



# AMENDED

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Waverley Council

Application No: DA-374/2019

Date Received: 27/03/2020

Boot Factory DA 374/2019  
RFI Response Table  
P-19193  
March 2020

Council Response	Consultant	Comment / Action
<b>1. Architectural Plans</b>		
<p>The Architectural Plans should be amended to include the following information:</p> <ul style="list-style-type: none"> <li>(a) The size of the internal rooms and terrace areas.</li> <li>(b) The height of the parapet of the Mill Hill Building.</li> <li>(c) The height of the proposed pedestrian connection between the Mill Hill building and the Boot Factory building.</li> <li>(d) Provide a section plan of the pedestrian bridge.</li> <li>(e) Please detail of the existing ground level to allow for the calculation of the maximum building height measured vertically to the highest point of the building.</li> <li>(f) The existing and proposed gross floor area (GFA) is to be calculated in accordance with the definition of GFA prescribed by the Waverley LEP 2012. Common vertical circulation areas are to be excluded.</li> </ul>	Archer Office	<p>Plans have been amended to show requested information.</p> <p>Additional survey points have recently been established to provide more detailed RLs for existing building elements. Drawings have been adjusted accordingly.</p>
<p>Materials Schedule</p> <ul style="list-style-type: none"> <li>(g) The materials schedule is to be updated to include: <ul style="list-style-type: none"> <li>o material XW in the legend.</li> <li>o Materials PL1, PL2 and RF4 identified in the legend are to also be included in the materials schedule.</li> </ul> </li> </ul>	Archer Office	Material schedule has been amended.
<ul style="list-style-type: none"> <li>(h) Provide a full set of section plans, including sections 1 – 4 and A – D as identified on drawings A101.</li> <li>(i) Dimension the length of the existing and proposed canopy over terrace associated with the Mill Hill building.</li> </ul>	Archer Office	<p>Drawings have been amended and an additional drawing A204 West Elevation – Mill Hill Centre has been created, which also shows the pedestrian bridge between buildings in section.</p> <p>5 x elevations and 2 x sections have been provided. Note that 1-4 and A-D are grid lines rather than section and elevation markers.</p>
<p>Signage</p> <ul style="list-style-type: none"> <li>(j) Provide further details of the signage, including:</li> </ul>	Archer Office	Detailed signage drawings showing further details of proposed signage have been included on sheet A700 Material Schedule.

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<ul style="list-style-type: none"> <li>o Whether the open lettering associated with the signage will be flush mounted or projecting.</li> <li>o The architectural plans and the materials schedule are to be updated to include the details of all proposed signage.</li> </ul>		Materials schedule has been updated to include this information.
<p>Building Height</p> <p>(k) On the Architectural Plans detail the maximum height limit prescribed by the Waverley LEP 2012.</p>	Archer Office	Drawings have been updated to show the 32m maximum building height.
<b>2. Landscape Plans</b>		
<p>(a) Clarify the proposed location of the various brick treatments at the ground plane detailed on the 'material palette'.</p> <p>(b) Provide a section plan of the raised timber deck/ raised concrete plinth detailing the height of the deck.</p>	Aspect	Landscape Plans have been updated to incorporate requested information.
<b>3. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</b>		
(a) The site is subject to the provisions of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP). The Applicant is required to provide an assessment against the relevant parts of the SEPP and the associated matters for consideration.	City Plan	We understand that the site is outside the Sydney Harbour Catchment. Refer to attached letter prepared by Cityplan.
<b>4. Heritage</b>		
Council's Heritage Architect has reviewed the proposal and concludes that the proposed adaptive reuse, although removing much of the existing fabric, is supported on the basis of the continued vulnerability of the building and poor outcomes of previous conservation works. However, there are various recommendations needing further consideration, including, though not limited to:	Matt Devine & Co	Matt Devine and Archer Office met with Fleur Mellor on 05.03.2020 to discuss.
(a) The proposed replacement of all internal timbers removes substantial original fabric and associated detailing. It is not indicated if replacement timbers are of laminated timber or whole timber sections and of hardwood with Douglas Fir Joists or other species. A review of fabric able to be reused is recommended and further clarification is required.	Archer Office	Matt Devine has prepared an updated Heritage Impact Statement that addresses points raised.
(b) Successive subdivision will remove awareness of the previous industrial use. Consideration should be given to partitioning, that retains the overall space and		Refer HIS pp48.
		Refer HIS pp46.

