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Environmental Impact Statement

SSD 10379

Redevelopment of Sutherland Entertainment Centre and Peace Park

22 and 30 Eton Street, Sutherland



Prepared for: Sutherland Shire Council
May 2020

Printed: 4 May 2020
File Name: 20728A Sutherland Entertainment Centre/Reports/20728A_EIS_SEC.docx
Project Manager: Ellen Robertshaw
Client: Sutherland Shire Council
Project Number: 20728A

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Rev_1, Draft	E. Robertshaw	PCG	NBRS	04/03/2020
Rev_2, Final Draft	E. Robertshaw A. Rijke	D. Kettle	DPIE for consistency review	11/03/2020
Rev_3, Final Draft	E Robertshaw		DPIE for consistency review	4 May 2020

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11. Aboriginal Cultural Heritage Assessment Report (*Comber Consultants*)
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25. Preliminary Site Investigation Assessment (*JK Environments*)
26. Geotechnical Report (*GeoEnviro Consultancy*)
27. Fire Safety Report (*Scientific Fire Services*)
28. Ecological Constraints Assessment and BDAR Waiver Request and Exemption (*Eco Logical Australia (ELA)*)
29. Ecologically Sustainable Development Assessment (*JN Engineering*)
30. Section J Report (*JN Engineering*)
31. Utilities Report (*JN Engineering*)
32. Operational Waste Management Plan (*Elephants Foot Recycling Solutions (EFRS)*)
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34. BCA Compliance Capability Report (*Blackett, Maguire + Goldsmith (BMG)*)


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Abbreviations

AADT	annual average daily vehicle trips
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AS	Australian Standard
ASS	acid sulfate soils
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
CC	construction certificate
CIV	capital investment value
Council	Sutherland Shire Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPIE	NSW Department of Planning, Industry and Environment
DVT	daily vehicle trip
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
ESD	ecologically sustainable development
FPL	flood planning level
FSR	floor space ratio
GFA	gross floor area
GSC	Greater Sydney Commission
HIS	heritage impact statement
IPC	Independent Planning Commission
LEP	local environmental plan
LGA	local government area
LPP	Local Planning Panel
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	NSW National Parks and Wildlife Service
PA	planning agreement
OEH	NSW Office of Environment and Heritage
PAD	potential archaeological deposit
PVT	peak hour vehicle trip
REP	regional environmental plan
RFI Act	<i>Rivers and Foreshore Improvement Act 1948</i>
RFS	NSW Rural Fire Service
RF Act	<i>Rural Fires Act 1997</i>
RL	reduced level
RMS	NSW Roads and Maritime Services
SC	Subdivision Certificate
SCC	site compatibility certificate
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
SULE	safe useful life expectancy
TSC Act	<i>Threatened Species Conservation Act 1995</i>
vtph	vehicle trips per hour
WM Act	<i>Water Management Act 2000</i>
WSUD	water sensitive urban design

DECLARATION

ENVIRONMENTAL IMPACT STATEMENT

Applicant Name:	Sutherland Shire Council
Applicant Address:	4 - 20 Eton Street, Sutherland
Land to be developed:	22 -30 Eton Street, Sutherland Lot 1 DP1253156 and Lot 7, Section 46, DP802
Proposed development:	Alterations and additions to Sutherland Entertainment Centre and upgrading of the adjoining Peace Park
ENVIRONMENTAL IMPACT STATEMENT	This report is an Environmental Impact Statement (EIS) which addresses all relevant matters required by Section 4.12(8) of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) and Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation).
DECLARATION	<p>The undersigned certify that we have prepared the contents of this Environmental Impact Statement and to the best of our knowledge it:</p> <ul style="list-style-type: none"> addresses the relevant matters in Part 4 of the EP&A Act and under Schedule 2 of the EP&A Regulation; contains all available information that is relevant to the environmental assessment of the development to which the EIS relates; and is not, by its presentation or omission of information, false nor misleading.
PREPARED BY	<p>Name: Qualifications:</p> <p>Ellen Robertshaw Bachelor of Applied Science (Environmental Planning), Charles Sturt University Certified Practising Planner MPIA</p> <p>Address: 11 Dartford Road, Thornleigh NSW 2120</p> <p>Signature:</p>  <p>Name: Qualifications:</p> <p>Alicia Rijke Bachelor of Planning (First Class Honours), University of NSW MPIA</p> <p>Address: 11 Dartford Road, Thornleigh NSW 2120</p> <p>Signature:</p>  <p>Date: 11 March 2020, reissued 4 May 2020</p>

Executive Summary

Introduction

The Sutherland Entertainment Centre (SEC) and the adjoining Peace Park are valuable community assets within the Sutherland town centre and are major components of the civic precinct within the town centre.

Whilst the SEC building has undergone a number of cosmetic renovations over its 45 year history, it is no longer 'fit for purpose' and does not meet current standards. Notwithstanding, the building is structurally sound and is worthy of preservation.

There is no genuine connection between Peace Park and the SEC and neither the SEC nor Peace Park meet current accessibility standards.

In order to ensure equitable access for all to this precinct, and to ensure the facilities are capable of serving the Sutherland community into the future, Sutherland Shire Council is proposing to undertake major refurbishment of the existing SEC, including alterations and additions to the existing building, together with upgrading of the adjoining Peace Park.

The refurbishment of the SEC will include:

- A refurbished theatre with tiered seating for 700 persons.
- A new flexible teaching and rehearsal space.
- Improved amenities and circulation spaces.
- A larger foyer with enhanced user services and accessibility, including lift access and improved amenities.
- A new entry forecourt incorporating a flexible outdoor event space.
- Improved performer/hirer functionality with enhanced back-of-house, stage and wings areas and a full flytower.
- Improved accessibility with the provision of three lifts, two for public use and one for back of house.
- New, energy efficient and sustainable heating, cooling and lighting systems.
- Repairs to the current building including the roof.

The upgrades to Peace Park will include improvement of the connection of Peace Park with Eton Street and changes to the interface of the park with the SEC to enhance the connectivity.

The proposal involves works relating to an 'entertainment facility' which is defined in Sutherland Local Environmental Plan (LEP) 2015 as follows:

entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

Pursuant to clause 13 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP), if the capital investment value (CIV) of development for the purposes of cultural, recreation and tourist facilities is more than \$30 million, the development is State significant Development (SSD) and a SSD application is required to be prepared.

Entertainment facilities are included in the description of development referred to as Cultural, recreation and tourist facilities in clause 13 of Schedule 1 of the State and Regional Development SEPP.

The CIV of the project has been assessed as being in excess of \$30 million. Therefore, the development is considered to be State Significant Development (SSD) and a SSD application will be required to be submitted to NSW Department of Planning, Industry and Environment (DPIE).

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Justification and Alternatives

Sutherland Council considered a number of options with respect to the most appropriate way to address the shortcomings of the current SEC facility.

These options included:

- Basic refurbishment
- Major refurbishment
- Expansion to existing building
- Rebuild (two venue) new building

Council also undertook comprehensive consultation with the broader community and stakeholder user groups to understand their preferences with respect to the SEC. There was overwhelming support for a refurbishment of the building to a standard suitable to attract major theatrical performances.

Based on the combined assessment of need, community feedback and Council's funding ability and consideration to its long term financial planning, major refurbishment (option 2) is being recommended.

This SSDA is for the refurbishment of the SEC in line with Option 2 which was supported by the Councillors, patrons and stakeholders of the current SEC and the wider community.

Design Competition and Design Excellence

A design competition has been conducted for the refurbishment of the SEC.

The first round comprised an Open Expression of Interest (EOI) which elicited 30 submissions. From these 30 submissions, 10 firms were shortlisted and interviewed.

The Evaluation Panel then interviewed the 10 organisations and used the interview process to determine a level of assurance as to each organisation's overall appreciation for the project including their own vision, objectives and definitions of a successful outcome in terms of design.

Three firms were further shortlisted and invited to submit a concept proposal.

The community was consulted in relation to the concept proposals of the three shortlisted firms.

Following assessment of the concept designs by the Design Review Panel and the cost estimates by the Tender Evaluation Panel, and taking into account community feedback, the Evaluation Panel then selected NBRS and Chrofi Architects as the architectural team which would be able to provide the best outcome as envisaged by Council and the community.

In order to maintain the integrity of the design throughout the detailed design development of the project, the Design Review Panel has been retained as an overseeing Design Integrity Panel (DIP).

The proposal submitted as part of the SSDA has been endorsed by the DIP.

Consultation

Council has undertaken significant consultation with the community and relevant stakeholders commencing with the initial design concepts and then again following the more detailed design options.

The SEC user groups in particular have provided invaluable advice and feedback in relation to operational and functional aspects of the SEC. Where possible, the design has been modified to respond to this feedback.

There have been two rounds of consultation with the broader community to date – once as part of the initial assessment of the EOI concepts and then again following submission of the shortlisted firm concept submissions.

More targeted consultation with specific stakeholders, including SEC user groups has also been undertaken.

Consultation with relevant servicing authorities has been undertaken to inform the servicing demand for the development. In addition, NSF&R were advised of the proposal.

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Council has developed a Consultation Strategy which will be used to guide consultation with the community as the project progresses.

Planning Framework

Sutherland Local Environmental Plan 2015

The site on which the development is occurring is zoned part B3 Commercial Core and part RE1 Public Recreation under Sutherland LEP 2015.

The proposed redevelopment includes components of the entertainment centre building extending beyond the B3 zone boundary into the RE1 zone. The components which extend in the RE1 zone include a cantilevered balcony/verandah area and part of a double height entry feature/pergola structure which will identify the main entry to the entertainment centre.

Notwithstanding that these features are integral to the improvement of the interface of the entertainment centre with Peace Park, given that they are components of the entertainment centre structure (but are located in the RE1 zone), the question of permissibility must be considered.

Pursuant to section 4.38(3) of the EP&A Act, in the case of a SSD development, consent may be granted despite the development being partly prohibited by an environmental planning instrument.

Therefore, in this case, those components of the entertainment centre which are located within the RE1 zoned land, are able to be considered as part of the whole SSD project for the alterations and additions to the SEC.

Furthermore, notwithstanding that an entertainment facility is not a permissible use in the RE1 zone, community facilities are permitted (with consent) in both the RE1 zone and the B3 zone. The definition of community facilities does not specifically exclude entertainment facilities.

The development is consistent with all relevant clauses of the LEP and complies with all relevant development standards, including building height and floor space ratio.

Environmental Assessment

Built Form and Urban Design

The refurbishment of the **SEC** involves alterations and additions to the existing to create a new cultural facility in Sydney's south. The project is a major refurbishment of the SEC that will transform the outdated civic hall into a vibrant facility that will be visited by large numbers of patrons and performers. The proposed additions will result in a building which will be a significant built feature within the Sutherland town centre and, together with the upgrading of Peace Park, will reaffirm this precinct as the civic heart of the town centre.

Given its location and significance, it is important to ensure that the built form outcome of the refurbished SEC is appropriate for its setting and the surrounding environment.

The driving ambition for the upgrades to the SEC is to provide for an expanded and flexible performing arts venue that can cater for a more diverse array of shows and user groups. The proposed additions with a new foyer, improved seating (with improved sightlines), full fly tower and expanded back of house facilities all contribute to this flexibility.

The foyer has been designed to act as an outdoor room or 'pergola' that brings the park into the theatre and vice versa. The new foyer structure takes its cues directly from the existing brick column spacings.

The new flytower and existing theatre roof extension are set well back from the park edge and will have a vertical metallic facade treatment. This will ensure the flytower is visually recessive compared to the stronger horizontal emphasis of the brick podium levels when viewed from the park.

The landscaped spaces within **Peace Park** have been conceived as a series of interlinked spaces, each with their own individual character and function. It is envisaged that Peace Park will function as an inviting open space whilst the bushland setting of the town centre will be reflected in the native garden beds to Eton Street.

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It is considered that the built form outcome of the proposed refurbishment and alterations and additions to the SEC building will result in a building which is functional and appropriate and has regard to its surrounding context. The revitalised SEC will provide an important cultural heart not only to the Sutherland town centre but also to the broader Sutherland Shire region and become a significant community and cultural asset for future generations.

Landscaped Design and Public Domain Treatments

Redevelopment of the SEC (and in particular, the front entry and presentation to Eton Street) and the adjoining Peace Park, offers a myriad of opportunities with respect to improving the surrounding landscaping and public domain.

The accessibility to Peace Park will be greatly improved with a new accessible ramp positioned at the Merton Street end, tiered seating created to the southern edge and improved access and visibility from the west (Eton Street).

Ecologically Sustainable Development (ESD)

The principles of ecological sustainability have been an integral consideration in relation to the design of the building and the selection of materials. The ESD report summarises the energy efficiency provisions for the development with a view to demonstrating a commitment to environmental sustainability.

The energy efficiency strategies that will be used will lead to lower energy demands for the building and therefore lower greenhouse gas emissions during the life of the development.

Biodiversity

A biodiversity assessment of the redevelopment of the SEC and the adjoining Peace Park has been undertaken by Eco Logical Australia (ELA) in order to assess the potential impact of the proposed works and to assess whether the works will have a significant impact on biodiversity values.

With respect to the suitability of the study area as habitat for threatened species, ELA advise that suitable habitat for threatened species is highly limited as the study area is highly-altered from a natural state in terms of available (uncovered) soil and vegetation. ELA has concluded that there is no habitat for any threatened flora species.

ELA has concluded that the proposed development will not have a significant impact on biodiversity values, and as such, a BDAR waiver should be sought.

A separate application for a BDAR waiver has been lodged with NSW Department of Planning, Environment and Industry. As at the date of lodgement of the SSDA a decision with respect BDAR waiver had not been made.

Stormwater Management

JN Engineering has prepared stormwater management plans and an Integrated Water Cycle Management Report in relation to the redevelopment of the SEC and associated upgrades to Peace Park.

The report outlines the Water Sensitive Urban Design (WSUD) measures and controls which are proposed to be implemented into the design of the stormwater infrastructure servicing the proposed development. These measures have been designed to respond to the requirements of Sutherland Shire Council's Stormwater Management DCP and Item 9 of the SEARs.

Noise and Vibration

With respect to **operational noise**, the acoustic consultant, Acoustic Studio, has concluded that full compliance with applicable noise emissions criteria can be achieved for noise generated inside the building. The noise emissions from inside the theatre and foyer and rehearsal studio would be no higher than generated from the current SEC and may in fact be lower, due to modifications to internal fit out and upgrades to the building envelope.

Outdoor noise events should be managed as they are currently. Outdoor events are not expected to change due to the refurbishment proposal.

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With respect to **construction noise impacts**, Acoustic Studio has recommended that hoarding is installed around the perimeter of the site works.

Acoustic Studio has indicated that there will be times/situations when demolition and building works might exceed stated criteria, particularly when works occur in the areas closer to sensitive receivers. For each of these activities, Acoustic Studio has recommended that a variety of noise control measures are implemented, including recommendations in relation to the use and maintenance of equipment, on site noise management, procedures for handling complaints and consulting with nearby sensitive receivers and scheduling of works.

Given the nature of the works, the distance to the closest affected receivers plus the need to control vibration levels affecting the existing entertainment centre building structure to avoid damage and disruption to the public; Acoustic Studio considers that vibration levels at the surrounding buildings are unlikely to exceed the applicable limits.

Transport and Parking

The Traffic Impact Assessment (TIA) notes that proposed development will result in a reduction in patron capacity from 884 to a maximum of 700. As per the current facility, it is proposed to rely solely on existing on-street parking, public off-street parking and public transport; no on site car parking is proposed to be provided, however on site loading dock facilities will be available.

The traffic and transport consultant, McLaren Traffic Engineering (MTE) notes that there is ample spare on-street and off-street public car parking capacity to accommodate the proposed car parking demand; noting that the peak parking demand of the site will reduced by some 211 (394 to 183) car parking spaces for single events and 46 (370 to 324) spaces for combined events.

As a result of the redevelopment, the peak hour traffic generation of the site will be less, thereby reducing the overall impact to the surrounding road network during events. MTE has concluded that the external road network can adequately absorb the forecast traffic generation and there is unlikely to be impacts on the road network as a result of the proposed works.

While there is sufficient on-street capacity during peak parking periods within the town centre, MTE recommends that the SEC management should seek to reduce the reliance of on-street parking by promoting the use of alternative transport modes, particularly buses and trains, through a Green Travel Plan. The promotion of public transport can be provided via public website notices and ticket sales through confirmation emails.

In addition, MTE recommends that an Operational Plan of Management be prepared to reduce cumulative parking impacts by limiting back to back events during peak parking periods within the town centre.

Operational Waste Management

The following objectives have been considered in order to achieve an effective waste management strategy:

- i. Promote responsible source separation to reduce the amount of waste that goes to landfill by implementing convenient and efficient waste management systems.
- ii. Ensure adequate waste provisions and robust procedures that will cater for potential changes during the operational phase of the development.
- iii. Comply with all relevant council codes, policies, and guidelines.

To achieve these objectives, the OWMP identifies the different waste streams likely to be generated during the operational phase of the development, how the waste will be managed, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used, and information on waste collection points and frequencies.

The operation of the SEC will require:

- 7 x 240L bins for general waste; and

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- 9 x 240L bins for recycling. It is envisaged that least 5 of these bins will be dedicated for the collection of paper and cardboard, and remainder will be used for the collection of commingled recyclables.

The above estimates have been assessed on the basis of the bins being collected weekly. This quantity, collection frequency, and kerbside collection of bins is consistent with the current waste management strategy at the site.

Heritage

The HIS notes that, although the SEC building itself is not listed as an item of local heritage significance, it is located in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the Sutherland Local Environmental Plan (LEP) 2015 including Sutherland War Memorial (I3615), Forby Sutherland Memorial Gardens (I3616) and Church (I3619). The HIS has been limited to an assessment of the impacts of the development on these items as other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development.

Having regard to the significance of the heritage items within the vicinity of the site, it has been concluded that:

- The alterations and additions including a larger new performance space and fly tower have been assessed as having an acceptable heritage impact.
- The proposed major refurbishment of the SEC respects the heritage significance of the Sutherland War Memorial, Forby Sutherland Memorial Gardens and Church through considered design and retention of the overall aesthetic of the existing building.
- The new landscape works will integrate the proposed development with the existing landscaped area of Peace Park and continue the strong landscaped edge of the eastern side of Eton Street.
- The proposed landscape works are not located on areas of known archaeological deposits and do not impact upon views to and from heritage items in the vicinity.

Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared in consultation with local Aboriginal Reference Groups. As a result of that consultation and investigation it was concluded that:

- There is no objection to the proposed redevelopment of the Sutherland Entertainment Centre.
- No further archaeological assessment, monitoring, testing or excavation is required.
- An archival recording of the existing water feature containing modern Aboriginal art should be undertaken prior to demolition and the recording should be provided to the La Perouse LALC and to all Registered Aboriginal Parties.
- If any unexpected or previously undetected Aboriginal objects are uncovered during the redevelopment of the site, all work should cease in the vicinity of that object and the consultant contacted for further advice.

Trees and Vegetation

A total of 42 trees were assessed as having the potential to be affected by the proposed development. Of these, 21 trees will be required to be removed.

The remaining 21 trees which have been assessed are capable of being retained and will be required to be protected during the construction phase. The arborist report includes details of recommended tree protection measures to be implemented prior to and during construction. With the exception of Tree 13, all existing trees within Peace Park and all existing street trees will be retained and protected.

The planting schedule (which is part of the landscape plan set) identifies a range of plants which are endemic to the area and others which are representative of the STIF EEC will be used as part of the landscape outcome for the SEC site and Peace Park.

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In view of this, the removal of 21 trees to facilitate the development is considered acceptable.

Social Impacts

The beneficial social impacts of SEC are vast and outweigh potential negative impacts. The SEC will:

- Provide for performances which require modern and high quality facilities;
- Meet the current and future needs of existing arts groups;
- Allow additional flexibility to host other events outside of the auditorium;
- New local play space for children in the water fountain;
- Provide better connection between Peace Park and the SEC;
- Provide better accessibility.

Negative impacts associated with the proposal are limited to potential exclusion of smaller groups from use of the SEC due to rental prices and the size of the SEC, potential ticket price increases, risks associated with alcohol consumption and noise impacts. These potential negative impacts can be managed and/or mitigated.

The greatest benefit will be to those already participating in the performing arts culture in the LGA. In particular events which require large spaces will benefit greatly by having a performance space which provides all required features and facilities. This will provide benefit to locals by allowing them to see performances that they may otherwise have to travel elsewhere to experience.

Accessibility

The existing SEC access is inadequate for many user groups including elderly and mobility-impaired patrons. The proposed refurbishment has been designed to provide a more varied and flexible approach to access and egress to suit all user groups with a larger main entry to Peace Park forecourt, two passenger lifts, ramp access off Eton St, mobility scooter parking and an increased number of entry points making the building more accessible and permeable.

The improved accessibility to the building will be complemented by improved accessible facilities, including accessible and ambulatory WC facilities, wheelchair accessible spaces throughout the theatre, a viewing room for parents that can also be used by disabled patrons, as well as full accessible access to the stage and back of house spaces (with the exception of the grid floor) for performers.

Contamination

Based on the preliminary site investigation findings, the site is considered to be suitable for the proposed development from a contamination viewpoint. In addition to implementation of an unexpected finds protocol, additional testing to confirm the waste classification of soil prior to off-site disposal is also recommended.

Overshadowing/Solar Access

The proposed fly tower addition has been set back from adjoining development and will not result in unreasonable or inappropriate overshadowing impacts of these items or adjoining public domain areas. Peace Park is located to the north of the SEC and therefore there will be no overshadowing of the park as a result of the proposed building works.

Notwithstanding the increased height of the flytower, its location within the centre of the site, will not result in an increase in overshadowing of the adjacent heritage listed church.

Visual/View Impacts

The proposed fly tower addition has been set back from adjoining development and does not impact on existing view lines. The building has been designed so that the spaces within the refurbished SEC will contribute to the public space of the adjoining Peace Park, as well as the War Memorial and the neighbourhood in which it is located. Service areas are retained to the rear with access from Merton Street where views to and from heritage items in the vicinity are minimised.

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Safety by Design/CPTED

The proposal development has been assessed against the four principles in the CPTED guidelines:

- Surveillance;
- Access control;
- Territorial reinforcement;
- Space management.

Measures are recommended in order for the development to contribute positively to crime minimisation and mitigation.

Construction Management

The location of the site within the Sutherland town centre warrants particular consideration during the demolition and construction periods of the project. The precinct within which the SEC and Peace Park are located experiences large volumes of pedestrian and vehicular traffic and therefore the management of movement around and through the precinct during the construction phases of the project needs to be carefully considered.

The site is also proximate to heritage items and commercial and residential development. Management of impacts on heritage items and minimising impacts of residents and commercial tenants, as well as mitigating potential structural damage to adjacent buildings and infrastructure has also been addressed.

Recommended actions to minimise **acoustic and vibration impacts** during the construction phase include:

Providing hoarding around the work site, and local enclosures of noisy plant or activities;

- Selecting quieter plant, including a commitment to use petrol rather than diesel generators if generators are required;
- Selecting quieter methods where possible and appropriate, particularly for piling;
- Selecting low vibration work methods where possible and appropriate.

In terms of minimising impacts of **construction traffic**, the following mitigation measures have been recommended:

- A works zone on Merton Street and Eton Street is to be provided to facilitate parking of construction vehicles
- The site manager is to promote the use of carpooling amongst staff and public transport usage to reduce the construction staff on-street car parking demand.
- Mobile crane delivery is to occur outside peak hours of operation of the town centre, i.e. after 9.00am.

The Arborist assessment includes recommendations for the protection of trees to be retained and has recommended that these **tree protection measures** be implemented prior to works commencing on site.

A Construction Management Site Plan has been prepared. This plan includes details of **erosion and sediment control measures** to be implemented to ensure there are no impacts on water quality as a result of construction activities.

A **demolition and construction waste management plan** (D&CWMP) has also been prepared.

The D&CWMP has identified the waste streams likely to be generated as a result of the proposed works, including estimated volumes of waste, and has included recommendations as to how the waste will be managed. Recommended management strategies include:

- Reuse of materials on site, e.g. – trees removed will be mulched. Mulch will be stockpiled and reused within the landscaped areas to be provided.

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- Recycling of materials;
- Disposal of waste in landfill. EFRS estimates that approximately 97.7% of waste will be diverted from landfill as a result of demolition works and 98.4% will be diverted from landfill as a result of construction works.
- Reuse and recycling of demolition and construction waste is to be maximised.

Site Suitability

The site has been assessed as being suitable for the proposed development. The site is already used for the purposes of an entertainment facility (SEC) and public park (Peace Park). The proposed development will result in improvements to and upgrade of the existing facilities to provide improved accessibility and connectivity and ensure the building meets current standards in terms of fire safety and user experience.

The proposed upgrades to the SEC will allow for a wider variety of performances to be hosted, thus ensuring it has the capacity to attract from a wider part of the community.

The site has been assessed as having sufficient environmental capacity to accommodate the development without adverse impacts on the natural and built environment.

Because the works to the SEC involve retention of significant components of the existing built form a structural due diligence assessment has been undertaken.

The due diligence assessment indicated that the layout and extent of the existing structural elements, that were visually inspected, are generally consistent with the original drawings. No serious structural defect that may have a significant impact on the structural integrity of the existing buildings were visible or identified at the time of the site visit.

