

Review of Environmental Factors



Gap Bluff

Alterations and Additions to Existing Buildings

Prepared for Office of Environment & Heritage

July 2015 ■ 14270

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1. Introduction and brief description of the proposed activity

This Review of Environmental Factors (REF) has been prepared by JBA for the Office of Environment and Heritage, on behalf of Gap Bluff Hospitality Pty Ltd. This REF proposes the adaptive reuse of six existing buildings within the Gap Bluff Precinct and South Head, Camp Cove and Green Point Precinct, located in Sydney Harbour National Park.

The purpose of this REF is to describe the proposal, to document the likely impacts of the proposal on the environment, to detail mitigation measures to be implemented, and to determine whether the proposal can proceed.

The REF should be read in conjunction with the following documentation:

- Architectural and Landscape Drawings, prepared by Johnson Pilton Walker and Trish Dobson Landscape Architecture (**Appendix A**).
- Traffic Impact Statement, prepared by Ason Group (**Appendix B**).
- Acoustic Report, prepared by PKA Acoustic Consulting (**Appendix C**).
- Heritage Impact Statement, prepared by GML Heritage (**Appendix D**).
- Aboriginal Heritage Due Diligence Assessment, prepared by GML Heritage (**Appendix E**).
- Access Report, prepared by Accessible Building Solutions (**Appendix F**).
- BCA Capability Statement, prepared by Blackett Maguire + Goldsmith (**Appendix G**).
- Operational Plan of Management, prepared by Gap Bluff Hospitality (**Appendix H**).
- Construction Management Plan, prepared by Expertise Building Pty Ltd (**Appendix I**).
- ESD Report, prepared by Flux Consultants (**Appendix J**).
- Waste Management Plan, prepared by Gap Bluff Hospitality (**Appendix K**).
- Sustainability Assessment, prepared by JBA (**Appendix L**).
- EPBC Act Protected Matters search (**Appendix M**).
- Flora and Fauna Impact Assessment (**Appendix N**).

The works are briefly summarised in the following table.

<p>Gap Bluff Precinct</p>	<p>Officers Mess</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as a function/reception centre. This use is proposed to be continued. • Refurbishment, internal alterations, replacement of roof and external landscaping. • Including reception areas, kitchen, office and store, chapel, bridal rooms and amenities and a lift. • Capacity for 115 for banquet-type functions, or 140 for cocktail functions. <p>Armoury</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as a function/reception centre. This use is proposed to be continued. • Refurbishment, internal alterations, addition of a second storey and side wing, and external landscaping. • Including reception areas, bar, external lounge and terrace, kitchen, storage, amenities and a lift. • Capacity for 140 persons for banquet-type functions, or 160 for cocktail functions on the ground floor and 110 persons for banquet-type functions, or 120 for cocktail functions on the first floor. <p>Gap Cottage</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as staff accommodation. This use is proposed to be changed to short-term holiday accommodation. • Refurbishment, minor alterations and reconfiguration, and external landscaping.
<p>South Head, Camp Cove and Green Point Precinct</p>	<p>Constables Cottage</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as short-term holiday accommodation. This use is proposed to be changed to a café/restaurant use. • Refurbishment, internal alterations, addition of an external dining area and rear extension, and external landscaping. • Including dining areas, reception and bar, kitchen and amenities. • Capacity for 72 diners, including 37 internal and 35 external seats. <p>33 Cliff Street</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as staff accommodation. This use is proposed to be changed to short-term holiday accommodation. • Refurbishment, minor alterations and reconfiguration, including excavation for new garage, and external landscaping. <p>Green Point Cottage</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as short-term accommodation. This use is proposed to be continued. • Refurbishment, minor alterations and reconfiguration, and external landscaping.
<p>Estimated commencement and completion dates</p>	<p>The estimated commencement and completion date for each element of the proposal are as follows:</p> <ul style="list-style-type: none"> • Officers Mess: January 2017 – October 2017. • The Armoury: January 2016 – October 2016. • Gap Bluff Cottage: January 2016 – July 2016. • Constables Cottage: October 2016 – June 2017. • 33 Cliff Street: October 2016 – June 2017. • Green Point Cottage: January 2016 – October 2016.

*Note a comprehensive description of the proposal is contained at Section 6.2 of this form.

2. Proponents details

All correspondence and notices will be sent to the address of the proponent.

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	Surname: Beauchamp	
Organisation	Gap Bluff Hospitality Pty Ltd	
ACN /ABN (if applicable)	ACN: 601 507 804	
Section/Division (DECCW proponents only)		
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3. Permissibility

3.1 Legal permissibility

Indicate whether the activity is permissible under the legislation. Section 1.10 and Appendix 1 of the *Proponents Guidelines for the Review of Environmental Factors* provides guidance on permissibility. Include explanation where necessary.

<input checked="" type="checkbox"/>	<i>State Environmental Planning Policy (Infrastructure) 2007</i> (Infrastructure SEPP)
<p>Under the Infrastructure SEPP, development for any purpose may be carried out without consent on land reserved under the National Parks and Wildlife Act 1974 (NPW Act) if the development is for a use authorised under that Act.</p> <p>The proposal is for a use capable of being authorised under the NPW Act and can therefore be carried out without consent.</p> <p>The Infrastructure SEPP requires consultation with councils or other public authorities under certain circumstances:</p> <ul style="list-style-type: none">• The REF is required to be referred to Woollahra Council under cl. 14 of the SEPP, given the proposal is likely to have an impact on a local heritage item. However, OEH intends to consult with Council in any case.• The REF is not required to be referred to RMS, given the proposed facilities do not exceed the size or capacity triggers under Schedule 3 of the Infrastructure SEPP.	
<input checked="" type="checkbox"/>	<i>National Parks and Wildlife Act 1974</i> (NPW Act)
<p>Section 81 of the NPW Act states the following (emphasis added):</p> <p style="text-align: center;">81 Operations under plan of management</p> <p>(1) Where the Minister has adopted a plan of management for a national park, historic site, nature reserve, karst conservation reserve, Aboriginal area or wildlife refuge, it shall, subject to subsections (5) and (6), be carried out and given effect to by the Director-General.</p> <p>(2) Where the Minister has adopted a plan of management for a conservation area, it shall be carried out and given effect to by the Director-General, the owner (within the meaning of Division 7 of Part 4) of the area and any successors in title (within the meaning of section 69E) to the owner.</p> <p>...</p> <p>(3A) If the Minister has adopted a plan of management for a state conservation area or a regional park, it is to be carried out and given effect to:</p> <ul style="list-style-type: none">(a) by the Director-General, or(b) by the relevant state conservation area trust or regional park, trust, or(c) by the local council (if any) that has the care, control and management of the regional park. <p>(4) Despite anything in this or any other Act or in any instrument made under this or any other Act, if the Minister has adopted a plan of management under this Part, no operations shall be undertaken in relation to the lands to which the plan relates unless the operations are in accordance with that plan. However, this subsection does not prevail over section 185A.</p> <p>...</p> <p>(6) If the Minister has adopted a plan of management for lands reserved under Part 4A, it is to be carried out and given effect to by the board of management for the lands.</p> <p>The development is proposed to be undertaken in accordance with the <i>Sydney Harbour National Park Plan of Management 2012</i> (SHNP PoM), and is therefore capable of being authorised under the NPW Act. The specific requirements of the SHNP PoM as they relate to the Gap Bluff precinct and the South Head, Camp Cove and Green Point precinct are discussed in more detail on page 8.</p>	

**Objects of the Act (s.2A)**

The objects of the Act are as follows:

- (a) the conservation of nature, including, but not limited to, the conservation of:
 - (i) habitat, ecosystems and ecosystem processes, and
 - (ii) biological diversity at the community, species and genetic levels, and
 - (iii) landforms of significance, including geological features and processes, and
 - (iv) landscapes and natural features of significance including wilderness and wild rivers,
- (b) the conservation of objects, places or features (including biological diversity) of cultural value within the landscape, including, but not limited to:
 - (i) places, objects and features of significance to Aboriginal people, and
 - (ii) places of social value to the people of New South Wales, and
 - (iii) places of historic, architectural or scientific significance,
- (c) fostering public appreciation, understanding and enjoyment of nature and cultural heritage and their conservation,
- (d) providing for the management of land reserved under this Act in accordance with the management principles applicable for each type of reservation.

The proposal would be consistent with the objects of the Act, given the following:

- The proposal would not affect the conservation of nature, given the works are limited to alterations and additions to existing buildings. Further, the footprint of the proposed works would not extend significantly beyond the existing curtilage of the buildings.
- The proposal aims to respect the heritage significance of the buildings, and in the case of the Officers Mess, makes a positive contribution in terms of the reinstatement of the original flat roof. Overall, the proposal would result in the refurbishment and long-term upkeep of a number of heritage buildings.
- Public access arrangements will either remain as they currently exist, or will be improved. Specifically, public access to the land within the Gap Bluff Precinct (i.e. around the Armoury and Officers Mess) will be maintained. Further, public access to several buildings will be significantly improved – Gap Bluff Cottage and 33 Cliff Street will be available for use as short-term accommodation for the first time. Overall, the proposal will not result in any loss of public access, and in some cases will significantly improve public access to the buildings and surrounding area.
- The proposal would continue to facilitate management of the surrounding NPWS land in accordance with the *Sydney Harbour National Park Plan of Management 2012*.



Reserve management principles (s.30E-30K)

The management principles for national parks are as follows:

- (a) the conservation of biodiversity, the maintenance of ecosystem function, the protection of geological and geomorphological features and natural phenomena and the maintenance of natural landscapes,
- (b) the conservation of places, objects, features and landscapes of cultural value,
- (c) the protection of the ecological integrity of one or more ecosystems for present and future generations,
- (d) the promotion of public appreciation and understanding of the national park's natural and cultural values,
- (e) provision for sustainable visitor or tourist use and enjoyment that is compatible with the conservation of the national park's natural and cultural values,
- (f) provision for the sustainable use (including adaptive reuse) of any buildings or structures or modified natural areas having regard to the conservation of the national park's natural and cultural values,
- (fa) provision for the carrying out of development in any part of a special area (within the meaning of the Hunter Water Act 1991) in the national park that is permitted under section 185A having regard to the conservation of the national park's natural and cultural values,
- (g) provision for appropriate research and monitoring.

The proposal is consistent with the management principles for national parks, given the following:

- The proposal is for alterations and additions to existing buildings, with minor works beyond the existing footprint of each building. The proposal will therefore have a minimal impact on the biodiversity or ecological integrity of the Sydney Harbour National Park.
- The proposal would result in the adaptive reuse and upkeep of multiple heritage-listed buildings. These buildings are currently unused and are in need of refurbishment. The reuse of these buildings will not only facilitate their ongoing maintenance, but will also significantly improve public access and enjoyment of the buildings and their rich heritage.
- Current arrangements for public access will be maintained across the precincts. Specifically, areas in the Gap Bluff Precinct currently used for public enjoyment will continue to be accessible, and will be improved through landscaping. Access to the buildings themselves will be improved – in particular, Constables Cottage will be open to the public as a café / restaurant, while 33 Cliff Street, Green Point Cottage and Gap Bluff Cottage will be available for public hire as short-term accommodation.
- The proposal would incorporate a number of sustainability measures, including the following:
 - Passive design features, such as enhanced natural ventilation and effective shading measures;
 - Reuse of existing materials;
 - Use of low Volatile Organic Compound (VOC) products, low/zero formaldehyde timbers, Forest Stewardship Council (FSC) certified timber and Good Environmental Choice Australia (GECA) certified furnishings and floor coverings;
 - Use of star-rated equipment where possible, to within 0.5 stars of the best available;
 - Use of high efficiency Heating Ventilation and Cooling (HVAC) equipment;
 - Use of occupancy controls and LED lighting;
 - Establishment of energy targets;
 - Use of WELS-rated fittings, fixtures, appliances and equipment;
 - Establishment of minimum recycling targets; and
 - Education of staff and guests in best achieving sustainability targets.