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volume of the existing building, noting that the floorplates are constrained by their small size.		
(c) The heritage report is required to address the status of the existing double hung timber sash windows given the restoration and/or partial replacement of these will be a consideration in the proposed natural ventilation solution for the building.		Refer HIS pp43.
(d) The proposed insertion of external double doors to the south and western elevations is questioned given the proximity of the western side boundary and the limited space between the southern wall and the rear boundary. Confirmation is required as to whether there is sufficient separation and adequate space for the opening of the doors.		Refer HIS pp43-44.
(e) The replacement of the timber doors to the main building entrance of the Boot Factory and the removal of the internal secondary doors at the end of the lobby are not supported. It is recommended that both doors be retained to allow for the ongoing interpretation of the building's historical use and original industrial aesthetic.		Refer HIS pp44.
(f) Provision should be made for the inclusion of a supplementary ventilation system to ensure acceptable internal conditions.		Refer HIS pp46.
(g) Additional commentary should be provided to address the proposal's interpretation of the existing Boot Factory. The Heritage Assessment Report should include an Interpretation Plan that provides a clear understanding of the Boot Factory's history and relation to Waverley of the late 19th-mid 20th century.		A Heritage Interpretation Plan will be developed during Detailed Design.
(h) The materiality (including signage) should be reconsidered to ensure: <ul style="list-style-type: none"> <li>o Proposed external paintwork is to be limited to areas of original paint finish.</li> <li>o Original signage should be reinstated.</li> <li>o Where new signage is proposed it should be based on historic signage;</li> <li>o Where new paint finishes are proposed they should be based on historic paint finishes.</li> </ul>		Refer HIS pp44 and updated Architectural documentation including Material Schedule and signage.
(i) Interpretative public art is encouraged throughout the building and in the forecourt of the site, to connect the history of the site with the community. Where possible, connection with existing features should be explored and highlighted as part of the proposed restoration works.		This will be addressed within the Heritage Interpretation Plan during Detailed Design.
<b>5. Plan of Management</b>		

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<p>Given the proposal seeks trading hours 7.00am till 12midnight every day, the Preliminary Plan of Management is to be updated to include the following and submitted as a final version:</p> <p>(a) Complaints and handling procedure.</p> <p>(b) The details of staff, including:</p> <ul style="list-style-type: none"> <li>o The staff to be employed by the facility;</li> <li>o The hours in which staff will be employed;</li> <li>o The maximum quantity of staff to be employed at any one time.</li> </ul> <p>(c) The maximum quantity of visitors to occupy the centre at any one time, including the number per level.</p> <p>(d) Steps to be taken to minimise noise.</p> <p>(e) The type of events to be hosted by the facility, their location, frequency and anticipated number of attendees.</p> <p>(f) Security and access arrangements for Council staff offices.</p> <p>(g) The frequency of waste removal from the facility – refer below for further discussion regarding waste.</p>	Waverley Council	<p>The Plan of Management is a working document and will be updated progressively as the design further develops, in relation to the points raised. Council has engaged an external consultant to provide advice on the operating model for this project. It is not possible to finalise the preliminary plan of management until the operating model has been approved by Council.</p> <p>a) It is not possible to provide this information until the design has been further developed.</p> <p>b) as above.</p> <p>c) as above.</p> <p>d) Noise management controls will be in place for externally run events and both regular and casual hires. Noise controls are informed by Events Policy and laid out in the Terms and Conditions of venue hire/event agreements.</p> <p>e) refer to comment (a).</p> <p>f) A new security system will be installed as part of the project. The system will include new CCTV cameras providing full coverage of all external areas. These cameras will feed back to a NVR located in a centralised location within the main building. The detailed design will ensure that lighting levels provide a safe environment for building users. Council's security provider ECS International provide monitoring of a back to base alarm systems. The Facilities Maintenance</p>