Mitigation Measures/Statement of Commitments

The refurbishment of the SEC and upgrading of the adjoining Peace Park could result in a number of impacts not only to both users of the facilities during the demolition and construction phases of the project, but also to residents and building tenants proximate to the site. In addition, there are impacts that could occur following completion of works, as a result of operation of the upgraded facilities.

Impacts that could occur during the demolition and construction phases include:

- Noise impacts;
- Construction traffic noise;
- Loss of venue for productions and performances;
- Temporary job loss for operational staff;
- Impacts on pedestrian movement in and around this part of the town centre;
- Impacts on trees to be retained;
- Impacts on adjoining buildings and infrastructure.
- Impacts that could occur following completion of works and operation of the facility include:

Noise impacts associated with performances and other uses of the SEC, including noise associated with people leaving the venue;

- Noise associated with outdoor activities within Peace Park;
- Noise associated with loading/unloading operations, including servicing the SEC;
- Noise associated with the operation of mechanical plant;
- Traffic and parking impacts within the town centre;
- Safety and security impacts;
- The potential for light spill to impact on the amenity of residents and nearby building tenants.

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The recommendations of the various specialist consultants have been incorporated into mitigation measures that, if implemented during the construction phase and once the facility is operation, will assist in mitigating potential adverse impacts.

Conclusion

The SEC building is no longer 'fit for purpose' and does not meet current standards. Notwithstanding, the building is structurally sound and is worthy of preservation. Therefore, it is proposed to undertake a significant refurbishment of the building, including alterations and additions to enable it to better serve the community and those who use the facility.

The SEC was constructed before Peace Park was developed and therefore there is no genuine connection between the two.

The proposed refurbishment of the SEC and upgrading of Peace Park will not only result in better accessibility and connectivity between the two, it will also ensure that the building is more flexible and able to facilitate a broader range of performances and user groups to strengthen its connection with the community.

The refurbished SEC will acknowledge the role the existing building has played in that community, but will enhance, upgrade and replace that facility to achieve broader cultural and social appeal. The development uses sustainable design initiatives, promotes accessibility and inclusion and incorporates best practice development principles.

The proposed development will have tangible social benefits for the Sutherland community who will have access to a multi purpose entertainment facility which is easily accessed by public transport and provides equitable access for all users.

The proposed development is appropriate for the site and can be undertaken without adverse impacts on the natural and built environments. The site has sufficient environmental capacity to accommodate the development. It is considered that this proposal is worthy of support.

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1.1 Purpose of this Report

DFP Planning Pty Ltd (DFP) has been commissioned by Sutherland Shire Council (Council) to prepare an Environmental Impact Statement (EIS) to accompany a development application (DA) to the NSW Department of Planning, Industry and Environment (DPIE) for the redevelopment of the Sutherland Entertainment Centre, including alterations and additions to the existing building, and upgrading of the adjoining Peace Park.

The proposal involves works relating to an '*entertainment facility*' which is defined in Sutherland Local Environmental Plan (LEP) 2015 as follows:

***entertainment facility** means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.*

Pursuant to clause 13 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP), if the capital investment value (CIV) of development for the purposes of cultural, recreation and tourist facilities is more than \$30 million, the development is State significant Development (SSD) and a SSD application is required to be prepared.

Entertainment facilities are included in the description of development referred to as *Cultural, recreation and tourist facilities* in clause 13 of Schedule 1 of the State and Regional Development SEPP.

The CIV of the project has been assessed as being in excess of \$30 million. A copy of the QS cost estimate report is included at **Appendix 10** to this EIS. Therefore, the development is considered to be State Significant Development (SSD) and a SSD application will be required to be submitted to NSW Department of Planning, Industry and Environment (DPIE).

On 8 November 2019, the Secretary of the DPE issued Secretary's Environmental Assessment Requirements (the SEARs) for SSD 10379.

This report has been prepared in accordance with the SEARs, Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) to provide DPIE and relevant NSW State Government Agencies with all relevant information necessary to assess the proposed development. Specifically, this EIS has been prepared in accordance with the requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the EP&A Regulation). **Appendix 1** provides a SEARs reference table to summarise and identify the sections of this EIS which address SEARs.

The Minister for Planning (or delegate) is the consent authority for the DA in accordance with Section 4.5(a) of the EP&A Act.

1.2 Background

The Sutherland Entertainment Centre opened as the Sutherland Civic Centre on 12 June 1976. The building was designed by Dunphy Bell and Partners Pty Ltd, architects. Originally known as the 'Sutherland Civic Centre', the building was designed primarily as a musical venue.

The Sutherland Civic Centre contains an auditorium seating 990 people, with 510 removable seats for flexible uses.

The existing Sutherland Entertainment Centre is a two to four storey building reflecting a Brutalist style of architecture with face brick and off-form concrete. The massively scaled colonnade surrounding the main auditorium building to the west and north is the most recognisable feature of the building. This has served as the main inspiration for the refurbishment of the building.

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Whilst the building has undergone a number of cosmetic renovations over its 45 year history, it is no longer 'fit for purpose' and does not meet current standards. Notwithstanding, the building is structurally sound and is worthy of preservation.

Peace Park is a landscaped space located to the north of the SEC. It contains a Japanese garden, war memorial, terraced steps, a water feature and soft and hard landscaped areas.

Peace Park was officially opened on 12 September 1992. The war memorial was moved from its previous location, at the junction of Eton Street and Old Princes Highway, to its current location as part of the Peace Park upgrades. The Sutherland War Memorial in Peace Park is listed as an item of environmental heritage in Sutherland Local Environmental Plan (LEP) 2015.

The SEC was constructed before Peace Park was developed and therefore there is no genuine connection between the two.

1.2.1 Design Excellence

Tender Submissions

The process began by Council issuing an Open Expression of Interest (EOI) which elicited 30 submissions. From these 30 submissions, 10 firms were shortlisted and interviewed.

Design Competition

The selection of shortlisted firms was undertaken by a Tender Evaluation Panel (which comprised Council staff) which assessed the submissions to determine the organisations which demonstrated relevant experience in similar performing arts spaces and evaluated them against the selection criteria.

The Evaluation Panel then interviewed the 10 organisations and used the interview process to determine a level of assurance as to each organisation's overall appreciation for the project including their own vision, objectives and definitions of a successful outcome in terms of design.

Three firms were further shortlisted and invited to submit a concept proposal. These firms were required to submit a proposal in two parts.

Two separate panels were established which undertook the following assessments:

- Part A - Design Concept evaluated by the independent Design Review Panel (DRP). The DRP was responsible for the evaluation of tender submissions and comprised the following members:
 - Darlene van der Breggen Strategic Design Advisor to the Government Architect NSW
 - Colin Sargent Senior Development Manager, Transport NSW
 - Craig Gamble Theatre Consultant, Setting Line Theatre Consulting
- Part B - Design Services Proposal evaluated by the Tender Evaluation Panel (TEP)

Following assessment of the concept designs (by the DRP) and the cost estimates by the TEP, and taking into account community feedback, the Evaluation Panel then selected NBRS and Chrofi Architects as the architectural team which would be able to provide the best outcome as envisaged by Council and the community.

As set out in the summary Design Report at **Appendix 6**, during the course of the competition, the project evolved to respond to feedback from the community and stakeholders.

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Design Integrity Panel

Item 3 of the SEARs requires that the EIS demonstrates how design excellence will be maintained and requires that the EIS details:

- “- a design excellence strategy, developed in consultation with the Government Architect NSW detailing the design competition process, and an ongoing process to ensure design integrity through the planning, detailed design and delivery of the development.*
- demonstrate how the design has responded to the comments and recommendations made by the competition jury.”*

In response to the SEARs, the Design Excellence Strategy (that was previously submitted with the Scoping Report) has been refined in consultation with Government Architect NSW, to ensure Design Integrity is maintained throughout the planning, detailed design and delivery phases of the development. As detailed in the Design Integrity Panel report at **Appendix 7** to this EIS, the Strategy is in five parts:

1. *The two-stage tender process with a Design Review Panel (DRP), assembled by Council to evaluate the design merit of Architectural concepts submitted by architect led consultant design teams.*
2. *Retaining the DRP in the form of a Design Integrity Panel (DIP). The DIP will convene to review the design at the pre-DA stage (this report), pre-Tender (March) and prior to any substantive design change to ensure the design integrity is maintained.*
3. *The participants of the DIP will be retained for the duration of the project. Changes to membership of the DIP, in the event panel members are unable to continue with the DIP, will be decided by Sutherland Council in consultation with the GANSW. Council may seek recommendations from the DIP on proposed alternative membership.*
4. *The Design Integrity Panel Terms of Reference (ToR) are provided at Appendix E.*
5. *Novation of the NBRS+CHROFI led design team to the Contractor for design completion / finalisation. The deed of novation will contain a ‘whistle-blower’ clause allowing the design team to alert Council in the case of the Contractor instructing a design change considered a change to the design intent.*

Step 1 has been completed.

In relation to Step 2, the DIP has met on two occasions – 2 December and 10 December 2019 – during the preparation of this EIS and prior to issue of the architectural plans at **Appendix 5** to this EIS.

The Panel observations following review of the draft plans on 2 December 2019 is included in Section 4 of the Design Integrity Panel report.

Following that meeting, the design was further refined and considered by the DIP on 10 December 2019. At that meeting, the DIP *agreed that the proposed design, incorporating those changes shown in the presentation documents dated 10th December (Appendix D) ... was of a suitable standard for SSD submission.*

The plans at **Appendix 5** respond to the particular issues raised by the DIP at the meeting on 10 December 2019. These issues were:

1. *The Panel supports the removal of one column from the western façade shown as Option 1 in the 10th December Presentation documentation addressing concerns around the proportions of the foyer structure.*
2. *The Panel supported the Merton St / eastern elevation changes that allowed more natural light to enter the building. It was noted that the orientation of the brick fins could be adjusted if necessary.*
3. *That a reconfiguration of the foyer amenities as shown, reduced queuing into the foyer area and satisfied the Panel’s concerns.*
4. *That the additional amenities on level two, adequately provided for the number of people that could be accommodated in the chorus rooms. It was noted by the*

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design team that the introduction of amenities would reduce available chorus room area and would have to be endorsed by the relevant stakeholders.

5. *That the lighting splash appeared to be adequately addressed by raising lighting bridge 1. However, this issue will require ongoing monitoring by the design team's theatre lighting design specialist.*
6. *The public domain strategy, prepared by a suitably qualified landscape architect, should demonstrate how the new public plaza would integrate with existing open spaces including the Japanese Garden as well as potential connections to the extended 'green grid' network. The public domain strategy should be presented by the Landscape Architect at all future presentations to the DIP. The Panel emphasized the importance of the landscape architect's role given the importance of the public domain in this design.*

1.3 Justification and Project Alternatives

The SEC has served the population of the Sutherland Shire and many others for over 40 years. However, notwithstanding that it is robust and structurally sound, the aged building needs to become something more than a single purpose venue and must evolve to become a flexible place with broader cultural and social appeal.

The existing SEC is outdated in terms of the programs it is able to host, the audience experience, particularly in terms of seating amenity and accessibility.

At a meeting on 11 December 2017, Council considered a report titled *Sutherland Precinct Redevelopment (Value Realisation) and Sutherland Entertainment Centre (Service Need and Value Assessment)* (SER009-18).

The report dealt with both the potential for redevelopment of the Sutherland precinct as well as the options for refurbishment, renewal and rebuilding of the Sutherland Entertainment Centre. That report considered four options with respect to the SEC:

- Basic refurbishment
- Major refurbishment
- Expansion to existing building
- Rebuild (two venue) new building

The options for projects of the scale being considered for an expanded or rebuilt Sutherland Entertainment Centre are required to meet the provisions of the Local Government Act 1993 for capital expenditure review and the NSW Government Treasury department's Public Private Partnership guidelines (TPP17-07), respectively. Both Government guidelines require projects of this scale to be strategically justified and the product of extensive engagement with the community.

Preliminary consultation was undertaken by survey from 10 November 2017 until 5 December 2017. The feedback indicated that the community expressed an overall satisfaction with the current Entertainment Centre.

The survey results indicated that those in the age group of 75+ represented the highest proportion of SEC patrons (24%). Patrons the wider community acknowledged the strengths of the SEC, including the programs offered for both seniors and the young, its role in encouraging the performing arts and diversity and creating a place for people to meet and connect.

However, the community feedback also acknowledged that the SEC (in its present form) has its challenges, its programming is not broad enough to cater for all ages and its building suffers for poor aesthetic appeal, looks tired and is in need of modernisation. In terms of what form that modernisation might take, the wider community favoured updating the SEC to meet modern building standards (41%), and this could include a combination of minor and major refurbishment elements. 37% of patrons of the SEC favoured renovating and updating or a

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combination of basic and major refurbishment. Both patrons and the wider community agree that building a new SEC was the least preferred option (26% each).

Overall, the community and patrons were supportive of an option that was greater than a basic refurbishment and extended as far as a major refurbishment but were significantly less supportive of the 'knock down/rebuild' option.

The report identified that the community survey indicated a lack of community support towards investment in a new SEC (option 3) but that there was support for a renovated and updated SEC. The report also noted that Council's current financial position could not support rebuilding a new SEC (option 3) without considerable impact upon financial sustainability.

Each of these options was considered at a Councillor workshop at which the pros and cons of each option was canvassed.

At a meeting on 3 April 2018, Council considered a report titled *Sutherland Entertainment Centre Redevelopment - Funding and Cashflow Modelling* (SER018-18).

That report discussed three options that were being considered by Council in relation to the SEC building. Those options were:

- Basic refurbishment – Option 1;
- Major refurbishment – Option 2;
- Rebuild – Option 3.

Based on the combined assessment of need, community feedback and Council's funding ability and consideration to its long term financial planning, major refurbishment (option 2) is being recommended.

This SSDA is for the refurbishment of the SEC in line with Option 2 which was supported by the Councillors, patrons and stakeholders of the current SEC and the wider community.

1.4 Risk Assessment

The majority of risks associated with this project will occur during the demolition and construction phases. **Appendix 3** to this EIS details the recommended mitigation measures that could be implemented to minimise risks, particularly to the public and nearby and adjoining property owners, tenants and residents during these phases of work.

Recommended mitigation measures that could be implemented to minimise impacts on the built and natural environment once the facility is operational have also been included in **Appendix 3**.

1.5 Site Context

1.5.1 Location

The SEC is located at 22 and 30 Eton Road, Sutherland. Peace Park adjoins the SEC to the north. The legal property description of 30 Eton Road, Sutherland is Lot 1 DP1253156. 22 Eton Street is legally described as Lot 7, Section 46, DP802.

Figure 1 is a location plan of the site within the Sutherland town centre and **Figure 2** is an aerial photograph of the site with the cadastre overlaid.

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Figure 1 Site Location



Figure 2 Aerial photograph of the site

The existing two - four storey entertainment centre building and some hard and soft landscaped elements associated with the adjoining Peace Park are located on Lot 1 DP 1253156. Peace Park is partly located on Lot 1 and partly on Lot 7 (see **Figure 2** and Survey at **Appendix 4**).

The site has frontage to Eton Street (to the west) and Merton Street to the east.

The existing SEC includes a flat floor auditorium and a single tier of seating above, along with back of house facilities to support the auditorium. Surrounding the auditorium are meeting rooms, bathrooms, storerooms, food and beverage services, offices and a dwelling (which is accessed externally). The SEC is accessed primarily from Eton Street and the forecourt adjacent to Peace Park. Along the eastern façade, addressing Merton Street is a back of house entry for performers and two loading docks.

External to the SEC to the north is Peace Park which comprises a range of landscape features, including a water fountain, selected tree plantings, park benches and raised grass sections.

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In addition, there is an existing War Memorial located in the north western corner of Peace Park. The War Memorial is listed as a heritage item in Sutherland LEP 2015 and includes a cenotaph and a large plaque monument. Framing the cenotaph memorial are two pillars created by an Aboriginal artist in 1994 titled *Pemul Djalarangi* (The Earth Belongs to Us All).

There is a moderate change in levels between the foyer of the SEC, Eton Street and Peace Park, currently there are steps between the various tiers.

Appendix 4 to this EIS is a survey plan of the site identifying the relationship of the existing entertainment centre building to the lot boundaries and the Peace Park.

Figures 3 – 7 show the SEC and Peace Park from various vantage points.



Figure 3 The existing SEC as seen from Peace Park showing the water fountain in front.

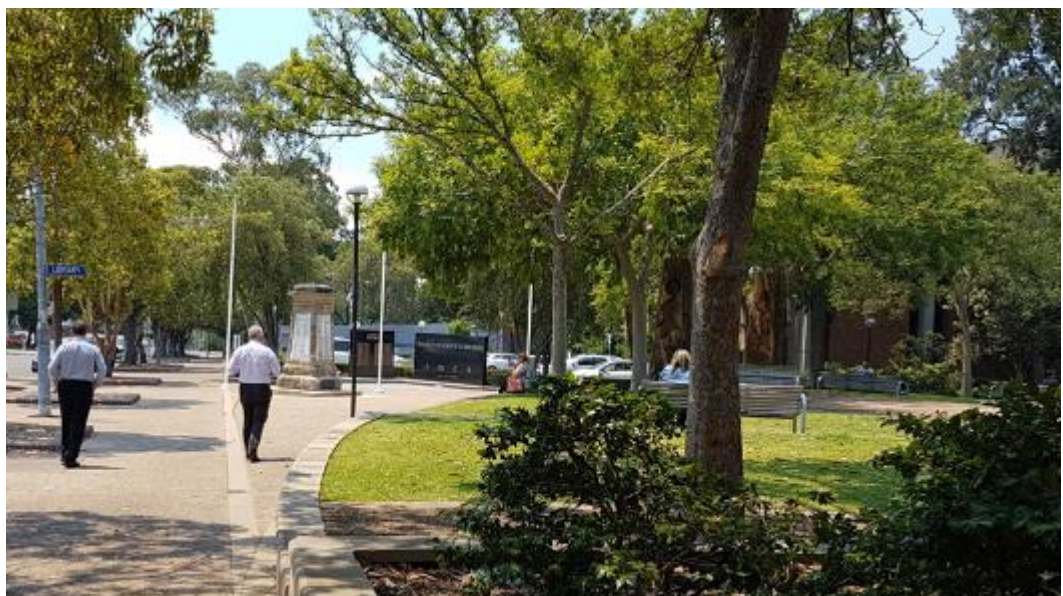


Figure 4 Looking north along the Eton Street edge of the Peace Park towards the War Memorial.

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Figure 5 Pillar artworks which frame the Cenotaph



Figure 6 Eastern façade (Merton Street) of the SEC showing the loading dock, bin storage area and existing substation.

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Figure 7 Back of house entrance via Merton Street

1.5.2 Surrounding Development

To the north of Peace Park is the at grade car park associated with the Sutherland Council civic centre and the civic centre building. The Council offices, located to the north of the site, are a three to four storey late 20th century brick building which is set back from Eton Street behind its parking area.

Further multi-storey development between two to eight storeys in height is located to the east of the offices on Merton, Stapleton and Belmont Streets.

To the east of Merton Street is an at grade carpark known as the Flora Street Carpark and Japanese Gardens (which are located to the east of and have an interface with Peace Park). Merton Street continues north from the Japanese Gardens to link with the Princes Highway. Merton Street continues as a pedestrian link only through the Japanese Gardens.

To the west is Eton Street. In the vicinity of the site, the carriageway of Eton Street is separated by angled car parking. To the west of Eton Street are retail and commercial buildings associated with the Sutherland town centre. Sutherland railway station, which is to the west of Old Princes Highway, is approximately 300m (walking distance) from the SEC.

To the south of the subject site is a two storey late 20th century rendered masonry office building which is located on the corner of Eton and Flora Street. This commercial building is currently occupied by Centrelink. To east of the Centrelink building is a single-storey post-War brick church with a bell tower. The church is located on the corner of Flora and Merton Street. A more recent two storey face brick addition to the church is located to the north of the church building. This addition directly abuts the SEC site.

Figure 8 is a plan identifying the site in the context of surrounding development.

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Figure 8 Surrounding Context

Figures 9 - 14 below show some of the key surrounding land uses.

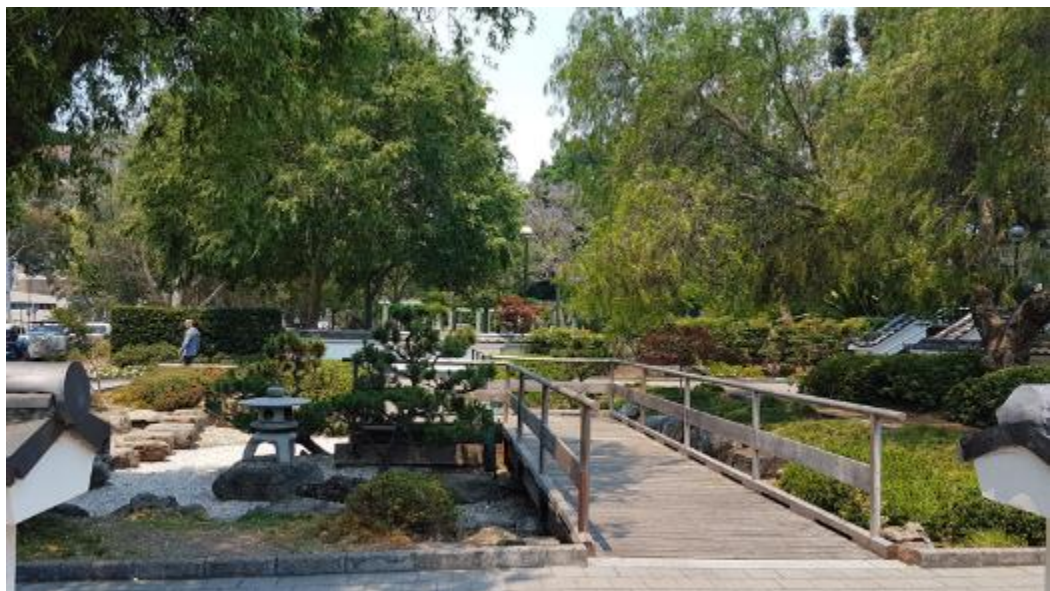


Figure 9 Japanese Gardens adjacent to the Peace Park

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Figure 10 Flora Street Carpark located east of the site



Figure 11 Existing interface between SEC and the Sutherland Uniting Church as viewed from Merton Street

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Figure 12 Heritage listed building at Sutherland Uniting Church



Figure 13 Adjoining commercial building (occupied by Centrelink) as viewed from Flora Street

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Figure 14 Commercial development on Eton Street opposite SEC

1.5.3 Surrounding Road and Transport Network

The site is located within the Sutherland Town Centre and immediately surrounding roads are not classified roads. The following subsections describe the surrounding road and rail networks.

Surrounding Road Network and Parking

Eton Street is an unclassified Local Road to the west of the site. Eton Street has a two-way carriageway with a width of approximately 24m wide. It has a two-way carriageway (one lane in each direction) with central angled parking and kerbside parking provided on both sides of the road.

The default speed limit on Eton Street is 50km/h however there is a signposted 10km/h shared zone between the two (2) pedestrian crossing facilities, one of which is adjacent to the site.

Car parking on Eton Street is time restricted to 1-hour for the kerbside parking and 2-hours for the angled centre parking between 8:30am-6pm, Monday-Friday and 8:30am-12:30pm, Saturday.

A Bus Zone is provided along the eastern side of Eton Street fronting Peace Park and a signposted accessible car parking space is provided along the eastern side of Eton Street. Loading Zones associated with the commercial development are scattered along the western side of Eton Street between some driveways, with "No Parking" signage located between some driveways.

To the east of the site is the southern part of **Merton Street** which is separated from the northern section of Merton Street by the Peace Park. The southern part of Merton Street is an unclassified cul-de-sac Local Road.

Merton Street has a 11.5m wide two-way carriageway with 90 degree parking on the eastern side of the road.

Unrestricted and time restricted 4-hour parking between 8:30am-6pm, Monday-Friday, kerbside parking is provided along the eastern side of the road. There is also a Loading Zone along the eastern side of the road at the end of the road. Along the western side of the road is another Loading Zone and No Parking signage.

Flora Street is a collector road to the south of the adjoining Uniting Church and Centrelink building. Flora Street runs in an east-west direction from Old Princes Highway (in the Sutherland town centre) to Bath Road, in Kirrawee. Eton Street and Merton Street intersect with Flora Street.

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Parking on Flora Street in the vicinity of the site is generally limited to 1-hour time restricted kerbside parking between 8:30am-6pm, Monday-Friday and 8:30am-12:30pm, Saturday, along both sides of the road.

Existing Traffic Management

Existing traffic management in the vicinity of the site comprises:

- Roundabout controlled intersection of Eton Street / Flora Street;
- Roundabout controlled intersection of Eton Street / Old Princes Highway / Toronto Parade;
- Priority controlled intersection of Merton Street / Flora Street;
- Raised pedestrian crossing on Eton Street between Eton Arcade (31 Eton Street) and Sutherland Entertainment Centre (30 Eton Street);
- Raised pedestrian crossing on Eton Street between 726 Old Princes Highway and Sutherland Shire Council Building (4-20 Eton Street);
- Pedestrian refuge on Eton Street at the Eton Street / Flora Street roundabout.

1.5.4 Public Transport Network

Rail

Sutherland Train Station is located approximately 300m walking distance to the west of the subject site. Sutherland is located on the T4 Eastern Suburbs and Illawarra Line and South Coast Line and provides access to Bondi Junction, Sydney CBD, Wolli Creek, Hurstville, Cronulla, Helensburgh, Wollongong, Kiama and Bomaderry as well as stations in between.