☒	Title and relevant sections of plan of management or Statement of Interim Management Intent (or drafts):
<p>Under the SHNP PoM, the following are identified as the desired outcomes for the national park:</p> <ul style="list-style-type: none"> • To conserve the natural values of the park. • To celebrate and nurture contemporary and traditional Aboriginal culture. • To celebrate the historic heritage values of the park. • To provide enriching and memorable experiences in the park. • To improve access to the park for all. • To strengthen and create partnerships. • To ensure that robust management of the park is sustained. • To contribute to the goal of easy and safe transport to and within the park. <p>The proposal is consistent with these outcomes, as it will:</p> <ul style="list-style-type: none"> • Allow the adaptive use of a number of historic buildings, including Constables Cottage and the Officers Mess; • Respect the natural values of the park, by maintaining a building footprint similar to that of the existing buildings, and by providing landscaping with an appropriate planting palette; • Maintain and improve public access to the park; • Ensure that the areas of the park subject to the proposed activity are maintained appropriately; and • Not affect the availability of transport to and within the park. <p>The proposal is also consistent with the specific sections of the SHNP PoM relevant to each precinct.</p> <ul style="list-style-type: none"> • The Armoury, Gap Cottage and Officers Mess form part of Precinct 03: Gap Bluff. Project 11, which sits under Precinct 03, allows for adaptive re-use of the precinct for the purpose of appropriate community and commercial uses, such as visitor and tourist accommodation, administration, a restaurant or for conferences and functions. The proposed uses are consistent with these intended uses and are consistent with the management principles of the park. The PoM also identifies an area for new buildings. The proposed works to the Armoury, Gap Cottage and Officers Mess are within this area for new buildings or structures. • Constables Cottage, 33 Cliff Street and Green Point Cottage form part of Precinct 02: South Head, Camp Cove and Green Point. Constables Cottage is identified for investigation for new adaptive uses, such as a restaurant, café, kiosk or other similar use. Both Green Point Cottage and 33 Cliff Street are also identified for new adaptive uses, such as accommodation. 	
☒	Leasing, licencing and easement provisions of Part 12
<p>Under section 151 of the NPW Act, the Minister may grant a lease or license authorising the use of land or buildings within a reserve, or the modification or existing buildings or structures on the land concerned. Both are proposed in this REF.</p> <p>Under section 151A, a lease or license may be granted for certain purposes, including:</p> <ul style="list-style-type: none"> • The provision of accommodation for visitors and tourists; • The provision of facilities and amenities for visitors and tourists, including restaurants and other food outlets; and • Any purpose that enables the adaptive reuse of an existing building or structure. <p>The proposed activity is consistent with these permitted purposes.</p> <ul style="list-style-type: none"> • Green Point Cottage, Gap Bluff Cottage and 33 Cliff Street are proposed to be used as accommodation for visitors and tourists. • Constables Cottage is proposed to be used as an amenity for visitors and tourists (specifically a café / restaurant). • The Armoury and Officers Mess are proposed to be used as facilities to enable the hosting of functions, and will enable the adaptive reuse of the existing heritage-listed buildings. <p>The definition of <u>adaptive reuse</u> under the NPW Act is as follows:</p> <p style="padding-left: 40px;">adaptive reuse of a building or structure on land means the modification of the building or structure and its curtilage to suit an existing or proposed use, and that use of the building or structure, but only if:</p> <p style="padding-left: 40px;">(a) the modification and use is carried out in a sustainable manner, and</p> <p style="padding-left: 40px;">(b) the modification and use are not inconsistent with the conservation of the natural and cultural values of the land, and</p> <p style="padding-left: 40px;">(c) in the case of a building or structure of cultural significance, the modification is compatible with the retention of the cultural significance of the building or structure.</p>	

In response to this definition, generally the proposal will be carried out in a sustainable manner. The proposal would incorporate a number of sustainability measures, including the following:

- Passive design features, such as enhanced natural ventilation and effective shading measures;
- Reuse of existing materials;
- Use of low VOC products, low/zero formaldehyde timbers, FSC certified timber and GECA certified furnishings and floor coverings;
- Use of star-rated equipment where possible, to within 0.5 stars of the best available;
- Use of high efficiency HVAC equipment;
- Use of occupancy controls and LED lighting;
- Establishment of energy targets;
- Use of WELS-rated fittings, fixtures, appliances and equipment;
- Establishment of minimum recycling targets; and
- Education of staff and guests in best achieving sustainability targets.

The modifications and use of each building will generally be consistent with the natural and cultural values of the land, and the cultural significance of the buildings. The proposal will result in a positive outcome for the buildings, due to the sensitive design of the adaptations. GML Heritage specifically notes that:

- The proposal would have a positive impact on the Officers Mess, countered by some minor to moderate impacts on the interior of the building, which could be mitigated;
- The proposed additions to the Armoury will only result in a minor impact due to the low integrity and significance of the existing building; and
- The proposed adaptation of Constables Cottage incorporates a sensitive design, which would retain qualities and fabric essential to the place.

A Sustainability Assessment has been prepared in response to the assessment criteria required under section 151B. This Sustainability Assessment demonstrates that the proposed activity is consistent with the criteria. The assessment can be found at **Appendix L**.

Overall, it is considered that the matters identified in Part 12 are satisfied, allowing the Minister to grant a lease or license for the proposed activity.

Management powers and responsibilities of DECCW (s.8 and s.12) – for internal DECCW projects

Special note: for lease proposals under s.151 NPW Act involving new buildings or structures

Section 151A(5) of the NPW Act states that the Minister must not grant a lease under s.151 for visitor or tourist uses that authorises the erection of a new building or structure unless the plan of management identifies the purpose as permissible and the general location for the new building. If relevant to the proposal indicate whether this requirement has been met, or will be.

The proposed activity involves adaptation, alterations and additions to existing buildings – no new buildings are proposed. Generally, the bulk and scale of the buildings remain the same, with the exception of the Armoury, which is proposed to have an additional level added to it. In relation to the Armoury, and as described in Section 5 and Section 8.3, the proposed addition will result in very little visual impact, and will maintain the harbour's unique visual qualities.

The proposal is consistent with the specific sections of the PoM which relate to permissible uses and locations for new buildings and structures within each precinct. In summary:

- The Armoury, Gap Cottage and Officers Mess form part of Precinct 03: Gap Bluff. Project 11, which sits under Precinct 03, allows for adaptive re-use of the precinct for the purpose of appropriate community and commercial uses, such as visitor and tourist accommodation, administration, a restaurant or for conferences and functions. The proposed uses are consistent with these intended uses and are consistent with the management principles of the park. The PoM also identifies an area for new buildings, stating that “Any new buildings or structures are to be located within an area bounded by the entrance road, the public toilets, the Armoury, the Cottage and the Officers Mess carpark, as marked on the Gap Bluff precinct map. No new buildings are permitted between the Officers Mess and The Gap.” The proposed works to the Armoury, Gap Cottage and Officers Mess are within this area for new buildings or structures.
- Constables Cottage, 33 Cliff Street and Green Point Cottage form part of Precinct 02: South Head, Camp Cove and Green Point. Constables Cottage is identified for investigation for new adaptive uses, such as a restaurant, café, kiosk or other similar use. The new works to Constables Cottage are for the purpose of adaptation to a café / restaurant, and so are consistent with the PoM. Both Green Point Cottage and 33 Cliff Street are also identified for new adaptive uses, such as accommodation. The works to these buildings are for the purpose of short-term accommodation, and so are consistent with the permissible uses identified under the PoM.

Further, the modifications and use of each building will generally be consistent with the natural and cultural values of the land, and the cultural significance of the buildings. The proposal will result in a positive outcome for the buildings, due to the sensitive design of the adaptations. GML specifically notes that:

- The proposal would have a positive impact on the Officers Mess, countered by some minor to moderate impacts on the interior of the building, which could be mitigated;
- The proposed additions to the Armoury will only result in a minor impact due to the low integrity and significance of the existing building; and
- The proposed adaptation of Constables Cottage incorporates a sensitive design, which would retain qualities and fabric essential to the place.

Given the above, the requirement under section 151A(5) of the NPW Act is therefore met.

Wilderness Act 1987 (for activities in wilderness areas consider objects of the Act, management principles, s.153, etc)

Not applicable. Sydney Harbour National Park does not contain wilderness areas.

Environmental Planning and Assessment Act 1979 (EP&A Act) (consider aims and objectives of relevant environmental planning instruments, zoning and permissible uses, development controls, etc)
Explanatory note: Clause 65 of State Environmental Policy (Infrastructure) 2007 provides that development for any purpose may be undertaken within specified DECCW lands without consent. This removes the need for development consent under Part 4 of the EP&A Act, meaning that most activities within DECCW land are assessed under Part 5. However, proponents should still confirm that the SEPP is applicable to their particular proposal, and provide consideration of other environmental planning instruments that would otherwise apply to the proposal if it were not occurring on DECCW land.

The proposal does not require development consent, consistent with section 65 of *State Environmental Planning Policy (Infrastructure) 2007*, as it is proposed to be carried out on land reserved under the *National Parks and Wildlife Act 1974*. Approval will be required under the NPW Act and a lease under the NPW Act is proposed.

The Infrastructure SEPP requires consultation with councils or other public authorities under certain circumstances:

- The REF is required to be referred to Woollahra Council under cl. 14 of the SEPP, given the proposal is likely to have an impact on a local heritage item. However, OEH intends to consult with Council in any case.
- The REF is not required to be referred to RMS, given the proposed facilities do not exceed the size or capacity triggers under Schedule 3 of the SEPP.

The land is zoned E1 under *Woollahra Local Environmental Plan 2014*. Under the E1 zone, uses authorised under the NPW Act are permitted without consent. The objectives of the E1 zone are as follows:

- To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.
- To enable uses authorised under the National Parks and Wildlife Act 1974.
- To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.

The proposed use is consistent with the objectives of the E1 zone, given the following:

- The proposed development is consistent with the objects of the NPW Act, the management principles for national parks and historic sites, and the plan of management for the Sydney Harbour National Park.
- Approval will be required under the NPW Act and a lease under the NPW Act is proposed.
- The proposal protects the environmental significance of the land by limiting the extent of the proposed works and providing appropriate landscaping.

No height or FSR controls apply to the site under *Woollahra Local Environmental Plan 2014*.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The site is within the Sydney Harbour Catchment. *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* therefore applies to the proposed activity. Constables Cottage, 33 Cliff Street and Green Point Cottage are also within the Foreshores and Waterways Area, as defined by the *Foreshores and Waterways Area Map*.

The planning principles for land within the Sydney Harbour Catchment are as follows:

- (a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,
- (b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,
- (c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,
- (d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),
- (e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),
- (f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,
- (g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,
- (h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,
- (i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,
- (j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,
- (k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,
- (l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.

The proposal is consistent with these planning principles for the following reasons:

- The proposal does not result in any significant adverse impacts on the hydrological, ecological or geomorphological processes within the catchment. The proposal is for relatively minor alterations and additions to existing buildings, with any impacts generally being confined to the existing building envelopes or the immediate vicinity of the buildings.
- The proposal results in significant improvements to public access and enjoyment of the buildings and the scenic and educational qualities of the local area. Biodiversity and geodiversity values are not affected.
- The proposal will not result in any impact on water management or water quality.
- The proposal will not significantly impact the visual qualities of the harbour. The proposed activity involves alterations and additions to existing buildings – no new buildings are proposed. Generally, the bulk and scale of the buildings remain the same, with the exception of the Armoury, which is proposed to have an additional level added to it. In relation to the Armoury, and as described in Section 5 and Section 8.3, the proposed addition will result in very little visual impact, and will maintain the harbour's unique visual qualities, given:
 - The building's design is recessive and has been designed to respect the building's parkland setting;
 - Overshadowing caused by the building is expected to be minimal and will not fall on high-value public spaces or vegetation; and
 - The visual impact from Sydney Harbour and the building's prominence will be minor and generally viewed from afar.
- The proposed development will not affect the salinity of land within the site, and will not result in land degradation or any reduction in water quality.
- As shown in the attached excavation plan (**Appendix A**), no significant excavation is proposed. The proposed development is also unlikely to lower the water table.

Given Constables Cottage, 33 Cliff Street and Green Point Cottage are within the Foreshores and Waterways Area, there are a number of matters in Part 3 Division 2 that must be considered. These matters are addressed below.