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		<p>Officer for the building is on call to respond to any urgent maintenance building related matters out of hours.</p> <p>g) A waste Management Plan has been produced by Elephants Foot. The new purpose built waste area, will provide a cleaner and more efficient waste service for the building. This will replace the current waste room that is already beyond capacity. This extended capacity has created a number of on-going operational management issues as well as having a negative impact on visitors experience and perception of the building. The new waste area will allow for significantly improved waste management.</p>
<b>6. Community Programs</b>		
<p>Council's Community Referrals Specialist has raised the following concerns and requests for additional information:</p> <p>Accessible amenities</p> <p>(a) We recommend that all toilets should be upgraded to meet current access standards, and increased demand.</p>	Archer Office and Waverley Council	<p>(a) It is readily possible for existing toilets to be upgraded to meet AS1428.1 2009 without the relocation of walls. It is also possible to accommodate for amenities that meet current codes by relocating walls and plumbing, if required as a condition of consent.</p>
<p>Level 1 Mill Hill - Council Offices</p> <p>(b) The accessible toilet on Level 1 is shown as opening directly off the entrance foyer. The existing toilet provides poor acoustic separation, and the opaque glass door provides limited visual privacy. The toilet needs to be separated in some way from the foyer, and if possible, privacy should be improved.</p> <p>(c) The existing kitchenette adjacent to Meeting Room 1, and staff kitchen are proposed to be removed. A new kitchen is built adjacent to the entry foyer. It appears to be separated from public access, leaving Meeting Room 1 without a kitchen facility. It lacks acoustic separation from office space and does not include space for a large</p>		<p>(b) A partition has been indicated on the amended plans. This will be addressed as part of the fitout during Detailed Design.</p> <p>(c) A kitchenette that can be accessed from the lobby has been indicated on the amended plans. This will be addressed as part of the fitout during Detailed Design.</p> <p>(d) A waiting area has been indicated on the amended plans. This will be addressed as part of the fitout during Detailed Design.</p>

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<p>fridge, trolleys, and other equipment currently used for catering throughout the Mill Hill building.</p> <p>(d) The seating area in the entry foyer is proposed to be removed. This is currently used by clients waiting for appointments with staff (members Waverley Community Living Program and their families, seniors, parents using Council's family support program), and people coming for job interviews. A waiting area is an essential facility supporting the work of the Community Programs team.</p> <p>(e) It is unclear how Council staff offices are separated from public access and secured. The development of a Safety and Security Plan prior to detailed design is recommended and can be managed through an appropriate condition.</p> <p>(f) Internal meeting rooms 'Boondi' and 'Gecko' appear to be smaller than existing. The existing 'Boondi' room is used for meetings of up to 8 people, and job interviews. The 'Gecko' room is used for confidential client meetings. Access to small confidential meeting spaces is an essential facility to support the work of the Community Programs team.</p>		<p>(e) Safety and Security Plan to be conditioned.</p> <p>(f) The interior layout indicated within the Architectural Documentation provides for multiple working and meeting spaces while allowing flexibility for changes in operational requirements over time. This will be refined with the Client as part of the fitout during Detailed Design.</p>
<p>Level 2 Mill Hill building</p> <p>(g) Meeting room 2 is reduced in size, lacks acoustic separation and catering facilities which may devalue the room for existing venue hirers conducting prayers, meditation and yoga. The proposed space looks to be of insufficient size to enable the hosting of larger community services activities such as inter-agencies, and other Council hosted meetings and workshops. The loss of the only large space in the Mill Hill building could be addressed through access to a similar space in the Boot factory.</p> <p>(h) The second floor terrace is subject to high winds and is consequently always dirty. If no wind protection is provided, the proposed facilities on the terrace will require regular cleaning to ensure that they remain attractive. Could the applicant please confirm whether the scheme can be amended to provide wind protection, including additional landscaping options, or a suitable condition of consent can be applied.</p>		<p>(g) Subject to further detailed operational considerations, the benefits of shared facilities are intended to be emphasised for all users of this precinct. Rather than designating a meeting room to each user group, facilities across the precinct may be made available to all users including Council, Community and Business groups. In this way, community groups can have access to spaces of multiple sizes with various qualities, whether they are for large or small groups, require video conferencing, indoor, outdoor uses etc.</p> <p>(h) Screening to the Eastern side of the terrace beneath the new roof canopy could be considered to provide further protection to this space, if this is a requirement. Potted landscaping elements and exterior fitout to be considered during Detailed Design.</p>