A train service is provided every 5 – 10 minutes in commuter peak periods and provides direct access between Cronulla, Waterfall and Bondi Junction via Central Station (Sydney CBD).

Sutherland Station is staffed 24 hours and is wheelchair accessible. The station includes:

- Opal top up and ticket machine
- Toilets
- Payphone
- Emergency help point
- Baby change table
- Wheelchair accessible toilet
- Wheelchair accessible car space
- Taxi rank
- Commuter car park
- Kiss and ride stopping area
- Bike racks
- Bike lockers

Bus

Bus stop (ID: 2232125) is located approximately 100m walking distance to the south of site on Flora Street. This bus stop services bus routes:

- 961 (Barden Ridge to Miranda),
- 962 (East Hills to Miranda),
- 963 (Alfords Point to Menai),

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- 965 (Sutherland to Woronora),
- 967 (Como West to Miranda via Oyster Bay),
- 969 (Cronulla to Sutherland),
- 975 (Miranda to Grays Point),
- 976 (Sutherland to Grays Point) and
- 993 (Miranda to Woronora Heights).

These services are provided by Transdev NSW. In addition to the above the Sutherland Bus Interchange is located on the western side of the railway line within 450m walking distance of the site. The above services also stop at the interchange as well as 968 (Bonnet Bay to Miranda via Carella) and 991 (Heathcote to Sutherland).

In addition the M92 bus service provides access to Parramatta Station and includes stops at Padstow, Bankstown, Lidcombe and Clyde.

Pedestrian Network

Pedestrian access to the site is available from Eton Street, Merton Street and through the Japanese Gardens. A series of pedestrian paths connect the site to its surrounds.

A 'shared zone' is provided over Eton Street where cars are required to give way to pedestrians, this zone is part of the primary route to the SEC from Sutherland Train Station. The route to the station is then beneath the awnings of shops along Eton Street and Flora Street.

Public footpaths are provided along all street frontages and are also provided through Peace Park and connecting to the Japanese Gardens. These footpaths generally do not contain any steps, however shorter routes are available which use a series of steps. Areas which require use of steps include between Merton Street and the Japanese Gardens, from the existing forecourt through Peace Park and from the Aboriginal pillar artwork to the cenotaph memorial.

2 The Proposal

2.1 Summary of Proposed Development

The renovations to the SEC and upgrades to Peace Park will include:

- A refurbished theatre with tiered seating for 700 persons.
- A new flexible teaching and rehearsal space.
- Improved amenities and circulation spaces.
- A larger foyer with enhanced user services and accessibility, including lift access and improved amenities.
- A new entry forecourt incorporating a flexible outdoor event space.
- Improved performer/hirer functionality in back-of-house, stage and wings.
- Improved accessibility with the provision of three lifts, two for public use and one for back of house.
- New, energy efficient and sustainable heating, cooling and lighting systems.
- Upgrades to Peace Park, including revitalisation of the connection of Peace Park with Eton Street.
- Repairs to the current building including the roof.

2.2 Demolition and Site Preparation

Much of the existing structure will be retained. This will be used as the framework for the refurbished centre.

The architectural plans prepared by the project architects, NBRs Architecture and Chrofi Architects, detail which components of the existing structure will be retained, and which will be demolished. A copy of these plans is included at **Appendix 5** to this EIS.

Much of the basement level internal fabric will be removed and there will be minimal additional excavation at the basement level for the purposes of incorporating an additional recess area under the auditorium, adjacent to the stage. This area will function as a quasi orchestra pit and will be used to transfer additional seating from the basement storage to the auditorium. In addition, the planters that are currently located along the Merton Street frontage of the building will be removed and this area will be excavated to the level of the existing basement (RL109550) for the purposes of extending the service areas.

At the ground floor level and upper levels, much of the internal fabric will be removed to make way for a comprehensive refit and refurbishment of the SEC. The existing 'black box' wing, which is located at the Eton Street frontage of the site, will be retained, but repurposed as foyer space, meeting rooms and rehearsal spaces.

External to the building, the existing forecourt area and entry stairs, as well as the paved areas in the vicinity of the egress stairs on the northern elevation of the SEC will be demolished to make way for the new foyer and verandah areas. This will entail removal of some trees between the existing SEC building and Eton Street.

Within Peace Park, the existing water feature, paving and walls near the water feature will be removed to facilitate construction of the foyer terrace area. Minor demolition works adjacent to the existing obelisks include removal of a light pole and relocation of some park furniture.

2 The Proposal

2.3 Tree Removal

As noted above, some of the trees within the forecourt area of the SEC and within Peace Park will be removed to facilitate the alterations and additions to the SEC and the improvements to the Peace Park.

Some of the trees will be required to be removed in order to facilitate earthworks associated with a change in ground level between Eton Street, Peace Park and the refurbished entries to the SEC in order to provide an accessible entry.

Details of trees to be removed is discussed in **Section 6.2.13** of this EIS.

2.4 Proposed Works

The SEC is now a 40+ year old building which, although in good physical condition, is not suitable for use as a modern day community venue. Today, buildings such as the SEC are required to be multi-function facilities that are flexible and able to cater to a diversity of cultural and technical needs.

The refurbishment of the SEC also provides an opportunity to improve the interface of the SEC with the adjoining public domain, including Peace Park and Eton Street.

To this end, it is proposed to undertake alterations and additions to the SEC which will offer indoor/outdoor stages and exhibition spaces, a more integrated relationship with Peace Park and an opportunity to provide a variety of spaces which can be adapted depending on the needs of the user.

The objectives of the upgrade to the SEC and Peace Park are:

- To ensure SEC meets the current Building Code of Australia (BCA) standards as well as the latest Australian Standards for access and mobility.
- To ensure the SEC operates as a multi-function venue with a variety of flexible spaces suitable for use by a variety of groups.
- To provide an auditorium facility that is capable of hosting larger and more varied performances than are currently able to be accommodated to meet community needs.
- To provide a new address for the Entertainment Centre by virtue of a more integrated relationship with Peace Park.
- To re-affirm Peace Park as the civic heart of Sutherland with improved connections to the Library and Council Administration building and the Sutherland Town Centre.
- To appreciate that spaces within Peace Park such as the War Memorial and the Chuo City Garden can function as a series of connected landscape areas but still maintain their own identity and purpose.
- To develop the relationship between the Entertainment Centre and Peace Park such that they function as extensions of each other.

2.4.1 Summary of Alterations and Additions to SEC and Peace Park

The following works are proposed to be undertaken:

- The auditorium will be renovated with the existing flat floor space remodelled into a tiered theatre. The new theatre will provide an enhanced viewing experience for up to 700 patrons, with improved excellent sight lines and acoustics.
- The stage will be upgraded so that it is capable of hosting major theatrical productions. This includes the reconfiguration and expansion of new back of house areas and the provision of a full fly tower.
- An additional loading/unloading facility off Merton Street will be provided with direct access to the back of house areas. The existing loading dock will be retained.

2 The Proposal

- Accessibility will be improved through the provision of three lifts – two for public and one for back of house.
- The front entry to the SEC will be provided with a pergola to improve the relationship with the park and, provide an appropriate address to Eton Street. This space will also function as a quasi exhibition space/performance area.
- A multifunctional lobby and foyer, with improved circulation will be provided.
- Two balconies will be provided within the foyer void on Levels 1 and 2 to provide connection between the foyer and the internal spaces of the SEC.
- The black box wing will be repurposed to provide additional foyer space, meeting rooms and rehearsal spaces.

The upgrades to Peace Park are a consequence of the alterations and additions to the SEC building and will result in significant improvements in the interface between the two such that the SEC will feel like it is part of the park and, conversely, the park will feel as though it is an extension of the building.

Works within Peace Park will include:

- Way finding and improved connectivity through Peace Park from areas to the east, including the Flora Street car park will be provided.
- The southern interface of the park with the SEC will be made more permeable and active, by the addition of a verandah to the SEC. This space will serve as a protected threshold between the SEC and the park.
- Upgrades to Peace Park, including revitalisation of the connection of Peace Park with Eton Street will be undertaken.

Details of the upgraded SEC facilities, including details of those sections of the building that will be retained and upgraded, are detailed in the concept architectural plans at **Appendix 5** to this EIS. The upgrades to Peace Park are detailed in the landscape plans at **Appendix 13**.

2.4.2 Elements of the SEC

Table 1 provides a description of the general building layout and configuration. This table should be read in conjunction with the architectural plan at **Appendix 5**.

Figure 15 is a 3D perspective cut away section through the SEC.

Table 1 Summary of SEC building components	
Level	Layout/Configuration
Basement	Ancillary areas and storage rooms (e.g. switch room, plant, garbage, hydraulic pump room), technical supervisor office, musician storage, stage door, reception area. Egress provided directly to Merton Street via stair 06, stair 07 and perimeter exit doors. Single flight rising stairs provide access into the ground level forestage & stage areas.
Ground Level	<p>Entrance and public domain areas comprising:</p> <ul style="list-style-type: none"> • Foyer/meeting room; • Foyer, box office, front-of-house (FOH) bar area; • Public amenities; • Opportunity for provision of a café in the future <p>Stage and performance areas comprising:</p> <ul style="list-style-type: none"> • Tiered seating comprising 279 seats (lower stalls level) and 167 seats (upper stalls level) on the ground level and Level 1; • Forestage and stage areas; • Backstage rooms/enclosures including dress rooms, amenities, manager office, sound lock, kitchen, storage, loading dock & scenery assembly).

2 The Proposal

Table 1 Summary of SEC building components

Level	Layout/Configuration
Level 1	<ul style="list-style-type: none"> • Tiered seating associated with the lower stalls and uppers stalls levels; • Control, sound mixing & parents/cry rooms; • Foyer corridor, external function terrace with outdoor bar, and associated amenities; • Rehearsal room within the Black Box wing; • Backstage rooms/enclosures including dress rooms, amenities, ensuite, green room, meeting, office, central store/rack; • Egress from public portions served by stair 01, 02 and 03; • Egress from backstage portions served by stair 06 and 07.
Level 2	<ul style="list-style-type: none"> • Continued tiered seating (dress circle portion, 239 seats) accessed from Levels 2 and 3; • Backstage rooms/enclosures including dress rooms, wardrobe & plant; • Foyer corridor & portable bar; • Egress from public portions served by stair 03; • Egress from backstage portions served by stair 06 & 07.
Level 3	<ul style="list-style-type: none"> • Continued tiered seating (dress circle portion); • Cooling tower, plant rooms and sprinkler tank, external open plant; • Egress from public portions served by stair 03; • Egress from backstage portions served by stair 06 & 07.
Fly Tower	Void space extending approximately 21.9m above the stage and containing loading gallery, cross walkway, catwalk, grid floor and counterweights. Access/egress shall be provided by steel grate stairway & AS1657 access ladder connecting BOH L3 to the grid floor situated at the top of the fly tower.



Figure 15 3D perspective section of SEC

2.5 Materials and Finishes

2.5.1 New Materials

Wherever possible, existing external fabric will be retained. Where new materials are required to be used, they have, as far as possible, been selected to complement the existing finishes.

For example, in the case of the Merton Street elevation, a new facade is required to accommodate the back of house area. The Merton Street brickwork of the SEC has been selected to tie in with and continue the existing brick language of the northern façade and will also sit comfortably with the brick heritage listed building to the south. The Merton Street elevation of the building has been designed to be deliberately muted, reflecting its status as a service and logistics entry. This more subdued treatment will also ensure that it does not detract from the adjacent heritage listed church.

From a sustainability perspective, mass timber construction is recognized as a significant initiative in reducing the carbon footprint of the construction industry. Timber has low embodied energy in production and stores carbon within wood fibre. When appropriately sourced it is a renewable and sustainable resource. The columns of the foyer, which have

2 The Proposal

been designed to mimic the brick columns of the existing SEC building, will be constructed using an engineered Australian hardwood glulam (glue-laminated) timber. This will highlight the use of timber as a cost-effective and visually appealing alternative to the more commonly used clad steel and concrete structures. The use of timber also relates to a desire to create a sense of civic place inspired by Sutherland's identity and proximity to the Royal National Park.

It is proposed to clad the large planar facades of the flytower and theatre using a prepainted profiled metal cladding product with deep ribbing. The product is available in a range of profiles. This product will be of low maintenance and long lasting.

The use of a profiled metal cladding will help to break down the scale of the larger built form elements of the flytower and theatre roof, as the deep corrugations will create a shadowing effect.

A schedule of materials and finishes is included in the architectural plan set at **Appendix 5**.

2.5.2 Retention of Existing Building Fabric

The design response for the new SEC has been to retain as much of the existing fabric as possible. Where new elements need to be used, they have taken inspiration from the materials of the existing building. Examples of this are detailed below:

A significant proportion of the existing building, and in particular, the more distinctive features such as the ivy clad northern wall, the black box and the architectural expression of the Eton Street façade which is dominated by brick columns will be retained.

Key to the adaptability and sustainability of the project was the decision to retain the majority of the existing structure. The SEC is predominantly a brick and concrete structure, which is structurally sound. These materials have inherent durability which has informed the design of the proposed new additions.

3 Strategic Context

3.1 Need for the Development

The Sutherland Entertainment Centre (SEC), is over 40 years old. Whilst the structure itself is sound, the building needs some major repairs and upgrades to meet the current Building Code of Australia as well as meet the latest Australian Standards for access and mobility.

The redevelopment of the SEC will improve the theatre space so that it can accommodate a variety of theatrical performances including drama, song, music and dance and be used by a wide range of groups including schools. The improved facilities will enhance the experience of performers and audiences alike.

The project will include improvements to:

- upgrade of technical equipment;
- theatre staging, sound and lighting;
- performers and production crew functionality to the back-of-house facilities;
- new theatre seating and sight lines to stage for audiences;
- access and amenities; and
- front-of-house services.

3.2 Strategic Context

The following subsections address the various strategic planning documents which relate to the site and the proposal.

3.2.1 Greater Sydney Region Plan

Greater Sydney Region Plan - A Metropolis of Three Cities is the key strategic document for the growth of Sydney. The plan was prepared by the Greater Sydney Commission and was released in March 2018, providing a growth framework for Sydney over the next 20 years.

The plan is clear in its strategic intent to create cities where residents live within 30 minutes of their jobs, education, health and recreation requirements. The plan identifies three cities which are each able to function independently. Sutherland is identified as a Strategic Centre and is located within the Eastern Harbour City.

The vision for Sydney is set out in four overarching frameworks. **Table 2** addresses how the proposed SEC modifications address the relevant objectives of the Regional Plan.

Table 2 Assessment against A Metropolis of Three Cities

Objective	Comment
Liveability	
6. Services and infrastructure meet communities' changing needs	The SEC has been designed to allow flexible and varied uses associated with the arts. The SEC is able to hold large performances in the auditorium and can also hold a variety of other smaller events in the foyer and outside. Alternate events may include art exhibitions, dinner functions markets and outdoor events. The overall aim of the modifications to the SEC is to ensure that the space can accommodate current and future needs.
7. Communities are healthy, resilient and socially connected	The SEC is well connected to existing public transport and can therefore capitalise on existing infrastructure, allowing people to catch public transport and walk to the site. The SEC will act as the social hub of Sutherland where live music, theatre and art exhibitions can occur. The plan identifies that these uses assist in creating a socially connected community.
9. Greater Sydney celebrates the arts and supports creative industries and innovation	The SEC redevelopment bolsters the arts community in the LGA by providing modern and high quality equipment and facilities to support the existing arts community in the LGA. The new facilities also have the ability to establish Sutherland as Sydney's southern artistic hub where professional performances can occur.

3 Strategic Context

Table 2 Assessment against A Metropolis of Three Cities

Objective	Comment
12. Great places that bring people together	The modifications to the SEC seek to create a great place which encourages and facilitates social interactions. The SEC and surrounds will be a flexible space and allow for a mix of functions. This is achieved through spaces for formal social interactions (i.e. attending a show in the auditorium) and informal interactions (i.e. meeting in the park or foyer space). There are also opportunities for local community events within the park and foyer allowing the locality to be a hub for community events.
Productivity	
14. Integrated land use and transport creates walkable and 30-minute cities	The SEC is essential to a 30 minute city, allowing for people living in the LGA to have access to an artist hub. This will ensure that locals have the opportunity to see a show or performance within 30 minutes of their home.
22. Investment and business activity in centres	Sutherland is identified in the Plan as a Strategic Centre which is to act as a hub of jobs, goods and services close to people's homes. The SEC supports Sutherland as a Strategic Centre by providing arts infrastructure and enhancing public open spaces, supporting existing residents and workers in the suburb.
Sustainability	
31. Public open space is accessible, protected and enhanced	Peace park will be retained, enhanced and made more accessible. The works proposed to the outdoor areas surrounding the SEC are intended to integrate Peace Park into the SEC, allowing a better flow between the two spaces and encouraging shared use. The changes to Peace Park also seek to make the open space more usable for the community as it is the main public open space in Sutherland town centre. In addition, community feedback regarding the need for play space for children has been recognised and an interactive water fountain is proposed to act as a water play area for children in order to fill the missing need while also ensuring the park remains as a passive recreation area.

3.2.2 South District Plan

The site is located within the South District as identified in the *Metropolis of Three Cities* plan. The District Plan identifies more specific strategic direction for the area, providing planning priorities relating to the specific environmental, cultural and economic of the South District.

Table 3 addresses the relevant planning priorities in relation to the proposal:

Table 3 Assessment against South District Plan

Planning Priority	Comment
Liveability	
S3. Providing services and social infrastructure to meet people's changing needs	The modifications to the SEC seeks to provide for the growing population of the LGA providing for current and future needs. To achieve this the SEC has been designed to allow flexible and varied uses associated with the arts. In addition, the new design seeks to maximise the connection between Peace Park and the SEC allowing for increased use of both.
S4. Fostering healthy, creative, culturally rich and socially connected communities	<p>The SEC will act as the social hub of Sutherland where live music, theatre and art exhibitions can occur. In addition the SEC will support existing healthy and creative groups (i.e. dance groups) by providing a quality local facility to host eisteddfods and performances. The location of the SEC is well connected to existing public transport and is in a location where people can catch public transport and walk to the site.</p> <p>Aboriginal heritage is recognised through the retention of the pillars located between the SEC and the war memorial. These pillars are significant in celebrating the history of reconciliation in the LGA and are important in remembrance of the aboriginal history associated with the locality.</p> <p>The SEC modifications strengthen the creative community in the LGA by providing modern and high quality facilities which support the existing arts community in the LGA. The new facilities also have the ability to establish</p>

3 Strategic Context

Table 3 Assessment against *South District Plan*

Planning Priority	Comment
	Sutherland as Sydney's southern artistic hub where professional performances can occur.
S6. Creating and renewing great places and local centres, and respecting the District's heritage	<p>The modifications to the SEC seek to capitalise on the potential of the site and create a great place which encourages and facilitates social interactions. The SEC and surrounds will be a flexible space allowing for a mix of functions and creating the social focal point of Sutherland fostering a range of formal and informal social interactions.</p> <p>The proposal also seeks to respect the heritage of the site by acknowledging the significance of the war memorial and cenotaph along with the Aboriginal heritage of the site. To achieve this the landscape plan has ensured that the memorial and pillars remain as a focal and centrepiece of Peace Park and seek to provide new paving and stairs to enhance the physical quality of this location.</p>
Productivity	
S9. Growing investment, business opportunities and jobs in strategic centres	The SEC supports Sutherland as a Strategic Centre by providing arts infrastructure and enhancing public open spaces, supporting existing residents and workers in the suburb. In addition, the SEC supports a range of employment opportunities including service jobs, technical support and maintenance jobs. It also has the opportunity to support existing local businesses by providing a space for markets and community events.
Sustainability	
S16. Delivering high quality open space	The development will result in Peace Park being enhanced and made more accessible. The works proposed will allow better integration of the SEC with Peace Park which will encourage a wider range of uses and will also result in a more accessible and inclusive open space. In addition, new play areas for children have been included by providing an interactive water fountain to act as a water play area for children.

3.2.3 Crime Prevention Through Environmental Design

The proposed development has been considered against the principles of the Crime Prevention Through Environmental Design (CPTED). CPTED seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increasing the effort required to commit crime by increasing the time, energy and resources that need to be expended;
- Reducing the potential rewards of crime by minimising, removing and concealing 'crime benefits'; and
- Removing conditions that create confusion about the required norms of behaviour.

There are four principles in the CPTED guidelines that need to be used in the assessment of development applications to minimise the opportunity for crime:

- Surveillance;
- Access control;
- Territorial reinforcement;
- Space management.

The assessment against the CPTED Principles is provided at **Appendix 2**.

3 Strategic Context

CPTED Recommendations

The potential risk of the development however can be substantially reduced by the design and management of the proposal. The following measures are recommended to be put in place in order for the development to contribute positively to crime minimisation and mitigation:

1. Graffiti and vandal resistance building materials and fixtures should be used in the construction of the development. Management policy should be to remove Graffiti within 24 hours of its appearance.
2. Surveillance management (e.g. CCTV) be applied to external and internal areas.
3. Lighting shall be designed in accordance with AS 1158.1. Where damaged or broken, lighting is be repaired within 48 hours.
4. Pathways / line of pedestrian travel should be lit with low lighting to mark the path of travel and reduce opportunity for concealment.
5. Ensure landscaping does not create concealment opportunities over time and landscaping is appropriately maintained.
6. Directional signage should be provided throughout the development.
7. Security personnel should be provided for major events, especially for events where alcohol is sold.
8. Doors should be locked when not in use. Loading areas should be locked when not in use.

These principles have been incorporated into the draft Plan of Management for the SEC. A copy of the draft Plan of Management is included at **Appendix 21** to this EIS.

3.2.4 Future Transport Strategy 2056

The *Future Transport Strategy 2056* is an overarching strategy for a 40 year vision to improve the NSW and Regional transport systems as a result of growth within Sydney. Transport plays a vital role in economic development in towns and cities and the *Future Transport Strategy* aims to provide access to facilities within 30 minutes by public or active transport.

No upgrades to the road network or public transport services in the vicinity of the site are planned at this stage, however, as noted in **Section 1.5.4** of this EIS, the site is within a town centre which is well serviced in terms of public transport options.

3.2.5 Healthy Urban Development Checklist 2009

The Healthy Urban Development Checklist was prepared by NSW Health in 2009 seeks to address how built environments can positively encourage healthy lifestyles and reduce health inequities. The document is in the form of a checklist which helps an Applicant identify health promoting attributes, attributes which do not promote health, issues and recommendations.

Table 4 provides a checklist summary of health characteristics which relate to the proposal.

Table 4 Healthy Urban Development Checklist			
Health Characteristic	Health Promoting Attribute	Attribute that does not promote health	Issues/Recommendation
Healthy Food	Potential to host farmers markets which support healthy foods and local food supplies.	The bar could stock junk foods and alcohol.	Farmers markets in Peace Park could be encouraged
			The proposed bar will be an occasional use and have limited serving times (e.g. before performances or during intermissions).

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Table 4 Healthy Urban Development Checklist

Health Characteristic	Health Promoting Attribute	Attribute that does not promote health	Issues/Recommendation
Physical Activity	Local physical activity groups (i.e. dance) will have an opportunity to use the SEC to perform.	It is likely those watching performances will be sedentary.	Those attending events will be encouraged to catch public transport to events or to walk/cycle.
	The SEC is near public transport and therefore is easy to access by walking from public transport.	There are no specific bike paths which connect to the site.	
Transport & Physical Connectivity	The proposal will rely on existing public transport for people visiting the SEC.	The proposal does not include any additional public transport.	The operators should encourage the use of public transport to visit the site. 20 bike racks and end of trip amenities are proposed. Currently no bikes racks are provided.
	Alternative transport options		
Community Safety & Security	A CPTED assessment has been included in Section 3.2.3		
Public Open Space	The proposal improves existing public open space with the intent that the space will be more usable.	Play space in the park is limited to the water feature which is likely to only be used in summer. The boulders are also a play element to facilitate nature play and could be used year round	Ensure the water feature is maintained during summer to allow maximum use.
	The proposal enhances access to and through the open space.		
	Existing public art and the war memorial are retained.		
Social Infrastructure	The proposal will enhance the existing SEC.	Due to cost for tickets or rental prices the SEC may be exclusive.	Council should ensure there are a range of free events for the community associated with the SEC and investigate reduced rental rates for community groups.
	Accessibility will be enhanced by the works.		
	The SEC will be the focal point of community activity in Sutherland.		
	The SEC will better support multiple uses.		
Social Cohesion & Connectivity	The SEC is located in close proximity to retail, commercial, educational and residential land uses.	There may be opportunity for the SEC to result in socio-economic division depending on the cost of tickets or rental prices the SEC.	Council should ensure there are a range of free events for the community associated with the SEC and investigate reduced rental rates for community groups.
	The SEC will create new and improved places for people to meet, gather and socialise informally.		
	The proposal retains existing art and heritage which encourage a sense of place.		
Environment and Health	The site does not contain bushfire prone land.		Evacuation procedures should be established and should be well known by all staff.

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3.2.6 NSW Planning Guidelines for Walking and Cycling

The NSW Government recognises the importance of walking and cycling to provide sustainable transport options for neighbourhoods and cities. the NSW Guideline recommends the following with respect to promoting the use of walking and cycling routes:

- Provide a Transport Access Guide;
- Provide bicycle parking and end of trip facilities.