- **Biodiversity, ecology and environment protection**
 - The proposal is terrestrial – no development is occurring within the waterways. The proposal will have no impact on the waterways, in terms of both water quality and ecology.
- **Public access to, and use of, foreshores and waterways**
 - The proposal will result in a significant improvement in access to areas in the vicinity of the foreshore. Previously, there was no public access to Constables Cottage. The proposal to transform the building into a café/restaurant will allow the local community to enjoy this historic building and the land surrounding it. Similarly, 33 Cliff Street and Green Point Cottage will both be available for hire and use as accommodation, allowing the public to enjoy the use of the headland.
- **Maintenance of a working harbour**
 - The proposal will not affect the character or function of a working harbour.
- **Interrelationship of waterway and foreshore uses**
 - The proposal will not affect the use of the waterway, and will not result in any further traffic or congestion within the waterway.
- **Foreshore and waterways scenic quality**
 - The siting of each building within the Foreshores and Waterways Areas has remained the same, given existing buildings are proposed to be adaptively reused. In relation to 33 Cliff Street and Green Point Cottage, minimal external alterations are proposed – these mainly relate to landscaping, and the construction of a new garage at 33 Cliff Street.
 - A new outdoor dining area and rear addition is proposed at Constables Cottage. The dining area will utilise high-quality materials, and has been designed to both respect and reveal the key features of Constables Cottage, while allowing outdoor, undercover dining to take place. The new services wing and indoor dining space has been sited behind the existing building to reduce its visual impact. Overall, these additions are part of the overall adaptive reuse strategy for the building, and will not result in any significant impact on the scenic quality of the harbour.
- **Maintenance, protection and enhancement of views**
 - The proposed activity will not result in any significant negative impacts on views to and from Sydney Harbour. As previously mentioned, the bulk and scale of the buildings generally remains the same, except

for the Armoury, which has been designed to be recessive and respectful of the heritage of the building and the surrounding area.

- **Boat storage facilities**

- Boat storage facilities are not proposed.

Given the proposed activity does not fall under one of the categories listed in Schedule 2, the development is not required to be referred to the Foreshores and Waterways Planning and Development Advisory Committee.

Two heritage items are identified on the SREP heritage map. These are the Camp Cove tidal gauge, and the Green Point obelisk. The proposed activity will not adversely affect the heritage significance of either of these items.

Heritage Act 1977 (for activities likely to affect items or places of historic cultural heritage value)

No State Heritage listings are applicable to the site or any of the buildings on the site. A Section 60 approval would therefore not be required for the proposed activity.

However, GML Heritage notes that —~~the~~ archaeological potential of the three precincts has been assessed as ranging from low to moderate, with the exception of the area to the northwest of the Armoury which was assessed as having high potential”.

GML Heritage notes that the landscaping works proposed at Gap Bluff Cottage and Green Point Cottage are minor, and may qualify for an exemption from the need for an Excavation Permit under Section 139(4) of the Heritage Act. Works in areas identified as having low historical archaeological potential, such as the driveway at 33 Cliff Street, would likely also qualify for a similar exemption.

However, works would need to be monitored and if additional relics of State significance are encountered, additional assessment and permits may be required.

GML further notes that within the Gap Bluff Precinct, exterior spaces around the Armoury have been assessed as having moderate to high archaeological potential. Approval under Section 141 in the form of a Section 140 Excavation Permit would therefore be required. Similarly, within the Camp Cove Precinct, remains in the vicinity of Constables Cottage would be considered ‘relics’ under the Heritage Act and would require a Section 140 Excavation Permit.

These Section 140 Excavation Permits (or the corresponding Section 139(4) exemptions) will be required to be obtained by Gap Bluff Hospitality prior to the commencement of any ground disturbance works.

Threatened Species Conservation Act 1995 (TSC Act) (is the activity consistent with the biodiversity conservation objectives of the Act?)

The objectives of the TSC Act are as follows:

- (a) to conserve biological diversity and promote ecologically sustainable development, and
- (b) to prevent the extinction and promote the recovery of threatened species, populations and ecological communities, and
- (c) to protect the critical habitat of those threatened species, populations and ecological communities that are endangered, and
- (d) to eliminate or manage certain processes that threaten the survival or evolutionary development of threatened species, populations and ecological communities, and
- (e) to ensure that the impact of any action affecting threatened species, populations and ecological communities is properly assessed, and
- (f) to encourage the conservation of threatened species, populations and ecological communities by the adoption of measures involving co-operative management.

The proposal is consistent with the objectives of the Act, in that it will not affect the biological diversity of the area, or any potential threatened species. The proposal also incorporates a range of ESD measures.

Protection of Environment Operations Act 1999

Under the *Protection of Environment Operations Act 1999* (POEO Act), the proposed activity is a non-scheduled activity. Woollahra Council is therefore the appropriate regulatory authority (ARA) under the POEO Act. Gap Bluff Hospitality will be required to notify Woollahra Council of any pollution incidents if there is a risk of ‘material harm to the environment’, as defined under section 147 of the POEO Act.

Rural Fires Act 1997 (is the activity consistent with the objectives of protecting life and property and protection of the environment?, is it consistent with bush fire management plans?)

Not applicable.

Fisheries Management Act 1994 (will the activity affect fish or marine vegetation, including threatened species? Is approval required under the Act?)

Not applicable.

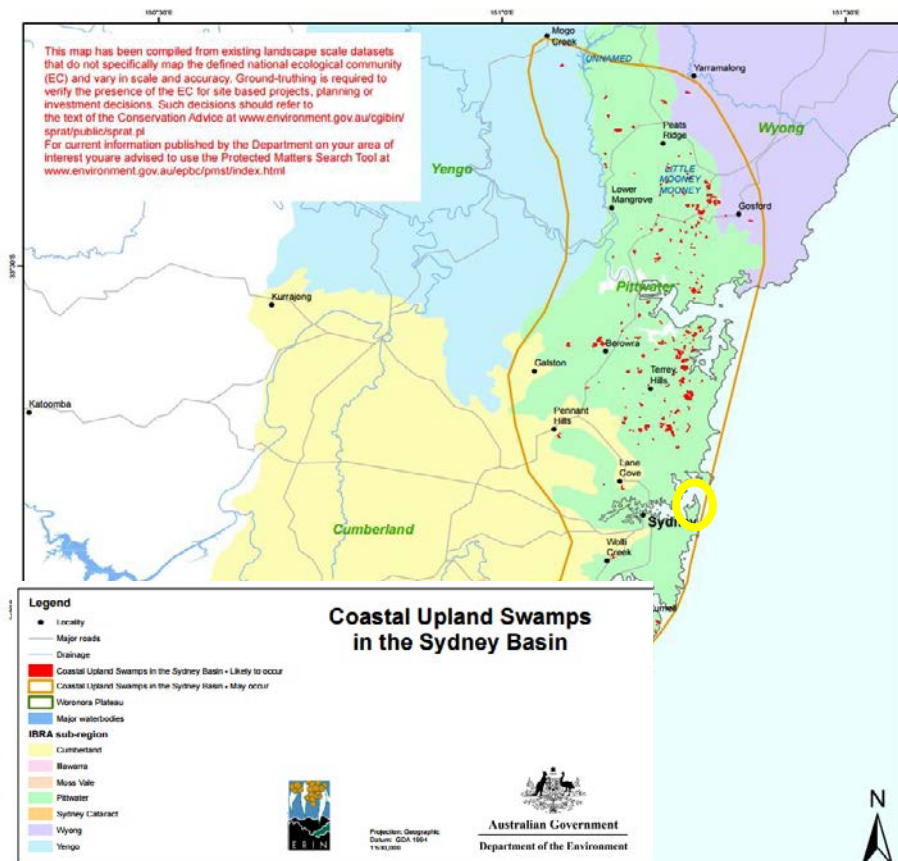
Commonwealth legislation (including the *Environment Protection and Biodiversity Conservation Act 1999* (EP&BC Act) and the *Telecommunications Act 1997*)

Ecological Consultants Australia undertook searches for species under Federal Environmental Protection. EPBC Act listed species are discussed in the tables below. In summary there will be no impact on listed EPBC species or communities.

Endangered Ecological Communities

Name	Status	Type of Presence
Coastal Upland Swamps in the Sydney Basin Bioregion	Endangered	Endangered Community may occur within area

Searches were done in areas that could hold Coastal Upland Swamps. Whilst one area that could support small Coastal Upland Swamps was observed in the study area - none were located at the heads of these ephemeral watercourses. It may be that swamps could occur in wetter conditions. A map of distribution areas is shown below.


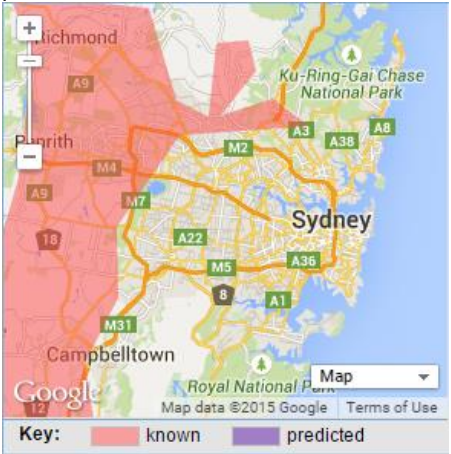


Source: <http://www.environment.gov.au/biodiversity/threatened/communities/maps/pubs/140-map.pdf>

Federally Listed Threatened Species

Seabirds such as Albatross and Petrels have been removed from the list as these birds do not have habitat in or near the proposed development area. Fish have been delete from the area as the proposal is not in the marine environment nor will it have impacts (directly or indirectly) on the marine environment. Turtles, sharks, whales and other marine animals have been removed from this list as the development will have no direct or indirect impact on the marine environment.

Species Name	EPBC : Status	Occurrence	Comments (ECA) June 2015
Birds			
Anthochaera phrygia Regent Honeyeater [82338]	Endangered	Likely to occur within area	Very marginal habitat. Habitat disconnected from other patches. Very unlikely to be visited by RHE. No habitat for RHE being removed. No sightings of RHE in the area for over 20 years (bionet). Time of surveys are when SP could be in Sydney.
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	Very marginal habitat on the edge of the beach – forested area along rocks under the Naval area. Habitat disconnected from other patches. Very unlikely to be visited by AB. No habitat for AB being removed. No sightings of AB in the area for over 20 years (bionet).
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat likely to occur within area	Heathland on-site too small and disconnected from other patches.
Lathamus discolor Swift Parrot [744]	Endangered	Species or species habitat likely to occur	Very marginal habitat. Habitat disconnected from other patches. Very unlikely to be visited by SP. No habitat for RHE being removed. No sightings of SP in the area for over 20 years (bionet). Time of surveys are when SP could be in Sydney.
Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area	
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	No habitat observed or recorded in or near the proposed works.
Frogs			
Heleioporus australiacus Giant Burrowing Frog [1973]	Vulnerable	Species or species habitat likely to occur within area	No suitable habitat present
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat may occur within	No habitat present
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	None recorded in over 30 years. Site isolated for potential remnant populations.
Isoodon obesulus obesulus Southern Brown Bandicoot (Eastern) [68050]	Endangered	Species or species habitat	Area of suitable habitat too small for SBB and too isolated from known habitats.
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New	Vulnerable	Species or species habitat	Koalas do not occur at this location.
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable		New Holland Mouse does not occur at this location.

Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related within area	Will fed on trees on-site including Fig Trees. Habitat for GHFF will not be removed. No GHFF Camps are on-site.
Plants			
Acacia terminalis subsp. terminalis MS Sunshine Wattle [64829]	Endangered	Not seen on site however could be present. See Discussion on this species in report for more detail.	
Allocasuarina portuensis Nielsen Park She-oak [21937]	Endangered	Not seen on site – unlikely to be present. None in proposed development areas.	
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Possibly on-site. None seen	
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Possibly on-site. None seen	
Genoplesium baueri Yellow Gnat-orchid [7528]	Endangered	Possibly on-site. None seen	
Melaleuca biconvexa Biconvex Paperbark [5583]	Vulnerable	Not seen on site – or in areas of suitable habitat along the creek-lines.	
Pimelea curviflora var. curviflora	Vulnerable	Not seen on site however could be present. Disturbance (such as a burn) can stimulate germination of this species.	
Streblus pendulinus Siah's Backbone, Sia's Backbone, Isaac Wood [21618]	Endangered	Not seen on site however could be present. Obvious small tree – not located in proposed development areas. Unlikely to be on site due to lack of suitable habitat.	
Syzygium paniculatum Magenta Lilly Pilly, Magenta Cherry, Pocket-less Brush Cherry, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307] Thesium australe	Vulnerable	<i>Syzygium paniculatum</i> was not observed on-site in development areas however it could be on-site and if so many be natural or planted. <i>Syzygium paniculatum</i> is planted as a landscape plant and often planted ones are observed in urban areas.	
Austral Toadflax, Toadflax [15202]	Vulnerable		The site is not included in known or predicted distribution. 
Reptiles			
Hoplocephalus bungaroides Broad-headed Snake [1182]	Vulnerable	Habitat is not suitable for Broad-headed Snakes and none have been recorded on-site (in search of 50 years).	

