waverley Council Chambers at the northwest corner of Waverley Park taken from the 'The History of the Waverley Municipal District.[23]

> *In November, 1955, Messrs. Bloch and Grusman were requested by Council to prepare plans for the reconstruction of the present Council Chambers to include a public hall large enough to accommodate 2,000 persons and facilities for a public library. It was later decided to hold a competition to secure the best design. Mr. Baldwinson was appointed the assessor to conduct the competition. Three schemes were submitted. No. 1 provided a total rebuilding of present Council Chambers and offices at a cost of £45,500. The other two schemes were less costly, but did not include a complete new building. The closing date of the competition was fixed for September 30,1957. The adjudication of the designs commenced on October 2, 1957. All historical features of the old building were to be retained, including foundation-stone of original Council Chambers, plaques and all honour boards, particularly the Mayoral Honour Board installed in the Council Chambers in 1955 at a cost of £285; etc. with furnishings it is estimated that the total expenditure \\Otdd be about £150,000.[24]*

[23] Council of the Municipality of Waverley, The History of the Waverley Municipal District, 1959
[24] Council of the Municipality of Waverley, The History of the Waverley Municipal District, 1959, p.98

The competition was won by the Sydney architect, Ancher, Mortlock and Murray, who gained the winning prize of £500. The second prize was awarded to the firm P.B. Hall, G.P. Webber, A.L. Craig and K. Woolley; and the third prize to Harry Seidler and the fourth prize to the firm of Peter Priestly, Lyle Dunlop and K.G. McLaren. The second, third, and fourth prize were £200 each. Three other designs were given special mention. There were 87 entries in all.[25]

At the Council Meeting held on January 28, 1958, it was recommended that an application for a loan of £125,000 for the construction of a town hall and municipal offices be made to the Minister of Local Government. The main points to be stressed in the application were that the building of the hall and offices would largely assist in any unemployment problem in the district; that the erection of this important building would coincide with the Centenary Celebrations which are contemplated in 1959 and lastly, as the "Bondi Daily" of February 1, 1958, stated:- "The inadequacy of the existing offices and the lack of town hall facilities are not in keeping with the district and mitigate very largely against cultural development." [26]

The above loan was not approved by the minister, and so another proposal for a Town Hall and new Council Chambers has been delayed. [27]

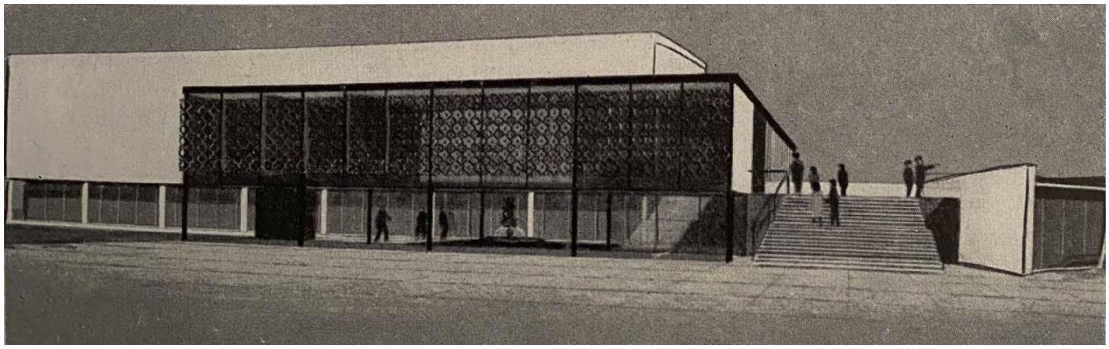


Figure 3-10: Winner design by architects Ancher, Mortlock and Murray of the 1957 design competition for the reconstruction of the Waverley Council Chambers. The loan for the proposal was not approved in 1958 and, therefore, the project was not constructed. Source: Dowd, B.T. and, William Foster, 1959.

The winning modernist design (Figure 3-10) never came to fruition, and smaller internal changes were made to the existing building instead and the façade updated (Figure 3-11). Further alterations were made to the building in the 1980s, but no information was identified regarding the scope and details of these updates. Figure 3-12 shows the updated 1980s façade, while Figure 3-13 shows the progression of modifications to the Council Chambers over time.

[25] Ibid
[26] Council of the Municipality of Waverley, The History of the Waverley Municipal District, 1959, p99
[27] Ibid

Figure 3-11: A 1970 photo of the Waverley Council Chambers. Source: Waverley Library

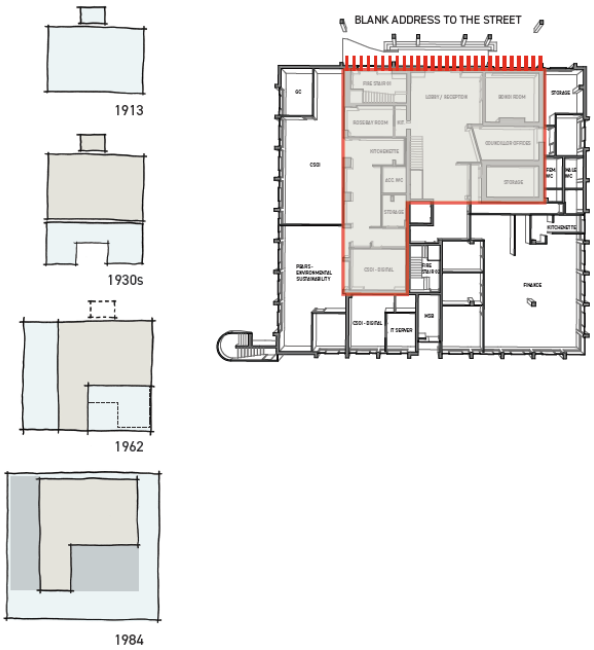
Figure 3-12: Waverley Council Chambers 1984 built fabric. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

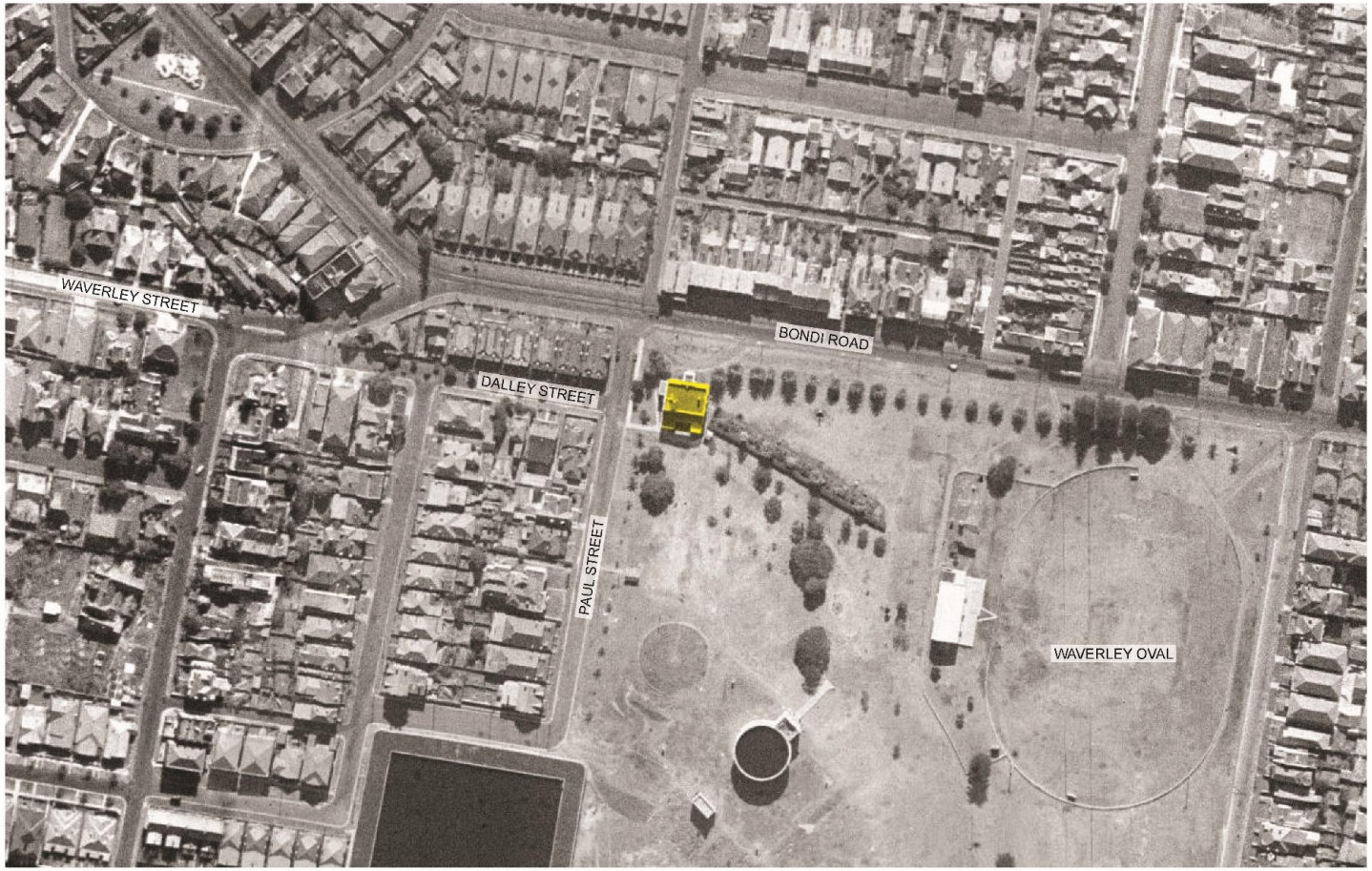
Figure 3-13: Showing progression of the modifications to the Council Chambers

3.6.1. Historical Timeline of the Waverley Council Chambers

A summary of the timeline of the Waverley Council Chambers is presented below and illustrated in detail in Figure 3-16, Figure 3-17, Figure 3-18, Figure 3-19 and Figure 3-20 .

Year	Alterations
1861	First Council Chambers built on land to the west of the subject site
1913	New Council Chambers built on subject site
1930	Internal additions and northern extension
1962	Internal additions and southern and western extension
1984	Updated façade, internal changes and west, south and eastern extension





Waverley Council Chambers
Aerial Photo 1943

Figure 3-14: Waverley Council Chambers (marked in yellow) from a 1943 aerial photograph. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

Waverley Council Chambers
Aerial Photo Present Day

Figure 3-15: Waverley Council Chambers (marked in yellow) from a present day aerial photograph. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

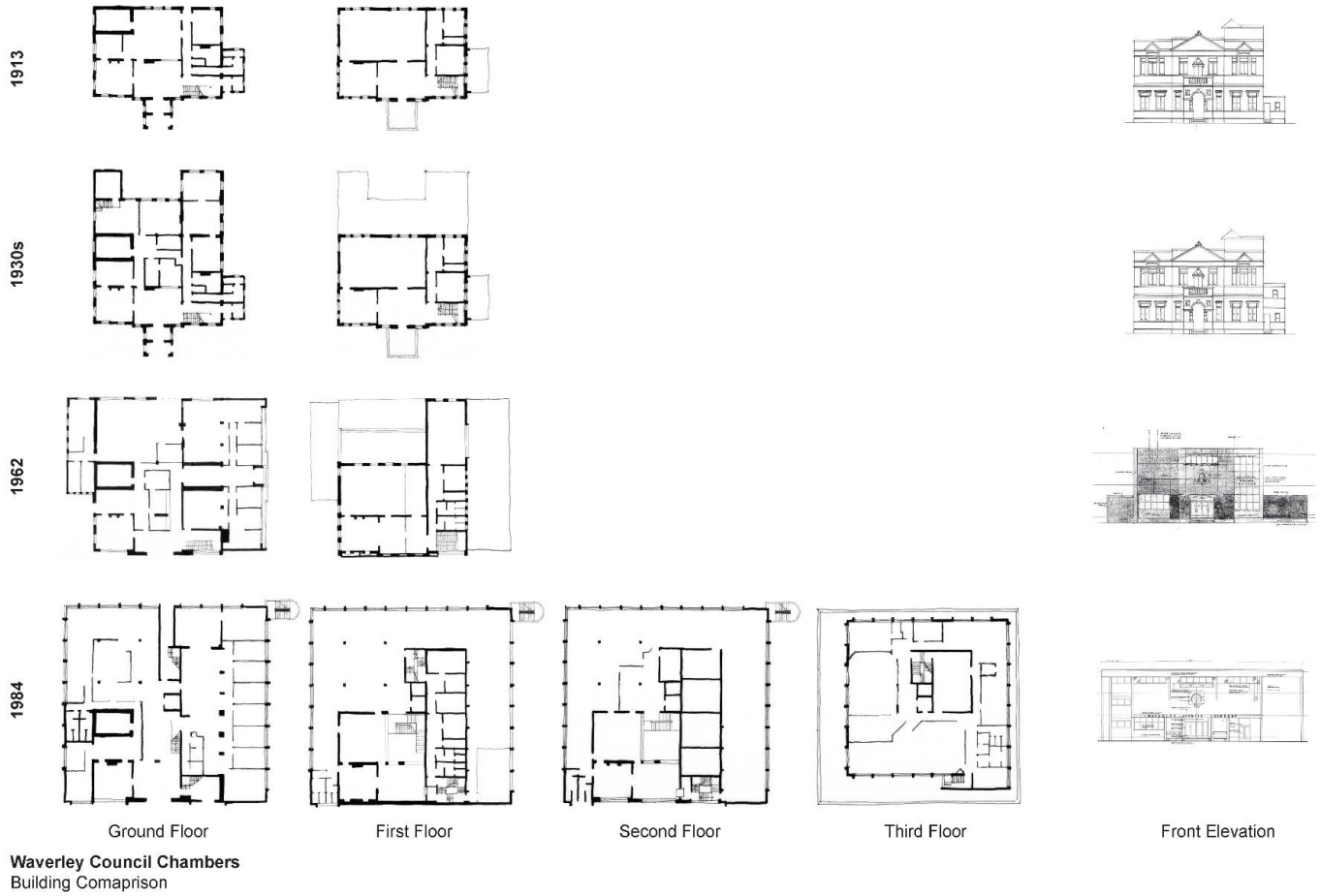


Figure 3-16: Waverley Council Chambers built fabric historical development. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

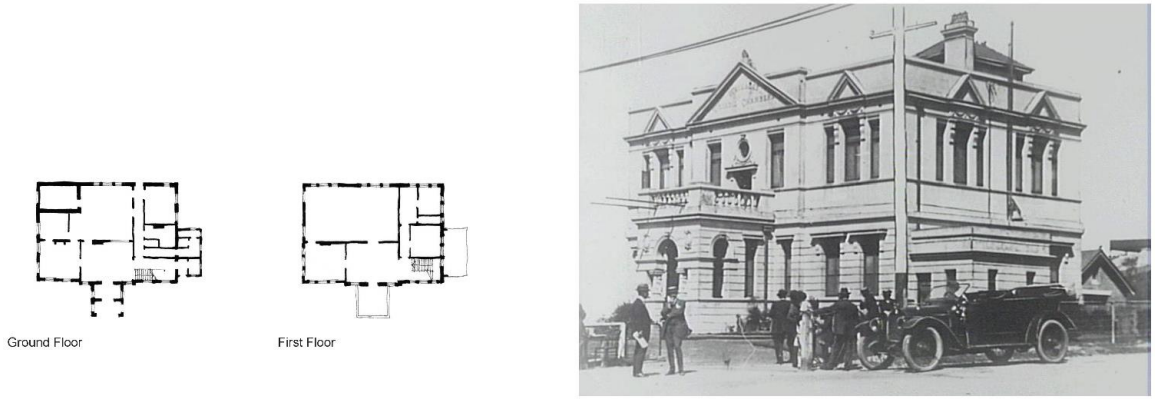


Figure 3-17: Waverley Council Chambers 1913 built fabric. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

Figure 3-18: Waverley Council Chambers 1930s built fabric. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

Figure 3-19: Waverley Council Chambers 1962 built fabric. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

Figure 3-20: Waverley Council Chambers 1984 built fabric. Source: RFT 2075 Attachment 3, Council Chambers Historic Evolution

3.7. Summary of Historical Context

The historical summary prepared for this assessment has identified key historical phases for the subject site. These are:

- Phase 1- Early exploration of Waverley Area
- Phase 2- First land grants
- Phase 3- Flagstaff Farm and market gardens
- Phase 4- Waverley Park
- Phase 5- 1913 Council Chambers
- Phase 6- Mid 19th century alterations and extension to Chambers
- Phase 7- 20th century use of Waverley Park and Council Chambers

4. Physical Analysis

4. Physical Analysis

4.1. Local Context

The Waverley Council Chambers is located at the corner of Paul Street (west) and Bondi Road (north) and neighbours Waverley Park to the west and south.

Figure 4-1: Waverley Council Chambers (red) in context with Bondi Road (north), Paul Street (west), and Waverley Park (south and east). Source: Nearmaps with Curio overlay, 2021

4.1.1. Bondi Road

The subject site is located on the southern side of Bondi Road, where its main façade and entryway are located (Figure 4-2). Due to the location of the driveway at the front portion of the lot, the building is considerably setback in relation to the alignment of the adjacent two-storey houses along the same street (Figure 4-3). Headed east, the mature trees and tall hedges at Waverley Park provide a dense and leafy character to the streetscape along the pedestrian pathway (Figure 4-2). This dense greenery and tree line cause the subject site to be fully hidden from views from the west of Bondi Road (Figure 4-4).

Figure 4-2: View from Bondi Road looking east to the Waverley Council Chambers building and Waverley Park tall hedges and mature trees. Source: Google Maps, 2021

Figure 4-3: View looking southwest from Bondi Road showcasing two-storey houses adjacent to the subject site. Source: Google Maps, 2021

Figure 4-4: View looking west from Bondi Road. The Waverley Council Chambers (indicated) are fully hidden by the dense vegetation in Waverley Park. Source: Google Maps, 2021

In contrast, the north side of Bondi Road is largely occupied by two-storey Victorian Terraces and a small number of two-storey commercial buildings (Figure 4-5). The greenery along this side of the street is modest and of smaller scale, consisting of residential gardens only.

The original features and built forms of the intact heritage-listed Victorian houses along the northern side of Bondi Road contribute significantly to the character of the Woodstock Street Heritage Conservation Area and Bondi Road Landscape Conservation Area. Although the unlisted houses showcase modern alterations to their facades, their overall bulk, scale, and massing remain the same, maintaining cohesion throughout the entire street.

Figure 4-5: View from Bondi Road looking east. The Victorian Terraces on the north side of Bondi Road facing the Waverley Council Chambers building. Source: Google Maps, 2021

4.1.2. Paul Street

The western portion of the site is bounded by Paul Street, a two-lane street comprising one to two-storey residential houses on its western side and the Waverley Council Chambers and Waverley Park on its eastern side.

Mature trees along the street provide substantial shade along the entire street, partially covering the envelope of the Council building, softening its overall built massing.

Paul Street also provides access to the southern parking lot of the subject site. Equally shaded by tall verdant trees, it serves as an additional buffer zone between the building and the Waverley Reservoir that is south of the parking lot.

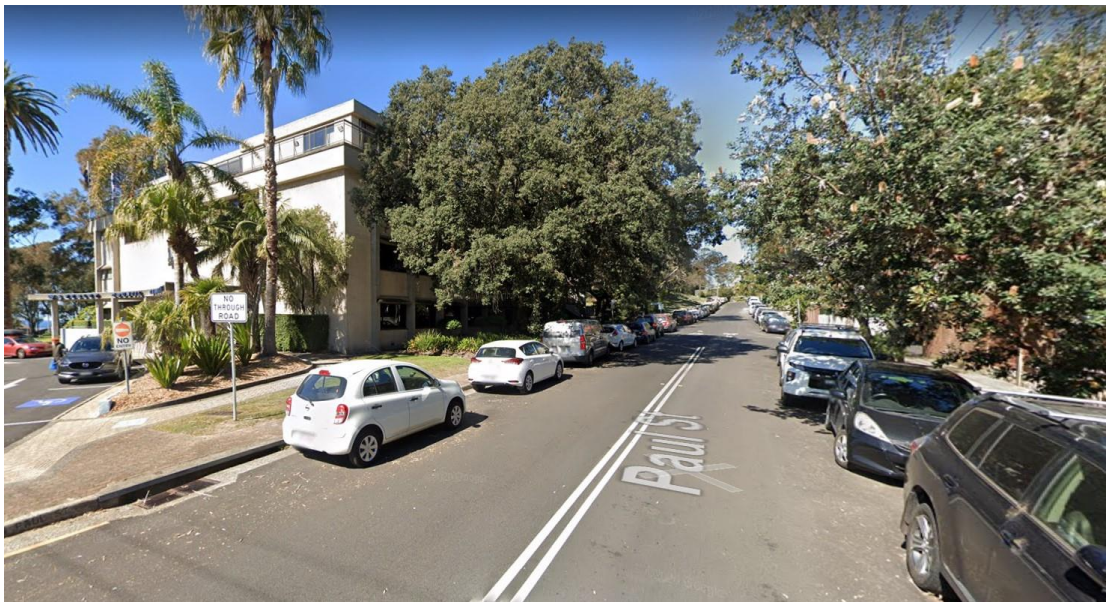


Figure 4-6: The Waverley Council Chambers (left) from a view looking south from Paul Street. Note the tall trees along the sidewalk. Source: Google Maps, 2021

Figure 4-7: The Waverley Council Chambers' south facade and the parking lot behind from a view looking south from Paul Street. Source: Google Maps, 2021

4.1.3. Waverley Park

The subject site adjoins Waverley Park to the south and to the east. The urban park sits on a hilltop with views to the Pacific Ocean and comprises the Waverley Oval, Waverley Synthetic Fields, Waverley Reservoirs, Waverley Soldiers' War Memorial, basketball courts, and Margaret Whitlam Recreational Centre (Figure 4-10, Figure 4-11, Figure 4-12 and Figure 4-14).

The park contains plantings of significant trees, as identified by the Waverley Plan of Management and an arborist report prepared for the proposed works (Figure 4-8 and Figure 4-9)[28]. The State heritage listed Waverley Reservoirs are situated south of the subject site, within an elevated rise that offers views east to the coast (Figure 4-10 and Figure 4-14).

[28] TreeIQ 2021 Preliminary Arboricultural Report: Waverley Council Chambers Refurbishment

Figure 4-8: Significant tree #1 (Source: TreeIQ 2021)

Figure 4-9: Significant tree #13 (Source: TreeIQ 2021)

Figure 4-10: Waverley Park facing north-west towards Council Chambers

Figure 4-11: Waverley Park facing north-east

Figure 4-12: Waverley Park facing east

Figure 4-13: State heritage listed reservoirs, facing south

Figure 4-14: View east from hill of Waverley Reservoir

Figure 4-15: Facing south from carpark of Council Chambers uphill towards Waverley Reservoir

4.2. Waverley Council Chambers

The Waverley Council Chambers is a four-storey building set amidst the context of two-storey residential and commercial buildings and an open space afforded by Waverly Park. The current building on site, however, is visually no longer the original building built in 1913.

As discussed in Section 3, over a period of 71 years, its built fabric underwent multiple changes. The first of these major modifications occurred in the 1930s when additional rooms were annexed at ground level to the building's south facade. In 1962, the southern rooms received further expansion and new extensions on the west and an even larger extension to the east of the building was added. Finally, in 1984, the entire building received a major redevelopment. The base floor area was squared and two new levels were added. The entire building envelope was remodelled into one that is modern contemporary in design.

Whilst some remnant fabric of the original building built in 1913 have been retained, the majority of the modifications that were added in an ad-hoc manner surrounding it presents a number of structural issues. The Northrop structural report[29] identifies these issues as follows:

- Significant unknowns in the existing structure.
- From inspection, it appears that the floors of the original building are majorly supported on load-bearing brick walls. It is expected that these walls are supported by continuous strip footings (it is unclear if these footings are piled at this stage).
- The building has been constructed in a piecemeal fashion with floors in numerous areas unlikely tied together.
- No evidence of a formal lateral stability system (to resist earthquake loads). It will be difficult to strengthen the building laterally without replacing the original building on levels 1 and 2 due to the piecemeal construction of the floors.
- If any areas require greater loading than the standard office loading, we will need to strengthen or replace the existing structure (for example; compact areas or plant areas).
- If any areas require a new set down the existing slab will need to be replaced (for example; bathrooms)
- The structural framing system varies on each floor. Several existing transfers have been identified.
- Removing the load-bearing walls on several floors will require structural steel beams to replace the support of the walls on each floor. These beams will need structural steel

[29] Northrop, Civil and Structural Concept Design Report – Waverley Council Chambers, 2021

support columns on an irregular grid and will likely be closely spaced. These columns will likely need new foundations which will likely clash with existing foundations. In terms of buildability, we expect that this will be a difficult task.

Further, floor plates are typically suspended concrete slabs, though portions of the ground floor within the original building are timber-framed bearers and joists on nominal brick pier footings.[30]

As the building's exterior exhibits an entirely new contemporary design that is set apart from its context, its interiors are equally modernized. The majority of the materials used for the interiors are plasterboard for partition walls, acoustic panel ceilings, and carpet finish for floors. The illumination of spaces is provided by recessed pin lighting and fluorescent lighting. Joinery is modern and modular in design and furniture throughout are likewise contemporary. The following select photos demonstrate the modern interiors of the subject site.

Figure 4-16: Waverley Council Chambers interior photo 1

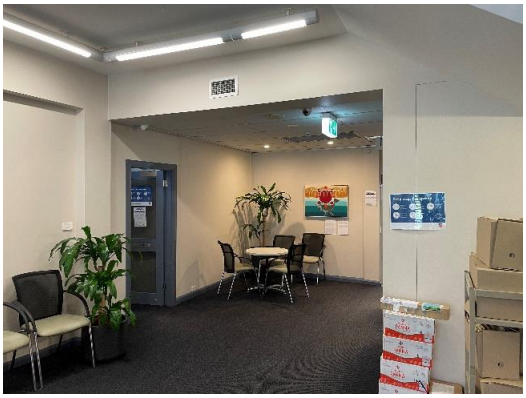


Figure 4-17: Waverley Council Chambers interior photo 2

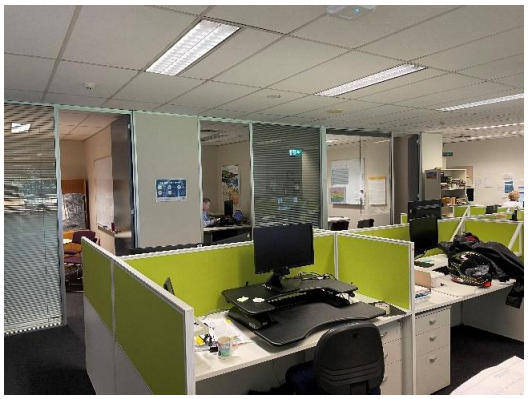


Figure 4-18: Waverley Council Chambers interior photo 3

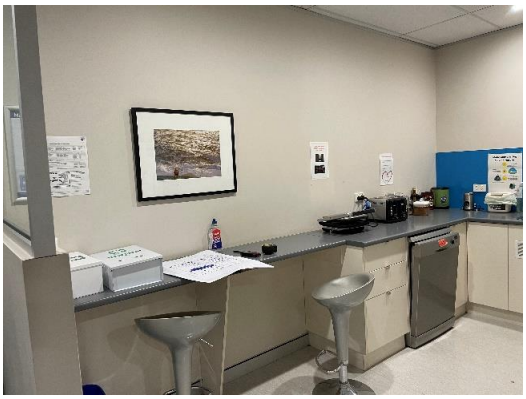


Figure 4-19: Waverley Council Chambers interior photo 4

[30] Ibid

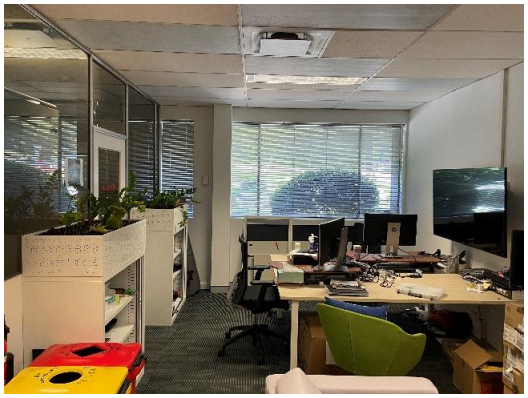


Figure 4-20: Waverley Council Chambers interior photo 5

Figure 4-21: Waverley Council Chambers interior photo 6

4.3. Archaeological Assessment

4.3.1. Aboriginal Archaeological Resources

An assessment of Aboriginal heritage and archaeological potential has not been prepared as part of this HIS. For a detailed analysis of the Aboriginal context of the subject site please refer Curio 2021[31]

4.3.2. The Potential Historical Archaeological Resources

The potential for an archaeological resource within a subject site relates to the level of historical development for which an archaeological record may exist, and subsequent impacts and disturbances that may have affected preservation. The historical contextual assessment presented in Section 3 informs the archaeological assessment.

This assessment has found that the first known phases of occupation and use of the subject site historically relate to agricultural use, with no formal structures identified on plans or in the historic record. There is consequently potential for the archaeological record to reflect the ephemeral land use of these phases via postholes, stock fencing, ancillary farm buildings and ridges and furrows reflecting soil ploughing.

Similarly, the phase of use relating to the Waverley Park in the mid-late 19th century is likely to be represented by only an ephemeral archaeological resource. Archaeological signs of recreational use are likely to be limited to ancillary or temporary buildings and archaeological deposits and artefact assemblages.

The later phases of land-use within the subject site relate to the 1913 construction of the Waverley Council Chambers, and redevelopment of the building in 1930. These phases are the most likely to be represented archaeologically and may be in the form of construction deposits, foundation trenches, artefact assemblages and demolition deposits.

4.3.3. Summary of Archaeological Potential

The following summary of historical archaeological potential outlines the possible types of historical evidence that may be found within the subject site, and the potential for such evidence to survive.

[31] Curio Projects 2021, Waverley Council Chambers Aboriginal Objects Due Diligence Assessment (Draft)

The assessment of archaeological potential is divided broadly into four main categories as defined in Table 4.

Table 4: Definitions of Archaeological Potential

Level of Archaeological Potential	Definition
High Archaeological Potential	Using the assessment of the historical context of the subject site, known levels of disturbance and a prediction of preservation of the archaeological resource, there is a high level of certainty that archaeological resources from this phase will be present within the study site.
Moderate Archaeological Potential	Using the assessment of the historical context of the subject site, known levels of disturbance and a prediction of preservation of the archaeological resource, there is a moderate level of certainty that archaeological resources from this phase will be present within the study site.
Low Archaeological Potential	Using the assessment of the historical context of the subject site, known levels of disturbance and a prediction of preservation of the archaeological resource, it is unlikely that archaeological resources from this phase will be present within the study site.
Nil Archaeological Potential	Using the assessment of the historical context of the subject site, known levels of disturbance and a prediction of preservation of the archaeological resource, archaeological resources from this phase will not be present within the study site.

A summary of the potential archaeological evidence and the likelihood of survival from each of the historical phases identified in Section 3 is presented below.

Table 5: Summary of Historical Archaeological Potential within the Subject Site

Historical Phase	Activity	Potential Archaeological Evidence	Archaeological Potential/ Likelihood of Survival within the subject site
Phase 1- Early exploration of Waverley Area	Exploration	Survey markers, exploration camps	Nil-low
Phase 2- First land grants	Land division, gardening, farming and agriculture, housing and settlement	Fencing, grazing, structural remains of early house and ancillary buildings	Low
Phase 3- Flagstaff Farm and market gardens	Farming, grazing, agriculture, irrigation, market stalls	Farm buildings and infrastructure, drainage channels and formalised irrigation, associated archaeological deposits	Low

Historical Phase	Activity	Potential Archaeological Evidence	Archaeological Potential/ Likelihood of Survival within the subject site
Phase 4- Waverley Park	Early sportsground Recreational use by public	Ephemeral recreational use with associated archaeological deposits, ancillary structures.	Nil-low
Phase 5- 1913 Council Chambers	Construction of building, commercial use, public use	Structural evidence of 1913 Council Chambers and associated archaeological deposits.	Moderate- High
Phase 6- Mid 20th century alterations and extension to building	Demolition and construction	Structural evidence of previous chambers, evidence of demolition, evidence of construction techniques of new chambers, archaeological deposits	High
Phase 7- 20th century use of Waverley Park and Council Chambers	Recreational use by public	Ephemeral recreational use with associated archaeological deposits.	High- evidence of continued use

5. Heritage Significance

5. Heritage Significance

The subject site is not listed as an individual heritage item on any statutory or non-statutory registers; however, it is located in close proximity to the Woodstock Street Heritage Conservation Area, Bondi Road Landscape Conservation Area, and Waverley Park Conservation Area, which include several individually listed heritage items.

5.1. Significance of Surrounding Heritage Listings

5.1.1. Waverley Reservoir (Elevated)

The Waverley Reservoir (Elevated) is located to the south of the subject site.

The State Heritage Inventory provides the following Statement of Significance for Waverley Reservoir (Elevated):

> *The group of four reservoirs at Waverley demonstrates the progressive development of different construction techniques for reservoirs, the rapid growth of demand in the Sydney suburbs, and the need for greater elevation in order to connect reticulation mains to the higher suburban areas.*
>
> *Waverley Reservoir (Elevated) (WS 136) is one of the most ornate and decorative of the reinforced concrete reservoirs, either elevated or surface, in the SWC system. The construction of the elevated over the covered reservoir indicates the high level of engineering expertise available in the MWS&DB in the early 20th century.*

5.1.2. Waverley Reservoir No. 1

The Waverley Reservoir No. 1 is primarily situated to the south of the subject site, with a narrow strip of curtilage running north and adjacent to the subject site.

The State Heritage Inventory provides the following Statement of Significance for Waverley Reservoir No. 1:

> *The group of four reservoirs at Waverley demonstrates the progressive development of different construction techniques for reservoirs, the rapid growth of demand in the Sydney suburbs, and the need for greater elevation in order to connect reticulation mains to the higher suburban areas. Waverley Reservoir No.1 (Covered) (WS 132) is the last of four reservoirs, three of which are still in service and owned by SWC, associated with the Botany Swamps Scheme, 1858-1886. All covered reservoirs are highly significant within the SWC system, since all differ in construction technology, design and architectural detailing. All therefore contribute to our understanding of the development of covered reservoirs in NSW.*

5.1.3. Woodstock Street Heritage Conservation Area

The Woodstock Street HCA is located to the north of the subject site and encompasses several late Victorian Italianate and Federation Style residences and small vernacular cottages within the Victorian streetscapes.

The State Heritage Inventory provides the following Statement of Significance for the Woodstock Street HCA:

> *The Woodstock Heritage Urban Conservation area contains the historic subdivisions of the early and mid-19th century established about Barnett Levey's Waverley Estate, the first attempt to a consolidated residential setting within Waverley and a rare example of Georgian town planning in Sydney's east. The subdivisions, including John*

> *B Jones' and Edward Flood's Waverley Crescent Extension Estate, provided the basis for established suburban housing in an area still dominated by isolated grand villas and small vernacular cottages. The Conservation Area has historic, social and aesthetic significance as a cohesive setting of late Victorian Italianate and Federation Style residences. The chronology and quality of residential styles are defining aspects of the location. The former Estates remain a cohesive neighbourhood within close proximity of major traffic routes, the Bondi Junction retail area and the high density residential streets to the east.*

5.1.4. Bondi Road (from Paul Street to Flood Street)

The Bondi Road listing consisted of a row of Lombardy poplars, planted along the northern side of Bondi Road and across from the Council Chambers. The trees were planted around 1960 and formed a notable streetscape element.

The Waverley Heritage Inventory Comprehensive Report[32] provides the following Statement of Significance for the Bondi Road LCA:

> *Poplar trees making a positive streetscape contribution. Sites on an important arterial road opposite Waverley Park and Waverley Council Chambers. Local Significance.*

The row of poplars have since been removed, with the Waverley LEP not updated to reflect this.

5.1.5. Waverley Park Landscape Conservation Area

The Waverley Park LCA is located adjacent to the subject site to the south and east. The area comprises an urban park sited on a hilltop with views of the Pacific Ocean and a number of mature trees from c. 1910.

The Waverley Park LCA encompasses the Waverley Soldiers' War Memorial and a group of reservoirs that demonstrate the *progressive development of different construction techniques for reservoirs, the rapid growth of demand in the Sydney suburbs, and the need for greater elevation in order to connect reticulation mains to the higher suburban areas.*[33]

The State Heritage Inventory provides the following Statement of Significance for the Waverley Park LCA:

> *In use as a public asset for almost one hundred and forty years, Waverly Park is a significant designed landscape, developed as part of municipal improvement to provide recreation and public amenity for the Waverley community. At a local level, the park has significant historic, aesthetic and social heritage value.*
>
> *Waverley Park is proudly part of local sporting history and today is held in high esteem by a broad community of users. The Park has historic associations with the (now renamed) Waverley Cricket Club, Waverley Council and Sydney Water.*
>
> *The park contains a significant war memorial that commemorates local servicemen and women who enlisted and served in WWI and WWII. Their sacrifice is remembered and commemorated by today's community though memorial services.*

---

[32] Waverley City Council 1994 *Bondi Road Comprehensive Report*
[33] State Heritage Inventory listing for 'Waverley Park', viewed 14 September 2021

The development of the park and its design is associated with notable landscape gardener Adolph Schneider and input from the director of the Botanic Gardens, Charles Moore. The park contains significant cultural plantings and series of landscape recreation areas of different character and composition which overall have sensory and visual appeal.

The historic Sydney Water reservoir assets within the park are of State significance.

The group of reservoirs at Waverley Park demonstrates the progressive development of different construction techniques for reservoirs, the rapid growth of demand in the Sydney suburbs, and the need for greater elevation in order to connect reticulation mains to the higher suburban areas. Waverley Reservoir No.1 (Covered) (WS 132) is the last of four reservoirs, three of which are still in service and owned by SWC, associated with the Botany Swamps Scheme, 1858-1886. All covered reservoirs are highly significant within the SWC system, since all differ in construction technology, design and architectural detailing.

5.2. Significance Assessment – Waverley Council Chambers

The Waverley Council Chambers building 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 went 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 structure has been mostly demolished and replaced, the remnant fabric no longer represents or meets the threshold for historical or aesthetic significance.

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

Further, the Waverley Council itself presents a level of social significance due to being a public institution that services and interacts with the community daily. However, this significance is intrinsically related to the council activities and not associated with the building itself. Therefore, the building does not meet the threshold for 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.

While the subject site does not meet the threshold for local or State significance against any of the NSW Assessment Criteria,[34] it is surrounded by conservations areas (Woodstock Street HCA, Bondi

[34] Heritage Office 2001, *Assessing Heritage Significance: a NSW Heritage Manual Update*

Road LCA, and Waverley Park LCA), heritage items, and a number of significant mature trees. Therefore, 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.

5.3. Significance of the Potential Archaeological Resource

5.3.1. Introduction

Heritage significance and cultural significance are terms used to describe an item's value or importance to our society. The Australian ICOMOS Burra Charter defines cultural significance as:

Aesthetic, historic, scientific or social value for past, present or future generations.

This value may be contained in the fabric of the item, its setting and relationship to other items, the response that the item stimulates in those who value it now, or the meaning of that item to contemporary society.

Accurate assessment of the cultural significance of sites, places and items, is an essential component of the NSW heritage assessment and planning process. A clear determination of a site's significance allows informed planning decisions to be made, in addition to ensuring that heritage values are maintained, enhanced, or at least minimally affected by development. Assessments of significance are made by applying standard evaluation criteria. These criteria can be used to assess both Aboriginal and European items and landscapes, and are as follows:

(a) An item is important in the course or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area)

(b) An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW' cultural or natural history (or the cultural or natural history of the local area)

(c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

(d) An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

(e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

(f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

(g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural and natural environments.

The above criteria were established under Part 3A of the Heritage Act for the listing of items of environmental heritage (defined as 'buildings, works, relics, moveable objects and precincts') that are of state heritage significance. These criteria are commonly used to assess all items of heritage significance whether state or local, with the criterion that relates most directly to historical archaeological significance and archaeological relics being Criterion (e): commonly referred to as 'scientific significance'.

5.3.2. Archaeological Significance Criteria

The following criteria have been developed by Heritage NSW (formerly the NSW Heritage Division), based upon the NSW significance criteria outlined above, to assist archaeologists to determine the significance of archaeological sites and relics.

5.3.3. Archaeological Research Potential (NSW Heritage Criterion E)

Archaeological research potential is the ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'.

The integrity of the site, the state of preservation of archaeological material and deposits will also be relevant.

- To which contexts (historical, archaeological and research-based) is it anticipated that the site would yield important information?
- Is the site likely to contain the mixed remains of several occupations and eras, or is it expected that the site has the remains of a single occupation or a short time-period?
- Is the site rare or representative in terms of the extent, nature, integrity and preservation of the deposits (if known)?
- Are there a large number of similar sites?
- Is this type of site already well-documented in the historical record?
- Has this site type already been previously investigated with results available?
- Is the excavation of this site likely to enhance or duplicate the data set?

5.3.4. Associations with Individuals, Events, or Groups of Historical Importance (NSW Heritage Criteria A, B & D)

Archaeological remains may have particular associations with individuals, groups and events which may transform mundane places or objects into significant items through the association with important historical occurrences.

- Does the archaeological site link to any NSW Historic Themes? Will the site contain 'relics' and remains which may illustrate a significance pattern in State or local history?
- Is the site widely recognized?
- Does the site have symbolic value?
- Is there a community interest (past or present) which identifies with, and values the specific site?
- Is the site likely to provide material expression of a particular event or cultural identity?
- Is the site associated with an important person? (the role of the person in State or local history must be demonstrated/known)
- What is the strength of association between the person and the site?
- Did the person live or work at the site? During the phase of their career for which they are most recognized? Is that likely to be evident in the archaeology/physical evidence of the site?

- Did a significant event or discovery take place at the site? Is that evident/or likely to be evident in the archaeology/physical evidence of the site?

5.3.5. Aesthetic or Technical Significance (NSW Heritage Criterion C)

Whilst the technical value of archaeology is usually considered as 'research potential' aesthetic values are not usually considered to be relevant to archaeological sites. This is often because until a site has been excavated, its actual features and attributes may remain unknown. It is also because aesthetic is often interpreted to mean attractive, as opposed to the broader sense of sensory perception or 'feeling' as expressed in the Burra Charter.

Nevertheless, archaeological excavations which reveal highly intact and legible remains in the form of aesthetically attractive artefacts, aged and worn fabric and remnant structures, may allow both professionals and the community to connect with the past through tangible physical evidence.

- Does the site/is the site likely to have aesthetic value?
- Does the site/is the site likely to embody distinctive characteristics?
- Does the site/is the site likely to embody a distinctive architectural or engineering style or pattern/layout?
- Does the site demonstrate a technology which is the first or last of its kind?
- Does the site demonstrate a range of, or change in, technology?

5.3.6. Ability to Demonstrate the Past through Archaeological Remains (NSW Heritage Criteria A, C, F & G

Archaeological remains have an ability to demonstrate how a site was used, what processes occurred, how work was undertaken and the scale of an industrial practice or other historic occupation. They can demonstrate the principal characteristics of a place or process that may be rare or common.

A site may best demonstrate these aspects at the time of excavation. It may also be possible to explain the nature of the site and demonstrate past practices via public interpretation either before, during, or after excavation.

- Does the site contain well-preserved or rare examples of technologies or occupations which are typical of particular historic periods or eras of particular significance?
- Was it a long-term or short-term use?
- Does the site demonstrate a short period of occupation and therefore represents only a limited phase of the operations of a site or technology or site? Or does the site reflect occupation over a long period?
- Does the site demonstrate continuity or change?
- Are the remains at the site highly intact, legible, and readily able to be interpreted?

In addition to the significance described according to significance criteria as presented above, archaeological significance is generally further informed by three key questions:

- Can the site contribute knowledge that no other resource can?

- Can the site contribute knowledge which no other site can?
- Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

5.4. Archaeological Significance Assessment

The archaeological significance for the study area has been assessed in consideration of the historical overview for the study area and surrounds, as well as the nature of potential structural and cultural remains that may exist on study area and the historical periods to which they may belong. The archaeological significance assessment presented here is in relation to each of the historical phases of use of the study area and has been assessed in accordance with the '*NSW Heritage Criteria for Assessing Significance related to Archaeological Sites and Relics'.*

Historical Archaeological Research Potential (Criterion E)

The historical information indicates the subject site was used for farming and recreation from the mid-19th century until the period of construction of the Council Chambers. This assessment has found that the potential for a substantial archaeological resource relating to early historical phases within the subject site is low. There is some potential for an archaeological resource associated with the 1913 construction of the Council Chambers, however as identified in Section 5.2, the Council Chambers do not meet the threshold for local heritage significance. Accordingly, potential archaeological resources associated with its construction are not considered to have heritage significance in terms of this criterion.

Aesthetic or Technical Significance (Criterion C)

Whilst the technical value of archaeology is usually considered as 'research potential', aesthetic values are not generally considered to be relevant to archaeological sites. This is often because it is not until a site has been excavated that its actual features and attributes can be known. It is also because aesthetic is often interpreted to mean attractive, as opposed to the broader sense of sensory perception or 'feeling' as expressed in the Burra Charter. As potential archaeological remains that may be encountered at the site would represent ephemeral evidence of agricultural activities and construction, rather than intact structural remains, they are unlikely to meet the threshold for this criterion at a local or state level.

Ability to Demonstrate the Past through Archaeological Remains (Criteria A, C, F & G)

Any archaeological resource associated with the use of the subject site through its phases of historical use have the potential to provide information about the daily lives of the people living and working at this location. However, as no development or construction was identified within the subject site prior the construction of the Council Chambers, the potential for a substantial archaeological resource is considered to be low. Accordingly, the potential archaeological resources are not considered to have heritage significance in terms of this criterion.

5.5. Conclusion of Archaeological Significance

The potential archaeological resources within the subject site are not considered to meet the thresholds of significance at a local or State level.

6. Proposed Works

6. Proposed Works

This SSDA seeks consent for alterations to the existing Waverley Council Chambers. Please see Appendix 1 for Architectural Drawings for the proposed works. The proposal includes the following scope of works:

- Demolition of existing 1913's and 1930's building remnants internally within the existing 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 of the building, including the existing forecourt area and driveway.
- Expansion of structural footprint to the north.
- Removal of non-significant trees to the northwest of the site.
- Replacement of existing windows on east, south, and west facades of the building.
- Addition of a new northern extension - with new lift, fire stair, foyer, workspaces and balcony.
- Addition of a new pitched roof to sit over the existing flat concrete roof.
- New façade to shade the northern extension.
- New forecourt design at the northern end of the site including new compliant driveway, hardstand, access ramps and garden.
- Infilling demolished area with new slabs to achieve a level floor plate across all stories as the current building has many split levels.
- New internal walls, floor, and ceiling finishes.
- New furniture, fixtures, and equipment.
- Complete services upgrade including hydraulic, fire, structural, mechanical.

For the purposes of this HIS, the following elements of the development will be considered in terms of their potential to impact the heritage items, conservation areas, and archaeological sites in the vicinity:

- Demolition of existing 1913's and 1930's building remnants internally within the existing building, including walls and slabs on ground, levels 1 and 2.
- Partial demolition of the northern façade of the building, including the existing forecourt area and driveway.
- Expansion of structural footprint to the north.
- Replacing the existing windows on east, south, and west.
- Addition of a new northern extension - with new lift, fire stair, foyer, workspaces, and balcony.
- Addition of a new pitched roof to sit over the existing flat concrete roof.
- New façade to shade the northern extension.
- New forecourt design at the northern end of the site including new compliant driveway, hardstand, access ramps and garden.

The following elements of the proposed will have no visual or physical impact on the significance of the heritage items, conservation areas, and archaeological sites in the vicinity as they are internal works only. They are identified as:

- Removal of non-significant trees to the northwest of the site.
- Demolition of other internal walls from post-1930's works.
- Infilling demolished area with new slabs to achieve a level floor plate across all stories as the current building has many split levels.

- New internal walls, floor, and ceiling finishes.
- New furniture, fixtures, and equipment.
- Complete services upgrade including hydraulic, fire, structural, mechanical.

7. Assessment of Heritage Impacts

7. Assessment of Heritage Impacts

The activities and works proposed that are of the most relevance to the assessment and discussion of potential heritage impact are:

- Demolition of existing 1913's and 1930's building remnants internally within the existing building, including walls and slabs on ground, levels 1 and 2.
- Partial demolition of the northern façade of the building, including the existing forecourt area and driveway.
- Replacing the existing windows on east, south, and west.
- Addition of a new northern extension - with new lift, fire stair, foyer, workspaces, and balcony.
- Addition of a new pitched roof to sit over the existing flat concrete roof.
- New façade to shade the northern extension.
- New forecourt design at the northern end of the site including new compliant driveway, hardstand, access ramps and garden.
- Removal of trees surrounding Chambers building.

These key considerations have been addressed and discussed in the following subsections, with respect to both physical and visual heritage impacts of the proposed design.

7.1. Physical Impact

7.1.1. Demolition of Remnant Fabric from 1913 and 1930

The Waverley Council Chambers still holds part of the remnant fabric of the 1913 original building and 1930 additions, including the walls, timber flooring, and subfloor framing. However, this fabric currently presents considerable structural risks to the proposed construction, which directly impacts the stability of the entire building. In addition, to comply with current BCA standards, the original floor would have to be insulated and multiple sections of the original timber flooring would require replacement. Therefore, the redevelopment design proposes to remove the remnant fabric to ensure the longevity and integrity of the existing building.

The Waverley Council building is not individually listed as a heritage item nor is located within any heritage conservation areas. Therefore, given the original 1913/1930 built form no longer exists and its remnants do not meet the threshold for having any local or State significance, their removal would not have any physical impact on any heritage fabric.

However, it is recommended that some of the removed fabric of the 1913/1930 building is reused as part of heritage interpretation initiatives to create an efficient strategy to retell and retain the memory of the original council building and associated history. These will allow the former Council building to be celebrated and encourage the community to learn about the Waverley historic evolution in a creative manner— details of which are discussed further in Section 7.4 below. Specific items of significance associated with the original building elements and to be utilised for the interpretation can be identified, itemised and recorded during Photographic Archival Recording.

A Heritage Interpretation Strategy and Photographic Archival Recording are recommended in Section 8 of this assessment.

7.1.2. Significant trees

An arborist report for the subject site, as well as the *Waverley Plan of Management* identified two significant trees within the subject site.[35] The report recommended priority retention of the Canary Islands Date Palm (*Phoenix canariensis*) to the northeast of the site and the Holm Oak (*Quercus ilex*) to the west, as well as a consideration of retention of a further 12 trees.

Removal of the significant trees is not proposed for the redevelopment works. The proposed works will maintain the existing height of the roof and the northeast extension will not substantially alter the roof shape. Accordingly, the relationship between the building and the significant trees will not be affected, having a neutral physical and visual impact to the trees.

7.1.3. Historical Archaeology

Section 4.3 presented an overview assessment of historical archaeological potential for the Waverley Council Chambers site. The assessment concluded that the subject site is unlikely to retain historical archaeological resources or 'relics' from the identified phases of historical use.

Therefore, the proposed redevelopment works will be unlikely to encounter and/or impact any significant historical archaeological resource or relics that would require further assessment or mitigation prior to or during development works.

7.2. Visual Impact

7.2.1. Woodstock Street Conservation Area

The Woodstock Street Conservation Area is situated north from the subject site, on the opposite side of Bondi Road. The item has identified aesthetic significance associated with the street layout and patterns and the Victorian streetscape dominated by grand villas and small vernacular cottages.

No views and vistas are noted to contribute to the Woodstock Street heritage significance. Further, the existing Waverley Council Chambers façade represents 20th century styles and is not in keeping with the significant streetscape of the Woodstock Street Conservation Area. The proposed bulk and form of the redeveloped Chambers will be softened by the use of neutral and commensurate materials and colour palette. Accordingly, the proposed works will have no visual impact on the listed item.

7.2.2. Bondi Road (from Paul Street to Flood Street)

The row of poplars that formed the landscape feature of this listing have been removed. The proposed works will therefore have no impact on the heritage significance of this listing.

7.2.3. Waverley Park Landscape Conservation Area

The Waverley Park LCA has significance associated with the landscape aesthetic of the park setting. Of particular note are the mature tree plantings that landscape the park and the vistas east over the coast.

The proposed works include removal of trees from gardens at the immediate north-west of the Council Chambers. These plantings are not part of the Waverley Park listing and as such are considered non-significant trees. Their removal will not impact the heritage significance of the Waverley Park LCA. Proposed plantings to the north of the Chambers will allow the subject site to blend with the surrounding greenscape, further complementing the aesthetic significance of the park and ensuring the existing landscape character of the park is retained.

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[35] TreeIQ 2021 Preliminary Arboricultural Report: Waverley Council Chambers Refurbishment

Further, as the subject site is located in the north-western corner of Waverley Park, the proposed works will not obscure or impact the identified significant views from the park to the coast.

7.2.4. Waverley Reservoir (Elevated)

The Waverley Reservoir (Elevated) has aesthetic significance associated with the ornate and decorative features of the surface and concrete reservoirs. The Waverley Reservoir (Elevated) is situated at a significantly higher elevation than the subject site, with existing plantings of mature trees further obscuring any view to and from the subject site. Significant view lines east from the top of the Reservoir hill towards the coast will not be affected by the works, with the Council Chambers situated to the north and not within the coastal vista.

Accordingly, the proposed works will have no visual impact on the listed item and will not be detrimental to the heritage significance of the item.

7.2.5. Waverley Reservoir No. 1

The Waverley Reservoir No. 1 has aesthetic significance associated with the recreation use of the open space at the top of the reservoir. The Waverley Reservoir No. 1 is situated at a significantly higher elevation than the subject site, with existing plantings of mature trees further obscuring any view to and from the subject site. Significant view lines east from the top of the Reservoir hill towards the coast will not be affected by the works, with the Council Chambers situated to the north and not within the coastal vista.

Accordingly, the proposed works will have no visual impact on the listed item and will not be detrimental to the heritage significance of the item.

7.2.6. Demolition of Remnant Fabric from 1913 and 1930

As previously mentioned, the remnant fabric from the 1913/1930 original building currently presents structural and BCA compliance issues and damaged sections, increasing the risks of the building stability. Therefore, as part of the present proposal, the remnant fabric would be fully removed and replaced by the refurbished fit-out designed to suit the Waverley Council's evolving needs.

The new design has created a smart and efficient layout that best improves the relationship between the community and staff and transforms the building into a flexible and dynamic workspace. As a result, the proposed space prioritises open and collaborative spaces that could interchange functions and be fully adapted for different purposes. The interiors have been redesigned to reflect this flexibility, positioning the enclosed rooms near the external walls while the collaborative spaces have been centralised merged into a single and spacious area.

Since its initial construction in 1913, the building has undergone significant alterations to its shape, scale, and architectural style, in order to meet the increasing demand of staff and required facilities. With the 1962 redevelopment, the 1913 original building was replaced with a modernist construction, repurposing a small part of its fabric as internal walls and flooring.

The multiple alterations have resulted in an overall hybrid fabric that combines elements from 1913,1930, 1962, and 1984. Thus, the remnant fabric can no longer be clearly identified or associated with the 1913/1930 original building or with its historic evolution. Evidence of this is shown in Figure 7-1.

Figure 7-1: Schematic plans to identify the different periods of the internal fabric of the building. Source: Lahznimmo + Antelope, 2021

Therefore, the removal of the remnant fabric from 1913 and 1930, as well as the demolition of part of the internal fabric from 1962 and 1984 will not have any adverse visual impact on the significance of any heritage values. The 1913/1930 remnants are not sufficient to represent the aesthetic or the historical evolution of the original building as they can no longer be clearly identified as part of the former building.

It is however recommended that some of the removed fabric of the original 1913 and 1930 building is reused as part of heritage interpretation initiatives to create an efficient strategy to retell and retain the memory of the original council building and its associated history. These will allow the former Council building to be celebrated and encourage the community to learn about the building and Council's historic evolution in a creative manner— details of which are discussed further in Section 7.4 below.

7.2.7. Northern extension and New Driveway/Forecourt

The proposal includes the extension of the northern portion of the building in order to improve civic engagement, housing a spacious entry foyer and a new public lift and staircase. The extension will also allow for additional floorspace to accommodate new workstations.

Currently, the existing public lift is central within the building, which compromises its security. The new lift and stairs have been designed to be easily accessed through the refurbished entry foyer, facilitating a smart and efficient flow for the general public and staff. Such alterations will not substantially modify the form and massing of the existing building, and consequently not adversely altering its visual presence within the urban context.

Further, the existing design of the northern façade is currently presented to Bondi Road as a blank wall, with few openings and visual access between them. As a result, users of the building cannot visually interact with the streetscape and architectural character of the adjacent conservation areas such as the Bondi Road LCA and Woodstock Street HCA. Moreover, pedestrians walking along the sidewalks are not encouraged to interact with the building or feel invited to explore the space, not only because of the lack of visual access to the interiors but also due to the nature of the existing driveway and forecourt.

Since 1913, the forecourt has been designed to prioritise the main means of transportation of its time, evolving from early-20th century carriages to modern vehicles. Therefore, the front portion of the site was designed to prioritise vehicular access, showcasing a forecourt that is mostly occupied by a curved driveway that connects Bondi Road to the building.

The proposed design aims to alter its focus to pedestrians, creating an inviting forecourt that is fully adapted to service people with disabilities, without impacting on the historical use of the driveway. Thus, separate pedestrian access has been created to ensure people's safety without compromising the functionality or the overall shape and form of the existing driveway.

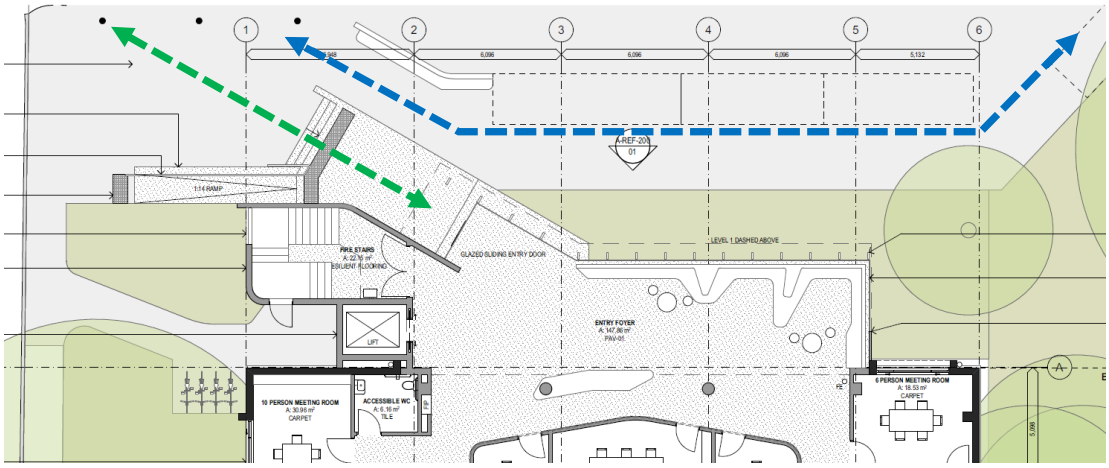

Figure 7-2: Proposed ground floor plan showcasing the northern extension and new forecourt. The proposed design separates the pedestrian (green) and vehicular (blue) access. Source: Lahznimmo with Curio additions, 2021.

The front façade of the building has also been redesigned to enable more visibility and transparency to and from the building. The new façade will work as an urban window to the public, creating an inviting and dynamic atmosphere that improves not only the experience of visitors but also allows the views to the adjacent conservation areas to be clear and open so they can be appreciated and celebrated on a daily basis.

Figure 7-3: Proposed northern façade. Source: Lahznimmo 2021

Overall, the northern expansion and forecourt redesign will have a positive visual impact on the heritage items and conservation areas in its vicinity. The proposed alterations will create an inviting, inclusive, and safe access to pedestrians while still maintaining the historical use and functionality of

the driveway within the forecourt. The new façade will be more transparent and encourage people in the building to visually engage with and celebrate surrounding heritage items.

7.2.8. New Roof Addition

The existing concrete roof consists of a complex shape combining multiple heights of the rooms from the level below. The roof currently presents severe drainage issues, and the lack of insulation directly impacts the thermal comfort levels of the areas immediately below the structure.

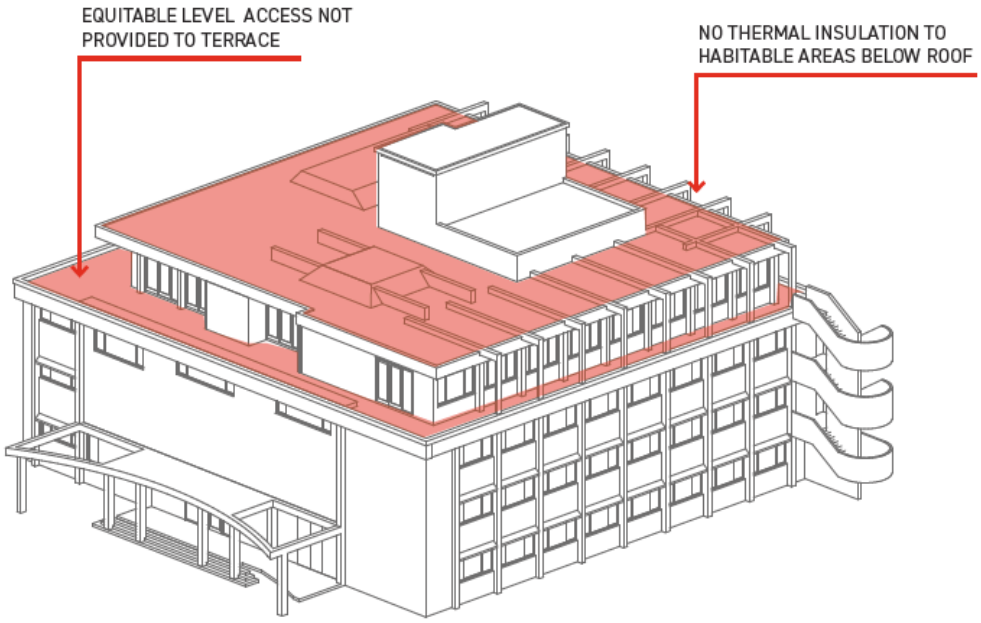

Figure 7-4: 3D model highlighting the current issues proposed to be solved by the new roof. Source: Lahznimmo + Antelope, 2021

To avoid any further water damage and to improve the overall temperature within the Level 3 rooms, the proposal includes the installation of a new insulated hipped roof. The new roof will be extended towards the north and east to cover the Level 3 terrace in order to help minimise the water damage on Level 2. Its new hipped shape will also enable the installation of services underneath the structure.

The new roof will be installed at the same height as the existing roof, gradually pitching towards the plant room. This solution ensures that the building's overall height and bulk is maintained, while the volume of the plant room is softened by the gradual roof slope.

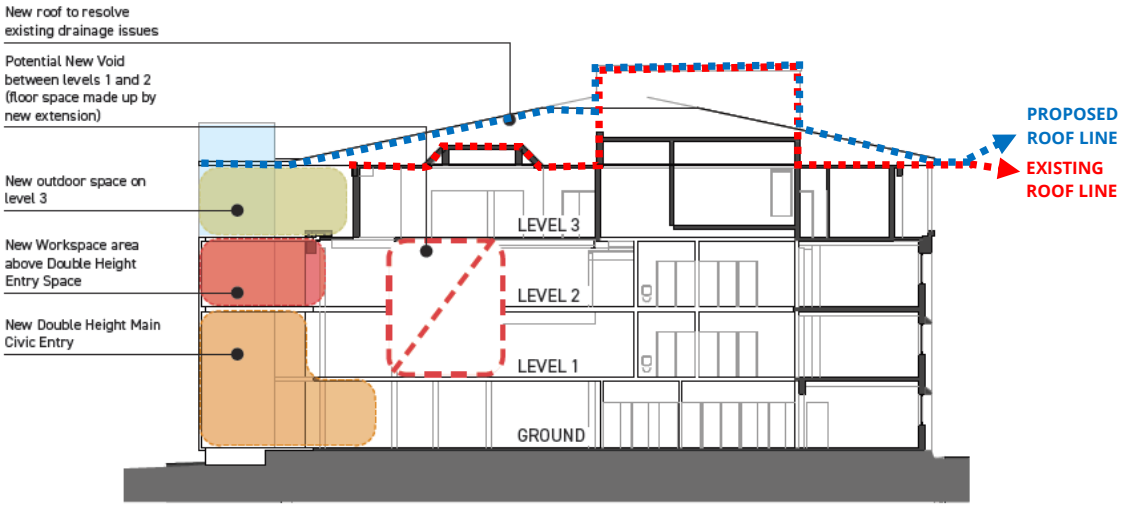

Figure 7-5: Schematic section showcasing the new roof (blue) proposed to be installed above the existing roof (red). Source: Lahznimmo + Antelope with Curio additions, 2021.

Due to the one to two-storey character of the buildings within both Woodstock Street HCA and Bondi Road item, the new roof shape will not be predominant in any view lines, having no adverse visual impact on the overall significance of the conservation areas.

The new roof design has also taken into consideration its proximity to the significant mature trees within the subject site and the Waverley Park LCA, in particular, the Canary Islands Date Palm (*Phoenix canariensis*) to the northeast of the site. This is highlighted by the *Waverley Park Plan of Management* (2012) as dating from 1916, and the Holm Oak (*Quercus ilex*) to the west, which is assumed to date from the same era. As the existing height of the roof will be maintained and the northeast extension will not substantially alter the roof shape, the relationship between the building and the trees will not be affected, having a neutral impact on any views including such trees.

Figure 7-6: Examples of highly significant trees surrounding the Waverley Council building. Canary Islands Date Palm (left) and Holm Oak (right). Source: Tree IQ, 2021

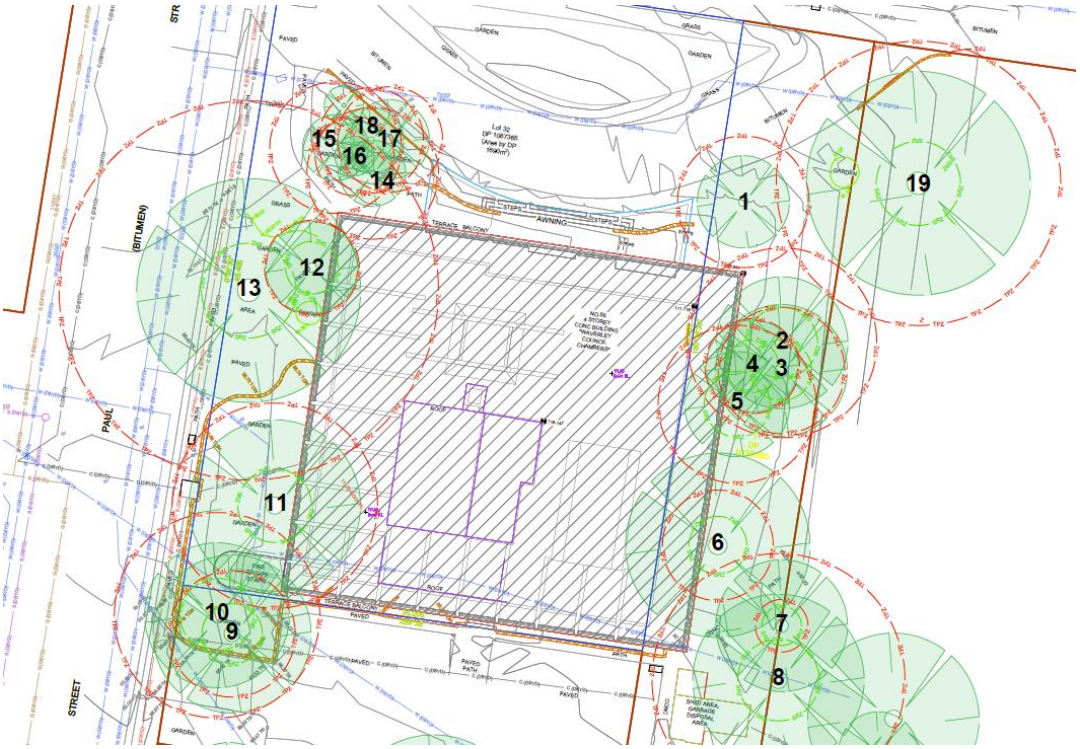

Figure 7-7: Survey plan indicating the trees surrounding the Waverley Council building. Highly significant Canary Islands Date Palm is represented by the number 1 and the Holm Oak by the number 13. Source: Tree IQ, 2021

Overall, the new roof will result in a positive outcome for the longevity, integrity, and sustainability of the building without having any adverse impact on the heritage conservation areas and items in the vicinity. The proposed structure will prevent any water damage and the insulation will help to reduce energy consumption by preventing heat loss during winter and heat gains during summer. In addition, the relationship between the overall built form and the surrounding significant mature trees will be fully retained, having an overall neutral visual impact on them.

7.2.9. New windows

The proposal includes the replacement of all aluminium windows as the powder coating has been deteriorating systematically over time. In addition, despite no visible evidence of any water damage, the existing windows do not meet the current requirements for wind and water infiltration.

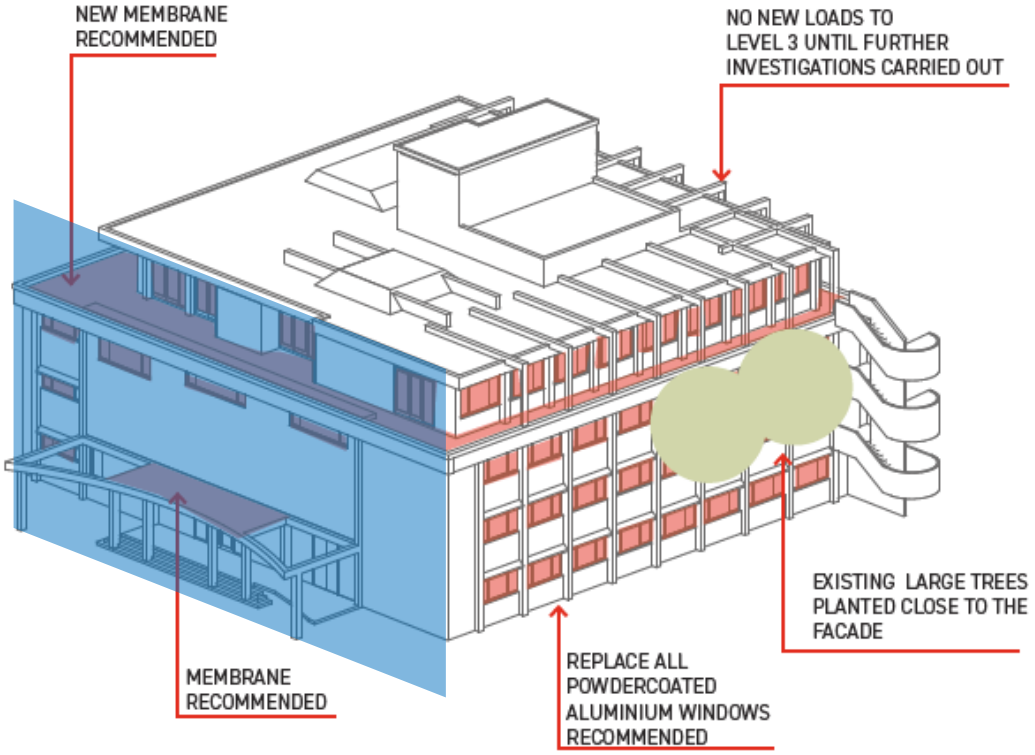

Figure 7-8: 3D model indicating the aluminium windows proposed to be replaced. The northern windows and façade (blue) have been assessed in another Section (Section 7.1.2). Source: Lahznimmo + Antelope with Curio additions, 2021

The windows will be replaced with windows of similar design and size. No enlargement of openings or alteration to the overall fenestration composition of the facades, apart from the northern facade which will be fully refurbished are proposed (see impact assessment in Section 7.2.2). Therefore, the eastern and southern views of Waverley Park, including axial views to the war memorial, reservoirs, and significant trees, will be fully preserved as well as western views to Paul Street and axial views to Bondi Road and Woodstock Street Conservation Areas.