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<b>7. Stormwater</b>		
<p>Council's stormwater engineer's have reviewed the stormwater plans prepared by Partridge Hydraulic Services and do not consider the plans to be satisfactory. Further detail is provided below:</p> <p>(a) The drawings do not comply with the Waverley Development Control Plan 2012 and the Waverley Council's Water Management Technical Manual with respect to:</p> <ul style="list-style-type: none"> <li>o The area considered in the stormwater calculation is only part of 27-33 Spring Street but the actual area shown in the Architectural Plan is much larger. Architectural Plans include the area of 17-25 &amp; 27-33 Spring Street and 14-26 Ebley Street. The whole proposed area to be considered in stormwater disposal calculation.</li> <li>o The surface level, invert level and diameter of the proposed pits including length of precast EKI lintels to be shown on drawing clearly.</li> <li>o Connection details of stormwater disposal system to the Council's underground stormwater drainage system are required.</li> </ul> <p>Amended documentation addressing the above is required for submission.</p>	Partridge	<p>A teleconference was held on 26<sup>th</sup> March between Stormwater consultant, Matthew Beament from Partridge, and Geeta Zador, Ashan Jayakody and Dean Huang of Waverley Council.</p> <p>The outcome was that Council accept the proposed stormwater plan subject to confirmation of the stormwater outfall.</p> <p>Council will follow up on getting the WAE drawings of the recent cycle way works to the street, make an assessment and confirm where the OSD is to discharge to.</p> <p>We understand this will be conditioned as part of the DA consent.</p>
<p>(b) An engineering design of the proposed stormwater line is required including a Hydraulic Grade Line (HGL) analysis of pipe between proposed OSD tank and to the Council's existing drainage pits including the new Kerb Inlet Pits are required. The long section of HGL information to include existing services crossing, existing surface levels, pipe invert and obvert levels.</p>		
<p>(c) A plan of reinstatement work of footpath to be done according to the Public Domain Technical Manual. The Kerb and Gutter including Layback to be reconstructed as per Waverley Council's Standard Drawing R1 &amp; R6. Pipe installation, road restoration &amp; backfilling works to be done as per Council's Standard Drawing D1, D7 &amp; D8 (drawings available on request).</p>		
<p>(d) Updated Stormwater Management Plans along with OSD checklist as set out in page 22 of Waverley Council's Water Management Technical Manual is required for the whole development area.</p> <p>Note: Since a sewer and water main runs close to the property (14-26 Ebley St), plans must also be presented to a Sydney Water Quick Check Agent for their approval</p>		
<b>8. Contamination</b>		