Listed Migratory Species

Species is listed under a different scientific name on the EPBC Act - Threatened Species. Sea-birds and marine animals have been removed from the list as the proposal doesn't trigger any works in that habitat directly or indirectly.

Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]	Species or species habitat likely to occur within area	Marginal habitat is present on-site. That is there are areas of open grass where Swifts can fly over for feeding. Also the general habitat of the air. Proposed works will have no impact on Fork-tailed Swifts should they occur on-site.
Listed Migratory Species		
Migratory Terrestrial Species		
Species	Occurrence	Comments (ECA June 2015)
Haliaeetus leucogaster White-bellied Sea-Eagle [943]	Species or species habitat known to occur within area	None known on this site. Could feed over the cliff area. No suitable nesting locations.
Hirundapus caudacutus White-throated Needletail [682]	Species or species habitat known to occur within area	Likely on-site (above the site) feeding in
Merops ornatus Rainbow Bee-eater [670]	Species or species habitat may occur within area	Not likely on-site. No habitat being removed.
Monarcha melanopsis Black-faced Monarch [609]	Species or species habitat known to occur within area	Not likely on-site. No habitat being removed.
Monarcha trivirgatus Spectacled Monarch [610]	Species or species habitat may occur within area	Not likely on-site. No habitat being removed.
Myiagra cyanoleuca Satin Flycatcher [612]	Species or species habitat known to occur within area	Not likely on-site. No habitat being removed.
Monarcha melanopsis	Known to occur within area	Not likely on-site. No habitat being removed.
Pandion haliaetus Osprey [952]	Species or species habitat may occur within area	Not likely on-site. No habitat being removed.
Rhipidura rufifrons Rufous Fantail [592]	Species or species habitat known to occur within area	Not likely on-site. No habitat being removed.
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered* Species or species habitat	Not likely on-site. No habitat being removed.

3.2 Consistency with DECCW policy

Indicate whether the activity is consistent with DECCW policy, including an explanation where necessary:

Provide details of relevant DECCW policy	<p><i>Operational Policy: Protecting Aboriginal Cultural Heritage</i></p> <p>The proposed activity is consistent with the <i>Operational Policy: Protecting Aboriginal Cultural Heritage</i>. In accordance with the Policy, consultation has been undertaken with the La Perouse Local Aboriginal Land Council. The proposed activity will not impact any recorded or extant Aboriginal archaeological sites, or areas with Aboriginal potential and so the works are consistent with the Policy's desire to achieve good conservation outcomes.</p>
	<p><i>Cultural Heritage Strategic Policy</i></p> <p>The <i>Cultural Heritage Strategic Policy</i> seeks to:</p> <ol style="list-style-type: none"> 1. Foster connections with heritage 2. Raise standards for heritage conservation 3. Assist in understanding heritage in its context <p>Several of the subject buildings have heritage significance. Through sensitive adaptations, as well as minor alterations and additions, the activity will facilitate better public access to and engagement with the site's heritage items. The activity will also enable these heritage items to be conserved, and will prevent them from falling into disrepair.</p>

	<p><i>South Head Conservation Management Plan</i></p> <p>Section 7.4 in the Heritage Impact Statement prepared by GML Heritage (Appendix D) outlines the proposal's compliance with the relevant conservation policies contained within the CMP. The proposal generally complies with the relevant conservation policies.</p>
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3.3 Type of approval sought

DECCW proponents

<input type="checkbox"/>	Internal DECCW approval* or authorisation, including expenditure
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***Note:**

- DECCW does not grant park approvals (eg. leases, licences, consents, etc) to itself.
- DECCW has a range of general powers to undertake activities on-park, for example sections 8 and 12 of the NPW Act.

External proponents

Appendix 1 of *Proponents Guidelines for the Review of Environmental Factors* provides a list of the types of approval that may be obtained from the DECCW.

<input checked="" type="checkbox"/>	<i>Section 151/151A of National Parks and Wildlife Act</i>	
Provide a brief description of the type of approval sought: e.g. a lease for visitor accommodation under s.151 NPW Act		A lease is sought under section 151/151A of the NPW Act for the following: <ul style="list-style-type: none"> • Officers Mess <ul style="list-style-type: none"> - Adaptive reuse of the existing building. - Continued use as a function/reception centre. • Armoury <ul style="list-style-type: none"> - Adaptive reuse of the existing building. - Continued use as a function/reception centre. • Gap Cottage <ul style="list-style-type: none"> - Adaptive reuse of the existing building. - New use as short-term accommodation. • Constables Cottage <ul style="list-style-type: none"> - Adaptive reuse of the existing building. - New use as a café/restaurant. • 33 Cliff Street <ul style="list-style-type: none"> - Adaptive reuse of the existing building. - New use as short-term accommodation. • Green Point Cottage <ul style="list-style-type: none"> - Adaptive reuse of the existing building. - Continued use as short-term accommodation.

4. Consultation

Specify the details of consultation, including who was consulted, how, when and the results of the consultation. Section 2.6 of *Proponents Guidelines for the Review of Environmental Factors* provides guidance on consultation.

Provide details of consultation*:	<p>The following consultation was undertaken at the release of the EOI. It is noted that this consultation was not related to the current proposal or REF.</p> <ul style="list-style-type: none"> • Exhibition of the Sydney Harbour National Park Plan of Management was undertaken. • A community information meeting was held on Thursday 17 October 2013 at the Gap Bluff Centre, following release of the invitation for expressions of interest. • A letterbox drop for local residents was undertaken. • A meeting with the local member and constituents was held. • HMAS Watson staff have been briefed in relation to the proposal. <p>GML Heritage also note that the following consultation has been undertaken with the La Perouse Local Aboriginal Land Council (LALC):</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Activity</th> </tr> </thead> <tbody> <tr> <td>20 March 2015</td> <td>Discussed project with the receptionist at the LALC. She will have someone call GML.</td> </tr> <tr> <td>23 March 2015</td> <td>Message left for LALC to call GML.</td> </tr> <tr> <td>24 March 2015</td> <td>Message left for LALC to call GML.</td> </tr> <tr> <td>25 March 2015</td> <td>GML called the LALC. Discussed the project with Ron Timbery (Acting CEO). Ron provided a booking form for the site inspection. GML requested a site inspection on 1 April 2015.</td> </tr> <tr> <td>25 March 2015</td> <td>Message left for Ron Timbery to call GML re: possible women's site in South Head, Sydney Harbour National Park (following email from OEH AHIMS).</td> </tr> <tr> <td>26 March 2015</td> <td>Site inspection booking form emailed to Ron Timbery and LALC reception. Email sent requesting to know whether the LALC could provide information on the AHIMS restricted women's site.</td> </tr> <tr> <td>31 March 2015</td> <td>Message left for LALC to call GML to confirm the site inspection.</td> </tr> <tr> <td>1 April 2015</td> <td>Site inspection postponed. Email from Ron Timbery stating that the Land Council's Administration Officer will organise the field inspection.</td> </tr> <tr> <td>2 April 2015</td> <td>Kylie from LALC called GML to obtain possible dates for an inspection. Dates proposed for the inspection were 9/10 or 14/15 April. Kylie stated that she would let GML know when the LALC was available for an inspection.</td> </tr> </tbody> </table> <p>GML Heritage notes that Gap Bluff Hospitality is willing and able to facilitate a visit from the LALC as and when required.</p> <p>The following consultation is proposed to be undertaken prior to finalisation of the REF:</p> <ul style="list-style-type: none"> • Meeting with and referral of this REF to Woollahra Council. • Public meeting with the local community, with the presentation of concept plans and an explanation of the assessment process and next steps. • Ongoing consultation with the local Aboriginal community. • Referral of this REF to HMAS Watson. • Exhibition of detailed concept plans, draft REF and sustainability assessment for at least 30 days, and consideration of any submissions made. • Formal referral to the NPW Advisory Council. 	Date	Activity	20 March 2015	Discussed project with the receptionist at the LALC. She will have someone call GML.	23 March 2015	Message left for LALC to call GML.	24 March 2015	Message left for LALC to call GML.	25 March 2015	GML called the LALC. Discussed the project with Ron Timbery (Acting CEO). Ron provided a booking form for the site inspection. GML requested a site inspection on 1 April 2015.	25 March 2015	Message left for Ron Timbery to call GML re: possible women's site in South Head, Sydney Harbour National Park (following email from OEH AHIMS).	26 March 2015	Site inspection booking form emailed to Ron Timbery and LALC reception. Email sent requesting to know whether the LALC could provide information on the AHIMS restricted women's site.	31 March 2015	Message left for LALC to call GML to confirm the site inspection.	1 April 2015	Site inspection postponed. Email from Ron Timbery stating that the Land Council's Administration Officer will organise the field inspection.	2 April 2015	Kylie from LALC called GML to obtain possible dates for an inspection. Dates proposed for the inspection were 9/10 or 14/15 April. Kylie stated that she would let GML know when the LALC was available for an inspection.
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*Notes:

- Proponents should provide evidence that the relevant DECCW (Parks & Wildlife) office supports the proposal in-principle
- There are specific consultation and referral requirements for certain proposals requiring a lease or licence under s.151A of the NPW Act. Refer to the *Leases and Licences Referral Policy and Procedures* for more information

5. Description of the existing environment

5.1 Site context:

The site is located in the suburb of Watsons Bay, within the Sydney Harbour National Park. The site is approximately 7.5 km northeast of the Sydney CBD, and is situated on South Head, one of the two headlands at the entrance to Sydney Harbour.

The site's locational context is shown at **Figure 1**.

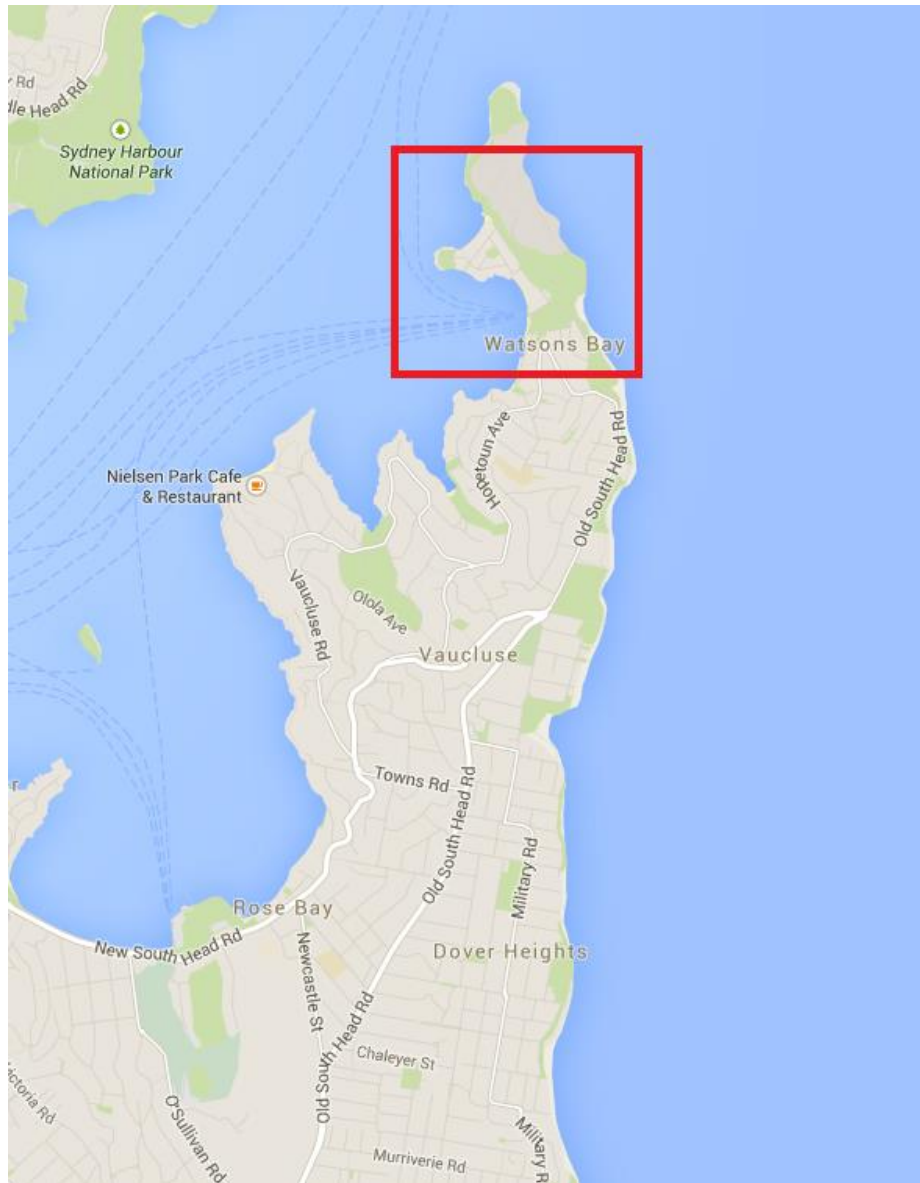


Figure 1 – Site context (general location of site highlighted in red)
Source: Google Maps