Overall, the proposed alteration will not have any adverse visual impact on any heritage items or conservation areas in the vicinity, as the proposal includes a like-for-like substitution of the windows. In addition, their replacement will result in an overall positive outcome as the new windows will meet the contemporary standards for preventing wind and water infiltration.

7.2.10. Materiality

The materiality, finishes and colour palette proposed for the redeveloped facade have been designed to be sympathetic to the overall aesthetic of Waverely Park and the general coastal setting (Figure 7-9). The battens, shading elements, balustrades and cladding will be constructed with neutral light colours to uplight the space and allow the building to sit comfortably within the greenscape of Waverley Park and the coastal context. The proposed palette reflects the coastal tones of sandstone and beaches, while the white steel finishes offer a refreshing and welcoming quality to the structure. The lightly coloured, resin based, seamless flooring provides a consistent entry sequence from the front stairs into the ramp and foyer.

The timber battens of the flyover roof and the tiled feature wall have been chosen with a natural timber and stone-look aesthetic to be cohensive with the natural landscape setting. The tiles reflect the textural qualities of the existing building façade without attempting a complete replication. The compressed fibre cement cladding has been created as a recessive bridging element to link the existing building façade with the new design.

Figure 7-9: Proposed façade material schedule (Source: Lahzimmo Architects)

7.3. Statement of Heritage Impact

The proposed works associated with the redevelopment of the Waverley Council Chambers have been reviewed and assessed. 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 keeping 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 landscape 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 meet the changing needs of the Waverley LGA.

Situated downslope from listed State heritage items associated with the Waverley Reservoir, the proposed redevelopment will not be detrimental to their heritage significance 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 (discussed further below).

The potential impacts to heritage significance of surrounding elements and heritage items are summarised in Table 6.

Table 6: Summary of Heritage Impact

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
Northern extension and driveway	Not assessed as having heritage significance Positive visual impact to heritage significance of adjacent items and conservation areas.
New façade	Not assessed as having heritage significance Positive visual impact to heritage significance of adjacent items and conservation areas.
Roof addition	Not assessed as having heritage significance

Element	Statement of Heritage Impact
	No visual impact to heritage significance of adjacent items and conservation areas.
New windows	Not assessed as having heritage significance No visual impact to heritage significance of adjacent items and conservation areas.

7.4. Heritage Interpretation

It is recommended that 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 elements of the 1960s and 1980s façade (such as the Coat of Arms) in a creative manner to communicate and celebrate the historic evolution of the Waverley Council.

The Heritage Interpretation Strategy should be prepared in parallel with detailed design development and construction works, to be completed and implemented to coincide with the completion of construction works.

Appropriate and meaningful interpretation initiatives should be developed to retell and retain the memory of the original council building and associated history, utilising the remnants of the original 1913 building, 1930 additions and elements of the later 20th century facades efficiently and effectively. Currently, this fabric has been retained in place in an attempt to celebrate its historic past, however, the simple retention of fabric without a proper identification does not communicate the historic context of the fabric or engage people to interact with it. In addition, the fabric is mostly located in areas that cannot be accessed by the general public, limiting its reach to staff members only.

> *The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and engagement, and be culturally appropriate.*[36]

At present, strategic locations with easy public access such as the reception area on the ground floor and the new external forecourt have been considered as potential locations for the installation of interpretive products, however, the final interpretative product should be developed in close consultation with the regulatory bodies and the appointed heritage consultant.

[36] Australia ICOMOS 2013, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*.

8. Conclusions and Recommendations

8. Conclusions and Recommendations

This HIS for the subject site at Waverley Council Chambers at 49A Bondi Road, Bondi Junction concluded that:

- The subject site was located within a grant of land to Mr. Chapman" prior to 1831.
- The general area of the subject site was used as a garden during this time.
- By the 1840s the Chapman lot had been subdivided, with the subject site situated within land designed to 'Mr Roberts'.
- By the mid-1840s, the broader area inclusive of the subject site was known as 'Flagstaff Farm', with Chinese market gardens operating on the farm.
- The land of Flagstaff Farm was used as unofficial sporting fields from the 1850s.
- Waverley Park was officially established in the 1880s.
- The Waverley Council Chambers was constructed on the subject site in 1912.
- No prior construction or development was identified to have occurred on the subject site prior to this time.
- The Council Chambers were extended in the 1930s, 1960s and 1980s.
- Elements of the original fabric from the various phases of construction and use are retained within the current structure.
- The subject site has been assessed to have potential for archaeological resources associated with Phases 5, 6 and 7 of historical occupation and use, however the potential archaeological resource has been assessed to not meet the threshold for local or State significance.

It is recommended that, should the development impacts as outlined in Section 7 proceed, that:

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.

2. Photographic Archival Recording 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.

3. An Unexpected Finds Procedure 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.

[37] Heritage Office 2006, Photographic Recording of Heritage Items Using Film or Digital Capture

9. References

9. References

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Appendix 1: Final Drawings

WAVERLEY COUNCIL CHAMBERS UPGRADE

TM - TIMBER BATTEN SOFFIT

AL - POWDERCOATED ALUMINIUM BATTENS AND SHADING ELEMENTS

TL - FEATURE TILE WALL

STEEL PAINT FINISH - DULUX SHOJI WHITE

CFC - COMPRESSED FIBRE CEMENT CLADDING, INTEGRAL COLOUR FINISH

PAV-01 RESIN BASED SEAMLESS FLOORING

DRAWING LIST

00 COVER			
	A-001	COVER PAGE	
10 PLANS			
	A-100	SITE ANALYSIS	1:200
	A-101	SITE PLAN	1:200
	A-102	FORECOURT DEMOLITION PLAN	1:100
	A-103	GROUND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-104	FIRST FLOOR DEMOLITION PLAN	1:100, 1:200
	A-105	SECOND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-106	THIRD FLOOR DEMOLITION PLAN	1:100, 1:200
	A-107	EXISTING AND NEW DIAGRAMS	1:200
	A-108	GROUND FLOOR PLAN	1:100
	A-109	LEVEL 1 FLOOR PLAN	1:100
	A-110	LEVEL 2 FLOOR PLAN	1:100
	A-111	LEVEL 3 FLOOR PLAN	1:100
	A-112	ROOF FLOOR PLAN	1:100
	A-117	SUN DIAGRAMS	1:500
20 ELEVATIONS			
	A-200	NORTH AND EAST ELEVATIONS	1:100
	A-201	SOUTH AND WEST ELEVATIONS	1:100
30 SECTIONS			
	A-300	CROSS SECTION	1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
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NSW 2045

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Service Engineers and ESD
ADP
Level 3, 8 Spring Street Sydney
NSW 2000

TITLE
PCA
Steve Watson Partners
Level 17, 456 Kent Street Sydney
NSW 2000

TITLE

TITLE
Structural + Civil Engineer
Northrop Consulting Engineers Pty Ltd
Level 1, 57 Kembla Street Wollongong
NSW 2500

TITLE
Landscape
Black Beetle
Suite 05, Level 1, 1073 Pittwater Rd, Collaroy
NSW 2097

TITLE
Town Planning
MG Planning
PO Box 197 Drummoyne
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Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

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01 SITE ANALYSIS
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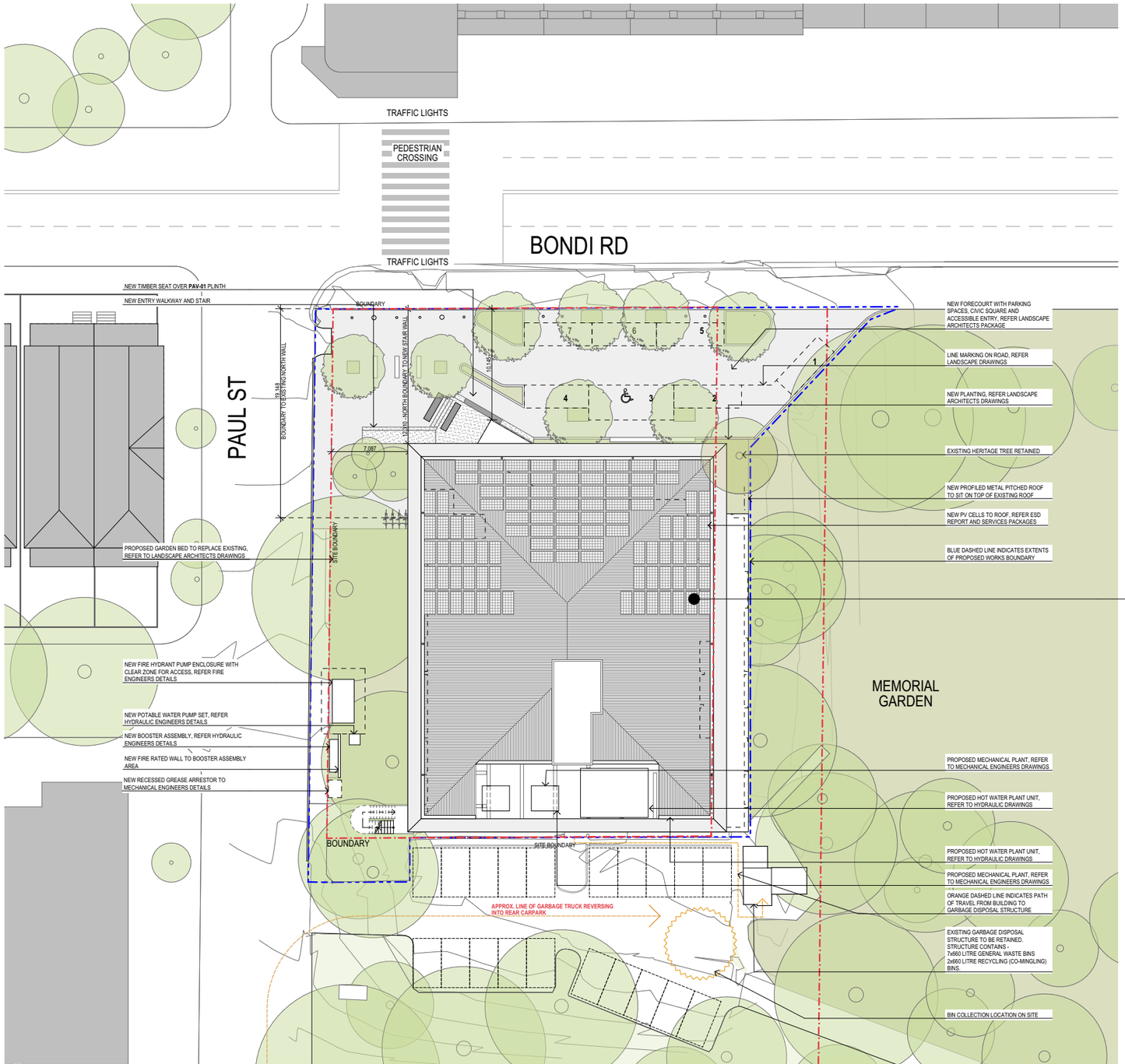

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NEW FSR - **1.65:1**

(NOTE - FSR IS CALCULATED FOR GFA WITHIN SITES OWN CADASTRAL BOUNDARY)

01 **SITE PLAN**
1:200

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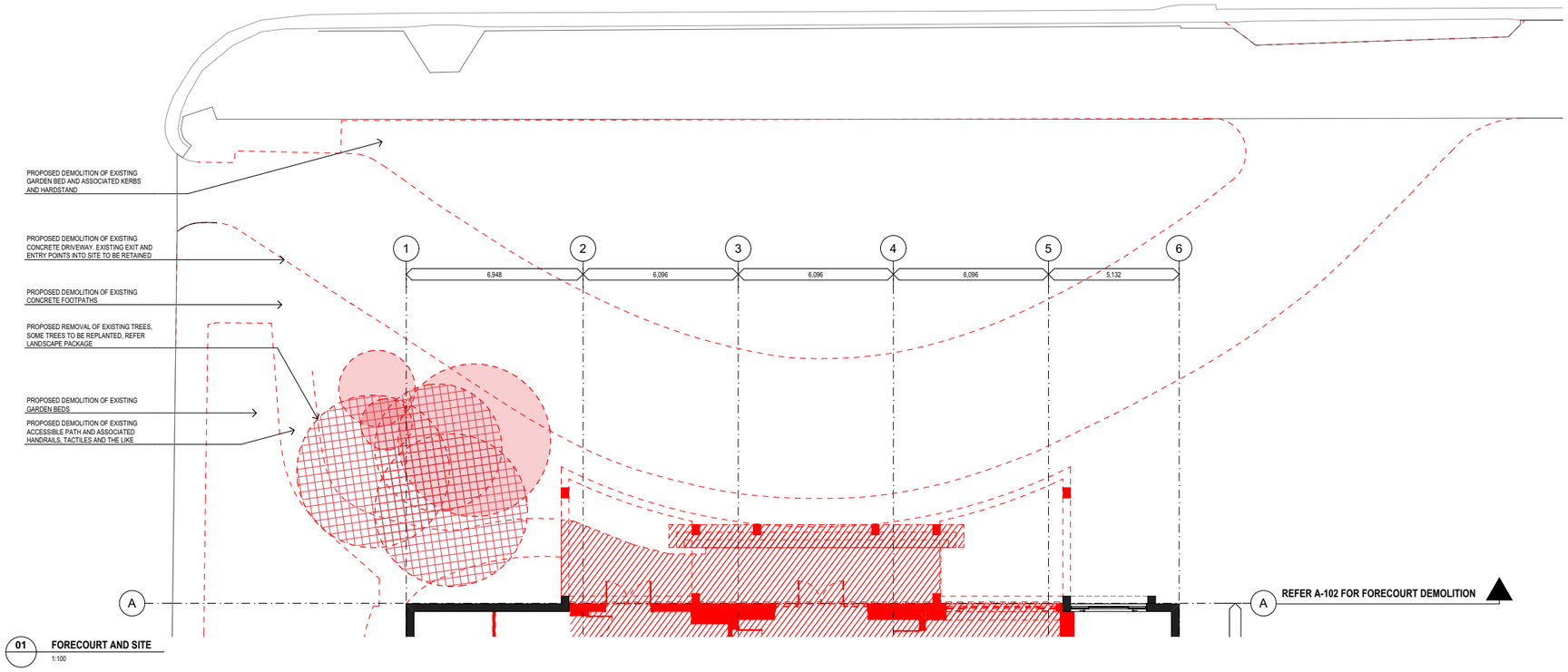

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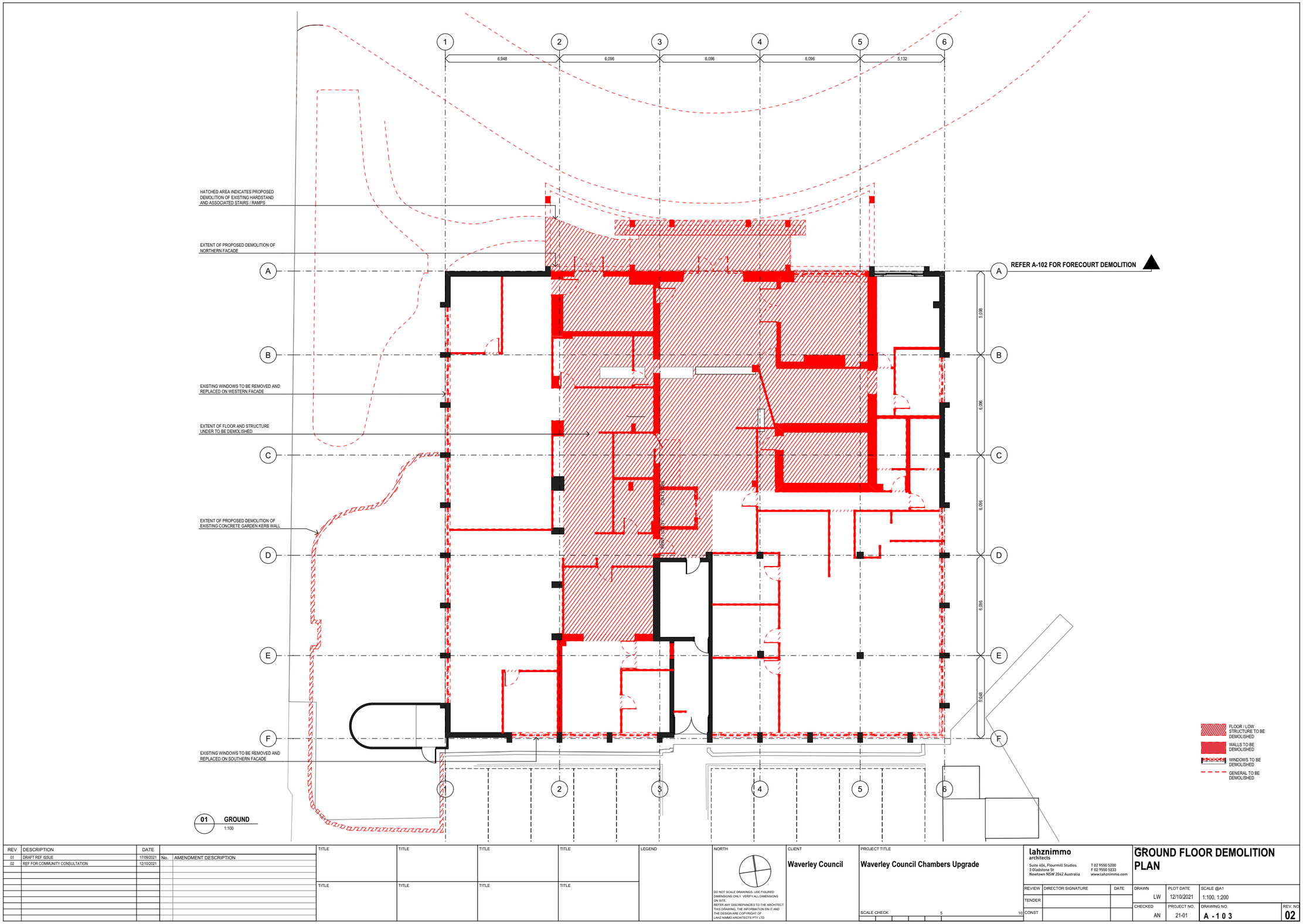

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GROUND FLOOR DEMOLITION PLAN

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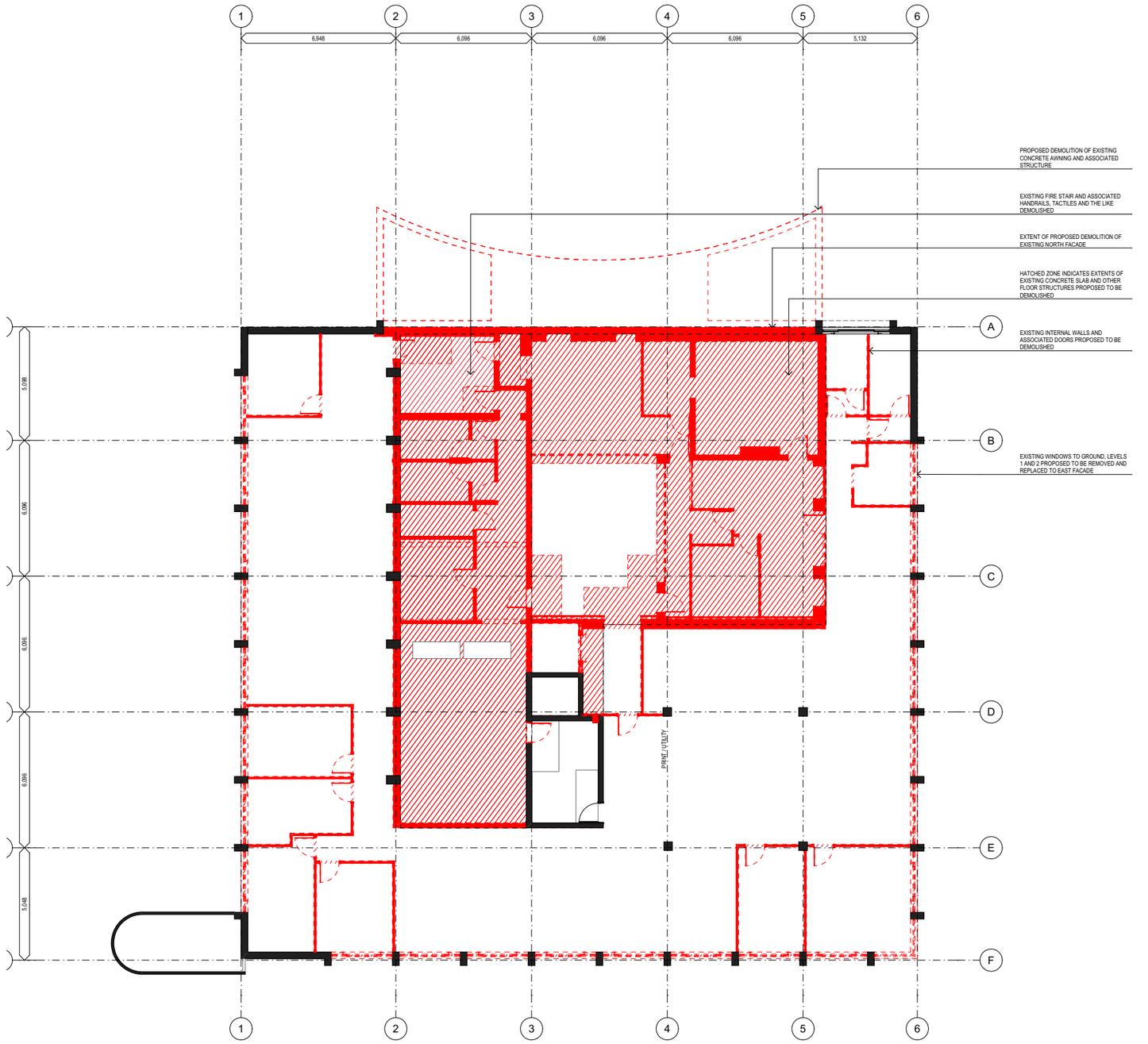

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F 02 9550 5233
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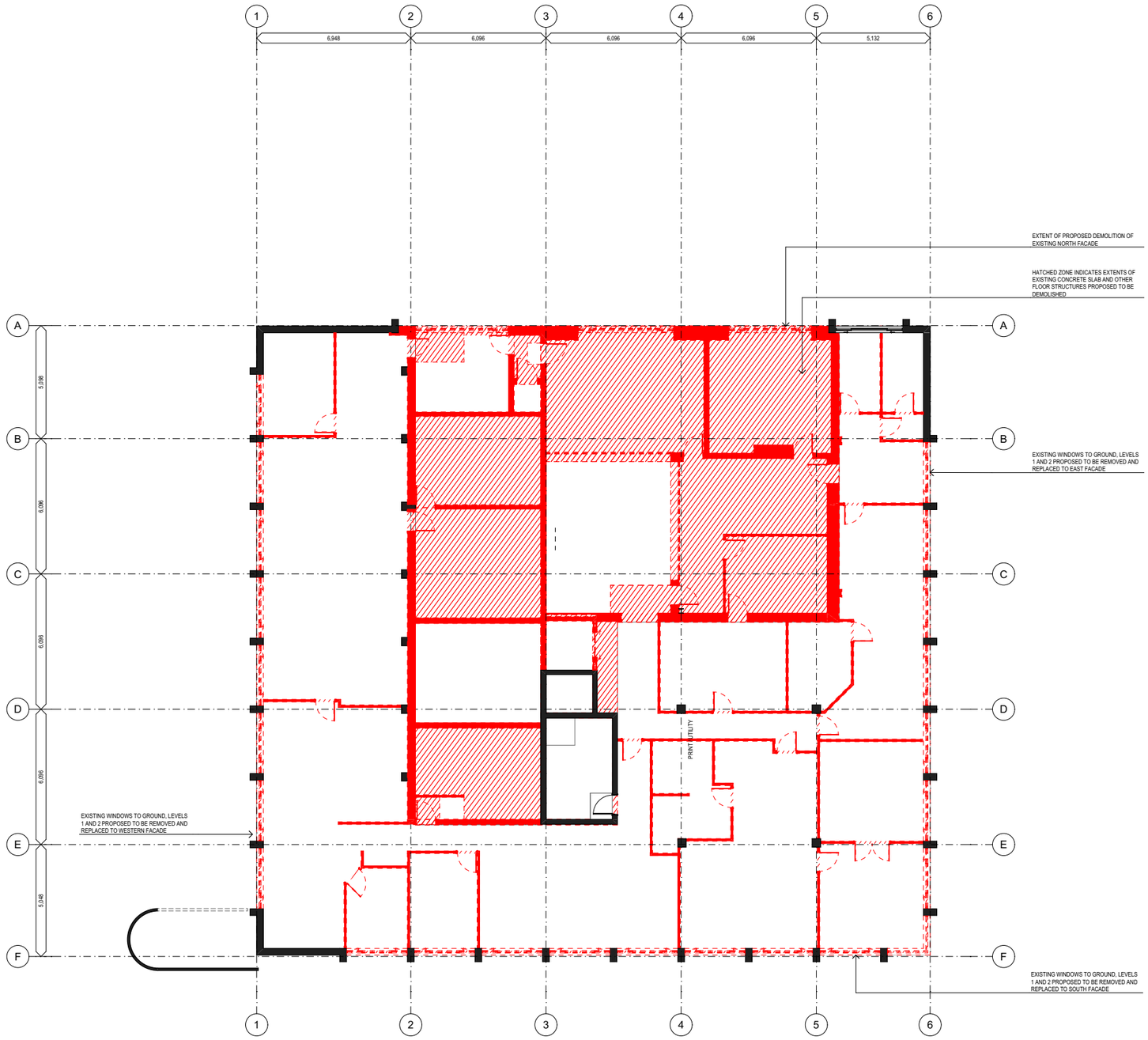

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3 Gladstone St F 02 9550 5233
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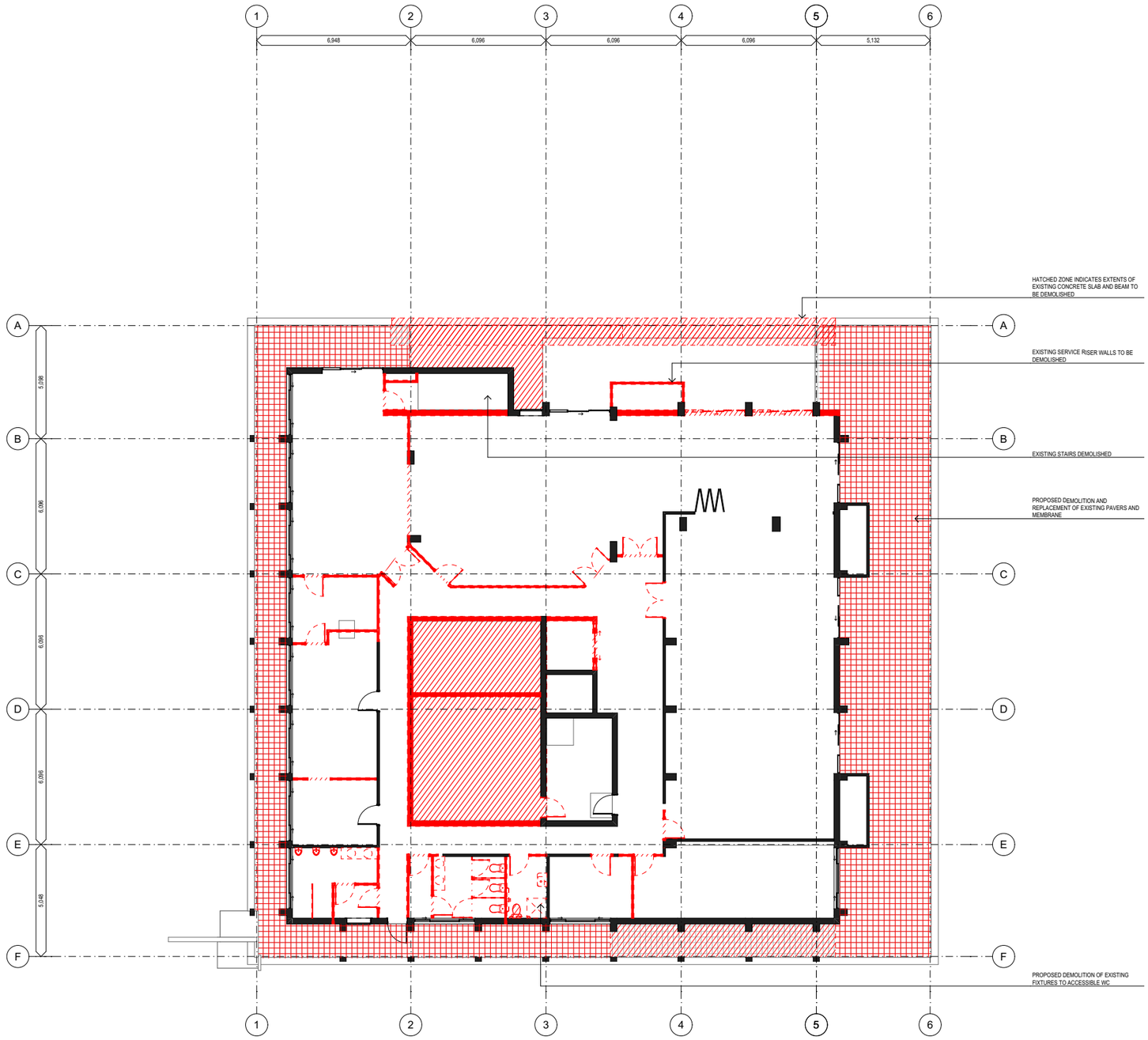
CONST		

SECOND FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A - 1 0 5 / 02



01 **LEVEL 3**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE

TITLE | TITLE | TITLE | TITLE

LEGEND

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Waverley Council

PROJECT TITLE
Waverley Council Chambers Upgrade

SCALE CHECK 5 10

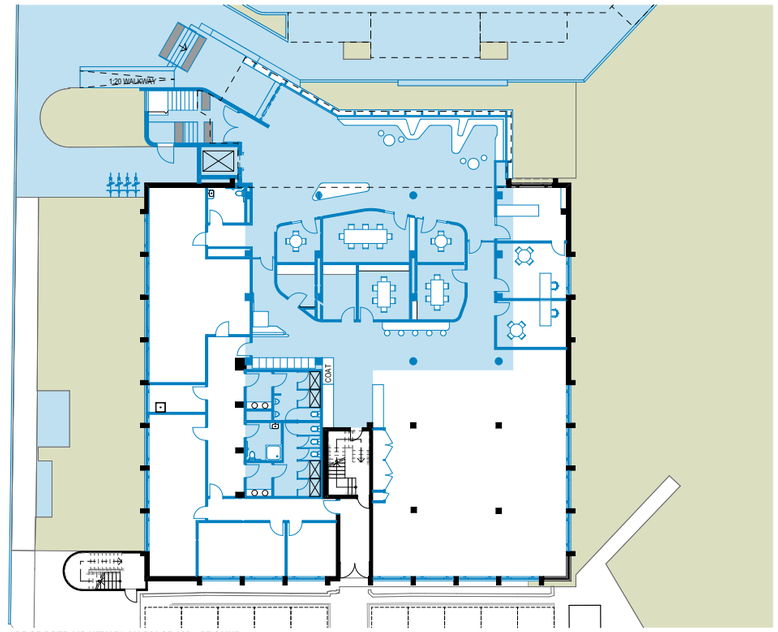
lahznimmo
architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

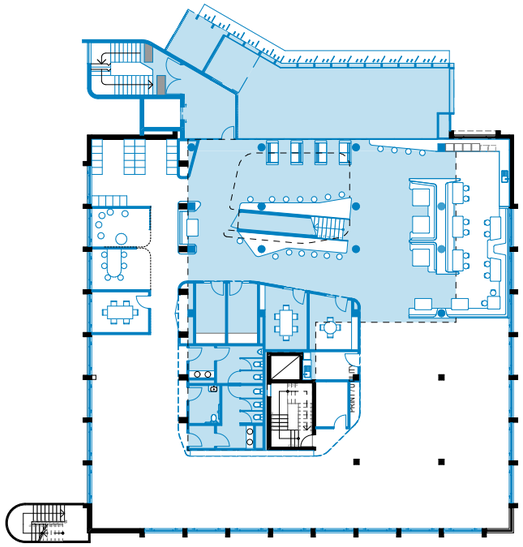
TITLE
THIRD FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	2/03/2022	1:100, 1:200

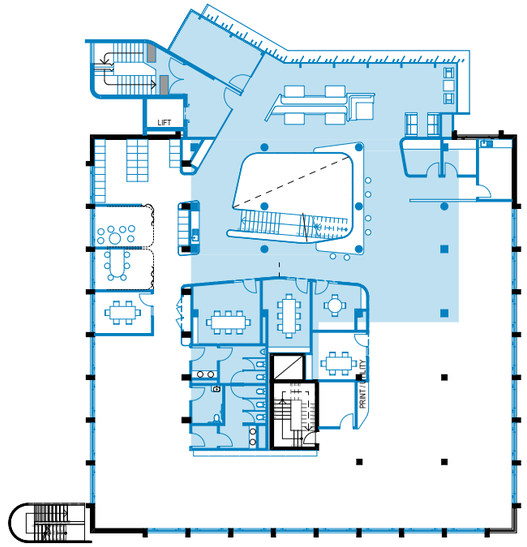
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-106	03



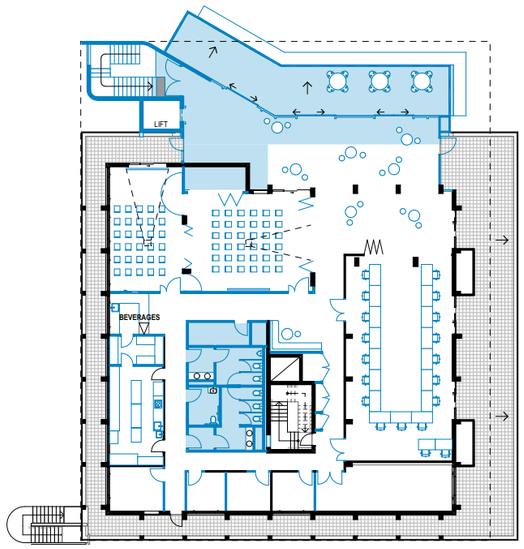
01 PROPOSED VS NEW PLAN DIAGRAM - GROUND
1:200



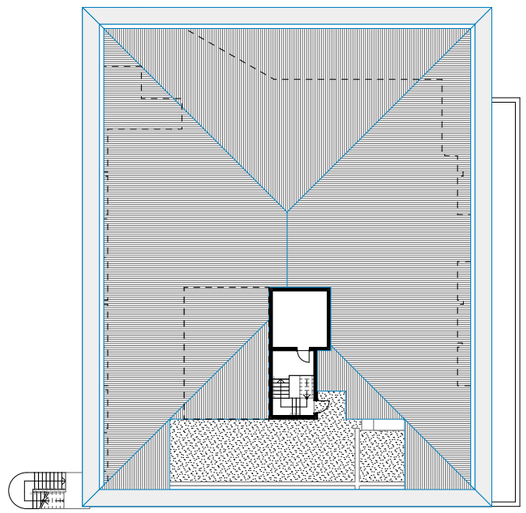
02 PROPOSED VS NEW PLAN DIAGRAM - FIRST
1:200



03 EXISTING VS NEW PLAN DIAGRAM - SECOND
1:200



04 EXISTING VS NEW PLAN DIAGRAM - THIRD
1:200



05 EXISTING VS NEW PLAN DIAGRAM - ROOF
1:200

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND
EXISTING
NEW

NORTH

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architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
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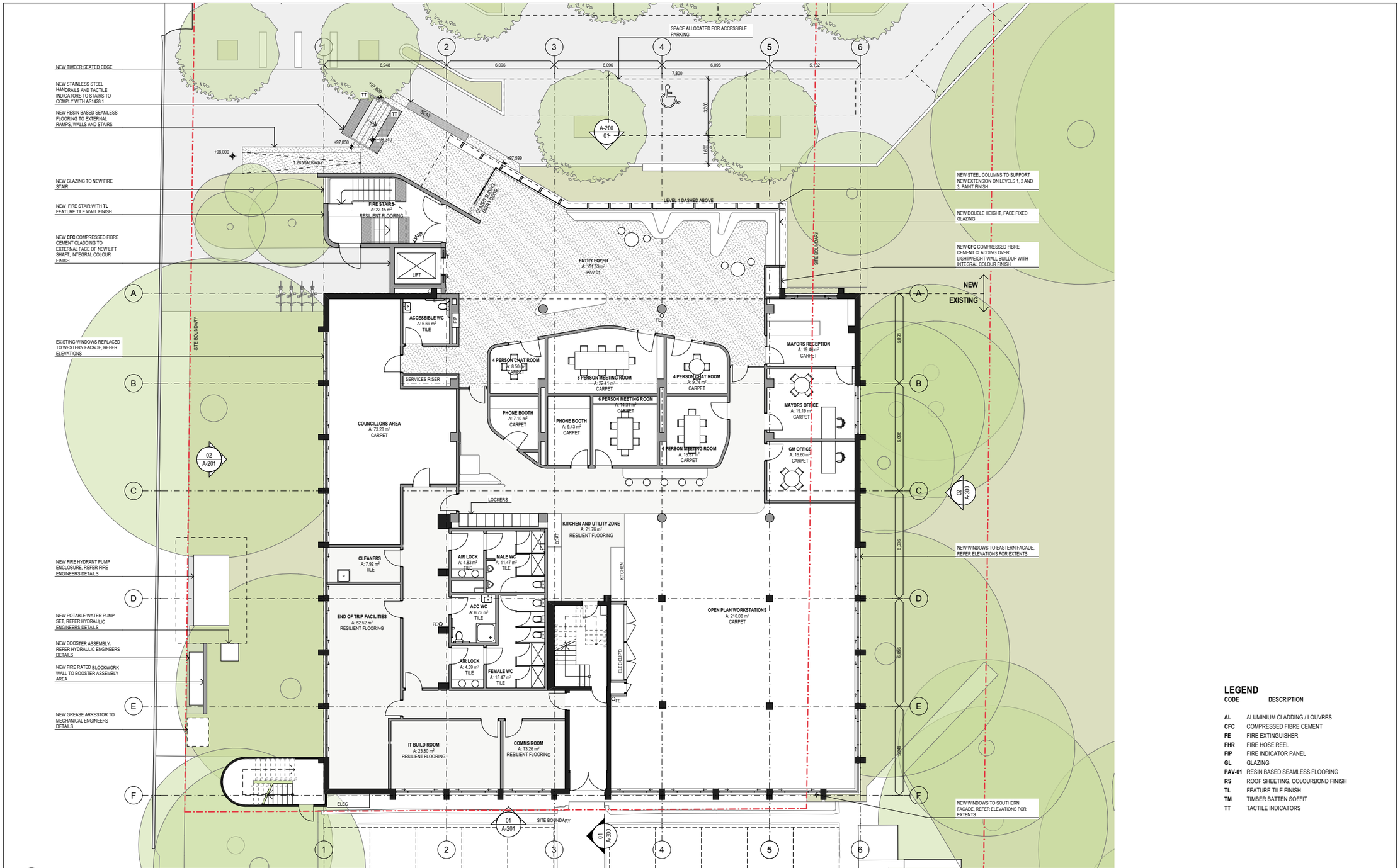
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
EXISTING AND NEW DIAGRAMS

DRAWN	PLOT DATE	SCALE @A1
LW	2/03/2022	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-107	03



01 GROUND
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	17/01/2022
04	REVISED PLAN LAYOUT	25/02/2022

No. AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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3 Gladstone St F 02 9550 5233
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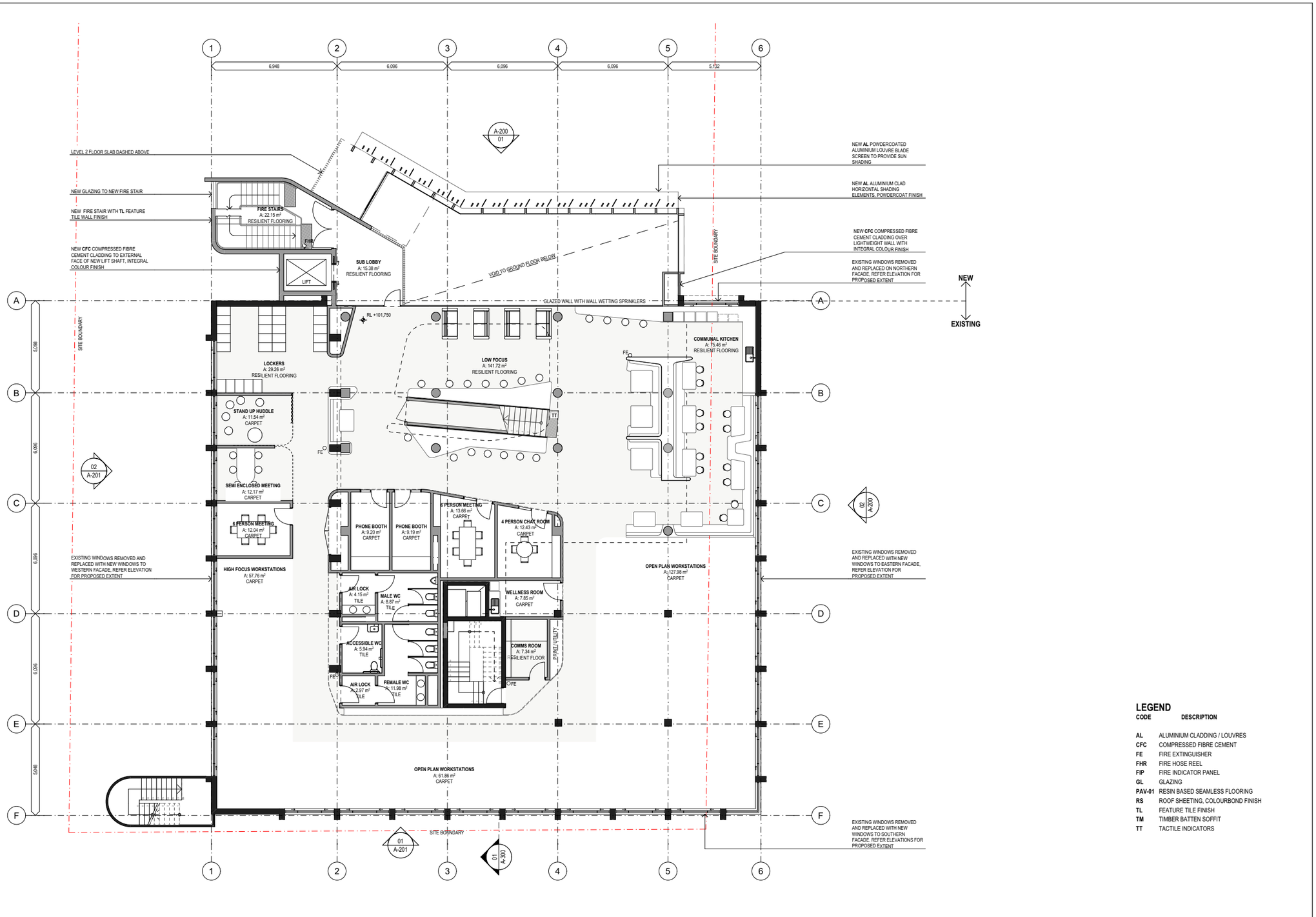
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
GROUND FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	25/02/2022	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-108	04



LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

01 LEVEL 1
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No. AMENDMENT DESCRIPTION

TITLE

LEGEND

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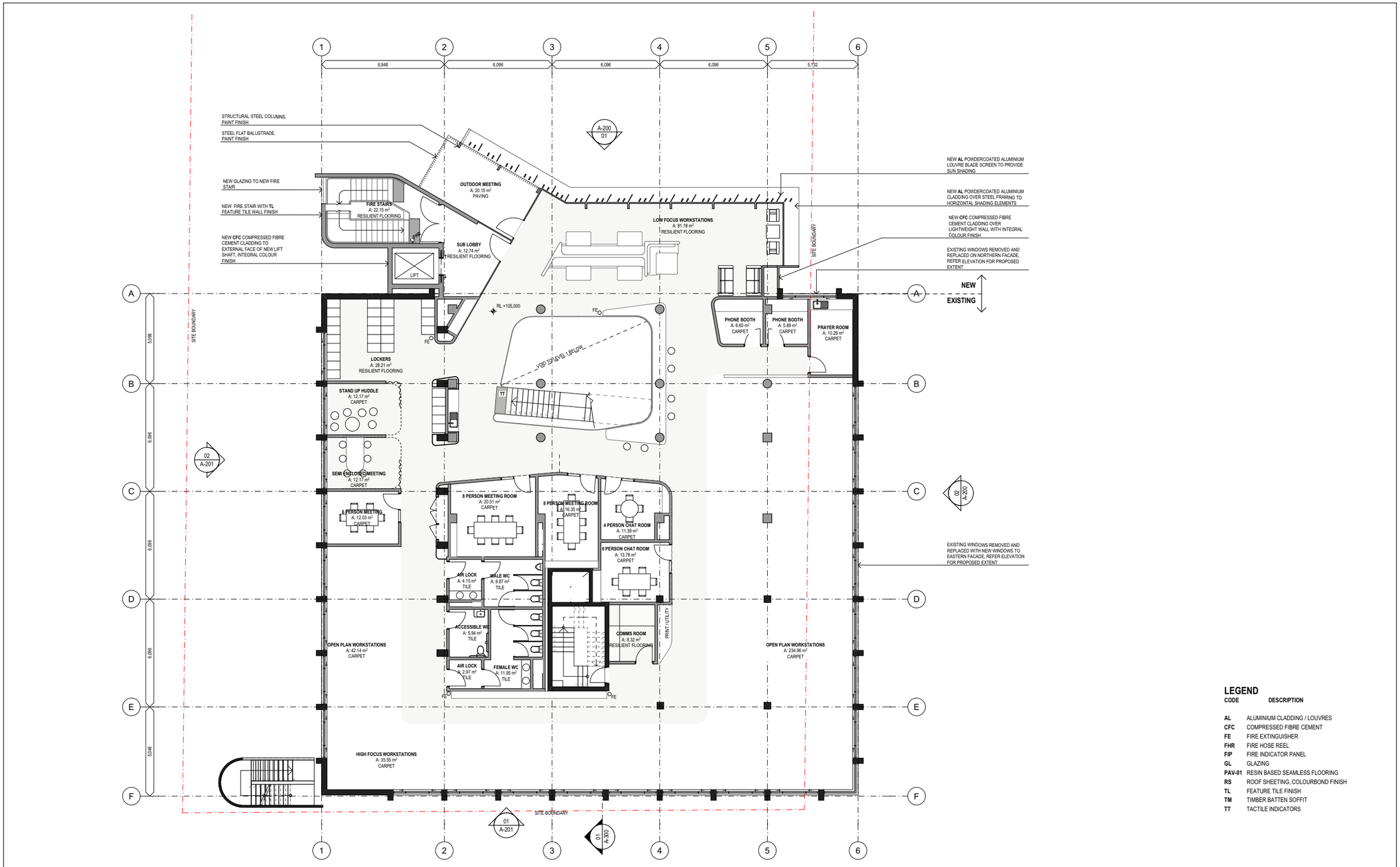
TITLE: **LEVEL 1 FLOOR PLAN**

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A - 1 0 9	02



LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

01 LEVEL 2
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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F 02 9550 5233
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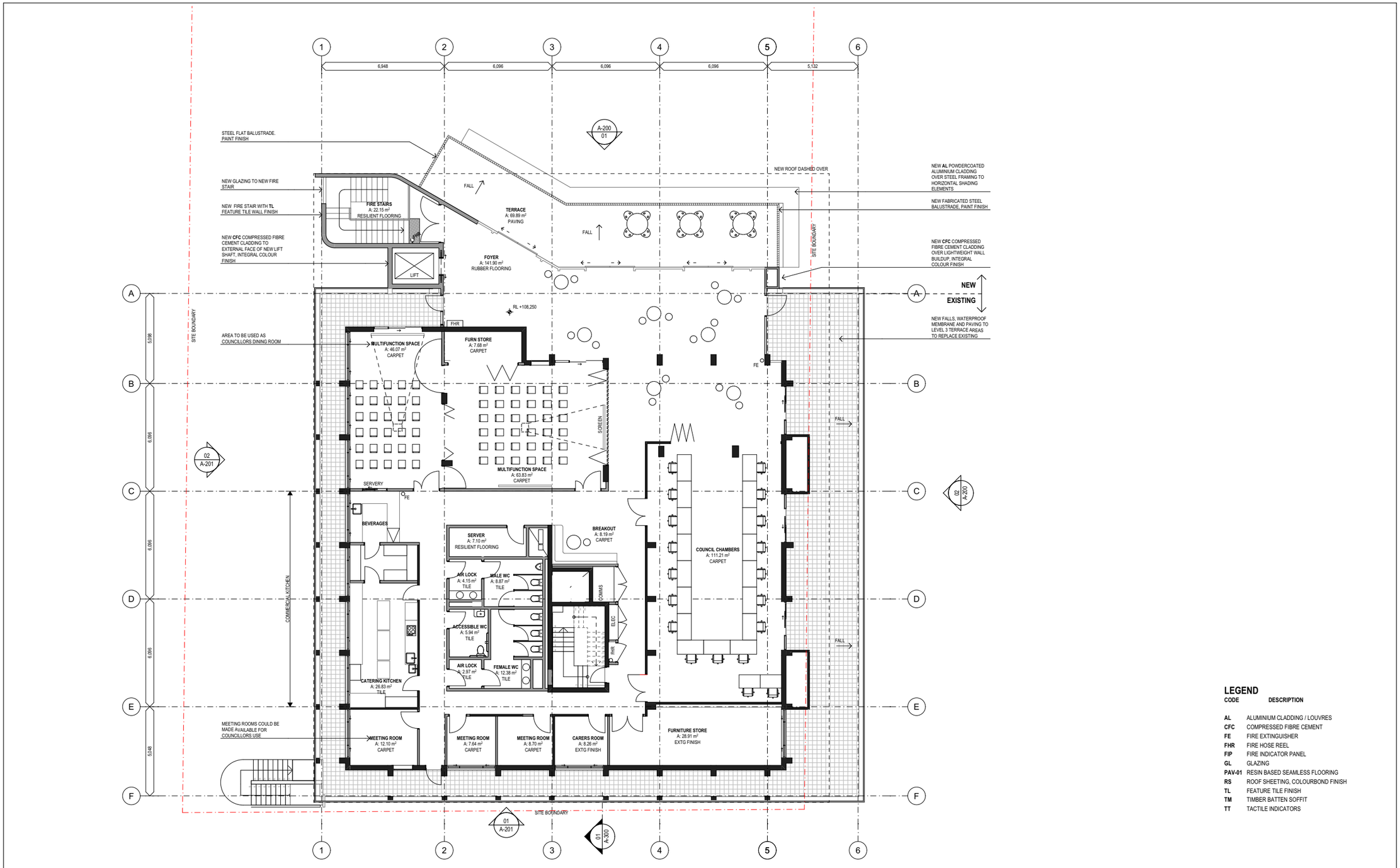
TENDER		
CONST		

TITLE: **LEVEL 2 FLOOR PLAN**

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-110	02



LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

01 LEVEL 3
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	12/01/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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architects
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3 Gladstone St
Newtown NSW 2042 Australia
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F 02 9550 5233
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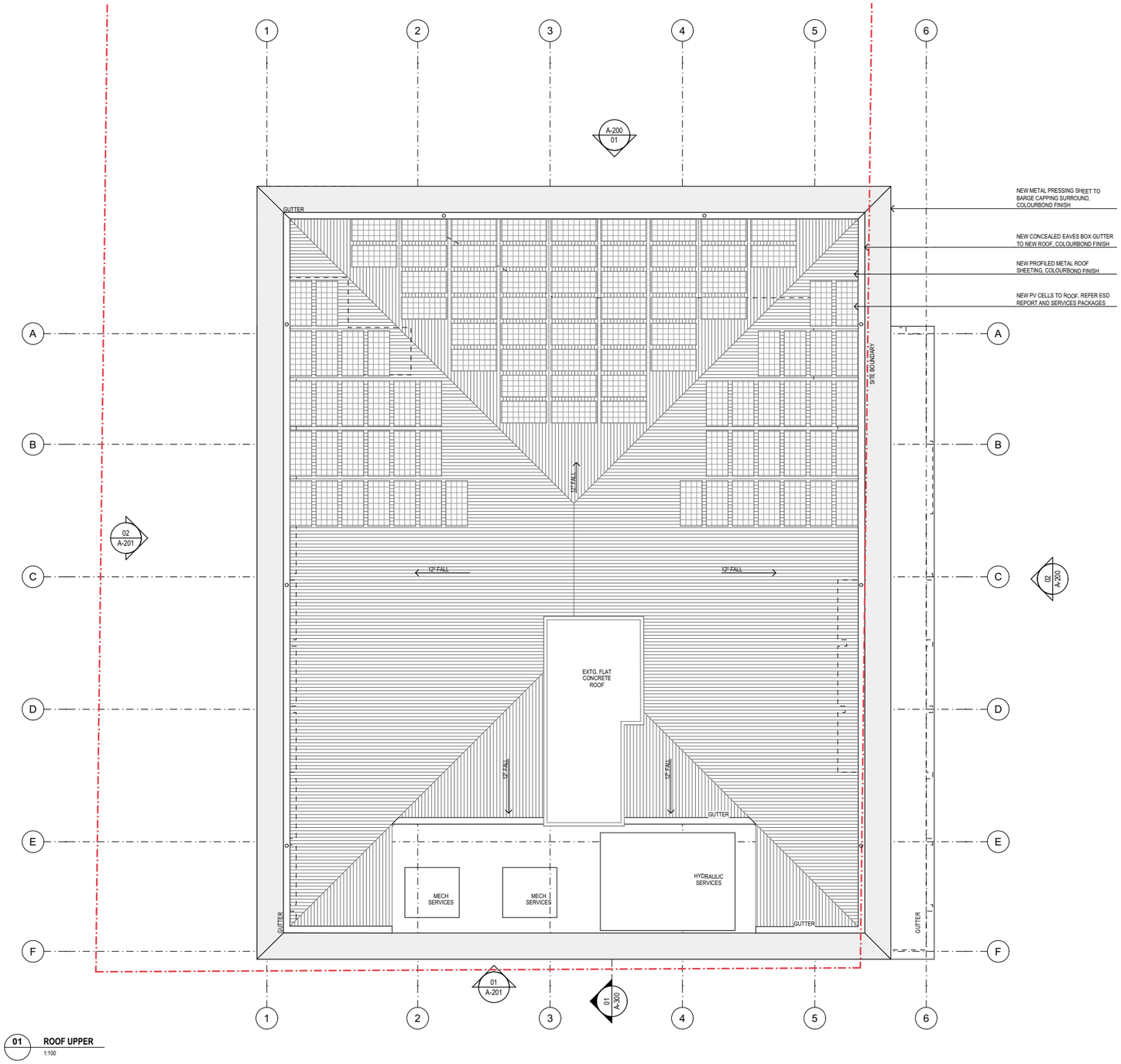
TITLE
LEVEL 3 FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	25/02/2022	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-111	03



01 **ROOF UPPER**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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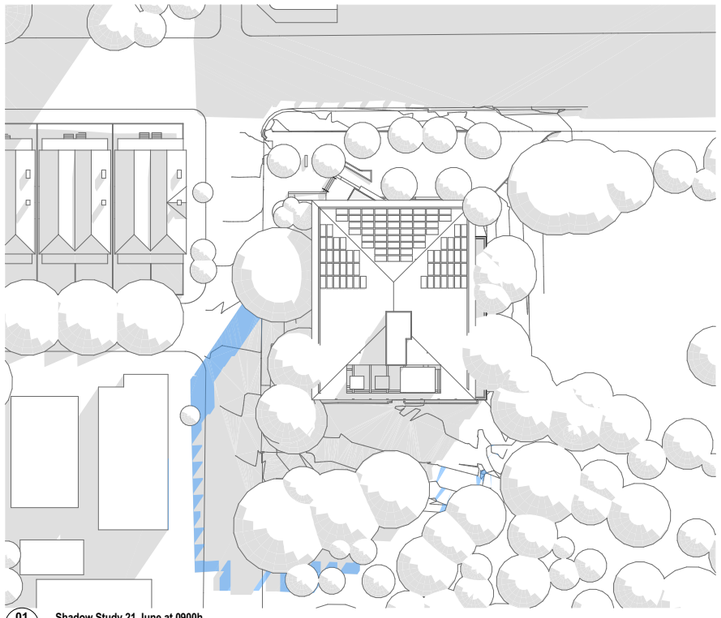
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

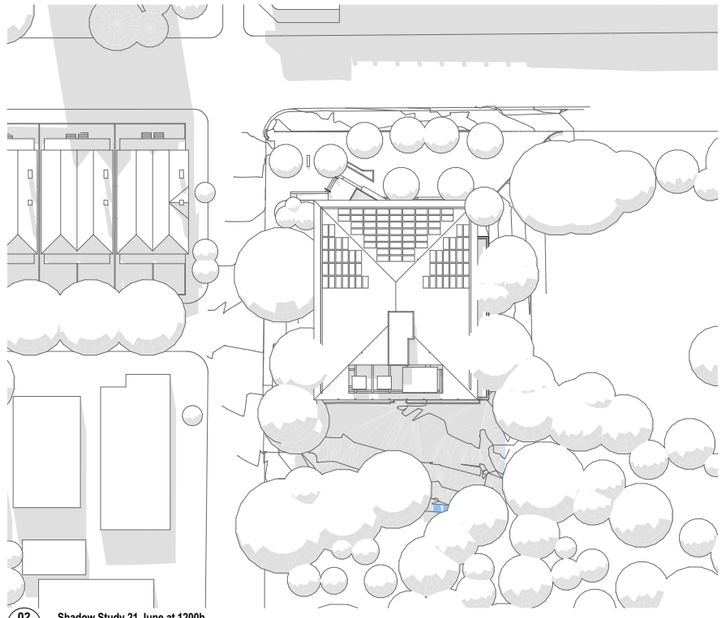
TITLE
ROOF FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO.
AN	21-01	A - 1 1 2	02



01 Shadow Study 21 June at 0900h
1:500



02 Shadow Study 21 June at 1200h
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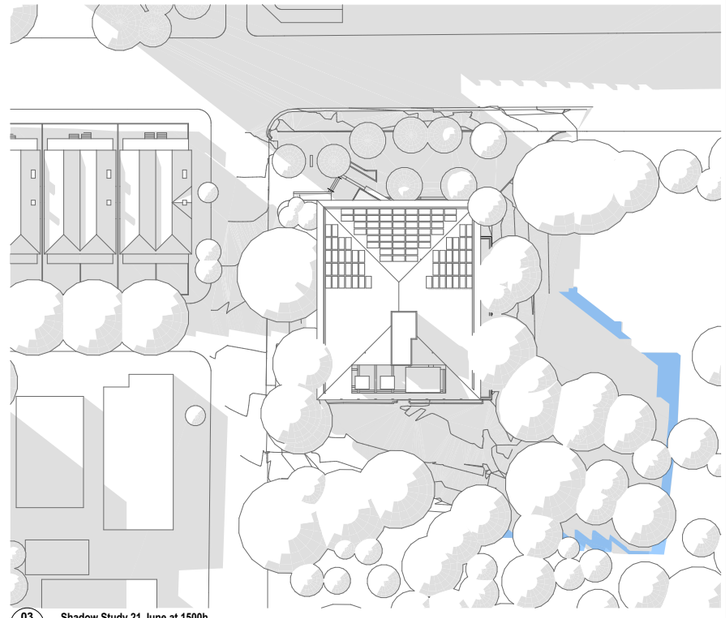

03 Shadow Study 21 June at 1500h
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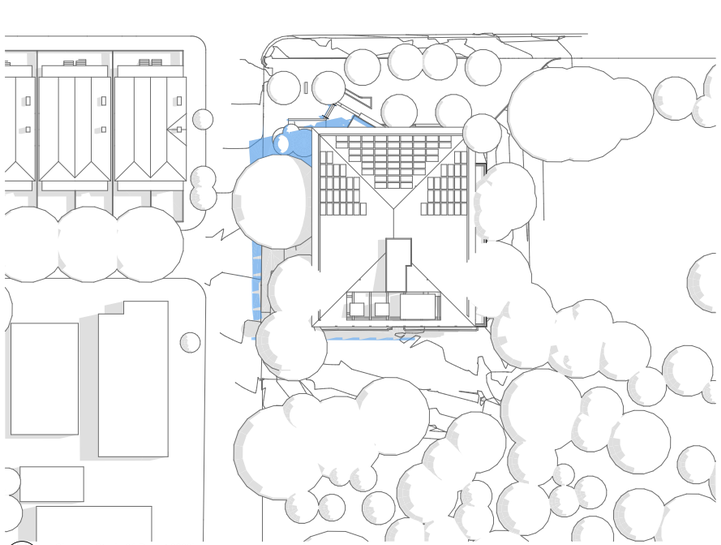

04 Shadow Study 21 Dec at 0900h
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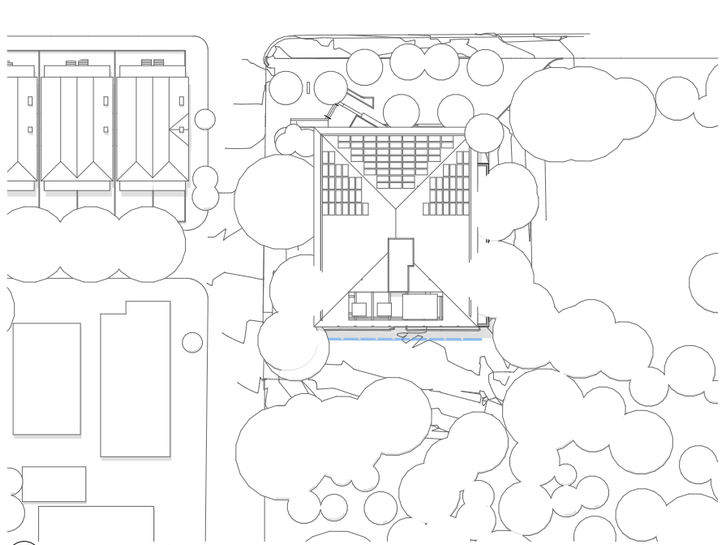

05 Shadow Study 21 Dec at 1200h
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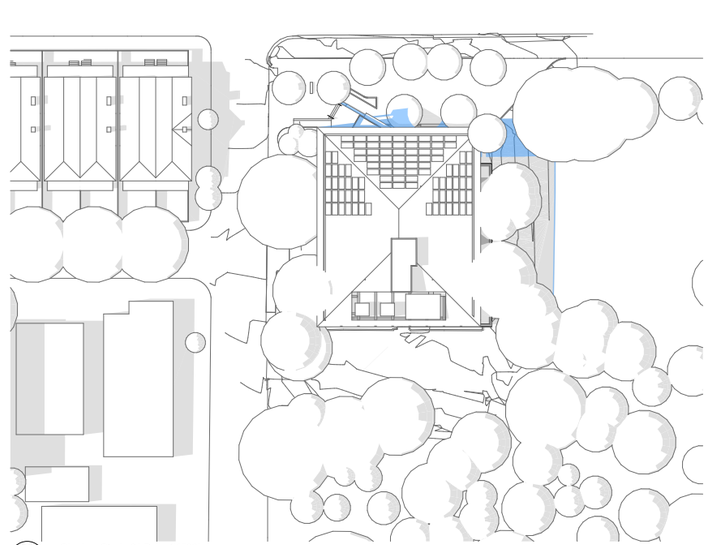

06 Shadow Study 21 Dec at 1500h
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REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE

LEGEND
EXTG SHADOWS
NEW SHADOWS

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lahznimmo architects
Suite 404, Flourmill Studios
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T 02 9550 5200
F 02 9550 5233
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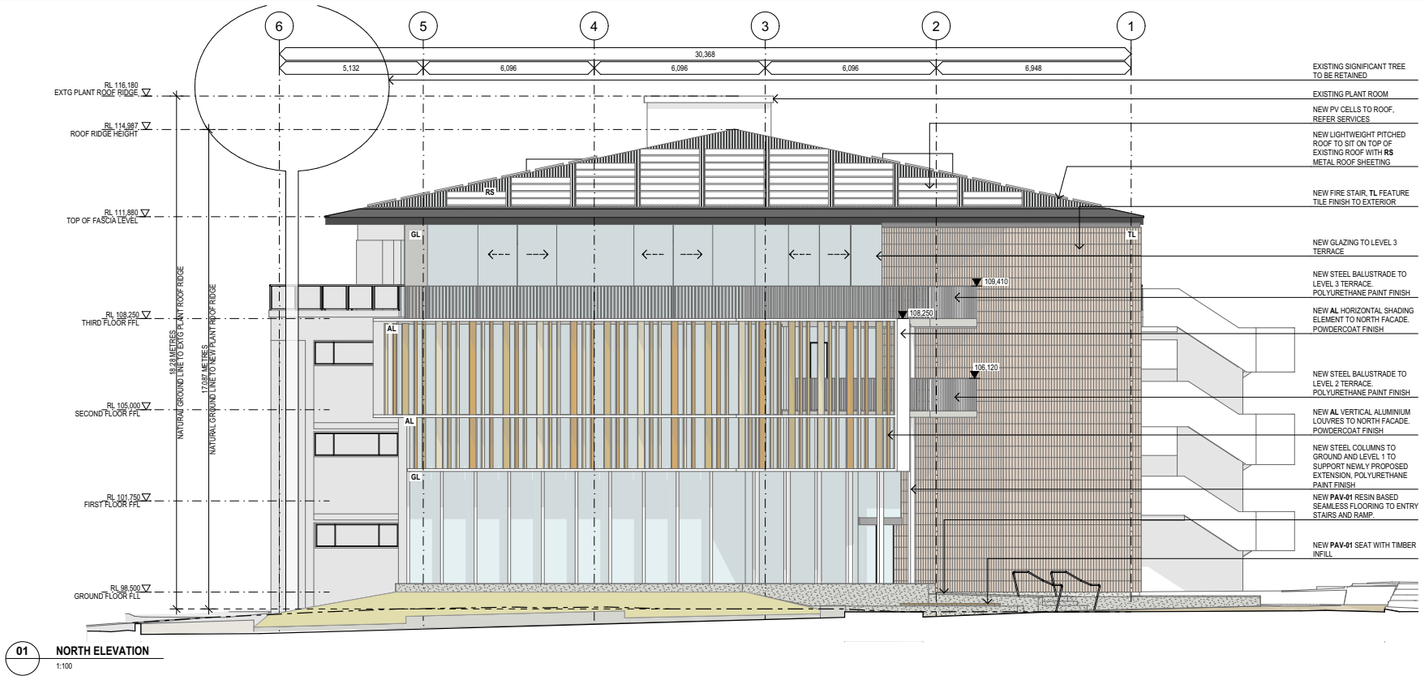
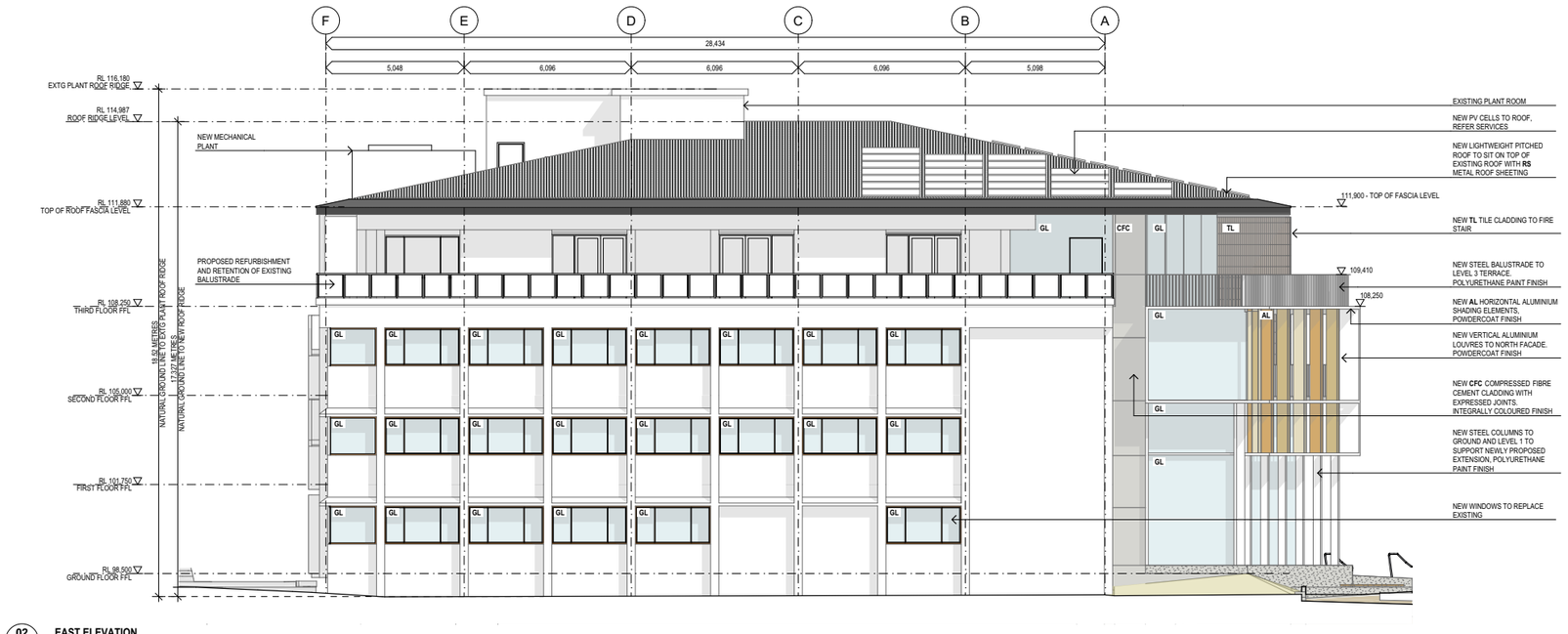
TITLE
SUN DIAGRAMS

REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:500
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A - 1 1 7	02