The Traffic Impact Assessment (**Appendix 19**) recommends that a Green Travel Plan for guests and staff travelling to and from the site be prepared. The Green Travel Plan will need to consider available transport options including train, bus and cycleways. The public transport options will primarily target patrons, whilst the cycle options will target staff travelling to and from the site.

3.2.7 Sutherland Community Strategic Plan 2017

The Sutherland Community Strategic Plan 2017 outlines the community's aspirations and long-term vision for Sutherland Shire. The proposed redevelopment of the SEC addresses the plan by:

- Recognising the Aboriginal history of the site and maintains the existing Aboriginal artwork on the pillars and on the entry to the War Memorial;
- Enhancing access to the SEC to make the venue inclusive;
- Designing in accordance with ESD principles;
- Ensuring community consultation has been undertaken throughout the creation of the design;
- Protecting trees and planting new trees; and
- Enhancing cultural opportunities within the SEC and Peace Park.

3.2.8 Sutherland Shire Council Plan of Management Parks 2009

The Parks Plan of Management seeks to identify performance targets and means of achievement for open space in Sutherland LGA. The park will continue to abide by the management measures identified in the plan. In addition to adhering to the plan, the proposal will allow better compliance with the following targets of the plan:

- Provide access for people with disabilities to and within General Community Use Areas;
- Provide defined paths and tracks for pedestrian access;
- Allow buildings ancillary to the operation of the Park and complementary to the design of the Park;
- Allow for multi-purpose use of buildings & facilities;
- Allow watering systems to optimise water usage, minimise maintenance and enable appropriate vegetative growth;
- Allow use of suitable species and use of landscape materials to achieve the desired landscape character;
- Allow security lighting which will enable safe movement of pedestrians along major access routes at night.

3.2.9 Sutherland Shire Local Strategic Planning Statement 2019

The Local Strategic Planning Statement (LSPS) has been developed to guide land use in the LGA up to the year 2036. It sets 21 Planning Priorities with accompanying actions grouped under the following four themes:

- Infrastructure and collaboration;

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- Liveability;
- Productivity; and
- Sustainability.

The proposal responds directly to several actions of the LSPS including:

- 6.5 Prioritise removal of barriers to disability inclusion and provide facilities to include people of all levels of ability.
- 7.4 Refurbish the Sutherland Entertainment Centre.
- 14.1 Support improved connections and connectivity between and within the centres.

The proposal seeks to achieve these actions.

4 Statutory Context

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Policies (including Development Control Plans (DCPs)), Planning Agreements and matters prescribed by the Regulation in accordance with Section 4.15(1)(a) of the EP&A Act, and as required by the SEARs.

4.1 Planning Approval Pathway

The proposal involves works relating to an '*entertainment facility*' which is defined in Sutherland Local Environmental Plan (LEP) 2015 as follows:

entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

Pursuant to clause 13 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP), if the capital investment value (CIV) of development for the purposes of cultural, recreation and tourist facilities is more than \$30 million, the development is State significant Development (SSD) and a SSD application is required to be prepared.

Entertainment facilities are included in the description of development referred to as *Cultural, recreation and tourist facilities* in clause 13 of Schedule 1 of the State and Regional Development SEPP.

The CIV of the project has been assessed as being \$33,743,782 and therefore exceeds the \$30 million threshold. A copy of the QS cost estimate report is included at **Appendix 10** to this EIS. Therefore, the development is considered to be State Significant Development (SSD) and a SSD application will be required to be submitted to NSW Department of Planning, Industry and Environment (DPIE).

4.2 Permissibility

Lot 1 DP 1253156 is zoned part B3 Commercial Core and part RE1 Public Recreation under *Sutherland Local Environmental Plan (LEP) 2015*. Lot 7, Section 46, DP802 is zoned RE1 Public Recreation.

Figure 16 is an extract of the zoning map as it applies to the site. Evident in zoning map is the fact that at the time of publishing of the LEP land use zoning map, that part of the site on which the entertainment centre building is located comprised three (3) separate allotments. These allotments have since been consolidated into Lot 1 DP 1253156.

Development for the purposes of an entertainment facility is not a permissible use in the RE1 zone.

4 Statutory Context

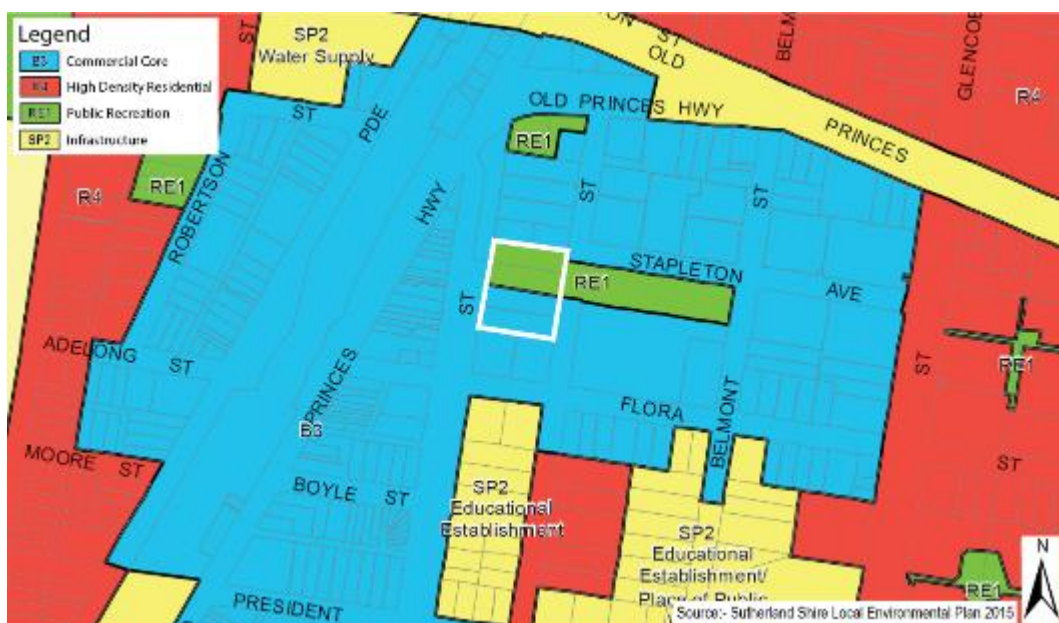


Figure 16 Extract from Sutherland LEP land use zoning map

The proposed redevelopment includes components of the entertainment centre building extending beyond the B3 zone boundary into the RE1 zone. The components which extend in the RE1 zone include a cantilevered balcony/verandah area and part of a double height entry feature/pergola structure which will identify the main entry to the entertainment centre.

Notwithstanding that these features are integral to the improvement of the interface of the entertainment centre with Peace Park, given that they are components of the entertainment centre structure (but are located in the RE1 zone), the question of permissibility must be considered.

Pursuant to section 4.38(3) of the EP&A Act, in the case of a SSD development, consent may be granted despite the development being partly prohibited by an environmental planning instrument.

Therefore, in this case, those components of the entertainment centre which are located within the RE1 zoned land, are able to be considered as part of the whole SSD project for the alterations and additions to the SEC.

Furthermore, notwithstanding that an entertainment facility is not a permissible use in the RE1 zone, community facilities are permitted (with consent) in both the RE1 zone and the B3 zone. The definition of community facilities does not specifically exclude entertainment facilities.

Whilst the existing building is called an entertainment centre, a broad range of functions and community events take place in this facility, including art shows, conferences and school functions (e.g. awards nights). The range of events and functions held in the building is likely to increase once the building is refurbished. Therefore, it is considered that the function of the SEC could be categorised as a community facility as well as an entertainment facility, i.e. a dual use facility.

Given that community facilities are permissible in both the B3 and RE1 zones, it is considered that the components of the building which are located in the RE1 zone would be permissible as a community facility.

The works proposed are consistent with the relevant objectives of both the B3 and RE1 zones that apply to the site.

4 Statutory Context

4.3 Biodiversity Conservation Act 2016

Part 7 of the *Biodiversity Conservation Act 2016* (BC Act) sets out provisions relevant to biodiversity assessment and approvals under the EP&A Act. Specifically, Section 7.9 applies to an application for development consent under Part 4 of the EP&A Act for SSD, it states

7.9 Biodiversity assessment for State significant development or infrastructure

(1) This section applies to:

- (a) an application for development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* for State significant development, and
- (b) an application for approval under Division 5.2 of the *Environmental Planning and Assessment Act 1979* to carry out State significant infrastructure.

(2) Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

Additionally, Key Issue 8 of the SEARs states the following:

The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act, except where a waiver for preparation of a BDAR has been granted.

In light of the above, Section 7.9(2) of the *Biodiversity Conservation Act 2016* (the BC Act) provides that an SSD application is to:

'.....be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.'

To this end, Eco Logical Australia (ELA) has prepared an 'Ecological Constraints Assessment and Biodiversity Development Assessment Report Waiver'. The assessment demonstrates that the site does not contain biodiversity values in accordance with Clause 1.5 of the BC Act and Clause 1.4 of the BC Regulation 2017. It was concluded that the proposed development "is not likely to have any significant impact on biodiversity values, as such, a BDAR would not be required".

A copy of the ELA assessment report is included at **Appendix 28** to this EIS. Biodiversity is also discussed in **Section 6.2.4** of this EIS. This assessment and a request for a waiver was submitted to DPIE on 3 March 2020.

Accordingly, a BDAR has not been submitted as part of this EIS.

4.4 Environmental Planning and Assessment Act 1979

4.4.1 Section 1.3 - Objects of the EP&A Act

Section 1.3 of the EP&A Act sets out the Objects of the Act. An assessment of the proposed development's consistency with these Objects is provided at **Appendix 2**. The assessment concludes that the proposal is consistent with the Objects of the Act.

4.4.2 State Environmental Planning Policy No.55 – Remediation of Land

SEPP 55 relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of the development assessment process, to determine whether the subject land is likely to be contaminated and if so, what remediation work is required.

A preliminary environmental site assessment (PSI) for the proposed refurbishments to SEC and Peace Park has been undertaken by JKEvironments (JKE). A copy of the PSI report is

4 Statutory Context

included at **Appendix 25** to this EIS. Based on the findings of the PSI, JKE concluded that the site is considered to be suitable for the proposed development from a contamination viewpoint. Further assessment of the contamination risk is provided at **Section 6.3.2** of this report.

4.4.3 State Environmental Planning Policy No 64 – Advertising and Signage

Details of signage for the development have not been determined at this stage. It is anticipated that a separated application for business identification signage will be submitted to Sutherland Council.

It is anticipated that signage associated with the development will be similar to that existing, will be well designed and respectful of its setting, and will contribute to the aesthetic quality of the building and its surrounding environment.

An assessment of the suitability of signage similar to the existing business identification signage against the relevant provisions of State Environmental Planning Policy No 64 – Advertising and Signage is included in **Appendix 2**.

4.4.4 State Environmental Planning Policy (Infrastructure) 2007

The proposed development is reducing in scale and intensity and as such does not qualify as a traffic generating development with relevant size and/or capacity under Clause 104 of the SEPP (Infrastructure) 2007. Accordingly, formal referral to Transport for NSW is not required.

4.4.5 State Environmental Planning Policy (State and Regional Development) 2011

SEPP (State and Regional Development) applies to certain development deemed to be of regional or state significance. The proposal is State Significant Development (SSD) in accordance with Clause 13 of Schedule 1 as it comprises development for the purposes of cultural, recreation and tourist facilities with a capital investment value (CIV) of more than \$30 million as SSD.

The proposal has a CIV of \$33,743,782 which triggers the requirements of SEPP (State and Regional Development).

4.4.6 Draft State Environmental Planning Policy (Environment)

DPIE exhibited the proposed SEPP until 31 January 2018 which seeks to protect and management the natural environment and proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property.

It proposes consolidating the following seven existing SEPPs:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

The previous SEPP assessments within this report and the environmental assessment within **Section 6** consider relevant matters and that the proposal is acceptable in this regard.

4.4.7 Sutherland Local Environmental Plan 2015

A detailed assessment of the proposed development against the relevant provisions of Sutherland Local Environmental Plan 2015 (LEP) is provided in **Appendix 2**. In summary, the proposal complies with the relevant standards of the LEP.

4 Statutory Context

4.4.8 Sutherland Shire Development Control Plan 2015

Clause 11 of the State and Regional Development SEPP excludes the application of Development Control Plans (DCPs) to SSD DAs. Notwithstanding, an assessment of the proposed development against the provisions of Sutherland DCP 2015 that may otherwise be deemed relevant is provided at **Appendix 2**.

Chapter 24 of the DCP relates to the Sutherland town centre. The aims of the controls relating to the town centre are:

1. Recognise and reinforce Sutherland Centre's identity as the main administrative centre of the subregion by allowing an increase in residential population and commercial activity in new mixed use developments.
2. Improve the amenity of the centre by improving pedestrian connectivity and by creating and improving public open spaces.
3. Respect and enhance the heritage significance of Sutherland Centre.

The DCP notes the following:

The strategy aims to improve orientation and connectivity across the centre with redevelopment and streetscape improvements. It is also important to maintain and extend the existing cross - block connections such as arcades, and to create new opportunities for public plazas, incidental open spaces and outdoor dining areas. Existing north-south cross block pedestrian connections are to be retained and new pedestrian paths will be required upon redevelopment in some locations. Public spaces may also be created on redevelopment with building forecourts that interface with the public domain. Although these spaces may remain in private ownership, they are most successful if they are visually and functionally an extension of the public domain.

Figures 17 and 18 on the following page are extracts from Chapter 24 of the DCP. **Figure 17** is an extract from the Sutherland Centre Strategy Map and **Figure 18** is an enlargement of that part of the Sutherland Centre Strategy Map surrounding the SEC and Peace Park site.

Relevantly, the Sutherland Centre Strategy Map identifies that the SEC and Peace Park are within the town centre and are integral components of the town centre.

The Sutherland Centre Strategy Map also identifies an active street frontage along the interface of the SEC with Peace Park. The proposed development will assist in achieving this vision. The proposed upgrades to Peace Park will also maintain and improve the pedestrian connectivity as detailed on the Sutherland Centre Strategy Map.

4 Statutory Context

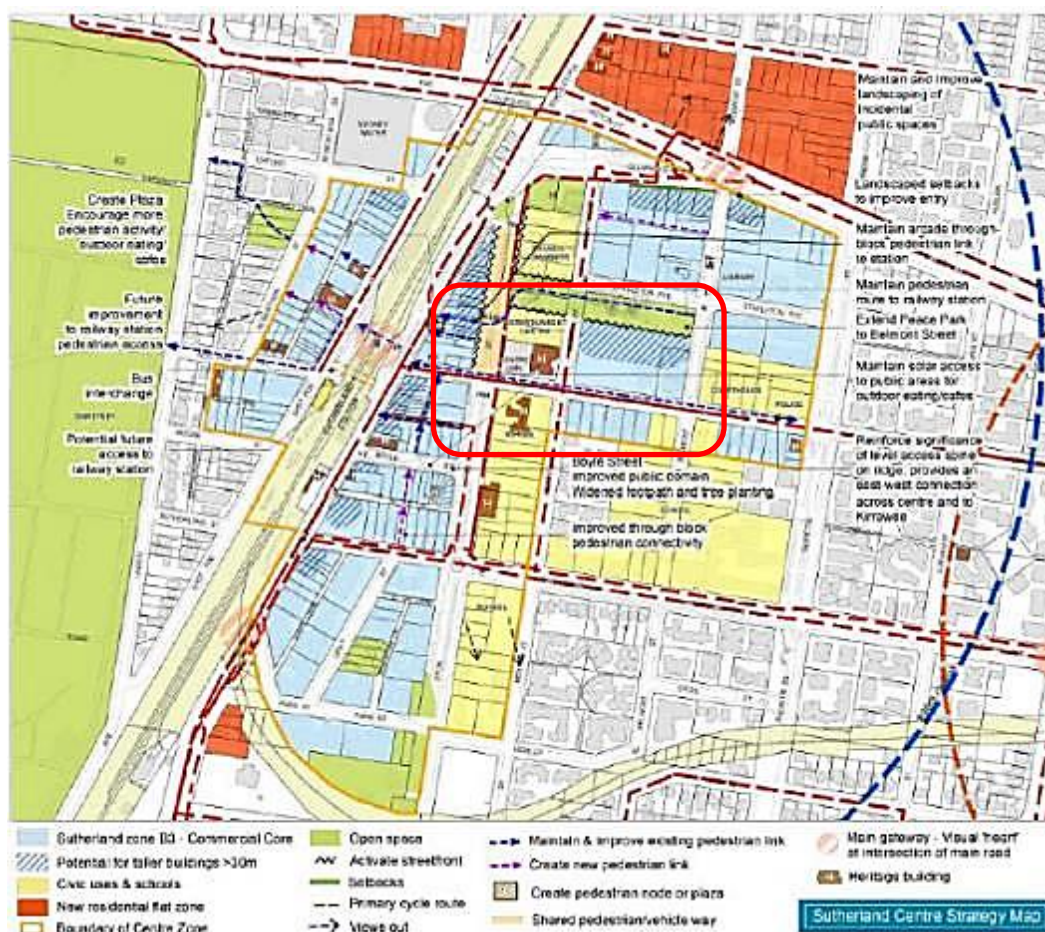


Figure 17 Extract from Chapter 24 – Sutherland Centre Strategy Map



Figure 18 Extract from Sutherland Centre Strategy map showing detail of area surrounding SEC and Peace Park

5 Consultation

5.1 General

To date there has been significant consultation with the community and relevant stakeholders commencing with the initial design concepts and then again following the more detailed design options.

The SEC user groups in particular have provided invaluable advice and feedback in relation to operational and functional aspects of the SEC. Where possible, the design has been modified to respond to this feedback.

5.2 Community Engagement

Subsequent to the selection of three concept designs for the refurbishment of the SEC, the community was asked to provide feedback between 20 March 2019 and 3 April 2019.

The following platforms were used to consult with the community:

- Online survey;
- Concept exhibition at Sutherland Entertainment Centre;
- Advertisements in the Sutherland and St George Leader (local newspaper);
- Social media;
- Website¹;
- Displays and response boxes at Council libraries;
- Displays at Council Service Centres;
- Council publication; and
- Briefings with surrounding local businesses.

The following is a summary of the community engagement process and feedback received:

- 423 surveys completed;
- 719 video viewings and 241 completed online surveys. Videos of the three concept designs were available for viewing by the community. The community was able to select the features of each concept that they preferred in the categories of:
 - external appearance;
 - entrance and foyer;
 - theatre experience; and
 - connection with the park.

Along with a technical, non-price and price assessment, these results contributed to the selection of the successful architectural team for this project.

- 173 people engaged with the public exhibition space in the entertainment centre;
- 3,083 people became aware of the project via the website;
- 10 telephone calls were received by Council in relation to the project;
- 3 emails were received by Council in relation to the project;
- 20,648 people reacted to the project via social media; and
- 212 engaged via social media.

¹ Refer: <http://www.sutherlandshire.nsw.gov.au/Community/Arts-and-Culture/A-New-Era-for-the-Sutherland-Entertainment-Centre>

5 Consultation

In relation to the online surveys of the three concept schemes, the NBR/Chrofi scheme ranked highest for all four assessment criteria.

Following appointment of the design architectural team, further consultation was undertaken in November 2019. The concept scheme upon which the design as detailed in the Design Integrity Report at **Appendix 7**.

In this round of consultation:

- 21 feedback forms were completed;
- 221 people became aware of the project via the website;
- 4,792 people were reached on social media regarding the design; and
- 10 briefings with key stakeholder groups was held, including a seniors specific briefing.

Table 5 below summarises the points raised in the feedback forms following the community's review of the concept scheme prepared by NBR and Chrofi Architects.

A total of 21 forms were completed. All people who completed the form live in the LGA and these forms were completed by:

- 6 x 31-45 year olds;
- 7 x 46-60 year olds;
- 7 x 60+ year olds; and
- 1 person of an unknown age.

Details of feedback received in relation to the two rounds of community consultation are included in **Appendix 8** to this EIS.

Table 5 Comments from Feedback Forms (November 2019)		
Type	Comments	Count
Positive Comments	Redesign is warranted	x 1
	Likes tiered outdoor seating and grassed area	x 1
	Likes design	x 4
	Building looks functional	x 1
	Design suits surrounding environment	x 1
Negative Comments	Booking facilities for small groups is difficult and expensive	x 1
	Unnecessary façade and walkways	x 1
	Looks like the old design	x 1
	Not clear if the internal changes will improve the facility	x 1
	The proposal doesn't include multiple smaller venues	x 1
	No outdoor seating	x 1
	Not enough internal facilities (i.e. bar and seating)	x 1
	Design will not meet future needs	x 1
	Too expensive to build	x 2
	No additional parking	x 1
	Lots of steps and does not look accessible	x 2
	No natural plant elements	x 1

5 Consultation

Table 5 Comments from Feedback Forms (November 2019)

Type	Comments	Count
	Does not reflect the character of the LGA	x 1
	Eyesore	x 2
	The façade needs refreshing not redoing	x 1
	Seating will be reduced	x 1
Feedback/ Suggestions	Playground equipment should be provided	x 3
	Should provide spaces for smaller groups	x 1
	Walkway spaces should be used to accommodate rehearsals, exhibition and gallery spaces	x 1
	Carefully consider the number of female toilets	x 1
	The north western corner could be enclosed by a ventilated glass box to include the existing tree with louvered panels.	x 1
	The building should have a colonnade and lower roof to the western side	x 1
	More details of seating is required and seating should provide enough leg room for taller people	x 1
	A canopy should be provided over the coach and passenger drop off area	x 1
	Build a library on top of the SEC	x 1
	Should have multiple ramp entrances	x 1
	Have spaces clearly signed (box office, cloakroom etc)	x 1
	The majority of money should be spent on the internals	x 1
	Include greening in the building	x 2
	Provide retractable seating	x 1

5.3 Stakeholder Groups

Three stakeholder workshops were held during May 2019 to gauge feedback in relation to the initial proposals for the SEC, having regard to the specific and particular needs of each interest group.

Different groups who provided feedback included:

- Council staff
- Dance groups
- School user groups
- Music festival users
- Symphony orchestra
- Musical societies and theatre groups

Where possible and relevant, the comments have been considered and addressed as part of the concept scheme for the refurbishment of the SEC.

5.3.1 Indigenous Reference Groups

As part of the Aboriginal Cultural Heritage Assessment, local Indigenous groups were consulted. Details of this consultation are included in the ACHAR report at **Appendix 11** and are also discussed in **Section 6.2.12** of this EIS.

5 Consultation

5.3.2 Arts and Culture Sub-Committee

On 24 September 2019 a meeting of the Arts and Culture Sub-Committee was convened. As well as community representatives, Council offices and Councillors, the following community groups were represented at this meeting:

- Engadine Musical Society
- Sutherland Shire Historical Society
- Miranda Musical Society
- Sutherland Theatre Company
- Arts Theatre Cronulla
- Sutherland Shire Symphony Orchestra
- Sydney Tramway Museum
- Ettingshausen's Dance School

The proposed refurbishment of the SEC was presented to the Sub-Committee and key features of the upgrade were discussed. A copy of the material presented to the Arts and Culture Sub-Committee is included at **Appendix 8**.

Also included at **Appendix 8** are the minutes of the Arts and Culture Sub-Committee meeting. Overall the Sub-Committee were primarily concerned with the functionality of the space from a performance and viewing perspective. The feedback from the sub-Committee was positive with the following points raised by various members:

- Flooring of the stage is good for dance;
- The facilities and features, including the fly tower, are all very high quality and it appears the SEC will be very comfortable for both performers and the audience;
- The design takes performers into consideration and provides good spaces for them;
- Disabled access has been well considered and addressed; and
- Smaller performance spaces can be achieved by using stalls only or by using the foyer area.

5.3.3 Other Stakeholders

Adjoining landowners have also been contacted in order to gain feedback on the proposal.

Sutherland Uniting Church were consulted to discuss the proposal. Feedback from a meeting undertaken in November 2019 included:

- Construction would need to be mindful of weddings and funerals undertaken at the Church;
- Entry into Merton street is narrow and any reversing would be a safety concern along with truck access, Council should consider widening it;
- Markets are very busy early on Saturday morning with local market operators parking on Merton Street;
- Currently the mechanical plant (presumably the cooling tower) can be heard from within the Church and would like lessened mechanical noise in the upgrades.

The concerns raised by the Church have been addressed in the acoustic assessment (**Appendix 17**) and the Traffic Impact Assessment (**Appendix 19**) and the in recommended mitigation measures (**Appendix 2**).

5 Consultation

Centrelink were also contacted as they are a tenant in the Council owned building adjoining the site. Feedback gained from a meeting undertaken in November 2019 was:

- They are not particularly concerned about construction;
- Stated that access to Centrelink's car park should not be blocked;
- Centrelink would like to be kept up to date on the projects progress.

Council officers undertook to continue engaging with Centrelink during the process.

Details of the outcomes of discussions with both Uniting Church and Centrelink representatives are included at **Appendix 8**.

Also included at **Appendix 8** is a list of other stakeholder neighbours who the Council has sought to engage with in relation to the project. In a number of cases, messages and email correspondence has remained unanswered.

5.4 Authorities

NSW Fire and Rescue have also been contacted to provide a response to the proposal. NSW Fire and Rescue responded to the request for comment stating that they:

"Will await official consultation notification from DPIE as part of the SSDA process."