5.2 Site Description:

Description of premises location	<p>The site is located in the suburb of Watsons Bay, within the Sydney Harbour National Park. The site is approximately 7.5 km northeast of the Sydney CBD, and is situated on South Head, one of the two headlands at the entrance to Sydney Harbour.</p> <p>The site accommodates a number of existing buildings, six of which are key components of the proposed activity. These buildings are:</p> <ul style="list-style-type: none"> • the Officers Mess; • the Armoury; • Gap Bluff Cottage; • Constables Cottage; • 33 Cliff Street; and • Green Point Cottage. <p>The six buildings are located as follows:</p> <ul style="list-style-type: none"> • The Officers Mess, Armoury and Gap Bluff Cottage are located on Gap Bluff Road, which is accessed from Military Road in Watsons Bay. • Constables Cottage is located at 32 Cliff Street, Watsons Bay. • Adjacent to Constables Cottage is 33 Cliff Street, Watsons Bay. • Green Point Cottage is located at 36 Pacific Street, Watsons Bay. <p>The buildings are situated within two precincts identified in the Sydney Harbour National Park Plan of Management. The Officers Mess, Armoury and Gap Bluff Cottage are located within the ‘_Gap Bluff Precinct’, while Constables Cottage, 33 Cliff Street and Green Point Cottage are located within the ‘_South Head, Camp Cove and Green Point Precinct’.</p>
Lot/DP	<p>Lot 3, DP 605078 (Officers Mess, Armoury, Gap Cottage, Constables Cottage, 33 Cliff Street) Lot 3, DP 536603 (Green Point Cottage)</p>
Local Government Area	Woollahra
NSW State electorate	Vaucluse
Catchment	Sydney
National Park	Sydney Harbour

The location of the six buildings associated with the proposal is shown at **Figures 2 and 3**.

South Head, Camp Cove and Green Point Precinct



Figure 2 – Locations of buildings – South Head, Camp Cove and Green Point Precinct
Source: Johnson Pilton Walker

Gap Bluff Precinct



Figure 3 – Locations of buildings – Gap Bluff Precinct
Source: Johnson Pilton Walker

5.3 Description of the Existing Environment

Gap Bluff Precinct

From the *Sydney Harbour National Park Plan of Management*:

“The precinct is roughly oval shaped with a series of broad vegetated terraces falling towards the west. The lowest terrace is cleared and grassed. There are a number of buildings and archaeological sites dating from the precinct’s use as a defence establishment. These include the 1936 Officers Mess and Garden, the 1895 Former Workshop, the 1938 Armoury and the site of the 1912 Artillery Barracks. Landscape features include an avenue of Norfolk Island pines, large phoenix palms and gateposts at the road entrance to the precinct.

The upper terraces of the Gap Bluff precinct are now heavily vegetated by bushland, cultural plantings and weeds. Until the 1980s, this area was dominated by masonry and timber structures, roads, paths and open grassy clearings. The buildings in this higher area were demolished when the area became part of the national park.”

The Gap Bluff precinct is shown at **Figures 4 and 5**.



Figure 4 – Gap Bluff precinct
Source: Sydney Harbour National Park Plan of Management



Figure 5 – Aerial photograph of the Gap Bluff Precinct
Source: nearmap

South Head, Camp Cove and Green Point Precinct

From the *Sydney Harbour National Park Plan of Management*:

“South Head precinct is the southern headland at the entrance to Sydney Harbour. Its land mass and cliffs form a promontory that has protected the harbour and created sheltered water since the drowning of the river valley. It is a place that has borne witness to many significant events.

The precinct includes the park at Green Point, with its cottage and parking area at the end of Pacific Street. It also includes the strip of land commencing at the entrance road to HMAS Watson and bounded to the west by Cliff Street and to the east by HMAS Watson. Included in this section are Constables Cottage, the adjacent brick cottage in Cliff Street and the carpark. The precinct then includes a strip of land along the harbour edge from Camp Cove Beach north to South Head, bounded on the east by HMAS Watson. The presence of HMAS Watson at South Head limits access to this section to pedestrian traffic only.”

The South Head, Camp Cove and Green Point precinct is shown at **Figures 6 and 7** below.



Figure 6 – South Head, Camp Cove and Green Point precinct
Source: Sydney Harbour National Park Plan of Management



Figure 7 – Aerial photograph of the South Head, Camp Cove and Green Point Precinct
Source: nearmap

Gap Bluff Precinct

Officers Mess

The Officers Mess is a two-storey building, originally constructed in 1935. The building is of the inter-war Functionalist style, and has been modified a number of times since its original construction – most notably in the 1950s, when the flat roof was replaced with a hipped roof, and in 1989, when substantial conservation works were undertaken.

From the SHNP Conservation Management Plan:

The most prominent surviving building in the Gap Bluff Area is the former Officers Mess to the south of the area set slightly back from the western edge of the level area and sited high enough to look west over the trees to Watsons Bay and the Harbour. The Officers Mess is a large impressive two-storey building. It was constructed in the "Inter-War Functionalist" style, its design featuring an asymmetrical and horizontal composition with severe presentation and little ornamentation.

The building was originally constructed with face brick and featured low-pitched roofs edged with parapets and drained by boxed gutters. In the 1950s the building's original roof and boxed gutters, which were plagued by leaks and damp, was covered by the current low pitched Marseille tiled roof edged with projecting eaves. The face brick was also refinished with render. The work fundamentally altered the building's presentation. Nevertheless, the buildings most prominent feature still remains, being the bold, two storey, semi circular bay looking out over the Harbour to the west. A wide low pitched single storey verandah encircles the northern end of the building. The centre of the verandah is an odd gabled ended pitched roof, which may have been a simple hipped roof shown in early photos. The building's painted external joinery including doors and windows appear to survive and are in good condition. In the 1990s a two storey building, two thirds the size of the Officers Mess was added to the rear, east side, of the building to accommodate lecture rooms for a School of Business. The design of the addition was intended to complement the Officers Mess by the use of block volumes topped with parapets, strong horizontal string courses and plain exterior. The exterior of the Offices Mess had been rendered by the 1990s and the addition copied this painted and rendered finish.

The interior of the original Officers Mess is spartan but impressive and features extensive use of good quality 1930s timberwork, shown off by the impressive timber floors in the ground floor main rooms. Work in the 1990s altered some of the internal layout. However, the original pair of large function rooms linked to the verandah on the ground floor survives. Also, parts of the service areas such as the toilets still retain original finishes including wall and floor tiles. The original entry is redundant and original main stair has been closed with a door. Instead, the 1990s work added a large entry atrium between the original building and the new lecture rooms, in which was placed a large stair accessing the first floor. Interior is mostly in good condition and well presented, particularly the ground floor. The first floor rooms are reasonable but less well presented and the large room behind the bay has been divided with lightweight partitions. There are some cracks in the wall and areas of damp.

Large asphalted areas for driveways and parking surround the building flanked by dense vegetation. There is a simple garden in a clearing to the west of the building centred on a small fountain with stone "crazy paved" path and with remnant walling probably from the 1950s.

The building is surrounded by existing roads and landscaped areas, and is located on a gentle slope.

The building is currently vacant, but its most recent use was as a function/reception centre. Photos of the Officers Mess are provided at **Figures 8 and 9**.



Figure 8 – The entry to the Officers Mess (western side)



Figure 9 – The rear (eastern) side of the Officers Mess

The Armoury

The Armoury is a single-storey building, originally constructed in 1938. It has been altered a number of times since its construction, most recently in 1989 to convert it into a function centre. The building is located on a grassy slope, adjacent to an existing road. Behind the building is a vegetated slope.

From the SHNP Conservation Management Plan:

The Armoury is a wide and long single storey cavity brick building with a low-hipped corrugated “Colorbond” steel roof. The construction of the building as a utilitarian store is typical for its time. The Armoury building shares Officers Mess alignment (which was the alignment of most of the School of Artillery buildings) roughly parallel to Cliff Street.

The building has timber framing with timber floors on bricks piers. The building was originally finished with face bricks, which are now painted and was originally roofed with asbestos sheeting. In the late 1980s the building was considered to be one of the most intact survivors of the School of Artillery (McNamara Soder Associates 1989). When the building was comprehensively altered as a function room as part of the works for the School of Business. The building’s interior was gutted and relined. Suites of French doors were fitted in new large openings in the front (west) elevation replacing the original configuration. A commercial Kitchen, storage and toilets were added in the rear rooms. A wide steel framed verandah with a concrete floor paved in quarry tiles was also added to the west elevation. Some of the earlier joinery survives such as the 1940s boxed framed windows on the rear (east) elevation. The building is also benched into the hill and backed by a rough stone retaining wall. The area at the rear of the building is drained with spoon drains cut into the rock shelf. Revegetated bush grows close to the top of the retaining wall and its large trees overhang the building. A set of concrete stairs rises north of the Armoury up the hill and links with a walking path to the cliffs to the east. The Armoury building was recorded as site N24 by Denis Gojak in c1985.

The building’s most recent use is as a function centre, but is currently vacant. Photos of the Armoury are provided at **Figures 10** and **11**.



Figure 10 – View of the Armoury



Figure 11 – Looking south-west from the Armoury

Gap Bluff Cottage

Gap Bluff Cottage is a small, weatherboard building, surrounded by a small garden. The cottage is accessed via a driveway to the south of the building.

From the SHNP Conservation Management Plan:

The former workshop is north-west of the Officers Mess and is a small single-storey, timber framed gabled building. The workshop was originally constructed with a hardwood frame on a sandstone plinth and clad with painted rusticated weatherboards. The style of the building, as a simple gabled box, is similar to the former Officers Quarters and it still retains vestiges of its Arts and Crafts origins with its bold bargeboard and vented gables despite the extent of the later alterations. Both buildings are similar to buildings designed by the Military Works Branch (McNamara Soder Associates 1989). The workshop is still roofed with Marseille tiles and clad with rusticated weatherboards (most of them added recently). It had a skillion roofed lean-to added on its north side and later in the 1950s a large low pitched skillion roofed extension was added to the front (west) side of the building.

The extension was clad with corrugated iron until the 1990s when the building was altered and converted to a residence. The extension was stripped of its cladding and much of its structure and its envelope is now a wide verandah (survival of any 1950s fabric has not been ascertained). A lean-to also was also built against the south elevation. It has been removed and is now evidenced by the surviving concrete slab. All joinery including the flush and glazed doors, casement windows and architraves appear to be late twentieth century work. An earlier pair of casement windows on the east elevation may survive from the original building. The original interior of the building has been altered and now features plasterboard walls, flush timber doors and simple skirtings and architraves. Carpet on a concrete slab finishes the floor. It appears that the slab was laid over earlier slabs, which can be seen beneath the latest layer and the bottom plate of the interior walls is now encased in the latest slab.

The building is well presented within a small clearing in the revegetated bush alongside the road, which follows part of the alignment of the 1890s road connecting the workshop northwards to South Head. The road now continues on to the Officers Mess. The rear of the building is benched into the hill, backed by a rough stone retaining wall. The building's site in the hill is protected by a wide, open stone drain, which wraps around the rear of the building at the top of the retaining wall to catch ground water and drain it down the north side of the building into the site's stormwater system. The revegetated bush now contains substantial trees. Some of the trees are perched precariously on top of the retaining wall with one large tree collapsed recently across the back of the site. The access road in front of the Workshop continues to the north-west and connects to the former Artillery Store.

The building is currently vacant. However, its most recent use was as staff accommodation for NPWS staff. The building has never been accessible to the public. A photograph of the Gap Bluff Cottage is provided at **Figure 12**.



Figure 12 – Gap Bluff Cottage

South Head, Camp Cove and Green Point

Constables Cottage

Constables Cottage is a single-storey weatherboard building with a corrugated iron roof and verandah. It was originally constructed as a duplex, and was converted into a single residence in circa 1952.