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<p>A Phase 1 Preliminary Site Investigation Report (ref no 754-SYDEN234007-R01) has been carried out by Coffey Services Australia Pty Ltd and dated 18 November 2019 which makes the recommendation that a Phase 2 Detailed Site Investigation is required to reduce uncertainty and assess whether remediation is required. Therefore, it cannot be concluded that the site, in its current state, can be remediated and made suitable for its intended future use.</p> <p>In this regard, this section requires documentation that demonstrates the requirements of SEPP Policy No. 55 have been met and the site can be made suitable for the proposed use.</p> <p>To address the requirements of SEPP No. 55 the hierarchy of assessment may include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) Detailed Environmental Site assessment (DESA) (Also known as stage 2);</li> <li>(b) Remediation Action Plan (RAP);</li> <li>(c) Validation Assessment; and</li> <li>(d) Site Audit Statement (SAS) or initially a letter of interim advice from an NSW EPA Accredited Site Auditor.</li> </ul>	Coffey	Phase 2 Detailed Site Investigation is being undertaken by Coffey and the report will be provided as soon as possible, with target date currently being the 10 <sup>th</sup> of April.
<b>9. Noise Management</b>		
<p>A Noise Impact Assessment report has been prepared by ADP Consulting: Engineering (Project no. syd0906) and dated 24 October 2019. The report identifies that background music will be played in the rooftop terrace area. The report also identifies (section 5.2) that non-compliances in the evening/night are predicted at residential receivers located at 17-25 Spring Street Bondi Junction.</p> <p>This section raises concerns regarding the likelihood of noise issues from activities being carried out on the rooftop terrace particularly during the evening and night time. In this regard, it is recommended that further information be provided, namely:</p> <ul style="list-style-type: none"> <li>(a) What are the locations of the 3 speakers providing background music referred to in the report? Details in relation to the location of sensitive receivers are required. This should be provided for the function areas within the Boot factory, ground level courtyard and rooftop terrace area.</li> <li>(b) Are noise limiters proposed to achieve the sound level restrictions as recommended in the report?</li> </ul>	ADP	Refer to updated Acoustic Report prepared by ADP.



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(c) The Plan of Management (2.3) states “no amplified music between 10.00pm and 7.00am weekdays.” Provide further clarification as to whether this includes background noise level and the use of a PA system.		
<b>10. Construction and Operational Waste Management</b>		
<p>The Independent Planner has reviewed the Applicant’s Operational Waste Management Plan with respect to Council’s requirements and has provided the following comments:</p> <p>The Applicant is required to provide the details of demolition and construction waste in accordance with Chapter B1 Waste, Section 1.1 of the Waverley DCP 2012.</p> <p>(a) Waste collection storage facilities need to be annotated on the plans along with the size of the storage facilities/rooms for waste and recycling in accordance with 1.4.1.1(k) contained in Chapter B1 – Waste and Annexure B1-2 of the Waverley DCP 2012.</p> <p>(b) The waste collection point on Spring Street needs to be identified on the Architectural Plans. Consideration needs to be given to potential conflicts between this collection point and the future cycleway under construction.</p> <p>(c) Waste storage rooms are to be located a maximum of 10m from pick up points in accordance with Control 1.4.1.1(c) of the WDCP 2012.</p> <p>(d) Waste storage spaces are to be identified in both kitchenettes on the Architectural Plans.</p>	Elephants Foot and Archer Office	<p>Refer to updated Operational Waste Management Plan prepared by Elephants Foot.</p> <p>Demolition and construction waste to be addressed in accordance with Chapter B1 Waste, Section 1.1 of the Waverley DCP 2012. To be completed prior to construction.</p> <p>Waste collection point and waste storage spaces have been identified on updated Architectural Plans. Note that the cycleway is on the Northern side of Spring St and therefore unlikely to impact waste collection.</p> <p>It is likely not desirable to locate waste storage spaces within 10m from pick up point on Spring St.</p>
<p>In addition, Council’s Waste Specialist has provided the following comments and recommendations:</p> <p>(e) The Site Waste and Recycling Management Plan (SWRMP) submitted is insufficient for the following reasons:</p> <ul style="list-style-type: none"> <li>o The generation rates calculated for the event areas are inadequate in capacity and consideration has not been given to the number of bins required for events.</li> <li>o Waverley Council has Internal Events Guidelines which relate to the social and environmental sustainability requirements for formal meetings, ceremonies, workshops, training, functions and engagement activities run by Council or others, at Council facilities or at private venues. These guidelines should be integrated into the SWRMP to ensure effective management of waste and recycling in the proposed event space.</li> </ul>		<p>Refer to updated Operational Waste Management Plan prepared by Elephants Foot.</p> <p>Waverley Council Sustainable Waste Officer, Patrick Hay, has been consulted and has suggested that further measures can be developed over time and addressed through the Internal Events Policy and Plan of Management.</p> <p>The transport route from the bin storage point for the bins to the proposed collection point is to be marked on the architectural drawings.</p>