As such it will be necessary to wait for the response following lodgement of the Application. A copy of correspondence is included at **Appendix 8**.

Create NSW has not provided any specific feedback at this stage.

<https://www.create.nsw.gov.au/category/contact-us/>

5.5 Consultation Strategy

Council has prepared a Communication and Engagement Strategy which has guided the communications and engagement for the SEC refurbishment project. This report is attached in **Appendix 8**.

The Strategy has two objectives which are:

Objective 1: *We will keep stakeholders informed about the SEC redevelopment – the vision for the project and the value it will provide to the whole community.*

Objective 2: *We will engage with stakeholder groups, and provide appropriate opportunities for collaboration and involvement through all stages of the project."*

The overall outcome of the communication and engagement process is to ensure trust and confidence in Council decision making and financial management, foster an understanding of the value the SEC provides as the key cultural and performing arts facility in the Sutherland Shire and ensure primary stakeholders feel valued and heard, and are advocates of the project and the benefits it will provide.

The Strategy identifies several stakeholders and lists the types of communication and engagement activities. A timeline for the various engagement activities is also provided. Key community consultation dates occurred before a tender was awarded and before lodgement of the Application.

6 Environmental Impact Assessment

6.1 Introduction

This section addresses the key environmental planning issues as identified in the SEARs.

The potential impacts have been identified and an assessment as to how adverse impacts can be avoided, minimised or offset has been made

6.2 Likely Impacts of the Development

6.2.1 Built Form and Urban Design

The refurbishment of the SEC involves alterations and additions to the existing to create a new cultural facility in Sydney's south. The project is a major refurbishment of the SEC that will transform the outdated civic hall into a vibrant facility that will be visited by large numbers of patrons and performers. The proposed additions will result in a building which will be a significant built feature within the Sutherland town centre and, together with the upgrading of Peace Park, will reaffirm this precinct as the civic heart of the town centre.

Given its location and significance, it is important to ensure that the built form outcome of the refurbished SEC is appropriate for its setting and the surrounding environment.

To address this, NBRS and Chrofi Architects have prepared an Urban Design Report. A copy of the Urban Design Report is included at **Appendix 7** to this EIS.

The Urban Design Report includes a detailed site analysis of the context of the SEC within the surrounding environment, with particular emphasis on its location within the Sutherland town centre and the connectivity through Peace Park from the town centre to areas to the east.

Chapter 24 of Sutherland Shire DCP

The DCP identifies the following objectives with respect to the built form outcomes envisaged for the town centre:

Architectural quality contributes to the character and quality of the streetscape. High architectural quality requires appropriate composition of building elements, textures, materials and colours and reflects the use, internal design and structure of a development. The Preferred Built Form Plan shows the optimum arrangement of bulk, height and layout of built forms in relation to street layout, block and lot sizes in particular locations.

Sites where redevelopment is unlikely to occur, or where a wide range of built form arrangements may be acceptable, have been shown hatched on the map with the maximum height limit rather than an envelope.

Figure 19 is an extract from the Sutherland potential built form plan for Chapter 24 of the DCP. The location of the SEC site and Peace Park is outlined in red on the plan extract at **Figure 19**.

Relevantly, the anticipated built form outcome for the SEC site is a building up to 30m in height. The Flora Street car park has the potential to accommodate buildings of 30m to 40m in height.

The potential built form outcome provides some context to the urban design response which is discussed in detail below.

6 Environmental Impact Assessment



Figure 19 Extract from Sutherland Potential Built Form Plan (Source: Sutherland Shire DCP 2015)

NBRS and Chrofi Architecture has also tested the context of the refurbished SEC building assuming a built form outcome such as that envisaged in the Sutherland potential built form plan. **Figures 20 and 21** are extracts from the Urban Design report (**Appendix 7**) which demonstrate that the taller elements of the redeveloped SEC building will sit in the context of higher mixed use structures. The relationship of Peace Park within this setting will change from it being an open space with only one hard edge (the refurbished SEC building) to one where several structures will define a civic edge to a new linear green space in the heart of the Sutherland town centre.

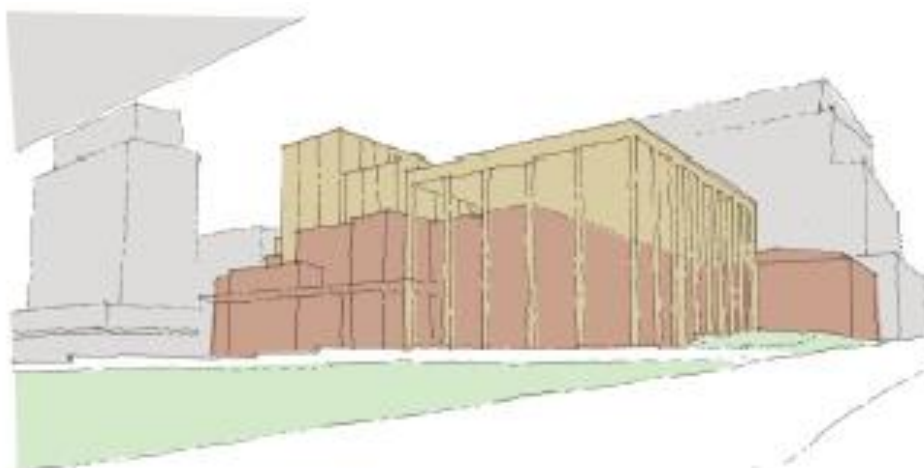


Figure 20 Potential future urban context of SEC as viewed from Eton Street

6 Environmental Impact Assessment

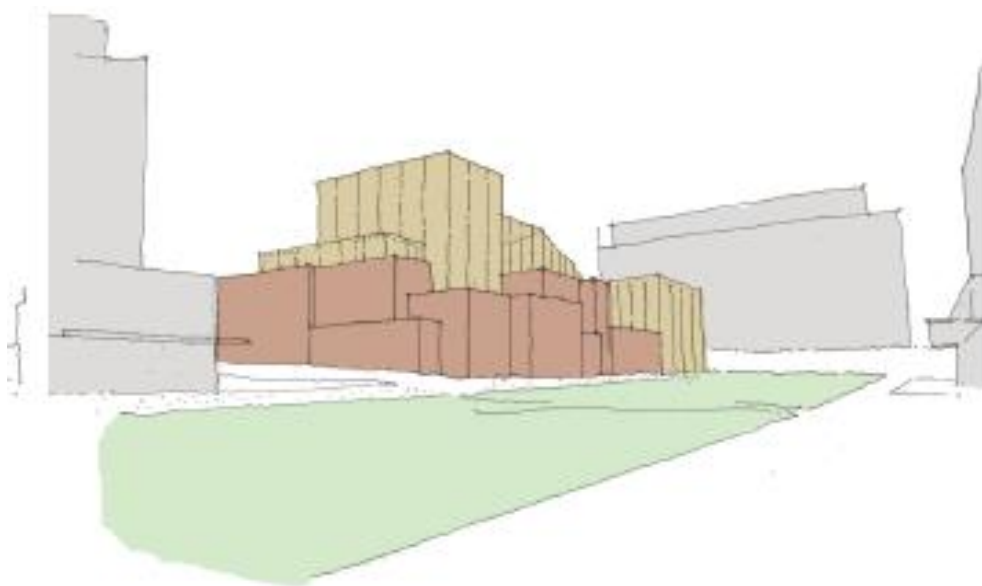


Figure 21 Potential future urban context of SEC as viewed from Peace Park

Design Principles

A series of design principles has been established as a result of the site analysis that has been undertaken. These design principles have informed the way in which the features of the building have been designed to ensure they respond appropriately to the setting in which the building sits without compromising the functionality of the building. The following are the design principles as detailed in the Urban Design Report at **Appendix 6**:

1. *The site of the SEC is well positioned in the centre of the Sutherland Town Centre and has excellent connections to local public transport. There are strong potential connections to nearby open space, key buildings and active streetfronts.*
2. *The historical development of the site shows the gradual evolution of Peace park as an important public space. The proposal should be consistent with this evolution as a logical next step.*
3. *The new SEC is the first piece of a broader planning scheme seeking to extend and strengthen Peace Park as the green heart of Sutherland, and develop the buildings that surround it to activate that open space. and extend the public domain.*
4. *The scale of the new SEC should integrate with existing low to mid-rise built fabric but pre-empt a future potential built form that is significantly higher and denser.*
5. *The SEC is a key asset for a strong arts community within Sutherland Shire. The new SEC should be more flexible and facilitate a broader array of performances and user groups to strengthen those connections. It should foster a reinvigoration of the arts and promote higher participation and audience base from a broader cross section of the local community.*
6. *The new SEC should acknowledge the role the existing building has played in that community, but also embrace opportunities to enhance, upgrade and replace where necessary to achieve that broader cultural and social appeal. It should showcase sustainable design initiatives, promote accessibility and inclusion and enable Sutherland Shire Council to lead by example best practice development principles.*
7. *The existing SEC has a clear and strong material expression that should inform and be complemented by the new additions.*

6 Environmental Impact Assessment

8. *The unique bushland setting of Sutherland Town Centre should play a key role in the new SEC, informing landscaping, form and materials.*
9. *The new SEC has the potential to act as a landmark from a number of different approaches, including Sutherland train station.*
10. *The existing building turns its back on Peace Park, and the views, light and activity that accompany it, in favour of an Eton St address only. The proposal should redress this imbalance and investigate a more dynamic address to Peace Park.*
11. *The current access and egress strategy is inadequate for user groups that may include elderly or mobility-impaired members. The new SEC should provide a more varied and flexible approach to access and egress to suit all user groups and a broader range of events.*

These principles reflect those advocated in *Better Placed – an integrated design policy for the built environment of NSW 2017*.

The SEC

As previously stated, the driving ambition for the upgrades to the SEC is to provide for an expanded and flexible performing arts venue that can cater for a more diverse array of shows and user groups. The proposed additions with a new foyer, improved seating (with improved sightlines), full fly tower and expanded back of house facilities all contribute to this flexibility.

The foyer has been designed to act as an outdoor room or 'pergola' that brings the park into the theatre and vice versa. The new foyer structure takes its cues directly from the existing brick column spacings.

The existing northern facade is a mix of bricks with concrete beams which provide a horizontal contrast to the brickwork. New elements on this facade including stairs which will also provide seating. This will assist in increasing activation to Peace Park. A new first floor terrace and awning are also proposed.

The new flytower and existing theatre roof extension are set well back from the park edge and will have a vertical metallic facade treatment. This will ensure the flytower is visually recessive compared to the stronger horizontal emphasis of the brick podium levels when viewed from the park.

Spaces within the existing 'black box' fronting Eton St will be converted to additional foyer area/meeting room (ground floor) and rehearsal room (first floor), providing a variety of community spaces suitable for a range of different uses.

The existing SEC access is inadequate for many user groups including elderly and mobility-impaired patrons. The proposed refurbishment has been designed to provide a more varied and flexible approach to access and egress to suit all user groups with a larger main entry to Peace Park forecourt, two passenger lifts, ramp access off Eton St, mobility scooter parking and an increased number of entry points making the building more accessible and permeable.

The improved accessibility to the building will be complemented by improved accessible facilities, including accessible and ambulatory WC facilities, wheelchair accessible spaces throughout the theatre, a viewing room for parents that can also be used by disabled patrons, as well as full accessible access to the stage and back of house spaces (with the exception of the grid floor) for performers.

The new foyer space has a high degree of transparency making it an inviting 'front door' to the SEC, with a view to improving passive surveillance in and around the SEC and Peace Park and making these areas vibrant and attractive spaces at night.

The upgrades to the SEC will provide a variety of spaces for people to meet and enjoy their surroundings. A new first floor terrace and bar space will allow for views down over Peace Park and Eton Street.

6 Environmental Impact Assessment

Tiered concrete seating is included along the interface with Peace Park and immediately adjacent the main entry point. This will serve to activate this space, particularly which Peace Park is used for community events.

As well as providing a better address for the SEC and Park to Eton Street, the foyer space has been designed so that it belongs as much to the park as the theatre. The foyer will act as a flexible theatrical space in its own right for less formal events that may not suit an indoor and more formalised location. It will serve its traditional role as gathering place at performance times but also be a venue for a diverse range of community uses including banquets, exhibitions and musical performances. The design of the foyer has been carefully considered and is the key to achieving a clear entry point for the SEC and will be the space where the open spaces of the park merge with the theatre building.

The foyer will also assist in clear wayfinding and provide obvious direction to the Box Office/Reception as well as the other key functional areas to which it connects.

It is anticipated that there could be numerous activities occurring simultaneously within the greater SEC/Peace Park precinct. Therefore, the foyer has been designed and sized with flexibility of use in mind so that disparate activities can occur without disruption to one another.

The structure of the proposed foyer space takes its cues directly from the existing brick columns and reinterprets the original structural by ensure the existing western façade is visible.

Figure 22 is a perspective view of the interior of the foyer, looking towards the repurposed box office and reception areas.



Figure 22 Perspective view of the foyer space

The existing black box wing and administration spaces will be retained and re-purposed to be theatre bar/cafe and foyer on the Ground Floor and multi-purpose community room and rehearsal space on Level 1.

The facade on the northern side of the SEC building will be adapted for new uses such as cafe, kitchen and store on the ground floor and administration spaces and green room² on Level 1. These spaces will be connected by the existing ivy clad egress stair.

² The green room is the space in a theatre or similar venue that functions as a waiting room and lounge for performers before and after a performance, and during the show when they are not engaged on stage.

6 Environmental Impact Assessment

Much of the existing built fabric of the auditorium has been retained however this space will be refurbished. The existing flat-floor auditorium will be converted to provide tiered seating and all acoustics, accessibility and back of house functions will be revitalised to provide a venue that will provide a better experience for all users.

One of the major changes to the SEC will be the addition of a full flytower which will allow the theatre to host major theatrical and musical productions thus diversifying its range of functions.

The necessary back of house areas have been redesigned as a discrete and compact addition to the less sensitive east and south facades. The aggregated brick form of the existing building has been reinterpreted and the building has been designed to materially link with the adjoining heritage listed church and present an appropriate scale to the park.

Peace Park

The discrete spaces within Peace Park such as the War Memorial and the Chuo City Garden function as a series of connected landscape rooms, each with their own identity and purpose. To ensure these spaces connect with the refurbished SEC building, a 'verandah' is proposed at the interface between the SEC building and Peace Park.

This verandah area will serve as a connective threshold between park and building. It will help mediate the change in level between park and building and provide an at-grade connection between Merton Street and Eton Street. The verandah space, with its future opportunity for a café/kiosk will activate the park's southern edge and create a more visible and accessible entry for the Entertainment Centre.

Figure 23 is a perspective view looking towards the SEC from Peace Park. The new verandah along the edge of Peace Park as well as the new foyer of the SEC are evident in this perspective.



Figure 23 Perspective view looking from Peace Park towards the northern façade of the SEC and new verandah and foyer area

The landscaped spaces within Peace Park have been conceived as a series of interlinked spaces, each with their own individual character and function. It is envisaged that Peace Park will function as an inviting open space whilst the bushland setting of the town centre will be reflected in the native garden beds to Eton Street. This is consistent with Design Principle 8.

Figure 24 is a diagram (extracted from the Urban Design Report) at **Appendix 6** which identifies the various features of the upgraded Peace Park.

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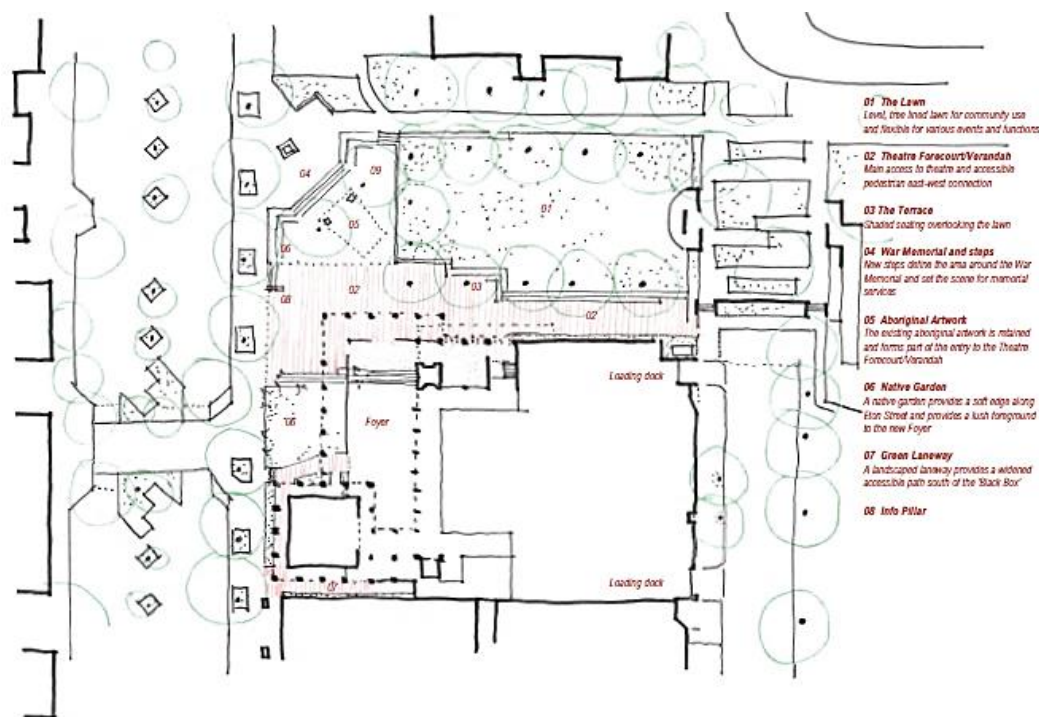


Figure 24 Plan of Peace Park upgrades

It is considered that the built form outcome of the proposed refurbishment and alterations and additions to the SEC building will result in a building which is functional and appropriate and has regard to its surrounding context. The revitalised SEC will provide an important cultural heart not only to the Sutherland town centre but also to the broader Sutherland Shire region and become a significant community and cultural asset for future generations.

6.2.2 Landscape Design and Public Domain Treatments

Landscape plans have been prepared by NBR Architects and a copy of these, together with a landscape design statement, are included at **Appendix 13** to this EIS.

Redevelopment of the SEC (and in particular, the front entry and presentation to Eton Street) and the adjoining Peace Park, offers a myriad of opportunities with respect to improving the surrounding landscaping and public domain. These opportunities include:

- Enhanced public domain with the creation of a large forecourt that address Peace Park and provide an improved through site pedestrian path to link Eton Street and Merton Street;
- Enhancement of Peace Park with the activation of southern edge adjoining the SEC and improved accessibility;
- Enhancement of the Permul Djalaringi installation³ with new seating elements and water feature;
- Improved connection to the War Memorial;
- Improved landscape setting to the building addressing Eton Street;
- New planting to Level 1 and 2 terraces.

The redevelopment of the SEC and modifications within Peace Park will impact on the following features:

³ The Permul Djalaringi installation is the contemporary Aboriginal artwork on the paving and obelisks leading from the park to the war memorial

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- The Whale of the Gweagal People water feature. The feature contains modern Aboriginal inspired art by artist Peter Day. The water feature tells the Whale Creation Story of the Gweagal People and includes hand casts of Aboriginal elders of the Sutherland area. As part of the upgrades to Peace Park, the water feature will be demolished and will be re-interpreted at a more suitable location in Oak Park, Cronulla NSW. This has been undertaken in consultation with Registered Aboriginal Parties.

It has been agreed that an archival recording of the existing water feature will be undertaken prior to demolition and the recording will be provided to all Registered Aboriginal Parties;
- Native and exotic tree plantings. A total of 21 trees will be required to be removed along with a number of shrubs and groundcovers, climbing plants to the northern facades;
- The southern lawn area of the Peace Park and a duplicate pathway in Peace Park.

The lawn area of Peace Park has been designed to provide a flexible space for use by the community and a connection to the SEC – refer perspective view in **Figure 25**. Enhancements within this section of Peace Park include new tiered seating to the southern edge adjoining the SEC, new tree planting to provide shade to seating areas. The entry walls to the Chuo City Garden with plaques will be retained as these define the eastern end of Peace Park.

The accessibility to Peace Park will be greatly improved with a new accessible ramp positioned at the Merton Street end, tiered seating created to the southern edge and improved access and visibility from the west (Eton Street).



Figure 25 Perspective view looking south-west across the lawn area towards the new foyer and verandah along the northern edge of the SEC

To soften the forecourt area and provide shade to the paved forecourt, new tree planting is proposed.

The indigenous installation (paving and obelisks) will be retained together with the trees adjacent to the obelisks. This part of Peace Park will have greater importance as it will be part of the direct connection to the theatre forecourt from the north – refer **Figure 26**.

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Figure 26 Perspective view looking north towards SEC from War Memorial

To complement the installation, new rock and water features are proposed. The use of sandstone and water within this precinct of Peace Park reinforces the site's relationship with the natural rock escarpments and waterways found in the Royal National Park and surrounding suburbs. Random stones will be located throughout this part of Peace Park to allow visitors to sit and contemplate the art and its story "The Earth Belongs to All of Us".

The War Memorial and Memorial Wall immediately to the north of the Permul Djalaringi installation will be retained and this precinct of Peace Park will benefit from widened stairs which will be able to be used during ceremonial occasions.

A large landscaped area is proposed to partially infill what was the original forecourt to Eton Street. Landscaping within this precinct will include native trees and shrubs, grasses and groundcovers. The landscaping will sit amongst sandstone stone boulders and crushed sandstone used as a mulch to emphasis a bush garden character.

The design of the landscaping within Peace Park has drawn inspiration from the Sutherland Centre Strategy map, which has been discussed in **Section 4.4.8** of this EIS.

The proposed upgrades to Peace Park are an appropriate design response to improve the connection with the SEC and are in keeping with the vision for the town centre as envisaged in the Sutherland Centre Strategy Map in the DCP.

6.2.3 Ecologically Sustainable Development (ESD)

An ESD report has been prepared by JN Engineering to assess the sustainability of the proposed alterations and additions to the SEC. A copy of the ESD report is included at **Appendix 29** to this EIS.

The principles of ecological sustainability have been an integral consideration in relation to the design of the building and the selection of materials. The ESD report summarises the energy efficiency provisions for the development with a view to demonstrating a commitment to environmental sustainability.

In this regard, JN Engineering has found that the sustainability targets for the development will be achieved through a combination of minimising the need for energy consumption (via passive measures) and consumption optimisation (energy efficiency) and use of renewable resources where required.

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The Environmentally Sustainable Design (ESD) principles which have been adopted for this project exceed the minimum NCC Section J requirements.

ESD Design Initiatives

The following are some of the design initiatives which will improve the environmental performance of the development and deliver long term energy efficiency during the life of the building.

- Optimising the size of the mechanical plant to ensure the plant is working at its peak efficiency and minimise the capital cost of the plant;
- Using high efficiency lighting and air conditioning equipment to reduce the energy consumption;
- Using Variable Speed Drives (VSD) controls the speed of pumps, fans and other mechanical plant to ensure that they are only using as much power as it is needed;
- A high-performance façade to limit the heat entering the buildings, reducing air conditioning system sizes and the energy use;
- Maximise use of non-toxic building materials;
- Maximise use of materials that are recyclable;
- Minimise waste during the construction;
- Minimise operational waste;
- Utilising renewable energy sources, e.g. solar power;
- Designing the facade and floor plans to achieve passive heating and passive cooling; and
- Reuse of rainwater for irrigation of landscaping.

The energy efficiency strategies that will be used will lead to lower energy demands for the building and therefore lower greenhouse gas emissions during the life of the development.

The development has been designed to achieve water usage targets by using a minimum of AAA rated water fixtures and appliances which are all to have a minimum 5-star water rating.

Natural lighting and natural ventilation will be maximised throughout the building.

The existing glazing will be replaced with more thermally efficient glazing. Thermal insulation will be added to improve the thermal envelope. Outdated and inefficient building services will be replaced with high performance energy and water efficient services.

One of the main sustainable design features that has been used for the refurbished SEC is the use of expressed Australian hardwood glue-laminated timber beams and columns as part of the new foyer. This will highlight the use of timber as a cost-competitive alternative to concrete and steel. It is also visually appealing and more sustainable alternative to clad steel and concrete standards and can contribute to a competitive market for Australian made engineered timber products and engineering services.

Section J

In addition to the ESD assessment, JN Engineering (JN) has also undertaken a review of the proposed development against the requirements for the National Construction Code 2019 provisions for energy efficiency under Section J (NCC 2019 Volume 1, Part J). A copy of the Section J assessment report is included at **Appendix 30** to this EIS.

The purpose of the assessment is to determine compliance requirements for the proposed development.

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In undertaking the assessment, JN benchmarked the proposed development against a Reference Building. The results show that the total annual energy consumption of the Proposed Building models is less than the annual energy consumption of the Reference Building. The glazing and insulation systems utilised within the proposed building have been assessed as being compliant with the performance requirement of JP1 under JV3 method of verification.

JN concluded that subject to the development meeting the minimum requirements for roof/ceiling, wall and floor insulation, and glazing, as detailed in the report, the development will comply with the requirements of Section J of NCC 2019.

6.2.4 Biodiversity

Under section 7.9(2) of the *NSW Biodiversity Conservation Act 2016* (BC Act), any state significant development application is required to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. To waive the requirements for a BDAR, it must be demonstrated that the site does not contain biodiversity values in accordance with Clause 1.5 of the BC Act and Clause 1.4 of the *Biodiversity Conservation Regulation 2017*.