01 NORTH ELEVATION
1:100



02 EAST ELEVATION
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE | TITLE | TITLE | TITLE | TITLE

LEGEND

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Suite 404, Flourmill Studios
3 Gladstone St
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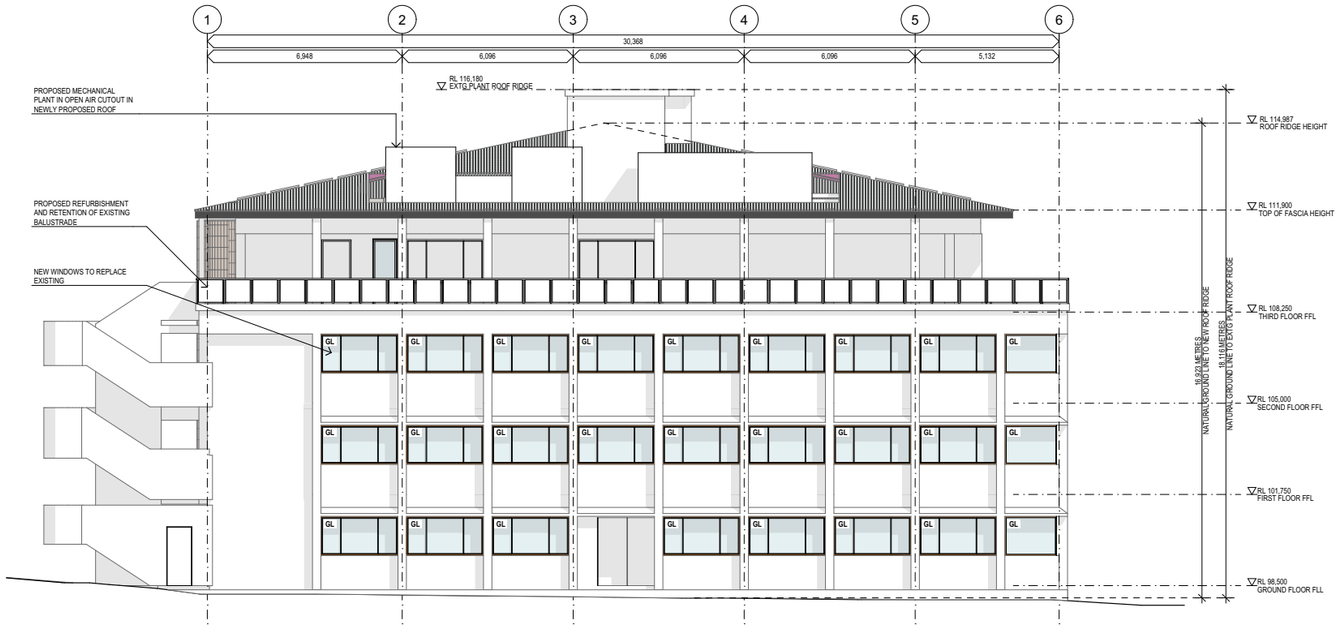
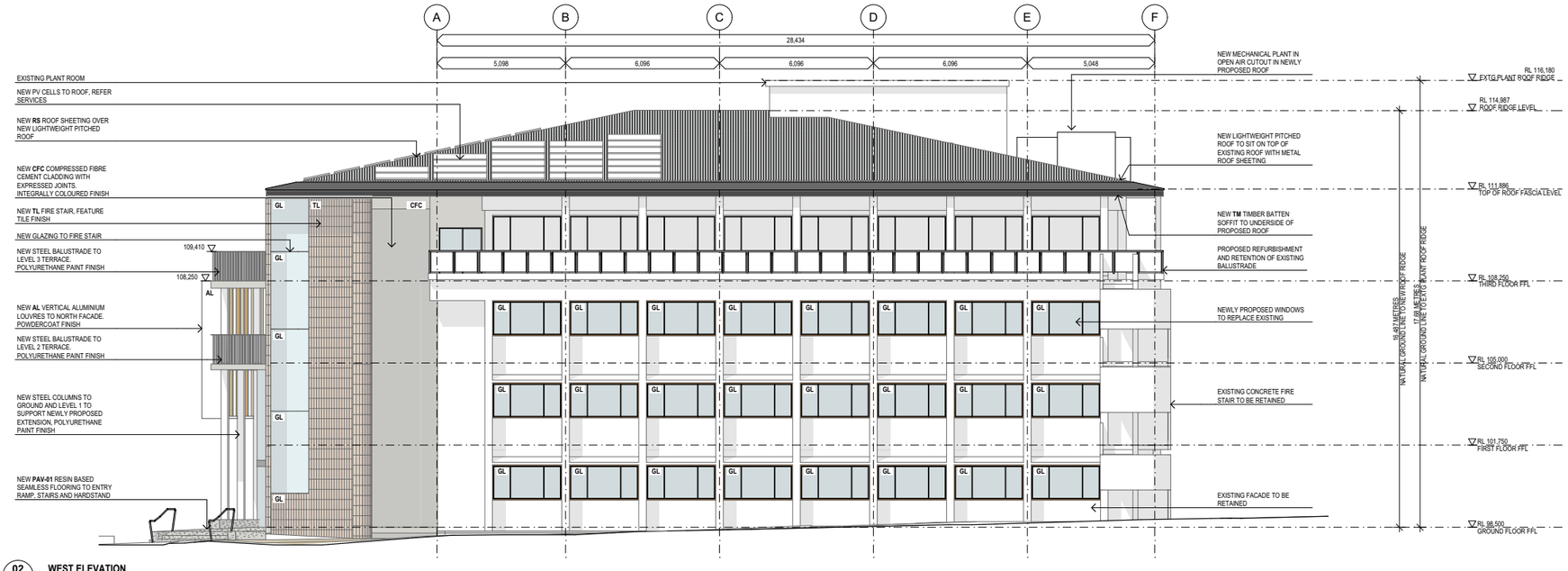
CONST		

TITLE: **NORTH AND EAST ELEVATIONS**

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-200 / 02



01 **SOUTH ELEVATION**
1:100



02 **WEST ELEVATION**
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE | LEGEND

TITLE | TITLE | TITLE | TITLE

NORTH

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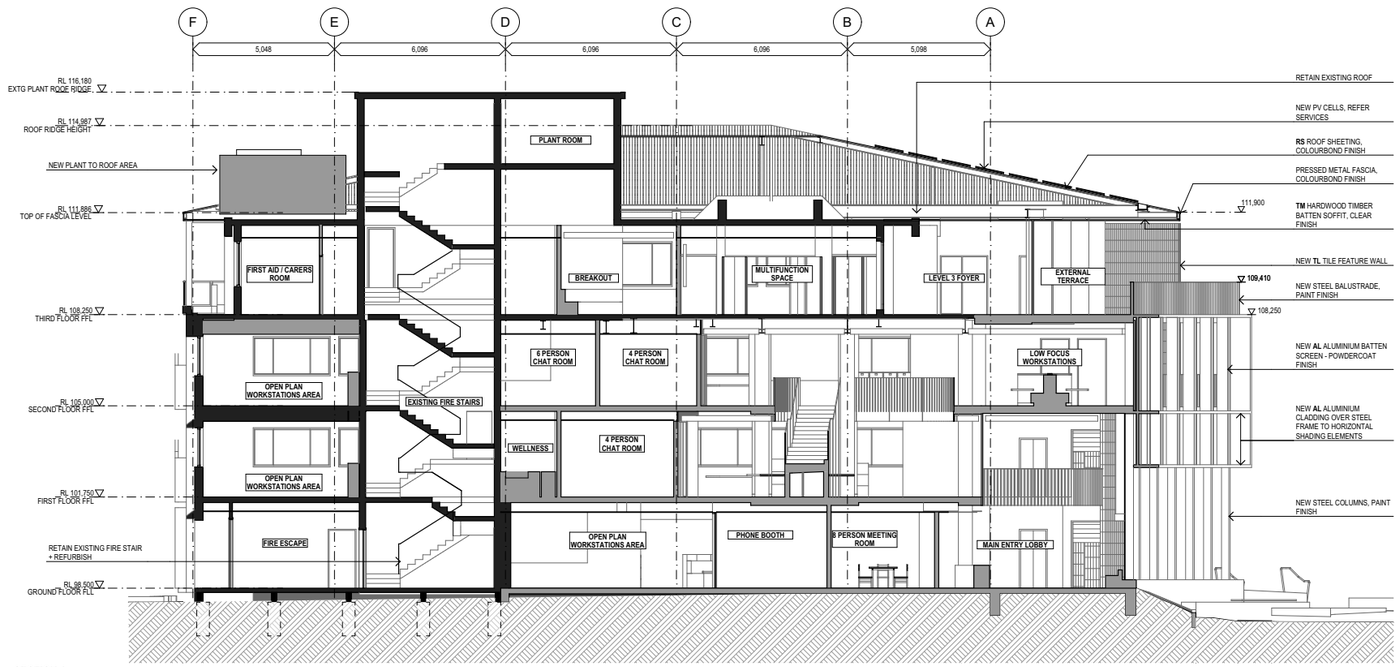
TITLE: **SOUTH AND WEST ELEVATIONS**

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-201	02



01 **SECTION A**
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE

LEGEND

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lahznimmo architects
Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
Newtown NSW 2042 Australia www.lahznimmo.com

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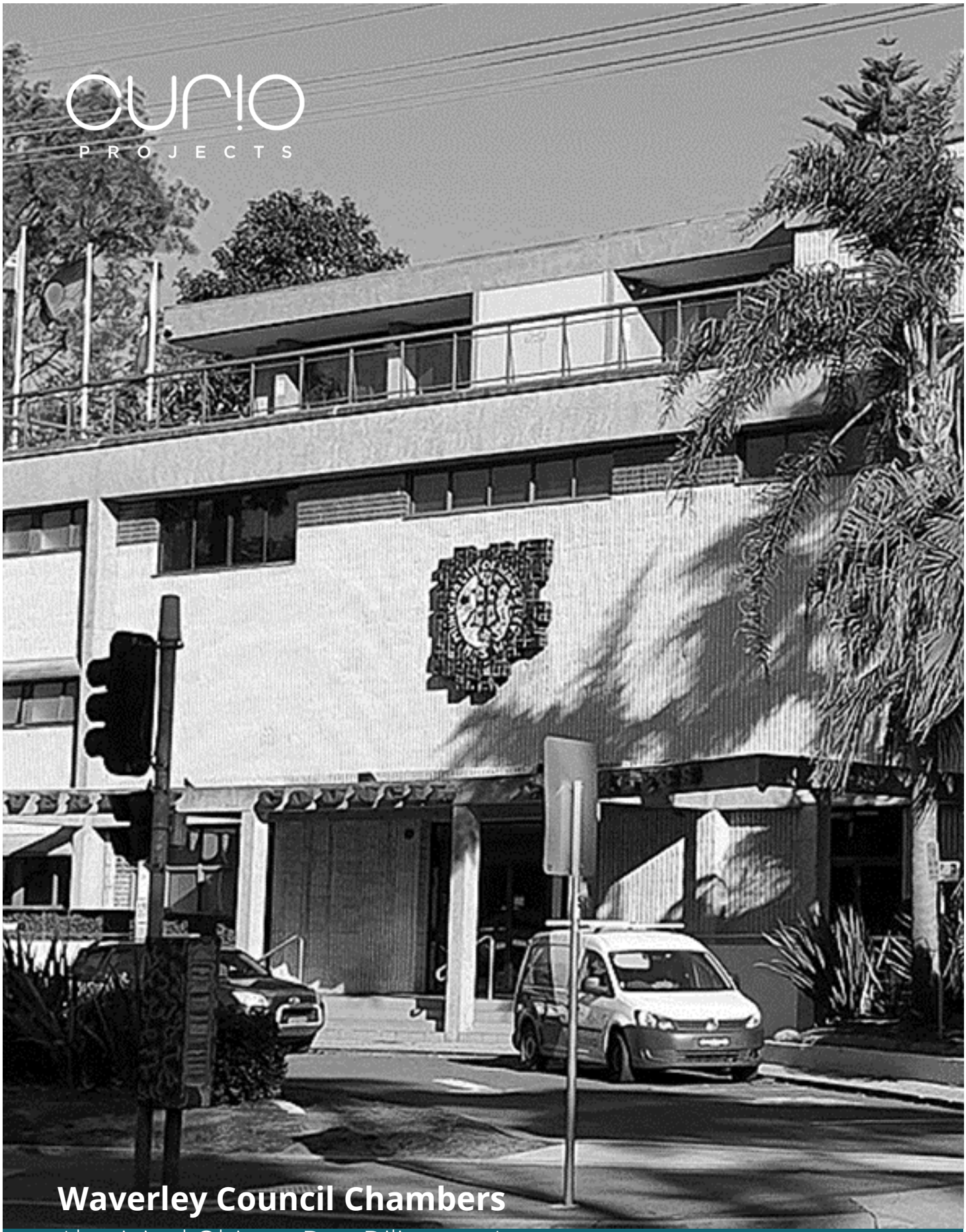
Attachment 10

Aboriginal Objects Due Diligence Assessment



Waverley Council Chambers

Aboriginal Objects Due Diligence Assessment

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5 Blackfriars Street
Chippendale NSW 2008

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Executive Summary

Curio Projects Pty Ltd (Curio) have been commissioned by Lahznimmo Architects to prepare an Aboriginal Heritage Due Diligence Assessment Report (DD) for the redevelopment of the Waverley Council Chambers at Waverley Park, NSW (the subject area).

The purpose of this DD is to identify whether or not Aboriginal cultural heritage site/s or objects are likely to be present within the subject area, and whether or not the proposed works would be likely to harm Aboriginal objects (if present), and therefore to determine whether the proposed activities would require consent in the form of an Aboriginal Heritage Impact Permit (AHIP) or not in accordance with Section 90 of the *NSW National Parks and Wildlife Act 1974* (NPWS Act).

Currently, the proposed development of the Waverley Council Chambers subject area includes extension and upgrade of the current building. As this proposed development will disturb the ground surface, a DD assessment of the potential of the development to encounter and/or impact any potential Aboriginal archaeological deposits within the subject area is required. This report fulfills this requirement.

Environmental and Archaeological Context

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) database was conducted, centred on the subject area with a buffer of 1km, and returned 17 results. No recorded sites are situated within, or immediately adjacent to, the subject area.

For Aboriginal archaeological deposits to be present in situ, they require the retention of natural soil profiles in the area that would be extant from 1788. Areas of the subject area that may have the highest potential for natural soils to be present (and corresponding potential for intact Aboriginal archaeological deposits), are areas where the lowest level of historical development and excavation have been undertaken. The subject area has been subject to historical ground disturbance through farming, cattle movement and the construction and subsequent alteration of the Waverley Council Chambers building. Further, the subject area is located within the North Head landscape profile, underlain by Hawkesbury Sandstone. The North Head soil landscape has a high propensity for wind erosion following vegetation clearance, and this would have impacted the ability for the soils within the subject area to retain an Aboriginal archaeological deposit.

It is important to note that lack of registered Aboriginal sites in a locality does not exclude the possibility for Aboriginal archaeological deposits or artefacts to be present, as this data may only be indicative of archaeological investigations that have been recorded within the system. In the case of the Waverley subject area and surrounds, the proximity of other more suitable habitation landforms to the east near a freshwater lagoon mean it likely that these landforms were preferred to that of the subject area. This environmental context in combination with the high level of urbanisation and disturbance across the subject area, means that the possibility of encountering archaeological deposits in such conditions is unlikely.

Overall, the amount of historical disturbance that has occurred within the subject area, the greater suitability of other landforms for campsites outside of the subject area and the erosional nature of

the North Head soil landscape, indicates that the subject area has low to nil potential to retain Aboriginal sites or archaeological deposits.

Conclusions and Recommendations

- The rich natural resources available in the Waverley area would have provided suitable locations for short- and long-term camping for local Aboriginal people.
- The subject area is located on the erosional, sandy soils of the North Head soil landscape overlying Hawkesbury sandstone bedrock.
- The subject area 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.
- This assessment has 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.
- This assessment indicates that while the general location subject 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.

In accordance with the above conclusions, the following recommendations are made:

- Based on the nil to low potential of the subject area, it is unlikely that development works will encounter or impact any Aboriginal archaeological deposits and/or objects.
- Development works may proceed without the requirement for an AHIP in accordance with Section 90 of the NPW Act (as per the scope of works assessed for this DD report).
- Should any Unexpected Finds be encountered during development, work should cease in the area and an archaeologist be notified.

1. Introduction

1. Introduction

1.1. The Purpose of this Report

Curio Projects Pty Ltd (Curio) have been commissioned by Lahznimmo Architects to prepare an Aboriginal Heritage Due Diligence Assessment Report (DD) for the redevelopment of the Waverley Council Chambers at Waverley Park, NSW (the subject area).

The purpose of this DD is to identify whether or not Aboriginal cultural heritage site/s or objects are present or are likely to be present within the subject area, and whether or not the proposed development (to which this DD refers) would be likely to harm Aboriginal objects (if present). Further, this DD informs and determines whether or not the proposed development activities are likely to require consent in the form of an Aboriginal Heritage Impact Permit (AHIP) in accordance with Section 90 of the *NSW National Parks and Wildlife Act 1974* (NPW Act).

This report has been prepared with reference to the following documents:

- *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (the Due Diligence Code of Practice)
- Australia ICOMOS, *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter*, 2013
- Steele, D. 2009 *Waverley Aboriginal Cultural Heritage Study*. Report for Waverley Council

1.2. Site Identification

The 'Waverley Council Chambers' site is located at 49A Bondi Junction Road, Bondi Junction, located within the Waverley LGA and constituting Lot 32, DP 1087365, in the Parish of Alexandria, County of Cumberland (Figure 1-1 and Figure 1-2).

The subject area covers an area of 1600 sq. m and comprises of the Council Chambers building fronting Bondi Road, a semicircular driveway off Bondi Road and landscaped gardens to the west. The subject area sits at the north-western corner of Waverley Park.

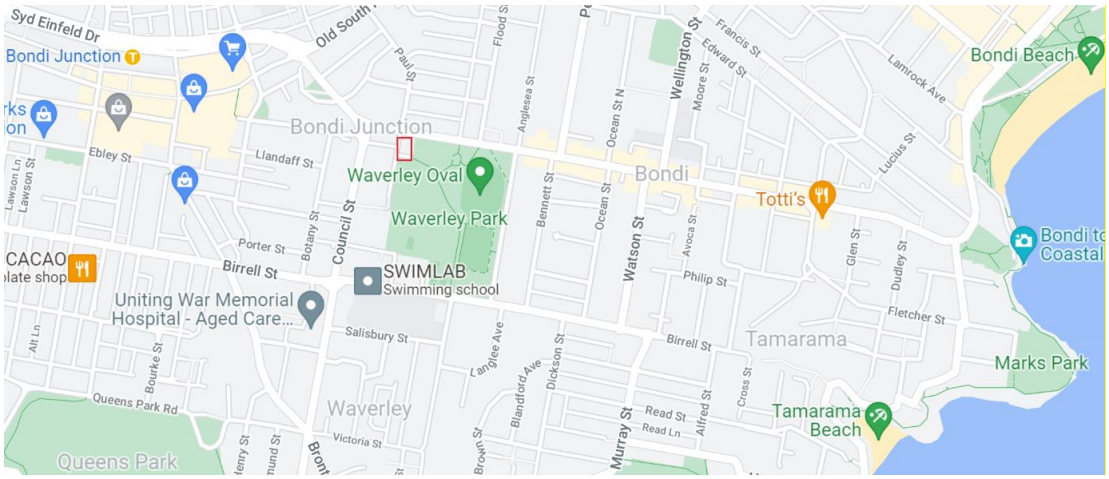

Figure 1-1: Subject area location indicated in red in context to the surrounding area
Source: Google Maps

Figure 1-2: Subject area outlined in red
Source: SIX Maps with Curio additions

1.3. Statutory Controls

The following legislation provides the primary context for Aboriginal heritage management in NSW:

- *National Parks and Wildlife Act 1974* (NSW) (NPW Act); and
- *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act)

1.3.1. NSW National Parks and Wildlife Act 1974

The *NSW National Parks and Wildlife Act 1974* (NPW Act), administered by the Aboriginal Heritage Planning Section of Heritage NSW within the Department of Premier and Cabinet (DPC), is the primary legislation that provides statutory protection for all 'Aboriginal objects' (Part 6, Section 86, Section 90) and 'Aboriginal places' (Part 6, Section 84) within NSW.

An Aboriginal object is defined through the NPW Act as:

> *Any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.*

The NPW Act provides the definition of 'harm' to Aboriginal objects and places as:

> *...any act or omission that:*

(a) Destroys, defaces or damages the object or place, or

(b) In relation to an object – moves the object from the land on which it has been situated, or

(c) Is specified by the regulations, or

(d) Causes or permits the object or place to be harmed in a manner referred to in paragraph (a), (b) or (c)

The NPW Act also establishes penalties for 'harm' to Aboriginal objects and declared Aboriginal places, as well as defences and exemptions for harm. One of the main defences against the harming of Aboriginal objects and cultural material is to seek an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the NPW Act, under which disturbance to Aboriginal objects could be undertaken, in accordance with the requirements of an approved AHIP.

1.3.2. Environmental Planning and Assessment Act 1979

The EP&A Act is an 'Act to institute a system of environmental planning and assessment for the state of NSW'. Dependent upon which Part of the EP&A Act a project is to be assumed under, differing requirements and protocols for the assessment of associated Aboriginal cultural heritage may apply.

Part 4, Division 4.1 of the EP&A Act identifies and defines State Significant Development projects (SSD) as those declared under Section 89C of the EP&A Act. SSD and State Significant Infrastructure projects (SSI), replace the 'Concept Plan' project approvals, in accordance with Part 3A of this Act, which was repealed in 2011.

When a project is assessed to be an SSD, the process of development approvals differs, with certain approvals and legislation no longer applicable to the project. Of relevance to the assessment of Aboriginal heritage for a development, the requirement for an AHIP in accordance with Section 90 of the NPW Act is removed for SSD projects (Section 89J).

The subject area accommodates an existing public administration building, the Waverley Council Chambers. Under clause 77(1)(a) of the Infrastructure SEPP 2007, alteration of, or additions to, a public administration building can be undertaken as 'development without consent' where to be carried out by or on behalf of a public authority.

The local council is a public authority for the purposes of this provision and the proposed works could be undertaken as 'development without consent' and determined under Part 5 of the EP&A Act.

1.3.3. Heritage NSW (former OEH) Guidelines

In order to best implement and administer the protection afforded to Aboriginal objects and places as through the NPW and EP&A Acts, the (former) NSW Office of Environment and Heritage (now part of Heritage NSW) have prepared a series of guidelines with regards to Aboriginal heritage. These guidelines are designed to assist developers, landowners and archaeologists to better understand their statutory obligations with regards to Aboriginal heritage in NSW and implements best practice policies into their investigation of Aboriginal heritage values and archaeology in relation to their land and/or development. These guidelines include the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (DECCW 2010) (The Due Diligence Code of Practice)

The purpose of the *Due Diligence Code of Practice* is to 'assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they should apply for consent in the form of an AHIP'. This current report has been prepared in accordance with the *Due Diligence Code of Practice*.

1.4. Due Diligence Process

The Due Diligence Process (in accordance with the *Due Diligence Code of Practice* guidelines) (Figure 1-3), is a step by step process that provides proponents with a reasonable method to follow to determine whether their proposed activity has the potential to harm Aboriginal objects, and to identify reasonable constraints and opportunities of the activity, relating to Aboriginal heritage in the activity location. The primary steps of the Due Diligence process are:

- Step 1 – Determine whether the activity will disturb the ground surface or any cultural modified trees.
- Step 2a – Database Search of the OEH Aboriginal Heritage Information Management Services (AHIMS), and other known sources to determine whether any registered sites are located within/near the subject area.
- Step 2b – Environmental and Landscape Assessment.
- Step 3 – Impact Avoidance Assessment.
- Step 4 – Desktop Assessment and Visual Inspection.

Following this process, should the assessment determine that Aboriginal objects are likely to be present and have potential to be impacted, the *Due Diligence Code of Practice* advises further investigation and impact assessment (Step 5). Should the assessment determine that Aboriginal objects are unlikely to be present/unlikely to be harmed through the proposed activity, then the activity may proceed with caution.

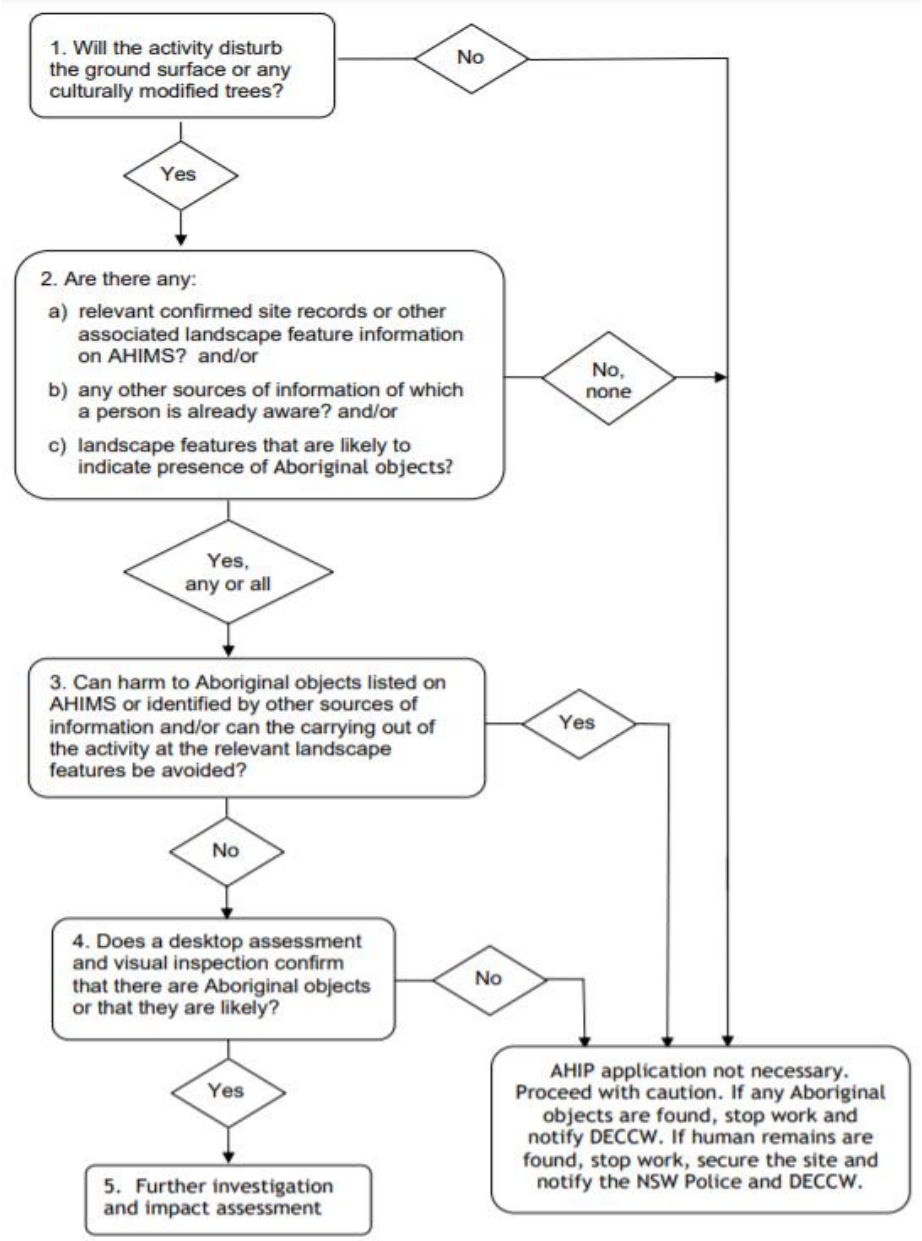

Figure 1-3: Outline of the Due Diligence process
Source: OEH 2010a

1.5. Limitations and Constraints

This report is a preliminary assessment of environmental, Aboriginal archaeological context and potential only. No consultation with the local Aboriginal community has been undertaken as part of this assessment, and therefore no social or cultural assessment of Aboriginal heritage values has been undertaken at this time. The OEH's *Due Diligence Code of Practice* states that 'consultation with the Aboriginal community is not a formal requirement of the due diligence process', however, as the determinants of their own heritage, only Aboriginal people are able to provide information regarding Aboriginal cultural and social values and significance.

1.6. Authorship

This report has been prepared by Sarah McGuinness, Senior Archaeologist and Cultural Heritage Specialist; and reviewed by Sam Cooling, Cultural Heritage Manager, of Curio Projects Pty Ltd. Mapping was prepared by Andre Fleury, Historian and Archaeologist, of Curio Projects Pty Ltd.

2. Due Diligence Assessment

2. Due Diligence Assessment

2.1. Is the proposed activity low impact for which there is a defence in the National Parks and Wildlife Regulation 2019?

No.

The proposed works do not meet the threshold of low impact as they will involve earthworks and vegetation removal.

2.2. Step 1: Will the proposed activity disturb the ground surface?

Yes.

The proposed scope of works as presented below in Section 2.2.1 will impact the ground surface. The proposed activities have the potential to cause disturbance of Aboriginal objects and sites, should they be present within the subject area.

2.2.1. The Proposed Development

The proposed works involve the redevelopment of the Waverley Council Chambers and grounds. See Appendix B for Final Drawings of the Proposed Works.

The proposal includes the following scope of works:

- Demolition of existing 1913's and 1930's building remnants internally within the existing 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 of the building, including the existing forecourt area and driveway.
- Demolition of non-significant trees to the northwest of the site.
- Replacing the existing windows on east, south, and west.
- Addition of a new northern extension - with new lift, fire stair, foyer, workspaces and balcony.
- Addition of a new pitched roof to sit over the existing flat concrete roof
- New façade to shade the northern extension.
- New forecourt design at the northern end of the site including new compliant driveway, hardstand, access ramps and garden.
- Infilling demolished area with new slabs to achieve a level floor plate across all stories as the current building has many split levels.
- New internal walls, floor, and ceiling finishes.
- New furniture, fixtures, and equipment.
- Complete services upgrade including hydraulic, fire, structural, mechanical.

2.3. Step 2a: Database Search

2.3.1. AHIMS Search

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) database was undertaken on 21 September 2021, centred on the subject area with a buffer of 1km, and returned 17 results. The extensive AHIMS search is attached as Appendix A. No registered sites were located directly within the current subject area.

AHIMS search results always require a certain amount of scrutiny in order to acknowledge and accommodate for things such as inconsistences in the coordinates (differing datums between years of recording), the existence of, and impact to, registered sites (impact to a registered site technically requires the submission of a Heritage Impact Recording form to be submitted to Heritage NSW, however these forms are not always submitted), and other database related difficulties. It should also be noted that the AHIMS database is a record of archaeological work that has been undertaken and registered with Heritage NSW in the region.

The AHIMS database is therefore a reflection of recorded archaeological work, the need for which has likely been predominately triggered by development, and not a representation of the actual archaeological potential of the search area. AHIMS searches should be used as a starting point for further research and not as a definitive, final set of data.

Summary descriptions of Aboriginal site features registered on AHIMS, as relevant to the subject area, are presented in Table 2.1. The 17 registered sites from the AHIMS search included two different site types, as summarised in

Table 2.2. The general distribution of each of these registered sites in relation to the subject area is depicted in Figure 2-1. The closest registered sites are art and PAD sites located approximately 650m north of the subject area. No registered Aboriginal sites are located within the Bondi Junction area, likely due to significant urban development and extensive ground disturbance over the last two centuries. The distribution of registered sites in the surrounding Waverley region further supports this, with the majority of recorded sites situated within open public spaces such as parks and reserves, that have not had widespread development. The lack of recorded sites within the area also indicates that assessment and investigations of Aboriginal cultural heritage has been limited, however this does not discount the potential for subsurface Aboriginal archaeological deposits to be present.

The most common AHIMS site types from this search are Potential Archaeological Deposits (PADs) (n=10), followed by art sites (n=7). As noted above, the distribution of PAD and art sites within the Waverley area relates directly to areas of undisturbed land with sandstone outcrops within parks and reserves.

Table 2.1: Aboriginal Site Features

Site Feature	Description
Aboriginal Burial	A traditional or contemporary (post-contact) burial of an Aboriginal person, which may occur outside designated cemeteries and may not be marked, e.g.

	in caves, marked by stone cairns, in sand areas, along creek banks etc. Soft, sandy soils along creek and riverbeds, and beaches were favoured for burials, as they allowed for easier movement of soil, however, burials may also have often occurred in rock shelters and shell middens.
Aboriginal Ceremony and Dreaming Site	Previously referred to as mythological sites, these are spiritual/story places where no physical evidence of previous use of the place may occur, e.g. natural, unmodified landscape features, ceremonial or spiritual areas, men's/women's sites, dreaming (creation) tracks, marriage places etc.
Art Site	Art is located in shelters, overhangs and across rock formations. Techniques include painting, drawing, scratching, carving, engraving, pitting, conjoining, abrading and the use of a range of binding agents and the use of natural pigments obtained from clays, charcoals and plants.
Artefact Site (Open Camp Sites/Artefact Scatters/Isolated Finds)	Artefact sites consist of objects such as stone tools, and associated flaked material, spears, manuports, grindstones, discarded stone flakes, modified glass or shell demonstrating physical evidence of use of the area by Aboriginal people/ registered artefact sites can range from isolated finds to large extensive open camp sites and artefact scatters. Artefacts can be located either on the ground surface or in a subsurface archaeological context.
Potential Archaeological Deposit (PAD)	An area where Aboriginal cultural material such as stone artefacts, hearths, middens etc. may be present in a subsurface capacity.
Shell Midden	A shell midden site is an accumulation or deposit of shellfish resulting from Aboriginal gathering and consumption of shellfish from marine, estuarine or freshwater environments. A shell midden site may be found in association with other objects like stone tools, faunal remains such as fish or mammal bones, charcoal, fireplaces/hearths, and occasionally, burials. Shell midden sites are often located on elevated, dry ground close to the environment from which the shellfish were foraged, and where freshwater resources are available. Shell middens may vary greatly in size and components.

Table 2.2: AHIMS Sites within 1km of the Subject area

Site Type	Number of Sites	Percentage of Sites (%)
Artefact Site	0	0
Artefact & Shell	0	0
Art Site	7	41%
Burial, Shell, Artefact & Art Site	0	0
Burial, Artefact, Ceremony & Dreaming Site	0	0
Potential Archaeological Deposit	10	59%
Shell Midden Site	0	0
Total	17	100%

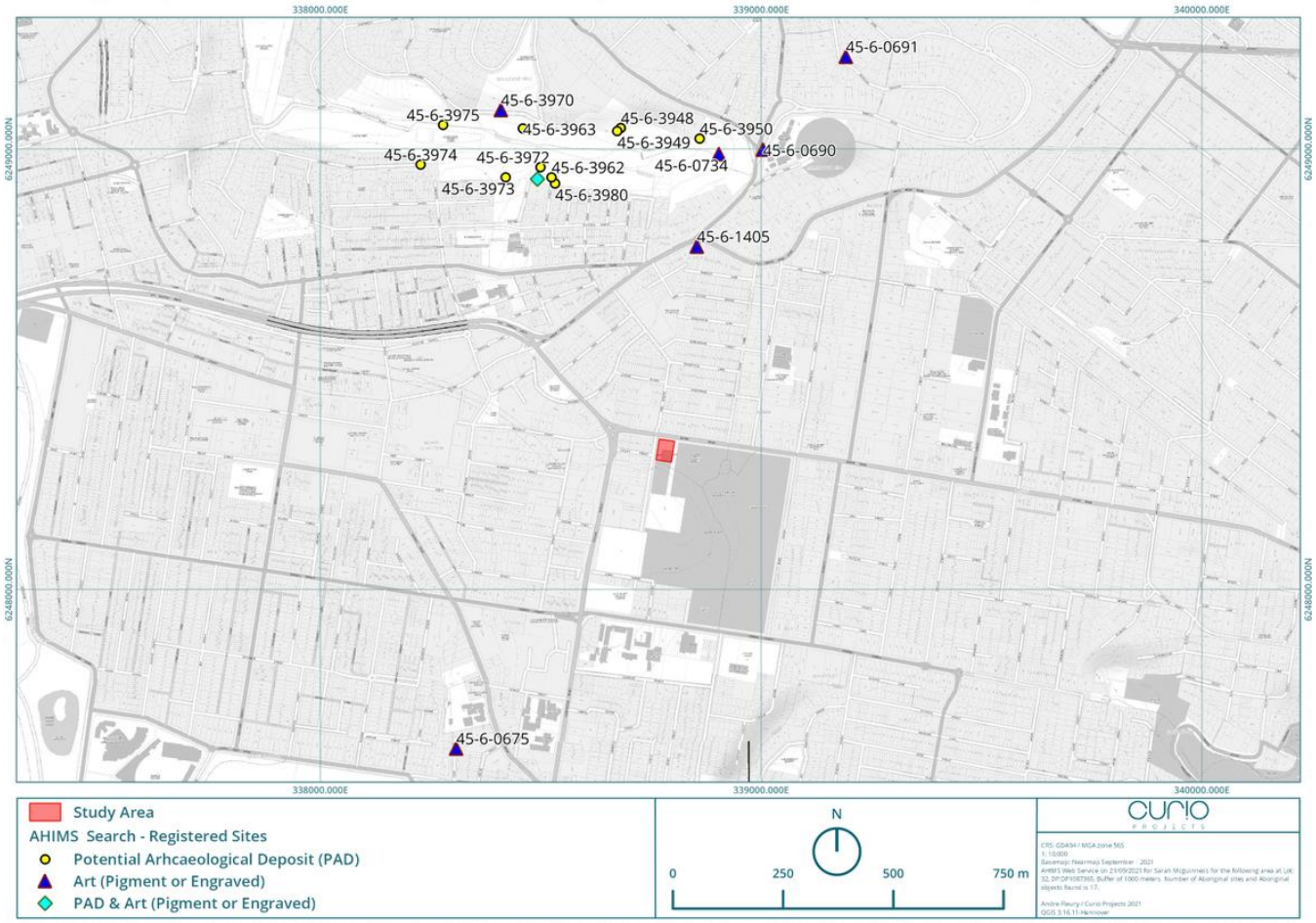

Figure 2-1: AHIMS Sites within 1km of the subject area (indicated in red)
Source: Curio 2021

2.4. Step 2b: Environmental Context

The physical setting of the subject area, its natural resources, landforms, and wider landscape setting has a significant influence over the nature, location, and form of Aboriginal occupation and use patterns through their interactions with the land (tangible values and site), while also providing meaningful landscape context for intangible heritage and connection to Country.

2.4.1. Geology and Soils

The geology and soils of a locale can provide information for the prediction and modelling of the nature and positioning of potential Aboriginal sites, for example, soil types capable of supporting vegetation/flora resources of importance to Aboriginal people (and the corresponding faunal resources that would utilise the vegetation), may provide clue to indicate Aboriginal use and occupation across a landscape.

The subject area is located within the North Head landscape profile, underlain by Hawkesbury Sandstone (Figure 2-2). The North Head soil profile is characterised by elevated, undulating to rolling rise of aeolian dunefields, with rock outcropping usually absent. Soils within this landscape are generally deep (>200cm) buried sandstone loamy soils, with shallow (<50cm) silicious sands along the peripheries of the landscape. Where natural vegetation has been cleared, the North Head soil landscape has often been subject to significant wind erosion.

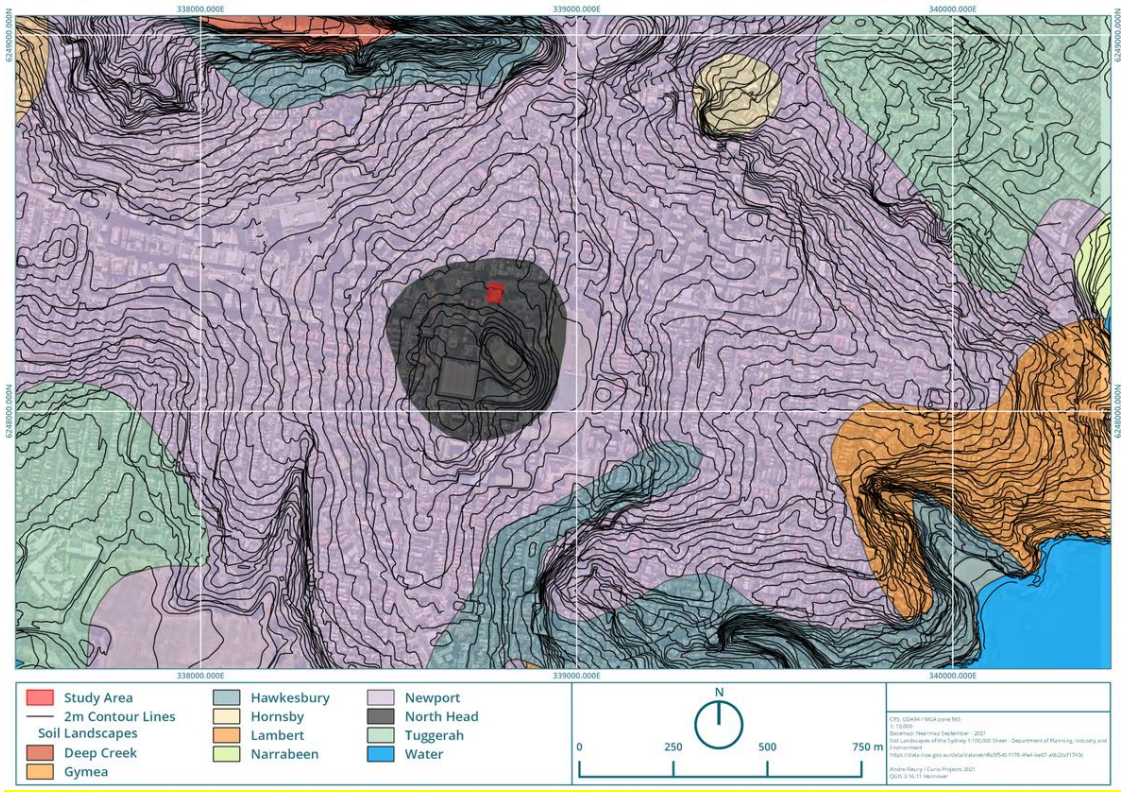

Figure 2-2: Soil Landscape Map
Source: Curio 2021

2.4.2. Hydrology, Landscape and Landforms

The subject area is located on a small plateau on the northern spur of a hill formed by the North Head dune landscape (Figure 2-2). To the immediate south of the subject area, the land rises steeply up to the crest of the hill on which the Waverley Reservoir is situated. The spur has a gentle fall to the east and north that decreases in elevation towards the centre of Waverley Park and continues to fall toward the coast.

Historically, a fresh-water lagoon system dotted the landscape of the Waverley region. Made up of smaller seasonal ponds and larger permanent lagoons, the area local to the subject area would have offered an abundant hydrological resource[1]. As indicated in early plans (Figure 2-3), a large lagoon was situated directly to the east of the subject area, in the current location of the Waverley Oval. This pond would have been substantial, as it was used historically to irrigate local market gardens[2]. Seasonal runoff and overflow from the lagoon systems would have drained to the coast via ephemeral drainage lines and creeks, providing further freshwater accessibility to the subject site.

The raised dune system of the subject area would have provided excellent vantage points towards the coast, situated 1.6km directly east. The easily accessible coastal landscape would have provided a rich source of aquatic life and vegetation, as well as valuable resources of stone and shell. Additionally, the sandstone outcrops of the coastal fringe would have offered overhangs for shelter and surfaces for art and grinding.

Figure 2-3: Survey of Mr Chapman's Gardens near Waverley 1831, with the approximate location of the subject site marked in red (Source: Waverley City Council)

[1] Waverley Library 2011, *Bondi's Beach Lagoons*
[2] Waverley Library, *Waverley's Market Gardens and Gardeners* 201, p1

2.4.3. Vegetation and Fauna

Prior to European settlement and subsequent excessive land clearing, the vegetation within and surrounding the subject area would have consisted primarily of a low scrub and heathland, with common likely species Sydney golden wattle *leptospermum laevigatum*, native rosmary *Westringia fruticosa* and coastal heath *Monotoca elliptica.* There may also have been areas of eucalypt woodland in areas protected from the coastal winds, consisting of old man banksia *Banskia serrate,* smooth-barked apple *Angophora costata* and Sydney peppermint *eucalyptus piperita*. Many of the available floral species would have offered important resources, both for eating and for a myriad of practical uses. Sources from the early Sydney settlement described local Aboriginal groups soaking Banksia flowers in water to create a sweet nectar drink and carving bowls from hollowed knots of smooth-baked apple[3].

Similarly, the fauna of Sydney region at and prior to 1788 would have offered an abundant natural resource for the local Aboriginal people. Typical species within the region would have consisted of kangaroo, wallaby, wombat, echidna, flying fox, emus, quolls, various native rats and mice, snakes and lizards. Marine faunal resources would have also formed a significant part of the traditional regional diet at this time, as evidenced by the midden sites situated along the coastal fringes of Bondi and Tamarama[4] and rock art sites depicting fish, whale and shark[5]. The abundant faunal resource would have been readily accessible from the subject area due to its proximity to both the coastal fringe and suitable faunal habitat.

2.4.4. Modern Land Use and Disturbance

A summary of the modern development history of the subject area and its surrounds, including land reclamation, disturbance and historical development, is provided here in order to understand the effect that previous land use may have had on the preservation or destruction of potential Aboriginal archaeological remains at this location.

The following sections present an overview of the historical development of the subject area. For a comprehensive historical overview refer Waverley Council Chambers HIS[6] and Bondi Junction Heritage Assessment[7].

Historical Development—Subject Area

Prior to 1788, the land was home to the recognised traditional owners of the land, the Gadigal people of the Eora Nation.

The Bondi Junction Heritage Study described the early exploration of the Waverley area following European settlement:

> *European settlement of Bondi Junction evolved about primitive [sic] tracks established at the time of the First Fleet and responding to the geographic landforms of the location. Whilst anchored at Botany Bay, Captain Arthur Phillip sent men overland to investigate Cook's earlier report of an inlet to the north. Following the coastal ridgeline they are thought to have arrived at and viewed Port Jackson from the lookout point later to form Bellevue Hill Park. This practise of following the*

[3] Steele, D. 2009 *Waverley Aboriginal Cultural Heritage Study* p 39
[4] Steele, D. 2005 *Indigenous Heritage Assessment Report, Tamarama Park Waverley LGA*
[5] Steele, D. 2009 Waverley Aboriginal Cultural Heritage Study p 73
[6] Curio Projects, Waverley Council Chambers HIS, 2021
[7] Colin Brady and Ines Meyer, Bondi Junction Heritage Assessment, 2004

> *ridgelines about the Coastal inlets of the Sydney Basin established a basis for early road construction. By 1803 a track was recorded leading along the ridgeline to the south of Sydney Harbour then descending to the broad sand blow linking Bondi Beach and Rose Bay before rising again to the signal station established at South Head in 1792. In 1811 the track was consolidated as a crude road formation identified as the South Head Road[8].*

The Waverley area was subject to piecemeal division through land grants from 1810[9]. The first grant that included the subject area was identified in an 1831 plan, with the area including it in a larger lot noted as 'Chapman' (Figure 2-3). The subject area appeared to have remained largely undeveloped for the 19th century, with the historical uses identified as dairy farming and market gardening[10]. Waverley Park was officially designated in 1880, with the sportsground and cricket pitch also in use from this time[11].

The first identified major development within the subject area was in 1912, when the Waverley Council Chambers were built on the site fronting Bondi Road. The Council Chambers were extended and altered several times over the following century- in the 1930s, 1960s and 1980s[12].

Summary of Historical Disturbance

There has been a variety of land disturbances to the subject area over time that have had the potential to impact on the survivability of Aboriginal archaeological deposits. Early land clearing associated with the first farming grants, as well as decades of cattle movement across the cleared dune will have led to widespread erosion and potential loss of occupation deposits and surface artefacts. Further, the use of the general area for market gardening and the potential creation of irrigation channels from the lagoon is also likely to have impacted the intactness of the underlying soils and any potential archaeological evidence they may contain.

The construction of the Waverley Council Chambers and its subsequent extension and alteration throughout the 20th century would also have had a notable impact to the soil integrity. While the building has no subsurface floor levels, the scale of the building would have led to significant disturbances within the building footprint, however there is some potential for intact soil profiles at depth. The peripheries of the building also have the potential to retain intact soil deposits, particularly to the north and west where the garden beds have been built up and paved footpaths cover the natural ground level.

2.4.5. Summary of Environmental Context

The environmental context of an area is an important asset when it comes to understanding site formation processes, and archaeological potential. The key points that describe the environmental context of the 'Waverley Council Chambers' subject area is summarised as follows:

- The subject area is located within the North Head soil landscape overlying Hawkesbury sandstone geology, on a raised dune system.

[8] Colin Brady and Ines Meyer, Bondi Junction Heritage Assessment, 2004
[9] Curio Projects, Waverley Council Chambers HIS, 2021
[10] Ibid.
[11] Ibid.
[12] Ibid.

- The freshwater lagoon and coastal environments of the area provided an abundance of resource diversity and water availability for Aboriginal communities.
- The subject area and surrounds may have been used by Aboriginal people for either short- or long-term occupation or use.
- The subject area 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 has undergone various periods of disturbance and development, which have affected the natural form and integrity of the original landscape.
- The construction of the Waverley Council Chambers building would have impacted the natural soil profile, however as there was no subsurface basement levels there is some potential for intact soil profiles at depth below the building footprint.
- Areas to the north and west of the Waverley Council Chambers building are likely to retain intact soil profiles.

2.5. Aboriginal Archaeological Context

Review of relevant previous archaeological work is a highly informative and necessary step in identifying the likely nature of the potential archaeology at a site. The investigation of previous work undertaken in the region, on similar sites, and on similar landscape or landforms, can inform our understanding of a site by providing a proxy against which a newly investigated site can be measured (albeit with caution). That is to say, understanding the archaeological record at a general location can provide us with an indication of the nature and level of potential of archaeology that may be present at a site, prior to any subsurface investigation. As archaeology is by its very nature, a destructive discipline, it is important to acquire as much information and understanding of a site as possible prior to undertaking fieldwork (as once evidence has been excavated, its context is effectively destroyed), and also to avoid any unnecessary fieldwork at a site.

Research into archaeological investigations undertaken in proximity to the current subject area indicate the types of archaeology that may survive in the area, and the environment that has allowed it to survive. No known Aboriginal archaeological excavations have been undertaken previously within the subject area.

2.6. Previous Heritage Assessments relevant to the Subject area

2.6.1. Waverley Aboriginal Cultural Heritage Study (Steele 2009)

The Waverly Aboriginal Cultural Heritage Study was commissioned by Waverley Council and presented a comprehensive investigation to research and identify Aboriginal cultural heritage sites within the Waverley LGA[13]. The study was compiled in consultation with the La Perouse Local Aboriginal Land Council and the Dharawal Elders Group. The study identified areas of potential Aboriginal sensitivity and revisited previously recorded Aboriginal sites. Eleven (11) new sites were recorded through the investigation and were added to the Waverley LEP.

[13] Steele, D. 2009 Waverley Aboriginal Cultural Heritage Study

The study developed a predictive model for the Waverley region, with consideration of known sites, historical sources of post-contact occupation and oral histories of areas of Aboriginal association. The predictive model found that:

- The major Aboriginal campsites would likely have been located along the coast
- Short term or overnight campsites would have been located in the sand-hill and wetlands away from the coast
- Archaeological deposits at any sand-hill and wetlands campsites would likely consist of stone artefacts due to likely low preservation rates of organic food remains such as shell and bone
- The Bondi-Rose Bay sand body has the potential to hold intact archaeological deposits relating to past Aboriginal campsites used before or during the formation of the sand dune systems
- The most likely Aboriginal archaeological evidence within the Waverley LGA is likely to be directly associated with exposed sandstone, either as outcrops, in creek beds or within overhangs
- Occupation evidence not directly associated with sandstone outcrops such as open midden or camp sites is unlikely to have survived unless in undeveloped areas or in areas of sand-body where past impacts have been relatively shallow

The study mapped the known location of the Bondi-Rose Bay sand body and applied the above predictive model to create an archaeological sensitivity map for the Waverley LGA (Figure 2-4), with management recommendations presented in relation to the map designation. The subject area does not fall within the sand body area and was designated as low archaeological sensitivity, however the limited deep subsurface impacts historically triggered archaeological assessment prior to development. The study noted that Waverley Park (as well as other Council reserves) has areas of exposed natural landforms, although these have generally been impacted in varying degrees.

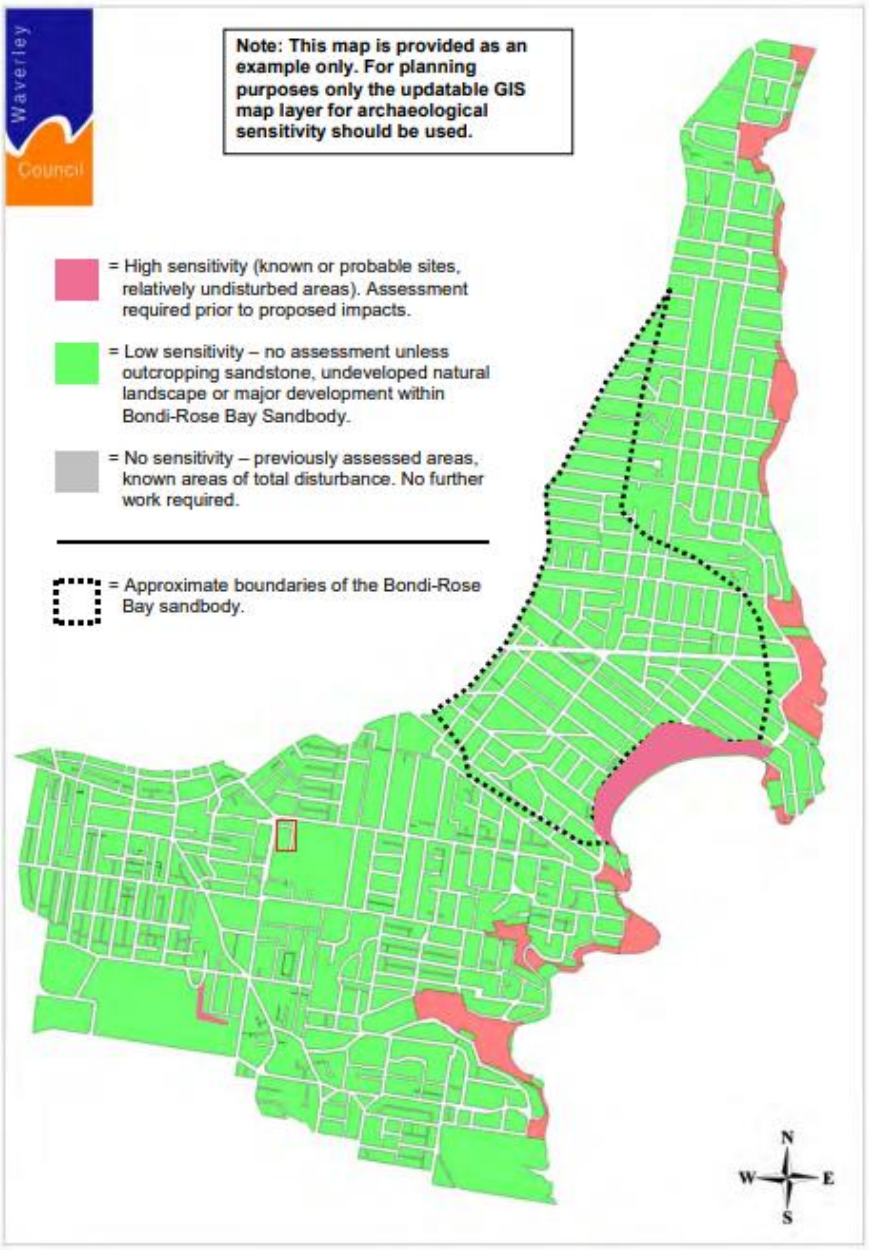

Figure 2-4: Sensitivity mapping of the Waverley LGA, with the subject area indicated in red (Source: Waverley Aboriginal Cultural Heritage Study with Curio addition)

2.6.2. Bondi Rail Extension Assessment (Jo McDonald CHM 2000)

The Bondi Rail Extension Assessment was prepared for a proposed extension of the rail line, with an access shaft proposed at the south-eastern corner of Waverley Park, approximately 250m south the subject area.

Subsurface excavations did not identify any Aboriginal archaeological objects or sites, with the high level of historical disturbance relating to the water reservoir noted. The assessment concluded that the proposed works would be unlikely to impact upon any Aboriginal archaeological resources.

The proposed rail extension project did not go ahead, and so the conclusions of the assessment were not confirmed.

2.7. Step 3: Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?

The activity cannot be avoided: the redevelopment of the Waverley Council Chambers is considered a necessary activity to ensure the continued and ongoing use of the building and to provide revitalised service to the Waverley municipality. However, this assessment indicates that Aboriginal objects are unlikely to occur within the subject area and as such there is no compelling reason to seek a redesign of the proposed activity.

2.8. Step 4: Desktop Assessment

2.8.1. Aboriginal Archaeological Predictive Model and Potential

Predictive modelling plays an important role in understanding the remnant archaeological potential of a site, and thus factors into development of appropriate management recommendations and mitigation strategies. Archaeological predictive modelling integrates information about environmental context, previous historical activities and ground disturbance, and known locations of surrounding sites (excavations and registered AHIMS sites), to assess and predict the nature of archaeology that may be present within the subject area.

The following assessment of Aboriginal archaeological potential within the subject area is based on a combination of the environmental assessment, including original landform, possible levels of disturbance across the site, and original resource zones that would have been favourable to, or sustained local Aboriginal populations of the area prior to European settlement, in combination with known previous archaeological research in the vicinity of the subject site, or on comparable sites in Sydney. Consideration of these above factors determines the likelihood for Aboriginal archaeological deposits, artefacts or sites to remain within the subject area.

For Aboriginal archaeological deposits to be present in situ, they require the retention of natural soil profiles in the area that would be extant from 1788. Areas of the subject area that may have the highest potential for natural soils to be present (and corresponding potential for intact Aboriginal archaeological deposits), are areas where the lowest level of historical development and excavation have been undertaken.

As a result of the analysis of previously recorded Aboriginal sites, the environmental context, relevant assessment and known historical disturbances, the following predictive model has been developed:

- Council reserves within the Waverley LGA that have had minimal historical impact have the potential to retain Aboriginal archaeological sites within natural landforms.
- As the subject area has no noted outcropping sandstone, the most likely sites to be present are open camp sites consisting of subsurface stone artefacts.
- Any open camp sites within the subject area are likely to represent short-term campsites associated with the utilisation of the wetland lagoon to the east of the subject area.
- The focus of Aboriginal use and activity was likely to have been closer to the lagoon, and/or at the top of the hill behind the subject area and not within the subject area itself.

- Historical disturbances within the subject area associated with the construction of the Council Chambers buildings are likely to have impacted any subsurface archaeological resource.
- As historical disturbances associated with the construction of the Council Chambers buildings involved no deep excavation, there remains a limited potential for archaeological deposits to have survived at depth where natural landforms are intact.

2.8.2. Summary of Desktop Assessment

This desktop assessment has concluded that:

- PAD sites are the most common site type found within the boundaries of the AHIMS search, in areas of limited urban development such as parks and reserves.
- It is highly likely that the subject area landscape was occupied and used in some way by Aboriginal people prior to 1788, considering the proximity of the subject area to the abundant resources of the lagoon historically within the Waverley Park and the coast 1.6km to the east.
- As the subject area has no noted outcropping sandstone, the most likely sites to be present are open camp sites consisting of subsurface stone artefacts.
- The North Head soil landscape has a high propensity for wind erosion following vegetation clearance, and this would have impacted the ability for the soils within the subject area to retain an Aboriginal archaeological deposit.
- The subject area has been subject to historical ground disturbance through farming, cattle movement and the construction and subsequent alteration of the Waverley Council Chambers building.
- The Waverley Aboriginal Cultural Heritage Study[14] concluded that the subject area does not fall within the Bondi Rose Bay sand body area and is therefore designated as low archaeological sensitivity.
- This assessment has 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.
- This assessment indicates that while the general location subject 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.

[14] Steele, D. 2009 Waverley Aboriginal Cultural Heritage Study

3. Visual Inspection

3. Step 4: Visual Inspection

A visual inspection of the subject area was undertaken by Curio Projects on 22nd September 2021, in order to gain a better understanding of the physical landform and context of the subject area. A 100% coverage pedestrian survey was undertaken of the subject area.

North of the Council Chambers building is a semi-circular driveway with landscaped gardens (Figure 3-1 and Figure 3-2). This area provides site access to and from Bondi Road. The landscaped gardens are both at natural ground level and built up.

West of the building is further raised landscaped gardens and a pedestrian footpath (Figure 3-3, Figure 3-4 and Figure 3-5). The side gardens were noted to have loose sandstone rubble within the sandy soil context.

South of the building is a carpark to service the Council Chambers and Waverley Park (Figure 3-6, Figure 3-7, Figure 3-8 and Figure 3-9).

The visual inspection confirmed that the construction of the Waverley Council Chambers is likely to have significantly disturbed the subsurface soil profile. Further, the inspection illustrated that the landform of the surrounding Waverley Park is more likely to have provided suitable locations for short- and long-term camping through proximity of the lagoon to the east.

Figure 3-1: The northern section of the subject area, showing the Waverley Council Chambers and garden beds along Bondi Road. Facing south-east.

Figure 3-2: The northern section of the subject area. Facing north-west

Figure 3-3: Garden beds to the north and west of the Waverley Council Chambers building. Facing south-east.

Figure 3-4: Paving and garden beds situated to the west of the Waverley Council Chambers building. Facing south.

Figure 3-5: Garden beds along the west of the Waverley Council Chambers building. Facing north.

Figure 3-6: Looking towards the southern extent of the subject area, showing the carpark at the rear of the Waverley Council Chambers building Facing north-west.

Figure 3-7: The carpark behind the Waverley Council Chambers building. Facing north-west.

Figure 3-8: The carpark behind the Waverley Council Chambers building. Facing north-west.

Figure 3-9: View south from the subject area, looking up towards the hill with the Waverley Reservoirs.

Figure 3-10: Waverley Park, with the Waverley Council Chambers building in the background. Facing north-west.

4. Conclusions and Recommendations

4. Conclusions and Recommendations

The following conclusions and recommendations have been determined as a result of this DD assessment.

4.1. Conclusions

- 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.
- The subject area 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.
- This assessment has 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.
- This assessment indicates that while the general location subject 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.

4.2. Recommendations

In accordance with the above conclusions, the following recommendations are made:

- Based on the nil to low potential of the subject area, it is unlikely that development works will encounter or impact any Aboriginal archaeological deposits and/or objects.
- Development works may proceed without the requirement for an Aboriginal Heritage Impact Permit (AHIP) in accordance with Section 90 of the NSW National Parks and Wildlife Act 1974 (as per the scope of works assessed for this DD report).
- Should any Unexpected Finds be encountered during development, work should cease in the area and an archaeologist be notified.

5. References

5. References

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Appendix A – AHIMS Search

AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : Waverley Park

Client Service ID : 623959

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-3973	Woollahra Possible Shelter WAH134	GDA	56	338421	6248937	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-0734	Bellevue Hill;Cooper Park;	AGD	56	338800	6248800	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	**Recorders**	W Newell					**Permits**		
45-6-3975	Woollahra Possible Shelter WAH131	GDA	56	338279	6249056	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3948	Woollahra Possible Shelter WAH128	GDA	56	338682	6249049	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-0691	Woollahra;Bellevue Hill;	AGD	56	339088	6249021	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	**Recorders**	Unknown Author					**Permits**		
45-6-0675	Randwick Queen's Park Waverley	AGD	56	338204	6247450	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	Contact	**Recorders**	Michael Guider					**Permits**		
45-6-3970	Cooper Park North Shelter WAH142	GDA	56	338410	6249090	Closed site	Valid	Art (Pigment or Engraved) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3963	Woollahra Possible Shelter WAH132	GDA	56	338460	6249048	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3980	Woollahra Possible Shelter WAH137	GDA	56	338533	6248923	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3974	Woollahra Possible Shelter WAH133	GDA	56	338228	6248966	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3950	Woollahra Possible Shelter WAH126	GDA	56	338861	6249025	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		

Report generated by AHIMS Web Service on 21/09/2021 for Sarah Mcguinness for the following area at Lot : 32, DP:DP1087365, Section : null with a Buffer of 1000 meters.. Number of Aboriginal sites and Aboriginal objects found is 17

This information is not guaranteed to be free from error omission. Heritage NSW and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : Waverley Park

Client Service ID : 623959

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
45-6-3985	Cooper Park Shelter	GDA	56	338493	6248933	Closed site	Valid	Art (Pigment or Engraved) : -, Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3972	Woollahra Possible Shelter WAH135	GDA	56	338500	6248960	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3962	Woollahra Possible Shelter WAH136	GDA	56	338525	6248937	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-3949	Woollahra Possible Shelter WAH127	GDA	56	338674	6249042	Closed site	Valid	Potential Archaeological Deposit (PAD) : -		
	Contact	**Recorders**	Mr.Paul Irish,Coast History & Heritage					**Permits**		
45-6-1405	Bellevue Hill;Cooper Park;	AGD	56	338750	6248590	Closed site	Valid	Art (Pigment or Engraved) : -	Shelter with Art	
	Contact	**Recorders**	W Newell					**Permits**		
45-6-0690	Cooper Park;Bellevue Hill;	AGD	56	338900	6248810	Open site	Valid	Art (Pigment or Engraved) : -	Rock Engraving	
	Contact	**Recorders**	Unknown Author					**Permits**		

**** Site Status**

Valid - The site has been recorded and accepted onto the system as valid

Destroyed - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.