From the SHNP Conservation Management Plan:

Constables Cottage is nestled into the cliff in the southern part of the levelled Water Police area. The Cottage is a single storey timber framed hipped roofed cottage fronted with a simple posted skillion verandah. It is low set, with a concrete slab to the verandah and suspended timber floors over a low height underfloor space.

The cottage's details, linings, moulding and features, are modest and typical of a simple Federation era cottage. The rear of the cottage has lower skillion roofed service wings. The main and verandah roofs are sheeted with dark grey painted corrugated sheeting with colorbond gutters and painted steel downpipes. The external walls are clad with painted weatherboards. The cottage features a range of windows. The original windows are painted timber double hung sashes on the front elevation. The windows added in the later twentieth century northern extension are larger double hung sashes. The interior of the main part of the cottage's walls and ceilings are lined with the original fibrous plaster sheeting finished with cover battens. There are two main fireplaces and the original doors are four panelled.

The floor is timber boards on piers timber framing. Although the cottage is modestly presented, of interest are the entablature mouldings on the door and window surrounds the use of the cover battens to articulate the wall surfaces and the locations of the metal wall vents. The rear service wings have been refurbished with twentieth century additions. The twentieth century changes and additions are typical of the time and undistinguished except for the unusual pivoted wall vents in the rear glazed passage. Overall the cottage is in excellent condition and the c.1900 sections retain much of their original finishes and linings.

The rear area behind the cottage is covered by large concrete slabs with wide spoon drains at the foot of the rock face. Of interest is a pair of brick external WCs let into the rock face of the cliff at the rear of the cottage. The WCs are simply constructed with concrete slab floor, painted brick walls and timber roof with corrugated iron sheeting. The WCs are in good condition with remnants of earlier services and the southern WC now houses the hot water cylinder. The cottage has an undistinguished low set garage. The Constables Cottage was recorded as site N19 by Denis Gojak in c.1985.

The building fronts onto a landscaped area, while the rear backs onto a sandstone rock face. The building is

accessed via a sloping driveway to the south-east.

The building is currently vacant. However, its most recent use was temporary accommodation

A standalone garage is also located close to the main building. Photos of Constables Cottage are provided at **Figures 13 and 14.**



Figure 13 – Looking east towards Constables Cottages



Figure 14 – The rear of Constables Cottage

33 Cliff Street

33 Cliff Street is a single-storey house constructed in the 1950s. It is located on steeply sloping land above the existing road, with a sloping driveway to its west. The house is currently vacant. A photograph of 33 Cliff Street is provided at **Figure 15**.



Figure 15 – 33 Cliff Street, as viewed from Cliff Street

From the SHNP Conservation Management Plan:

33 Cliff Street is immediately south of Constables Cottage. It is a mid twentieth century residence and it is a single storey face brick residence with metal tiled roof and timber windows constructed sometime in the late 1950s on a site previously occupied by a late 1890s timber residence constructed for Staff Sergeants. The 1950s residence is positioned tight on its block with a single car carport on its northern end. The residence is in reasonable condition, is aesthetically undistinguished and is generally typical of its period with similar residences throughout Sydney's suburbs.

The building is currently vacant. However, its most recent use was as staff accommodation for NPWS staff. The building has never been accessible to the public.

Green Point Cottage

Green Point Cottage is a single-storey weatherboard house, located at Green Point, at the southern end of the precinct. Green Point Cottage was constructed between 1895 and 1903.

From the SHNP Conservation Management Plan:

A prominent surviving feature at Green Point is the former Officers Quarters sited adjacent to the rock outcrop at the apex of the hill. The building is now referred to as Green Point Cottage. The Cottage is a single storey timber framed residence. It is modest but has Arts and Crafts pretensions evidenced by its good-sized pitched roof featuring decorative vented gables and deep bargeboards. The main cottage is fronted with a wide simple posted skillion verandah, now enclosed. It is low set with suspended timber floors on piers over a reasonable underfloor space over the ground which slopes up from south to north. The cottage's surviving details are modest and generally typical of a simple Federation era cottage. It has similarities with the former workshop at Gap Bluff. Overall the cottage is in excellent condition and the c1900 exterior retains much of its original finishes and linings.

The west of the cottage has lower skillion roofed service wing. The main roof is sheeted with light grey Colorbond corrugated sheeting with Colorbond gutters and painted steel downpipes. The enclosed verandah is roofed with trimdeck-profiled metal sheeting. The external walls on the main cottage are clad with painted rusticated 8"

weatherboards and the enclosed verandah is sheeting with painted sheeting (mostly likely asbestos sheet). The cottage features a range of windows all timber and painted. Original windows on the north elevation are unusual being pair of tall multi-paned casements. Other windows include vertical sliding sashes, single sash casements and top hung hopper windows in the enclosed verandah.

The cottage's interior has been comprehensively refurbished. The work does not appear to have altered the room layout or door locations. The internal walls were relined with plasterboard/AC sheeting throughout. The ceilings feature cover battens, which suggest that they may be early if not original. It is not clear if any early sheeting remains concealed. All doors have flush leaves with plain narrow architraves. The kitchen is recent and the bathroom appears to date from the 1960s. Although the interior has been altered, of interest are the exposed stop chamfered ceiling beams in the living room and main bedroom. The rear service wing now contains the laundry. The old rear external WC is unusual as it retains some early finishes and timber wall boarding. The twentieth century changes are typical of the time and undistinguished.

The areas immediately around the cottage are covered by a number of concrete slabs, which vary in height according to the slope. The rear of the cottage is nestled into the rock outcrop, which is the highest point of the peninsula, around which are dry stone garden walls. The cottage and its garden are bounded on the front by a recently erected painted picket fence which is in good condition, a cyclone chain mesh fence and, at the rear, by a tall lapped and capped hardwood paling fence which was collapsing in some areas (replaced 2009). The cottage has an undistinguished low set garage.

The building is currently vacant. However, its most recent use was as temporary accommodation.

A photograph of Green Point Cottage is provided at **Figure 16**.



Figure 16 – Looking west towards Green Point Cottage

Surrounding land uses:

Gap Bluff

To the south-west of the Gap Bluff precinct, on the opposite side to Cliff Street, lie a number of residences. The nearest residences to the Officers Mess are approximately 120 metres distant, while the nearest residences to the Armoury are approximately 110 metres distant. These residences are located on land substantially lower than that of the Gap Bluff precinct. Watsons Bay Hotel is also located to the south-west, on the corner of Military Road and Cliff Street.

To the south of the precinct is Robertson Park, which is primarily characterised by grassy expanses, walking paths and a sheltered pavilion area. The park has an area of approximately 2 ha. To the south-east is The Gap. To the north is heavily vegetated land, sloping upwards. Further to the north is HMAS Watson, a Royal Australian Navy radar training school.

Uses surrounding Gap Bluff are shown at **Figure 17**.

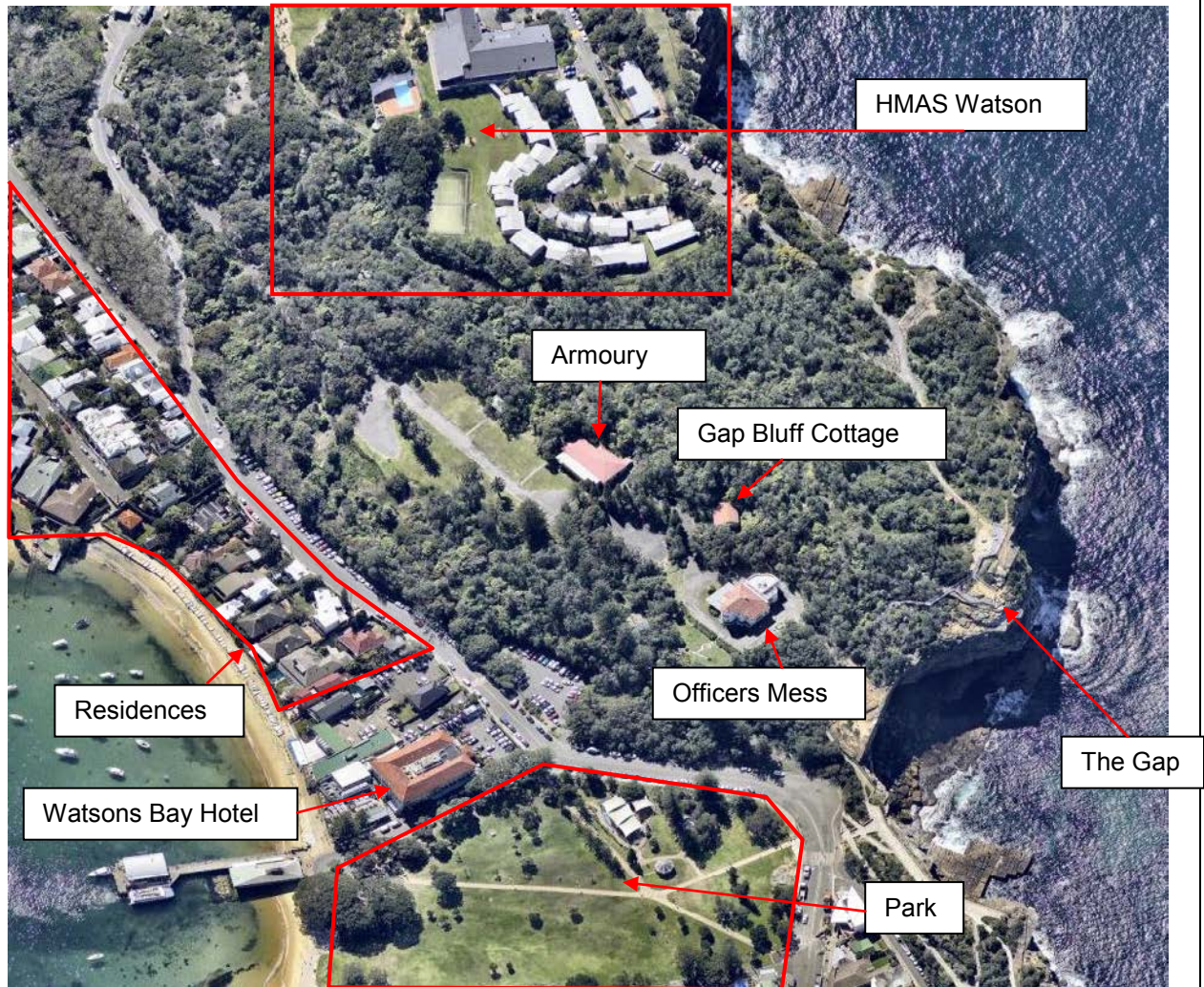


Figure 17 – Uses surrounding Gap Bluff

Constables Cottage and 33 Cliff Street

Immediately to the west of Constables Cottage and 33 Cliff Street is Camp Cove Beach and a small freestanding kiosk building. Directly to the south-west is 1 Victoria Street, a residence located approximately 25 metres away from Constables Cottage. Further to the south are numerous detached dwellings. Immediately to the north is HMAS Watson.

The South Head Heritage Walk is also in proximity to Constables Cottage. The walk begins at the end of Cliff Street, before passing to the south of Constables Cottage and north along the coastline towards the headland.

Uses surrounding Constables Cottage and 33 Cliff Street are shown at **Figure 18**.