A biodiversity assessment of the redevelopment of the SEC and the adjoining Peace Park has been undertaken by Eco Logical Australia (ELA) in order to assess the potential impact of the proposed works and to assess whether the works will have a significant impact on biodiversity values. A copy of that assessment is included at **Appendix 28** to this EIS.

Biodiversity Assessment

ELA has identified that the following vegetation will be required to be removed to facilitate the proposed development:

- One *Corymbia maculata* (Spotted Gum) tree surrounded by pavement near the front entrance to the Entertainment Centre on Eton Street.
- A planted garden bed containing one *Eucalyptus scoparia* (Wallangarra White Gum) tree, two small *Callistemon viminalis* (Weeping Bottlebrush) trees, native shrubs (2 x *Grevillea* "Robyn Gordon" and 2 x *Banksia spinulosa* (Hairpin Banksia)) and ground covers (*Lomandra confertifolia* and *L. glauca*) near the front entrance on Eton Street.
- A row of six planted native Paperbarks trees (5 x *Melaleuca styphelioides* (Prickly-leaved Tea Tree)) and 1 x *M. quinquenervia* (Broad-leaved Paperbark)) in a narrow passage between the Centrelink building (to the south of the site) and the Black Box wing on Eton Street.
- A courtyard garden to the south of the main Entertainment Centre building between Eton and Merton Streets, which is completely surrounded by two to three-storey high walls and only accessible from inside the Entertainment Centre. The floor of this courtyard is covered with artificial turf, however the following trees are also within the courtyard:
 - A large *Eucalyptus resinifera* (Red Mahogany); and
 - Smaller trees including *Acmena smithii* (Lilly Pilly), *Archontophoenix cunninghamiana* (Bangalow Palm), *Howea forsteriana* (Kentia Palm) and *Melaleuca linariifolia* (Flax-leaved Paperbark).
- Two small *Pittosporum undulatum* (Sweet Pittosporum) and one *Syncarpia glomulifera* (Turpentine) trees in a small garden bed which also contains two x *Acmena smithii* (Lilly Pilly) shrubs and a dense ground cover of *Clivia miniata* (Clivias) near the Merton Street entrance.

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- Three planted exotic trees (2 x *Ulmus parvifolia* (Chinese Elm)) and 1 x *Liriodendron tulipifera* (Tulip Tree)) surrounded by pavement near the front entrance on Eton Street.

In accordance with the Department of Planning and Environment's Fact Sheet (2018), the ELA Biodiversity Assessment contains the BDAR waiver request information requirements (Table 1) and Table 2 describes the impacts of the proposed development on biodiversity values.

In this regard, ELA has identified that all trees and shrubs requiring removal have been planted.

Only two species, *Syncarpia Glomulifera* and *Pittosporum undulatum*, are listed as indicative species of the critically endangered ecological community (CEEC) Sydney Turpentine-Ironbark Forest of the Sydney Basin. However, at this location, where the soil has been highly modified, the garden bed is surrounded by footpaths and car park and the only understorey in the small garden bed in which these trees are located is a dense layer of the exotic garden plant *Clivia miniate*. Therefore, it has been concluded that these species are not considered to be part of the Sydney Turpentine Ironbark Forest CEEC.

BDAR Waiver Justification

The study area (being the SEC site and Peace Park) has a long history of disturbance and development and the majority of the outdoor areas are paved, with few opportunities for the standalone trees and garden beds. The garden beds have been mulched heavily with pine chip, and the openings for the standalone trees are covered in gravel. The courtyard garden is covered with artificial turf and the passage containing the Melaleuca trees between the buildings is regularly raked to remove litter.

The only native species present in the understorey or ground layer are planted horticultural varieties, e.g. Grevillea "Robyn Gordon" and *Lomandra confertifolia*. Due to historical and current land management, vegetation and soil within the study area has been highly modified and lacks species diversity and natural resilience. As such, ELA has concluded that the vegetation integrity of the study is low and far from a near-natural state.

With respect to the suitability of the study area as habitat for threatened species, ELA advise that suitable habitat for threatened species is highly limited as the study area is highly-altered from a natural state in terms of available (uncovered) soil and vegetation. ELA has concluded that there is no habitat for any threatened flora species.

ELA has concluded that the proposed development will not have a significant impact on biodiversity values, and as such, a BDAR waiver should be sought.

A separate application for a BDAR waiver has been lodged with NSW Department of Planning, Environment and Industry. As at the date of lodgement of the SSDA a decision with respect BDAR waiver had not been made.

6.2.5 Stormwater Management

JN Engineering has prepared stormwater management plans and an Integrated Water Cycle Management Report in relation to the redevelopment of the SEC and associated upgrades to Peace Park. A copy of the report and plans are included at **Appendices 14 and 15** respectively to this EIS.

The report outlines the Water Sensitive Urban Design (WSUD) measures and controls which are proposed to be implemented into the design of the stormwater infrastructure servicing the proposed development. These measures have been designed to respond to the requirements of Sutherland Shire Council's Stormwater Management DCP and Item 9 of the SEARs.

The proposed development has been designed to connect to Council's stormwater system via the existing connection to a kerb inlet pit on Merton Street as shown on stormwater management plans at **Appendix 15**.

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Water Quality

In order to address the WSUD targets specified by Sutherland Shire Council, MUSIC modelling of the proposed development and its associated integrated water cycle management (IWCM) measures has been undertaken to demonstrate that the design includes water conservation and management measures. The electronic MUSIC modelling files will be submitted with the SSDA.

The following IWCM strategies have been implemented in the design:

- Water collection and recycling system for capturing and reusing roof water for irrigation.
- Control of the quantity of stormwater discharge via an On-Site Detention (OSD) system.
- Management of the quality of stormwater discharge through design of a water quality treatment system.

The MUSIC modelling demonstrates that the water quality targets in relation to suspended solids, phosphorus and nitrogen will be met.

Rainwater Reuse

A 25kL rainwater tank is proposed to be installed. This will collect water from 1500m² of roof area and function as both a WSUD treatment measure as well as a water usage control. Rainwater is to be collected and reused for irrigation of the communal landscaped areas and neighbouring Peace Park. The rainwater tank size has been determined through MUSIC modelling, using a standard reuse rate of 0.4kL/m²/year for irrigation of approximately 1500m² of landscaping in the neighbouring Peace Park. Using this combination of reuse, roof area and tank storage an efficiency of approximately 70% has been achieved, satisfying DCP targets.

Water Quantity

The site stormwater runoff is proposed to be collected and conveyed through a series of pipes to a treatment chamber that houses a system of filters. The stormwater is then stored in an OSD tank before being released at a controlled rate into Council's stormwater system.

The Peace Park stormwater system will remain in line with existing, separate from the main entertainment centre building system.

It is considered that the proposed method of stormwater management will ensure that the proposed development will satisfy the controls with respect to water quality and water quantity as set out in the DCP and is unlikely to result in adverse environmental impacts.

6.2.6 Operational Noise Impacts

A Noise and Vibration Impact Assessment has been prepared by Acoustic Studio in relation to the redevelopment of the SEC. A copy of the assessment report is included at **Appendix 17** to this EIS.

The Noise and Vibration Impact Assessment has considered potential noise and vibration impacts during the demolition and construction phases of the project (and recommends mitigation measures to minimise identified adverse impacts) and has also assessed operational noise impacts associated with use of the SEC, including mechanical plant noise.

This section of the EIS addresses operational noise impacts.

In order to inform the assessment, Acoustic Studio has:

- Identified noise sensitive receivers that will potentially be affected by the construction and operational phases of the proposed refurbished SEC.
- Determined existing ambient and background noise levels at the nearest noise sensitive receivers that surround the site.

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- Considered the range of uses that might be conducted in the SEC and within Peace Park.
- Established the appropriate noise assessment criteria in accordance with the relevant standards and guidelines.
- Carried out an assessment to determine whether the relevant criteria can be achieved based on proposed operations and likely construction methods.

Where relevant, Acoustic Studio has provided recommendations for any necessary acoustic control measures that will need to be incorporated into the development or use in order to ensure compliance with the assessment criteria.

Operational Noise Considerations

The key external noise emission considerations from the operation of the upgraded Sutherland Entertainment Centre facility are:

- Breakout noise from building services and plant.
- Patron noise from inside the Foyer.
- Patron noise from the outdoor areas.
- Amplified music from the theatre, foyer and rehearsal studio.

Noise emissions from each of these spaces / operations may need to be managed to limit environmental noise impacts on nearby residential receivers.

The SEC is currently open daily between 7am and midnight, with cleaning, waste removal and loading dock activities commencing at 5am.

Typical operational hours for various activities are:

- Daily office staff: 8am to 5pm.
- Daily cleaning and waste removal: 5am to 3pm.
- Loading dock deliveries: 6am to midnight.
- Performances bump in/out: 7am to midnight.
- Foyer and bar - daily use, as well as special events: 7am to midnight (includes set up and breakdown).
- Rehearsal Studio use for classes, as well as special events: 7am to midnight (includes set up and breakdown).
- Meeting Room use for hire, including Functions: 7am to midnight (includes set up and breakdown).

Theatre productions may be programmed on any night of the week, varying in duration from a single night to two weeks. When theatre productions are held, the building may remain open and staffed until 1am.

Existing Acoustic Environment

In order to understand the existing environment in which the upgraded SEC will operate, Acoustic Studio undertook testing to establish background noise levels.

It was found road traffic around the site is moderate with the majority of movements being along Flora Street and Eton Street. Urban hum from distant traffic was clearly audible, particularly from the Princes Highway due south during the night-time period. Noise from aircraft and rail movements are also noticeable but infrequent. There were no industrial noise sources in the vicinity of the site.

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Acoustic Studio also noted that both ambient and background noise levels around the site were generally dominated by road traffic noise along Flora Street and Eton Street plus noise from public activities and the distant traffic noise from Princes Highway.

Managing Receiver Expectations

The EPA Noise Guide for Local Government (DECCW, 2010) provides a checklist for offensive noise which can be applied to any noise-generating activities. In addition to the considerations listed above, the EPA checklist asks:

- Is the noise loud in an absolute sense? Is it loud relative to other noise in the area?
- Does the noise include characteristics that make it particularly irritating?
- Does the noise occur at times when people expect to enjoy peace and quiet?
- Is the noise atypical for the area?
- Does the noise occur often?
- Are a number of people affected by the noise?

Acoustic Studio undertook an assessment to establish the “reasonable measures” for the development. For the purposes of testing ‘reasonableness’ Acoustic Studio concluded that, it might not be ‘reasonable’ to expect a significant reduction in noise from typical existing patron and sound system noise during normal Sutherland Entertainment Centre operating hours.

External Noise Emission Criteria

New South Wales Noise Policy for Industry (NPI) applies to fixed facilities, commercial premises and individual industrial sources such as heating, ventilating and air conditioning (HVAC) equipment. It is also typically applied for general maintenance noise such as cleaning activities. It provides guidance on the methodology for determining limiting noise criteria designed for external noise emissions typically associated with mechanical plant.

The NPI considers the following when establishing the criteria:

- The time of day that the noise generating development will be in operation, defined by the following:
 - Day (7am to 6pm)
 - Evening (6pm to 10pm)
 - Night (10pm to 7am)
- The existing ambient and background noise levels that surround the site.
- The type of noise source and its characteristics.

The residential intrusiveness criterion aims to control short duration noise impacts and is based on the existing background noise level.

The residential amenity criterion aims to maintain noise amenity for a particular land use.

It defines recommended noise levels, called acceptable noise levels (ANL), for different neighbourhood types. For example, the suburban residential ANLs applicable to residential receivers at Flora Street are:

- Day time (7am to 6pm): 55 dBL_{Aeq} (11hrs)
- Evening (6pm to 10pm): 45 dBL_{Aeq} (4hrs)
- Night time (10pm to 7am): 40 dBL_{Aeq} (9hrs)

The project specific amenity level for this project is set 5 dB below the acceptable noise level (ANL) for the receiver type. This is intended to protect the local surroundings from

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“background noise creep”, whereby the introduction of new noise sources in the area leads to cumulative effects and increasing ambient noise levels over time.

Based on the above, because the existing background and ambient noise levels are higher than the acceptable levels for a suburban environment that define the amenity criterion, the more stringent amenity criterion has been used to determine the project noise trigger level (PNTL).

The character, location and potential increase in traffic noise associated with the project, as well as traffic noise due to construction activities has also been assessed.

For the purposes of assessing any additional traffic generated by this proposal the criteria in the following guidelines has been used:

- NSW EPA Road Noise Policy (2011).
- Australian Standard AS 3671-1989 Acoustics – Road traffic noise intrusion – Building Siting and Construction (for guidance only; applies to siting of the receiver buildings).

For the purposes of assessing noise generated by patrons and sound systems, the criteria applied to licensed premises by Liquor and Gaming NSW has been used as a method of determining quantitative noise targets for these noise sources, which are not explicitly covered by the NSW NPI.

Table 6 in the Acoustic Studio Acoustic Assessment is a summary of the environmental noise criteria which has been applied to this project. **Figure 27** is an extract of Table 6 for reference purposes.

Period	Plant and Maintenance	Sound systems / patrons	
	NPI PNTL Leq (15-minute), dBA	LGNSW, L ₁₀ (15minute), dBA ≤ RBL+ 5dB	Sleep Disturbance L ₁ (1min), dBA ≤ RBL+ 15dB
Day (7am-6pm)	51 (Residential Receiver) 51 (Commercial Receiver) 48 (Place of Worship Receiver)	51	n/a
Evening (6pm-10pm)	43 (Residential Receiver) 51 (Commercial receiver) 48 (Place of Worship Receiver)	47	n/a
Night (10pm-Midnight)	38 (Residential Receiver) 51 (Commercial Receiver) 48 (Place of Worship Receiver)	42	Sleep Disturbance 52 Sleep Awakening 60-65

Period	Sound System LGNSW	Overall dB(A)	Octave band centre frequency, Hz								
			31.5	63	125	250	500	1k	2k	4k	8k
10pm to 12am (Night)	Project Criteria, L ₁₀	42	50	50	46	43	38	39	30	18	17

Table 6: Summary of project noise criteria (overall levels) at nearest residential receivers.

⁴ The octave-band background and ambient noise levels presented in this table are based on the night time attended short-term measurements (shown in Table 3), adjusted to match long-term monitoring results (shown in Table 2) which represent the most stringent, i.e. lowest background noise levels observed during the night time shoulder period, 10pm to midnight.

Figure 27 Extract from Acoustic Studio Acoustic Assessment Report – Table 6: Summary of project noise criteria (overall levels) at nearest residential receivers

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Operational Assessment Assumptions

In order to assess the operational acoustic impacts of the proposed upgrade, the following assumptions have been made:

- The SEC will generally be open and in use between 7am and midnight. Some cleaning and maintenance activities may take place between 5am and 7am.
- Noise levels from the foyer, theatre and outdoor areas have been considered as continuous source over a 15-minute assessment period to provide a worst-case.
- Noise predictions at the nearest residential and church receiver boundaries consider the total noise contribution from all noise sources.
- Distance attenuation, with conservative estimates for attenuation due to shielding from buildings, intervening topography and ground absorption.
- Lowest measured background noise levels have been used to provide a worst-case scenario.

External Noise Source Impacts on SEC

Noises which might affect the SEC include emergency vehicle sirens, the occasional large vehicle, passers-by and outdoor events in the Peace Park.

Whilst the new elements of the building envelope have been designed to manage noise emissions to the external environment as well as controlling noise from new rooftop plant, these design features, including sound insulation performance of the new external structures (roof, walls and façade glazing) will result in external noise sources being kept to an acceptable levels within the building.

Mechanical Plant Noise and Ancillary Activities

Plant associated with the operation of the SEC redevelopment will be required to be controlled to ensure external noise emissions meet the noise emission criteria, are not intrusive and do not impact on the amenity of nearby receivers.

At this stage, final plant selections and locations have not been made; therefore, a detailed assessment has not been carried out.

During the detailed design stage, the acoustic consultant will provide advice to the architect and mechanical engineer to ensure that noise emissions from mechanical plant are effectively controlled to meet the relevant criteria at the nearest receiver boundaries.

Noise emissions from general maintenance and cleaning activities might need to be managed through time restrictions particularly activities associated with external area maintenance.

Patron Noise

The patron source noise levels that have been applied are considered to be very conservative (i.e. higher than expected in practice), as it is generally unlikely that half of the patrons will be speaking at once. However, a conservative approach has been adopted to account for the potential for worst-case scenario.

For the purposes of this assessment, Acoustic Studio has assumed that only a moderate level of shielding will occur. The SEC building itself will provide some screening of noise however, the reflective surfaces in the courtyard will negate this shielding benefit to some extent. Patron noise from the SEC and associated outdoor areas has been estimated based on the following scenarios:

- General patron noise from up to 700 people, speaking in raised voices, inside the foyer area in function mode;
- Noise from the outdoor areas near Peace Park has been estimated for 1000 people.

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The predicted noise levels would be below the measured local ambient noise and therefore less likely to cause disturbance to residential receivers. However, it is recommended that patron noise continues to be managed for outdoor events held between 10pm and midnight. While raised voices from a large proportion of patrons may exceed the applicable targets, “normal” or “moderate” voices would meet criteria.

Operational Noise

Noise generated within the SEC will include sound system noise from Public Address systems and music.

The acoustic assessment has been based on the assumption that the speaker systems could be either fully open to the environment (such as in the outdoor Peace Park area), or located in the foyer/theatre/studios of the SEC. Within the theatre space, it has been assumed that the doors will be closed.

The sound insulation performance of the theatre roof has been assumed to be ‘moderate’, providing 35 dB attenuation at mid frequencies. Acoustic Studio has determined that a 35dB level difference is conservative as the proposed roof build up should achieve a better outcome.

The acoustic predictions presented in Tables 8 and 10 of the Acoustic Studio acoustic assessment show that overall sound from patron and sound system noise from indoor sources is predicted to be no greater than RBL (Rating Background Level) + 5dB. However, the noise from the outdoor area may exceed RBL + 5dB at times.

Acoustic Studio recommends that the sound system noise from the courtyard and venues is controlled to meet the allowable sound levels presented in Table 9 (of the Acoustic Assessment), and patron numbers are restricted as per the terms of the venue hire agreements. If this occurs, noise is considered unlikely to cause sleep disturbance. These recommendations are included in the mitigation measures at **Appendix 3** to this EIS.

Cumulative Noise from SEC Activities

Acoustic Studio has also assessed the potential acoustic impacts when more than one function is occurring within the SEC/Peace Park precinct and events are operating concurrently. If this occurs, the cumulative noise levels from all venues is not expected to exceed the “worst case” noise level from the outdoor area. This is due to fact that the SEC activities are not open to the outside.

Noise Emissions – General

The Acoustic Assessment has identified that the sound system noise levels generated by future uses within the refurbished facility will need to be managed to be consistent with the operational noise levels generated by current activities, particularly for outdoor events.

For this reason, the control of noise break-out from internal areas in the SEC and full noise emissions compliance with LGNSW targets, for all function types, can only be achieved through management of the activities – particularly the nature, timing and frequency of occurrence of the noisier activities. In this regard, a draft Plan of Management (PoM) for the refurbished SEC and Peace Park has been developed. A copy of the draft PoM is included at **Appendix 21** to this EIS. The PoM is a working document that will be updated to include any relevant conditions that might be imposed on the operation of the SEC.

And because the nature of the operations is not expected to change from current use of the SEC, it is anticipated that the environmental noise levels will be no higher than those currently experienced.

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Protection of the Environment Operations Act 1997 (POEO)

Acoustic Studio has assessed the potential for offensive noise in accordance with the checklist considerations outlined in the *Noise Guideline for Local Council*, and makes the following comments.

- *“The predicted noise levels (associated with noise emissions from the proposed development) at the nearest affected residential receiver boundaries are not loud in an absolute sense and are not loud relative to the background noise level, with higher ambient levels having been measured at the nearest residential receiver on Flora Street.*
- *Patron noise from inside the venue will meet applicable criteria. Noise from carpark use may be audible at times, however typical use will not change from current operations.*
- *The proposal will not result in noticeable changes to operation and the noise emissions would be considered typical for the current noise environment at and around the site.”*

Acoustic Studio has concluded that the development is not expected to generate offensive noise during the proposed operating hours, subject to implementation of the following recommended operational practices:

- Shift managers and Sutherland Entertainment Centre staff are to be briefed on the need to manage the premises such that excessively noisy or rowdy patron activity is not tolerated, particularly for outdoor events.
- Outdoor noise events will require sound system volume limits, particularly for 10pm to midnight events.
- Signs reminding patrons of the need to restrict high noise levels should be installed.

These recommendations are included in the mitigation measures at **Appendix 3** to this EIS.

Operational Noise Summary

Acoustic Studio has concluded that full compliance with applicable noise emissions criteria can be achieved for noise generated inside the building. The noise emissions from inside the theatre and foyer and rehearsal studio would be no higher than generated from the current SEC and may in fact be lower, due to modifications to internal fit out and upgrades to the building envelope.

Outdoor noise events should be managed as they are currently. Outdoor events are not expected to change due to the refurbishment proposal.

Traffic Noise

The refurbishment of the SEC and upgrading of Peace Park is not anticipated to result in changes to road traffic or car park use and therefore no noticeable change in traffic noise emissions is likely to occur based on the operations of the facility.

No changes to the loading area, including waste removal, are expected. Waste removal will continue to be serviced from the existing dock off Merton Street, towards the northern end of the SEC building. The new dock (adjacent to the Uniting Church site) will be associated with the use of the SEC for productions. This dock is fully enclosed.

Acoustic Studio has concluded that the redevelopment of the SEC is not expected to result in adverse carpark or loading area noise impacts.

6.2.7 Construction Noise and Vibration Impacts

The Noise and Vibration Impact Assessment at **Appendix 17** has also considered potential noise and vibration impacts during the demolition and construction phases of the project (and identified mitigation measures required to be implemented to minimise identified adverse impacts).

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The acoustic assessment is based on a high level review of the potential impacts from construction noise and vibration on residential receivers, as work methods and detailed construction management plans have not yet been prepared.

The redevelopment of the SEC will contribute noise and vibration emissions to the surrounding environment during demolition and construction stages. Typically, this will comprise continuous and intermittent noise and vibration from construction equipment and plant commonly used on construction sites, plus noise from loading/unloading of vehicles.

Acoustic Studio has identified the following construction noise sources associated with the project:

- *“Airborne noise. Proposed construction works will generate noise that will propagate through the air.*
- *Airborne noise generated by external construction activities plus some high-impact internal activities, such as internal demolition, is likely to impact on surrounding sensitive receivers.*
- *Ground-borne noise and vibration impacts. Demolition, excavation and piling works undertaken during these stages of the project have the potential to generate noise and vibration that propagates through the ground and building structural elements and is then radiated by vibrating walls and floor surfaces nearby sensitive receivers.*
- *Ground-borne noise has the potential to impact on the adjacent Church premises, but is likely to occur during the demolition, excavation and piling works of the project only.*
- *Structural damage. Vibration induced damage of buildings and structures are a common concern, but rare in practice.”*

There is also the potential for cumulative noise impacts to occur during the construction phase.

Acoustic Studio considers that it is highly unlikely that ground structure-borne noise will be audible above airborne noise for receivers across the road from the site. Furthermore, no works are proposed during the evening or night time periods. Therefore ground or structure borne noise has not been predicted and assessed in detail in the acoustic assessment report.

In considering construction noise impacts, Acoustic Studio has assessed the noise level predictions for individual pieces of equipment and the combined contribution of activities that may occur simultaneously. In assessing the potential noise impacts, the noise levels at the nearest sensitive receivers without any noise mitigation measures being implemented were estimated and these were compared with the potential noise impacts with hoarding installed.

Based on the findings in relation to construction noise impacts, Acoustic Studio has recommended that hoarding is installed around the perimeter of the site works.

Acoustic Studio has indicated that there will be times/situations when demolition and building works might exceed stated criteria, particularly when works occur in the areas closer to sensitive receivers. For each of these activities, Acoustic Studio has recommended that a variety of noise control measures are implemented, including recommendations in relation to the use and maintenance of equipment, on site noise management, procedures for handling complaints and consulting with nearby sensitive receivers and scheduling of works.

These recommendations have been included in the mitigation measures at **Appendix 3** to this EIS.

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Construction Vibration Assessment

Potential sources of vibration and ground-borne noise during the project works include:

- Demolition and excavation plant including rock-breaking and jackhammers.
- Grinding, cutting and drilling of existing building structures.

Vibration and ground-borne noise impacts are likely to be highest during the demolition and excavation stages of the project, when equipment such as rock breakers and jackhammers are used.

Given the nature of the works, the distance to the closest affected receivers plus the need to control vibration levels affecting the existing entertainment centre building structure to avoid damage and disruption to the public; Acoustic Studio considers that vibration levels at the surrounding buildings are unlikely to exceed the applicable limits.

Notwithstanding, Acoustic Studio has recommended that the appointed Contractor carry out a preliminary vibration survey to determine the actual vibration levels generated by each activity, and whether a means of vibration mitigation will be necessary for any equipment or processes on the site. This survey will inform the preparation of a vibration management strategy which will also need to consider site characteristics, the nature of the works and the type of construction equipment to be used.

Where vibration levels are found to exceed the relevant criteria, one or more of the following measures could be taken:

- Modifications to construction equipment used.
- Modifications to methods of construction.