Partially Destroyed - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 21/09/2021 for Sarah Mcguinness for the following area at Lot : 32, DP:DP1087365, Section : null with a Buffer of 1000 meters.. Number of Aboriginal sites and Aboriginal objects found is 17

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Appendix B: Final Drawings

WAVERLEY COUNCIL CHAMBERS UPGRADE

TM - TIMBER BATTEN SOFFIT

AL - POWDERCOATED ALUMINIUM BATTENS AND SHADING ELEMENTS

TL - FEATURE TILE WALL

STEEL PAINT FINISH - DULUX SHOJI WHITE

CFC - COMPRESSED FIBRE CEMENT CLADDING, INTEGRAL COLOUR FINISH

PAV-01 RESIN BASED SEAMLESS FLOORING

DRAWING LIST

00 COVER			
	A-001	COVER PAGE	
10 PLANS			
	A-100	SITE ANALYSIS	1:200
	A-101	SITE PLAN	1:200
	A-102	FORECOURT DEMOLITION PLAN	1:100
	A-103	GROUND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-104	FIRST FLOOR DEMOLITION PLAN	1:100, 1:200
	A-105	SECOND FLOOR DEMOLITION PLAN	1:100, 1:200
	A-106	THIRD FLOOR DEMOLITION PLAN	1:100, 1:200
	A-107	EXISTING AND NEW DIAGRAMS	1:200
	A-108	GROUND FLOOR PLAN	1:100
	A-109	LEVEL 1 FLOOR PLAN	1:100
	A-110	LEVEL 2 FLOOR PLAN	1:100
	A-111	LEVEL 3 FLOOR PLAN	1:100
	A-112	ROOF FLOOR PLAN	1:100
	A-117	SUN DIAGRAMS	1:500
20 ELEVATIONS			
	A-200	NORTH AND EAST ELEVATIONS	1:100
	A-201	SOUTH AND WEST ELEVATIONS	1:100
30 SECTIONS			
	A-300	CROSS SECTION	1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

AMENDMENTS IN CURRENT REVISION (SHOWN CLOUDED ON DRAWINGS)

No.	AMENDMENT DESCRIPTION

TITLE
Workplace Planning
Ardalops Consulting Pty Ltd
224 Alt Street Haberfield
NSW 2045

TITLE
Service Engineers and ESD
ADP
Level 3, 8 Spring Street Sydney
NSW 2000

TITLE
PCA
Steve Watson Partners
Level 17, 456 Kent Street Sydney
NSW 2000

TITLE

TITLE
Structural + Civil Engineer
Northrop Consulting Engineers Pty Ltd
Level 1, 57 Kembla Street Wollongong
NSW 2500

TITLE
Landscape
Black Beetle
Suite 05, Level 1, 1073 Pittwater Rd, Collaroy
NSW 2097

TITLE
Town Planning
MG Planning
PO Box 197 Drummoyne
NSW 1470

TITLE

LEGEND

NORTH

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CLIENT
Waverley Council

PROJECT TITLE
Waverley Council Chambers Upgrade

SCALE CHECK 5 10

lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
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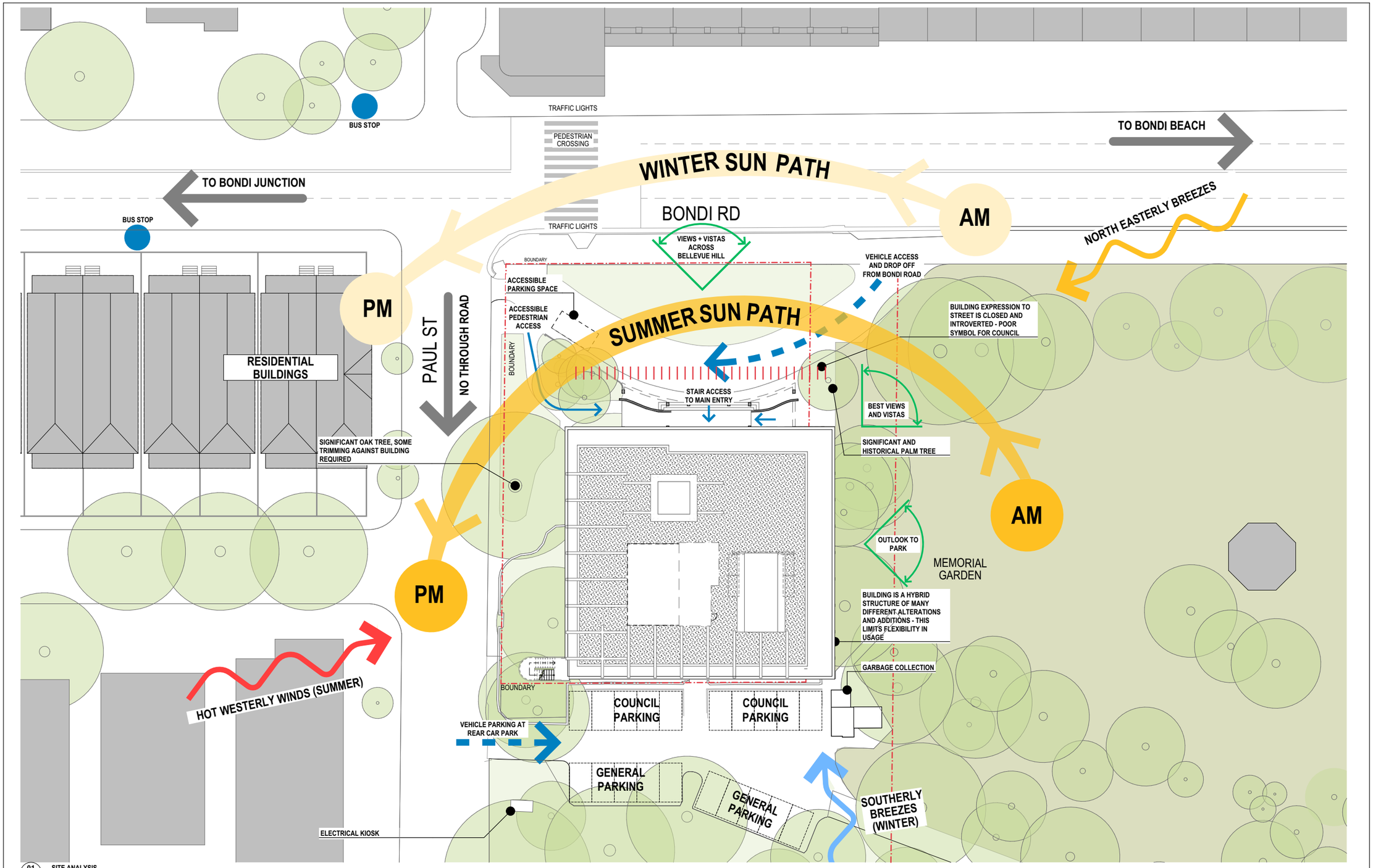
TITLE
COVER PAGE

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-001	02



01 SITE ANALYSIS
1:200

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01	ISSUE FOR INFORMATION	2/09/2021
02	DRAFT REF ISSUE	17/09/2021
03	REF FOR COMMUNITY CONSULTATION	12/10/2021

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lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

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TENDER		
CONST		

TITLE: SITE ANALYSIS

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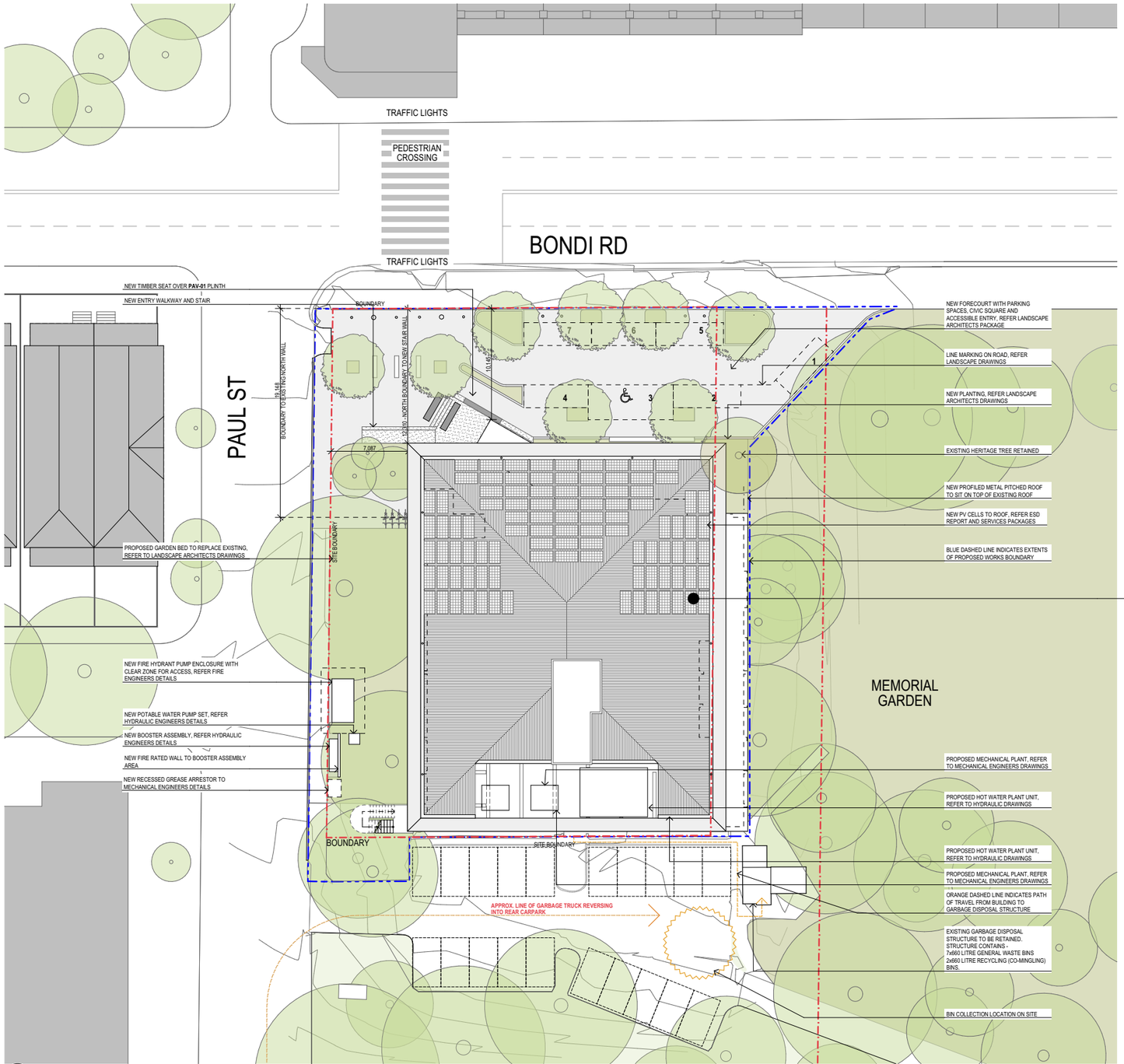
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-100	03



SITE AREA OF Lot 32 DP 1087365 - **1706m2**
EXISTING FSR - **1.4:1**
NEW FSR - **1.65:1**

(NOTE - FSR IS CALCULATED FOR GFA WITHIN SITES OWN CADASTRAL BOUNDARY)

01 **SITE PLAN**
1:200

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND
EXISTING TREES
NEW TREES

NORTH

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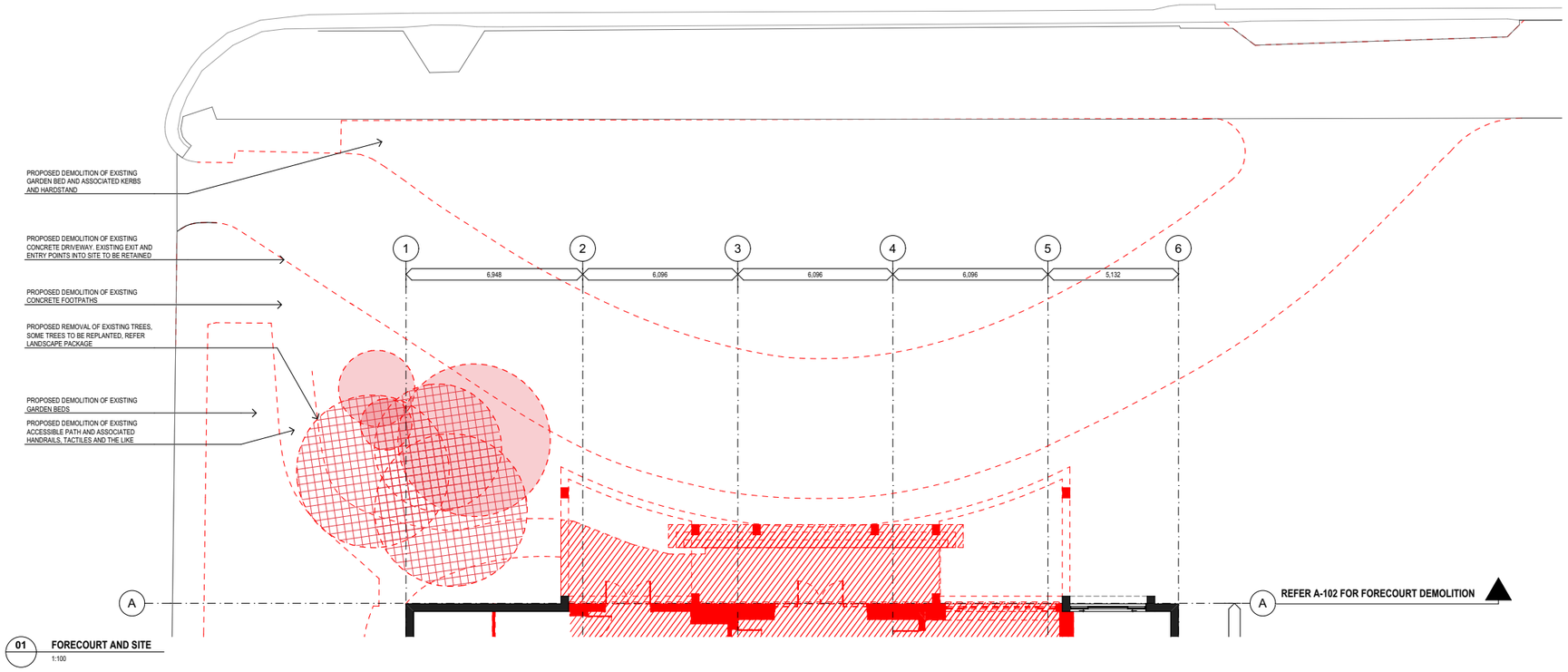
TENDER		
CONST		

TITLE
SITE PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-101	02



01 **FORECOURT AND SITE**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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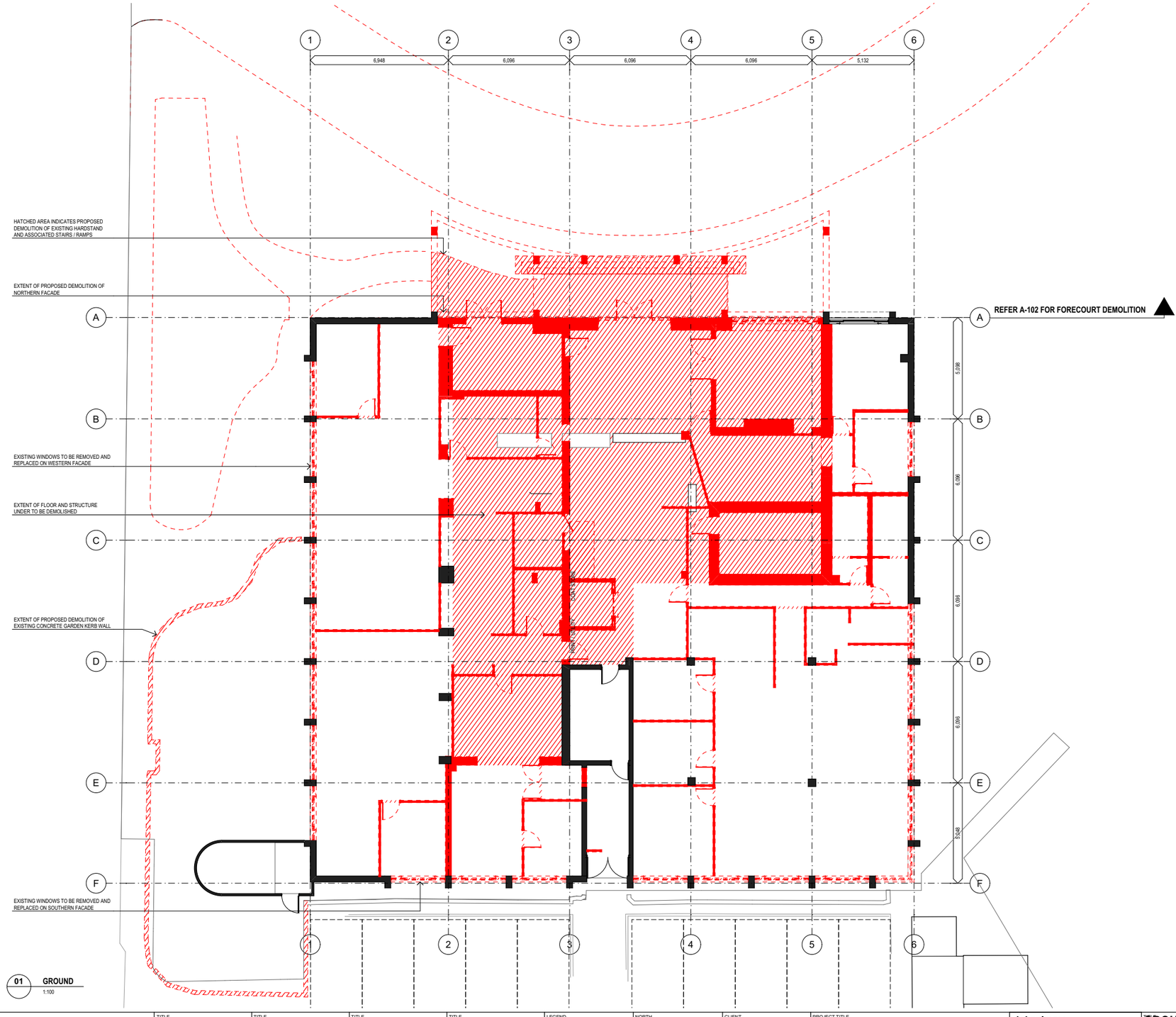
TENDER		
CONST		

TITLE
FORECOURT DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-102	02



REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE

TITLE | TITLE | TITLE | TITLE

LEGEND

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Newtown NSW 2042 Australia
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F 02 9550 5233
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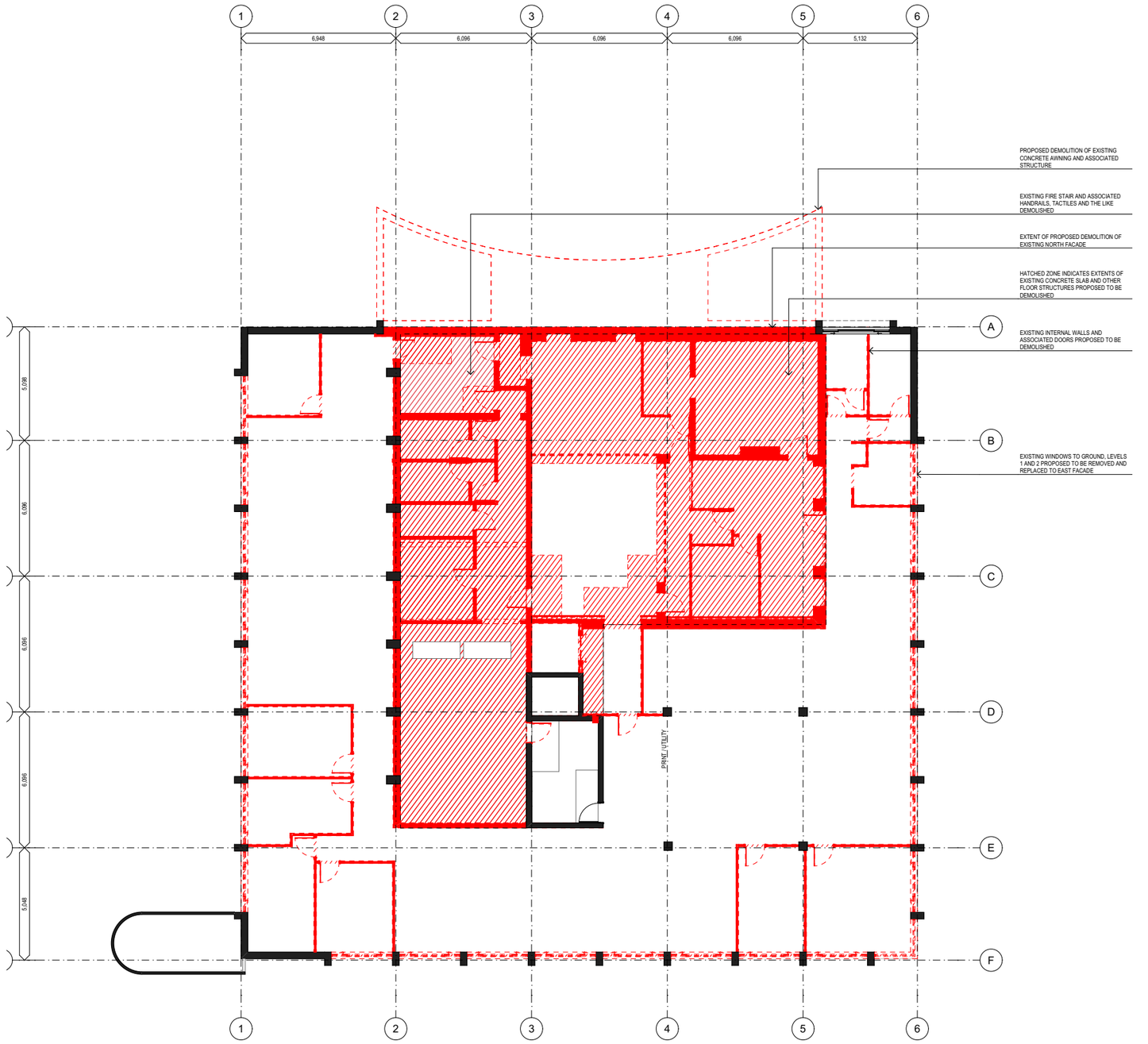
CONST		

GROUND FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-103 / 02



01 LEVEL 1
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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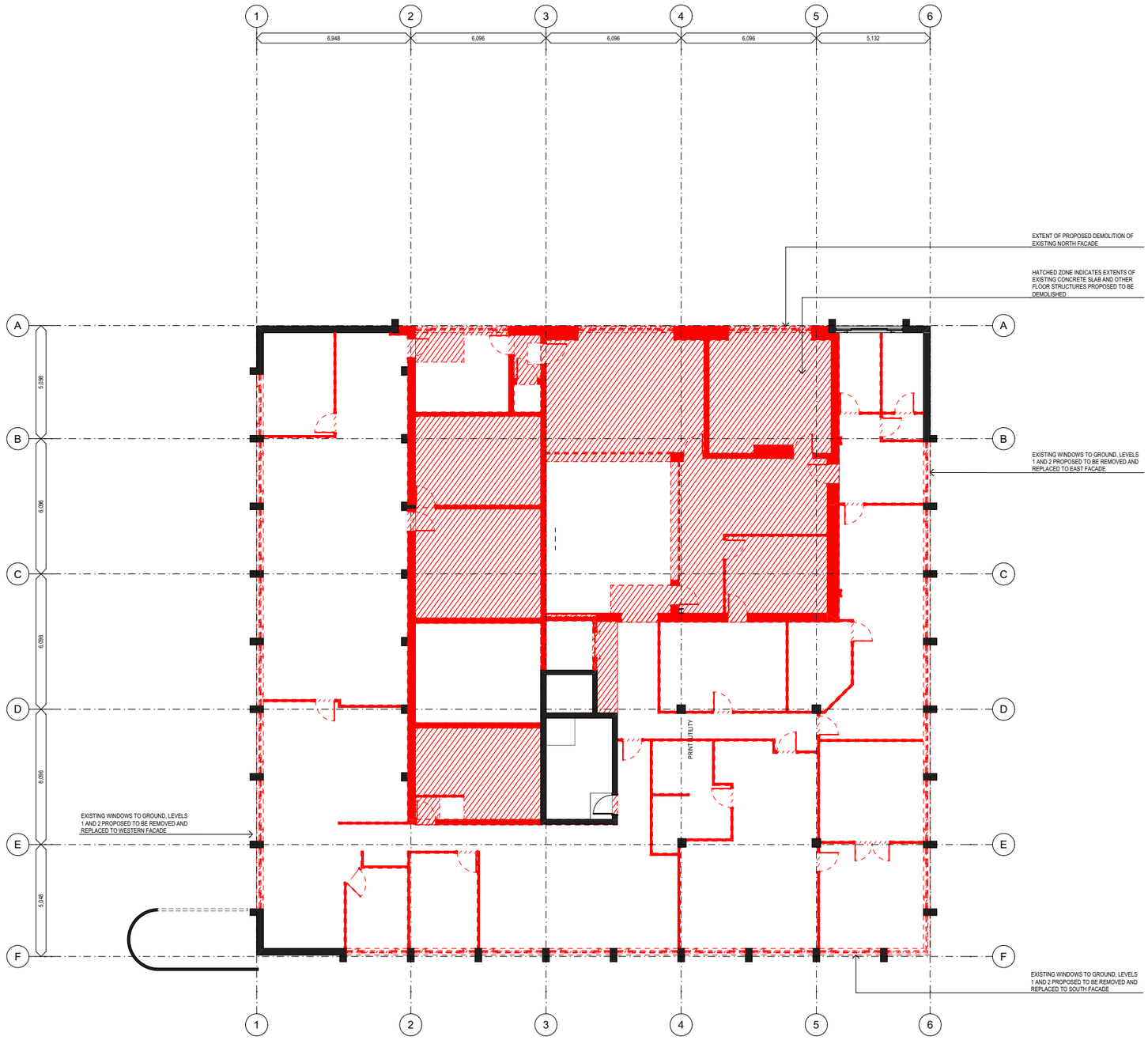
TITLE
FIRST FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-104 / 02



01 **LEVEL 2**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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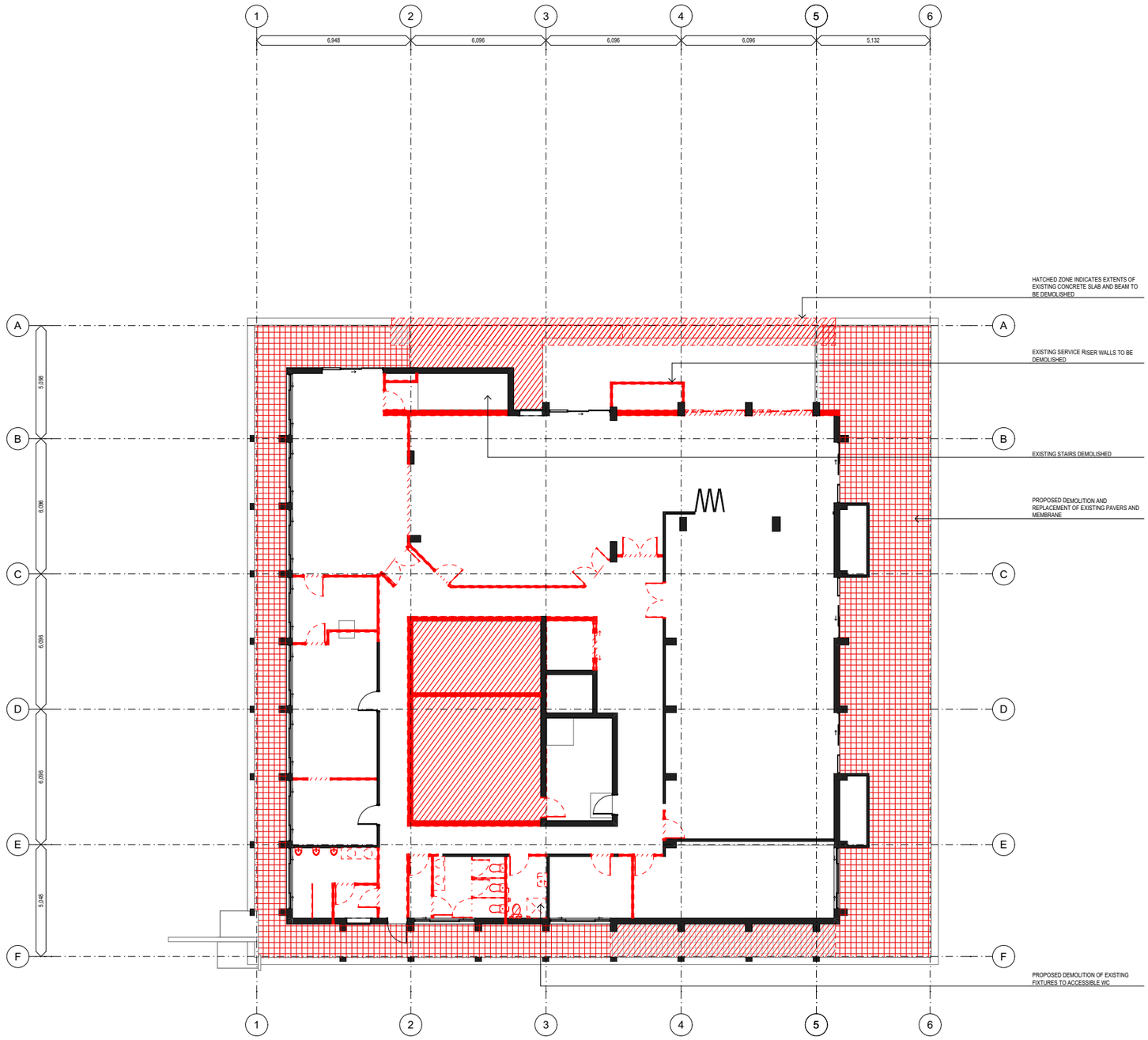
CONST		

SECOND FLOOR DEMOLITION PLAN

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A - 1 0 5	02



01 **LEVEL 3**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE

TITLE | TITLE | TITLE | TITLE

LEGEND

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Newtown NSW 2042 Australia
T 02 9550 5200
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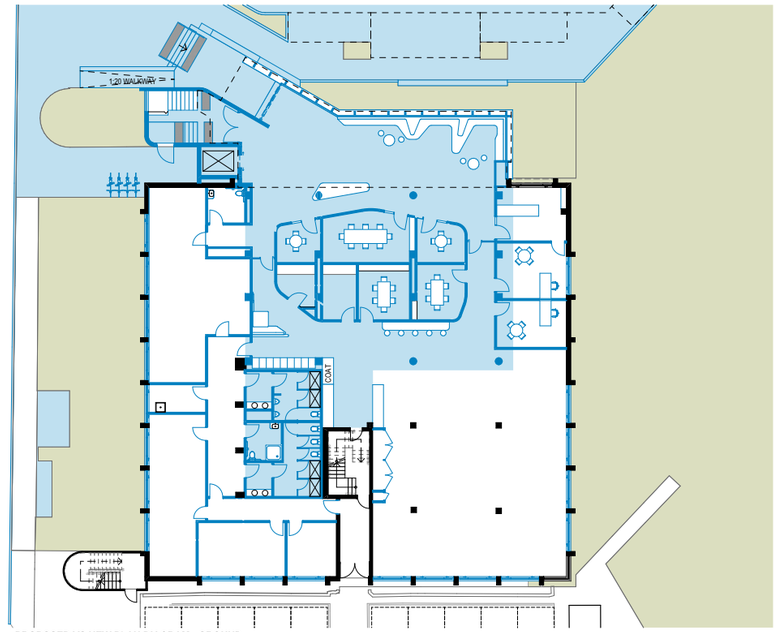
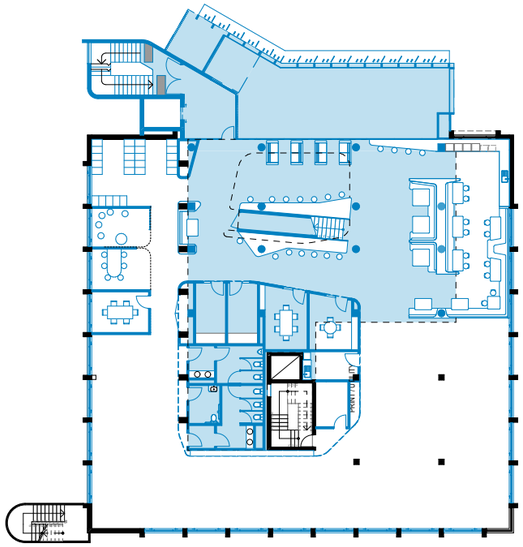
TENDER		
CONST		

TITLE
THIRD FLOOR DEMOLITION PLAN

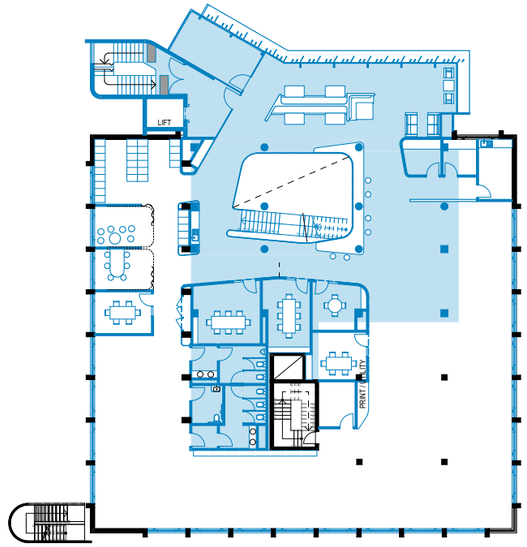
DRAWN	PLOT DATE	SCALE @A1
LW	2/03/2022	1:100, 1:200
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-106 / 03



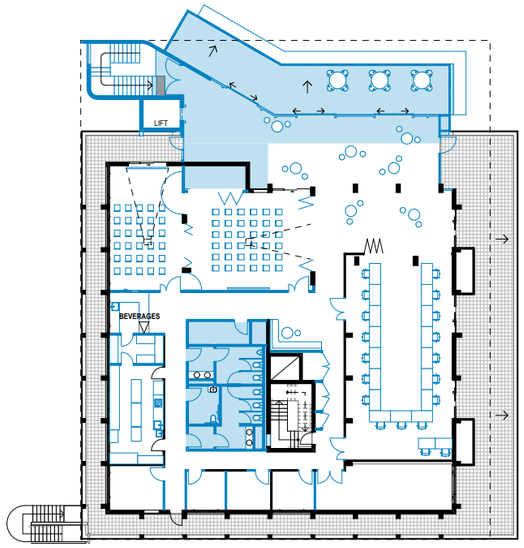
01 PROPOSED VS NEW PLAN DIAGRAM - GROUND
1:200



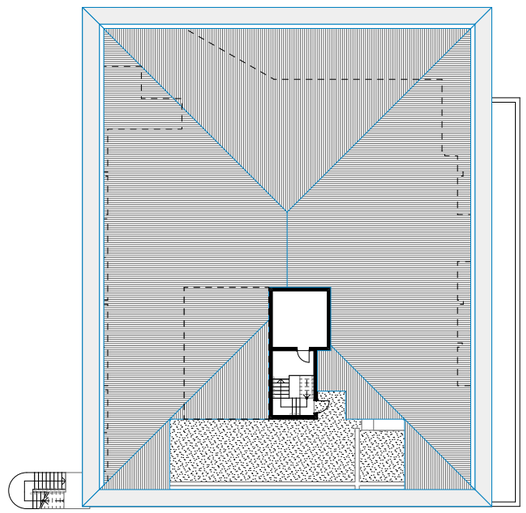
02 PROPOSED VS NEW PLAN DIAGRAM - FIRST
1:200



03 EXISTING VS NEW PLAN DIAGRAM - SECOND
1:200



04 EXISTING VS NEW PLAN DIAGRAM - THIRD
1:200



05 EXISTING VS NEW PLAN DIAGRAM - ROOF
1:200

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	2/03/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND
EXISTING
NEW

NORTH

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architects
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3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
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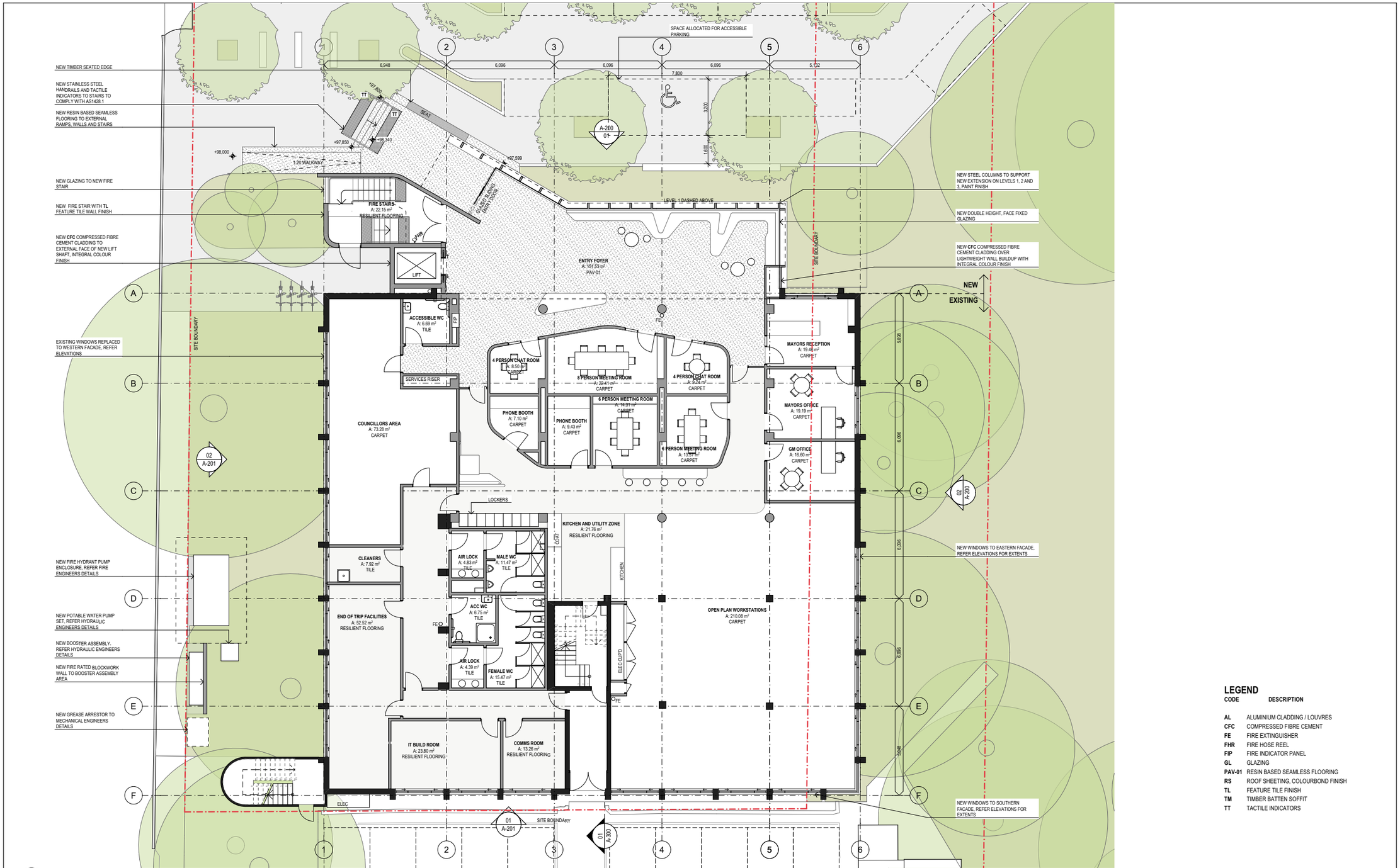
TENDER		
CONST		

TITLE
EXISTING AND NEW DIAGRAMS

DRAWN	PLOT DATE	SCALE @A1
LW	2/03/2022	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-107	03



01 GROUND
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	17/01/2022
04	REVISED PLAN LAYOUT	25/02/2022

No. AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE

TITLE | TITLE | TITLE | TITLE

LEGEND

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REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
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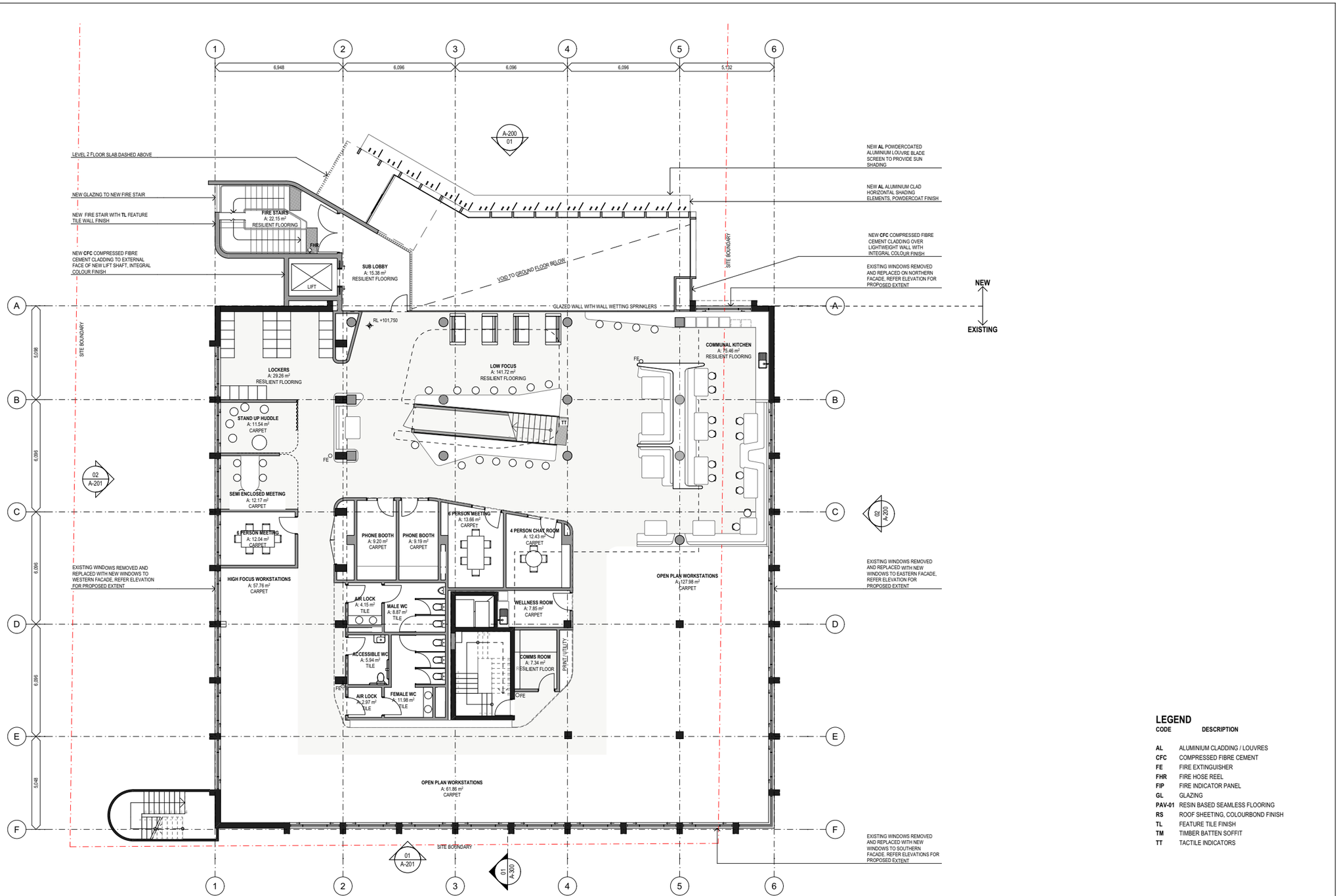
TITLE
GROUND FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	25/02/2022	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-108	04



01 **LEVEL 1**
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No. AMENDMENT DESCRIPTION

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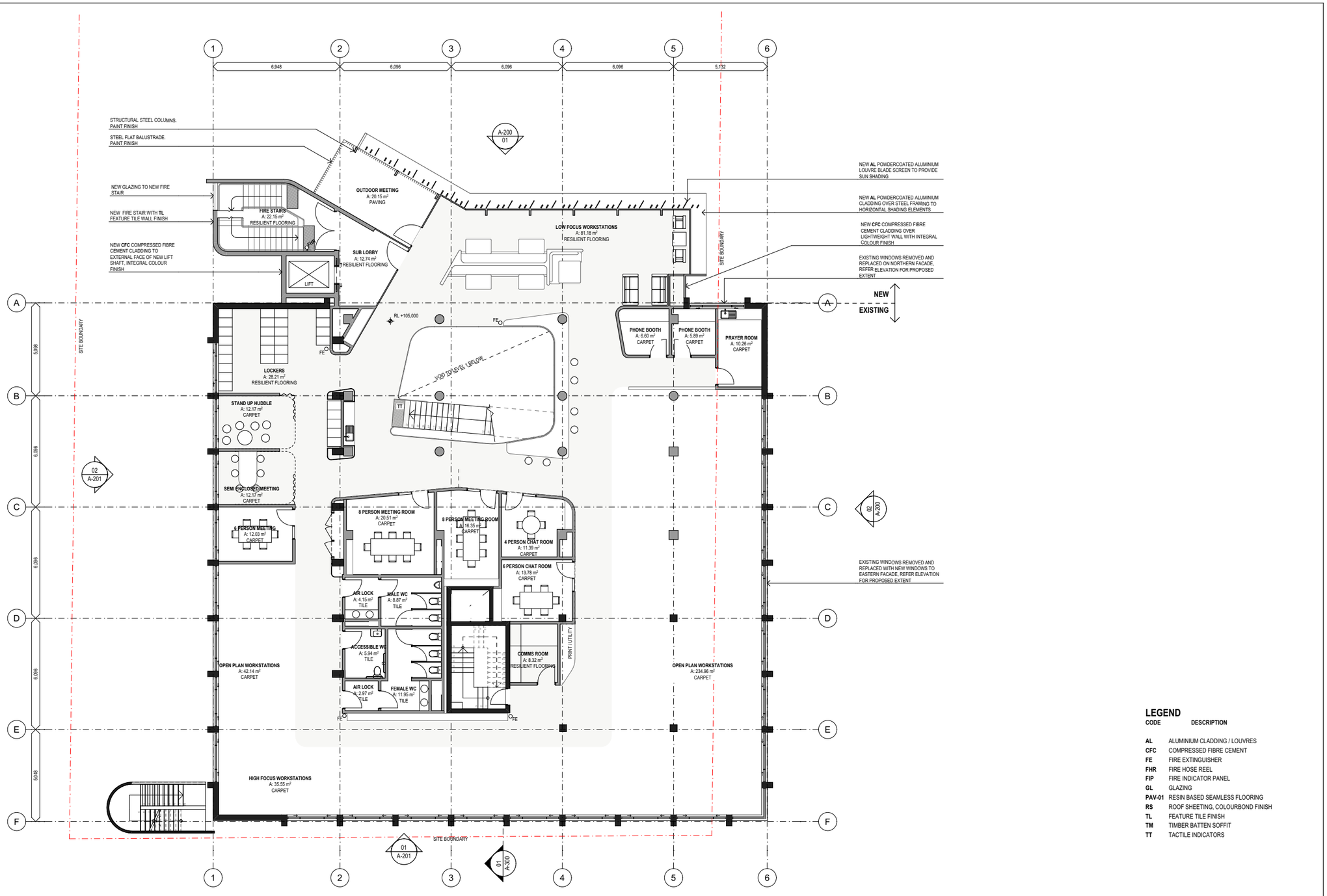
TENDER		
CONST		

TITLE
LEVEL 1 FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200

CHECKED	PROJECT NO.	DRAWING NO.	REV. NO.
AN	21-01	A - 1 0 9	02



01 LEVEL 2
1:100

LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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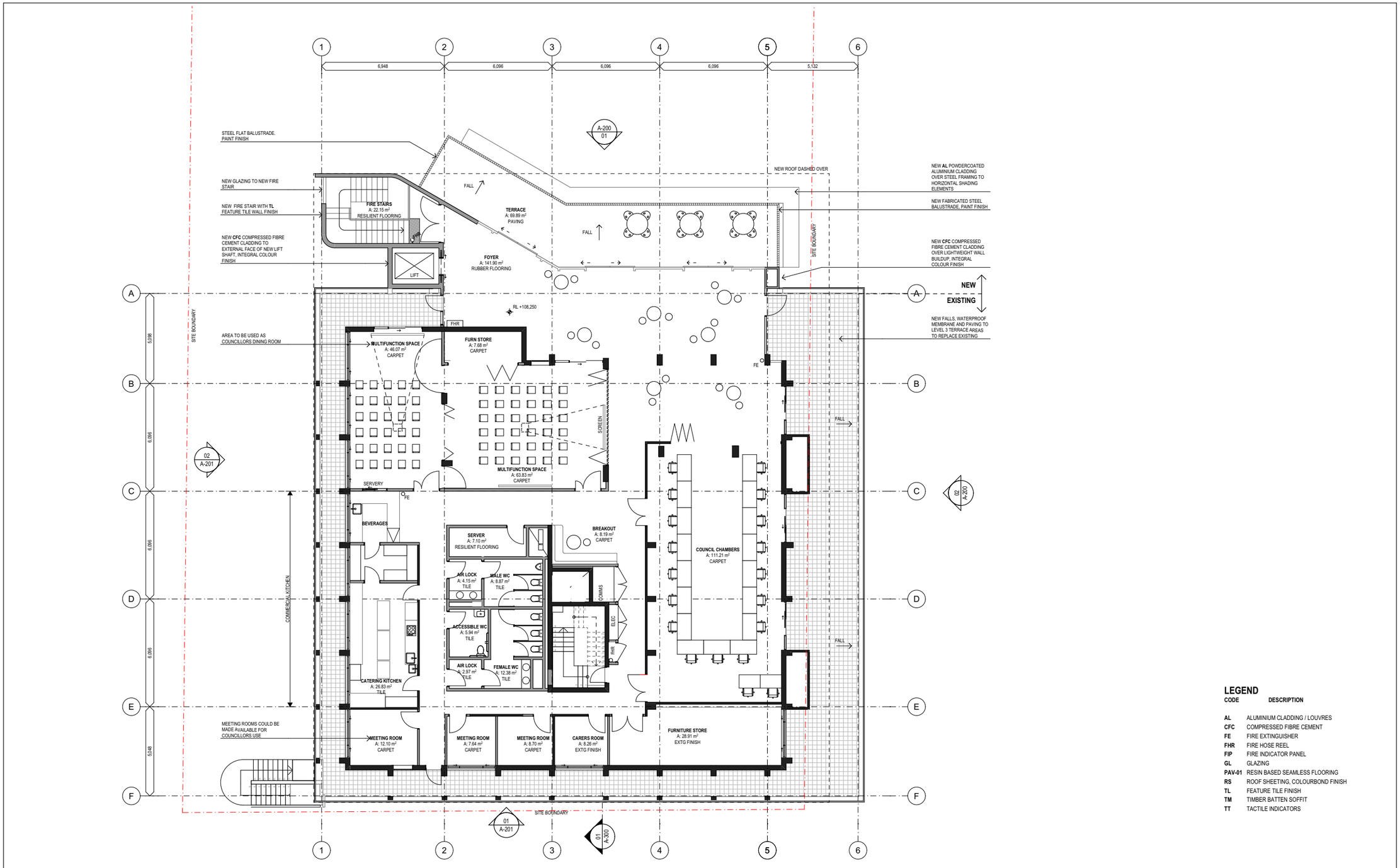
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE: **LEVEL 2 FLOOR PLAN**

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO.
AN	21-01	A-110	02



LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

01 LEVEL 3
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021
03	REVISED PLAN LAYOUT	12/01/2022

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

LEGEND

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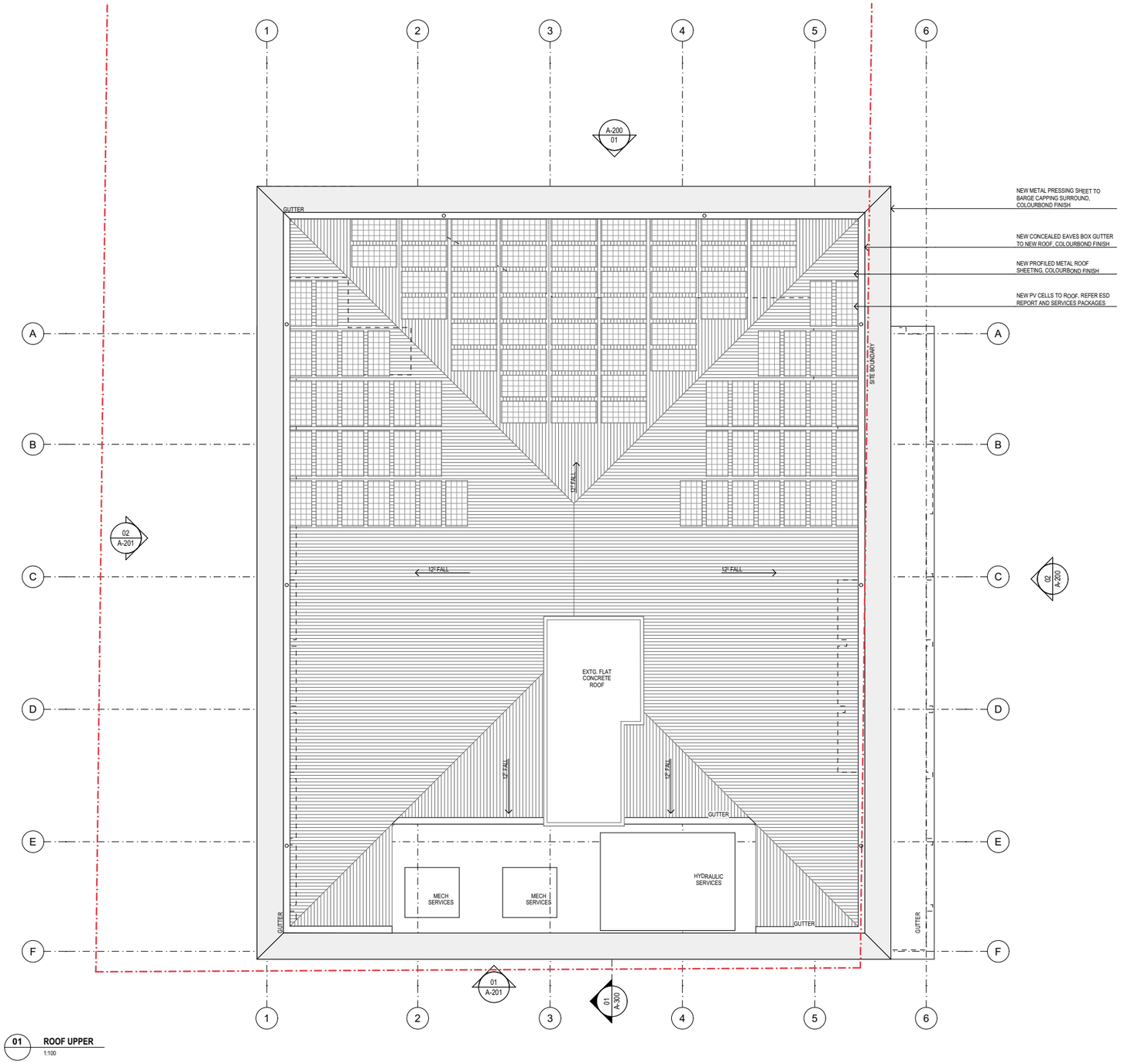
TITLE
LEVEL 3 FLOOR PLAN

REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	25/02/2022	1:100	1:200
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-111	03



01 **ROOF UPPER**
1:100

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE
TITLE | TITLE | TITLE | TITLE

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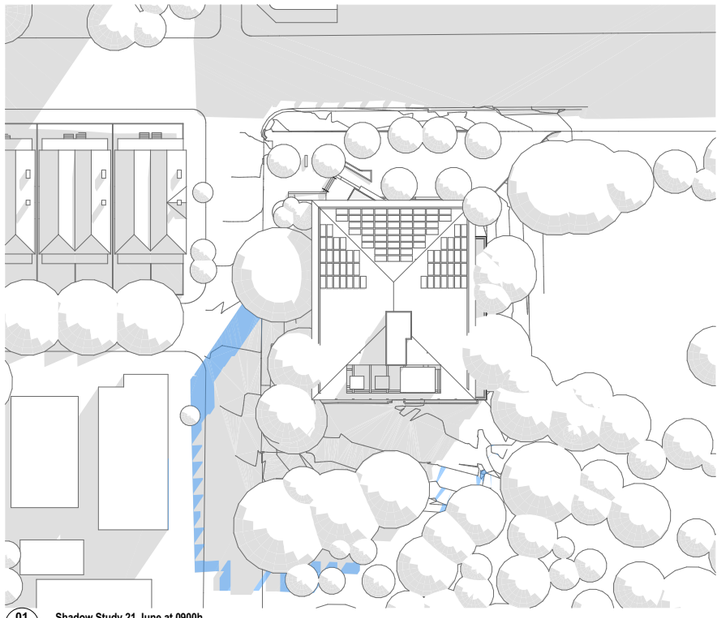
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

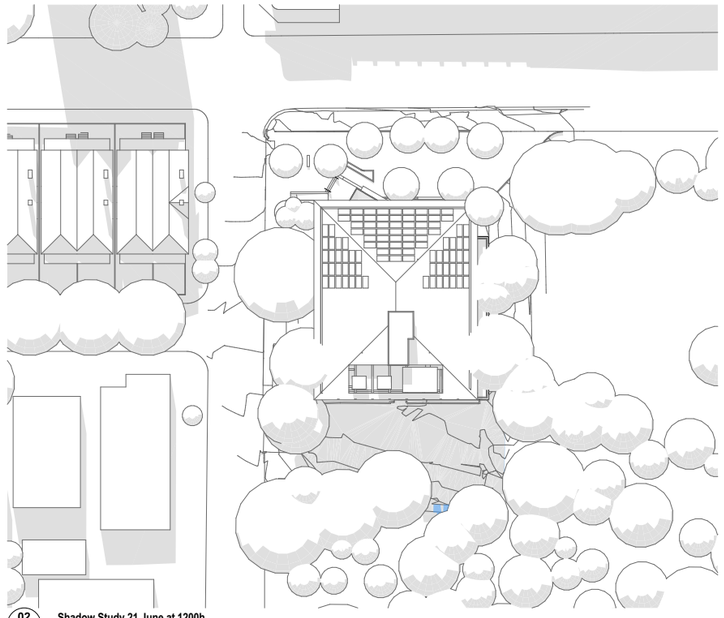
TITLE
ROOF FLOOR PLAN

DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
LW	12/10/2021	1:100	1:200

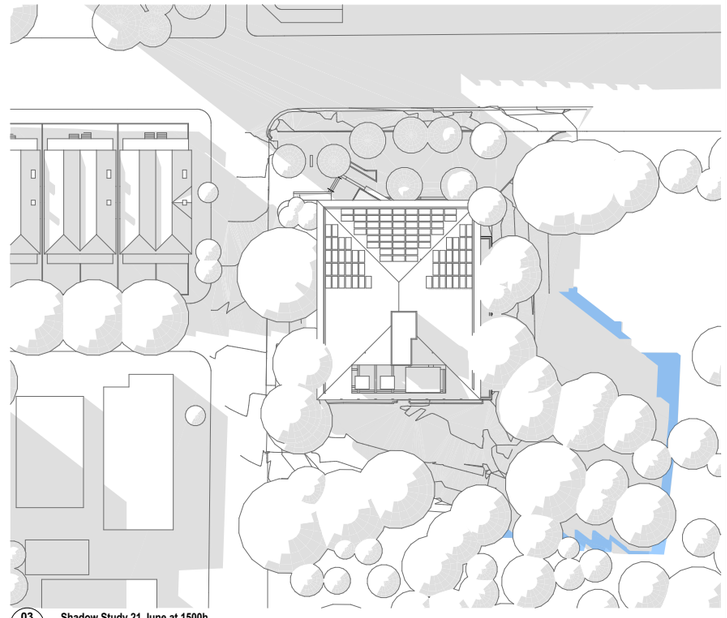
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO.
AN	21-01	A - 1 1 2	02



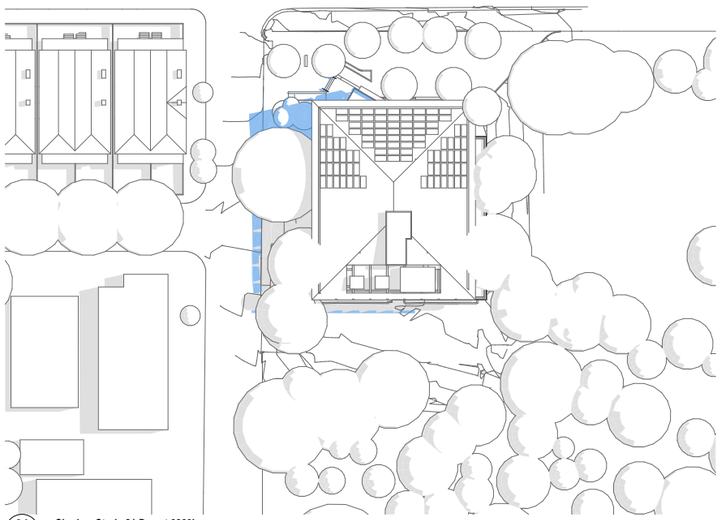
01 Shadow Study 21 June at 0900h
1:500



02 Shadow Study 21 June at 1200h
1:500



03 Shadow Study 21 June at 1500h
1:500



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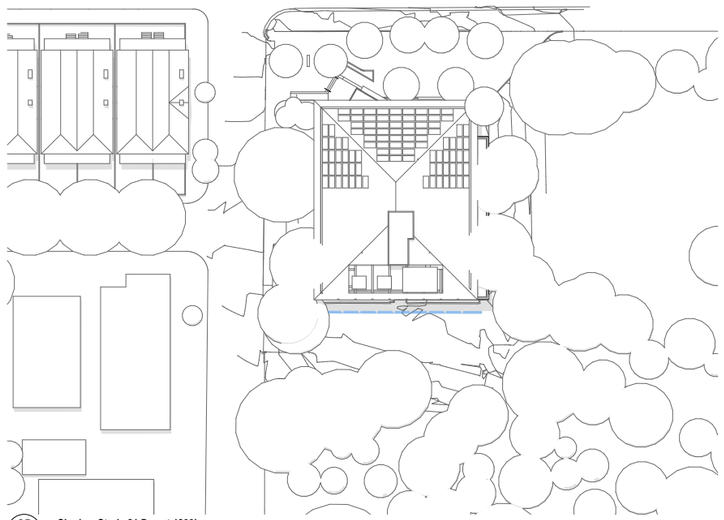

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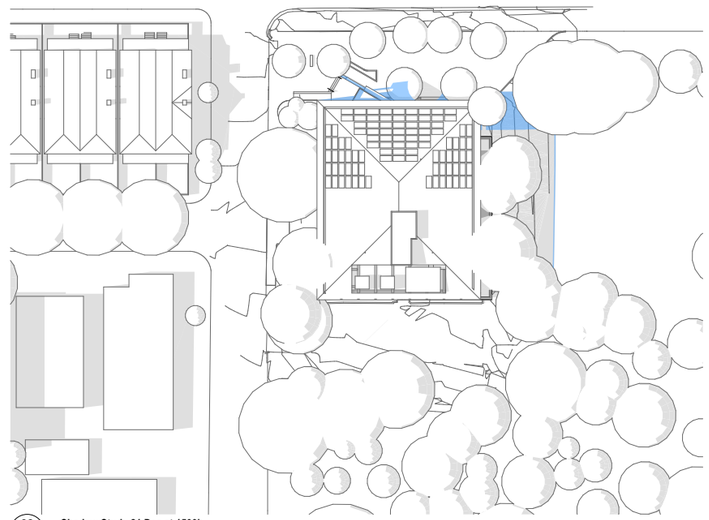

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REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE

LEGEND
EXTG SHADOWS
NEW SHADOWS

NORTH

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CLIENT
Waverley Council

PROJECT TITLE
Waverley Council Chambers Upgrade

SCALE CHECK 5 10

lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

TITLE
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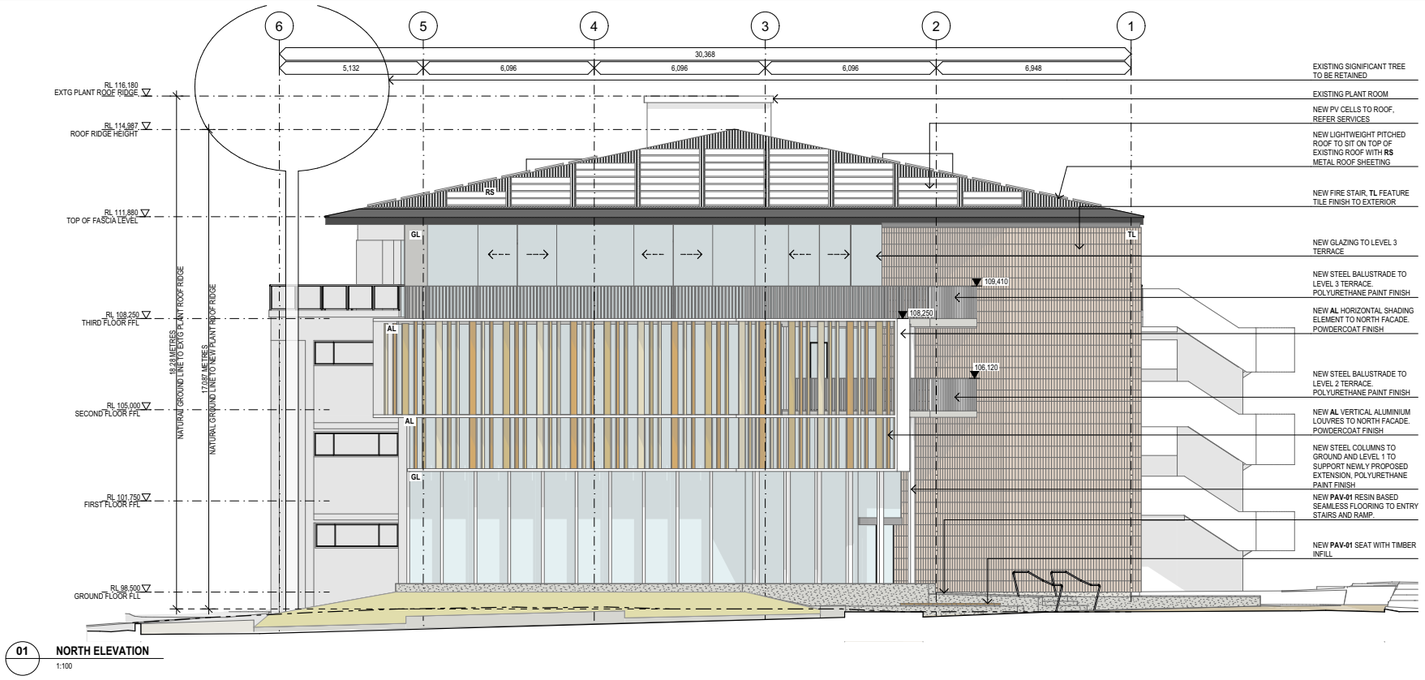
REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:500
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A - 1 1 7	02



01 **NORTH ELEVATION**
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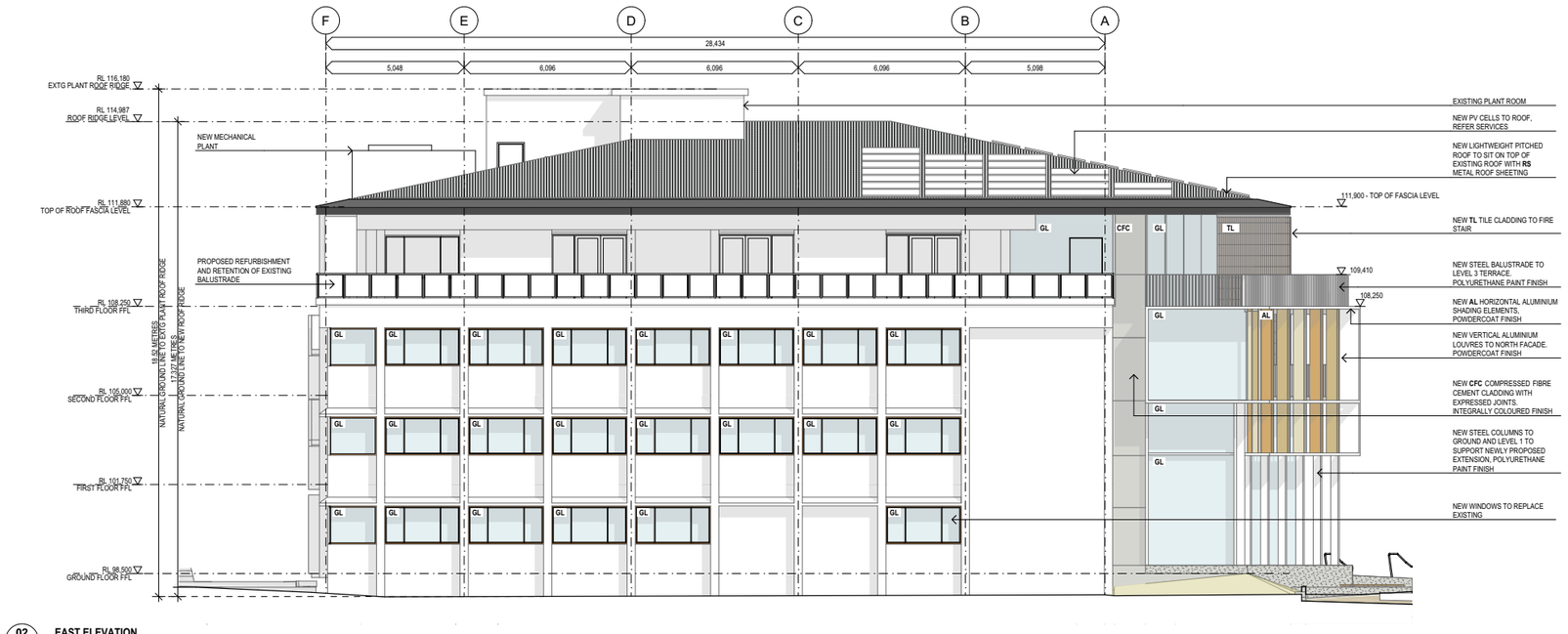

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LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE

LEGEND

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PROJECT TITLE
Waverley Council Chambers Upgrade

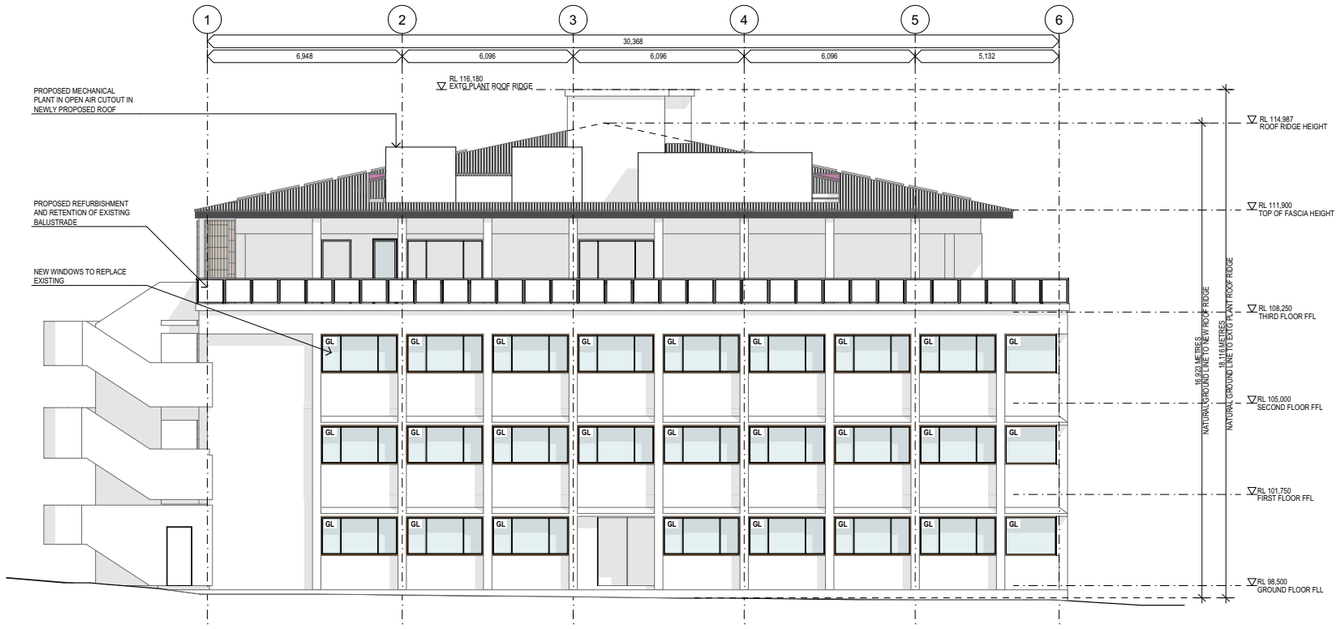
SCALE CHECK 5 10

lahznimmo architects
Suite 404, Flourmill Studios
3 Gladstone St
Newtown NSW 2042 Australia
T 02 9550 5200
F 02 9550 5233
www.lahznimmo.com

REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
NORTH AND EAST ELEVATIONS

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO.
AN	21-01	A-200	02



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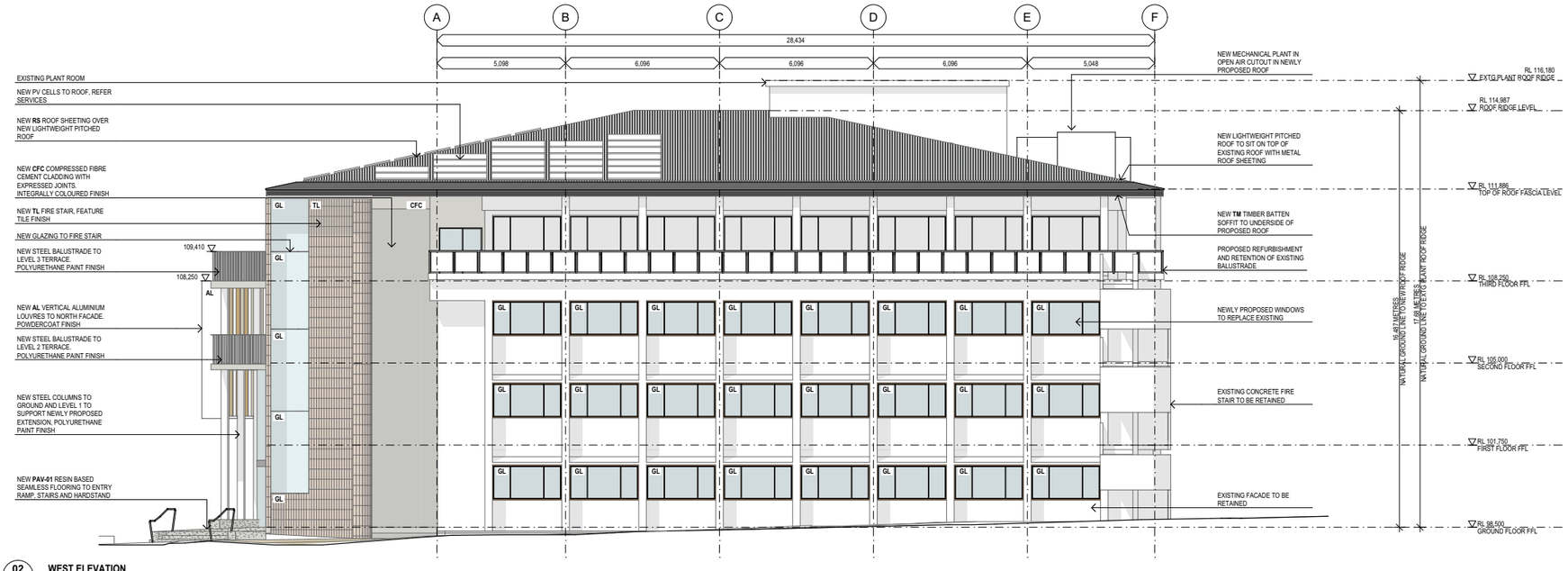

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LEGEND

CODE	DESCRIPTION
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CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
PAV-01	RESIN BASED SEAMLESS FLOORING
RS	ROOF SHEETING, COLOURBOND FINISH
TL	FEATURE TILE FINISH
TM	TIMBER BATTEN SOFFIT
TT	TACTILE INDICATORS

REV	DESCRIPTION	DATE
01	DRAFT REF ISSUE	17/09/2021
02	REF FOR COMMUNITY CONSULTATION	12/10/2021

No.	AMENDMENT DESCRIPTION

TITLE | TITLE | TITLE | TITLE | LEGEND

TITLE | TITLE | TITLE | TITLE

NORTH

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PROJECT TITLE: **Waverley Council Chambers Upgrade**

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lahznimmo architects
Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
Newtown NSW 2042 Australia www.lahznimmo.com

REVIEW	DIRECTOR SIGNATURE	DATE
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CONST		

TITLE: **SOUTH AND WEST ELEVATIONS**

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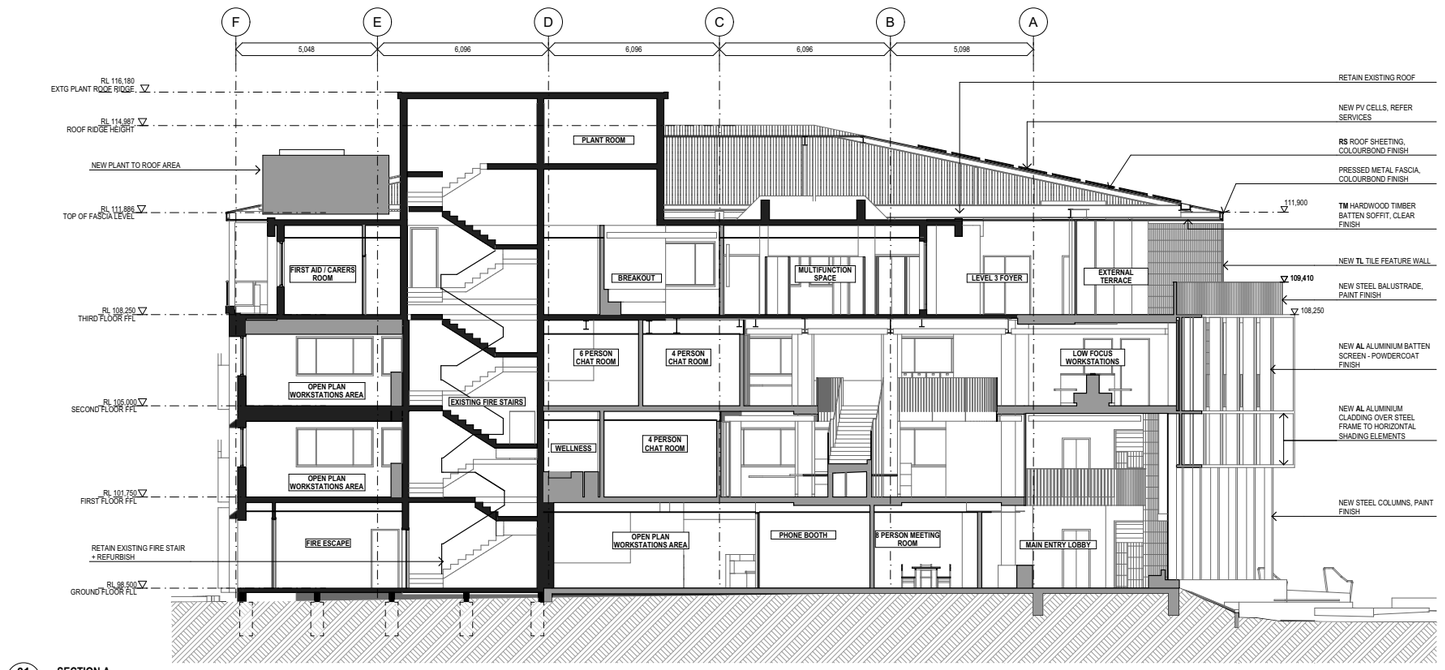
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
AN	21-01	A-201	02



01 **SECTION A**
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LEGEND

CODE	DESCRIPTION
AL	ALUMINIUM CLADDING / LOUVRES
CFC	COMPRESSED FIBRE CEMENT
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
GL	GLAZING
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No.	AMENDMENT DESCRIPTION

TITLE

LEGEND

NORTH

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lahznimmo architects
Suite 404, Flourmill Studios T 02 9550 5200
3 Gladstone St F 02 9550 5233
Newtown NSW 2042 Australia www.lahznimmo.com

REVIEW	DIRECTOR SIGNATURE	DATE
TENDER		
CONST		

TITLE
CROSS SECTION

DRAWN	PLOT DATE	SCALE @A1
LW	12/10/2021	1:100
CHECKED	PROJECT NO.	DRAWING NO. / REV. NO
AN	21-01	A-300 / 02

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5 Blackfriars Street, Chippendale NSW 2008 | 02 8014 9800 | curioprojects.com.au

Attachment 11

BCA Assessment

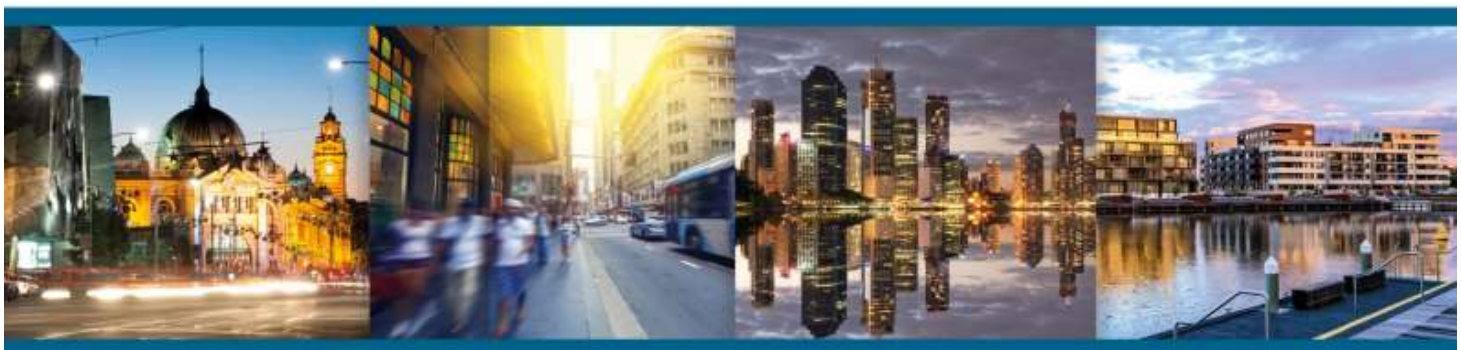
STEVE WATSON & PARTNERS

BUILDING CODE CONSULTANTS
BUILDING SURVEYORS AND CERTIFIERS
SYDNEY • MELBOURNE • BRISBANE • CANBERRA

Waverley Council Chambers Upgrade

49a Bondi Junction Road, Bondi Junction

Preliminary BCA and Certification Assessment 2020/3168 R1.3



SYDNEY	Level 17, 456 Kent Street, Sydney NSW 2000	Phone: (02) 9283 6555	Fax: (02) 9283 8500
MELBOURNE	Level 8, 350 Queen Street, Melbourne VIC 3000	Phone: (03) 9380 5552	Fax: (03) 9380 5558
BRISBANE	Level 4, 276 Edward Street, Brisbane QLD 4000	Phone: (07) 3088 2333	Fax: (07) 3088 2444
CANBERRA	Level 1, Unit 14, 27 Hopetoun Circuit, Deakin ACT 2600	Phone: (02) 6100 6606	Fax: (02) 6100 6609

info@swpartners.com.au www.swpartners.com.au

Report Revision History

Revision History	
Revision Number:	1.0
Revision Details:	Draft
Date:	Friday, 9 July 2021
Revision Number:	1.1
Revision Details:	REF submission
Date:	Friday, 17 September 2021
Revision Number:	1.2
Revision Details:	REF submission – update following comments
Date:	Tuesday, 12 October 2021
Revision Number:	1.3
Revision Details:	REF submission – updated plans
Date:	Tuesday, 1 March 2022
Author:	Anthony Ljubicic
Verifier:	Steve Passfield

Disclaimer:

This report is based on a desktop audit of preliminary documentation only.
Details contained in the report address issues of significance to broad BCA compliance relevant to this stage of design resolution.