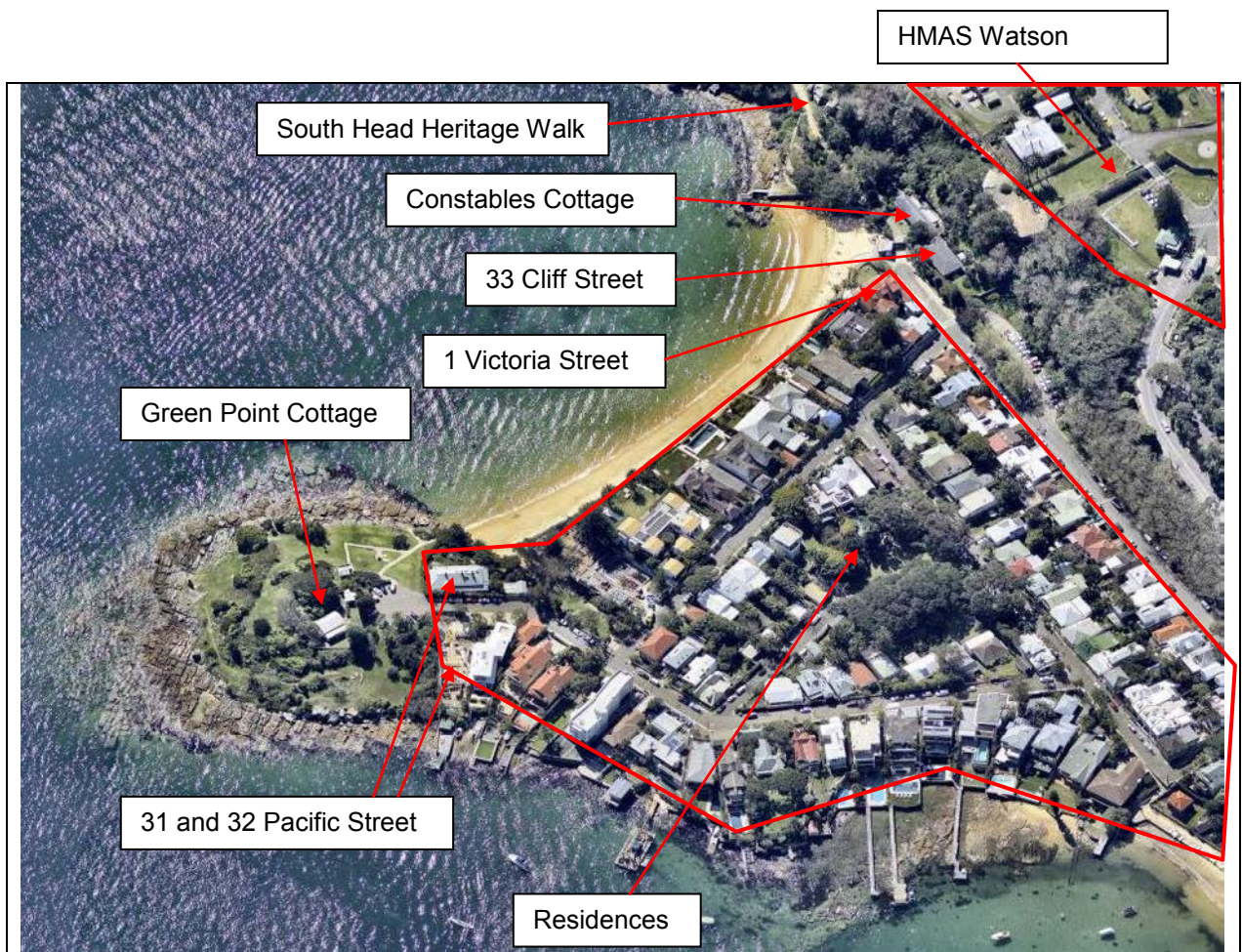


Figure 18 – Uses surrounding Constables Cottage and 33 Cliff Street

Green Point Cottage

Green Point Cottage is located on a headland, and is therefore surrounded by rocky, sloping land and the harbour to the north, west and south. Green Point Cottage is located at the end of a cul-de-sac (Pacific Street) at 36 Pacific Street. To the east are residential properties, the closest of which are at 32 Pacific Street and 31 Pacific Street. These residences are approximately 35-40 m away from Green Point Cottage.

Geology/Geomorphology:

SHNP PoM states the following in relation to geology within Sydney Harbour National Park:

Sydney Harbour formed about 6,000 years ago when the sea rose to its present level, drowning the Parramatta River valley. The Hawkesbury Sandstone terrain of steep hills, long narrow ridges, deep rocky valleys and intricately eroded cliffs typifies the landscape in the park

The majority of the site is underlain by Sydney Basin Hawkesbury Sandstone. The sandstone is highly porous and is composed of silica, bound by clay. The geology in the area has resulted in a proliferation of sandstone cliffs and rockfaces in the precinct. The sandstone also responsible for much of the nutrient-poor soil found in the Gap Bluff area, to which the indigenous flora has generally adapted.

Soil types and properties:

SHNP PoM states the following in relation to soils within Sydney Harbour National Park:

Most of the soils in Sydney Harbour National Park are highly erodible, shallow, stony, infertile quartz sands derived from Hawkesbury Sandstones. On the plateaus where drainage is impeded, organic matter accumulates to produce dark peaty soils. On the sides of ridges and hills, clayey subsoils develop. The soils are phosphorus deficient and hence an increase in nutrients from urban run-off has detrimental impacts on native vegetation, which is adapted to low nutrient levels. High nutrient levels encourage weed invasion.

To determine the soil type in the area the Sydney Metropolitan Catchment Management Authority soil mapping data was accessed (refer to **Figures 19** and **20**). The data reveals that the soil on the sites is predominately colluvial, however, Green Point Cottage, 33 Cliff Street and Constables Cottage also have erosional soils.

**SYDNEY METROPOLITAN
CATCHMENT MANAGEMENT AUTHORITY**
showing SOIL LANDSCAPE
(from 1:100,000 Soil Landscape series)

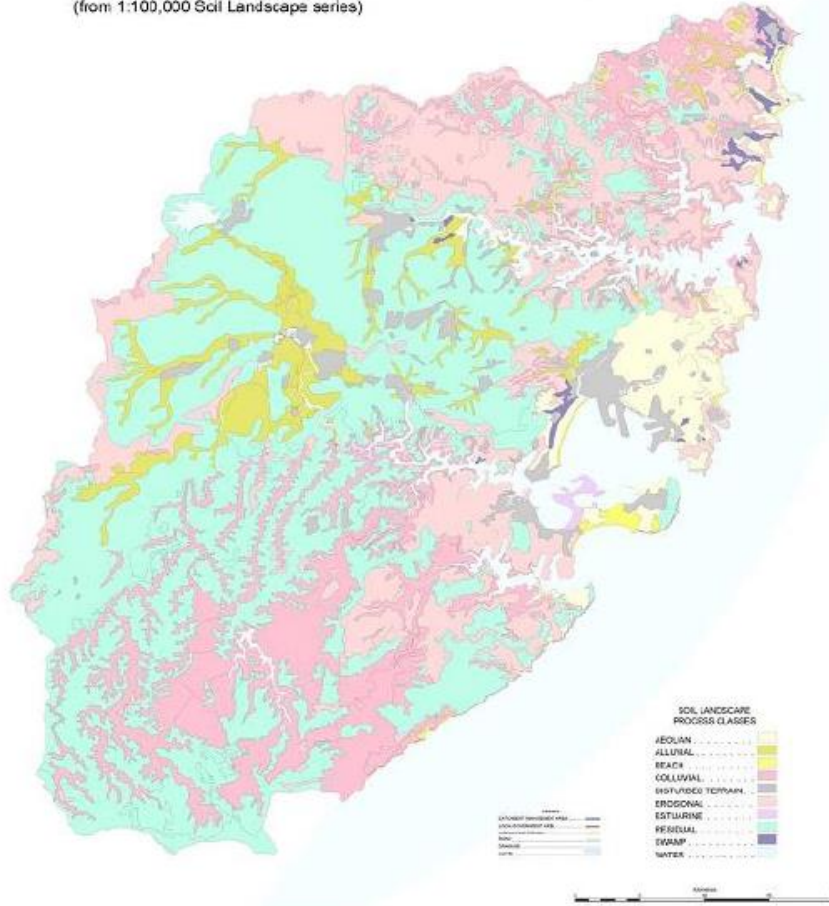


Figure 19 – Soil types in the Sydney Metropolitan Catchment
Source: Sydney Metropolitan Catchment Management Authority



Figure 20 – Soil types on site
Source: Sydney Metropolitan Catchment Management Authority

Waterways including wild and scenic rivers:

The main waterway in the vicinity of the buildings is Sydney Harbour. Sydney Harbour provides the area with panoramic views and outstanding scenic and aesthetic qualities.

Catchment values:

The area has a number of important values, including:

- Its scenic and aesthetic qualities, including its sandstone cliffs and headlands, small sandy beaches, rocky foreshores, natural vegetation and historic structures;
- The presence of native bushland, including up to 400 native plant and animal species;
- Its diversity of aquatic habitats;
- Its cultural heritage values, including evidence of both Aboriginal and European settlement;
- Its scientific and research value;
- Its recreation and tourism values; and
- Its education and interpretive values.

Coastal risk areas:

Not applicable.

Wetland communities including SEPP 14 wetlands:

Not applicable.

Flora (including flora of conservation significance):

Within the Gap Bluff precinct, the SHNP PoM lists the following significant communities and flora species as having been recorded:

- *Acacia terminalis* subsp. *Terminalis*.

Within the South Head, Camp Cove and Green Point precinct, the SHNP PoM lists the following significant communities and flora species as having been recorded:

- *Pimelia curviflora* var. *curviflora* (although the PoM states that the presence of this species requires confirmation).

Ecological Consultants Australia have recorded 95 flora species. The searches included a detailed list from within 100m of any of the six proposed re-development areas and those species recorded opportunistically on the site as part of a general flora survey. The general survey included specific searches in habitats suitable for threatened species and locally and regionally significant species. The full list of flora is on page 36 of the Flora and Fauna Impact Assessment at **Appendix N**.

Native species were recorded on the site. While most appear to be naturally occurring, some may be planted and some are almost certainly planted (like Bangalow Palm). Some plants were only identified to Genus level due to lack of flowering / fruit parts or other diagnostic features.

The vulnerable and endangered species to focus on-site searches for are listed in the **Table 1** below.

Scientific Name	Common Name	NSW Status	Commonwealth Status	No. of records
<i>Chamaesyce psammogeton</i>	Sand Spurge	Endangered		1
<i>Acacia terminalis</i> subsp. <i>terminalis</i>	Sunshine Wattle	Endangered	Endangered	196
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Vulnerable	15
^^ <i>Allocasuarina portuensis</i>	Nielsen Park She-oak	Endangered	Endangered	70
^^ <i>Persoonia hirsuta</i>	Hairy Geebung	Endangered	Endangered	1
<i>Epacris purpurascens</i> var. <i>purpurascens</i>		Vulnerable		1
<i>Eucalyptus camfieldii</i>	Camfield's Stringybark	Vulnerable	Vulnerable	12
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Vulnerable	2
<i>Pimelea curviflora</i> var. <i>curviflora</i>		Vulnerable	Vulnerable	1
^^ <i>Callistemon linearifolius</i>	Netted Bottle Brush	Vulnerable		2

Table 1 – Threatened plant species

Source: Ecological Consultants Australia Pty Ltd

In relation to the above species, the following is noted:

- Habitat for Sand Spurge does not occur in the proposed development areas or immediate surrounds.
- *Acacia terminalis* is growing on-site however the threatened subspecies, *Acacia terminalis* subsp. *terminalis*, was not identified as growing on the site. No seven part test was required. There is no proposed disturbance near *Acacia terminalis*.
- Habitat on the site is suitable for Magenta Lilly Pilly *Syzygium paniculatum*. While planted Lily Pillies are common, a naturally occurring Magenta Lilly Pilly was not identified in the proposed re-development zone or identified as naturally occurring plants elsewhere on site. A test of significance has not been conducted.
- Searches were made for Hairy Geebung but none were found. A test of significance has not been conducted.
- Known habitat for the Nielsen Park She-oak *Allocasuarina portuensis* is not present on the site. Searches were made for this species in suitable locations, however none were observed.
- The site is not optimal habitat for *Epacris purpurascens* var. *purpurascens* as the vegetation communities it is typically found within are different from that on-site. There are no records of *Epacris purpurascens* var. *purpurascens* from within the study site. A test of significance has not been conducted.
- The site has suitable habitat for *Eucalyptus camfieldii* and targeted searches were conducted in the exposed ridge top heath. While no plants were observed in this survey they could still grow in the area. *Eucalyptus camfieldii* are not growing in the proposed works / disturbance zones. A test of significance has not been conducted.
- While the general habitat type of dry sclerophyll forest on the coast and adjacent ranges occurs on site *Callistemon linearifolius* has not been recorded from this location. General searches during the survey time did not result in any *Callistemon linearifolius* being located. A test of significance has not been conducted.

In conclusion:

- There is a diversity of native flora in the area due to variations in soil, aspect and disturbance. Condition is from good to very poor. Generally around the existing buildings the condition is very poor.
- Over 95 native species were recorded on-site.
- No threatened species or EECs were recorded on-site. An *Acacia terminalis* was identified on-site.
- The proposed development will have no impact on any threatened species or EECs.