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<ul style="list-style-type: none"> <li>o More detail is also required for the management and use of bins for events, with particular reference to any outdoor events.</li> <li>o The transport route from the bin storage point for the bins to the proposed collection point is to be marked on the architectural drawings.</li> </ul>		
<b>11. Sustainability</b>		
<p>Council's Sustainable Energy Coordinator has reviewed the application and has provided the following additional comments:</p> <p>(a) An Updated Energy Assessment Report is required to be prepared and submitted in accordance with Section 2.5 – Energy Assessment of Waverley DCP 2012. The assessment should demonstrate that the proposal will achieve a 30% reduction in Greenhouse Gas Emissions when compared to a reference building. It should also detail recommendations to be adopted at the construction phase.</p> <p>(b) In preparing this report, it should be noted that section 3.1 of the JV3 assessment report dated 14/11/2019 notes the following:</p> <p><i>"The annual energy consumption of the proposed Building, using the proposed building fabric and proposed services is 46.015 MWh; the annual energy consumption for the reference building, using DTS building fabric and DTS services is 45.429 MWh However, the proposed Building is equipped with 3kWp PV system capable generating 3.00 MWh energy offset annually, estimating total annual energy consumption of the proposed Building is 43.015 MWh".</i></p> <p>In light of the above, the format/modelling within the JV3 assessment report is sufficient to undertake the energy assessment. This energy assessment would need to show that the building has an annual modelled energy consumption of ~32MWh (i.e. 30% less than 46MWh) and detail the recommendations and energy efficiency measures or renewable energy that would be implemented to achieve this.</p>	BCA Energy	<p>Following consultation with Waverley Council Manager, Sustainability and Resilience, Suzanne Dunford, we received the below confirmation on 27<sup>th</sup> March in relation to requirements for documentation prior to construction:</p> <p><i>The following improvements should be included in the building plans:</i></p> <p><i>Light power density – with LED fitting, the lighting power density should achieve a maximum of 4.5W/m2.</i></p> <p><i>Airconditioning system COP – Ensure the chosen mechanical system Coefficient of Performance (COP) to be 4.2 or preferably higher</i></p> <p><i>Other building efficiency options should be investigated as detailed design is developed, including the efficiency of electrical equipment, heat pumps and improved glazing.</i></p> <p><i>Due to the noted heritage limitations of the building, these improvements are sufficient to meet Council's energy efficiency DCP control and should be included in the construction drawings. We do not</i></p>

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		<i>see it as necessary to include any solar panels as part of this development to achieve the 30% reduction. The proposed solar panels are currently overshadowed and this is likely to increase in the future with additional development.</i>
<b>12. Access</b>		
(a) The Access Report submitted alongside the Development Application dated 13 November 2019 has based its assessment on a set of Architectural Plans dated 13/11/2019. The Architectural Plans submitted alongside the Development Application are dated 15/11/2019. The Access Report is required to be updated to reference these plans.	BCA Logic	Refer to updated Access Report prepared by BCA Logic.
<b>13. BCA</b>		
(a) The BCA Report submitted alongside the Development Application dated 13 November 2019 has based its assessment on a set of Architectural Plans dated 13/11/2019. The Architectural Plans submitted alongside the Development Application are dated 15/11/2019. The BCA Report is required to be updated to reference these plans.	BCA Logic	Refer to updated BCA Report prepared by BCA Logic.