This report is based on a review of the design documentation only. It represents a compliance report for "documentation to this point in time" and will be subject to amendment and expansion as project documentation develops.

Introduction

This report presents the findings of a preliminary assessment of the proposed upgrade of Waverley Council Chambers Upgrade development of the against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2019 amendment 1.

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for Lahznimmo Architects.

Purpose

The purpose of this report is to identify issues and omissions in the audited documentation that are required to be addressed to permit the lodgement and approval of an application for a Construction Certificate under Part 6 of the EP&A Act.

Scope

The scope of this assessment is limited to the design documentation referenced in Appendix A of this report.

Statutory Framework

The following table summarises the key statutory issues relating to fire safety and the BCA in relation to the certification of new building works.

Issue	Legislative reference	Comment
Existing building fire safety	EPAR 94	Council may require upgrading in some circumstances
Alts and adds – change in building use	143(1)	Fire safety to be upgraded in affected part of building Structural adequacy to be signed off Category 1 fire safety provisions to be upgraded. (Hydrants, sprinklers, fire control centres, smoke detection, smoke hazard management, emergency lifts.)
Alts and adds – no change in use	EPAR 143(3)	No reduction in the level of safety permitted
New Work	EPAR 145	All new works must comply
Access to premises	Disability (Access to Premises — Buildings) Standards 2010	Upgrade of the “Affected Part” to provide access for people with disabilities

New Work

Clause 145 of the EPAR requires that all new work comply with the current requirements of the BCA.

This means that all works proposed in the plans are required to comply but that existing features of an existing building need not comply with the BCA unless required to under other clauses of the legislation.

Consent authority may require building to be upgraded

When determining a development application, a Consent Authority (Council) is required to assess fire safety in an existing building under Clause 94 of the EPAR.

The assessment must consider whether the measures contained in a building are inadequate

(i) to protect persons using the building and facilitate their egress in the event of a fire or

(ii) to restrict the spread of fire between buildings.

In determining a development application, the consent authority is to take into consideration whether it would be appropriate for the building to be brought into total or partial conformity with the BCA. Normally this discretionary power would only be enacted in the following circumstances:

- the proposed scope of works encompasses a large portion of the building so that a total building upgrade would not be considered an onerous requirement (ie ½ the total volume of the building including other works undertaken in the last 3 years) ;
- the upgrading measure(s) significantly increase the level of safety and are able to be cost-effectively incorporated into the proposed works so that they would not be considered an onerous requirement
- the existing level of safety is so deficient that the council consider a upgrade is necessary irrespective of the scope of works proposed.

No change of building use - structural strength and fire safety

Clause 143 (3) of the EPAR prevents a certifying authority from issuing a construction certificate if the proposed new work will result in a reduction to the fire protection and structural capacity of the building.

Change of building use - structural strength and fire safety

If a change in use is involved under the application, Clause 143 (1) of the EPAR requires that the fire protection (egress), structural capacity and Category 1 Fire Safety provisions must be applicable to the new use of the building.

Audit Report and Certification Work

This report is provided with strict regard to the conflict-of-interest requirements in Part 3 the Building and Development Certifiers Act 2018 and Part 4 of the Building and Development Certifiers Regulation 2020, with particular reference to Clause 25(5) of the Regulation.

Hence, the contents of this report, and any associated correspondence, are provided in the context of a preliminary audit of plans and other design documents. The report is intended to identify BCA or regulatory issues required to be addressed in the design to achieve compliance. It may not be construed to constitute involvement in building design, the preparation of plans and specifications, the provision of advice on how to amend a plan or specification, or to breach any other restriction or limitation imposed under the conflict-of-interest provisions of the above or any other legislation.

Description of Proposed Development

The proposed works involve an upgrade of the existing Waverley Council Chambers.

Summary of Construction Determination	
BCA Classification	Class 5 and 9b
Number of storeys contained	4
Rise in storeys	4
Type of construction required	Type A
Effective height	9.75m (Ground R 98.5 - Level 3 RL 108.25)

Assessment

The following is a summary of an assessment of the proposed design against the relevant Deemed-to-Satisfy provision of the BCA 2019 Amendment 1.

Section B: Structure

The structural engineering design of the building will be required to comply with the structural provisions of Part B1 of the BCA. The existing structure needs to be certified to be structural adequate.

Section C: Fire Resistance

The building is required to comply with Type A construction. Floors are required to have an FRL of 120/120/120 and any services penetrations appropriately fire sealed. Refer to Appendix C.

In a building required to be of Type A construction, the following building elements and their components must be non-combustible:

i. External walls and common walls, including all components incorporated within them including façade covering, framing and insulation;

ii. The flooring and floor framing of lift pits;

iii. Non-loadbearing internal walls where they are required to be fire-resisting;

iv. Non-loadbearing shaft being a lift, ventilating, garbage or similar shaft.

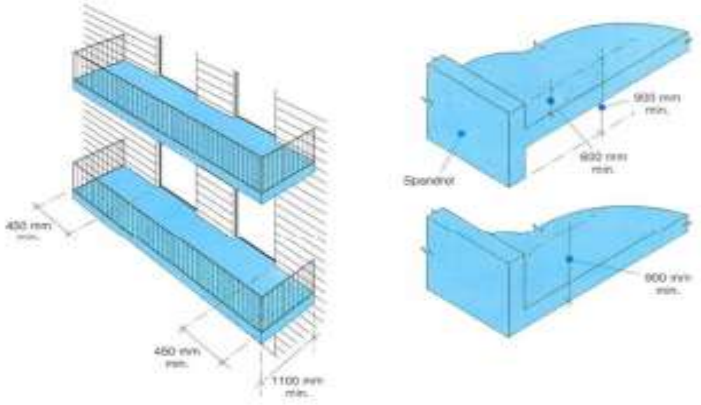
Architect and Structural engineer to make provisions for this requirement in the design.

Proposed floor coverings and any proposed wall and ceiling lining materials must comply with the fire hazard properties nominated in Specification C1.10 of the BCA.

Any ancillary element fixed, installed or attached to the internal parts or external face of an external wall must be non-combustible unless exempt under Clause C1.14.

Ground floor has a void connecting to level 1 which is proposed to be separated via a compliant fire rated wall with an FRL of 120/120/120 or via a Performance Solution. Level 1 and level 2 are connected via open voids and a stair. The compartment sizes comply with the floor area and volume limitations for Type A. The floor area and volume limitations are for Class 5 and 9b: 8,000m^2 and 48,000m^3.

In a building of Type A construction that is not sprinkler protected, a spandrel must be provided. The spandrel must be not less than 900mm in height, extended not less than 600mm above the upper surface of the intervening floor and be of non-combustible material having an FRL of not less than 60/60/60.



(ii) Horizontal Projection (i) Spandrels

If the separation of the void connecting ground and level 1 is proposed with glazing that does not comply with the DTS provisions of the BCA then a Performance Solution will need to be investigated to satisfy Performance Requirement CP2.

The southern external wall is located within 3m of the boundary. The wall is required to have an FRL not less than 120/120/120 and openings protected in accordance with Clause C3.4. It has been proposed to investigate whether the wall can be addressed via a Performance Solution by the Fire Safety Engineer.

The building is sited over 2 separate lots. In this situation it is assessed as a united building and the boundary that passes through the building is not considered a fire source feature.

Image taken from ePlanning Portal.

Section D: Access and Egress

Egress from the building is capable of complying with Clauses D1.4 and D1.5 of the BCA. 20m to a single exit or point from which travel in different directions where 2 exits are available;

- The balcony on Level 3 is considered to be an “occupiable outdoor area” in accordance with Part G6.
- 40m to the nearest exit where 2 or more exits are available;
- 60m between alternative exits;

In accordance with Clause D1.6 of the BCA, the available exits provided are capable of accommodating the population from each floor based on number of persons calculated under Clause D1.13 of the BCA. Level 3 is limited to 200 people based on 2m of egress width provided from each storey.

The existing external stairway is a non-required stairway. Under Clause D1.12(b)(iii) there are no issues having the external stair passing all 4 storeys of the building.

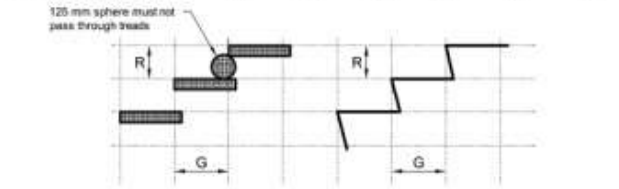
Any new electrical meters, distribution boards (telecommunications or electrical) in the path of travel must be contained within a non-combustible enclosure with the doorways fitted with smoke seals in accordance with Clause D2.7 of the BCA.

The stores area beneath the stair on level 1 is required to be comply with Clause D2.8. The enclosing walls are to have an FRL of not less than 60/60/60 and the doorway fitted with a self-closing -/60/30 fire door.

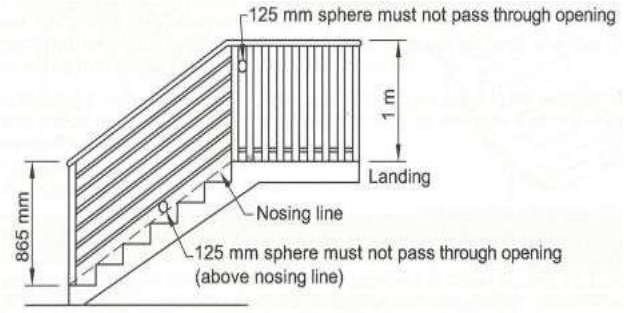
Appropriate door swing & door hardware will be required for the doors serving as doors in the path of travel from the outdoor terrace on level 3. If the outdoor terrace accommodates more than 100 people, then doors in the path of travel are required to swing in the direction of egress and must be provided with panic bars. Compliant door hardware must be provided to the sliding doors between grid line D and E on level 3 as they are in the path of travel providing egress from the terrace through the Council Chambers.

The construction of the stairways including goings, risers and slip resistance classification is to comply with Clause D2.13 of the BCA. Landings at the top and bottom of the stairway is to comply with Clause D2.14 of the BCA.

	Riser (R)		Going (G) [2]		Quantity (2R+G)	
	Max	Min	Max	Min	Max	Min
Public stairways	190	115	355	250	700	550
Private stairways[1]	190	115	355	240	700	550

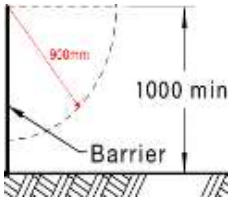


Requirements apply to the provision and design of barriers at locations where a person could fall 1m or more. Generally, 125mm maximum gap size limits apply between balusters or rails and a 1m minimum height applies, with alternate dimensions permitted in fire isolated stairs and industrial areas.



Where the level of the surface below is 4m or more, a balustrade or other barrier must not facilitate climbing of horizontal elements between 150mm and 760mm above the floor.

Climbable elements cannot be located within 900mm of the top rail of each balustrade where the fall is greater than 4m. This measurement is taken in an arc as seen in the extract below



Handrails are to be provided to the new stairs in accordance with Clause D2.17, D3.3 and Clause 11 and 12 of AS1428.1 – 2009.

Access for people with disabilities is to be provided in accordance with the provisions of Part D3 of the BCA and AS1428.1 – 2009. The access consultant to provide an access report detailing compliance.

Section E: Services and Equipment

The building is required to be served by a fire hydrant system complying with Clause E1.3 of the BCA and AS 2419.1 – 2005. Consideration is to be given to the location of the fire brigade booster assembly. Where located remotely from the buildings the booster assembly is required to be:

- At the boundary of the site and be within sight of the main entrance to the building;
- Adjacent to the principal vehicular access to the site;

The hydrant booster assembly is not visible from the main entrance of the building and not located adjacent the vehicular access to the site.

The fire brigade booster assembly is required to be installed in accordance with AS2419.1 – 2005 except that it may be located between 3.5m and 10m of the building where the assembly is protected by an adjacent fire-rated freestanding wall that—

- achieves an FRL of not less than 90/90/90; and
- extends not less than 1 m each side of the outermost fire hydrant booster risers within the assembly and is not less than 3 m wide; and
- extends to a height of not less than 2 m above finished ground level.

The Class 9b parts of the building are required to be served by fire hose reels complying with Clause E1.4 of the BCA and AS 2441 – 2005.

The building will require portable fire extinguishers complying with Clause E1.6 of the BCA and AS 2444 – 2001.

Air handling plant not forming part of a smoke hazard management system must be installed to operate as a zoned smoke control system under AS1668.1-2015, or should shut down in fire mode and be fitted with dampers to prevent smoke spread. With the Class 9b galleries any air handling system (other than miscellaneous exhaust systems installed in accordance with Clause 5 and 6 of AS1668.1) which does not form part of a smoke exhaust system is required to automatically shutdown.

As the building has a rise in storeys of more than 2 and less than 25m in effective height it is required to be provided with one of the following:

a) Automatic stair pressurisation to all fire isolated exits to AS1668.1-2015; or

b) Zone pressurisation system to AS1668.1-2015; or

c) An automatic smoke detection and alarm system to Specification E2.2a and AS1670.1-2018; or

d) A sprinkler system complying with AS2118.1- 2017 (Note a sprinkler system is required due to the atrium connecting 3 storeys)

The proposed lift will be required to be one of types identified in Table E3.6a, subject to the limitations on use specified in the Table. The lift also is required to incorporate the accessible features in accordance with Table E3.6b of the BCA.

The building will require emergency lighting and exit signage in accordance with Part E4 of the BCA and AS 2293.1 – 2005.

The Council Chambers would be considered a public hall which then requires an emergency warning and communication system (EWIS) in accordance with Clause E4.9 and AS 1670.4-2018.

Section F: Health and Amenity

Any new or modified external walls are to be weather proofed. A Performance Solution is required to be prepared to satisfying Performance Requirement FP1.4 in accordance with Verification Method FV1. Note there is no DTS Clause for Performance Requirement FP1.4 in respect of external walls.

Stormwater drainage must comply with AS/NZS 3500.3-2018. Water proofing of wet areas within a building to comply with AS 3740-2010.

Windows, sliding doors with a frame, adjustable louvres, shopfronts and window walls with one piece framing in an external wall must comply with AS 2047-2014 requirements for resistance to water penetration.

Details of the sanitary facilities on level 3 are required. However, the number of sanitary facilities proposed to be provided complies for the calculated population:

Class	Use	Occupant Numbers			WC Required	Urinal Required	Basin Required
		Total					
5	Office	300	Male	150	8	4	5
			Female	150	10	N/A	5
9b	Multi-purpose workshop / Chambers	152	Male	76	1	2	2
			Female	76	3	N/A	2

If level 3 is utilised for a function with a maximum population of 200 (limited by the egress width) the following sanitary facilities are required

Class	Use	Occupant Numbers			WC Required	Urinal Required	Basin Required
9b	Chambers / Function optional	200	Male	100	1	2	2
			Female	100	3	N/A	2

An accessible unisex sanitary compartments is required in accordance with Clause F2.4 of the BCA and AS 1428.1 – 2009. A male and female sanitary compartment suitable for a person with an ambulant disability is required in accordance with AS 1428.1 – 2009.

Minimum ceiling heights are to be 2.4m except where 2.1m is permitted in corridors, passageways, bathrooms, sanitary compartments, storerooms or the like. The Chambers is capable of having more than 100 people so is required to have a ceiling height of not less than 2.7m.

Artificial lighting is required to all rooms that are frequently occupied, all accessible spaces, all corridors and circulation spaces and path of egress in accordance with AS/NZS 1680.0 – 2009.

Ventilation will be required to all rooms occupied by a person for any purpose by means of natural ventilation complying with Clause F4.6 of the BCA or mechanical ventilation/air-conditioning complying with AS 1668.2 –2012

Section G: Ancillary Provisions

Where the proposed separation of the void connecting ground to level 1 is proposed with glazing that does not achieve the required FRL of 120/120/120 then a performance solution will need address the Performance Requirements of the BCA by the fire safety engineer. The performance solution may need to consider the requirements where an atrium void which connects 3 storeys in a building.

Section J: Energy Efficiency

Any new or modified external walls or glazing which form part of the building envelope must comply with Part J1 of the BCA for energy efficiency. The building is located in climate zone 5. Insulation must comply with AS/NZS 4859.1-2018 and be installed in accordance with Clause J1.2. Modification to the roof will require compliance with Part J1. A R3.7 for downward direction of heat floor is required for the roof/ceiling. The solar absorptance of the upper surface of the roof must not be more than 0.45.

Any new windows, doors and exhaust fans that form the envelope of the building must sealed in accordance with Part J3.

Air-conditioning and ventilation systems must comply with Part J5.

Artificial lighting and power must comply with Part J6.

Any heated water supply must comply with Part J7.

As the building has a floor area more than 2,500m2 it must have the facility to record individually the energy consumption of:

a) air-conditioning plant including, where appropriate, heating plant, cooling plant and air handling fans; and
b) artificial lighting; and
c) appliance power; and
d) central hot water supply; and
e) internal transport devices including lifts, escalators and travelators where there is more than one serving the building; and
f) other ancillary plant.

The energy meters must be interlinked by a communication system that collates the time-of-use energy consumption data to a single interface monitoring where it can be stored, analysed and reviewed.

Non-compliances to be addressed

Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
1.	Separation by fire walls	C1.1, Spec C1.1 C2.7	Glazed walls will not achieve the required FRL of 120/120/120	CP2
2.	Protection of openings in external walls	C3.2	The southern wall contains window openings which are within 3m of the boundary	CP2 and CP8
3.	Hydrant system	E1.3	The hydrant booster is not located within sight of the main entrance or adjacent the vehicular access	EP1.3
4.	Weatherproofing of external walls	N/A	Any new or modified external walls are to be weatherproofed. A Performance Solution is required to be prepared to satisfying Performance Requirement FP1.4 in accordance with Verification Method FV1	FP1.4
5.	Atrium Provisions	Part G3	A building containing voids which connect 3 storeys are required to comply with Part G3. Part G3 Atrium requires a sprinkler system to be provided within a building that has an atrium connecting 3 storeys. It has been proposed to have the fire safety engineer review the design and assess any potential Performance Solutions in relation fire separation of the voids. Further details will need to be provided by the fire safety engineer for review.	CP2, EP1.3 and EP2.2

Conclusion

This report documents a preliminary audit of the proposed design against the BCA and the relevant legislative requirements for the issue of a Construction Certificate.

We confirm the proposed design, as shown on the drawings referenced in Appendix A, is capable of achieving compliance with the BCA. The proposed design will therefore be capable of being approved under a Construction Certificate, subject to the provision of further detailed design, documentation of proposed performance-based solutions and other documentation necessary to satisfy the relevant legislative requirements.

Appendix A – Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
A -101	Site Plan	02	12/10/2021	Lahznimmo Architects
A-103	Ground Floor Demolition Plan	02	12/10/2021	Lahznimmo Architects
A-104	First Floor Demolition Plan	02	12/10/2021	Lahznimmo Architects
A-105	Second Floor Demolition Plan	02	12/10/2021	Lahznimmo Architects
A-106	Third Floor Demolition Plan	02	12/10/2021	Lahznimmo Architects
A-107	Existing and New Diagrams	02	12/10/2021	Lahznimmo Architects
A-108	Ground Floor Plan	04	25/02/2022	Lahznimmo Architects
A-109	Level 1 Floor Plan	02	12/10/2021	Lahznimmo Architects
A-110	Level 2 Floor Plan	02	12/10/2021	Lahznimmo Architects
A-111	Level 3 Floor Plan	03	25/02/2022	Lahznimmo Architects
A-112	Roof Floor Plan	02	12/10/2021	Lahznimmo Architects
A-200	North and East Elevations	02	12/10/2021	Lahznimmo Architects
A-201	South and West Elevations	02	12/10/2021	Lahznimmo Architects
A-300	Sections	02	12/10/2021	Lahznimmo Architects

Appendix B – Schedule of proposed statutory Fire Safety Measures

Statutory fire safety measure	Standard of Performance
Access Panels, Doors And Hoppers To Fire Resisting Shafts	BCA 2019 Amendment 1 Clause C3.13 and tested prototypes (AS 1530.4 – 2014)
Automatic Fail Safe Devices	Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA 2019 Amendment 1 Clause D2.21.
Automatic Fire Detection And Alarm System *(Smoke Detection System)*	BCA 2019 Amendment 1 Clause 4 of Specification E2.2a and AS 1670.1 – 2018
Automatic Fire Suppression Systems *(Sprinklers)*	BCA 2019 Amendment 1 Specification E1.5 and AS 2118.1 – 2017
Emergency Lighting	BCA 2019 Amendment 1 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2018
Emergency Warning and Intercommunication System	BCA 2019 Amendment 1 Clause E4.9 and AS 1670.4 – 2018
Exit Signs	BCA 2019 Amendment 1 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2018
Fire Dampers	BCA 2019 Amendment 1 Clause C3.15 and AS 1668.1 – 2015 (AS 1682.1 – 2015 and AS 1682.2 – 2015)
Fire Doors	BCA 2019 Amendment 1 Specification C3.4 and AS/NZS 1905.1 – 2015
Fire Hydrants Systems	BCA 2019 Amendment 1 Clause E1.3 and AS 2419.1 – 2005
Fire Seals Protecting Opening In Fire Resisting Components Of The Building	BCA 2019 Amendment 1 Clause C3.15, Specification C3.15, AS 1530.4 – 2014, AS 4072.1 – 2005 and installed in accordance with the tested prototype.
Hose Reel System	BCA 2019 Amendment 1 Clause E1.4 and AS 2441 – 2005
Lightweight Construction	BCA 2019 Amendment 1 Specifications C1.8, Clause A2.3 and AS 1530.4 – 2014
Mechanical Air Handling System *(Automatic Shut Down Of Air-Handling System)*	BCA 2019 Amendment 1 Clause E2.2 and AS 1668.1 – 2015
Portable Fire Extinguishers	BCA 2019 Amendment 1 Clause E1.6 and AS 2444 – 2001
Wall Wetting Sprinkler And Drencher Systems	BCA 2019 Amendment 1 Clause C3.4
Warning And Operational Signs	BCA 2019 Amendment 1 Clauses D2.23, D3.6 and E3.3

Note the fire safety schedule will need to be amended subject to the inclusion of a fire engineered performance solution.

Appendix C – Fire-resistance levels

Type A Construction: FRL of Building Elements				
Building element	**Class of building - FRL:** (in minutes) *Structural adequacy/Integrity/Insulation*			
	2, 3 or 4 part	5, 9 or 7a	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is-				
For loadbearing parts-				
less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 TO LESS THAN 3 M	90/60/60	120/ 90/ 90	180/180/120	240/240/180
3 OR MORE	90/60/30	120/ 60/ 30	180/120/90	240/180/ 90
For non-loadbearing parts-				
less than 1.5 m	-/90/90	- /120/120	- /180/180	- /240/240
1.5 TO LESS THAN 3 M	-/60/60	- / 90/ 90	- /180/120	- /240/180
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
EXTERNAL COLUMN not incorporated in an external wall-				
For loadbearing columns	90/ - / -	120/ - / -	180/ - / -	240/ - / -
For non-loadbearing columns	- / - / -	- / - / -	- / - / -	- / - / -
COMMON WALLS and FIRE WALLS	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS-				
Fire-resisting lift and stair shafts-				
Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120
Non-loadbearing	- /90/90	- /120/120	- /120/120	- /120/120
Bounding public corridors, public lobbies and the like-				
Loadbearing	90/90/90	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Between or bounding sole-occupancy units-				
Loadbearing	90/90/90	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of Combustion-				
Loadbearing	90/90/90	120/ 90/ 90	180/120/120	240/120/120
Non-loadbearing	- /90/90	- / 90/ 90	- /120/120	- /120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES AND COLUMNS	90/ - / -	120/ - / -	180/ - / -	240/ - / -
FLOORS	90/90/90	120/120/120	180/180/180	240/240/240
ROOFS	90/60/30	120/ 60/ 30	180/60/30	240/ 90/ 60

Attachment 12

Transport Assessment

JMT Consulting

Waverley Council Chambers

Transport Assessment

Prepared for:

Lahz Nimmo Architects

12 October 2021

PROJECT INFORMATION

Project Name:	Waverley Council Chambers
Client:	Lahz Nimmo Architects
Project Number:	2165
Prepared By:	JMT Consulting

DOCUMENT HISTORY

Document Title	Revision	Date issued	Author
Waverley Council Chambers transport assessment	Draft	17.09.21	JM
Waverley Council Chambers transport assessment	Final – For REF Community Consultation	12.10.21	JM

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J Milston Transport Consulting Pty Ltd

ABN: 32635830054
ACN: 635830054

A: PO Box 199, Kingsford NSW 2032
W: www.jmtconsulting.com.au

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12 October 2021

1 Introduction

1.1 Background

JMT Consulting was engaged by Lahz Nimmo Architects on behalf of Waverley Council to prepare a transport assessment report to support a Review of Environmental Factors (REF) for the refurbishment of the Waverley Council Chambers in Bondi Junction. The assessment considers the potential traffic and transport implications of the refurbishment project, focusing around site access, car parking and future site activity.

1.2 Site location

The existing Waverley Council Chambers is located on 49A Bondi Road, Bondi Junction NSW 2022 however also encroaches over the adjacent site boundary to the east. The site accommodates an existing four-storey (ground, first, second and third level with mezzanine levels in-between in some areas) administrative building. Vehicle access is obtained from both Bondi Road and Paul Street as indicated in Figure 1 below.

Figure 1 Site location

1.3 Description of proposal

The refurbishment project will encompass the following works:

- Demolition of existing 1930's building remnants internally within the existing building, including walls and slabs on ground, levels 1 and 2.
- Demolition of other internal walls from post-1930's works
- Retaining two fire stairs, one internally towards at the south of the building, and the other to the southeast externally
- Retaining an existing services riser adjacent to the internal fire stair.
- Infilling demolished area with new slabs to achieve a level floor plate across all stories as the current building has many split levels.
- New internal walls, floor and ceiling finishes
- New FF+E
- Replacing the existing windows on east, south and west
- Complete services upgrade including hydraulic, fire, structural, mechanical (by other subconsultants)
- Demolition of a significant portion of the northern façade of the building
- Addition of a new northern extension - with new lift, fire stair, foyer, workspaces and balcony.
- A New façade to shade the northern extension, note the design of this element is still under review
- Addition of a new pitched roof to sit over the existing flat concrete roof
- Demolition of existing forecourt area to the north of the site including the existing driveway.
- Demolition of non-significant trees to the north west of the site
- Retention of significant canary island palm tree to the north east of the site
- New forecourt design at the northern end of the site including new compliant driveway, hardstand, access ramps and garden (this is still under review and will ultimately be designed by landscape architects)

2 Existing Site Conditions

2.1 Road network

To manage the extensive network of roads for which councils are responsible under the Roads Act 1993, Transport for NSW (TfNSW) in partnership with local government established an administrative framework of *State, Regional,* and *Local Road* categories. State Roads are managed and financed by TfNSW and Regional and Local Roads are managed and financed by councils. Regional Roads perform an intermediate function between the main arterial network of State Roads and council controlled Local Roads.

Key State and Regional roads which provide access to the site are illustrated in Figure 2 below, which demonstrates the site is very well connected to the surrounding road network.

Bondi Road is classified by TfNSW as a State Road and provides the key east-west road link in the area, linking Bondi Junction to the west with Bondi Beach to the east. Council Street is another State Classified road which provides connectivity in an north-south direction, linking Bondi Junction to suburbs in the south such as Bronte and Clovelly. Regional roads in the vicinity of the site include Bennett Street. Paul Street on the western boundary of the stie is a local road under the control of Waverley Council.

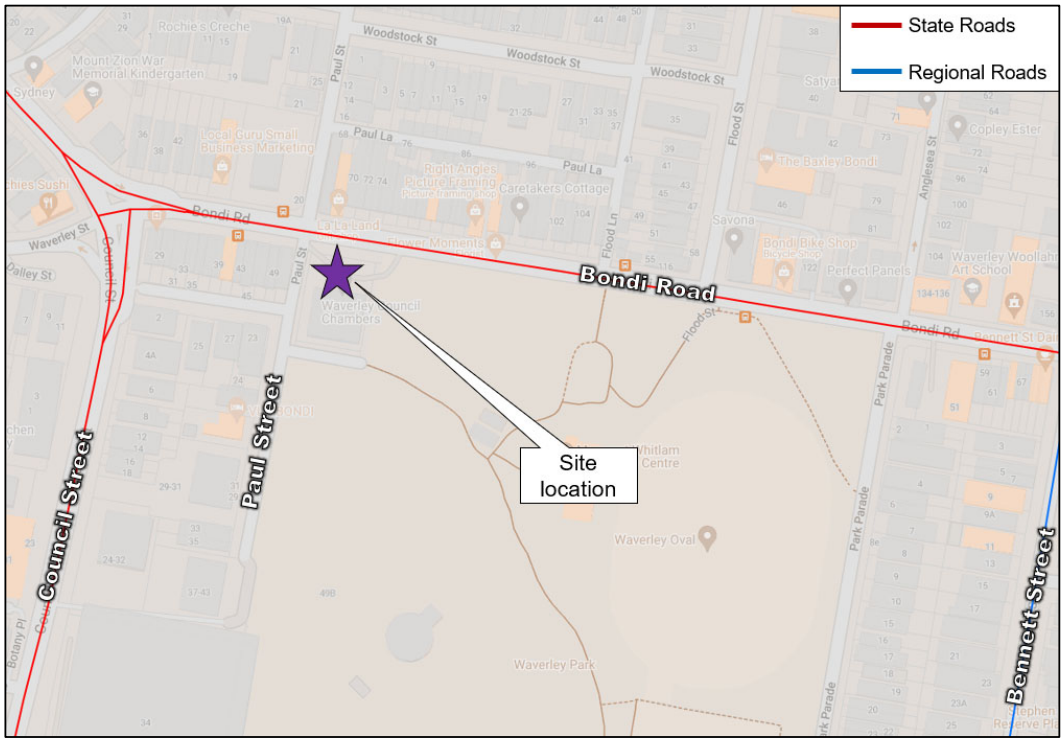

Figure 2 Existing road network

2.2 Existing vehicle site access

Existing vehicle site access arrangements are illustrated in Figure 3 below and include the following:

- Entry only from Bondi Road through to a porte-cochere containing seven short term car parking spaces
- Exit only from the porte-cochere onto Paul Street near Bondi Road
- Entry and exit driveway on Paul Street which provides access to the car park at the rear of the site. This driveway also acts as the arrival point for service and waste collection vehicles.

Figure 3 Existing site vehicle access

Figure 4 Bondi Road vehicle access point

Figure 5 Paul Street vehicle access point

2.3 Car parking

Car parking on the site is currently comprised of:

- 7 parking spaces in the porte-cochere fronting Bondi Road (see Figure 6).
- 20 parking spaces in the car park at the rear of the site accessed via Paul Street (see Figure 7). 10 of these spaces are reserved for the use of Council staff, with the remaining 10 spaces available for public use given the nearby entry to Waverley Park.

Figure 6 Porte-cochere fronting Bondi Road

Figure 7 Rear car park

2.4 Public transport

The site is located within a two minute walk of a pair of bus stops on Bondi Road which is a key bus corridor serving the Eastern Suburbs area. These bus stops service the following three bus routes:

- 333 – North Bondi to Circular Quay
- 380 – Watsons Bay to Bondi Beach
- 381 – Bondi Junction to Tamarama

All bus routes run along Bondi Road as indicated in Figure 8 below. The 333 service runs at frequencies of five to ten minutes throughout the day.

Figure 8 Existing public transport access

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.

2.5 Pedestrian and cycling network

The pedestrian environment in the vicinity of the site is strong, with pedestrian footpaths are provided on both sides of all surrounding streets. A signalised pedestrian crossing is available immediately opposite the site which facilities pedestrian movements across Bondi Road as shown in Figure 9. The site also sits within an established network of cycleways as presented in Figure 10, with the site bounding a key bicycle route through Waverley Park which connects through to Charring Cross and Bronte.

Figure 9 Bondi Road pedestrian crossing

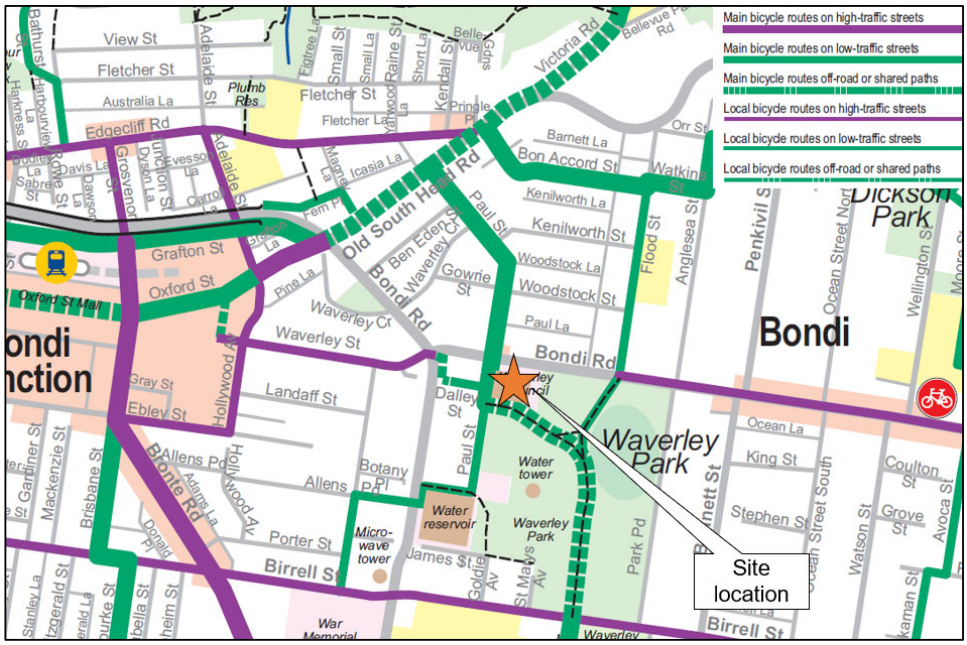

Figure 10 Existing cycling network

3 Transport Assessment

3.1 Site access

The proposal does not seek to 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 be unimpacted by this modification, with the existing circulation arrangement to be reconfigured such that the seven 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.

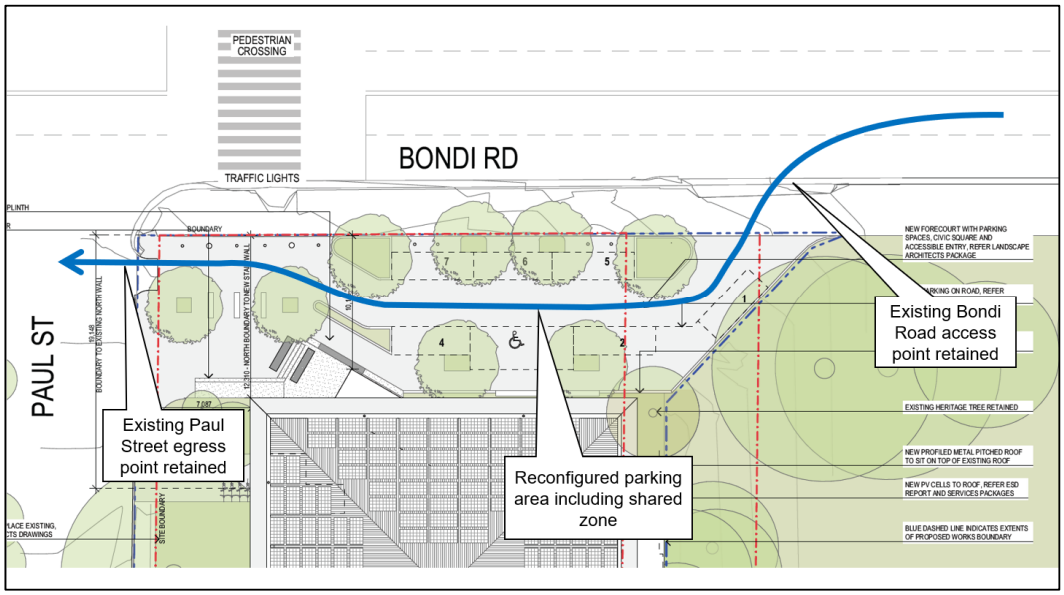

Figure 11 Proposed car parking area at the front of the site

3.2 Site servicing

All existing servicing arrangements for the stie will be maintained under the proposal. General waste generated within Waverley Park and 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.

3.3 Car parking allocation

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.

The Waverley Council Development Control Plan (DCP) has been referenced to confirm the suitability of the level of on-site parking provided. The DCP notes that for sites within 800m of Bondi Junction railway station (parking zone 1, see Figure 12), which is applicable to Council Chambers, the following parking rates apply:

- Minimum: 0 spaces
- Maximum: 0.66 spaces / 100m^2 GFA

The proposal will include approximately 3,115m^2 of floor space which would allow for a maximum of 21 car on-site parking spaces. The 17 car parking spaces for the use of Council staff and visitors sits between this minimum and maximum range prescribed in Council's planning controls and is therefore considered suitable to meet the parking demands.

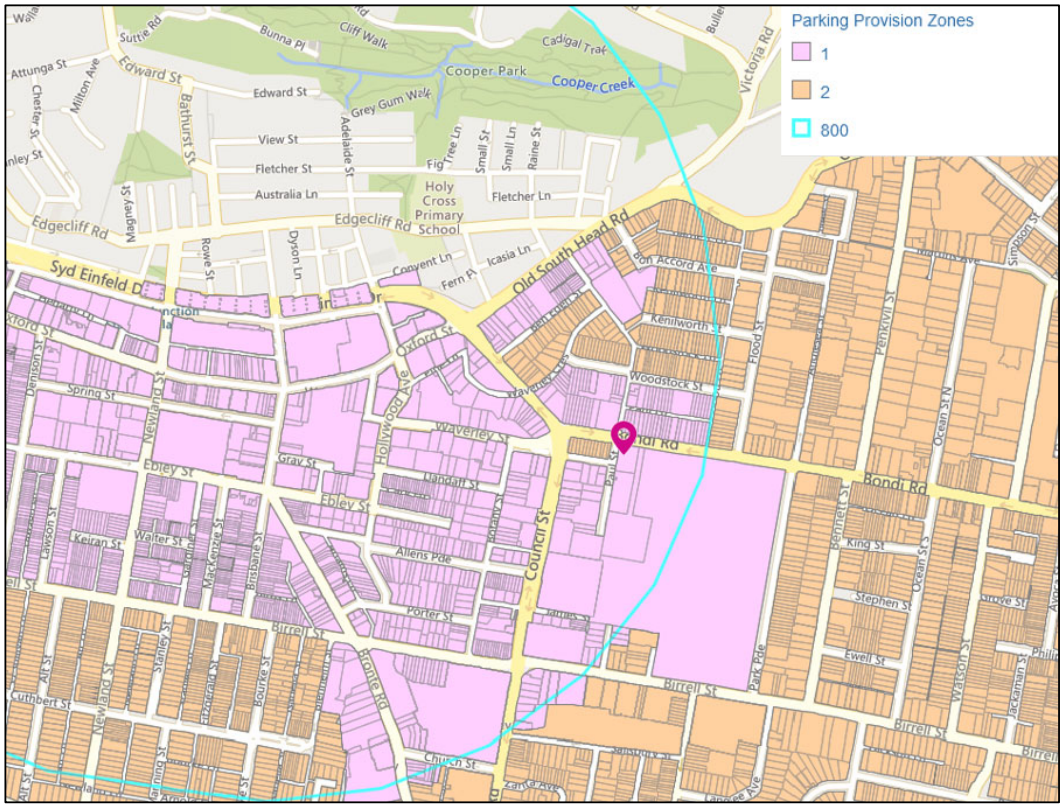

Figure 12 Waverley Council parking provision zones

3.4 Car park design

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 provide to ensure vehicles can safely enter and exit the parking spaces.

One accessible parking space has been retained at the front of the site, with this space designed in accordance with the requirements of AS2890.6. This accessible parking space is 7.8m in length with the adjoining footpath 2.7m in width to provide sufficient space for drivers and passengers to exit the vehicle.

3.5 Traffic generation and road network impacts

The expected level of additional traffic generated by the proposal has been calculated based on the proposed increase in building floor space. This represents a worst case scenario given traffic levels are expected to remain similar to current conditions given there is to be no increase in the level of on-site car parking.

The traffic generation rates outlined in the *RMS Guide to Traffic Generating Developments* document have been utilised to inform this assessment. The forecast increase in traffic generation attributable to the proposal is summarised in Table 1 below.

Table 1 Forecast traffic generation

Scenario	Building GFA (m^2)	Traffic Generation Rate		Traffic Movements	
		AM peak hour	PM peak hour	AM peak hour	PM peak hour
Existing	2,750	1.6 vehicles / 100m^2 GFA	1.2 vehicles / 100m^2 GFA	44	33
Proposed	3,115			50	37
Change	**+365**			**+6**	**+4**

The analysis demonstrates that the proposal may, at worst, generate a net increase of six vehicles during the AM peak hour and an additional four vehicles during the PM peak hour. This level of traffic generation is considered negligible in the context of the surrounding road network and would not impact it's operation. As previously noted the expected increase in traffic movements will be limited given the existing level of on-site car parking is to be retained for the site.

3.6 Pedestrians and cyclists

Bicycle parking is to be provided for staff and visitors as indicated in Figure 13 below. Visitor bicycle parking rails will be available 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 maintained as part of the proposal for the use of staff, with access via the rear car parking area. Within the building staff will also have end of trip facilities available including lockers, showers and change rooms. These bicycle parking and complementary end of trip facilities will support cycling as a mode of transport to the site, consistent with Council's broader objectives of encouraging sustainable forms of transport to and within the LGA.

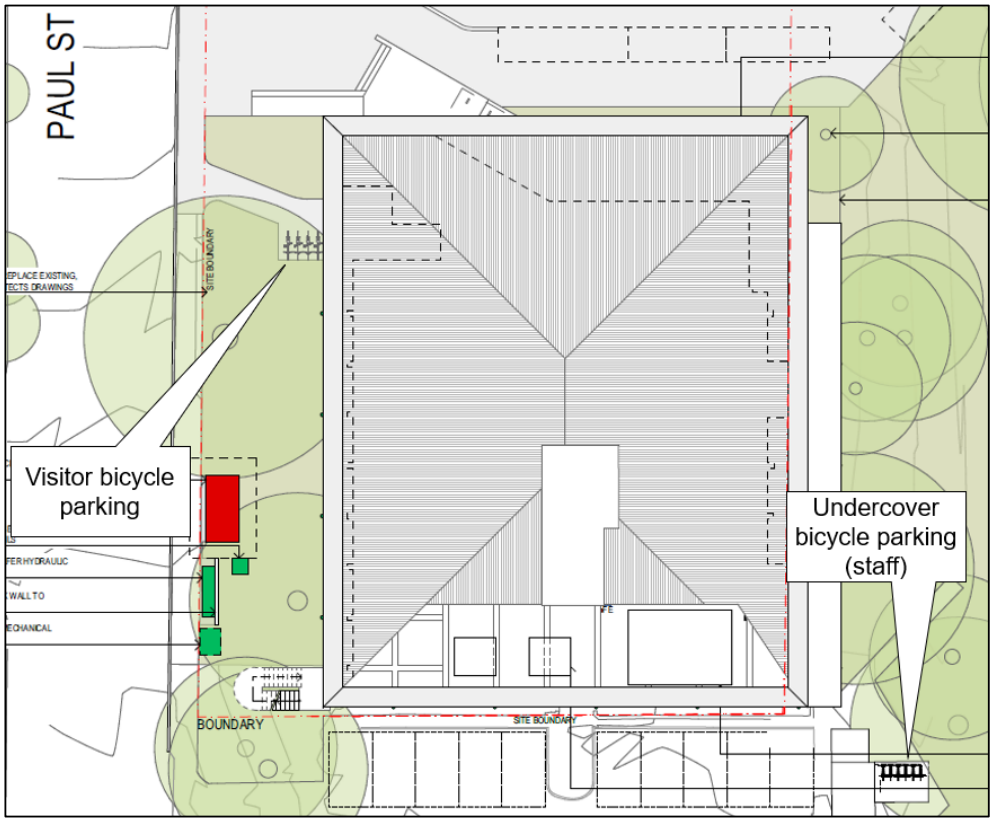

Figure 13 Proposed bicycle parking

Pedestrian access to the site will be maintained and enhanced via the redeveloped forecourt area fronting Bondi Road. The reconfiguration of the parking 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 for improved amenity for pedestrians travelling to, and passing by, the site.

4 Summary

This transport assessment report has been prepared by JMT Consulting to support a Review of Environmental Factors (REF) for the refurbishment of the Waverley Council Chambers in Bondi Junction. Key findings arising from the assessment are as follows:

- The proposal would maintain existing vehicle site access arrangements from the surrounding road network, with the current driveways along Bondi Road and Paul Street to be retained.
- An improvement in pedestrian amenity will be provided through the reconfiguration of the existing car parking area at the front of the site with the creation of a low speed shared zone environment. This parking area reconfiguration will not result in any loss of parking for the site.
- The proposal will maintain the existing level of on-site parking for Council staff and visitors (17 spaces) which is consistent with the requirements of the Waverley Council Development Control Plan.
- The reconfigured car park at the front of the site has been designed in accordance with relevant Australian Standards AS2890.1 and AS2890.6.
- The proposal is forecast to generate a net increase of six vehicles during the morning peak hour and four vehicles in the afternoon peak hour which is considered negligible in the context of the surrounding road network and would not impact it's operation.
- Bicycle parking for staff and visitors of the Council Chambers, along with complementary end of trip facilities for staff, will be provided within the site to support cycling as a mode of transport.

In the above context, the traffic and transport impacts arising from the proposal are considered acceptable.

Attachment 13

Hazardous Materials Assessment Reports

HIBBS & ASSOCIATES PTY.LTD.

Occupational Health and Safety Consultants
Environmental Management Consultants

A.B.N. 12 608 093 134
Unit 48 / 378 Parramatta Road,
HOMEBUSH NSW 2140

P.O. Box 4266,
HOMEBUSH NSW 2140

Phone: **(02) 9746 3244**
Fax: **(02) 9746 3266**
Email: info@hibbs.com.au
Web: www.hibbs.com.au

WAVERLEY COUNCIL

HAZARDOUS BUILDING MATERIALS SURVEY

WAVERLEY COUNCIL CHAMBERS

CORNER OF PAUL ST AND BONDI RD, BONDI JUNCTION NSW 2022

REFERENCE NO. S10345-R01

JULY 2018

Copy: 2

Copies:
1. Site Copy
2. Waverley Council
3. Hibbs & Associates Pty Ltd.

REPORT

for

HAZARDOUS BUILDING MATERIALS SURVEY

WAVERLEY COUNCIL CHAMBERS

CORNER OF PAUL ST AND BONDI RD

BONDI JUNCTION NSW 2022

Prepared for

WAVERLEY COUNCIL

Level 6,
55 Grafton Street,
BONDI JUNCTION NSW 2022

by

HIBBS & ASSOCIATES PTY LTD

Unit 48 / 378 Parramatta Road
P.O. Box 4266
HOMEBUSH NSW 2140

www.hibbs.com.au

Telephone: (02) 9746 3244
Facsimile: (02) 9746 3266

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Our Reference: S10345-R01

July 2018

Prepared by: _____

David Edwards-Davis
Hazardous Material and
Environmental Consultant

Reviewed by: _____

Samantha O'Callaghan
Principal Hazardous
Material Consultant

Licensed Asbestos Assessor:
LAA000191 (NSW)

Date: 04 July 2018

WAVERLEY COUNCIL CHAMBERS
HAZARDOUS BUILDING MATERIALS SURVEY

EXECUTIVE SUMMARY

This report presents the findings of a Hazardous Building Materials Survey and Qualitative Risk Assessment of the Waverley Council Chambers building located on the corner of Paul Street and Bondi Roadd, Bondi Junction NSW 2022. The survey was authorised by Andrew Best, Manager, Waverley Facilities of Waverley Council and was conducted by Hibbs & Associates Pty Ltd. The site inspection was carried out from 5 June 2018 to 19 June 2018.

The *Hazardous Materials Survey, Waverley Council Chambers Bondi* report, prepared by Parsons Brinckerhoff Australia Pty Limited (PBAPL), dated February 2007 was available for review although not solely relied upon for this survey.

This report should be read in conjunction with the asbestos management plan (AMP), report reference S10345-AMP.

Overall Status

The overall status of each hazardous material type is outlined below.

Site Name	Asbestos (Friable)	Asbestos (Non-friable)	SMF	LBP	PCB
Waverley Council Chambers	Positive	Positive	Positive	Positive	Assumed Positive

Summary of Findings and Risk Assessment

<u>Asbestos Materials</u>

The asbestos containing materials identified during the survey were in the form of:

- Millboard (friable) within the HVAC system
- Wire insulation on HVAC heater banks
- asbestos cement sheeting under the rooftop hot water heater
- asbestos cement sheeting under the cleaner's room hot water heater
- dark brown vinyl tiles in the archive safe
- asbestos cement sheet soffit lining of the southern entry
- brake pads of the lift motor
- firedoor to plant room
- firedoor hatch into the central plenum (level 1)

The asbestos containing materials were in good and stable condition. While they are maintained in this condition and remain undisturbed, they do not pose a measurable asbestos related health risk to the users of the site.

The asbestos containing materials have been labelled in accordance with requirements of the Safe Work Australia "How to Manage and Control Asbestos in the Workplace - Code of Practice, 2016", published by SafeWork NSW.

Implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials should also be adopted. The asbestos materials should be inspected on a regular basis in accordance with the recommendations in the asbestos register in Appendix 1 of this report to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

An asbestos management plan, S10345-AMP, has also been prepared by Hibbs & Associates Pty Ltd.

Asbestos materials should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance. It is recommended that any materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey are sampled prior to any refurbishment works that require their removal or disturbance.

Synthetic Mineral Fibre Materials (SMF)

Within the ceiling space of level two are significant quantities of unbonded synthetic mineral fibre insulation sprayed on the concrete soffit and I beams. Significant quantities of bonded synthetic mineral fibre containing materials are also present throughout the building. The SMF materials witnessed are in a stable condition and do not pose a significant health risk to the occupants in the building.

Due to the friable nature of this sprayed on SMF material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space.

Lead Based Paint Systems

No deteriorating lead based paints were identified on the site.

The lead based paints identified on the site were in good condition and no remedial works are recommended.

Polychlorinated Biphenyls (PCBs)

No electrical capacitors containing the class of compounds known as PCBs were identified in the fluorescent light fittings inspected.

A fluorescent light fitting in the AHU fan room within the plant room could not be accessed due to the disintegration of the light fitting with rust. This light fitting may contain PCBs. No visual evidence of PCB oil leakage was noted.

Inaccessible Areas

Section 3.3 of the report lists the areas that could not be accessed during the site inspection. These include the lift shaft, and a number of electrical services boxes. These areas must be investigated to confirm the status of potential hazardous building materials prior to demolition of the building, or refurbishment works that may lead to their disturbance.

WAVERLEY COUNCIL CHAMBERS
HAZARDOUS BUILDING MATERIALS SURVEY

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1.0 INTRODUCTION

This report presents the findings of a Hazardous Building Materials Survey and Qualitative Risk Assessment of the Waverley Council Chambers building located at the corner of Paul Steet and Bondi Road, Bondi Junction NSW 2022.

The survey was authorised by Andrew Best, Manager, Waverley Facilities of Waverley Council and was conducted by Hibbs & Associates Pty Ltd. The site inspection was carried out from 5 June 2018 to 19 June 2018.

The *Hazardous Materials Survey, Waverley Council Chambers Bondi* report, prepared by Parsons Brinckerhoff Australia Pty Limited (PBAPL), dated February 2007 was available for review although not solely relied upon for this survey.

This report should be read in conjunction with the asbestos management plan (AMP), report reference S10345-AMP.

1.1 Consultant's Brief

The aim of the commission was to:

1. Conduct an inspection of the premises to identify the typical locations and applications in which Hazardous Building Materials have been used.

2. Conduct a qualitative assessment of the risk that the identified Hazardous Building Materials pose to the users of the site.

3. Recommend hazard control strategies for management of the Hazardous Building Materials identified.

4. Provide recommendations where remediation works are identified.

5. Prepare a report including a Hazardous Building Materials Register and recommendations from which a Hazardous Building Materials Risk Management Programme can be implemented.

1.2 Report Structure

A summary of the findings is presented in Section 4.0. The qualitative risk assessment criteria and a risk assessment and recommendations are presented in Sections 5.0 and 6.0, respectively.

A Hazardous Material Building Register in a tabulated format detailing the location of the hazardous materials identified, the type and description of the hazardous material, priority rating and recommendations, and the timing for remedial works or re-inspection is contained in Appendix 1.

A hazardous material sample analysis register is contained in Appendix 2. Photographs are included in Appendix 3 and an asbestos sample analysis report is contained in Appendix 4.

2.0 SURVEY METHODOLOGY

2.1 General Methodology

An inspection of the building was performed to establish the typical locations and applications in which hazardous building materials have been used, for the purpose of preparing a qualitative risk assessment. For the purpose of this assessment, hazardous building materials include:

1. Asbestos containing materials.
2. Synthetic Mineral Fibre (SMF) materials.
3. Major lead based paint systems applied to the building.
4. Fluorescent light capacitor fittings containing polychlorinated biphenyls (PCB).

The scope of the survey was limited to a visual inspection of the accessible and representative construction materials, finishing materials and building services, and the collection of materials suspected of containing the hazardous materials listed above. Representative samples of suspected hazardous materials were collected where it was possible to do so without substantially damaging the decorative finishes, waterproofing membranes, equipment etc. No destructive sampling or damage to the existing finishes or services was performed to obtain samples or gain access to otherwise inaccessible areas. Equipment not associated with the building fabric and operational services was not included in the survey.

Due to the destructive nature of the sampling process, it is not possible to collect samples of all materials. Where it is not possible to collect a sample of material, the inspector has used their professional experience to make a judgement on the status of the material or the areas concerned. Where the inspector believes or suspects the material may contain asbestos, SMF or PCB this has been recorded in the survey report and these materials should be treated as a hazardous material. If work is to be performed on these materials, they should first be analysed to confirm their status.

2.1.1 Material Sample Identification

The identifying sample number within the Hazardous Building Materials Register (Appendix 1), Sample Analysis Register (Appendix 2) and Asbestos Analysis Report (Appendix 4) is the job number (S10345), laboratory report number (BSA01), followed by a sequential sample number e.g. S10345-BSA01/01.

2.1.2 Asbestos Samples

Any representative samples of materials suspected of containing asbestos collected were analysed for the presence of asbestos using Hibbs & Associates Pty Ltd Test Method No. 2. This method is based on:

(i) Australian Standard “AS4964-2004 Method for the qualitative identification of asbestos in bulk samples”; and

(ii) Health and Safety Executive – UK, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures, Appendix 2: Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM), Publication No. HSG248".

The samples were examined by stereo microscopy. Fibrous materials identified under stereo microscopy were extracted and analysed by Polarised Light Microscopy supplemented with Dispersion Staining. This analysis was performed in-house. The reporting limit of the method is 0.1g/kg.

The Hibbs & Associates Pty Ltd NATA endorsed analysis report is contained in Appendix 4.

Asbestos Types and Common Name:	Chrysotile	- White Asbestos
	Amosite	- Brown Asbestos
	Crocidolite	- Blue Asbestos

2.1.3 Lead Based Paints

i) Lead Paint Standard

Lead was used in paints as a filler, pigment and dryer in industrial, commercial and public applications. While non-industrial paints manufactured from the mid-1970s onwards contain less than 1% lead, it was not until 1997 that paints were produced with a lead content of 0.1% or less.

The Australian Standard AS 4361.2 2017 "*Guide to hazardous paint management Lead paint in residential, public and commercial buildings*" (AS 4361.2 2017) defines lead paint as: a paint film that contains greater than 0.1% lead by mass in the dry film.

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.

ii) Lead Paint Sample Identification

The method used to assess the concentration of lead in paint for this site used a portable X-Ray Fluorescence (XRF), Olympus DS 4000, with measured concentrations given in mg/cm². A result of 1 mg/cm² on a paint thickness of 1.0 mm is equivalent to ~0.5% Lead.

The portable XRF has a linear working range between 0.01 mg/cm² to 5.00 mg/cm² with a detection limit of 0.01 mg/cm².

In accordance with AS/NZS 4361.2 2017, those paints which tested positive using the portable XRF spectrum analyser i.e. >0.1% lead or 0.2 mg/cm² have been reported as lead paint.

2.1.4 Polychlorinated Biphenyl's (PCBs)

Where accessible representative samples of each major type of fluorescent light were examined to determine which lights are fitted with PCB containing ballast capacitors. The details of the brand and model of each capacitor were recorded and checked with the ANZECC database "Identification of PCB-containing Capacitors, An Information Booklet for Electricians and Electrical Contractors, ANZECC 1997" of known PCB capacitors and PCB free capacitors.

The Australian and New Zealand Environment Conservation Council "Polychlorinated Biphenyls Management Plan, April 2003" outlines the National Strategy for the management of PCBs.

These documents are similar and, in summary, define PCB materials and wastes as follows:

<2 mg/kg	- PCB free.
2 mg/kg - <50 mg/kg	- Non-Scheduled PCB material or waste.
>50 mg/kg	- Scheduled PCB material or waste.
>100,000 mg/kg (10%)	- Concentrated PCB material

2.2 Statement of Building Survey Limitations

This report was prepared for Waverley Council solely for the purposes set out herein and it is not intended that any other person use or rely on the contents of the report. The information contained in this report is based on a limited review of the site, interviews with site personnel and review of documentation provided to Hibbs & Associates Pty Ltd at the time of the review. Whilst the information contained in the report is accurate to the best of our knowledge and belief, Hibbs & Associates Pty Ltd cannot guarantee the completeness or accuracy of any of the descriptions or conclusions based on the information supplied to it or obtained during the investigations, site surveys, visits and interviews. Furthermore, conditions can change within limited periods of time, and this should be considered if the Report is to be used after any elapsed time period subsequent to its issue.

Hibbs & Associates Pty Ltd has exercised reasonable care, skill and diligence in preparation of the Report. However, except for any non-excludable statutory provision, Hibbs & Associates Pty Ltd gives no warranty in relation to its services or the report, and is not liable for any loss, damage, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or relating to the services or the use or otherwise of this report.

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This Report lists the known specific and typical locations/applications/sources of the hazardous materials identified in the areas of the building inspected. Whilst the Report has been prepared with all due care and every reasonable attempt has been made to identify and locate all the sources of the hazardous materials listed above, as the survey involves a visual inspection and sampling process, only those materials that are physically accessible and recognisable as hazardous materials, can be located and identified. Therefore, it is possible that hazardous materials which may be concealed within inaccessible areas / voids or have been installed in non-typical applications or installed in such a manner as to conceal their nature/identity, may not be identified and located during the survey. Such concealed and / or inaccessible areas fall into a number of categories.

(i) Inside set ceilings or wall cavities.

(ii) Building facades or other height restricted areas.

(iii) Those areas accessible only by dismantling equipment or performing minor local demolition work.

(iv) Service shafts, ducts etc., concealed within the building structure or internal areas of the plant or equipment.

(v) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during building works.

(vi) Hazardous materials covered or concealed (partially or otherwise) by other materials/items preventing or limiting visual access or identification/recognition.

(vii) Hazardous materials installed in non-typical applications, covered by other materials or installed in such a manner that disguises or conceals their nature in any way that may hinder their identification or recognition as a hazardous material.

Therefore, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been identified / detected.

During the course of future refurbishment or demolition works, care should be exercised when entering any previously inaccessible areas and it is imperative that work cease pending further sampling if any unknown materials or suspected hazardous materials are encountered.

This Report should not be used for the purpose of tendering, preparing costing or budgets, programming of works, refurbishment works or demolition works, unless used in conjunction with a technical specification report. The Report must be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of Hibbs & Associates Pty Ltd.

3.0 BRIEF DESCRIPTION OF THE SITE

3.1 Site Details

The Waverley Council Chambers building is bounded by Paul Street to the west, Bondi Road to the north, and Waverley Park to the east and south within Bondi Junction NSW 2022.

3.2 Site Description

The following is a brief description of the building.

Waverley Council Chambers

We understand the building was constructed in ~1966 with a major refurbishment in 1977 including the addition of level 3.

The building is a multi level stand alone structure with a concrete roof, profile concrete external walls, concrete and plasterboard internal walls, SMF and plaster ceilings tiles, set plasterboard ceilings and stramit ceiling tiles with carpet covering concrete and vinyl tile floors.

The building consists of a ground floor, a mezzanine level, levels one, two and three, a flat membrane covered roof, with plant and lift levels above. The exterior is profile concrete with aluminium windows and door frames. The interior consists of office spaces, kitchenettes, meeting rooms, a commercial kitchen and the council chambers. We were informed the bathrooms have been completely gutted and renovated within the last three years.

The building has one central lift with firestairs adjacent. This firestair is referred to as the southern central firestair in this report. There is also a northern firestairs facing Bondi Road, and an external firestairs only accessible from level three which faces Paul Street. From the northern Bondi Road entrance there is a main internal staircase which services the ground floor up to level two. The sub floor can be access through a door on the ground floor below these stairs.

The building is serviced by two HVAC systems which circulates air through the building via ducts in the ceiling space. Level 3 has its own HVAC system. Intermittent heater banks are located within ducting in the ceiling spaces to ensure the supply air remains heated. Many of the heater banks from level 2 down to ground level are internally lined with asbestos containing millboard. For further details on the HVAC system, refer to report S10345-L01.

The water in the amenities is heater by individual hot water heaters throughout each level and the kitchen water is heater through a filtered tap system below each kitchen sink.

3.3 Areas Not Accessible

The following table shows the details of areas that were not able to be accessed during the site inspection.

Note: Refer Statement of Building Survey Limitations in Section 2.3.

WAVERLEY COUNCIL CHAMBERS INACCESSIBLE AREAS		
LOCATION	**MATERIAL**	**COMMENT**
Lift shaft	Potential asbestos or SMF containing materials	Lift equipment has historically contained asbestos containing products. As the shaft was inaccessible, it was not possible to determine the presence of these materials
Electrical boxes/cabinets	Potential asbestos containing materials	Electrical backing boards, fuses and electrical wiring components have historically contained asbestos containing products. Risk of electrical shock made these areas inaccessible.

4.0 HAZARDOUS BUILDING MATERIALS – SUMMARY

The following section contains a summary of the hazardous building materials identified on the site. Additional information is included in the Hazardous Building Materials Register in Appendix 1. The register is in a tabulated format detailing the location of the hazardous building materials identified, the type and description of the material, priority rating and recommendations, and the timing for remedial works or re-inspection. The register also contains details of the materials tested that did not contain hazardous materials.