If the measures given above cannot be implemented or have no effect on vibration levels or impact generated, a review of the vibration criteria will be required to be undertaken which may require amendment to the vibration management strategy.

Construction and demolition activities could impact nearby and adjoining buildings and structures. Therefore, Acoustic Studio has recommended that dilapidation surveys of structures within 50m of the works site be undertaken prior to the commencement of works.

Conclusion

Provided the recommendations detailed in the acoustic assessment report are correctly implemented, Acoustic Studio anticipates that the construction and operation of the Sutherland Entertainment Centre project will have no adverse noise impact at the nearest residential and commercial receivers.

6.2.8 Transport and Parking

McLaren Traffic Engineering (MTE) has prepared a Traffic and Parking Impact Assessment (TIA) for the proposed alteration and additions to the SEC. The TIA is included at **Appendix 19** to this EIS. MTE has also assessed the potential impacts of construction traffic and made recommendations with respect to the management of construction traffic. This is addressed in **Section 6.2.21** of this EIS.

The TIA notes that proposed development will result in a reduction in patron capacity from 884 to a maximum of 700. As per the current facility, it is proposed to rely solely on existing on-street parking, public off-street parking and public transport; no on site car parking is proposed to be provided, however on site loading dock facilities will be available.

MTE estimates that the proposed development could generate a demand for 183 car parking spaces for a single event and 324 for combined events. MTE notes that there is ample spare on-street and off-street public car parking capacity to accommodate the proposed car parking demand; noting that the peak parking demand of the site will be reduced by some 211 (394 to 183) car parking spaces for single events and 46 (370 to 324) spaces for combined events.

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The forecast peak hour traffic generation is estimated to be 175 peak hour vehicles for individual events and 300 vehicle trips for accumulative peak events. The impacts of the forecast traffic generation on the external road network has been assessed. As a result of the redevelopment, the peak hour traffic generation of the site will be less, thereby reducing the overall impact to the surrounding road network during events. MTE has concluded that the external road network can adequately absorb the forecast traffic generation and there is unlikely to be impacts on the road network as a result of the proposed works.

MTE estimates that the proposed development is expected to demand 183 car parking spaces during a single event and 324 during combined events. There is no on site car parking presently provided on site and it is not proposed to provide any on site car parking as part of the proposed redevelopment.

Based on surveys, MTE has concluded that there is ample spare on-street and off-street public car parking capacity to accommodate the proposed car parking demand, particularly as the peak parking demand of the site will be reduced from 394 to 183 car parking spaces for single events (a reduction of 211 spaces) and from 370 to 324 spaces for combined events (a reduction of 46 spaces).

MTE notes that in order to facilitate access to and from the site for vehicles up to 19m in length (Articulated Vehicles) modifications to the roundabout intersection of Flora Street / Eton Street and Merton Street driveway will be required. Further, to provide access for waste collection vehicles and emergency vehicles six (6) on-street car parking spaces will be required to be removed from Merton Street. These spaces are signposted for 4 hourly parking.

The recommended changes to the intersections are unlikely to have detrimental impacts on the operation of these intersections. The impact of the loss of the 6 spaces on Merton Street is reduced as a result of the reduced capacity of the SEC.

While there is sufficient on-street capacity during peak parking periods within the town centre, MTE recommends that the SEC management should seek to reduce the reliance of on-street parking by promoting the use of alternative transport modes, particularly buses and trains, through a Green Travel Plan. The promotion of public transport can be provided via public website notices and ticket sales through confirmation emails.

In addition, MTE recommends that an Operational Plan of Management be prepared to reduce cumulative parking impacts by limiting back to back events during peak parking periods within the town centre.

Overall, MTE concludes that, subject to the implementation of the recommended actions within an Operational Plan of Management and the minor modifications to the nominated intersections, the proposed refurbishment of the SEC is unlikely to result in adverse impacts on the surrounding road network or parking impacts due mainly to the reduced capacity of the development.

6.2.9 Hazardous Materials

A hazardous materials survey of the SEC building has been undertaken by Airsafe in order to determine the location, extent and condition of hazardous materials on the site including asbestos, lead, Synthetic Mineral Fibre (SMF), and Polychlorinated Biphenyls (PCBs). A copy of the hazardous materials assessment is provided at **Appendix 24** to this EIS.

The survey revealed the presence of hazardous materials in various areas of the existing SEC as detailed in the hazardous materials report. **Figure 28** is an extract from the hazardous materials report detailing the location of the detected materials in the different parts of the building.

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Location	Material					
	Asbestos		SMF	PCB's	Lead Paint	Lead Dust
	Non-friable	Friable				
Roof	✓	✓	✓	x	x	x
2 nd Floor	✓	✓	✓	x	✓	x
1 st Floor	✓	✓	✓	x	✓	x
Ground Floor	✓	✓	✓	x	✓	x

Figure 28 Extract from Executive Summary of Hazardous Materials Survey report identifying areas within the building with hazardous materials present

The findings of this report will need to be taken into account when works within those sections of the building wherein hazardous materials have been detected are undertaken. This has been included in the recommended mitigation measures at **Appendix 3** to this EIS.

6.2.10 Operational Waste Management

An operational waste management plan (OWMP) has been prepared by the project waste management consultant, Elephants Foot Recycling Solutions (EFRS). The OWMP is included at **Appendix 32** to this EIS.

EFRS has considered the following objectives to achieve an effective waste management strategy:

- Promote responsible source separation to reduce the amount of waste that goes to landfill by implementing convenient and efficient waste management systems.
- Ensure adequate waste provisions and robust procedures that will cater for potential changes during the operational phase of the development.
- Comply with all relevant council codes, policies, and guidelines.

To achieve these objectives, the OWMP identifies the different waste streams likely to be generated during the operational phase of the development, how the waste will be managed, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used, and information on waste collection points and frequencies.

EFRS has assessed that the operation of the SEC will require:

- 7 x 240L bins for general waste; and
- 9 x 240L bins for recycling. It is envisaged that least 5 of these bins will be dedicated for the collection of paper and cardboard, and remainder will be used for the collection of co-mingled recyclables.

The above estimates have been assessed on the basis of the bins being collected weekly. This quantity, collection frequency, and kerbside collection of bins is consistent with the current waste management strategy at the site.

Bins will be stored within the waste storage room on the basement level of the building. Waste service will occur.

The landscape plans at **Appendix 13** identify the types of waste bins that will be located throughout Peace Park. These bins will be in accordance with Council's Public Domain Manual.

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6.2.11 Non Indigenous Heritage

A heritage impact statement (HIS) has been prepared by NBRS Architecture to assess the potential impacts the proposed development might have on heritage items in the vicinity of the site. The HIS is limited to an assessment of potential impacts on the European cultural heritage values and does not include Aboriginal and Archaeological assessment. The potential impacts on Aboriginal heritage has been undertaken as a separate assessment and is addressed in **Section 6.2.12** of this EIS.

The HIS prepared by NBRS Architecture is included at **Appendix 16** to this EIS.

The HIS notes that, although the SEC building itself is not listed as an item of local heritage significance, it is located in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the Sutherland Local Environmental Plan (LEP) 2015 including Sutherland War Memorial (I3615), Forby Sutherland Memorial Gardens (I3616) and Church (I3619). The HIS has been limited to an assessment of the impacts of the development on these items as other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development.

In undertaking the assessment of impact, views towards the site from the locations of the heritage items and from the site, towards the heritage items have been considered.

Relevantly, the primary views of the SEC building are those of the facades facing Peace Park and Eton Street. The rear façade facing Merton Street is visible from the Merton Street carpark.

Whilst the SEC building itself does not have a heritage listing, it does have some intrinsic significance as part of the social fabric of the area for over 40 years.

NBRS has assessed that the retention and reuse of the existing building will have a positive impact *as it contributes to the community's sense of place. The alterations and additions build upon this identity, continuing the existing palette of materials and textures throughout the design.*

The extension of the new foyer provides greater interface with Peace Park and Eton Street, establishing a stronger streetscape for the important community venue.

The proposed landscaping which connects the proposed building to the landscaped area of Peace Park through the use of soft and hard landscaped elements including tiered seating and broad steps that define the edge of the paved forecourt has also been assessed as having a positive heritage impact. Retention of most mature trees are retained and additional trees added to provide shading over public spaces.

Having regard to the significance of the heritage items within the vicinity of the site, NBRS has undertaken an assessment of potential impacts and concluded as follows:

- The alterations and additions including a larger new performance space and fly tower have been assessed as having an acceptable heritage impact.

NBRS Assessment:

The height of the fly tower is essential for the operation of the performance space. It is located towards the back of the site adjacent to the public car park reducing impact on the public space of Peace Park and on Eton Street.

The fly tower has been carefully detailed and is a pale colour to reduce the visual impact on the surrounding spaces behind the strong brickwork elements of the lower facades.

The additional height of the fly tower does not substantially alter overshadowing of the adjacent church.

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Figure 29 is a perspective view looking north-west from the southern side of Flora Street towards the Uniting Church, with the SEC in the background.



Figure 29 Perspective view looking north-west from Flora Street towards the Uniting Church and SEC building

The relationship of the church with the SEC also needs to be considered in the context of Council's vision for the Sutherland town centre as set out in the DCP Potential Built Form Plan (an extract of which is included at **Figure 19**).

Figure 30 is an extract from the Urban Design Report (**Appendix 6**) demonstrating the context of the SEC based on development occurring in accordance with the DCP Potential Built Form Plan.



Figure 30 Extract from Urban Design Report demonstrating context of the SEC in a redeveloped town centre

It is considered that the refurbished SEC building will eventually act as a scale moderator, helping to transition from the higher potential developments on the council carpark to the east of the site to the more intimate scale along Eton Street.

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Having regard to the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication ‘*Statements of Heritage Impact*’, contained within the NSW Heritage Manual, NBRIS has concluded as follows:

- The proposed major refurbishment of Sutherland Entertainment Centre respects the heritage significance of the Sutherland War Memorial, Forby Sutherland Memorial Gardens and Church through considered design and retention of the overall aesthetic of the existing building.
- The increased height of the refurbished building and fly tower has the potential to detrimentally impact upon the heritage items in the vicinity however the articulation of the facades and the retention of the existing materials palette retain a strong visual identity. *The pale colour material chosen for the fly tower reduces its visual bulk and scale and its location does not increase existing overshadowing of the adjacent heritage item.*
- The new landscape works will integrate the proposed development with the existing landscaped area of Peace Park and continue the strong landscaped edge of the eastern side of Eton Street. Some elements of the existing landscape are being retained and incorporated in the new design including as the contemporary Aboriginal artwork and obelisks. New steps are proposed to the area southeast of the Sutherland War Memorial to create an improved sense of place around the memorial and to formalise a main access path between existing obelisks.
- The proposed landscape works are not located on areas of known archaeological deposits and do not impact upon views to and from heritage items in the vicinity.
- The signage will be designed as an integral component of the building and continues the concept of existing building signage demonstrated in the existing building. The proposed signage is of modest scale and does not detract from established signage in the vicinity or views to and from heritage items in the vicinity. It also proposes the continued use of banner signs for the promotion of shows within the colonnade of the building fronting Eton Street.

In view of the above, it is considered that the development is unlikely to result in adverse impacts on nearby heritage items and the development will not impact on the heritage significance of these items.

6.2.12 Aboriginal Cultural Heritage

To ensure Aboriginal cultural heritage is not adversely impacted by the proposed development Comber Consultants have undertaken an Aboriginal Cultural Heritage Assessment. The Aboriginal Cultural Heritage Assessment Report (ACHAR) details the Aboriginal community consultation undertaken for the proposal in accordance with the Department of Planning, Industry and Environment’s (DPIE’s) Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010).

As part of the assessment, Comber Consultants consulted with the Registered Aboriginal Parties. The following is a summary of the outcomes of that consultation:

- There is no objection to the proposed redevelopment of the Sutherland Entertainment Centre.
- No further archaeological assessment, monitoring, testing or excavation is required.
- An archival recording of the existing water feature containing modern Aboriginal art should be undertaken prior to demolition and the recording should be provided to the La Perouse LALC and to all Registered Aboriginal Parties.

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- If any unexpected or previously undetected Aboriginal objects are uncovered during the redevelopment of the site, all work should cease in the vicinity of that object and the consultant contacted for further advice.

The assessment determined that the study area does not contain Aboriginal archaeological potential and that there will be no impacts to Aboriginal heritage. The assessment concluded that the proposal is acceptable in terms of impacts on Aboriginal archaeology and there is no need to undertake Aboriginal archaeological testing, salvage or further assessment.

A copy of the ACHAR prepared by Comber Consultants is included at **Appendix 11** to this EIS.

6.2.13 Trees and Vegetation

Chapter 24 of Sutherland Shire DCP relates to the Sutherland town centre and notes the following with respect to the street tree planting along Eton Street:

The importance of Flora Street will be reflected in its pavement and planting. Eton Street forms the other key pedestrian spine of the Centre, linking the Council Chambers, Entertainment Centre, schools and shops. Eton Street already has strong landscaping and trees. However, as existing exotic and native trees age they will gradually be replaced with suitable indigenous species. This will give the Centre a strong landscape spine.

The refurbishment of the SEC and associated upgrades to Peace Park, will result in the removal of a number of trees in and around the site, however all street trees will be retained.

The impact of the removal of these trees has been assessed in an arborist report prepared by Rennie Bros. Tree Surgeons. A copy of the arboricultural impact assessment is included at **Appendix 12** to this EIS.

The arborist has assessed a total of 42 trees and identified that 21 trees will be required to be removed to facilitate the proposed works. Of the 21 trees that are proposed to be removed:

- Two trees - T11 (*Corymbia maculate* - Spotted Gum) and T29 (*Syncarpia glomulifera* – Turpentine) were assessed as having high retention value as they are medium to high significance and have a medium to long useful life expectancy.

With respect to **Tree 11**, the arborist has advised that this tree would eventually be required to be removed due to safety reasons.

With respect to **Tree 29**, the arborist has identified that this tree is not located in a position to accommodate long-term growth.

The arborist has recommended that replacement tree planting of suitable endemic species be undertaken to offset the loss.

- Trees 7, 9, 10, 13, 33, 37, 38, 41 and 42 were assessed as having low significance but a medium to long useful life expectancy. These trees were assessed as being moderately importance from a retention perspective. Of these, three trees (T9, T10 and T13) are exotic trees.

Notwithstanding the medium to long useful life expectancy of these trees, the project arborist has indicated that design modification would not normally be required to facilitate retention of these trees.

- Trees 5, 6, 30, 31, 32, 34, 35, 36, 39 and 40 were assessed as having low priority for retention. These trees are not considered important for retention as they are of low significance and/or have a short useful life expectancy. Notwithstanding, these trees are still protected under Sutherland Shire Council Tree Preservation Policy and consent is required for their removal.

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An assessment of the trees to be removed has also been undertaken as part of the heritage impact assessment. In this regard, the project heritage consultant has concluded that *the removal of a number of trees is required to facilitate the new development. Replacement plantings are proposed in the landscape plan. The trees being removed do not have heritage significance and are not located within the boundaries of a heritage item* – Refer HIS at **Appendix 16**.

The remaining 21 trees which have been assessed are capable of being retained and will be required to be protected during the construction phase. The arborist report includes details of recommended tree protection measures to be implemented prior to and during construction. With the exception of Tree 13, all existing trees within Peace Park and all existing street trees will be retained and protected.

The planting schedule (which is part of the landscape plan set at **Appendix 13**) identifies a range of plants which are endemic to the area and others which are representative of the STIF EEC will be used as part of the landscape outcome for the SEC site and Peace Park.

In view of this, the removal of 21 trees to facilitate the development is considered acceptable.

6.2.14 Social Impacts

The SEC opened as the Sutherland Civic Centre on 12 June 1976. According to the HIS (**Appendix 16**) it was seen as *“the Opera House of the southern suburbs”* following its opening by the Governor, Sir Roden Cutler, and has been used for events ranging *“from balls, banquets, concerts, theatre productions, dance performances, movies and school presentations to citizenship ceremonies, political campaign launches and memorial services.”*⁴

Whilst the SEC building itself does not have a heritage listing, it does have some intrinsic significance as part of the social fabric of the area for over 40 years.

NBRS has assessed that the retention and reuse of the existing building will have a positive impact *as it contributes to the community’s sense of place. The alterations and additions build upon this identity, continuing the existing palette of materials and textures throughout the design.*

And

The extension of the new foyer provides greater interface with Peace Park and Eton Street, establishing a stronger streetscape for the important community venue.

A social impact assessment (SIA) has been prepared by DFP Planning. That report recognises that the consultation undertaken to date with the community and stakeholders has demonstrated an overwhelming support for the project. A copy of the SIA is included at **Appendix 22** to this EIS.

Overall, it was assessed that the refurbishment of the SEC and upgrading of the adjoining Peace Park will have a number of positive social benefits including:

- *Providing a space suitable to host larger performances which require modern and high quality facilities. This will allow locals to experience professional performances in a local setting;*
- *Feedback from The Sutherland Arts and Culture Sub-Committee has indicated that the SEC will meet their current and future needs;*
- *The modifications will provide additional flexibility to host other events outside of the auditorium including outdoor performances, art exhibitions, markets and dinner events. This will allow for increased opportunities for community events creating further opportunities for social cohesion;*

⁴ Murray Trembath, ‘Flashback Friday | Opera House of the South’, St George & Sutherland Shire Leader, 28 June 2019, <https://www.theleader.com.au/story/6244538/flashback-friday-opera-house-of-the-south/>.

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- *The water fountain area will provide a new local play space for children, particularly within the summer months;*
- *Better connection between Peace Park and the SEC which will assist in promoting the site as the social heart of Sutherland;*
- *Specific consideration has been given to the accessibility of the building and connection to Peace Park to ensure the SEC is inclusive where all people can access all areas of the SEC.*

6.2.15 Accessibility

An accessibility assessment of the refurbished SEC and associated upgrades to the adjoining Peace Park has been undertaken by NBRs Architecture. A copy of the access assessment report is included at **Appendix 18** to this EIS.

The proposed refurbishment and upgrades have been assessed having regard to current regulatory requirements for access as set out within the following legislation:

- The Building Code of Australia 2019 (BCA);
- The Disability (Access to Premises – Buildings) Standard 2010; and
- The associated referenced relevant standards (AS1428.1-2009).

SEC Refurbishment

As previously noted, one of the main objectives for the proposed refurbishment of the SEC is to ensure the facility allows for equitable access to the centre and throughout the building for the potential users corresponding to their physical needs.

The access report has identified the following user groups who will benefit from the redeveloped facility:

- The general public attending events within the foyer and the main theatre.
- The participants/performers on stage.
- Staff that work and manage the facility.
- Maintenance staff.

Each of these user groups will require access to different areas of the building and will also have differing functional needs that correspond to their individual physical characteristics.

The access report identifies that, in order to ensure equitable access almost all areas of the building (with the exception of plant areas and the rigging loft where only specifically qualified and trained staff are permitted) will be required to be accessible.

To ensure that the various groups can easily access the building facilities the following upgrades to the existing facilities have been identified:

- A clearly defined main entry, to the foyer which will provide access to all functions.
- A lift, or a number of lifts to enable access between the levels of the building, including for general public with limited mobility or operation & maintenance staff that will need to shift equipment between the different levels and areas of the building.
- Access pathways and exits that correspond to the increased number of occupants.
- New sanitary and other facilities to support the increased and varied occupants.
- Replacement of existing services and equipment in line with current regulatory requirements and expectations for efficient operations.
- The design of the refurbished SEC has been assessed as being generally able to meet the relevant Deemed to Satisfy Provisions of the Building Code of Australia 2019.

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Peace Park Upgrade

The works also include ground works between the existing building and the adjacent Peace Park landscaped area. The proposed design includes an accessible pathway between the entry level of the foyer and the grass landscape area. The detailed design of the pathway is to meet the requirements of a pathway under AS1428.1.

Figure 31 identifies the location of the accessible path of travel between Peace Park and the SEC.



Figure 31 Extract from Access Report showing accessible path of travel between Peace Park and SEC

Based on this assessment, it is considered that the proposed upgrades to both the SEC building and Peace Park will ensure equitable access for all users.

6.2.16 Building Code of Australia Assessment

BCA Assessment

Blackett Maguire + Goldsmith Pty Ltd (BMG) have undertaken a high level review of the architectural documentation prepared in relation to the SSDA for the proposed redevelopment of the SEC against the Building Code of Australia 2019 (BCA). The preliminary BCA assessment is included at **Appendix 34** to this EIS.

The purpose of the assessment is to:

- Confirm that the architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- Confirm that the proposed building works can readily achieve compliance with the BCA pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- Enable the determining authority to be satisfied that subsequent compliance with the fire and life safety and health and amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may require modification of the development.

The assessment has been undertaken against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 (Amendment 1).

As a result of the assessment BMG has verified that subject to the measures as detailed in the report being appropriately addressed as part of the Construction Certificate documentation, compliance with the provisions of the BCA is readily achievable.

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Fire Safety

One of the main motivations to the upgrading of the SEC is to ensure it meets current standards in terms of the Building Code of Australia (BCA) and, in particular, fire safety.

A preliminary fire safety engineering review has been undertaken by Scientific Fire Services (SFS) to determine whether (in principles) the design will achieve compliance with the Performance Requirements of the Building Code of Australia (BCA) (ABCB, 2019). The design review relates to the fire-resisting construction, egress provisions and fire protection services for the proposed alteration/additional and refurbishment works. A copy of the preliminary fire safety engineering review is included at **Appendix 27** to this EIS.

SFS has identified that fire and life safety related design issues will be addressed through the performance-based path of compliance. SFS have also confirmed that the proposed design will achieve fire safety design compliance to the relevant Performance Requirements of the Building Code of Australia (BCA) (ABCB, 2019) and that the subject works will achieve fire safety design compliance with the relevant Performance Requirements of the National Construction Code Series – Volume 1, Building Code of Australia (BCA, 2019).

On the basis of this advice, it is not envisaged that there will be any substantive changes to the design of the building in order to satisfy the relevant performance standards with respect to fire safety.

Plans of the proposed development were provided to NSW Fire and Rescue as part of the preliminary consultation. NSW Fire and Rescue advised, by email, that they would provide comments as part of the formal consultation to be undertaken by NSW Department of Planning, Industry and Environment following submission of the SSDA.

6.2.17 Overshadowing/Solar Access

The proposed fly tower addition has been set back from adjoining development and will not result in unreasonable or inappropriate overshadowing impacts of these items or adjoining public domain areas. Peace Park is located to the north of the SEC and therefore there will be no overshadowing of the park as a result of the proposed building works.

Notwithstanding the increased height of the flytower, its location within the centre of the site, will not result in an increase in overshadowing of the adjacent heritage listed church.

6.2.18 Visual/View Impacts

The SEC building is a visually dominant built form feature within the Sutherland town centre and particularly within the Eton Street streetscape.

Figures 32 and 33 are extracts from the Urban Design Report (**Appendix 6**) demonstrating the built form outcome of the existing SEC building within the Sutherland town centre as viewed from Eton Street and Peace Park respectively.

Notwithstanding that it is a visually dominant building, particularly the Black Box wing on Eton Street, the current SEC building does not provide a strong definition to the block bound by Eton, Flora and Merton Streets and Peace Park, and therefore does not exploit its strategically significant location within the town centre. Nor does it provide activation along Eton Street.

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Figure 32 Existing built form massing – View from Eton Street

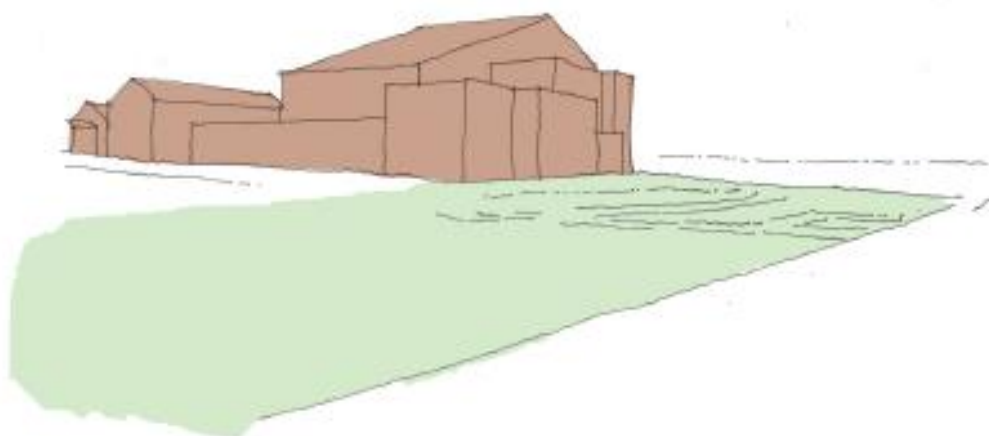


Figure 33 Existing built form massing – View from Peace Park

The Merton Street facade is more reflective of the adjoining brick church building rather than functioning as an integral part of the SEC.

The proposed upgrades to the SEC building, will result in a significantly improvement in the way in which it addresses Eton Street and will provide for an active interface with Peace Park. As demonstrated in the sketches at **Figure 34 and 35** (extracted from the Urban Design Report) the urban design outcome will be appropriate from a visual impact perspective.



Figure 34 Proposed built form massing – View from Eton Street

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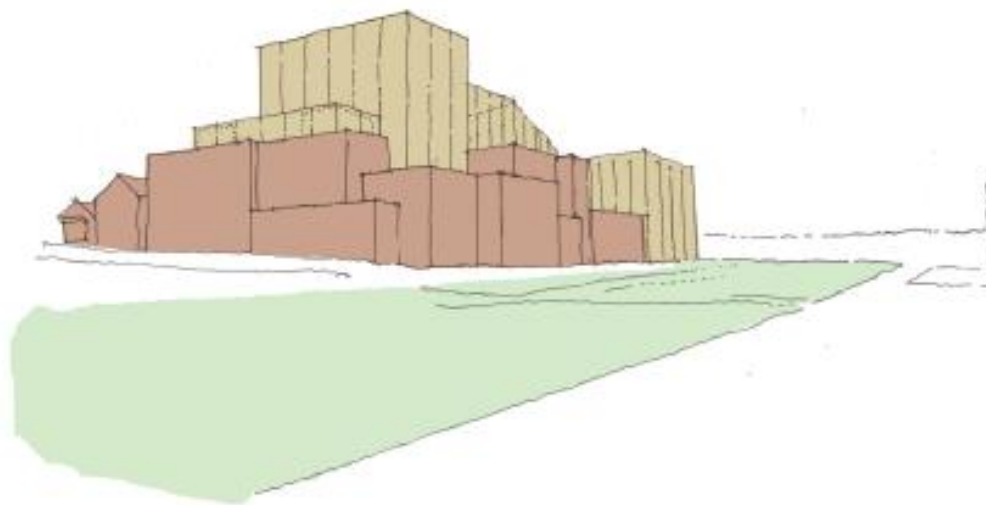


Figure 35 Proposed built form massing – View from Peace Park

The new elements of the SEC have been designed to accentuate the brick base and minimise the bulk of the flytower when viewed from the park. The new Merton Street facade alignment will continue to define the city block with the heritage church on one corner and the SEC on the other.

There are views over Peace Park from the upper levels of the building. This is a deliberate design response to maximise the interaction between the SEC and Peace Park.

With respect to potential visual impacts on nearby heritage items, views to the Church are available from Flora and Merton Streets against the backdrop of the existing SEC, to its north and east – refer **Figure 36**.



Figure 36 View looking north-east from Flora Street towards Uniting Church with SEC in the background

Views of the War Memorial and Forby Sutherland Gardens are available from Eton Street to the east and views of the gardens are also available from Princes Highway to the north.

The War Memorial can also be viewed from within Peace Park in its immediate vicinity. The SEC building is also a significant visual feature when viewed from the War Memorial.

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The proposed fly tower addition has been set back from adjoining development and does not impact on existing view lines. The building has been designed so that the spaces within the refurbished SEC will contribute to the public space of the adjoining Peace Park, as well as the War Memorial and the neighbourhood in which it is located. Service areas are retained to the rear with access from Merton Street where views to and from heritage items in the vicinity are minimised.

The additional height of the fly-tower will be visible in views towards the adjoining heritage listed church from Flora Street. The visual impact of the fly-tower has been minimised through the use of pale coloured cladding.

The proposed landscape works are appropriate and will not impact upon views to and from heritage items in the vicinity.

All existing views to and from the heritage items in the vicinity will be retained.

The proposed signage can be designed as an integral component of the building and will continue the concept of existing building signage. It is anticipated that signage will be modest in scale and will not detract from established signage in the vicinity or views to and from the SEC and Peace Park. Continued use of banner signs for the promotion of shows within the colonnade of the building fronting Eton Street is also proposed.

The back of house functions have been designed as a discrete and compact addition to the less visible east and south facades. The dominant materials in these façades is brickwork which will not only complement the aggregated brick forms of the theatre, it will also serve to link the building with the adjoining heritage listed church.

The fly tower has been carefully detailed and is a pale colour to reduce the visual impact on the surrounding spaces behind the strong brickwork elements of the lower facades. A pale colour material chosen for the fly tower to reduce its visual bulk and scale.

The additional height of the fly-tower will be visible in views to the church on Flora Street. The visual impact of the fly-tower has been minimised through the use of pale coloured cladding. The public and users of the Church will still be able to view and appreciate its heritage significance.

Figure 37 is an artist's impression of how the refurbished SEC will appear when viewed from Peace Park.



Figure 37 Perspective view of refurbished SEC as viewed from Peace Park

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6.2.19 Lighting

The SEC and Peace Park are within the Sutherland town centre. Implementation of strategic lighting throughout the park and other public spaces in and around the SEC building, in conjunction with other existing public domain lighting of the precinct, will reduce opportunities for crime.

A through site link will connect Eton Street to Merton Street along the northern edge of the SEC. This link will serve the wider community and provide visitors to the SEC with easy access to the Flora Street carpark. This link will be well lit to provide a safe connection through the site.

Lighting of public spaces will be provided through the site and to all building frontages, eliminating darkened areas.

The large corrugations of the cladding of the flytower create deep shadows during daytime. It is proposed to illuminate the tower during the evening using subtle up-lighting.

The landscape plans at **Appendix 13** include details of the lighting strategy that is proposed to be utilised within the external areas of the site.

Figure 38 is an extract from the landscape plans showing the different lighting features that are proposed to be used. No adverse impacts as a result of lighting to be provided throughout the SEC/Peace Park precinct are anticipated. Nevertheless, a mitigation measure requiring that all lighting comply with the relevant Australian Standards has been included at **Appendix 3**.



Figure 38 Examples of lighting features that are proposed to be used within Peace Park and SEC

6.2.20 Signage

Approval for signage is not being sought as part of this application. A separate application will be lodged with Sutherland Council once details of the design and content of signage is known. Notwithstanding a strategy for signage in the precinct has been developed. This strategy will inform the detailed design for a future signage application.

The signage strategy of the SEC includes a combination of the following elements:

- Details of upcoming events, which will be incorporated into a sculptural feature which will also function as a business identification sign;
- Banner signage along the Eton Street edge of the foyer. These banners will also function as a shading device/solar control feature; and
- Business identification signage along the Eton Street frontage. This will be incorporated onto a concrete retaining wall which is proposed to be provided as part of the landscape solution.

Figure 39 is an extract from the landscape design plans at **Appendix 13** showing examples of the signage that might be used for the site.

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SIGNAGE



Figure 39 Examples of signage proposed to be used on the SEC

The extent and style of signage proposed is considered to be appropriate having regard to the ultimate function of the SEC as an entertainment facility and the town centre location of the site.

No adverse impacts are anticipated as a result of the signage that is proposed.

6.2.21 Construction Management

The location of the site within the Sutherland town centre warrants particular consideration during the demolition and construction periods of the project. The precinct within which the SEC and Peace Park are located experiences large volumes of pedestrian and vehicular traffic and therefore the management of movement around and through the precinct during the construction phases of the project needs to be carefully considered.

The site is also proximate to heritage items and commercial and residential development. Management of impacts on heritage items and minimising impacts of residents and commercial tenants, as well as mitigating potential structural damage to adjacent buildings and infrastructure has also been addressed.

Noise and Vibration Management

The potential noise and vibration impacts during the demolition and construction phases of the project have been discussed in **Section 6.2.6** of this EIS. These impacts have also been assessed in the Noise and Vibration Impact Assessment at **Appendix 17**. The acoustic assessment also identified mitigation measures required to be implemented during the demolition and construction phases of the project in order to minimise identified adverse impacts.

The recommendations in the acoustic assessment with respect to mitigating or otherwise minimising impacts have been included in the mitigation measures at **Appendix 3** to this EIS. Recommendations relating to minimising acoustic impacts during the construction phase include:

- Providing hoarding around the work site, and local enclosures of noisy plant or activities;
- Selecting quieter plant, including a commitment to use petrol rather than diesel generators if generators are required;
- Selecting quieter methods where possible and appropriate, particularly for piling;
- Selecting low vibration work methods where possible and appropriate.

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Construction Traffic Management

McLaren Traffic Engineering (MTE) (refer **Appendix 19**) has provided preliminary assessment of construction traffic management, including recommended measures that can be implemented to minimise the impacts of construction traffic on the surrounding road network and on pedestrian movements. These recommended measures have been included in the mitigation measures at **Appendix 3**.

MTE has advised that, upon engagement of a building contractor, and confirmation of the number of staff and construction vehicles, a detailed construction traffic management plan (CTMP) should be prepared.

MTE points out that construction vehicular traffic impacts are temporary in nature and are not expected to exceed the operating capacities of nearby intersections or be substantially greater than the assessed operation of the proposed development as detailed within the Traffic Impact Assessment (TIA) report (**Appendix 19**).

Nevertheless, there are certain measures that can be implemented to minimise potential adverse impacts.

Considering the location and constraint of the site, MTE expect that staff will park on-street within the available unrestricted parking areas, whilst all construction vehicular traffic will use a Works Zone on either Eton Street or Merton Street. MTE recommends that the site manager is to promote the use of carpooling amongst staff and public transport usage to reduce the construction staff on-street car parking demand.

MTE considers that it is unlikely heavy construction traffic in conjunction with staff traffic will exceed the 175 peak hour movements which have been assessed in the TIA.

Although the details of work zones have not yet been resolved, MTE suggests that Merton Street could be used for all construction traffic (including emergency vehicles). If this occurred, the street would have to be closed to the public, unless it can be shown that construction does not require the full length of Merton Street. This would require pedestrians to be detoured away from Merton Street. The location of an alternative pedestrian path of travel between Flora Street and the Chuo City Garden is shown on the construction environmental site management plan at **Appendix 20** to this EIS.

Whilst this will result in the temporary loss of car parking in Merton Street, MTE do not anticipate that this will have detrimental impacts.

MTE advises that vehicles up to 8.8m length - medium rigid vehicles - will be able to drive forward in / forward out onto Flora Street from Merton Street. Larger vehicles will be required to reverse into Merton Street / forward out onto Merton Street under the appropriate traffic control plan.

MTE recommends that construction activities be restricted along Eton Street (due to the high level of pedestrian traffic) and that construction activities be limited to Merton Street if possible.

MTE has also recommended that all construction vehicular traffic be restricted to occur outside of peak school drop-off and pick-up periods.

If a mobile crane or crane tower is required, MTE recommends that this be delivered to the site outside peak hours of operation of the town centre, i.e. after 9.00am. If the crane needs to operate from Merton Street, the existing planter on the corner of Merton Street and Flora Street might need to be moved temporarily.

MTE notes that articulated vehicles (AV) of up to a 20m length can access the site using the existing road network, subject to the modifications as recommended in Section 3.4 of the TIA. The recommended changes involve the permanent removal of 6 car parking spaces in Merton Street.

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The likely haulage route for construction vehicles is shown in Figure 10 of the TIA. Swept path testing for the construction vehicle haulage route has been undertaken for construction vehicle access and egress to and from the site between the nearest RMS classified road. Considering the use of the local road network of speeds limited to 50km/h and the use of signalised intersections, there are not expected to be any safety issues associated with truck movements to and from the site. The existing town centre has existing 10km/h speed limit in areas of high pedestrian areas which are required to be followed by all motor vehicles.

Management of Impacts on Heritage Items

The site is proximate to heritage items. In recognition of this, the heritage report includes a number of recommendations with respect to minimising potential impacts on nearby heritage items during the demolition and construction phases of the development.

Implementation of the recommendations of the acoustic assessment with respect to monitoring the impacts of vibration during works, will ensure potential impacts on the structural integrity of the adjoining heritage listed church will be minimised.

As demonstrated on the preliminary Construction Management Site Plan at **Appendix 20**, the area in the vicinity of the War Memorial will be outside the designated works zone and therefore, no impacts on the War Memorial are anticipated.

Recommended mitigation measures in the acoustic report include vibration monitoring and management controls for historic or heritage structures.

Notwithstanding that there are no known archaeological deposits in the vicinity of the site, the ACHAR has recommended that an unexpected finds protocol be implemented during the construction phase, particularly during the excavation associated with the larger basement area.

Tree Protection

The Arborist assessment includes recommendations for the protection of trees to be retained and has recommended that these tree protection measures be implemented prior to works commencing on site.

The recommendations of the arborist report have been included in the mitigation measures at **Appendix 3** to this EIS.

Erosion and Sediment Control

The Construction Management Site Plan at **Appendix 20** includes details of erosion and sediment control measures to be implemented to ensure there are no impacts on water quality as a result of construction activities.

Demolition and Construction Waste Management

A demolition and construction waste management plan (D&CWMP) has been prepared by Elephants Foot Recycling Solutions (EFRS). A copy of this report is included at **Appendix 33** to this SEE.

The D&CWMP has identified the waste streams likely to be generated as a result of the proposed works, including estimated volumes of waste, and has included recommendations as to how the waste will be managed. Recommended management strategies include:

- Reuse of materials on site, e.g. – trees removed will be mulched. Mulch will be stockpiled and reused within the landscaped areas to be provided.
- Recycling of materials;
- Disposal of waste in landfill. EFRS estimates that approximately 97.7% of waste will be diverted from landfill as a result of demolition works and 98.4% will be diverted from landfill as a result of construction works.

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EFRS also includes recommendations with respect to maximising reuse and recycling of demolition and construction waste. These recommendations have been included as mitigation measures in **Appendix 3**.

6.2.22 Economic Impacts

It is anticipated that there could be 143 construction jobs created over the life of the works associated with the refurbishment of the SEC and upgrading of Peace Park.

Following completion of the development, up to 20 operational jobs could be provided. This is similar to the jobs associated with the operation of the current facility.

There is the potential for additional employment to be created elsewhere in the Sutherland town centre as a result of the improvements to the SEC (and the anticipated patronage as a result of those improvements) particularly in the hospitality sector.

Therefore, it is anticipated that the proposed development will have positive economic impacts.

6.3 Suitability of the Site for the Development

6.3.1 Services and Utilities

An assessment of the availability and capacity of existing service infrastructure required by the SEC has been undertaken by JN Engineering. A copy of their assessment is included at **Appendix 31** to this EIS.

Electricity

There is an existing electrical sub-station located on the north-eastern corner of the SEC building site.

The refurbishment of the building, which includes additional air conditioning, lifts and audio visual equipment, will increase the load capacity significantly. However, the existing sub-station can be upgraded to provide the additional capacity and a new sub-station will not be required.

Water

The existing 100mm water main has sufficient capacity to serve the proposed development.

Sewer

The existing development is provided with a gravity sewer system that connects to the 'Sydney Water' 225mm diameter sewer main in Merton Street at the north eastern corner of the property. However due to the age of this infrastructure, it is proposed to replace this with a new system that will connect to the existing 225mm diameter sewer main in Merton Street.

Gas

The building is currently provided with an incoming 210kpa gas service from the medium pressure gas main in Eton Street extending to a master gas meter/regulator assembly located in an undercroft area adjacent to the main entry. The existing gas meter will be required to be relocated as a result of the proposed works.

The site has access to all essential services and these can be augmented to facilitate appropriate servicing of the development.

6.3.2 Contamination

A preliminary environmental site assessment (PSI) for the proposed refurbishments to SEC and Peace Park has been undertaken by JKEnvironments (JKE). A copy of the PSI report is included at **Appendix 25** to this EIS. The PSI was confined to the Peace Park development area which is referred to in the report as 'the site' whilst the SEC site is referred to as the 'wider site'.

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The purpose of the assessment is to identify any past or present potentially contaminating activities at the site, identify the potential for site contamination, and make a preliminary assessment of the soil and groundwater contamination conditions.

As a result of testing, JKE found that all soil contamination results were below the adopted site assessment criteria (SAC) and indicated a low potential for significant, widespread occurrence of contaminants of potential concern.

JKE acknowledged that the sampling for the PSI was preliminary in nature, and although no soil contamination that might pose a risk to the receptors was found in the samples that were assessed, there is a potential for unexpected finds. On this basis, JKE has recommended that an Unexpected Finds Protocol (UFP) for the development be prepared and implemented. The UFP will outline the measures to be implemented in the event asbestos or any other potential contamination issues are detected during the development works. This recommendation has been included in the mitigation measures at **Appendix 3** to this EIS.

Copper, nickel and zinc above the ecological SAC were detected in the groundwater samples. JKE has advised that these metals are commonly detected in groundwater in urban environments due to runoff and leakages from water pipes and other infrastructure. These detections are considered to be consistent with background conditions and were similar across the site and are not considered to pose a risk to the receptors.

Based on the findings of the PSI, JKE has concluded that the site is considered to be suitable for the proposed development from a contamination viewpoint. In addition to the UFP mentioned previously, JKE also recommends that additional testing to confirm the waste classification of soil prior to off-site disposal be undertaken.

JKE has also made enquiries with SafeWork NSW in relation to information on the Storage of Hazardous Chemicals on the SEC site. By letter dated 20 February 2020, SafeWork NSW advised that they had no records pertaining to the SEC site. A copy of this letter is also included at **Appendix 25**.

6.3.3 Geotechnical

GeoEnviro Consultancy Pty Ltd has undertaken a geotechnical investigation of the SEC site. A copy of this assessment is included at **Appendix 26** to this EIS.

The purpose of the geotechnical investigation was to assess the nature of the subsurface soil, rock and groundwater conditions across the site in order to inform:

- Building platform preparations and fill construction/earthworks specifications;
- The design for retaining walls;
- Batter designs;
- Foundation and footings designs;
- Estimations of settlement;
- Soil reactivity (in accordance with AS2870);
- Assess the earthquake site soil class (In accordance with AS1170.4);
- Understand the subsoil preparations required for internal and external slabs; and
- Assess the soil aggressiveness.

The testing revealed that there is an inherent risk of excessive vibration as a result of using an impact hammer for excavation in that this could adversely impact on existing and nearby buildings. To mitigate such risk, GeoEnviro recommends vibration monitoring be implemented and that this be undertaken by a specialist vibration engineer/scientist. This recommendation has been in the mitigation measures included at **Appendix 3** to this EIS.

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The geotechnical assessment also makes a number of recommendations with respect to the preparation of the site for building platforms, the design of shoring and retaining walls, the design of batter slopes and the design of foundations. A mitigation measure requiring the building to be designed in accordance with the recommendations of the geotechnical assessment has been included in the mitigation measures at **Appendix 3** to this EIS.

6.3.4 Structural assessment

The works to the SEC will involve retention of significant components of the existing built form. However, in order to facilitate the proposed works, some demolition of existing fabric will be necessary.

In order to confirm the structural integrity of those parts of the building to be retained, TTW has undertaken a structural due diligence assessment. The due diligence assessment is included at **Appendix 23** to this EIS.

The due diligence assessment indicated that the layout and extent of the existing structural elements, that were visually inspected, are generally consistent with the original drawings. No serious structural defect that may have a significant impact on the structural integrity of the existing buildings were visible or identified at the time of the site visit.

TTW recommends that a detailed building condition inspection being undertaken to confirm the overall condition of the existing building structures particularly in regard to:

- Structural properties of the existing concrete slabs which support new storeroom (Ground Floor of Auditorium Building), new terraces (Level 1 of Auditorium Building) and new rehearsal room (Level 1 of Black Box Building).
- Allowable bearing capacity of the existing slabs on ground which support new seating areas (Theatre Hall) and new loading docks (on the NE and SE corners of Auditorium Building).
- Ties between leaves of cavity brickwork walls (along the northern and southern facades of Auditorium Building).
- Fire-rating of steel raker beams and brickwork walls of Stairs 3 and 9.
- Overall qualities of concrete and brickwork materials.

The completion of a detailed building condition inspection has been included as a mitigation measure in **Appendix 3**.

6.4 Public Benefit and Development Contributions

As discussed elsewhere in the report, the SEC has served the population of the Sutherland Shire and many others for over 40 years. However, notwithstanding that it is robust and structurally sound, the aged building needs to become something more than a single purpose venue and must evolve to become a flexible place with broader cultural and social appeal.

The existing SEC is outdated in terms of the programs it is able to host, the audience experience, particularly in terms of seating amenity and accessibility.

The community has been consulted in relation to the refurbishment of the SEC and the support for the proposed has been overwhelmingly positive.

As noted in Section 6.2.14 of this EIS, overall it is considered that the proposed refurbishment of the SEC and upgrading of Peace Park, will have a number of positive social benefits including:

- Providing a space suitable to host larger performances which require modern and high quality facilities. This will allow for shows which currently cannot be performed at the SEC, allowing locals to experience professional performances in a local setting;

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- Providing additional flexibility to host other events outside of the auditorium including outdoor performances, art exhibitions, markets and dinner events.
- Providing increased opportunities to host community events creating further opportunities for social cohesion;
- Providing a water fountain area play space;
- Providing better connection between Peace Park and the SEC which will assist in promoting the site as the social heart of Sutherland; and
- Providing improved accessibility of the building and connection to Peace Park to ensure the SEC is inclusive where all people can access all areas of the SEC.

Section 7.12 Contributions

The site is within an area to which the Sutherland Shire Section 7.12 Development Contribution Plan 2016 (Edition 3) applies (s7.12 CP).

Pursuant to Section 7 of the s7.12 CP, development applications by a public authority for services and community infrastructure is not subject to a condition requiring payment of a contribution.

It is considered that the proposed development, being upgrading of Peace Park and refurbishment of the SEC, is development by a public authority (Sutherland Shire Council) for community infrastructure and therefore, a contribution is not payable in this instance.

The development, when completed, will provide a valuable asset for all members of the community.

7 Evaluation and Conclusion

7.1 Evaluation

7.1.1 Site Suitability

As detailed in Section 6.3 of this EIS, the site is suitable for the proposed development. The site is already used for the purposes of an entertainment facility (SEC) and public park (Peace Park). The proposed development will result in improvements to and upgrade of the existing facilities to provide improved accessibility and connectivity and ensure the building meets current standards in terms of fire safety and user experience.

The proposed upgrades to the SEC will allow for a wider variety of performances to be hosted, thus ensuring it has the capacity to attract from a wider part of the community.

The site has been assessed as having sufficient environmental capacity to accommodate the development without adverse impacts on the natural and built environment.

7.1.2 Design Excellence

The design of the building is the product of a robust selection process. The maintenance of the integrity of the design is guaranteed through the continued involvement of the Design Integrity Panel who will continue to oversee the project during the detailed design development and construction phases of the project.

7.1.3 Influence of Engagement on Project Design

Sutherland Council has undertaken a comprehensive consultative process with the community and relevant stakeholders commencing with the initial design concepts and then again following the more detailed design options.

The SEC user groups in particular have provided invaluable advice and feedback in relation to operational and functional aspects of the SEC. Where possible, the design has been modified to respond to this feedback.

7.1.4 Environmental Assessment

All aspects of the proposed development have been reviewed to understand the potential impacts the proposed development might have on the natural and built environment.

Where possible, adverse impacts have been negated through changes to the development. Where identified adverse impacts could not be avoided, recommendations as to how impacts could be minimised or otherwise mitigated have been made.

Those recommendations have been incorporated into mitigation measures that can form the basis of conditions of approval and/or the basis of further more detailed management plans that will be required to be prepared prior to works commencing.

7.1.5 Public Interest

It is considered that the refurbishment of the SEC and upgrading of Peace Park is development which is in the public interest as demonstrated by the support for the project that was provided in response to the two rounds of community consultation and the feedback from stakeholders.

7.2 Mitigation

The refurbishment of the SEC and upgrading of the adjoining Peace Park could result in a number of impacts not only to both users of the facilities during the demolition and construction phases of the project, but also to residents and building tenants proximate to the site. In addition, there are impacts that could occur following completion of works, as a result of operation of the upgraded facilities.

7 Evaluation and Conclusion

Impacts that could occur during the demolition and construction phases include:

- Noise impacts;
- Construction traffic noise;
- Loss of venue for productions and performances;
- Temporary job loss for operational staff;
- Impacts on pedestrian movement in and around this part of the town centre;
- Impacts on trees to be retained;
- Impacts on adjoining buildings and infrastructure.

Impacts that could occur following completion of works and operation of the facility include:

- Noise impacts associated with performances and other uses of the SEC, including noise associated with people leaving the venue;
- Noise associated with outdoor activities within Peace Park;
- Noise associated with loading/unloading operations, including servicing the SEC;
- Noise associated with the operation of mechanical plant;
- Traffic and parking impacts within the town centre;
- Safety and security impacts;
- The potential for light spill to impact on the amenity of residents and nearby building tenants.

Where possible, any identified adverse impacts will be mitigated. Where it is not possible to eliminate impacts, a strategy of measures to be implemented to reduce and minimise impacts has been prepared. Details of mitigation measure are provided in **Appendix 3**.

7.3 Project Justification and Conclusion

The SEC building is no longer 'fit for purpose' and does not meet current standards. Notwithstanding, the building is structurally sound and is worthy of preservation. Therefore, it is proposed to undertake a significant refurbishment of the building, including alterations and additions to enable it to better serve the community and those who use the facility.

The SEC was constructed before Peace Park was developed and therefore there is no genuine connection between the two.

The proposed refurbishment of the SEC and upgrading of Peace Park will not only result in better accessibility and connectivity between the two, it will also ensure that the building is more flexible and able to facilitate a broader range of performances and user groups to strengthen its connection with the community.

The refurbished SEC will acknowledge the role the existing building has played in that community, but will enhance, upgrade and replace that facility to achieve broader cultural and social appeal. The development uses sustainable design initiatives, promotes accessibility and inclusion and incorporates best practice development principles.

The proposed development will have tangible social benefits for the Sutherland community who will have access to a multi purpose entertainment facility which is easily accessed by public transport and provides equitable access for all users.

The proposed development is appropriate for the site and can be undertaken without adverse impacts on the natural and built environments. The site has sufficient environmental capacity to accommodate the development. It is considered that this proposal is worthy of support.