WAVERLEY COUNCIL CHAMBERS **HAZARDOUS BUILDING MATERIALS SUMMARY OF FINDINGS**		
LOCATION	**MATERIAL**	**ASSESSMENT AND RECOMMENDATIONS**
ASBESTOS		
Throughout the building, ground level to level 2, HVAC heater banks	Millboard and insulated wires	**Priority 4** Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)
Throughout the building, central lift and shaft	Lift Equipment (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Ground level, archive safe, dark brown vinyl tile	Vinyl floor tiles	**Priority 4** Leave and maintain in good condition.
Ground level, external north entrance, backing to brown ceramic tiles	Cement sheeting (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Ground level, server room, grey electrical cabinet	Electrical Equipment (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Ground level, south entry soffit	Flat asbestos cement sheet	**Priority 4** Leave and maintain in good condition.
Level 1, electrical cabinet in south office, south of the central firestairs	Electrical Equipment (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

WAVERLEY COUNCIL CHAMBERS HAZARDOUS BUILDING MATERIALS SUMMARY OF FINDINGS		
LOCATION	**MATERIAL**	**ASSESSMENT AND RECOMMENDATIONS**
Level 1, lift lobby, hatch into return air plenum	Firedoor	**Priority 4** Leave and maintain in good condition.
Mezzanine level, packing material below hot water heater in cleaner's room	Flat asbestos cement sheet	**Priority 4** Leave and maintain in good condition.
Mezzanine level, carpeted area	Vinyl floor tiles (may exist below carpet folloinwg refurbishment)	**Priority 4** Leave and maintain in good condition.
Level 2, electrical cabinet in the south office, south of the central firestairs	Electrical Equipment (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Level 3, electrical cabinet adjacent lift	Electrical Equipment (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Roof, below hot water heater	Thick compressed asbestos cement sheet	**Priority 4** Leave and maintain in good condition.
Plant room, electrical box fuses	Electrical Equipment (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Plant room, plant room firedoor	Firedoor	**Priority 4** Leave and maintain in good condition.
Lift motor room, lift brake pad	Brake shoes	**Priority 4** Leave and maintain in good condition.
Lift motor room, lift motor	Gasket (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition
Lift motor room, silver cabinet	Electrical Equipment (may contain asbestos)	**Priority 4** Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

WAVERLEY COUNCIL CHAMBERS HAZARDOUS BUILDING MATERIALS SUMMARY OF FINDINGS		
LOCATION	**MATERIAL**	**ASSESSMENT AND RECOMMENDATIONS**
SYNTHETIC MINERAL FIBRE		
Throughout the building, insulation within hot water heaters and HVAC ducting	Insulation on fixed and flexible ductwork	**Priority S2** Leave and maintain in good condition.
Level 2, insulation on concrete soffits and I beams within the ceiling space	Unbonded synthetic mineral fibre material	**Priority S2** Although this material does not contain asbestos (contains SMF), due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space.
Level 3, external AHU cupboards on balcony (x3), wall insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	**Priority S2** Leave and maintain in good condition.
Plant room, AHU fan room, wall and ceiling insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	**Priority S2** Leave and maintain in good condition.
LEAD BASED PAINT		
Mezzanine level, door frame to cleaner's room	Beige coloured lead based paint system	**Priority L3** No Remedial Action Required
Mezzanine level, door frame to men's bathroom	Blue-grey coloured lead based paint system	**Priority L3** No Remedial Action Required
Mezzanine level, door frame to women's bathroom	Blue-grey coloured lead based paint system	**Priority L3** No Remedial Action Required
Plant room, electrical ducting from fuse box	Orange coloured lead based paint system	**Priority L3** No Remedial Action Required
PCB's		
Plant room, AHU fan room ceiling	Single tube surface mounted fluorescent light fitting - unknown - may contain PCBs - rusted shut	**Priority B** Leave and maintain in good condition.

4.1 Remedial Works

The following table shows the details of remedial works carried out at the site.

WAVERLEY COUNCIL CHAMBERS REMEDIAL WORKS		
LOCATION	**MATERIAL**	**COMMENT**
Level 2, NW office space (Shaping Waverley Office), HVAC ducting in ceiling space	Millboard debris identified inside duct.	Debris removed and damaged millboard sealed with Silka® Firerate, a sealing compound. Detail clean of ceiling space. Refer clearance certificate S10345-CL01 dated 19 June 2018.
Level 2, Eastern office space (Governance Office), HVAC ducting in ceiling space	Millboard debris identified inside HVAC duct, north of heating elements.	Debris removed. No damage observed to millboard lining this heater bank (non-asbestos millboard). Detail clean of ceiling space surrounding work area and duct. Refer clearance certificate S10345-CL02 dated 27 June 2018.
Roof, below hot water heater - Thick compressed asbestos cement sheet	Weathering	This sheeting was sealed with Dulux Weathershield to protect from weathering

5.0 QUALITATIVE RISK ASSESSMENT – METHODOLOGY

5.1 Introduction

The site inspection and building survey identified and recorded the locations of the hazardous materials summarised in Section 4.0 and described in the Register in Appendix 1. The following section outlines the principal factors used for making a qualitative assessment of the risk the hazardous materials pose to all the building's occupants and the priority rating system for control of the hazardous materials. Section 6.0 outlines general comments on the condition of the hazardous material identified, remediation works that are recommended and areas where the condition of the hazardous materials has deteriorated.

The priority rating system outlined below is designed as a guide to those responsible for the development of a comprehensive hazardous materials management plan. The actual setting of priorities for the implementation of control procedures for the hazards, will be dependent not only on the allocated rating, but also on factors such as changes to work practices or the physical environment which would occur during refurbishment or demolition. Notwithstanding this, the allocated rating does provide a reasonable guide to appropriate priority setting with regard to the current condition of the materials.

5.2 Asbestos Materials

The purpose of the on-site phase of the survey is to identify the presence of asbestos materials through a combination of visual inspection and material sampling. The qualitative risk assessment of any asbestos materials identified is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the asbestos, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

These factors have also been utilised in the process of determining appropriate recommendations for the timing of future assessment activities. As part of the risk assessment process, each asbestos hazard identified has been allocated a Priority Rating. This will assist in the development of a comprehensive hazardous materials management control and abatement programme.

The definitions contained in the NSW WHS Regulations (2017) are as follows:-

- Friable asbestos - material which is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos.
- Non-Friable asbestos – all other ACM, including material where the asbestos fibres are bound or locked into a matrix such as cement or resin.

Priority Rating for Control of Asbestos Hazards

Priority 1: Immediate Elevated Risk Level

Friable material which, due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority 2: Potential Elevated Risk Level

Damaged or unstable material, which if disturbed is likely to present an immediate health risk, with the likelihood that contamination may be spread to other areas. Control measures to stabilise this material should be initiated immediately, with formal abatement of the hazard being considered.

Priority 3: Low Risk

Stable material that has some minor areas of damage requiring remedial action or is likely to be subject to damage or to degrade due environmental conditions. It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls should be implemented to protect these materials from further damage or degrading factors.

Priority 4: Negligible Risk under Present Conditions

Stable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.3 Synthetic Mineral Fibre Materials

The purpose of the on-site phase of the survey is to identify the presence of synthetic mineral fibre materials through a combination of visual inspection and material sampling. The qualitative risk assessment of synthetic mineral fibre materials identified is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the synthetic mineral fibre, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

Priority Rating for Control of Synthetic Mineral Fibre Hazards

Priority S1: Elevated Risk Level

Friable synthetic mineral fibre material or damaged bonded material which due to its present condition and/or location is likely to be further damaged resulting in fibre release. It is recommended that maintenance work be performed to stabilise and repair

damaged areas. Controls must be implemented to protect these materials from further damage or degrading factors.

Priority S2: Negligible Risk under Present Conditions

Non-friable or sealed stable friable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.4 Lead Based Paint

The purpose of the site inspection is to identify the presence of lead based paint materials through a combination of visual inspection, on-site testing and material sampling. The qualitative risk assessment of any lead based paints identified is based upon an evaluation of factors, such as the condition of the paint membrane (adhesion to the substrate, surface deterioration i.e. chalky or cracked etc.), an examination of the paint layers (i.e. inner layers of lead based paint covered with outer layers of lead-free paint to provide a protective coating), location of the paint (i.e. accessibility of children etc.) and any other information considered important or relevant.

Priority Rating for Control of Lead Paint Hazards

Priority L1: Immediate Elevated Risk Level

Damaged or deteriorated paint membrane, which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority L2: Potential Elevated Risk Level

Paint membrane showing signs of deterioration and weathering which if left will continue to deteriorate and require abatement that is more extensive. Control measures to stabilise this material should be initiated as a priority, with formal abatement of the hazard being considered.

Priority L3: Negligible Risk under Present Conditions

Stable paint membrane that is in good condition and/or covered by a lead-free paint membrane, which is also in a good condition. Unlikely to present a risk to health unless damaged or deterioration occurs. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.5 Polychlorinated Biphenyl Capacitors

The purpose of the site inspection is to identify the presence of PCB containing electrical components through a combination of visual inspection and comparison to the ANZECC

database. The qualitative risk assessment of any PCB containing electrical components identified is based upon an evaluation of the condition of the component item for leaking PCB oil. The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Priority Rating for Control of PCB Hazards

Priority A: Immediate Elevated Risk Level

PCB oil leaking from the component item under consideration. Immediate control measures are required to prevent exposure of personnel and potential damage to the environment. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority B: Negligible Risk under Present Conditions

The component item is in good condition and no remedial works are required at this stage. Unlikely to present a risk to health unless capacitor is damaged or deteriorates.

6.0 QUALITATIVE RISK ASSESSMENT – HAZARD CONTROL STRATEGIES AND RECOMMENDATIONS

6.1 Asbestos Materials

6.1.1 Risk Assessment

Friable asbestos containing materials were identified in the Waverley Council Chambers building within the millboard surrounding some heater banks in the HVAC system throughout the ceiling spaces excluding level 3. As the heater banks are rarely accessed, the surrounding millboard is unlikely to be disturbed, so the asbestos present poses a negligible risk under present conditions. As this asbestos containing material is in a stable condition it has been allocated a Priority 4 rating provided new contractor inductions systems are put in place. Refer Section 6.1.3 iii) below.

With the exception of the asbestos materials tabulated in Section 6.1.2, the asbestos containing materials identified in the Waverley Council Chambers site are in a stable condition and have been allocated a Priority 4 rating (Negligible Risk under Present Conditions). They do not present a significant asbestos related health risk whilst they are maintained in good condition and remain undisturbed.

6.1.2 Recommended Remedial Works

The following asbestos containing material identified in the Waverley Council Chambers site is subject to deterioration by weathering. The recommendations for remedial works for these items are outlined below.

6.1.3 Hazard Control Strategies and Management Options

In situ management is recommended for asbestos containing materials in good condition as outlined in the Safe Work Australia approved code of practice “How to Manage and Control Asbestos in the Workplace, 2016”, published by SafeWork NSW. This Code of Practice is an approved code of practice under section 274 of the *Work, Health and Safety Act, 2011*.

The asbestos-containing materials have been labelled in accordance with requirements of the Safe Work Australia approved Code of Practice “How to Manage and Control Asbestos in the Workplace, 2016”, published by SafeWork NSW.

Implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials should also be adopted. The asbestos materials should be inspected on a regular basis in accordance with the recommendations in the asbestos register in Appendix 1 of this report to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

iii) HVAC System

The HVAC system is internally lined with an insulation material surrounding the heating elements at each heater bank.

At many of the heater banks, millboard has been used as the insulation material lining the duct. The millboard contains asbestos and is classified as friable.

Note: Not all heater bank insulation contains asbestos. Millboard which contains asbestos is within ducts from the ground floor up to the second floor. The insulation surrounding the heater banks on level 3 does not contain asbestos, nor do the newer heater banks on other levels.

The external wires which power the heater banks are wrapped in a woven material which contains asbestos (in some locations). These wires are classified as non-friable.

While the millboard remains inside the duct and undisturbed, it poses a low risk; although technicians are to be aware of the fragility of the millboard once exposed i.e. heating elements removed from duct. All HVAC technicians working on the system on this Site are required to have undergone asbestos awareness training.

HVAC technician SWMS are to include the Safe Work Procedures suitable for the task they are performing.

Should any maintenance works damage the millboard, or works are conducted which are considered likely to damage the millboard, a Class A licenced asbestos removal contractor must be engaged, with the work overseen by a Licenced Asbestos Assessor.

Other maintenance staff/contractors are not required to have undergone asbestos awareness training to work in the building, although an induction is required to ensure they are aware of the presence of asbestos within the ducts located throughout the ceiling space. The maintenance staff/contractors SWMS are to reflect the work noting that ACM exists in the ceiling space (or other areas of the building as per their scope of works).

6.1.4 Renovations / Demolition

Asbestos materials should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance. It is recommended that any areas or materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey are sampled prior to any refurbishment works that require their removal or disturbance.

As required in Regulation 448 of the *Work, Health and Safety Regulations, 2017* the person with management or control of a workplace must ensure that, before demolition or refurbishment is carried out at the workplace, the asbestos register for the workplace is reviewed; and if the register is inadequate having regard to the proposed demolition or refurbishment then it is revised.

Any removal of the asbestos materials should be done in accordance with the requirements of the Safe Work Australia Code of Practice “How to Safely Remove Asbestos 2016”, published by SafeWork NSW.

6.2 Synthetic Mineral Fibre Materials

Significant quantities of unbonded synthetic mineral fibre containing materials are present in the ceiling space on level two. These SMF materials at present are in a good and stable condition. They do not pose a significant health risk to the occupants of the building and have been allocated a Priority S2 rating. There are also likely significant quantities of bonded SMF materials within the insulation for the HVAC ducting and hot water systems. Left undisturbed, they do not pose a significant health risk to the occupants of the building and have been allocated a Priority S2 rating.

The 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).

The SMF insulation sprayed on the concrete soffit and I beams in the NE section of level 2 is friable. Due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space.

6.3 Lead Based Paint Systems

6.3.1 Risk Assessment

Small quantities of lead based paint systems were identified in the Waverley Council Chambers building. Approximately 10 m^2 of orange coloured paint on the ducting in the plant room, and approximately 3 m^2 of blue-grey coloured paint on doorframes on the mezzanine level were the only paint systems which were identified as positive for lead paint. As these paint systems are in a stable condition, they have been allocated a Priority L3 rating (Negligible Risk under Present Conditions). They do not present a significant health risk whilst they are maintained in good condition and remain undisturbed.

As outlined in the Australian/New Zealand Standard AS/NZS 4361.2 2017 "*Guide to hazardous paint management Part 2: Lead paint in residential, public and commercial buildings*" (AS/NZS 4361.2 2017), peeling and flaking lead paint may cause residues of lead to build up in accumulated dust.

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.

6.4 Polychlorinated Biphenyl Capacitors

No electrical capacitors containing the class of compounds known as PCBs were identified in the fluorescent light fittings inspected.

A fluorescent light fitting in the AHU fan room within the plant room could not be accessed due to the disintegration of the light fitting with rust. This light fitting may contain PCBs. No visual evidence of PCB oil leakage was noted.

The site assessment examined a representative portion of the fluorescent light fittings throughout the buildings on this site. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Should any metal cased capacitors be identified in other light fittings 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.

WAVERLEY COUNCIL CHAMBERS
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 1: HAZARDOUS BUILDING MATERIALS REGISTER

INSTRUCTIONS TO SITE MANAGERS

ALL TRADESPERSONS *must be instructed to check this register before commencing any work on the premises and to identify whether or not their work could involve contact with asbestos containing materials or other hazardous building materials. If any work requires the disturbance of asbestos or other hazardous materials (whether or not they are listed in the register), appropriate safety procedures must be employed.*

Key and Explanatory Notes to Hazardous Building Material Register

Column Heading	Description
Location	A detailed description of the location of the hazardous building material relevant to this entry.
Material Type	The specific hazardous building material type, e.g. **Asbestos:** flat asbestos cement sheet, corrugated asbestos cement sheet, vinyl asbestos tiles, CAF gasket, etc. **SMF:** SMF blanket on the underside of the roof, SMF batts on the ceiling, loose fill SMF on the ceiling, etc. **Paint:** Beige coloured lead-based paint system. **PCB:** Metal case capacitor 'Ducon 3.5µF Type APF 235CR'.
Sample / Photograph Reference	**Sample Reference** number allocated to the sample collected from this asbestos containing material; refer also Appendix 2 for asbestos samples. **Photograph Reference** number, refer Appendix 3.
Quantity	The quantity of hazardous building material relevant to this location. Depending on the nature of the material, the quantity is given as an area (m^2), length (m), number of pieces/units, not determined (ND)
Condition	**Good:** good and stable condition. **Fair:** early signs of deterioration or localised areas of minor mechanical damage. For PCB capacitors this would include evidence of seals deteriorating. **Poor:** the material is in poor condition and remedial action is required, e.g. capacitors are leaking, etc.
Accessibility	**Regular:** in the occupied space of the building and accessible to all personnel using/entering the building. **Occasional:** buildings or rooms that are used infrequently. **Maintenance Only:** accessible to maintenance personnel only. **Prone to Mechanical Damage:** material that is fully exposed in the occupied area of the building that will be easily damaged if disturbed.
Risk Priority Rating	The allocated priority rating for this entry, refer Section 5.0.
Recommendations	Recommended remedial actions for damaged or deteriorating material.
Timing	Timing for implementing recommendations and remedial actions specified for this entry. Where a Priority Rating 4 is allocated for an asbestos containing material, this refers to the timing for re-inspection of this material.

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WAVERLEY COUNCIL CHAMBERS
CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Asbestos								
Refer to Section 3.3 of this report for a list of inaccessible areas.								
Throughout the building, central lift and shaft	Lift Equipment (May contain asbestos)	Not Sampled	ND[1]	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Throughout the building, ceiling space and plant room. HVAC system	Millboard and insulated wires	Refer S10345-HVAC-L01	15 m^2	Fair	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Throughout the building, window sealant	Sealant material	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Fire stairs, adhesive below stair treads	Adhesive material	S10345-BSA01/20	NA	NA	NA	No asbestos detected	NA	NA

[1] ND - Not determined. Condition presumed good.
Note: While inaccessible, any material listed as ND in this Register which may contain asbestos presents a low risk

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018

WAVERLEY COUNCIL CHAMBERS

CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Ground level, ceilng space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01 Photograph A16	5 m²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Ground level, archive safe Note: Adhesive does not contain asbestos	Vinyl floor tiles (dark brown)	S10345-BSA01/19-A Photograph A02	3 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Ground level, external north entrance, backing to brown ceramic tiles	Cement sheeting (may contain asbestos)	Not Sampled innaccesible area Photograph A03	5 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Ground level, server room, grey electrical cabinet	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A04	1 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018

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CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Ground level, south entry soffit	Flat asbestos cement sheet	S10345-BSA01/05 Photograph A05	2 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Ground level, archive safe, dark brown vinyl tile, yellow adhesive	Adhesive material	S10345-BSA01/19-B	NA	NA	NA	No asbestos detected	NA	NA
Ground level, archive safe	Vinyl floor tiles (light brown)	S10345-BSA01/18-A	NA	NA	NA	No asbestos detected	NA	NA
Ground level, archive safe, light brown vinyl tile, yellow adhesive	Adhesive material	S10345-BSA01/18-B	NA	NA	NA	No asbestos detected	NA	NA
Ground level, eastern male bathroom, cleaner's cabinet, board below hot water heater	Fibre cement sheeting	S10345-BSA01/17	NA	NA	NA	No asbestos detected	NA	NA
Ground level, firedoor into central southern firestairs, tagged "Pyropanel 1997"	Firedoor	Visual Inspection Photograph A17	NA	NA	NA	No asbestos detected	NA	NA

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CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Ground level, firedoor to northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, blue vinyl floor tile, adhesive	Adhesive material	S10345-BSA01/22-B	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, vinyl floor tiles below grey vinyl sheet	Vinyl floor tiles (blue)	S10345-BSA01/22-A	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, grey floor sheeting	Vinyl sheeting	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, flooring below vinyl sheeting and tiles	Fibre cement sheeting	S10345-BSA01/23	NA	NA	NA	No asbestos detected	NA	NA
Ground level, northern server room, cupboard on east wall	Electrical backing board	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Ground level, subfloor, accessed below internal stairs, packing material	Fibre cement sheeting	S10345-BSA01/21	NA	NA	NA	No asbestos detected	NA	NA

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CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 1, ceilng space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01 Photograph A16	5 m²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Level 1, electrical cabinet in south office space, south of the central firestairs	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A06	1 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Level 1, lift lobby, hatch into return air plenum	Firedoor	S10345-BSA01/15 Photograph A07	1 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Level 1, eastern firedoor into northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 1, firedoor to central southern firestairs, tagged "Pyropanel 1998"	Firedoor	Visual Inspection Photograph A18	NA	NA	NA	No asbestos detected	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 1, western firedoor to northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Mezzanine level, packing material below hot water heater in cleaner's room	Flat asbestos cement sheet	S10345-BSA01/16 Photograph A13	1 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Mezzanine level, ceilng space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01	5 m²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Mezzanine level, carpeted area	Vinyl floor tiles (may exist below carpet folloinwg refurbishment)	Identified in 2007 PBAPL report	ND	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Mezzanine level, firedoor to central southern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Mezzanine level, firedoor to northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Mezzanine level, woven ceiling tiles	Stramit	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Level 2, ceilng space, HVAC heater banks	Millboard and insulated wires	Refer S10345-HVAC-L01 Photograph A16	5 m²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Level 2, electrical cabinet in the south office space, south of the central firestairs	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A08	1 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Level 2, concrete soffit and I beams throughout ceiling space in NE of level Includes lift lobby and areas to the north and east	Sprayed on SMF insulation	S10345-BSA01/01 Photograph S01	NA	NA	NA	No asbestos detected	Although this material does not contain asbestos (contains SMF), due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space	NA

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Waverley Council Chambers								
Level 2, east office ceiling space, between concrete soffit and concrete wall	Mastic/Sealant material	S10345-BSA01/12	NA	NA	NA	No asbestos detected	NA	NA
Level 2, eastern firedoor into northern fire stairwell	Firedoor	S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 2, firedoor into central southern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 2, western firedoor between the northern and southern offices	Firedoor	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Level 2, western firedoor into northern firestairs	Firedoor	Similar to S10345-BSA01/14	NA	NA	NA	No asbestos detected	NA	NA
Level 3, electrical cabinet adjacent lift	Electrical Equipment (may contain asbestos)	Not Sampled Photograph A09	1 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 3, AHU cupboards on external north and east balcony, and internal ceilng space, HVAC heater banks	Heater bank insulation	Refer S10345-HVAC-L01	NA	NA	NA	No asbestos detected	NA	NA
Level 3, external eastern balcony, sheeting covering services in south-east corner (tilted angle)	Fibre cement sheeting	S10345-BSA01/11	NA	NA	NA	No asbestos detected	NA	NA
Level 3, firedoor into northern fire stairwell	Firedoor	Similar to S10345-BSA01/09	NA	NA	NA	No asbestos detected	NA	NA
Level 3, firedoor into southern central firestairs	Firedoor	S10345-BSA01/09	NA	NA	NA	No asbestos detected	NA	NA
Level 3, firedoor to external south-west firestairs	Firedoor	Similar to S10345-BSA01/09	NA	NA	NA	No asbestos detected	NA	NA
Level 3, north external balcony eave linings	Fibre cement sheeting	S10345-BSA01/10	NA	NA	NA	No asbestos detected	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 3, north-south corridoor into kitchen, compliance tag "DESULL 2012"	Firedoor	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Roof, below hot water heater	Thick compressed asbestos cement sheet	S10345-BSA01/02 Photograph A01	1 m²	Fair	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Roof, below green metal sheathing on chiller pipes	Insulation	S10345-BSA01/03	NA	NA	NA	No asbestos detected	NA	NA
Roof, eaves exiting upper roof over lift motor room	Fibre cement sheeting	S10345-BSA01/04	NA	NA	NA	No asbestos detected	NA	NA
Roof, grey sealant between membrane and roof	Sealant material	S10345-BSA01/13	NA	NA	NA	No asbestos detected	NA	NA
Roof, roof ducting clear sealant	Sealant material	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Roof, roof fire door, with compliance tag "DESULL 2012"	Firedoor	Visual Inspection Photograph A19	NA	NA	NA	No asbestos detected	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Roof, membrane	Membrane	Visual Inspection	NA	NA	NA	No asbestos detected	NA A patch was removed to inspect whether an older membrane was below the newer rubber material. No other membrane material was observed, although this was seen only through a small patch	NA
Plant room, AHU, duct heater above fan	Millboard	Refer S10345-HVAC-L01 Photograph A11	5 m²	Fair (friable)	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)	June 2023
Plant room, electrical box	Electrical Equipment (may contain asbestos)	Visual Inspection Photograph A14	ND	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Plant room, plant room firedoor	Firedoor (Labelled)	S10345-BSA01/07 Photograph A15	2 m²	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Plant room, western wall control panel	Electrical Equipment	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Plant room, black rubber gasket on 3x blue pumps	Gasket	S10345-BSA01/08	NA	NA	NA	No asbestos detected	NA	NA
Plant room, electrical box in western cabinet	Electrical backing board	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Plant room, pipe work, insulation below silver covering and metal sheathing	Insulation	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Lift motor room, lift brake pad	Brake shoes	S10345-BSA01/06 Photograph A10	Minor	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Lift motor room, lift motor	Gaskets (may contain asbestos)	Not Sampled	ND	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Lift motor room, silver cabinet	Electrical Equipment (may contain asbestos) (Labelled)	Not Sampled Photograph A12	1	Good	Maintenance Only	Priority 4: Negligible Risk under Present Conditions	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition	June 2023
Lift motor room, beige fuse box	Electrical backing board	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Lift motor room, lift motor room firedoor	Firedoor	Visual Inspection	NA	NA	NA	No asbestos detected	NA	NA
Synthetic Mineral Fibre								
Throughout the building, insulation within hot water heaters and HVAC ducting	Insulation on fixed and flexible ductwork	Not Sampled Photograph S04	>100 m	Good	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Level 2, insulation on concrete soffits and I beams throughout ceiling space in NE of level Includes lift lobby and areas to the north and east	Unbonded synthetic mineral fibre material	S10345-BSA01/01 Photograph S01	100 m²	Fair	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Due to the friable nature of this material it is easily disturbed. A P1 respirator (minimum rating) should be worn when conducting work in this section of the ceiling space	June 2023

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 3, external AHU cupboards on balcony (x3), wall insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	Not Sampled innaccessible Photograph S02	3x 12m²	Good	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Plant room, AHU fan room, wall and ceiling insulation behind perforated metal sheeting	Bonded synthetic mineral fibre material	Not Sampled innaccessible Photograph S03	40 m²	Good	Maintenance Only	Priority S2: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Lead Based Paints								
Ground level, northern fire door	Blue-grey coloured paint system	S10345/P65	NA	NA	NA	Does not contain Lead	NA	NA
Ground level, peeling paint under northern fire stairwell	White coloured paint system	S10345/P64	NA	NA	NA	Does not contain Lead	NA	NA
Ground level, server room walls	Bright Blue coloured paint system	S10345/P67	NA	NA	NA	Does not contain Lead	NA	NA
Ground level, representative walls	White coloured paint system	S10345/P66	NA	NA	NA	Does not contain Lead	NA	NA

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LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Southern central fire stairs, ceiling	White coloured paint system	S10345/P7	NA	NA	NA	Does not contain Lead	NA	NA
Southern central fire stairs, metal stair rail	Brown coloured paint system	S10345/P9	NA	NA	NA	Does not contain Lead	NA	NA
Southern central fire stairs, walls	White coloured paint system	S10345/P8	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room ceiling	Beige coloured paint system	S10345/P63	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room door	Aqua coloured paint system	S10345/P60	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine room doorframe	White coloured paint system	S10345/P58	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine room doorframe	Aqua coloured paint system	S10345/P59	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room walls	Aqua coloured paint system	S10345/P61	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine archive room walls	Yellow coloured paint system	S10345/P62	NA	NA	NA	Does not contain Lead	NA	NA
Internal stairwell, mezzanine stairway skirting boards	Blue-grey coloured paint system	S10345/P57	NA	NA	NA	Does not contain Lead	NA	NA

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018

WAVERLEY COUNCIL CHAMBERS

CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 1, central storage box room	Light Aqua coloured paint system	S10345/P55	NA	NA	NA	Does not contain Lead	NA	NA
Level 1, northern fire door	Blue-grey coloured paint system	S10345/P52	NA	NA	NA	Does not contain Lead	NA	NA
Level 1, southern central fire door	Blue-grey coloured paint system	S10345/P53	NA	NA	NA	Does not contain Lead	NA	NA
Level 1, representative walls	White coloured paint system	S10345/P54	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door frame to cleaner's room	Beige coloured lead based paint system	S10345/P41	1 m²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023
Mezzanine level, door frame to men's bathroom	Blue-grey coloured lead based paint system	S10345/P50	1 m²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018
WAVERLEY COUNCIL CHAMBERS
CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Mezzanine level, door frame to women's bathroom	Blue-grey coloured lead based paint system	S10345/P48	1 m²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023
Mezzanine level, cleaner's room shelving	Beige coloured paint system	S10345/P44	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door frame to hot water heater in cleaner's room	White coloured paint system	S10345/P45	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door into hot water heater	Beige coloured paint system	S10345/P46	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door to cleaner's room	Beige coloured paint system	S10345/P42	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door to men's bathroom	Blue-grey coloured paint system	S10345/P49	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, door to women's bathroom	Blue-grey coloured paint system	S10345/P47	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, edge of door into cleaner's room	Green coloured paint system	S10345/P40	NA	NA	NA	Does not contain Lead	NA	NA

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018
WAVERLEY COUNCIL CHAMBERS
CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Mezzanine level, northern fire door	Blue-grey coloured paint system	S10345/P51	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, peeling cleaner's room walls	Beige coloured paint system	S10345/P43	NA	NA	NA	Does not contain Lead	NA	NA
Mezzanine level, southern central fire door	Blue-grey coloured paint system	S10345/P39	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, internal stairwell, walls	White coloured paint system	S10345/P37	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, mayor's office walls	White coloured paint system	S10345/P38	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, raised stationery/store room ceiling	White coloured paint system	S10345/P36	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, raised stationery/store room walls	Beige coloured paint system	S10345/P35	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, southern central fire door	Blue-grey coloured paint system	S10345/P33	NA	NA	NA	Does not contain Lead	NA	NA
Level 2, representative walls	White coloured paint system	S10345/P34	NA	NA	NA	Does not contain Lead	NA	NA

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018

WAVERLEY COUNCIL CHAMBERS

CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Level 3, kitchen walls	White coloured paint system	S10345/P32	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, lift frame and doors	Blue-grey coloured paint system	S10345/P31	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, northern fire door	Blue-grey coloured paint system	S10345/P29	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, southern central fire door	Blue-grey coloured paint system	S10345/P27	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, southern external fire door	Blue-grey coloured paint system	S10345/P28	NA	NA	NA	Does not contain Lead	NA	NA
Level 3, representative walls	White coloured paint system	S10345/P30	NA	NA	NA	Does not contain Lead	NA	NA
Roof, air exhaust	Beige coloured paint system	S10345/P14	NA	NA	NA	Does not contain Lead	NA	NA
Roof, cooler body	Beige coloured paint system	S10345/P13	NA	NA	NA	Does not contain Lead	NA	NA
Roof, cooler pipework	Green coloured paint system	S10345/P12	NA	NA	NA	Does not contain Lead	NA	NA

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018
WAVERLEY COUNCIL CHAMBERS
CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Roof, inside fire door	Blue-grey coloured paint system	S10345/P10	NA	NA	NA	Does not contain Lead	NA	NA
Roof, outside fire door	Beige coloured paint system	S10345/P11	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, electrical ducting from fuse box	Orange coloured lead based paint system	S10345/P17 Photograph Pb01	10 m²	Good	Maintenance Only	Priority L3: Negligible Risk under Present Conditions	No Remedial Action Required	June 2023
Plant room, ageing AHU fan drum	Canary Yellow coloured paint system	S10345/P21	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, AHU fan	Green coloured paint system	S10345/P22	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, compressor units	Blue coloured paint system	S10345/P19	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, doors into AHU fan rooms (x3)	Beige coloured paint system	S10345/P20	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, inside door frames into AHU fan rooms	Black coloured paint system	S10345/P23	NA	NA	NA	Does not contain Lead	NA	NA

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018

WAVERLEY COUNCIL CHAMBERS

CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Plant room, inside fire door	Beige coloured paint system	S10345/P16	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, outside door frames to AHU fan rooms	Brown coloured paint system	S10345/P24	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, outside fire door	Blue-grey coloured paint system	S10345/P15	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, plant room floor	Grey coloured paint system	S10345/P25	NA	NA	NA	Does not contain Lead	NA	NA
Plant room, steel I beam and girder to roof	Red-brown coloured paint system	S10345/P18	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, 3300lbs joist beam	Brown coloured paint system	S10345/P26	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, door frame	White coloured paint system	S10345/P4	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, electrical ducting to lift motor	Black coloured paint system	S10345/P3	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, inside fire door	Beige coloured paint system	S10345/P5	NA	NA	NA	Does not contain Lead	NA	NA

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018
WAVERLEY COUNCIL CHAMBERS
CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022

LOCATION	MATERIAL TYPE	SAMPLE / PHOTOGRAPH REFERENCE	QUAN-TITY	COND-ITION	ACCESS-IBILITY	RISK PRIORITY RATING	RECOMMENDATIONS	TIMING
Waverley Council Chambers								
Lift motor room, lift motor	Green coloured paint system	S10345/P1	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, lift motor	Yellow coloured paint system	S10345/P2	NA	NA	NA	Does not contain Lead	NA	NA
Lift motor room, outside fire door	Blue-grey coloured paint system	S10345/P6	NA	NA	NA	Does not contain Lead	NA	NA
PCB's								
Ground level, archive safe	Single tube surface mounted fluorescent light fitting	Visually inspected - no capacitor	NA	NA	NA	Light fitting does not contain PCB	NA	NA
Plant room, AHU fan room ceiling	Single tube surface mounted fluorescent light fitting - unknown - may contain PCBs - rusted shut	Photograph PCB01	1	Poor	Maintenance Only	Priority B: Negligible Risk under Present Conditions	Leave and maintain in good condition.	June 2023
Plant room, eastern wall mounted representative sample	Two tube surface mounted fluorescent light fitting	Visually inspected - no capacitor	NA	NA	NA	Light fitting does not contain PCB	NA	NA

HAZARDOUS BUILDING MATERIALS REGISTER: JUNE 2018 WAVERLEY COUNCIL CHAMBERS CORNER OF PAUL STREET AND BONDI ROAD, BONDI JUNCTION NSW 2022								
LOCATION	**MATERIAL TYPE**	**SAMPLE / PHOTOGRAPH REFERENCE**	**QUAN-TITY**	**COND-ITION**	**ACCESS-IBILITY**	**RISK PRIORITY RATING**	**RECOMMENDATIONS**	**TIMING**
Waverley Council Chambers								
Lift motor room, ceiling	Single tube surface mounted fluorescent light fitting	Visually inspected - no capacitor	NA	NA	NA	Light fitting does not contain PCB	NA	NA

WAVERLEY COUNCIL CHAMBERS
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 2: HAZARDOUS MATERIALS SAMPLE ANALYSIS REGISTER

Asbestos Analysis Results

Please see S10345-HVAC-L01 for HVAC asbestos analysis results

Sample No.	Sample Location	Analysis Result
S10345-BSA01/01	Level 2, concrete soffit and I beams throughout ceiling space: Insulation on upper surface of ceiling.	No asbestos fibres detected[1] Contains SMF[6]
S10345-BSA01/02	Roof, below hot water heater: Thick compressed asbestos cement sheet.	Contains Chrysotile[2]
S10345-BSA01/03	Roof, below green metal sheathing on chiller pipes: Insulation.	No asbestos fibres detected[1]
S10345-BSA01/04	Roof, eaves exiting upper roof over lift motor room: Fibre cement sheeting.	No asbestos fibres detected[1] Contains OF[5] Contains SMF[6]
S10345-BSA01/05	Ground level, south entry soffit: Flat asbestos cement sheet	Contains Chrysotile[2]
S10345-BSA01/06	Lift motor room, lift brake pad: Brake shoe.	Contains Chrysotile[2] Contains OF[5]
S10345-BSA01/07	Plant room, plant room firedoor: Firedoor.	Contains Chrysotile[2] Contains Amosite[3]
S10345-BSA01/08	Plant room, black rubber gasket on 3x blue pumps: Gasket.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/09	Level 3, firedoor into central southern firestairs: Firedoor.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/10	Level 3, north external balcony eave linings: Fibre cement sheeting.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/11	Level 3, external eastern balcony, on slope covering services in south-east corner: Fibre cement sheeting.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/12	Level 2, east office ceiling space, between concrete soffit and wall: Sealant material.	No asbestos fibres detected[1]
S10345-BSA01/13	Roof, grey sealant between membrane and roof: Sealant material.	No asbestos fibres detected[1]
S10345-BSA01/14	Level 2, eastern firedoor into northern fire stairwell: Firedoor.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/15	Level 1, lift lobby, hatch into return air plenum: Firedoor.	Contains Amosite[3] Contains OF[5]

Sample No.	Sample Location	Analysis Result
S10345-BSA01/16	Mezzanine level, packing material below hot water heater in cleaner's room: Flat asbestos cement sheet.	Contains Chrysotile[2]
S10345-BSA01/17	Ground level, eastern male bathroom cleaner's cabinet, board below hot water heater: Fibre cement sheeting.	No asbestos fibres detected[1] Contains OF[5] Contains SMF[6]
S10345-BSA01/18-A	Ground level, archive safe, light brown vinyl tile: Vinyl floor tiles.	No asbestos fibres detected[1]
S10345-BSA01/18-B	Ground level, archive safe, light brown vinyl tile, yellow adhesive: Sealant material.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/19-A	Ground level, archive safe, dark brown vinyl tile: Vinyl floor tiles.	Contains Chrysotile[2]
S10345-BSA01/19-B	Ground level, archive safe, dark brown vinyl tile, yellow adhesive: Sealant material.	No asbestos fibres detected[1]
S10345-BSA01/20	Southern central fire stairs, adhesive below stair treads: Sealant material.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/21	Ground level, subfloor below stairs, packing material: Fibre cement sheeting.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/22-A	Ground level, northern server room, blue vinyl floor tiles below grey vinyl sheet: Vinyl floor tiles.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/22-B	Ground level, northern server room, blue vinyl floor tile, adhesive: Sealant material.	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/23	Ground level, northern server room, flooring below grey vinyl sheeting: Fibre cement sheeting.	No asbestos fibres detected[1] Contains OF[5]

1. No asbestos fibres detected at the Reporting Limit of 0.1g/kg.
2. Chrysotile - White Asbestos
3. Amosite – Brown Asbestos
4. Crocidolite – Blue Asbestos
5. OF – Organic fibre
6. SMF – Synthetic mineral fibre

Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result
S10345/P1	Lift motor room, lift motor: Green coloured paint system.	Negative
S10345/P2	Lift motor room, lift motor: Yellow coloured paint system.	Negative
S10345/P3	Lift motor room, electrical ducting to lift motor: Black coloured paint system.	Negative
S10345/P4	Lift motor room, door frame: White coloured paint system.	Negative
S10345/P5	Lift motor room, inside fire door: Beige coloured paint system.	Negative
S10345/P6	Lift motor room, outside fire door: Blue-grey coloured paint system.	Negative
S10345/P7	Southern central fire stairs, ceiling: White coloured paint system.	Negative
S10345/P8	Southern central fire stairs, walls: White coloured paint system.	Negative
S10345/P9	Southern central fire stairs, metal stair rail: Brown coloured paint system.	Negative
S10345/P10	Roof, inside fire door: Blue-grey coloured paint system.	Negative
S10345/P11	Roof, outside fire door: Beige coloured paint system.	Negative
S10345/P12	Roof, cooler pipework: Green coloured paint system.	Negative
S10345/P13	Roof, cooler body: Beige coloured paint system.	Negative
S10345/P14	Roof, air exhaust: Beige coloured paint system.	Negative
S10345/P15	Plant room, outside fire door: Blue-grey coloured paint system.	Negative
S10345/P16	Plant room, inside fire door: Beige coloured paint system.	Negative
S10345/P17	Plant room, electrical ducting from fuse box: Orange coloured lead based paint system.	Positive (0.39 %)

Sample No.	Sample Location	Analysis Result
S10345/P18	Plant room, steel I beam and girder to roof: Red-brown coloured paint system.	Negative
S10345/P19	Plant room, compressor units: Blue coloured paint system.	Negative
S10345/P20	Plant room, doors into AHU fan rooms (x3): Beige coloured paint system.	Negative
S10345/P21	Plant room, ageing AHU fan drum: Canary Yellow coloured paint system.	Negative
S10345/P22	Plant room, AHU fan heater: Green coloured paint system.	Negative
S10345/P23	Plant room, inside door frames into AHU fan rooms: Black coloured paint system.	Negative
S10345/P24	Plant room, outside door frames to AHU fan rooms: Brown coloured paint system.	Negative
S10345/P25	Plant room, plant room floor: Grey coloured paint system.	Negative
S10345/P26	Lift motor room, 3300lbs joist beam: Brown coloured paint system.	Negative
S10345/P27	Level 3, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P28	Level 3, southern external fire door: Blue-grey coloured paint system.	Negative
S10345/P29	Level 3, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P30	Level 3, walls: White coloured paint system.	Negative
S10345/P31	Level 3, lift frame and doors: Blue-grey coloured paint system.	Negative
S10345/P32	Level 3, kitchen walls: White coloured paint system.	Negative
S10345/P33	Level 2, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P34	Level 2, walls: White coloured paint system.	Negative
S10345/P35	Level 2, raised stationery/store room walls: Beige coloured paint system.	Negative
S10345/P36	Level 2, raised stationery/store room ceiling: White coloured paint system.	Negative
S10345/P37	Level 2, main atrium stairwell walls: White coloured paint system.	Negative

Sample No.	Sample Location	Analysis Result
S10345/P38	Level 2, mayor's office walls: White coloured paint system.	Negative
S10345/P39	Mezzanine level, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P40	Mezzanine level, edge of door into cleaner's room: Green coloured paint system.	Negative
S10345/P41	Mezzanine level, door frame to cleaner's room: Beige coloured lead based paint system.	Positive (0.29 %)
S10345/P42	mezzanine level, door to cleaner's room: Beige coloured paint system.	Negative
S10345/P43	Mezzanine level, peeling cleaner's room walls: Beige coloured paint system.	Negative
S10345/P44	Mezzanine level, cleaner's room shelving: Beige coloured paint system.	Negative
S10345/P45	Mezzanine level, door frame to hot water heater in cleaner's room: White coloured paint system.	Negative
S10345/P46	Mezzanine level, door into hot water heater: Beige coloured paint system.	Negative
S10345/P47	Mezzanine level, door to women's bathroom: Blue-grey coloured paint system.	Negative
S10345/P48	Mezzanine level, door frame to women's bathroom: Blue-grey coloured lead based paint system.	Positive (0.42 %)
S10345/P49	Mezzanine level, door to men's bathroom: Blue-grey coloured paint system.	Negative
S10345/P50	Mezzanine level, door frame to men's bathroom: Blue-grey coloured lead based paint system.	Positive (0.54 %)
S10345/P51	Mezzanine level, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P52	Level 1, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P53	Level 1, southern central fire door: Blue-grey coloured paint system.	Negative
S10345/P54	Level 1, walls: White coloured paint system.	Negative
S10345/P55	Level 1, central storage box room: Light Aqua coloured paint system.	Negative

Sample No.	Sample Location	Analysis Result
S10345/P56	Level 1, walls: White coloured paint system.	Negative
S10345/P57	Main atrium stairwell, stairway skirting boards: Blue-grey coloured paint system.	Negative
S10345/P58	Main atrium stairwell, archive room doorframe: White coloured paint system.	Negative
S10345/P59	Main atrium stairwell, archive room doorframe: Aqua coloured paint system.	Negative
S10345/P60	Main atrium stairwell, archive room door: Aqua coloured paint system.	Negative
S10345/P61	Main atrium stairwell, archive room walls: Aqua coloured paint system.	Negative
S10345/P62	Main atrium stairwell, archive room walls: Yellow coloured paint system.	Negative
S10345/P63	Main atrium stairwell, archive room ceiling: Beige coloured paint system.	Negative
S10345/P64	Ground level, peeling paint under northern fire stairwell: White coloured paint system.	Negative
S10345/P65	Ground level, northern fire door: Blue-grey coloured paint system.	Negative
S10345/P66	Ground level, walls: White coloured paint system.	Negative
S10345/P67	Ground level, server room walls: Bright Blue coloured paint system.	Negative

WAVERLEY COUNCIL CHAMBERS
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 3: PHOTOGRAPHS

Photograph A01

Site: Waverley Council Chambers.

Location: Roof, below hot water heater.

Description: The red arrow points to thick compressed asbestos cement sheet.

Recommendation: Leave and maintain in good condition

Photograph A02

Site: Waverley Council Chambers.

Location: Ground level, archive safe, dark brown vinyl tile.

Description: The red arrow points to vinyl floor tiles.

Recommendation: Leave and maintain in good condition.

Photograph A03

Site:	Waverley Council Chambers.
Location:	Ground level, external north entrance, backing to brown ceramic tiles.
Description:	The red arrow points to where cement sheeting (which may contain asbestos), may be present.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

Photograph A04

Site:	Waverley Council Chambers.
Location:	Ground level, server room, grey electrical cabinet.
Description:	The red arrow points to electrical equipment.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

Photograph A05

Site: Waverley Council Chambers.

Location: Ground level, south entry soffit.

Description: The red arrow points to ceiling lining.

Recommendation: Leave and maintain in good condition.

Photograph A06

Site:	Waverley Council Chambers.
Location:	Level 1, electrical cabinet in south office, south of the central firestairs.
Description:	The red arrow points to electrical equipment.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

Photograph A07

Site: Waverley Council Chambers.

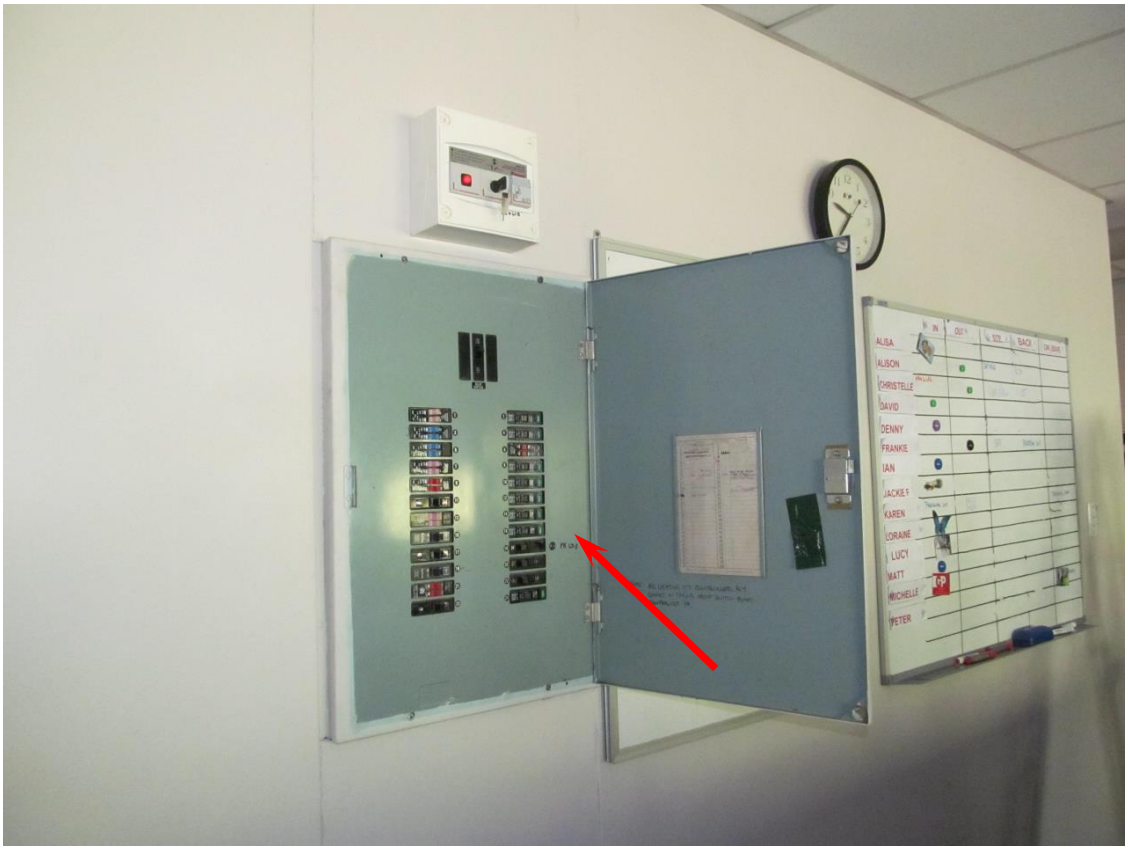
Location: Level 1, lift lobby, hatch into return air plenum.

Description: The red arrow points to a firedoor.

Recommendation: Leave and maintain in good condition.

Photograph A08

Site:	Waverley Council Chambers.
Location:	Level 2, electrical cabinet in the south office, south of the central firestairs.
Description:	The red arrow points to electrical equipment.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph A09

Site:	Waverley Council Chambers.
Location:	Level 3, electrical cabinet adjacent lift.
Description:	The red arrow points to electrical equipment.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

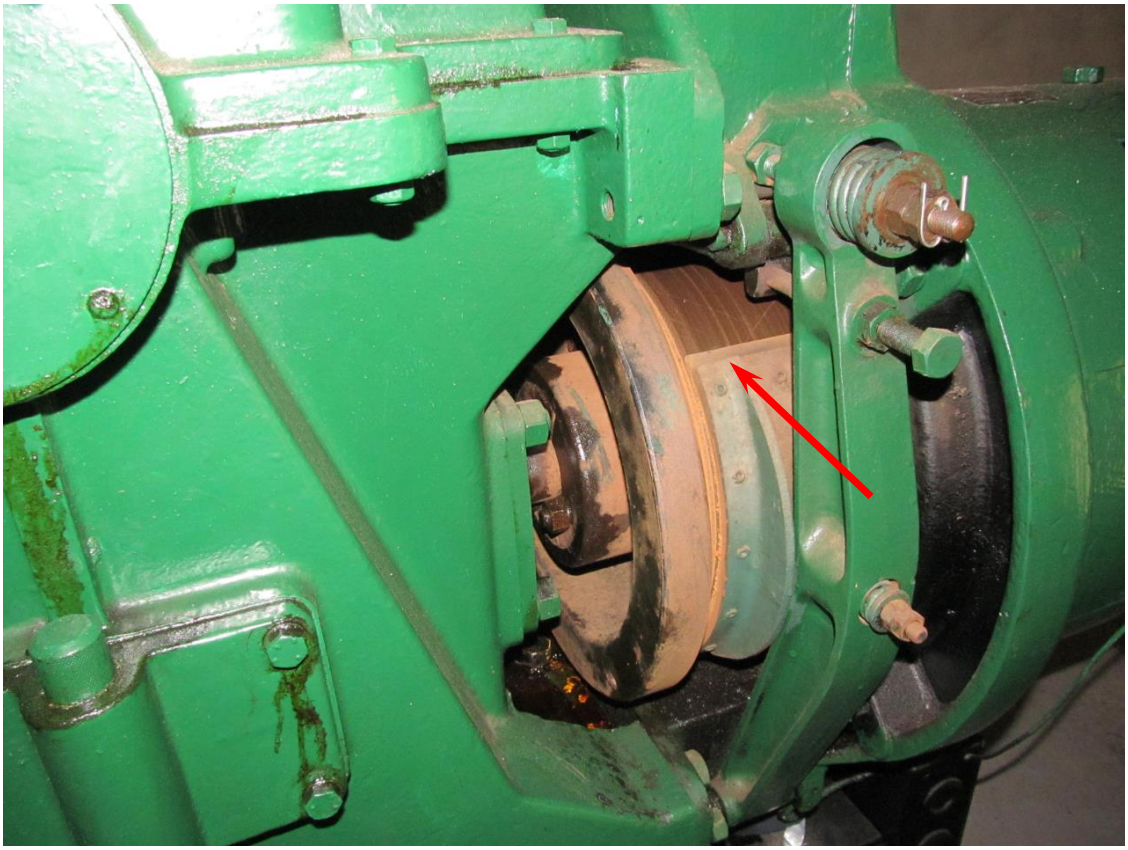
Photograph A10

Site: Waverley Council Chambers.

Location: Lift motor room, lift brake pad.

Description: The red arrow points to brake shoe.

Recommendation: Leave and maintain in good condition.



Photograph A11

Site: Waverley Council Chambers.

Location: Plant room

Description: The red arrow points to where the AHU duct heater is located.

Recommendation: Leave and maintain in good condition.

HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)

Photograph A12

Site:	Waverley Council Chambers.
Location:	Lift motor room, silver cabinet.
Description:	The red arrow points to electrical equipment.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

Photograph A13

Site:	Waverley Council Chambers.
Location:	Mezzanine level, packing material below hot water heater in cleaner's room.
Description:	The red arrow points to flat asbestos cement sheet.
Recommendation:	Leave and maintain in good condition.

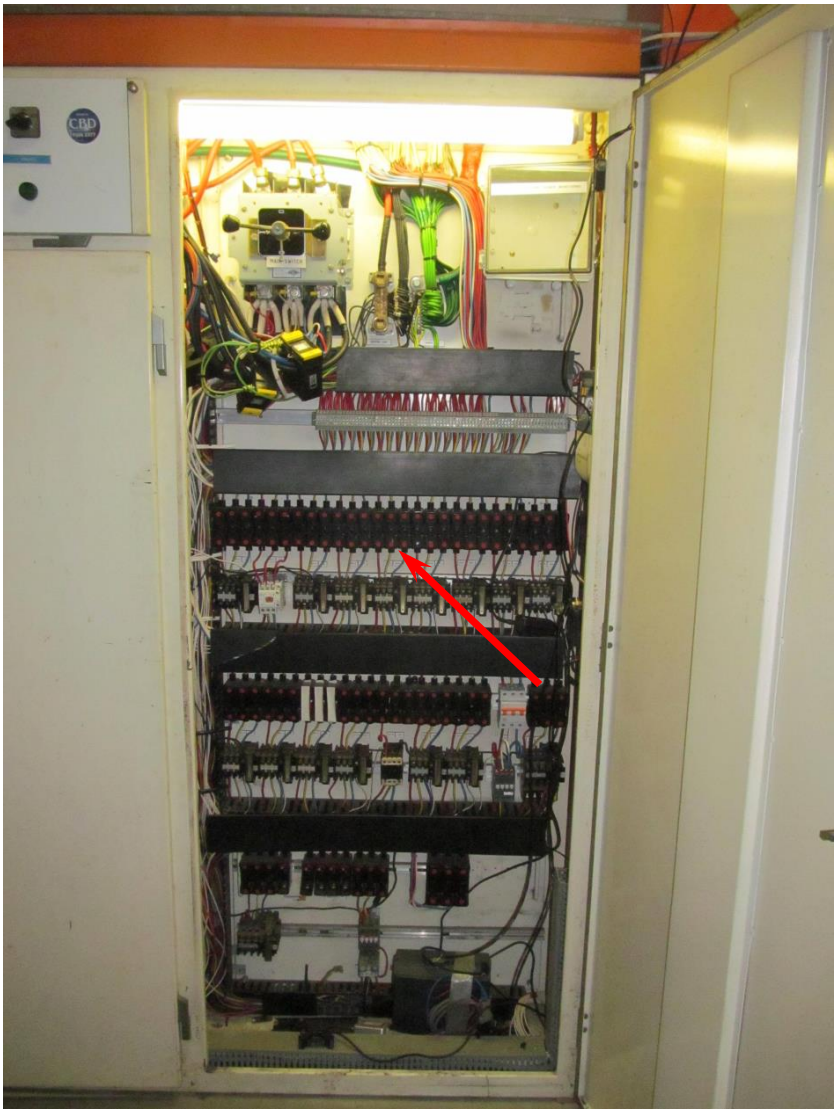
Photograph A14

Site: Waverley Council Chambers.

Location: Plant room, electrical box fuses.

Description: The red arrow points to electrical equipment.

Recommendation: Leave and maintain in good condition.



Photograph A15

Site: Waverley Council Chambers.

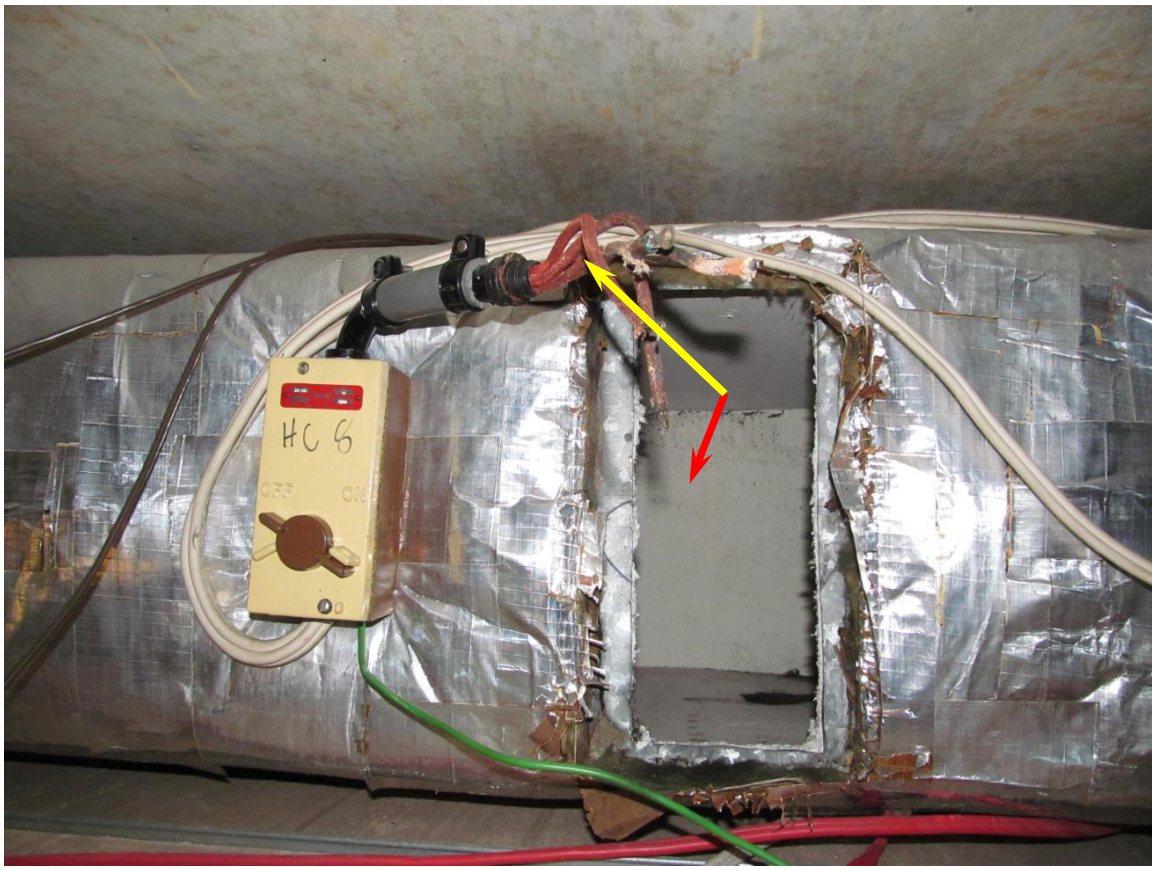
Location: Plant room, plant room firedoor.

Description: The red arrow points to a firedoor.

Recommendation: Leave and maintain in good condition.

Photograph A16

Site:	Waverley Council Chambers.
Location:	Representative throughout the building, ground level, level 1 and level 2, HVAC heater banks.
Description:	The red arrow points to millboard. The yellow arrow points to asbestos insulated wires. Note: Some asbestos insulated wires are white/cream (not red like this photograph)
Recommendation:	Leave and maintain in good condition. HVAC technicians must have undergone asbestos awareness training to work on this system, refer Section 6.1.3 iii)

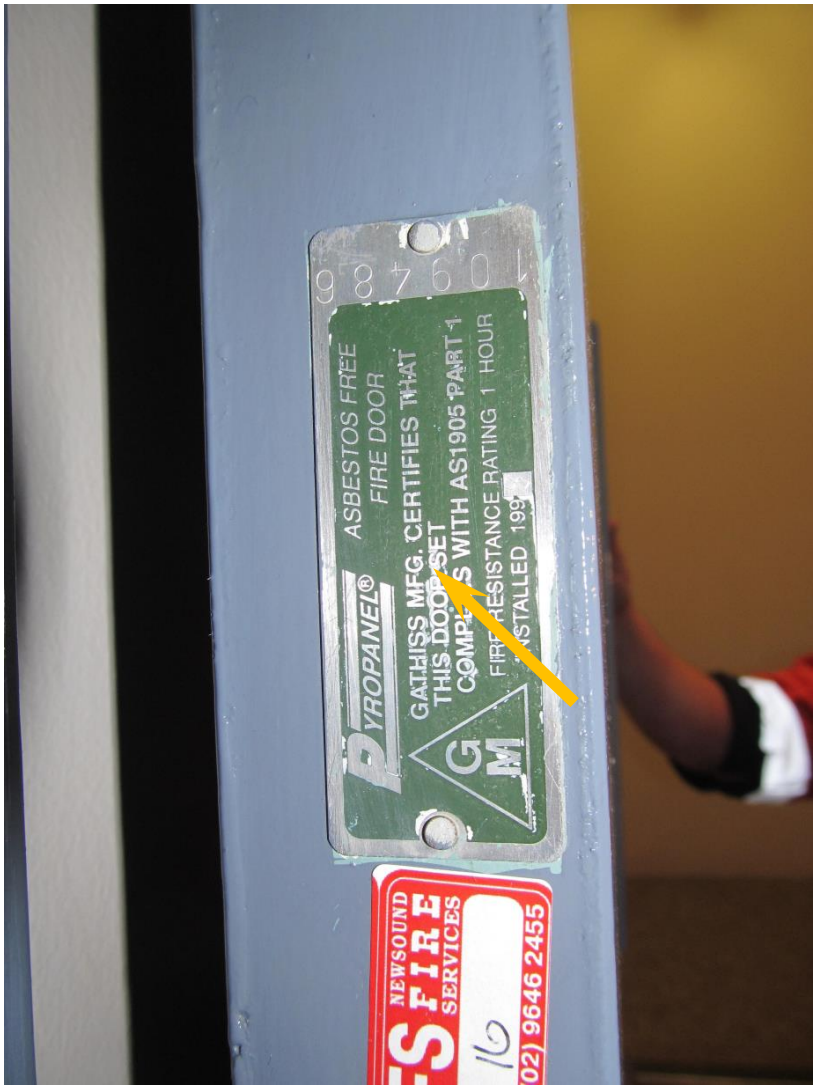


Photograph A17

Site:	Waverley Council Chambers.
Location:	Ground level, firedoor into central southern firestairs, tagged "Pyropanel 1997".
Description:	The yellow arrow points to a firedoor which does not contain asbestos.
Recommendation:	NA

Photograph A18

Site:	Waverley Council Chambers.
Location:	Level 1, firedoor to central southern firestairs, tagged "Pyropanel 1998".
Description:	The yellow arrow points to a firedoor which does not contain asbestos.
Recommendation:	NA



Photograph A19

Site: Waverley Council Chambers.

Location: Roof, roof fire door, with compliance tag "DESULL 2012".

Description: The yellow arrow points to a firedoor which does not contain asbestos.

Recommendation: NA

Photograph S01

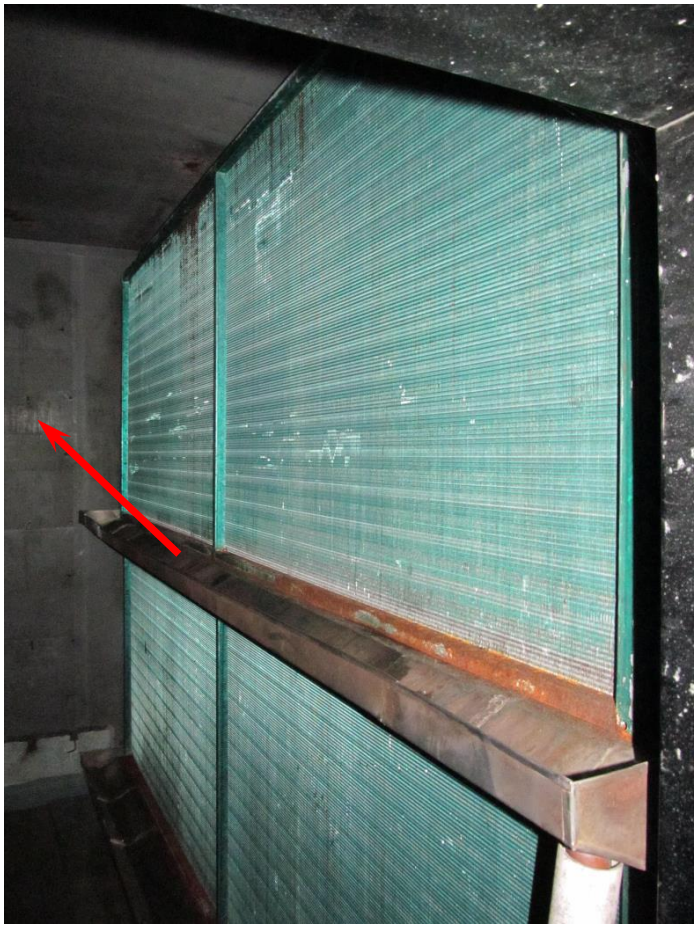
Site:	Waverley Council Chambers.
Location:	Level 2, insulation on concrete soffits and I beams within the ceiling space.
Description:	The red arrow points to unbonded synthetic mineral fibre material.
Recommendation:	Leave and maintain in good condition.

Photograph S02

Site:	Waverley Council Chambers.
Location:	Level 3, external AHU cupboards on balcony (x3), wall insulation behind perforated metal sheeting.
Description:	The red arrow points to bonded synthetic mineral fibre material.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

Photograph S03

Site:	Waverley Council Chambers.
Location:	Plant room, AHU fan room, wall and ceiling insulation behind perforated metal sheeting.
Description:	The red arrow points to bonded synthetic mineral fibre material.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition



Photograph S04

Site:	Waverley Council Chambers.
Location:	Throughout the building, insulation within hot water heaters and HVAC ducting.
Description:	The red arrow points to insulation on fixed and flexible ductwork.
Recommendation:	Leave and maintain in good condition. Confirm asbestos status prior to refurbishment or demolition

Fixed duct

Flexible duct

Photograph Pb01

Site: Waverley Council Chambers.

Location: Plant room, electrical ducting from fuse box.

Description: The red arrow points to orange coloured lead based paint system.

Recommendation: No Remedial Action Required

Photograph PCB01

Site: Waverley Council Chambers.

Location: Plant room, AHU fan room ceiling.

Description: The red arrow points to single tube surface mounted fluorescent light fitting - unknown - may contain PCBs - rusted shut.

Recommendation: Leave and maintain in good condition.

WAVERLEY COUNCIL CHAMBERS
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 4: ASBESTOS ANALYSIS REPORT

The analytical report in this appendix has a separate page numbering system.

HIBBS & ASSOCIATES PTY.LTD.

Occupational Health and Safety Consultants
Environmental Management Consultants

A.B.N. 12 608 093 134
Unit 48 / 378 Parramatta Road,
Homebush NSW 2140

P.O. Box 4266,
Homebush NSW 2140

Phone: (02) 9746 3244
Fax: (02) 9746 3266
Email: info@hibbs.com.au
Web: www.hibbs.com.au

NATA Accredited Laboratory Number: 14911
Accredited for compliance with ISO/IEC 17025 - Testing
ACCREDITED FOR TECHNICAL COMPETENCE

Our Reference: S10345-BSA01

04 July 2018

Waverley Council
Level 6,
55 Grafton Street,
BONDI JUNCTION NSW 2022

Attention: Andrew Best
Manager, Waverley Facilities

Dear Andrew Best

RE: ASBESTOS BULK SAMPLE ANALYSIS

The following report presents the results of analysis conducted on 23 samples collected during the asbestos survey of the Waverley Council Chambers site located at the corner of Paul St and Bondi Rd, Bondi Junction NSW 2022 from on 5 June 2018 to 14 June 2018.

The samples were analysed in-house for the presence of asbestos using Hibbs & Associates Pty Ltd Test Method No. 2. This method is based on:

(i) Australian Standard "AS4964-2004 Method for the qualitative identification of asbestos in bulk samples"; and

(ii) Health and Safety Executive – UK, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures, Appendix 2: Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM), Publication No. HSG248".

The samples were examined by stereo microscopy. Fibrous materials identified under stereo microscopy were extracted and analysed by Polarised Light Microscopy supplemented with Dispersion Staining.

The results are contained in the following table:

Sample No.	Sample Description	Analysis Result
S10345-BSA01/01	Insulation. Sample weight - 5.2 grams	No asbestos fibres detected[1] Contains SMF[6]
S10345-BSA01/02	Thick compressed asbestos cement sheet. Sample weight - 0.2 grams	Contains Chrysotile[2]

Sample No.	Sample Description	Analysis Result
S10345-BSA01/03	Insulation. Sample weight - 0.1 grams	No asbestos fibres detected[1]
S10345-BSA01/04	Fibre cement sheeting. Sample weight - 0.2 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/05	Asbestos cement sheet. Sample weight - 0.1 grams	Contains Chrysotile[2]
S10345-BSA01/06	Brake shoe. Sample weight - 0.5 grams	Contains Chrysotile[2] Contains OF[5]
S10345-BSA01/07	Firedoor. Sample weight - 0.1 grams	Contains Chrysotile[2] Contains Amosite[3]
S10345-BSA01/08	Gasket. Sample weight - 0.1 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/09	Firedoor. Sample weight - 0.1 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/10	Fibre cement sheeting. Sample weight - 0.1 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/11	Fibre cement sheeting. Sample weight - 0.1 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/12	Sealant material. Sample weight - 1.5 grams	No asbestos fibres detected[1]
S10345-BSA01/13	Sealant material. Sample weight - 0.6 grams	No asbestos fibres detected[1]
S10345-BSA01/14	Firedoor. Sample weight - 0.1 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/15	Firedoor. Sample weight - 0.1 grams	Contains Amosite[3] Contains OF[5]
S10345-BSA01/16	Flat asbestos cement sheet. Sample weight - 0.8 grams	Contains Chrysotile[2]
S10345-BSA01/17	Fibre cement sheeting. Sample weight - 0.5 grams	No asbestos fibres detected[1] Contains OF[5] Contains SMF[6]
S10345-BSA01/18-A	Vinyl floor tiles. Sample weight - 144.7 grams	No asbestos fibres detected[1]
S10345-BSA01/18-B	Adhesive material from 18-A	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/19-A	Vinyl floor tiles. Sample weight - 234 grams	Contains Chrysotile[2]

Sample No.	Sample Description	Analysis Result
S10345-BSA01/19-B	Adhesive material from 19-A	No asbestos fibres detected[1]
S10345-BSA01/20	Sealant material. Sample weight - 0.2 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/21	Fibre cement sheeting. Sample weight - 2.1 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/22-A	Vinyl floor tiles. Sample weight - 268.1 grams	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/22-B	Adhesive material from 22-A	No asbestos fibres detected[1] Contains OF[5]
S10345-BSA01/23	Fibre cement sheeting. Sample weight - 1.8 grams	No asbestos fibres detected[1] Contains OF[5]

1. No asbestos fibres detected at the Reporting Limit of 0.1g/kg.
2. Chrysotile - White Asbestos
3. Amosite – Brown Asbestos
4. Crocidolite – Blue Asbestos
5. OF – Organic fibre
6. SMF – Synthetic mineral fibre

This document must be read in its entirety and must not be copied, distributed or referred to in part only. The document must not be reproduced without the written approval of Hibbs & Associates Pty Ltd.

Should you have any queries regarding this report, please do not hesitate to contact Samantha O'Callaghan on (02) 9746 3244 or 0448 022 216.

Yours sincerely,
HIBBS & ASSOCIATES PTY LTD

Samantha O'Callaghan
Authorised Identifier and Signatory

NATA Accredited Laboratory Number: 14911
Accredited for compliance with ISO/IEC 17025 - Testing

Attachment 14

Civil and Structural Concept Works Report

NORTHROP

CIVIL AND STRUCTURAL CONCEPT DESIGN REPORT

Waverley Council Chambers

PREPARED FOR
Lahznimmo Architects

Ref: SY203446-SR01
Rev: 3
Date: 28 February 2022

Structural Report

Revision Schedule

Date	Revision	Issue	Prepared By	Approved By
09.07.21	1	Preliminary Issue	Rod Pratt and Brendan Stokes	Rod Pratt
12.10.21	2	REF Community Consultation	Rod Pratt and Brendan Stokes	Rod Pratt
28.02.22	3	Ground and L3 structural sketches in Appendix A updated	Rod Pratt	Rod Pratt

Northrop Consulting Engineers Pty Ltd

ACN 064 775 088 | ABN 81 094 433 100

Level 1, 57 Kembla Street, Wollongong NSW 2500

02 4226 3333 | southcoast@northrop.com.au | www.northrop.com.au

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Executive Summary

Northrop Consulting Engineers (Northrop) have been engaged by Lahznimmo Architects to provide civil and structural engineering services for the proposed alterations and additions to the Waverley Council Chambers.

The purpose of this report is to provide a summary of the works undertaken to date and provision of a high level concept design to progress the design both from an architectural and services coordination perspective.

We have visited the site on numerous occasions now and have a reasonable grasp of the building structure and site surrounds. We have not undertaken destructive investigation works and we have only been provided with a small number of historical structural documents for an extension at Level 3.

Following this report we plan to progress the design with Lahznimmo and the rest of the design team.

We remain available to provide additional civil and structural advice as required.

Yours faithfully,

Rodney Pratt
BE (Civil) (Hons 1) MIEAust CPEng NER JP
Principal / Senior Structural Engineer
NORTHROP ENGINEERS

Mobile: 0458 145 699
Email: rpratt@northrop.com.au

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1. Introduction

Northrop Consulting Engineers (Northrop) have been engaged by Lahznimmo Architects to provide structural engineering services for the proposed alterations and additions to the Waverley Council Chambers.

This report has been prepared in support of the proposed development at the above location.

The purpose of this report is to provide a summary of the works undertaken to date and provision of a high level concept design to progress the design both from an architectural and services coordination perspective.

1.1 Site Location

The development site is located on the corner of Bondi Road and Paul Street Bondi Junction, and is within the City of Sydney Local Government Area. The building is situated at the top of the rise and adjoins Waverley Gardens to the east and south.

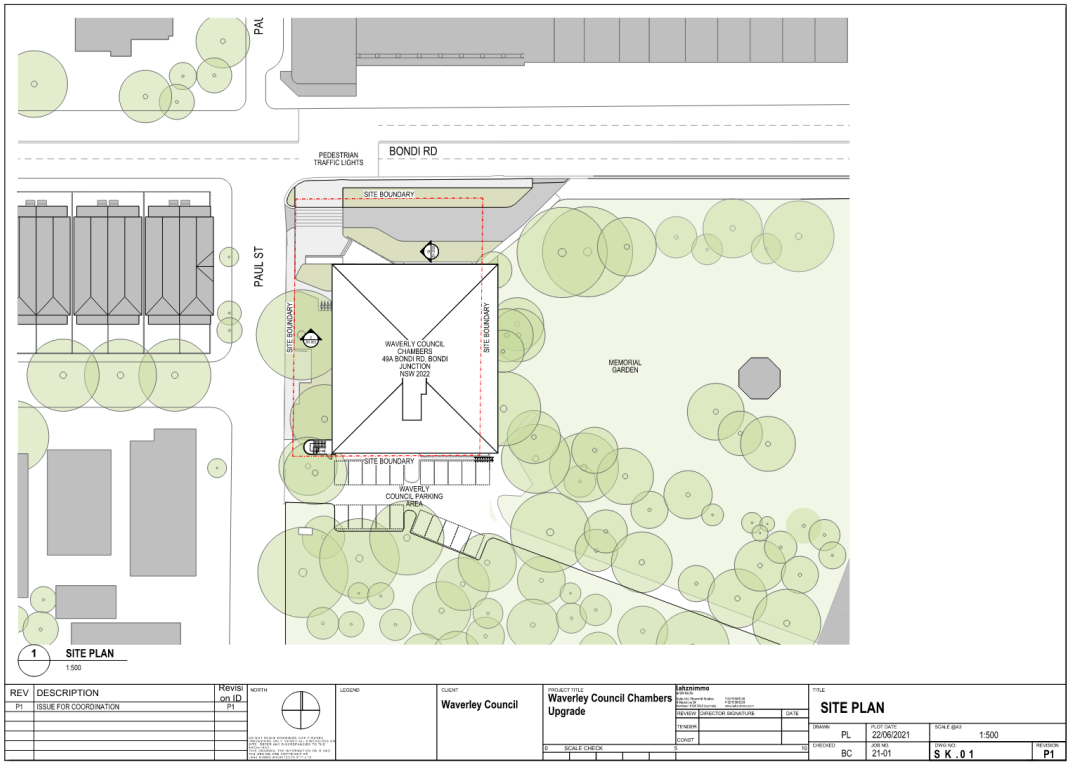


Figure 1. Site Plan prepared by Lahznimmo Architects

For this report, North is up the page in accordance with the Figure above.

1.2 Site Investigations

Rodney Pratt of Northrop Engineers attended site on 26 February 2021 and Bradley Whiting of Northrop Engineers attended site on 9 March and 20 March 2021.

The purpose of these inspections was to ascertain the observable structural components of the building with a view to forming an opinion on the existing building structure and associated opportunities and constraints.

These site inspections have formed the basis of our current concept design, which is significantly influenced by the proposal to remove the older portions of the building whilst retaining the more recent additions to the building.

1.3 Proposed Development

The proposed development is the full refurbishment of the existing building, with the intent being to open up floor plates and provide a regular level across all floor plates. This will be achieved by substantial alterations to the internal building structure, including the extraction of the original brick masonry building.

There is significant works proposed to the front façade of the building, which will involve the removal of the façade and extension of all floor plates, incorporating both a fire stair and lift shaft into the extended floor plates.

It is proposed to provide a structural steel roof across the existing concrete roof for the full building extent.

2. Structural Concept Design

2.1 Existing Building Structure

2.1.1 General Description

The existing Waverley Council Chambers is a four-storey building that has a rich evolution of the building structure.

The below figure shows indicatively the additions that have been made to the original brick masonry building (shown in pink) that have enveloped the building and have created the current building form.

There are a number of different floor levels across most floor plates that represent different additions to the building.

The ad-hoc nature of the evolution of the building presents a number of challenges from a structural perspective in meeting the client brief.

The following provides a commentary on various structural components of the building.

2.1.2 Building Stability

We do not consider that there is any formal lateral stability system to the current building.

Our current concept designs have been progressed taking lateral stability of the structure into account and propose a number of shear walls and cores that will provide the building with a formal lateral stability system.

2.1.3 Foundations

Foundations are anticipated to be pad footings founded in stiff clays. We don't anticipate that footings are deep piles (though this is possible) as the original footings would have been high-level footings.

Our approach to footings will be to maintain high level footings so as not to bear the building on differing substrates and exacerbate the issues relating to differential movement.

2.1.4 Vertical Load Bearing Elements

The original building comprises brick masonry load bearing walls. Further additions to the building comprise concrete columns, concrete and masonry brick/block walls. The main core elements to the centre of the building appear to be brick masonry, although precast concrete panels have also been utilised for the lift overrun and services room at the rooftop levels.

2.1.5 Floor Plates

Floor plates are typically suspended concrete slabs, though portions of the ground floor within the original building are timber framed bearers and joists on nominal brick pier footings.

The only structural drawings that we have indicate s Bondek slab at Level 3 which is supported on structural steel framing.

2.1.6 Roof Structure

The current roof structure comprises suspended concrete slabs with exposed coffers, upstand beams and flying beams.

The roof has recently been waterproofed but we noted the presence of significant ponding in parts of the roof during our site investigations.

2.2 Proposed Building Works

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 of the building.

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 we have put together the following draft construction methodology. This will assist in the ongoing design coordination and preliminary pricing of the refurbishment/alterations.

Per our site investigations, we have focused on two areas as follows:

1. **Retrofitting concrete shear walls inside existing building for Lateral Stability**

No formal stability system has been identified during our site investigations. It is proposed to remove a significant number of the existing load bearing walls which will further reduce the capacity of the existing building to resist lateral loads including earthquake loads.

We propose the following methodology, which is also shown diagrammatically in Sketch SK05 in Appendix A:

1. Remove existing timber flooring and framing on ground floor to access foundations.
2. Widen/strengthen existing footings to support new shear walls.
3. Construct a concrete wall up to the underside of level 1 using a proprietary formwork system. Install large diameter reinforcement bars through existing level 1 slab and lap with wall reinforcement above and below level 1. Allow to install grout to the top 50mm of wall.
4. Repeat set 3 for the remainder of floors.

2. Removal and replacement of pre-1984 structure

The building has been constructed in a piecemeal fashion. Removing load bearing walls will necessitate the installation of large transfer beams.

It is proposed to remove a significant portion of these load bearing walls which will be difficult to transfer at each floor using a regular grid of columns. We propose to install new column layout to support a new transfer system on Level 3 (Level 3 also supports Level 4), demolish the existing floors below and install a new infill slab to each level.

We note that it is unlikely that existing foundations can be re-utilised.

We propose the following methodology, which is also shown diagrammatically in Sketch SK05 in Appendix A:

1. Remove existing timber flooring and framing on ground floor.
2. Install new foundations (details pending geotechnical investigation)
3. Install new concrete columns to underside of existing transfer beams on level 1. Locate columns directly under existing columns currently being transferred above.
4. Install new concrete columns up to the underside of the existing level 3 structure. This will require penetrations to be created in the existing level 1 and 2 concrete floor slabs. Temporary propping of existing floors will be required in locations to facilitate the construction of penetrations. Install ferules in the concrete columns at each floor for future connection.
5. Install temporary propping from ground to the underside of existing level 3 structure to support portions of level 3.
6. Trim or remove existing structural steel beams supporting level 3 as per SK09.
7. Install new structural steel transfer beams to underside of level 3. Connect into existing structural steel beams and provide fire protection. Allow for site welding.
8. Allow to remove portions of level 3 and roof.
9. Allow to install new structural steel transfer beams around the perimeter of the original building to facilitate the removal of load bearing walls. This may need temporary propping in areas.
10. Remove temporary propping.
11. Demolish level 2 and level 1 to the extent of the pre-1984 structure.
12. Construct new reinforced concrete slabs to ground floor, level 1 and level 2. Tie new slabs into existing slabs the new concrete column grid.

Points 11 and 12 have been indicatively designed on sketch SK10 and SK11 in Appendix A.

We note that there are significant unknowns in the existing building and as such, the design will necessitate a level of destructive investigatory works as well as a construction contingency to take into account latent conditions that are uncovered during the opening up of the structure.

3. Civil Concept Design

3.1 Stormwater Management Strategy

The purpose of this section of the report is undertake the following activities in determining an appropriate, site specific stormwater management strategy:

- reviewed the relevant sections of the DCP and accompanying flood information.
- preliminary assessment of existing and proposed site; and

In demonstrating compliance with Section B6 Stormwater of WDCP2012, this proposed stormwater management strategy has considered the following, which will be discussed in this section of the concept design report:

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

3.2 Stormwater Quality - Nutrient and Pollution Control

In order to minimise and adverse impacts upon the ecology of downstream watercourses, stormwater treatment devices have been incorporated into the design of the development. The adopted stormwater quality reduction targets were as specified in Waverley Council's Water Management Technical Manual (July 2014), shown in Table 1 below.

Table 1: Water Quality Reduction Targets

Pollutant Criteria	Required Reduction Target (%)
Total Suspended Solids (TSS)	85%
Gross Pollutants (GP)	90%
Total Phosphorus (TP)	65%
Total Nitrogen (TN)	45%

The performance of the proposed stormwater quality management measures was assessed against these targets using the conceptual design software MUSIC (Version 6). The MUSIC model was developed using parameters recommended in the *NSW MUSIC Modelling Guidelines* (WBM, 2018). A schematic of the MUSIC model if provided in Figure 2 below.

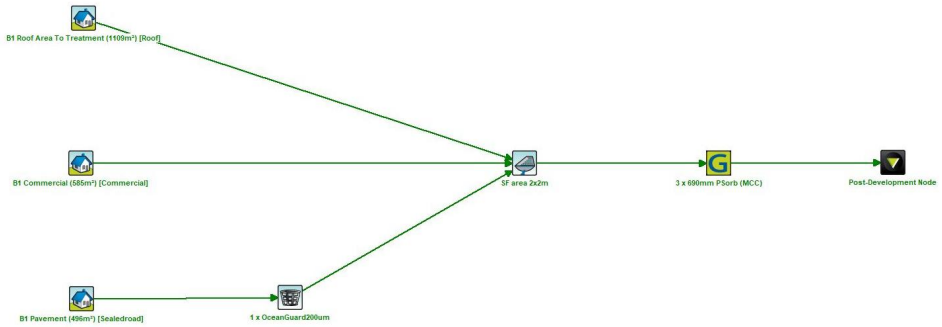


Figure 2: MUSIC Model Schematic

Multiple factors were considered in advising the most appropriate stormwater quality improvement devices (SQIDS). The proposed development footprint, usage and scale was determined to restrict treatment measures to more mechanical systems with no opportunity for more natural treatment methods. In addition to these practical constraint's maintenance, operability and aesthetics were considered.

The proposed treatment train incorporates the following measures:

- Primary treatment first flush devices; and
- Secondary treatment via proprietary Ocean Protect filter cartridges.

The following is a summary of the water quality treatment devices that have been utilised in the proposed treatment train. The modelling parameters can be found in the MUSIC Link report in Appendix B.

- 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 assist 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.

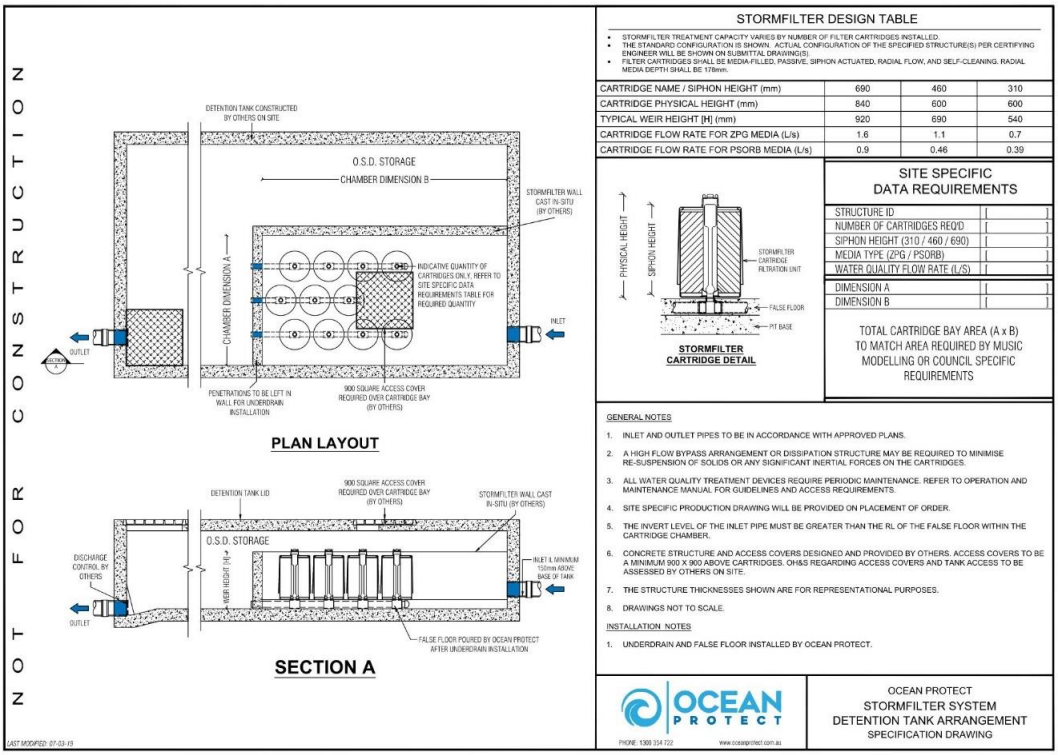


Figure 4. Ocean Protect Stormfilter System, Detention Tank Arrangement

Source nodes have been adopted from the *NSW MUSIC Modelling Guideline* (2018). Treatment nodes have been adopted from Ocean Protect.

The MUSIC modelling results for the abovementioned stormwater treatment strategy are in Table 1 below.

Table 1: MUSIC Modelling Results

Pollutant Criteria	Reduction Target (%)	Sources (kg/yr)	Residual Load (kg/yr)	Achieved Reduction (%)
Total Suspended Solids (TSS)	85	197	22.7	88.5
Total Phosphorus (TP)	65	0.458	0.129	71.9
Total Nitrogen (TN)	45	3.7	1.97	46.8
Gross Pollutants (GP)	90	40.8	0	100

Table 1 shows that the proposed stormwater quality management strategy will achieve the required load reduction targets.

3.3 On-Site Detention

In accordance with Part B6 of the Waverley Development Control Plan (WDCP2012) and Section 5 of the Water Management Technical Manual 2014 , all major developments are required to provide OSD devices if the increase in impervious area is greater than or equal to 30sqm.

The OSD system must be able to:

- store the runoff caused by a storm event up to the 1% AEP for that site.
- The Permissible Site Discharge (PSD) is limited to the maximum discharge from the site during a 1 in 5-year ARI for a 5minute storm event under the existing site conditions (pre-development)

Runoff from the pre-existing brownfield site and proposed development was modelled using the DRAINS software package, incorporating ARR2019 rainfall data and methodology. The proposed site was calculated to be 73% impervious compared to an impervious area of 64% in the pre-existing brownfield site. The assessment of the existing conditions for the brownfield site utilised the detailed survey completed by Geosuv, refer to Figure 5 below.

The ILSAX hydrological model in DRAINS was used to generate runoff hydrographs for the pre-existing brownfield and post-developed site. Data from the Bureau of Meteorology (BoM) was used to generate the design storms. Runoff parameters were selected to replicate the site conditions that will be present in the post-developed scenario and that which occurred in the pre-existing brownfield scenario. A summary of parameters used for the model are in Table 2 below, these were sourced from Table 5-2 within the adopted Waverley LGA Flood Study (Jan 2021)

Table 2: DRAINS model parameters

Parameter	Value
Impervious depression storage	1 mm
Pervious depression storage	20 mm
Time of concentration (pre)	5 min
Time of concentration (post)	5 min
AMC	1
Soil type	1

Storm durations ranging from 5 minutes to 360 minutes were investigated for each of the design storm events that were analysed for the catchment of 0.219Ha.

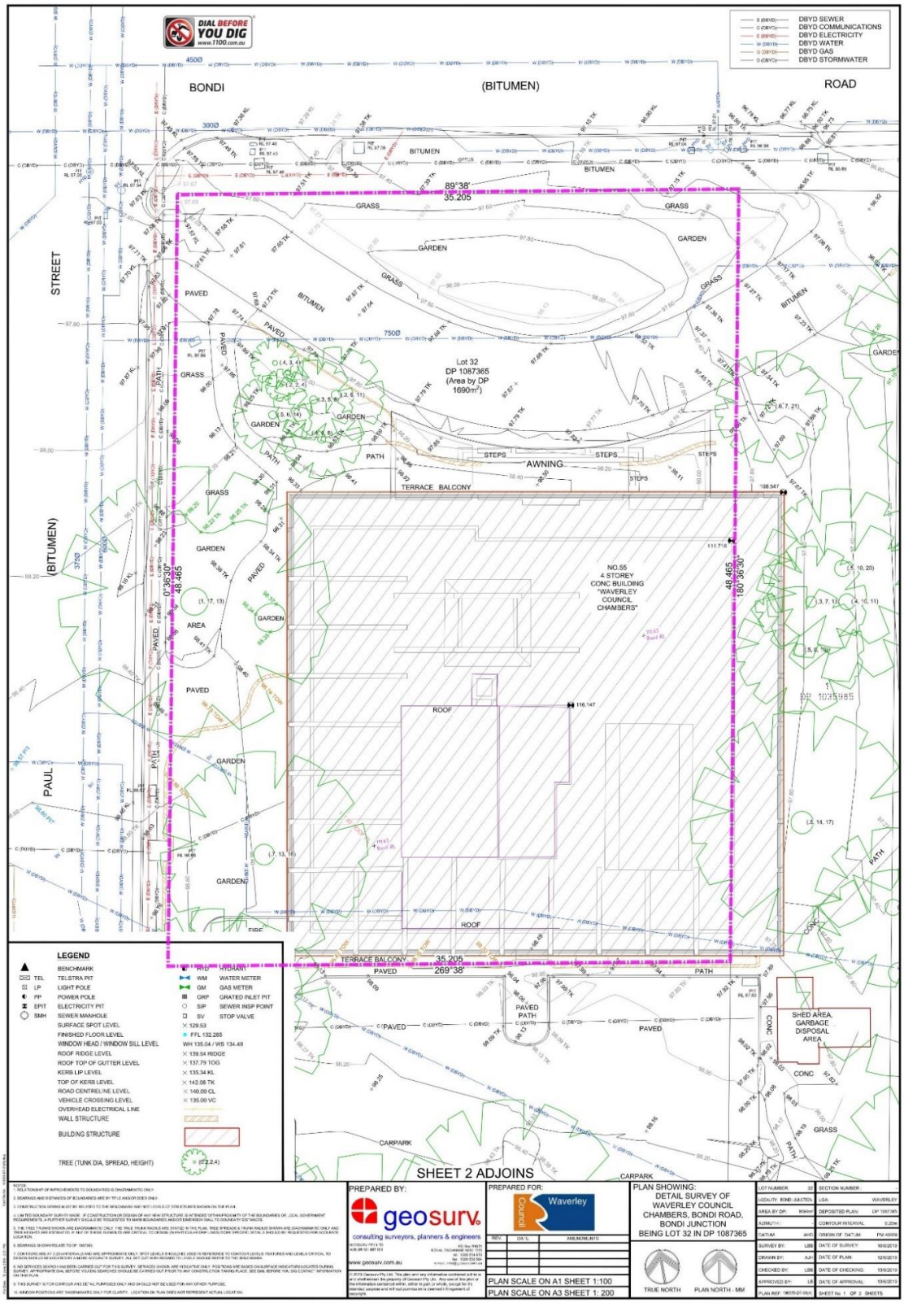


Figure 5. Contour & Detailed Survey prepared by Geosurv

It is proposed that OSD will be provided via an underground tank with a volume of 42m³ dedicated storage. A comparison between the pre-existing and post-developed scenario runoff for design storm events up to and including the 1% AEP are presented in Table 3 below.

Table 3: DRAINS Peak Discharge Comparison

AEP	Pre-existing Peak discharge (L/s)	Post-developed Peak discharge (L/s)
20%	7.6	4.8
10%	9.2	5.6
5%	10.6	6.2
2%	12.7	7.0
1%	14.3	7.6

As shown above, 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, confirming the proposed OSD facility will achieve the design intent. Refer to Figure 5 below shows the concept stormwater layout for the site including the OSD tank.

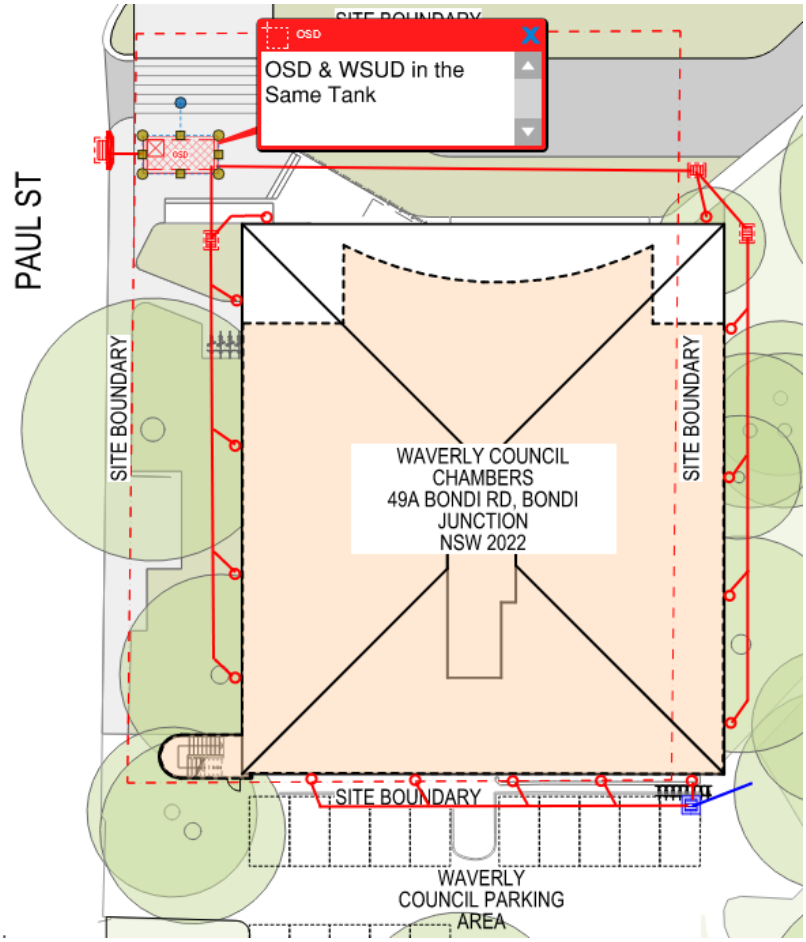


Figure 6. Concept Stormwater Layout

3.4 Flooding

Flood Hazard Mapping have been sourced from the adopted Waverley LGA Flood Study Final Report (January 2021) to provide flood level data and inundation mapping for the 1% AEP & PMF storm events in the immediate site surrounds (refer to Appendix B for this information). Upon review of this information, the following conclusions can be made: -

- The site is not considered to be flood affected.
- There is no applicable Flood Planning Level (FPL) for the determination of floor levels;

3.5 Erosion and Sediment Control

As the disturbed area for the proposed site is greater than 250sqm but less than 2500sqm an Erosion and Sediment Control Plan (ESCP) is required under Section 9.1.2 of the Water Management Technical Manual 2014.

Figure 7 below provides a concept Erosion and Sediment Control Plan for your information.

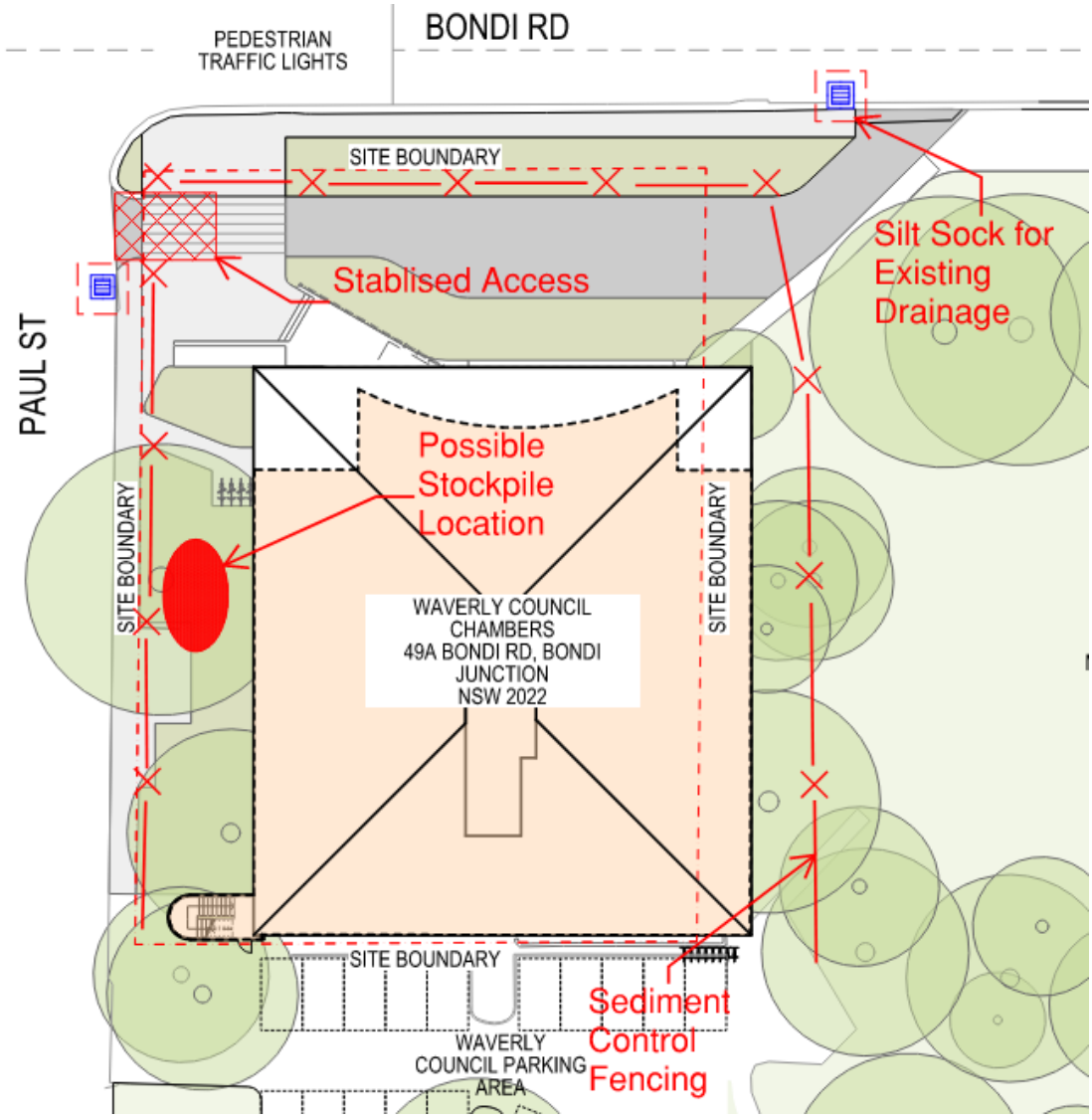


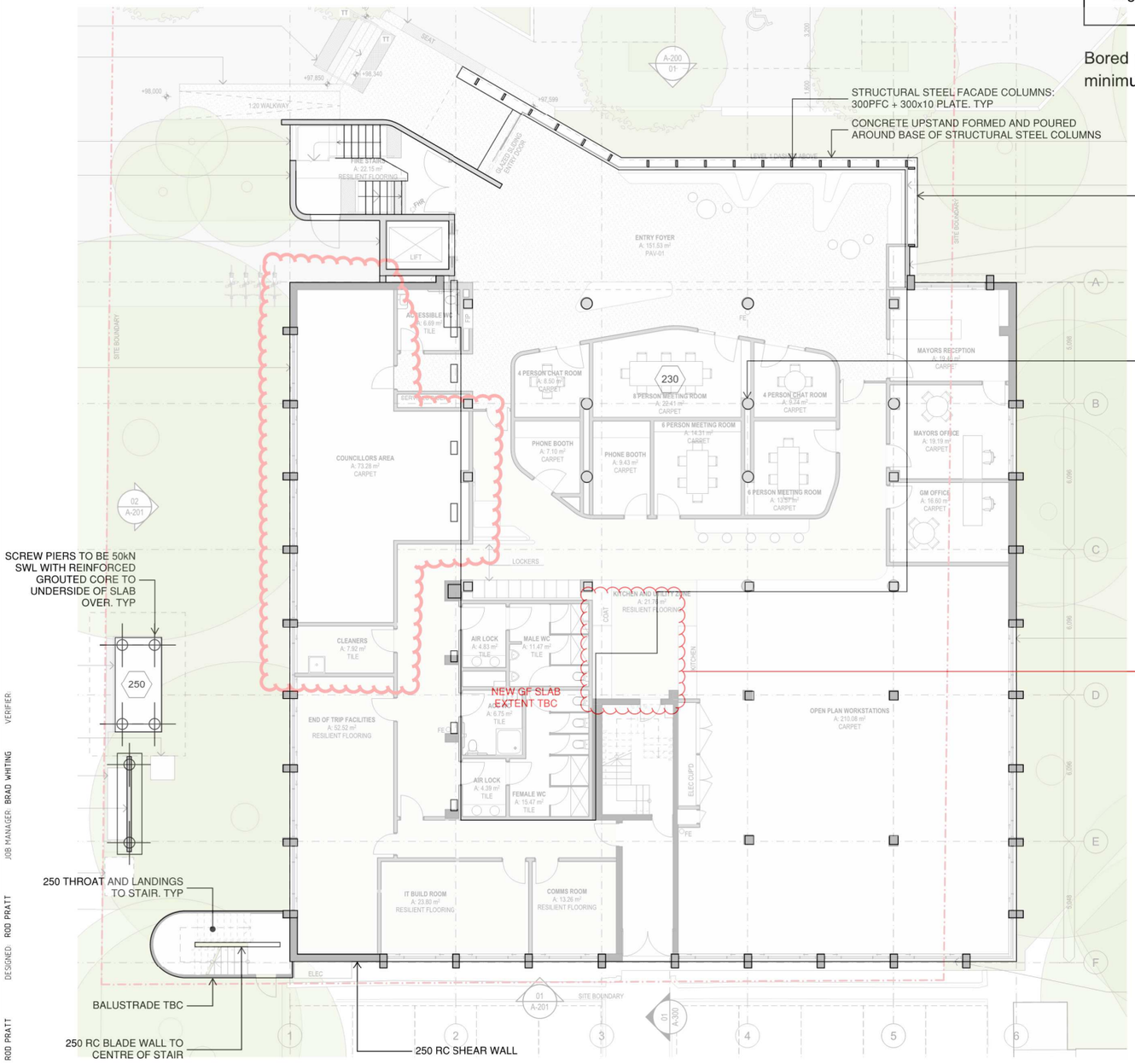
Figure 7. Concept Erosion and Sediment Control Plan

Appendix A – Structural Sketches

Table 2 - Geotechnical Design Parameters for Shallow Foundation

Description	Embedment Depth	Allowable Bearing Capacity	Elastic Modulus
	m	kPa	MPa
Highly weathered, very low strength sandstone	0.5	800	100

Bored piers can be designed based on the parameters presented in Table 6. Piers should be socketed a minimum of 0.3m or one pier diameter into the underlying sandstone bedrock.



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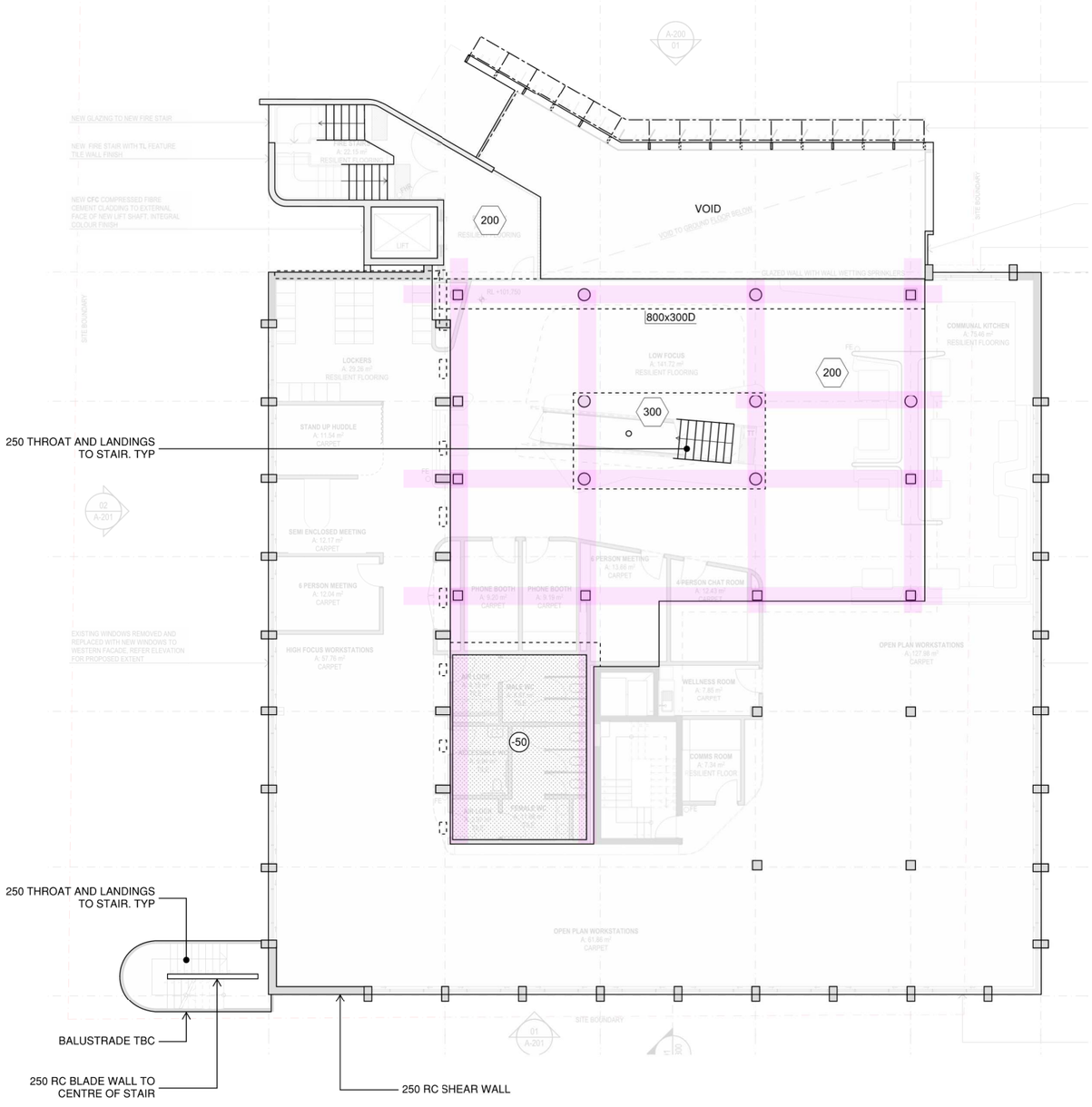
DRAWING TITLE: GROUND FLOOR PLAN

JOB NUMBER: 203446
DRAWING NUMBER: SK13
REVISION: 2
DRAWING SHEET SIZE = A1



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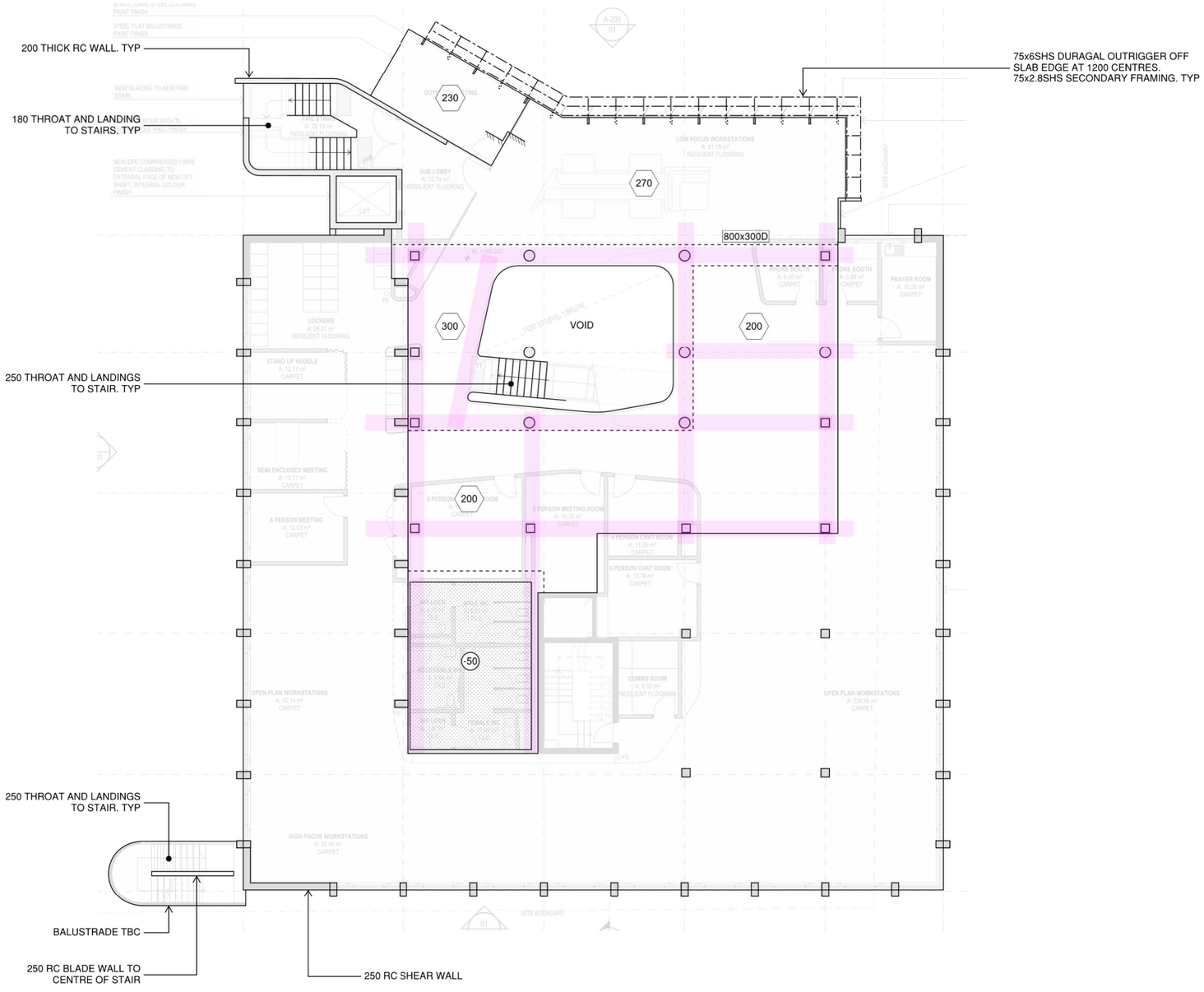
DRAWING TITLE: LEVEL 1 PLAN

JOB NUMBER: 203446
DRAWING NUMBER: SK14
REVISION: 1
DRAWING SHEET SIZE = A1



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DRAWING TITLE: **LEVEL 2 PLAN**

JOB NUMBER: **203446**

DRAWING NUMBER: **SK15** REVISION: **1**

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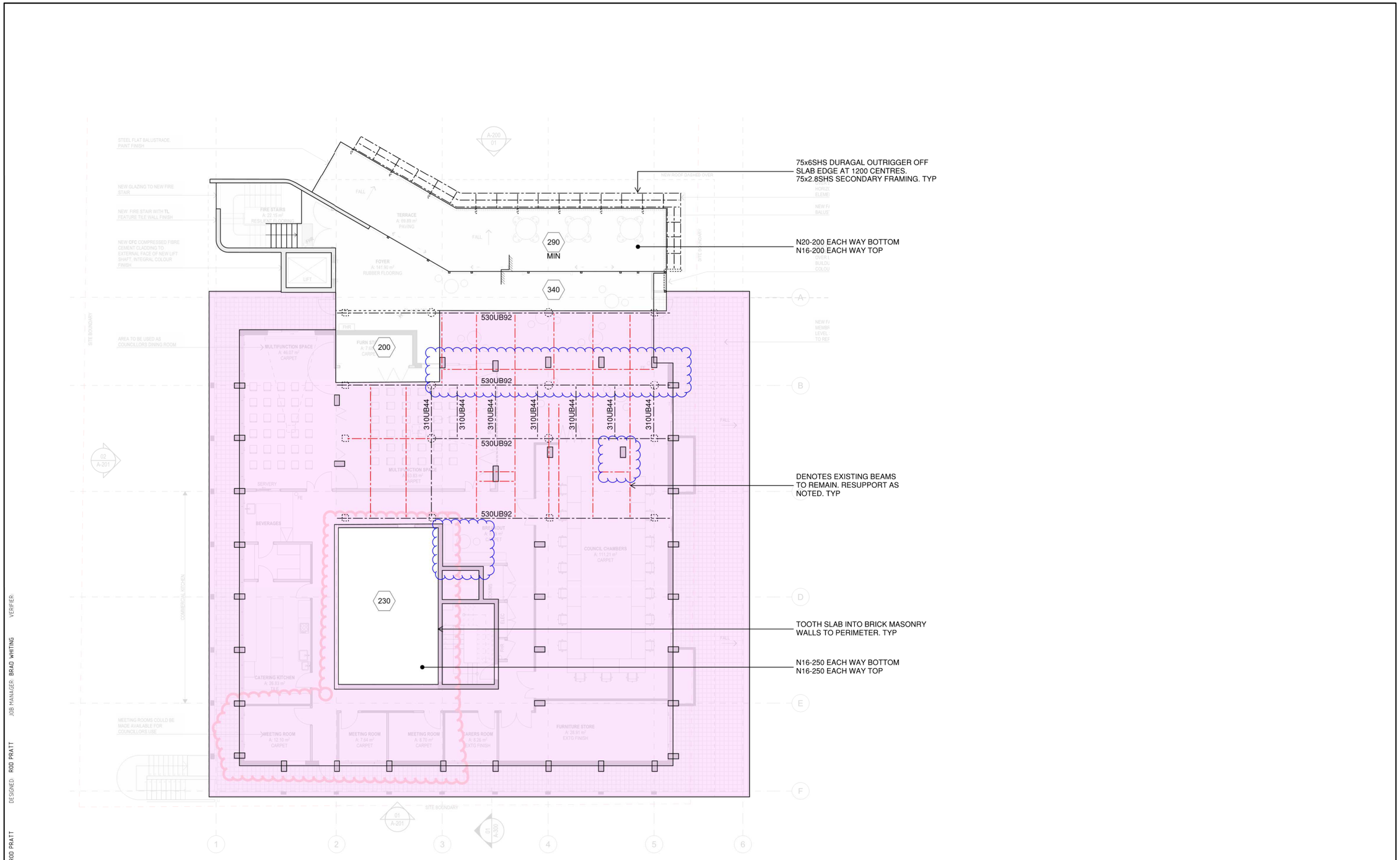

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PROJECT
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DRAWING TITLE
LEVEL 3 PLAN

JOB NUMBER 203446
DRAWING NUMBER SK16
REVISION 2
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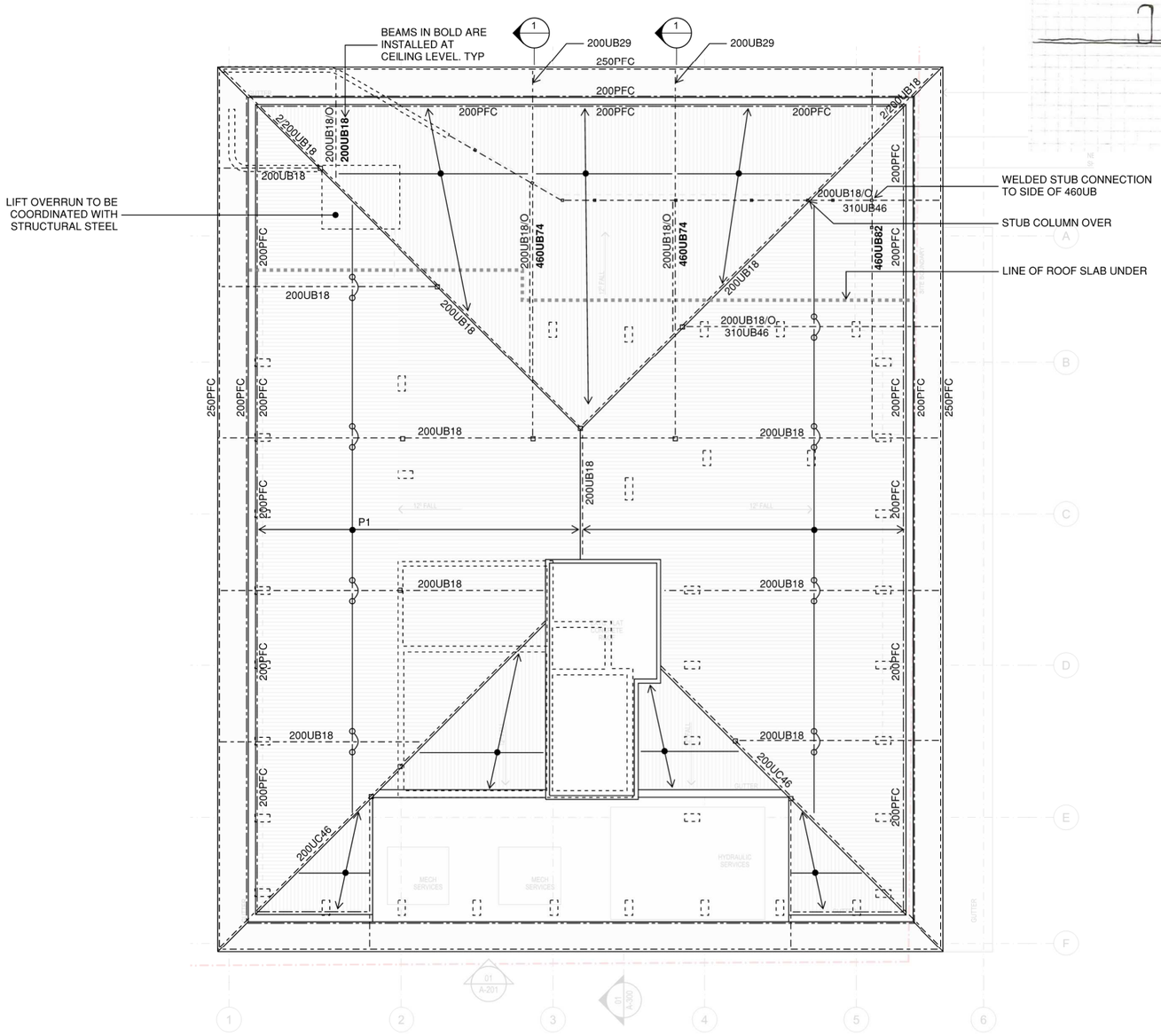

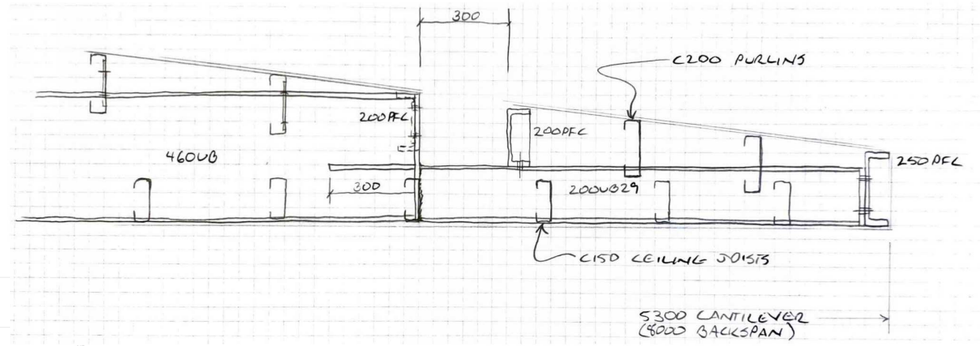

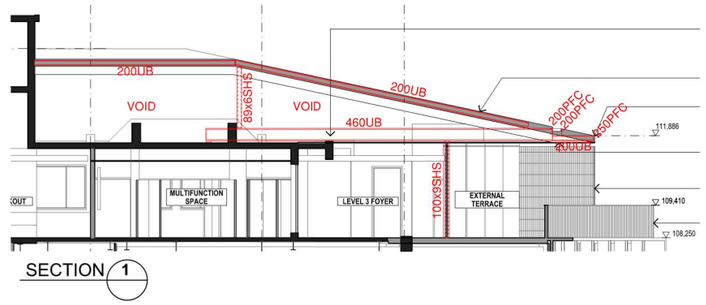

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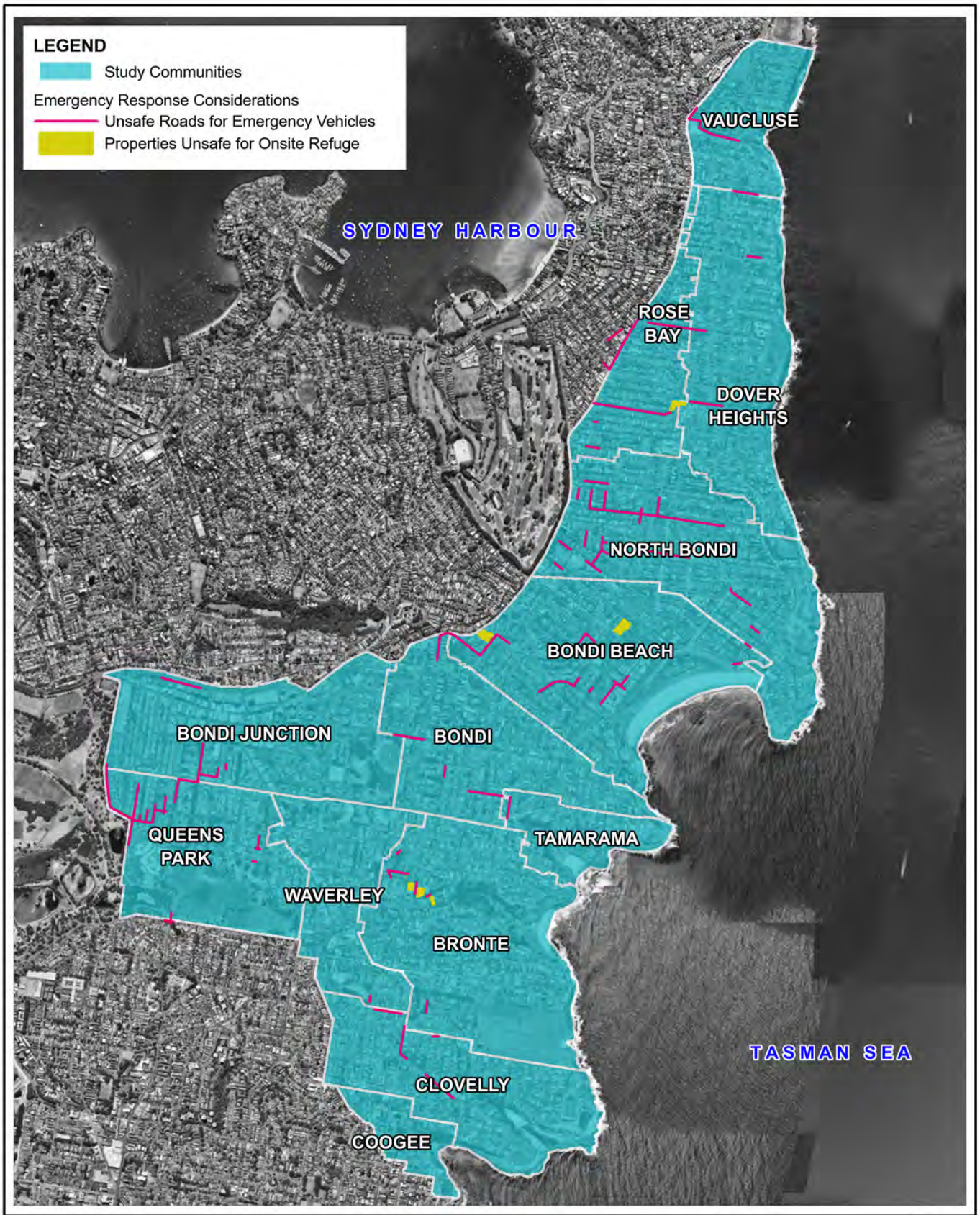
PROJECT: WAVERLEY COUNCIL CHAMBERS

DRAWING TITLE: ROOF FRAMING PLAN

JOB NUMBER: 203446
DRAWING NUMBER: SK17
REVISION: 1
DRAWING SHEET SIZE = A1

Appendix B – Flood Hazard Mapping



Title:
Emergency Response Classification
1% AEP Event

Figure: **X-X**

Rev: **-**

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Approx. Scale

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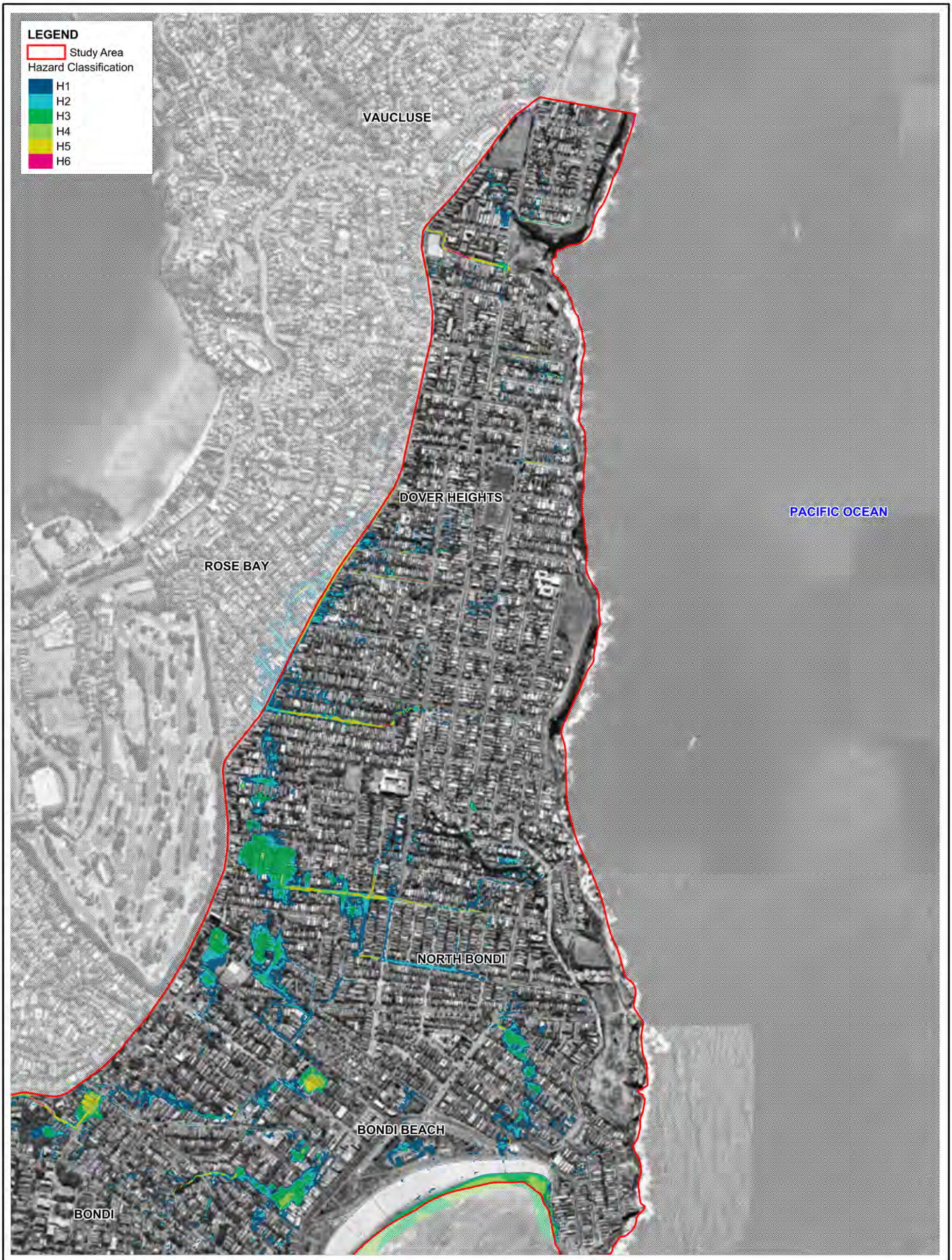

Title:
Provisional Flood Hazard
5% AEP

Figure: **W-22_A**

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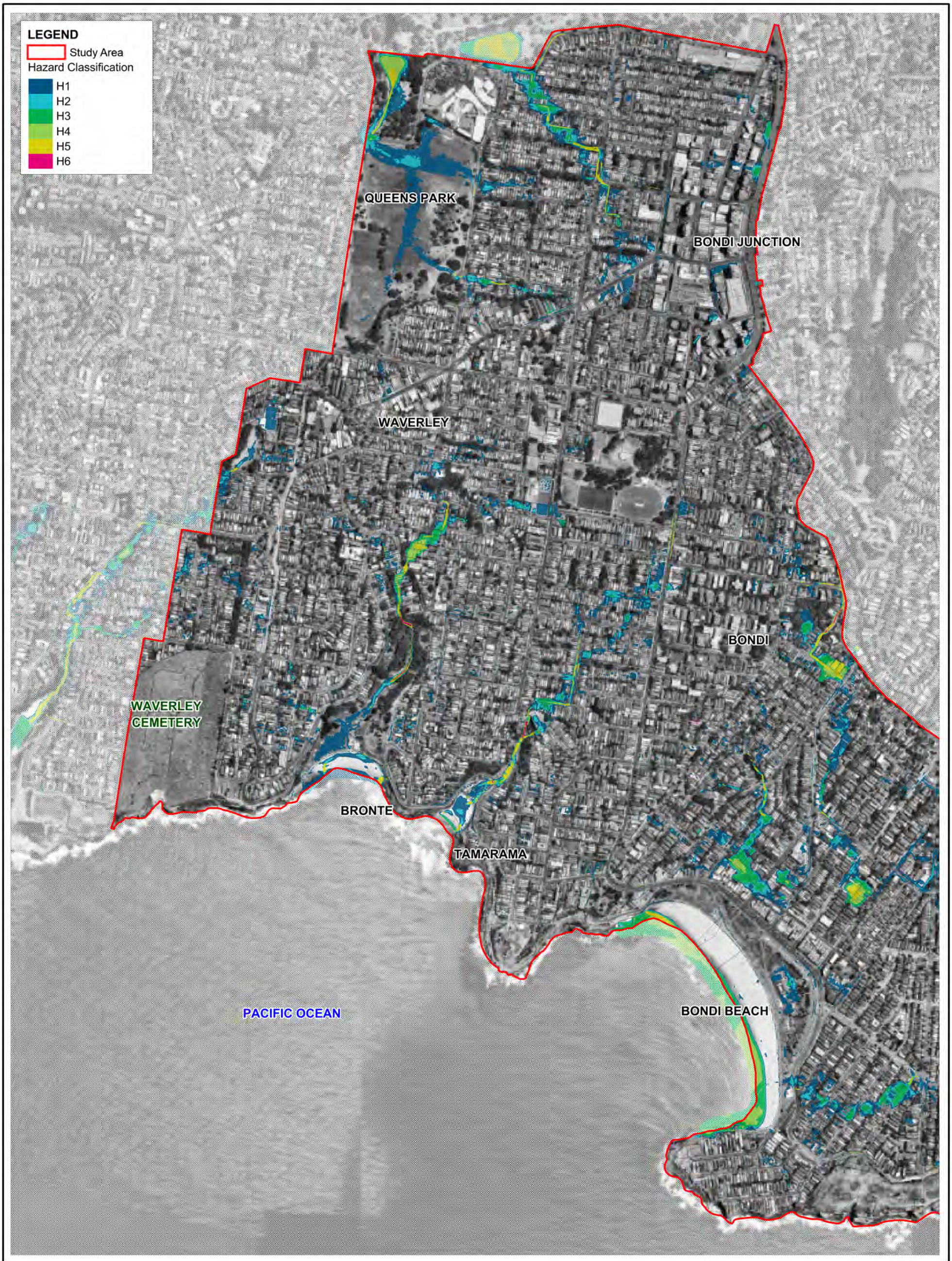

Title:
Provisional Flood Hazard
5% AEP

Figure: **W-22_B**

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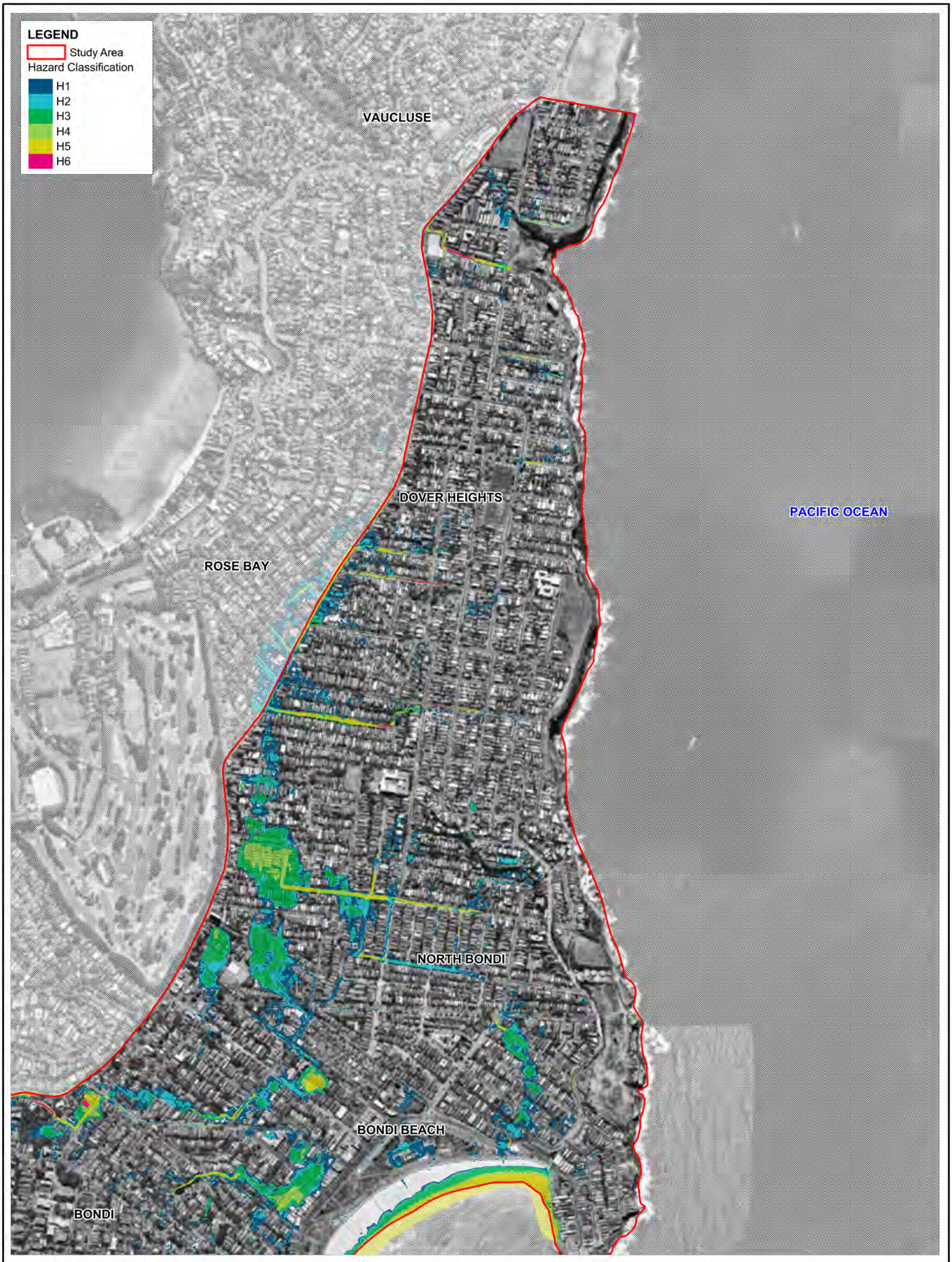

Title:
Provisional Flood Hazard
1% AEP

Figure: **W-23_A**

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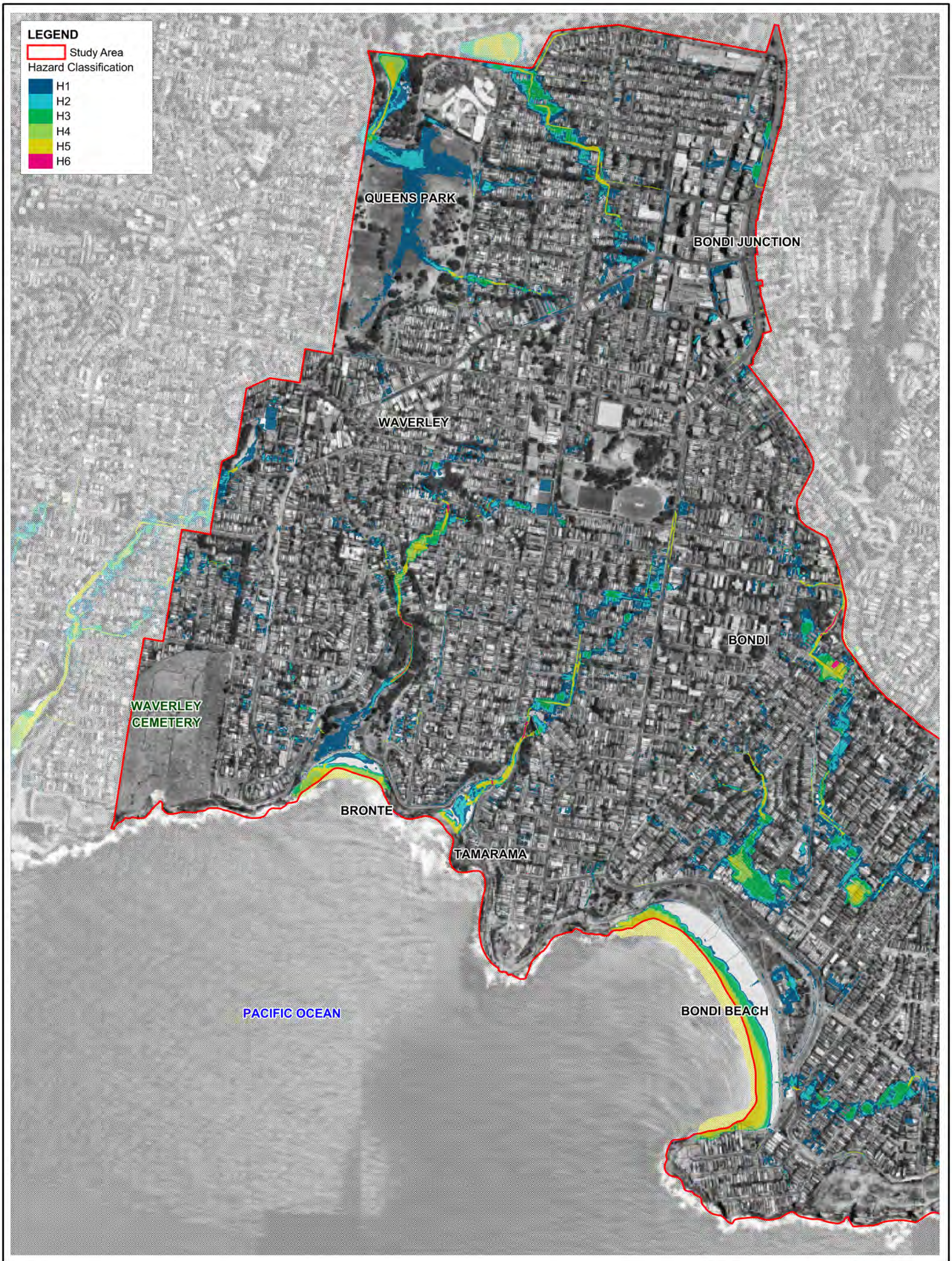

Title:
Provisional Flood Hazard
1% AEP

Figure: **W-23_B**

Rev: **A**

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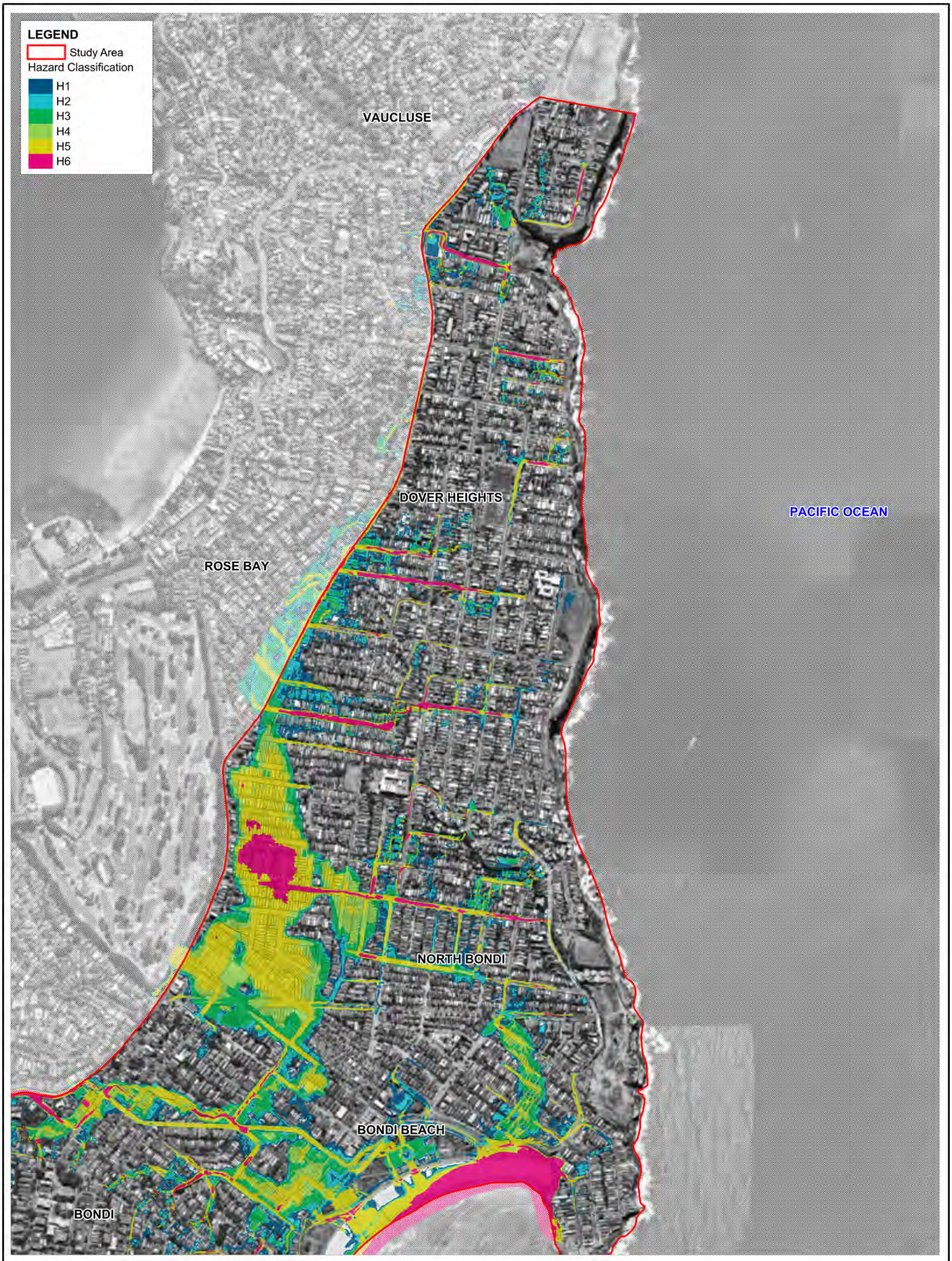

Title:
Provisional Flood Hazard
PMF

Figure: **W-24_A**

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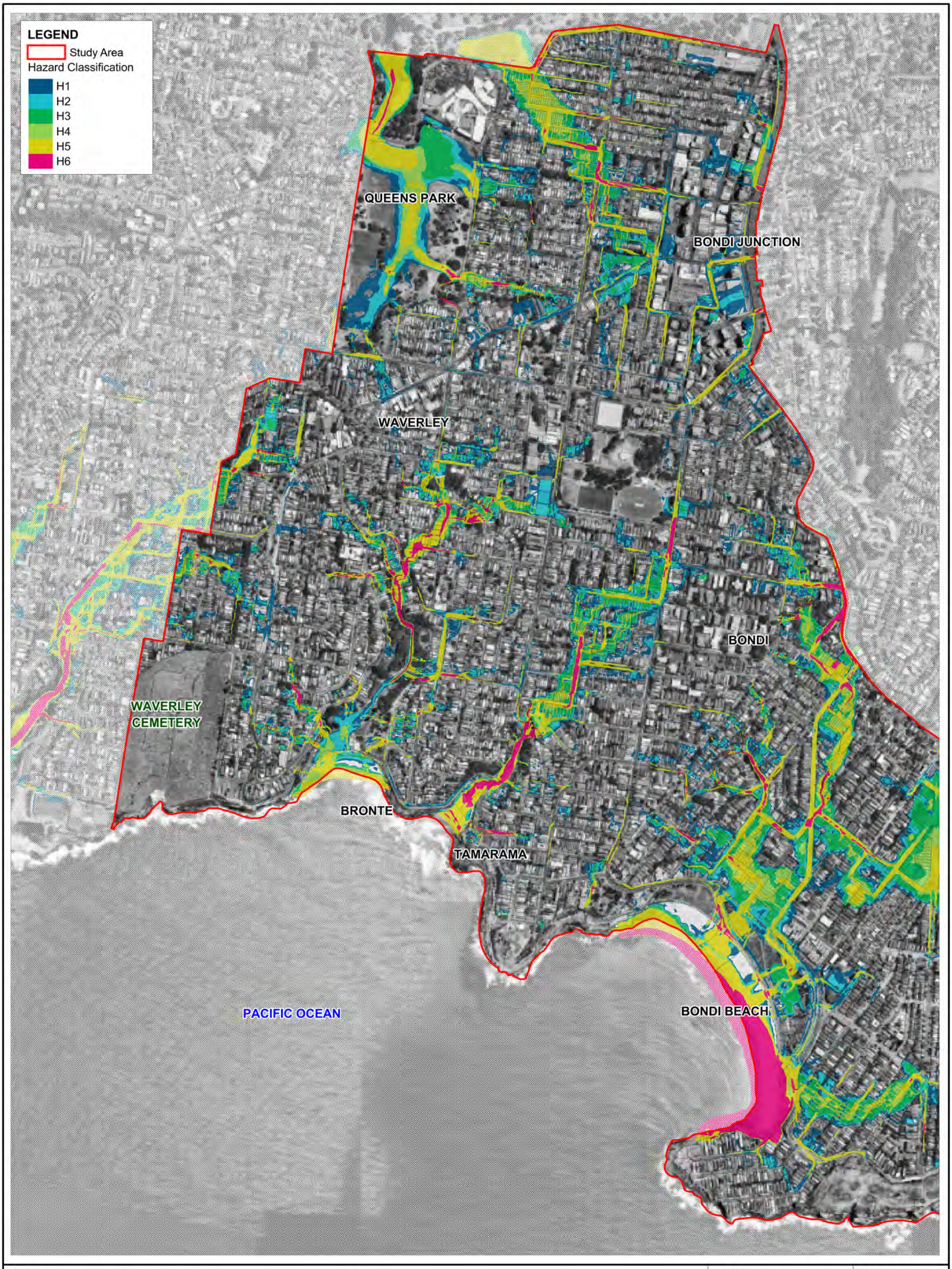

Title:
Provisional Flood Hazard
PMF

Figure: **W-24_B**

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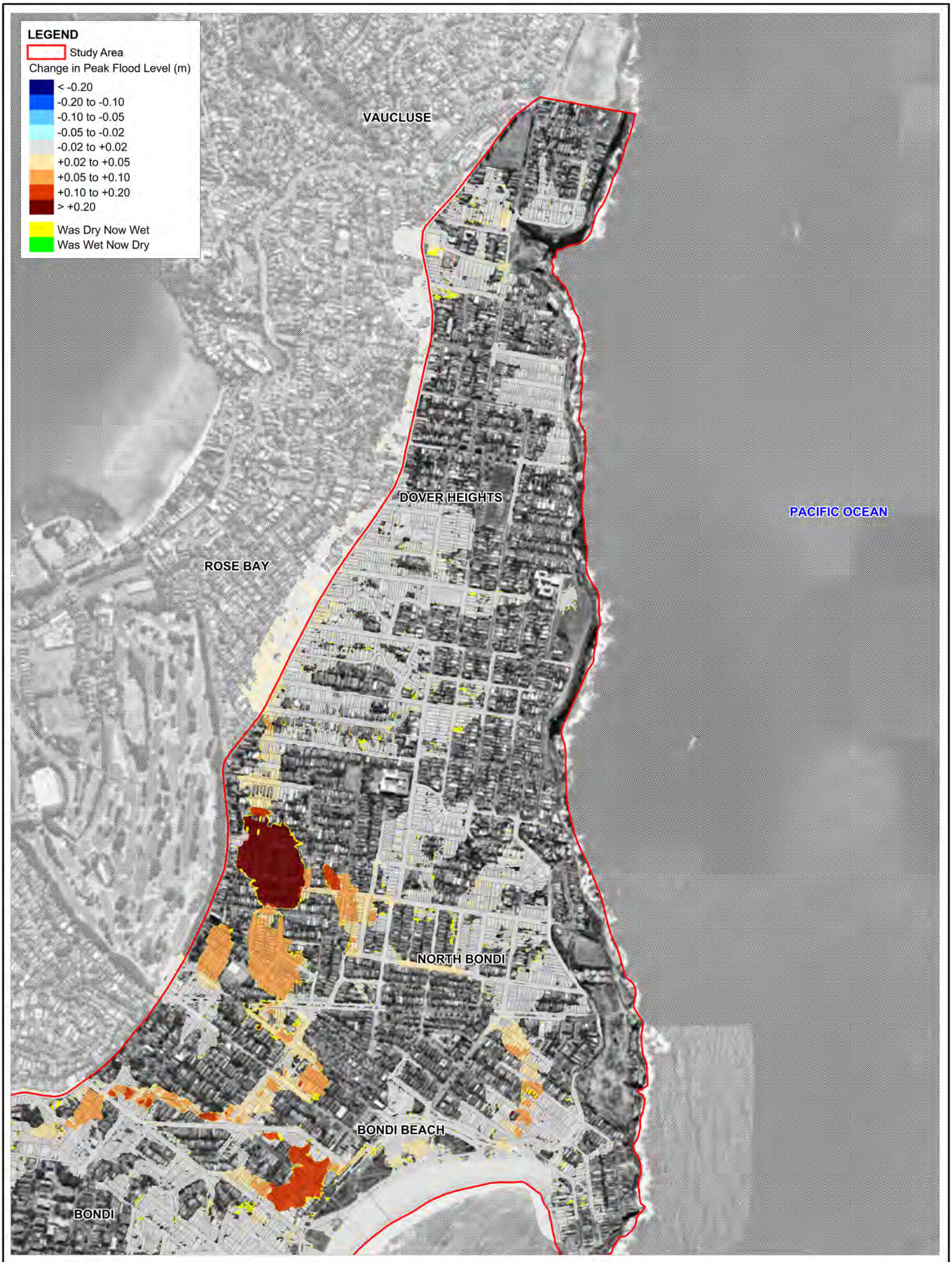

Title:

Change in 1% AEP Peak Flood Level
10% Increase in Intensity Against Design Intensity

Figure: **W-25_A**

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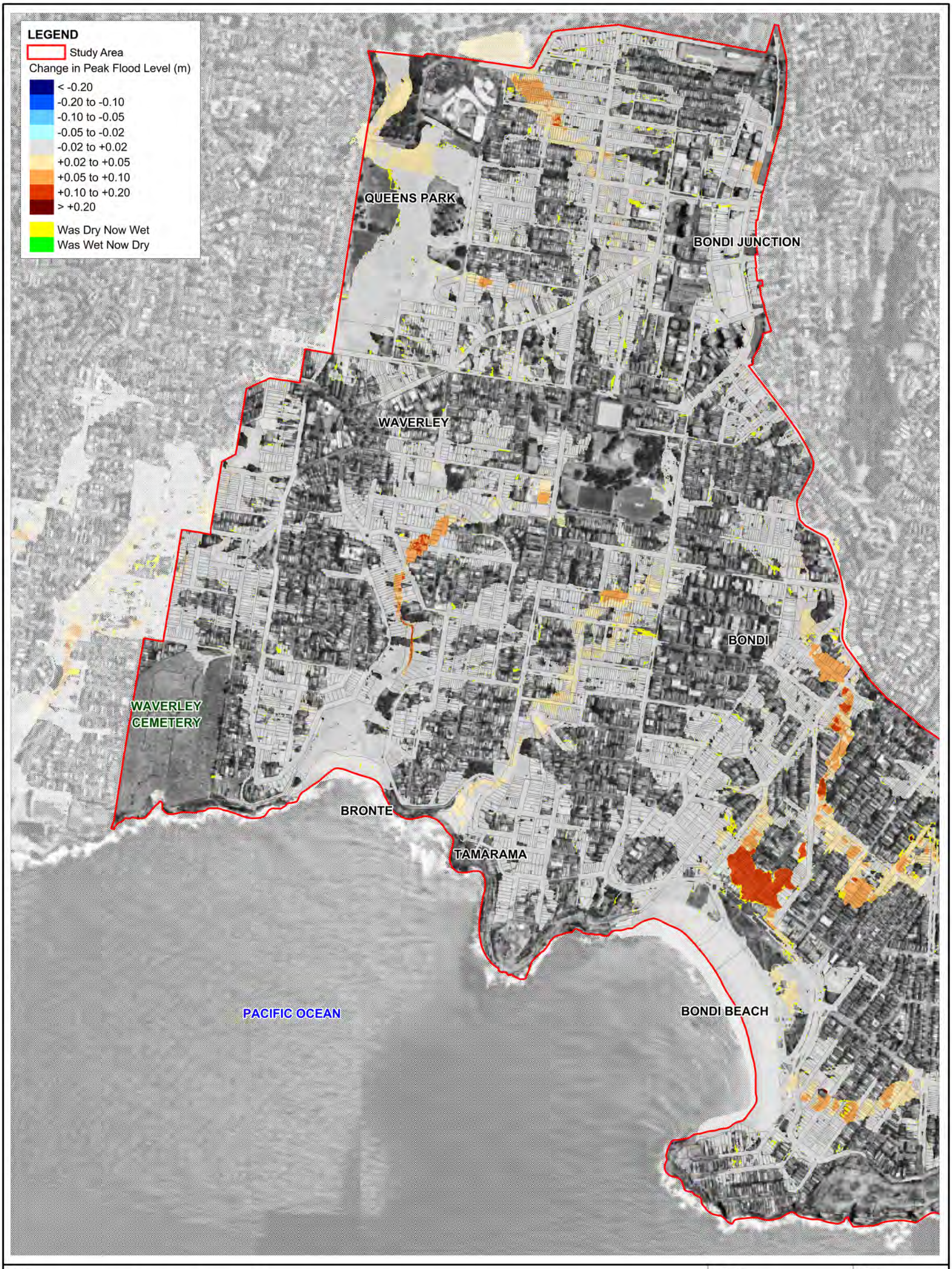

Title:
Change in 1% AEP Peak Flood Level
10% Increase in Intensity Against Design Intensity

Figure: **W-25_B**

Rev: **A**

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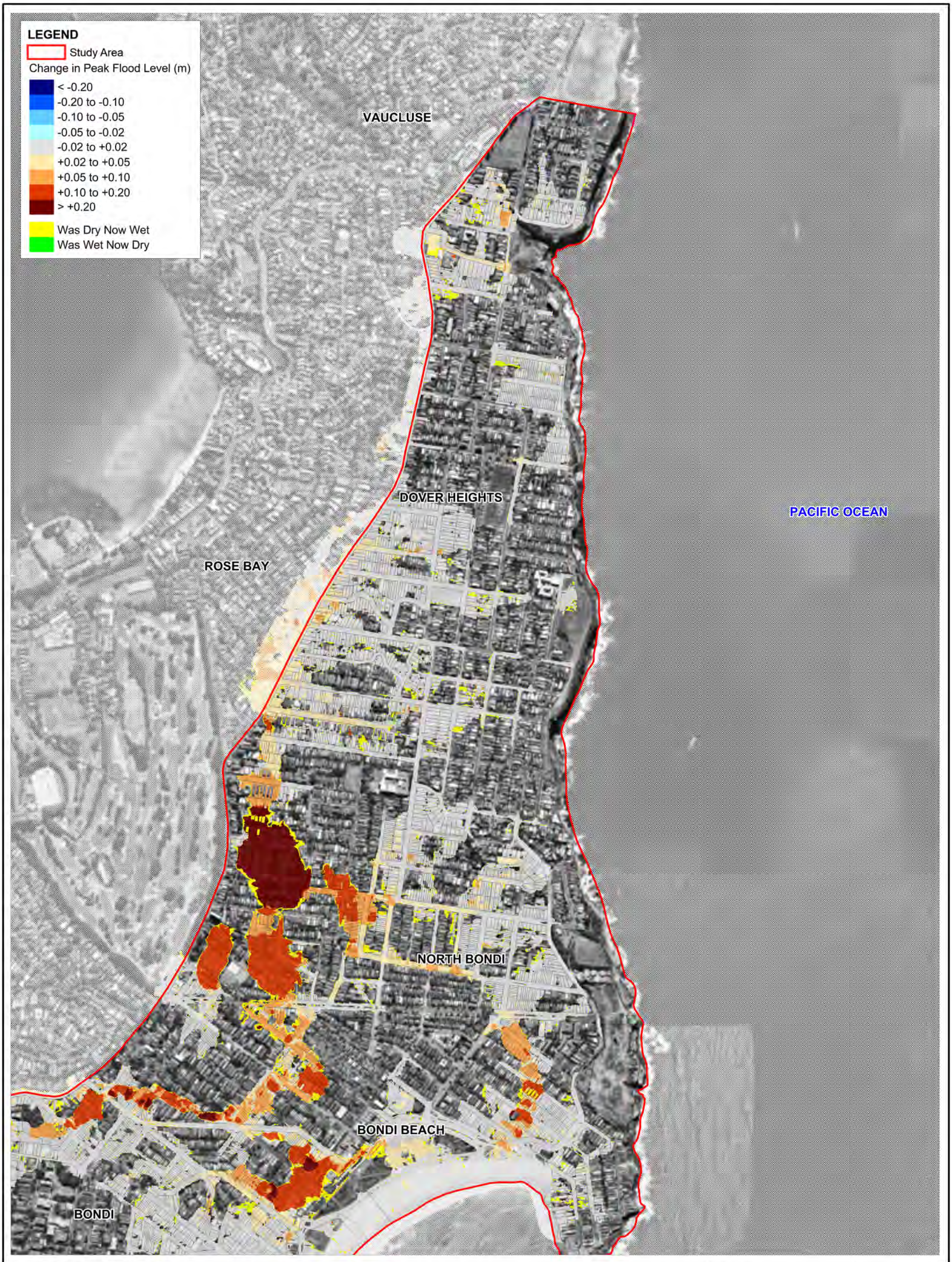

Title:

Change in 1% AEP Peak Flood Level
20% Increase in Intensity Against Design Intensity

Figure: W-26_A

Rev: A

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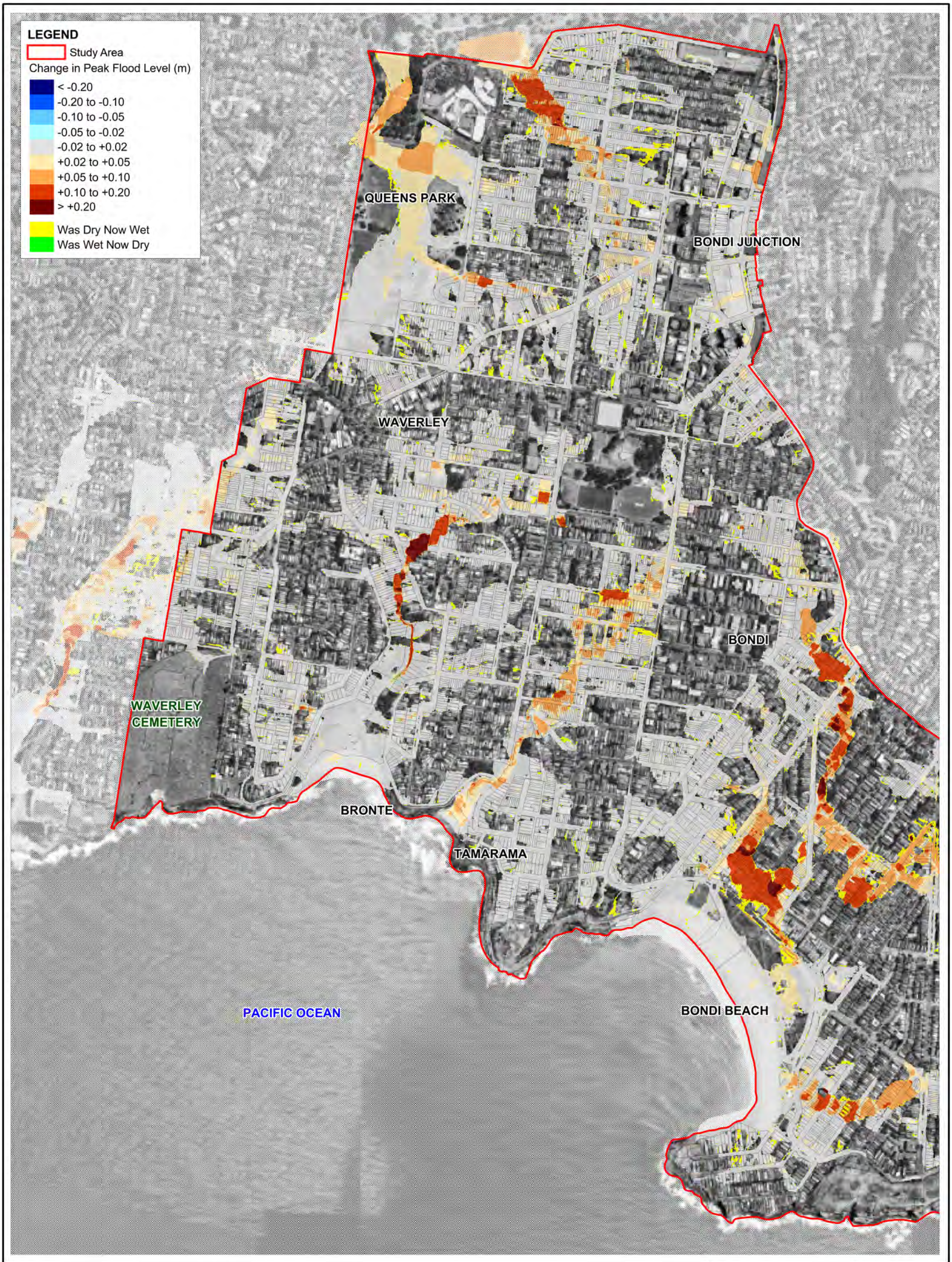

Title:

Change in 1% AEP Peak Flood Level
20% Increase in Intensity Against Design Intensity

Figure: **W-26_B**

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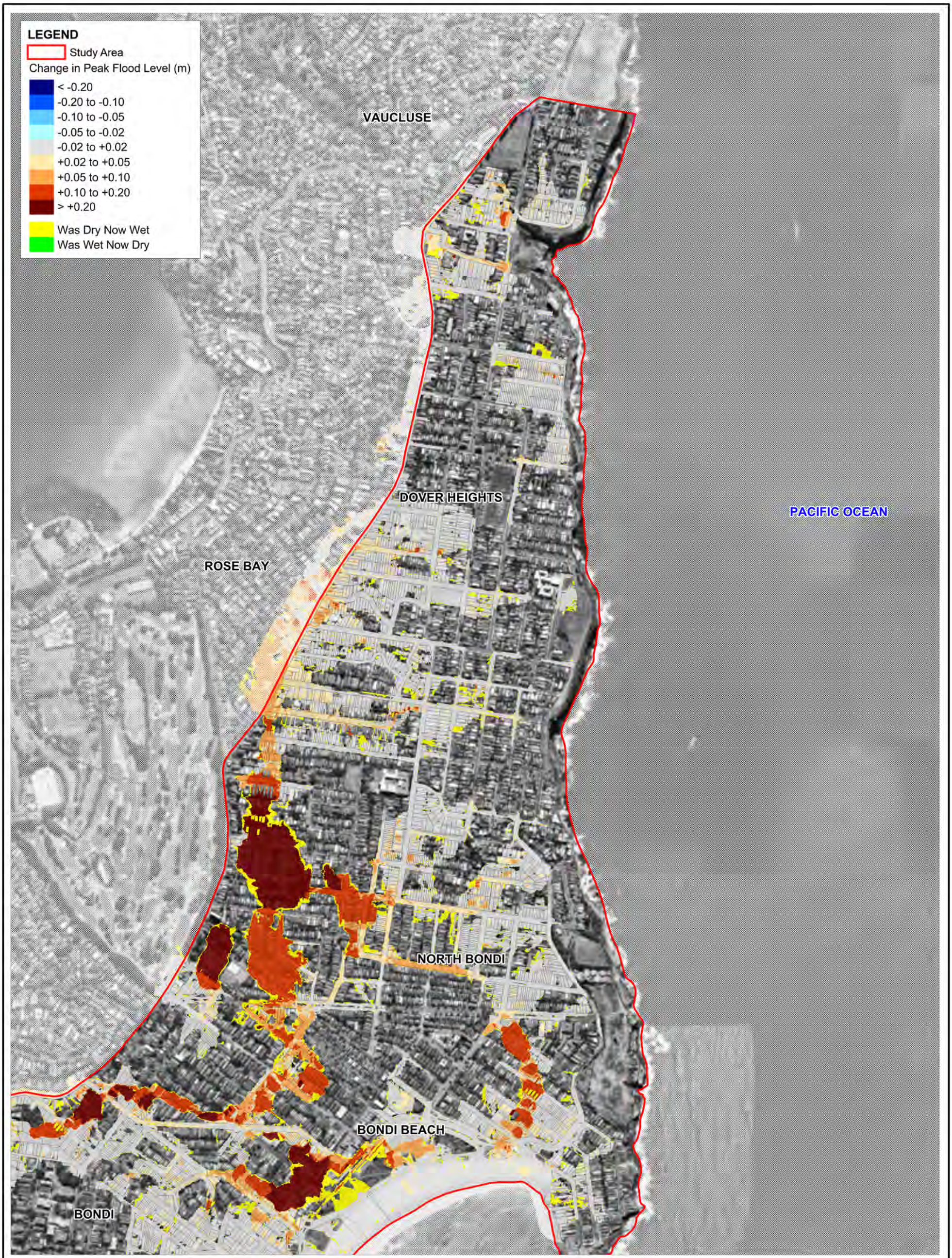

Title:

Change in 1% AEP Peak Flood Level
30% Increase in Intensity Against Design Intensity

Figure: **W-27_A**

Rev: **A**

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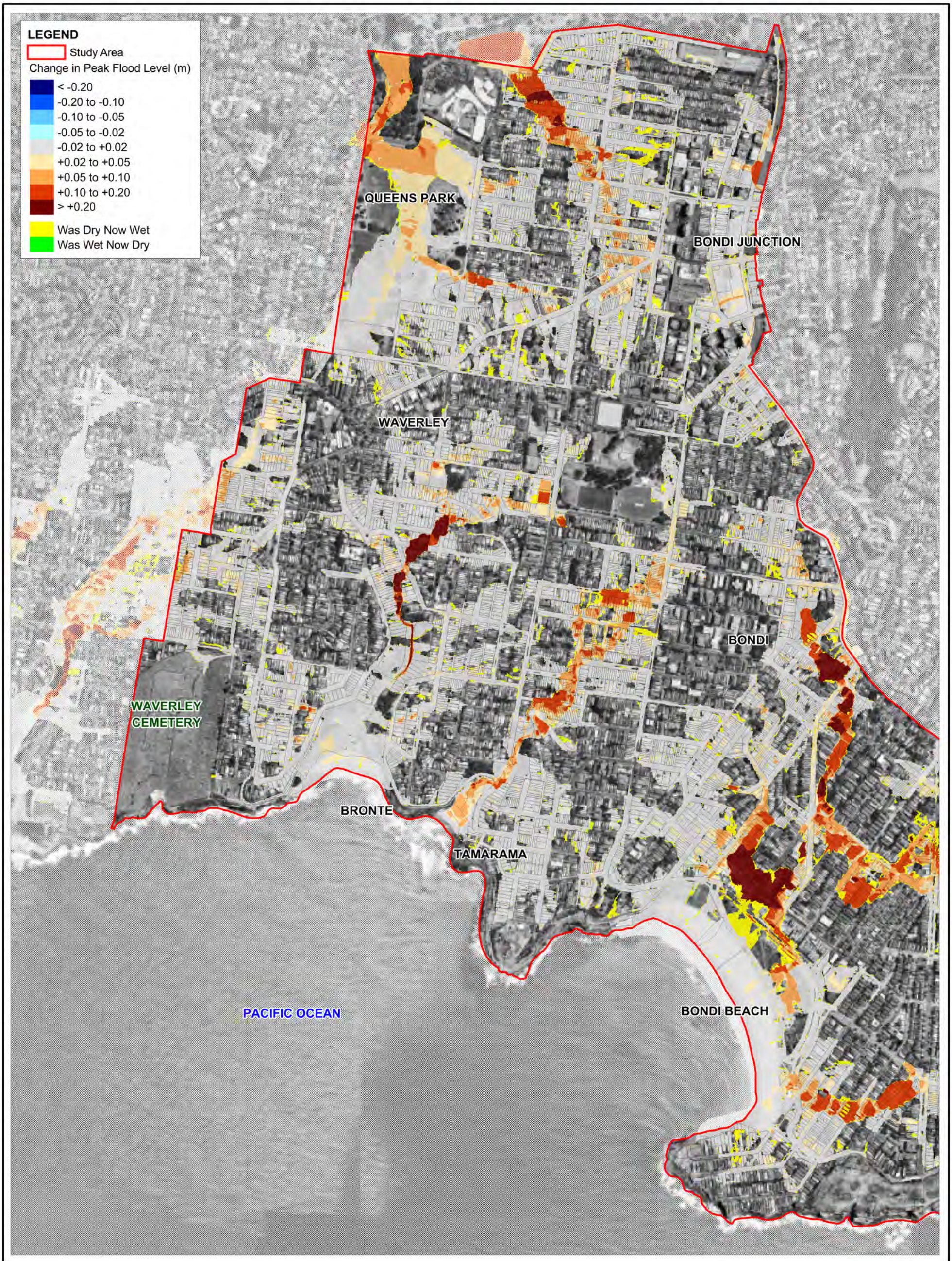

Title:
Change in 1% AEP Peak Flood Level
30% Increase in Intensity Against Design Intensity

Figure: **W-27_B**

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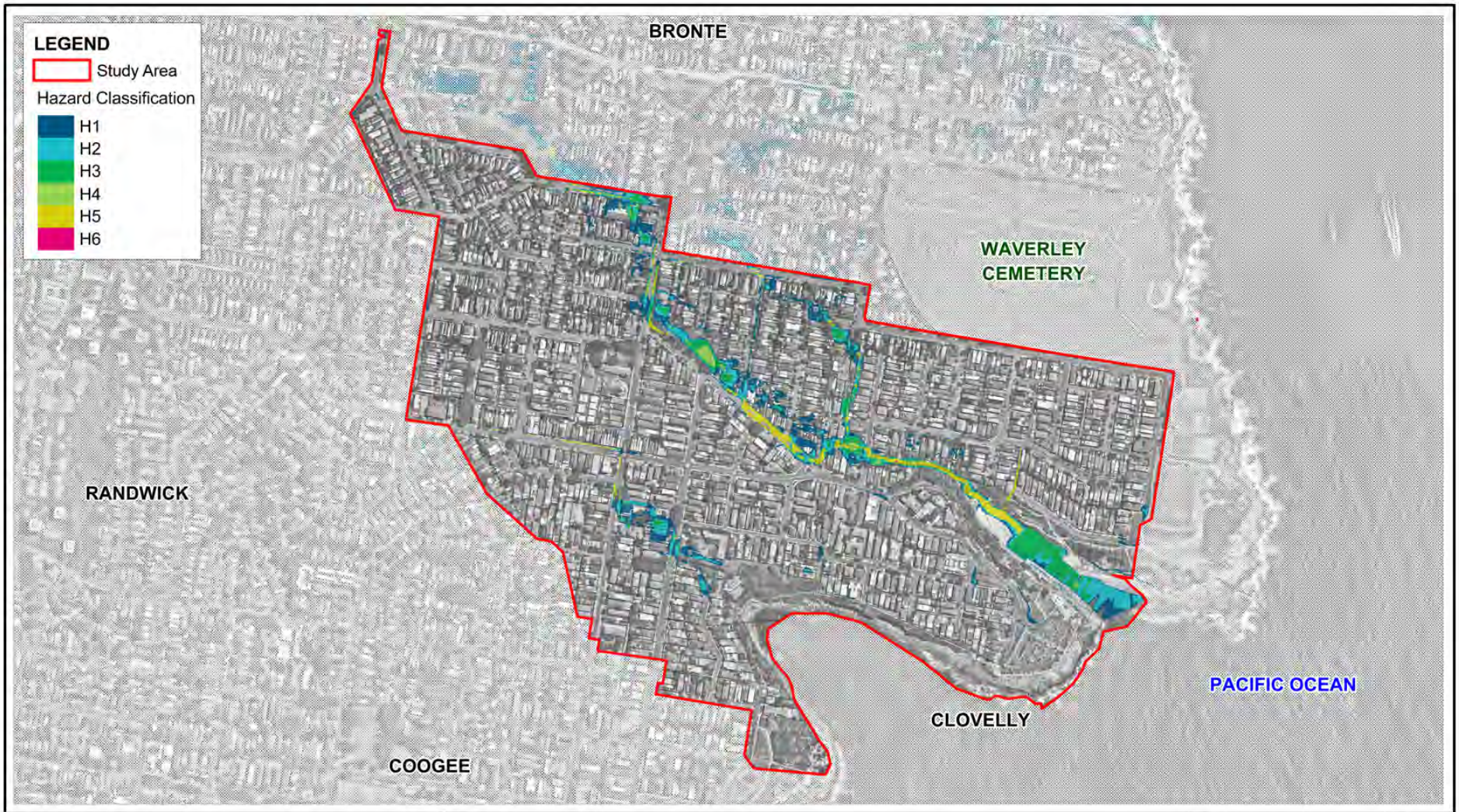

Title:
Provisional Flood Hazard 5% AEP

Figure: **R-22**

Rev: **A**

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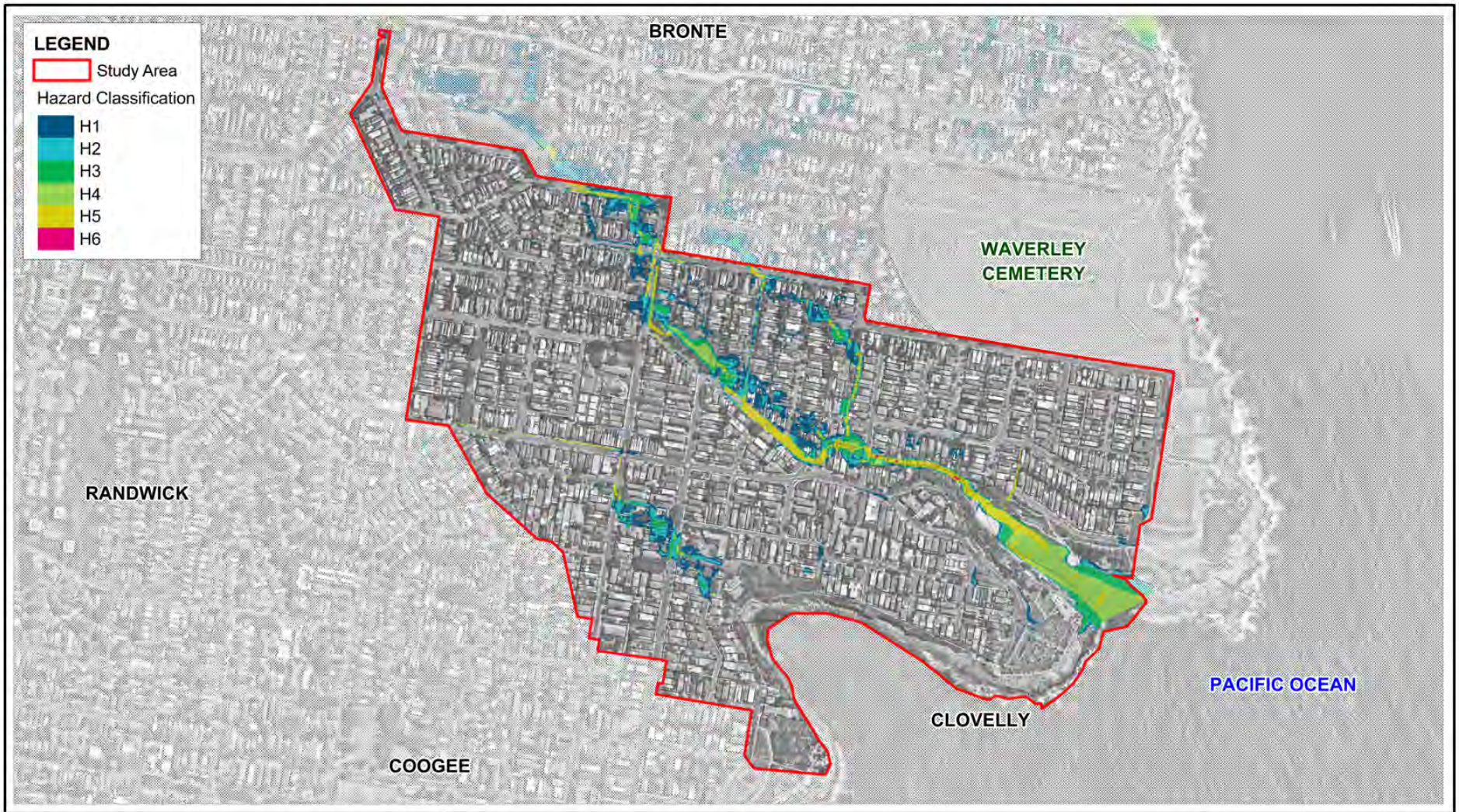

Title:
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Figure: **R-23**

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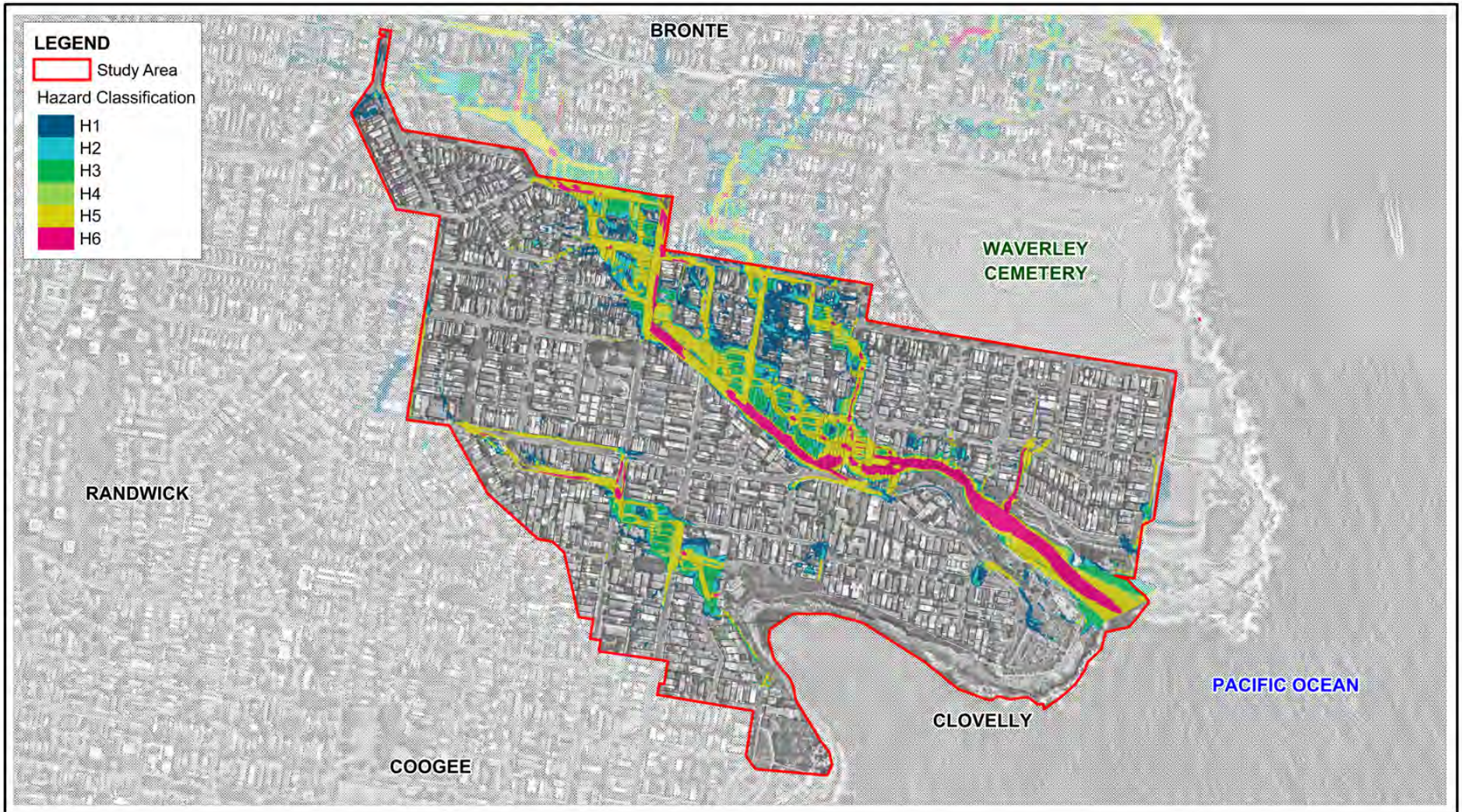

Title:
Provisional Flood Hazard PMF

Figure: **R-24**

Rev: **A**

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N

0 200 400m

Approx. Scale

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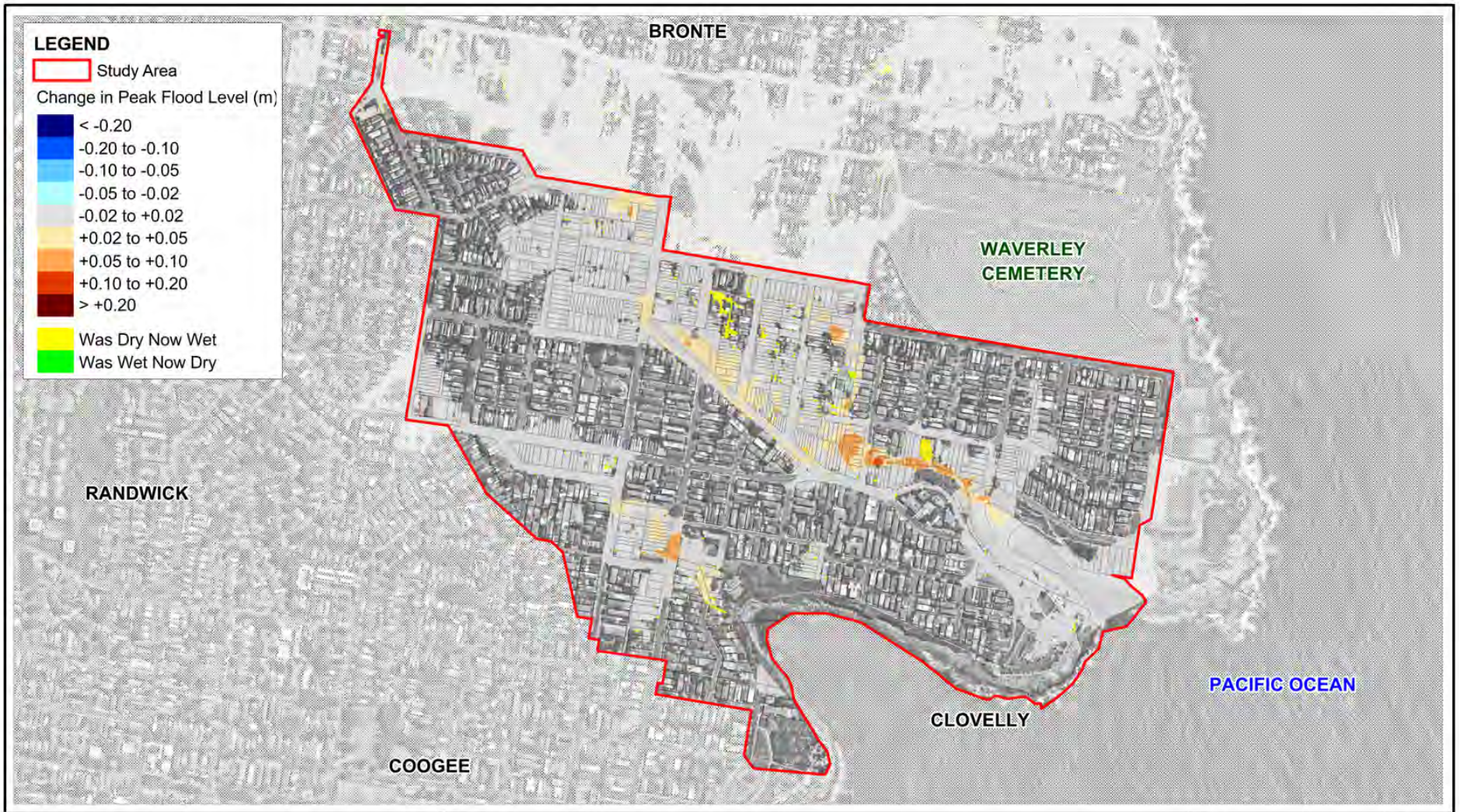
Filepath: S:\WATER\PROJECTS\S20301_FS_Waverley_Council_Stormwater_Flood_Study\MI\Workspaces\Report_Figures\Flood_Mapping_Compendium



Title:
Change in 1% AEP Peak Flood Level
10% Increase in Intensity Against Design Intensity

Figure: **R-25**

Rev: **A**

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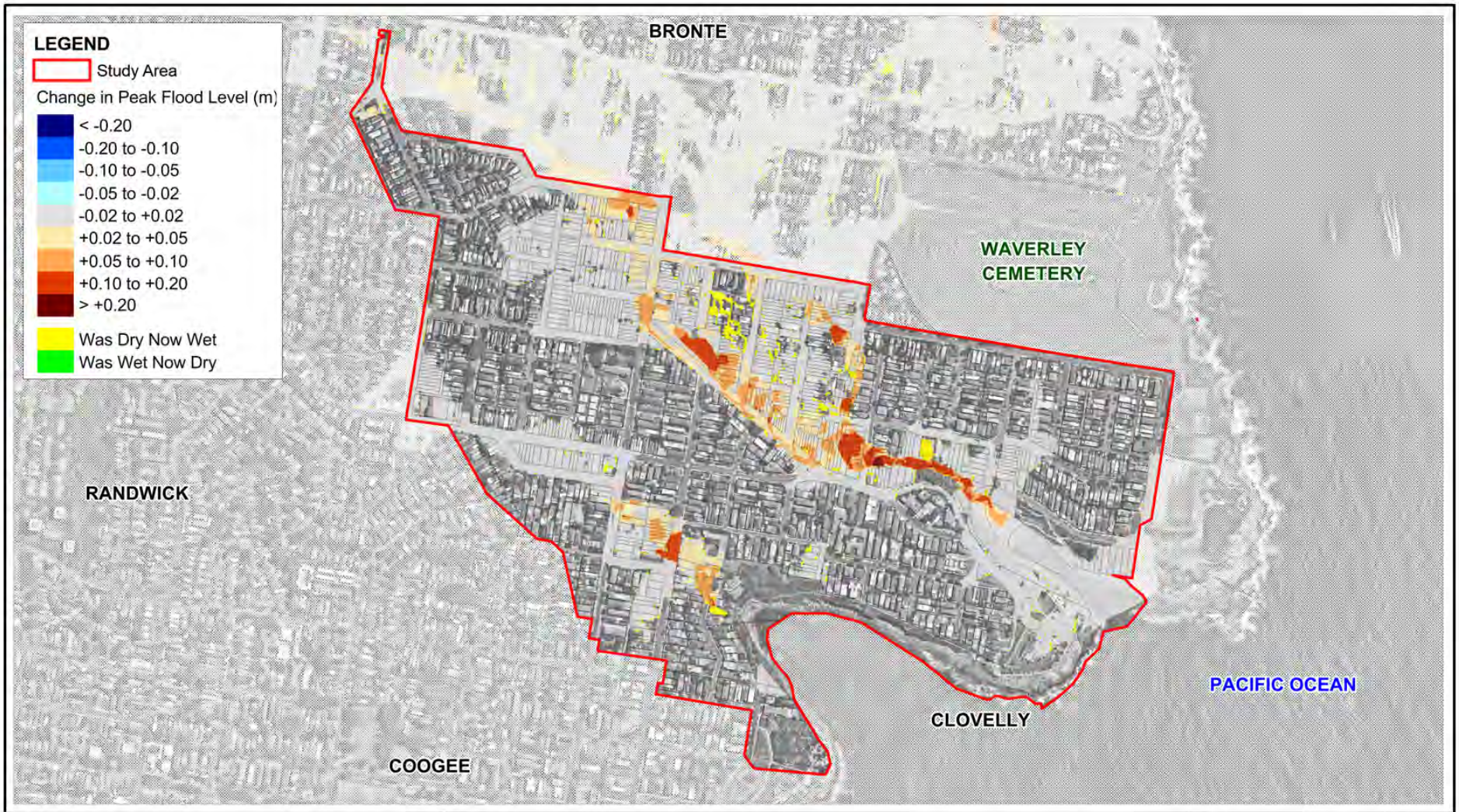

Title:
Change in 1% AEP Peak Flood Level
20% Increase in Intensity Against Design Intensity

Figure: **R-26**

Rev: **A**

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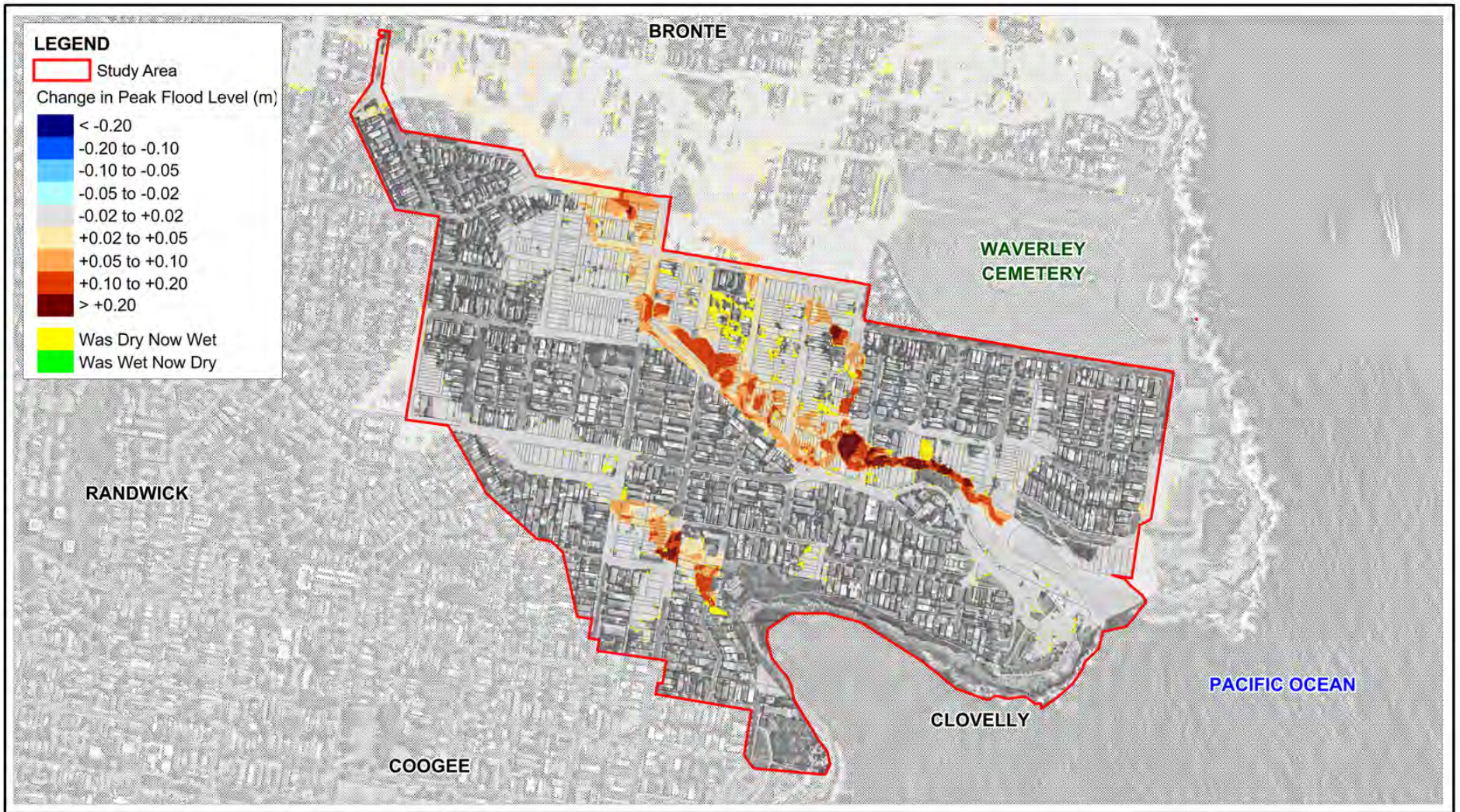

Title:
Change in 1% AEP Peak Flood Level
30% Increase in Intensity Against Design Intensity

Figure: **R-27**

Rev: **A**

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Approx. Scale

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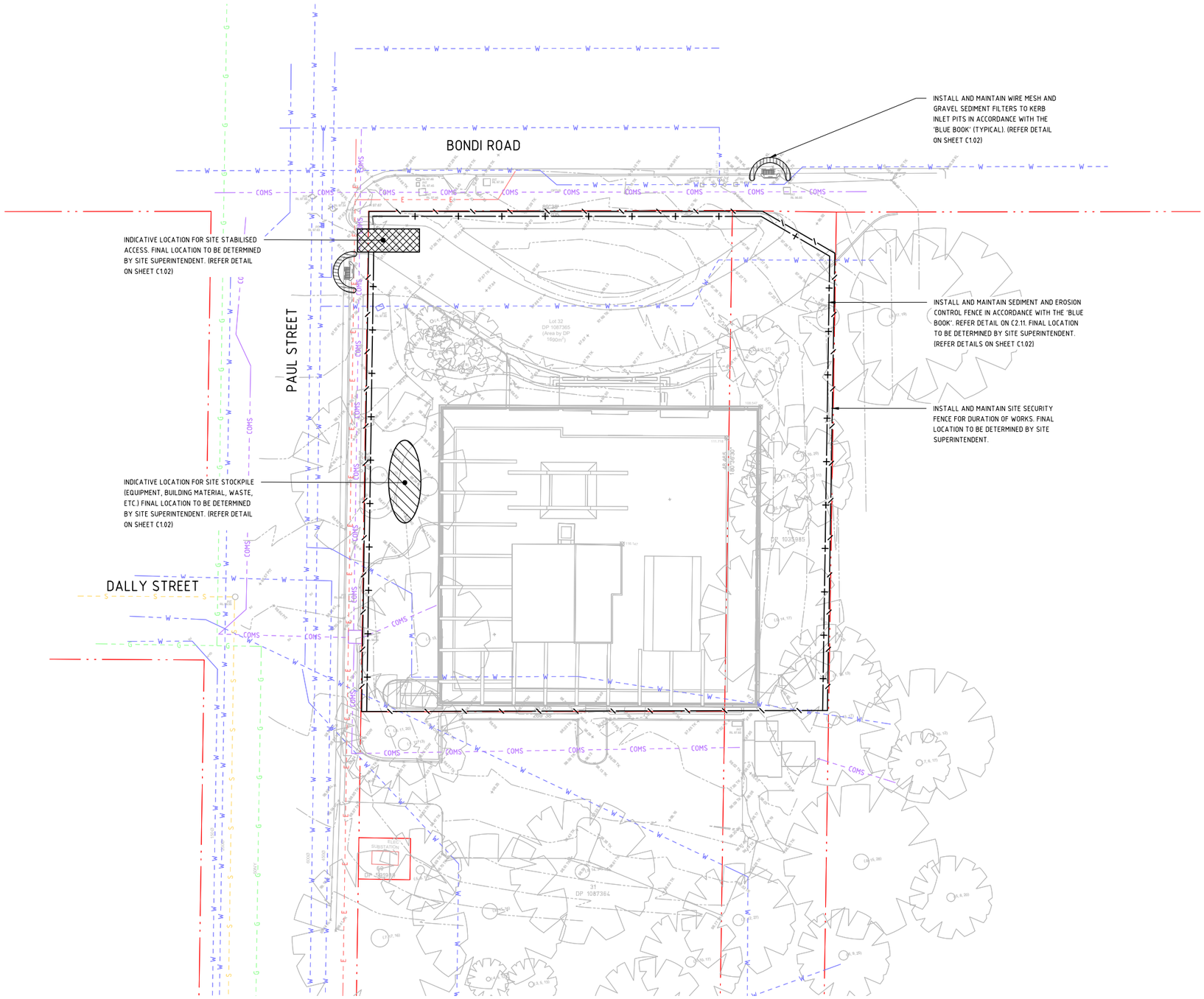
Attachment 15

Concept Erosion and Sediment Control Plan



LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- SEDIMENT FENCE
- SECURITY FENCE
- WIRE MESH AND GRAVEL SEDIMENT FILTER
- STABILISED SITE ACCESS
- STOCKPILE
- EXISTING DRAINAGE STRUCTURE
- COMS — EXISTING TELECOMUNICATIONS
- E — EXISTING ELECTRICITY
- W — EXISTING WATER
- G — EXISTING GAS
- S — EXISTING SEWER

GENERAL NOTES:

1. REFER SPECIFICATIONS NOTES FOR SEDIMENT AND SOIL EROSION CONTROL GENERAL REQUIREMENTS.
2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
3. ALL SEDIMENT AND SOIL EROSION CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH THE 'BLUE BOOK'. CONTRACTOR TO ENSURE THESE MEASURES ARE IN PLACE AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION WORKS.
4. CONTRACTOR TO PROVIDE 'WIRE MESH AND GRAVEL SEDIMENT FILTER' TO ALL PAVED / ROAD AREAS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.

DRAWN: L.MARTIN DESIGNED: B.STOKES JOB MANAGER: B.STOKES VERIFIER:

Found: W:\Projects\2020\203466 - Waverley Council Chambers\3-Drawings\C-Civil\203466 - CAD\01-DA\203466_101_CONCEPT SEDIMENT AND EROSION CONTROL PLAN.dwg Printed By: lmartin Date: 06-5-21 12:23pm

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	ISSUED FOR COORDINATION	L.M	B.S	B.S	06.09.21

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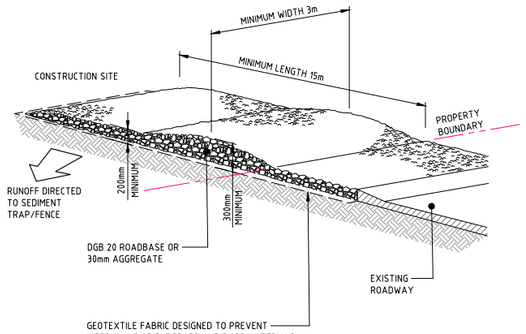
NORTHROP
Wollongong
Level 1, 57 Kembla Street, Wollongong NSW 2500
Ph (02) 4226 3333 Fax (02) 4226 3666
P.O. Box 863, Wollongong, NSW 2500
Email southcoast@northrop.com.au ABN 81 094 433 100

PROJECT: WAVERLEY COUNCIL CHAMBERS
49A BONDI JUNCTION ROAD
BONDI JUNCTION, NSW

DRAWING TITLE: CONCEPT SEDIMENT AND EROSION CONTROL PLAN

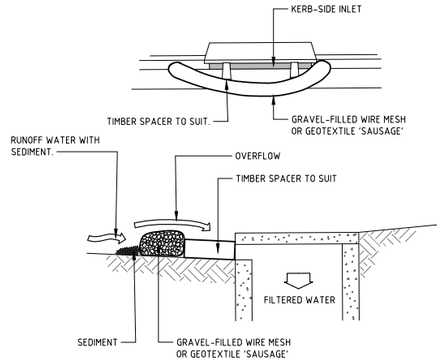
JOB NUMBER: 203466
DRAWING NUMBER: C1.01
REVISION: 1
DRAWING SHEET SIZE = A1



CONSTRUCTION NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

STABILISED SITE ACCESS

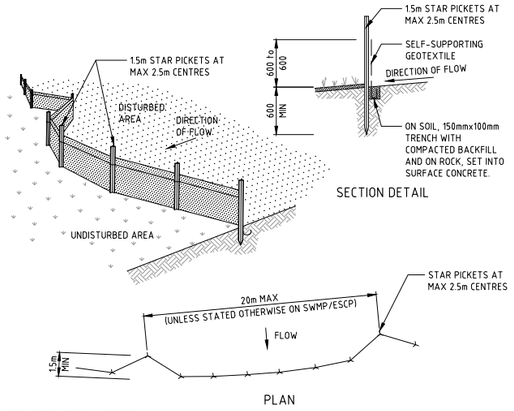


NOTE:THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

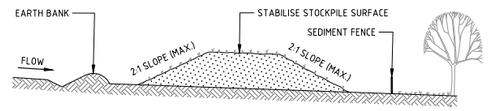
WIRE MESH AND GRAVEL SEDIMENT FILTER



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE



CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE.

STOCKPILE

DRAWN: L.MARTIN DESIGNED: B.STOKES JOB MANAGER: B.STOKES VERIFIER:

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	ISSUED FOR COORDINATION	L.M	B.S	B.S	06.09.21

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ARCHITECT: lahznimmo architects

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NORTHROP
Wollongong
Level 1, 57 Kembla Street, Wollongong NSW 2500
Ph (02) 4226 3333 Fax (02) 4226 3666
P.O. Box 863, Wollongong, NSW 2500
Email southcoast@northrop.com.au ABN 81 094 433 100

PROJECT: WAVERLEY COUNCIL CHAMBERS
49A BONDI JUNCTION ROAD
BONDI JUNCTION, NSW

DRAWING TITLE: SEDIMENT AND EROSION CONTROL DETAILS

JOB NUMBER: 203466
DRAWING NUMBER: C1.02
REVISION: 1
DRAWING SHEET SIZE = A1

Date: 06-9-21 12:40pm Plotted By: lmartin Found: W:\Projects\203466 - Waverley Council Chambers\D-Drawings\C-Civil\203466_102_SEDIMENT AND EROSION CONTROL DETAILS.dwg

Attachment 16

Site Waste Management and Recycling Management Plan

Site Waste And Recycling Management Plan (SWRMP) Part 1 - Design

Waverley Development Control Plan (WDCP) 2012 – Part B1 Waste

OFFICE USE

Application No.: DA Date Recieved

TO BE SUBMITTED WITH YOUR DEVELOPMENT APPLICATION

All applicants are required to submit a Site Waste and Recycling Management Plan (SWRMP) as part of their development application.

The SWRMP consists of two forms, Part 1 Design and Part 2 - Construction and Demolition.

Both checklists will be assessed against the provisions of Waverley Control Plan 2012 - Part B1, Waste.

Please ensure you answer all questions on this form and display the information requested under Section 5: Checklist on your architectural plans.

Should you require assistance please contact Council's Customer Service Centre on 9083 8000.

Section 1: Description of Proposal

Property number | Street name

Suburb | Postcode

Site description including current structures on the site

Proposal description

Applicants details

Title | Given name/s | Family name

SWRMP Author (if different to applicant)

Title | Given name/s | Family name

Site Waste And Recycling Management Plan (SWRMP) Part 1 – Design

Section 2: Type of Development

Complete each relevant part for your development type.

(A) Low Density Residential Development:

This section applies to dwelling houses; dual occupancies; secondary dwellings; semi-detached dwellings; and/or attached dwellings.

Describe your development proposal:

All low density residential developments are issued 140L bins for garbage, container recycling, paper & cardboard and garden waste.

(B) Multi Residential Development:

This section applies to a building containing 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level. This includes standard residential properties as well as premises defined as boarding houses and serviced apartments.

Total number of residential units	Number of studio or 1 bedroom units	Number of 2+ bedroom units
Waste generation rate	80L/unit	120L/unit

WASTE GENERATION AND STORAGE REQUIREMENTS

Waste generation rates are specified in the WDCP 2012 –Annexure B1-2. A waste generation calculator is available on council's DA webpage to assist with calculating the waste generation rate and associated bin numbers required.

Bin Type	Size of bin	Number of bins
RED LID BIN – household garbage		
YELLOW LID BIN – container recycling		
BLUE LID BIN – paper & cardboard		
GREEN LID BIN – garden waste		

Additional space allocation and equipment

Bulky waste storage (m²)	
Other problem waste (m²) e.g. electronic waste, crates etc	
Waste management equipment such as chutes and/or compactors	

Site Waste And Recycling Management Plan (SWRMP)
Part 1 – Design

(C) Commercial Development:

This section applies to a building with one or more commercial lots.

Waste storage space is to be designed with flexibility to accommodate a future change in use and higher waste generation rates. Review typical waste generation rates in the WDCP 2012 Annexure B1-2.

No.	Shop type	Shop area (m²)	Rate of waste (L/m²)	Waste per day (Litres)	Rate of recycling (Litres)	Recycling Per day (Litres)
TOTALS PER DAY						

Site Waste And Recycling Management Plan (SWRMP) Part 1 – Design

(C) Commercial Development:

1. WASTE AND RECYCLING

	Expected generation per week (L)	Number of collections per week	Bin size	Number of bins
General waste/garbage				
			Other bin size (specify) →	
Recycling (co-mingled)				
			Other bin size (specify) →	

2. OTHER STORAGE REQUIREMENTS

	Expected generation per week	Number of collections per week	Storage details/ Floor space required/Bin size
Paper and cardboard			
Medical & clinical			
Liquid trade waste			
Delivery crates (milk, bread)			
Bulky cardboard			
Plastic packaging			
Food waste			

(D) Mixed Use Development:

A building containing both residential dwellings and commercial lots.

Complete (B) (page 2) **and (C)** (pages 3 and 4) **of this form**

Site Waste And Recycling Management Plan (SWRMP) Part 1 – Design

WASTE GENERATION AND STORAGE REQUIREMENTS

Sufficient space must be provided to accommodate the storage of waste and recycling likely to be generated on the premises. Waste storage space is to be designed with flexibility to accommodate a future change in use and higher waste generation rates. Refer to the WDCP 2012 for waste and recycling rates.

For Single Unit Dwellings

A SWRMP is not required for single unit dwellings (individual house). The standard bin size for single unit dwellings is a 140L bin

Council's bin allocation and service for single dwellings is as follows:

- 1 X 140L bin for garbage
- 1 X 140L bin for paper/cardboard recyclables
- 1 x 140L bin for container recyclables
- 1 x 140L or 240L bin or 80L for garden waste (optional)

Multi Unit Dwellings

The standard bin size for multi unit dwellings is 240L. The number of bins for a multi unit dwelling depends on the total waste and recycling generation at the property. These are calculated using the rates specified in the WDCP 2012.

The use of 660L bins will only be considered where:

- The building has more than 20 units; and
- Adequate off site access for waste collection vehicles is provided and is in accordance with relevant Australian Standards, the National Construction Code and annexure B1-3.

For buildings greater than 50 units

Council encourages developers to include innovative technologies to manage and minimise waste produced during occupation**.**

Provide information about any additional on-site storage or waste management equipment such as:

- Collection of other problem waste streams such as electronic waste or textiles
- Garbage and/or recycling chutes (Please note, Council does not support the use of e-diverter chutes for waste and recycling)
- Cardboard baler
- Collection of other problem waste streams such as electronic waste or textiles compaction equipment (Refer to annexure B1-6)

Site Waste And Recycling Management Plan (SWRMP) Part 1 – Design

Section 3: Amenity

Describe how noise and odour associated with moving and emptying the bins is minimised?

Describe the ventilation of the waste and recycling storage area.

Describe the process for washing bins and the waste and recycling storage areas. Is there an authorised connection to the sewer?

Is your waste and recycling storage area within the boundary of the site and screened from the public and commercial domains?

Section 4: Access & Collection

Describe how building occupants access the waste and recycling bins.

Describe the route for transferring the waste and recycling bins from the storage area to the collection point.

Describe access by waste and recycling contractors to collect bins from kerbside or onsite.

For kerbside collection, describe your process to ensure that bins are not left in the public domain for extended periods. Bins must be presented the night before collection and brought in immediately after collection.

Site Waste And Recycling Management Plan (SWRMP) Part 1 – Design

Section 5: Checklist.

Have you shown the following information on your architectural plans?

	YES
The location of waste and recycling storage area(s) for residential and/or commercial	
The bin storage area with clearly labelled bin number, type and size.	
A description of waste infrastructure including any chutes, carousels, compactors and bin lifters has been provided	
The storage area where two days worth of waste and recycling storage (multi unit dwellings only)	
The transfer route of bins from the storage area(s) to collection point marking any gradient/slope/stairs	
The bin presentation location for collection (on kerbside or on-site)	
The area of green waste storage area of 1m³ minimum (optional for multi unit dwellings only)	
Caged area for discarded bulky items (multi unit dwellings only)	
Problem waste storage area collection (multi unit dwellings only)	
Vehicle access route and turning area, if collection is within the premises	

Submit your SWRMP

You can lodge the completed SWRMP Part 1 with your DA lodgment.
All documentation must be submitted electronically on a USB following Council's guidelines here
http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0004/86791/Electronic_lodgement_guidelines.pdf

WHAT NOW: Once your application is received a Council Officer may contact you to discuss your proposal, which may include a request for further information and / or clarification of the proposal.

For further information regarding your application, please contact us by: TELEPHONE: (02) 9083 8000
or visit our WEBSITE: www.waverley.nsw.gov.au