Fauna (including fauna of conservation significance):

Ecological Consultants Australia assessed the site on the 3rd of June, 2015. Searches were made for scats, tracks, hollows and other habitats. Searches were done for listed species / populations particularly for Long-nosed Bandicoots. A camera trap was set on site and no fauna was recorded. Anabat was conducted for 2 hours at and after dusk, at night spotlighting was also done, along with call play-back for large forest owls, gliders and ring-tails

with the owl call splay last.

During these site visits notes and photos were taken of the important fauna and fauna habitat present. Bionet was also used to determine the threatened fauna and endangered populations, which have been recorded within 10km of the site since 1980.

In summary there is a diversity of fauna habitats including highly modified landscapes (turf) to bushland. Habitat features include:

- Sandstone, outcrops, overhangs and waterfalls (ephemeral);
- Trees with small hollows and flaking barks;
- Dense leaf litter;
- Thick vegetation;
- Buildings; and
- A variety of vegetation types.

A total of 15 native bird species were identified and are shown in **Table 2**. One reptile (Common Skink) and some butterflies were also recorded.

Class	Scientific name	Common name
Birds	<i>Malurus cyaneus</i>	Superb Blue Wren
Birds	<i>Rhipidura leucophrys</i>	Willie Wagtail
Birds	<i>Sericornis frontalis</i>	White-browed Scrubwren
Birds	<i>Trichoglossus moluccanus</i>	Rainbow Lorikeet
Birds	<i>Trichoglossus chlorolepidotus</i>	Scaly-breasted Lorikeet
Birds	<i>Dacelo novaeguineae</i>	Laughing Kookaburra
Birds	<i>Cracticus tibicen</i>	Magpie
Birds	<i>Strepera graculina</i>	Pied Currawong
Birds	<i>Manorina melanocephala</i>	Noisy Miner
Birds	<i>Anthochaera carunculata</i>	Red Wattlebird
Birds	<i>Rhipidura rufifrons</i>	Rufus Fantail
Birds	<i>Chroicocephalus novaehollandiae</i>	Silver Gull
Birds	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike
Reptile	<i>Lampropholis guichenoti</i>	Garden skink
Insect	Three species of Butterflies not identified to genus or species level	

Table 2 – Fauna species list

Source: Ecological Consultants Australia Pty Ltd

While no mammals were observed, Brush-tail and Ringtail Possums could live on the site, as could microbats. For this study it has been assumed microbats are on site and possible impacts of the proposed works have been assessed on this assumption. Introduced Black Rats are expected to be present on-site, although none were seen.

Table 3 below lists the threatened fauna listed in Bionet within 10km of the site. No threatened fauna were recorded on-site, however it is considered that microbats could use the site.

Class	Scientific Name	Common Name	NSW Status	Comm. Status	No. of records
Aves	<i>Lathamus discolor</i>	Swift Parrot	E1,P,3	E	2
Mammalia	<i>Perameles nasuta</i>	Long-nosed Bandicoot, North Head	E2,P		277
Amphibia	<i>Pseudophryne australis</i>	Red-crowned Toadlet	V,P		61
Aves	<i>Ptilinopus superbus</i>	Superb Fruit-Dove	V,P		1
Aves	<i>Hieraetus morphnoides</i>	Little Eagle	V,P		3
Aves	<i>Glossopsitta pusilla</i>	Little Lorikeet	V,P		1
Aves	<i>Petroica boodang</i>	Scarlet Robin	V,P		1
Aves	<i>Stagonopleura guttata</i>	Diamond Firetail	V,P		1
Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V,P	E	1
Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	34
Mammalia	<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	V,P		10
Mammalia	<i>Myotis macropus</i>	Southern Myotis	V,P		464
Aves	<i>Pandion cristatus</i>	Eastern Osprey	V,P,3		3
Aves	<i>Ninox connivens</i>	Barking Owl	V,P,3		1
Aves	<i>Ninox strenua</i>	Powerful Owl	V,P,3		26

Table 3 – Threatened fauna

Source: Ecological Consultants Australia Pty Ltd

In summary:

- Red-crowned Toadlets (RCT) may be able to live along the ephemeral watercourses and waterfalls. None were seen or heard and generally the site appears to be drier than areas RCT are usually found.
- Species in bold have habitat on-site and have been recorded in the area in the past 5 years. Marine species including birds that would not use this habitat have been removed from the list.
- No threatened species will be impacted by the proposed development.

Microbats

Although no microbats were seen on site, two species have been recorded within the locality. Microbats could utilise foraging resources within the study area as part of a wider network of fragmented habitat patches across the landscape. From personal communications with people recently in the buildings it appears there are no microbats in the buildings.

Areas of native woodland in the study area are likely to contain trees which contain hollows for microbat roosting. In addition, the Phoenix Palms on the turf at the front of Gap Bluff Cottage also had hollows in the upper overlapping leaf stems which could also be used by microbats for roosting. Sandstone outcrops and overhangs occur across the site and some of these may be used by cave roosting bats although all those inspected appeared to be too small.

Endangered populations

There were only two endangered populations found within 10km of the site. Neither are listed for South Head.

Family	Common name	Scientific name	NSW status	Comth status	No. of records
Aves	Little Penguin in the Manly Point Area	<i>Eudyptula minor</i>	Endangered		4
Mammalia	Long-nosed bandicoot, North Head	<i>Perameles nasuta</i>	Endangered		277

Conclusion

Native birds, including wrens and other small birds, live in bushland on the site. Common urban birds are also present including an abundance of Noisy Minors. These territorial birds can reduce the diversity of small birds by mobbing them and driving them out of areas.

In summary:

- No threatened fauna were recorded or on-site. Although microbats could use the site and have been assumed to be present.
- Habitat is suitable for Long-nosed Bandicoots, although none are on-site.
- Red-crowned Toadlets (RCT) may be able to live along the ephemeral watercourses and waterfalls. None were seen and heard and generally the site appears to be drier than areas RCT are usually found.
- No tests of significance (7-part tests) were required.
- Habitat enhancement and fauna monitoring could be feasibly conducted on-site, however that is outside the scope of this project.

Ecological communities (endangered ecological communities and regionally significant communities):

Ecological Consultants Australia note the following:

There was no Endangered Ecological Communities (EEC) listed on Bionet in the wider area. During the site visit it was found that there were species common to the EEC Eastern Suburbs Banksia Scrub (ESBS), however the soil type was not indicative of ESBS. Following are species typical of ESBS and those species in bold are growing on the site.

Common species of ESBS: Banksia aemula, B. ericifolia, B. serrata, Eriostemon australasius, Lepidosperma laterale, Leptospermum laevigatum, Monotoca elliptica, Xanthorrhoea resinifera

Critical habitat declared under the TSC Act:

Not applicable.

SEPP 26 littoral rainforest (or equivalent):

Not applicable.

SEPP 44 koala habitat:

Not applicable.

Wilderness (either nominated or declared):

Not applicable.

Aboriginal cultural heritage:

An Aboriginal Heritage Due Diligence Report has been prepared by GML Heritage, and is included at **Appendix E**.

The conclusions of the report state:

This due diligence report has identified that there are numerous Aboriginal sites surrounding the study area. Of particular note are the sloping landforms north of Constable's Cottage and 33 Cliff Street, which hold Aboriginal archaeological potential for engraving sites and middens. The landform to the north east of the Armoury Building could hold some potential, dependent on location specific impacts, which cannot be assessed due to high vegetation cover.

The proposed plans for redevelopment of the buildings and changes to the associated gardens will not impact any recorded and extant Aboriginal archaeological sites, or areas with Aboriginal archaeological potential.

Rock cutting and excavation to the rear of the Armoury Building could impact an Aboriginal site or engraving, if present.

A number of recommendations have been made and are discussed further in Section 8.0.

National/state/local natural or cultural heritage values:

A Heritage Impact Statement has been prepared by GML Heritage (refer to **Appendix D**). A summary of the natural and cultural heritage values associated with each building is outlined below.

The following heritage listings under *Woollahra Local Environmental Plan 2014* apply to the study area:

- Gunnery School group, comprising: former Officers Mess (part of conference centre); former battery workshop (Ranger's cottage); former Armoury (part of conference centre); former School of Gunnery latrine (toilets); interiors of all buildings; practice battery at seaward cliffs, Gap Bluff (within South Head Sydney Harbour National Park) (listing no. 434);
- Constables Cottage group, comprising Police Station and interiors, 32 Cliff Street and interiors;
- 68 pounder MI and rifle posts and surrounds; sandstone defensive wall and roadway, Cliff Street (within South Head Sydney Harbour National Park) (listing no. 427); and
- Watsons Bay Heritage Conservation Area (C14).

It is also noted that there are a number of relevant listings on non-statutory heritage lists.

The following places are listed on the NSW National Trust Register:

- Constables Cottage Formerly Pilot Station 32 Cliff Street;
- Sydney Harbour Landscape Conservation Area; and
- Watsons Bay Urban Conservation Area (Green Point included).

The following places are listed on the Register of the National Estate (a non-statutory archive of heritage places):

- Constables Cottage, 32 Cliff Street (ID 100134); and
- Sydney Harbour Landscape Area (ID 14308).

The SHNP Conservation Management Plan provides specific commentary on the significance of each building. This commentary is reproduced below.

Officers Mess

The summary statement of significance states:

The Officer's Mess is important as part of the site the former Gunnery School on Gap Bluff and is one of only a few remaining buildings from that establishment, although there are landscape, archaeological and other structures which allow the site to be interpreted. The Officer's Mess and its landscaping play an important symbolic landmark role as the focus of the former Gunnery School, dominating the Lower Gap Bluff precinct.

The building is a reasonable representative example of an Officer's Mess in the „Inter-War Functionalist“ architectural style. Many original architectural elements survive such as the timber joinery; however the rendered walls, altered roof and more recent alterations and additions prevent the building form being a fine example of this period and type of defence building. The presence of the surrounding plantings and other landscape features contemporary to the 1930s building increase the aesthetic significance of the place. There are many original 1930s elements in the interior including the staircase, bathroom finishes and joinery.

The building likely has social value to officers and their families who served at the School of Gunnery, although this

has not been verified by consultation.

The Gap Bluff precinct as a whole is of likely State heritage significance however further historical and archaeological research and assessment is required.

Significance: Moderate (Local)
Condition: Good
Integrity: Moderate
Archaeological potential: High

Armoury

The summary statement of significance states:

Because of its extensive alterations this building has only low heritage significance in its own right, however it has moderate significance as part of the cultural landscape of Gap Bluff and as one of the few extant buildings. Its original use as an Armoury from 1938 adds to this significance.

The Gap Bluff precinct as a whole is of likely State heritage significance however further historical and archaeological research and assessment is required.

Significance: Moderate (Local)
Condition: Good
Integrity: Low
Archaeological potential: Low

Gap Bluff Cottage

The summary statement of significance states:

The former Workshop from the Gap Bluff School of Gunnery is of historical significance as an important representative example of the array of semi-industrial buildings from various periods which once stood across Gap Bluff during its various uses including the School of Gunnery established in 1894–5 (Commonwealth Department of Defence from 1901); the Navy's Radar Communication Centre from 1941; a training and barrack establishment from the 1950s; through to a transit depot for those leaving for service in Vietnam and culminating in the decommissioning of the site from 1982.

The site has moderate archaeological potential because of the possible artefact deposits associated with the various defence uses of the site.

Although somewhat altered it is the earliest remaining building (1899–1905) associated with the Gap Bluff Artillery School and one of the few buildings remaining.

The Gap Bluff precinct as a whole is of likely State heritage significance however further historical and archaeological research and assessment is required.

Significance: Moderate (Local)
Condition: Good
Integrity: Low
Archaeological potential: Moderate

Constables Cottage

The summary statement of significance states:

Constables Cottage is historically significant as the site of Sydney's second Water Police Station, which was in-situ from 1840 until the late 1800s. It is a good example of duplex accommodation for the military in the 1895–1903 period. There are no known similar Defence accommodation structures of this date, type and material remaining in the Sydney region.

The cottage has important historical and stylistic relationships with a number of other buildings in the former HMAS Watson, and remains significant despite additions in the 1950s. The „Constables“ Cottage at Camp Cove has aesthetic value as a simple weatherboard Federation period seaside cottage and garden, a style that was once more prevalent in the Watsons Bay and Camp Cove areas.

The site has State Significance as part of the Camp Cove Precinct within Sydney Harbour National Park at South

Head which includes evidence of Sydney's Second Water Police Station (1850 – late 1800s) and with coastal Defence use of the area.

Significance: High (State)

Condition: Good

Integrity: High (refer to discussion below)

Archaeological potential: Low

Notwithstanding the integrity rating given above, the Heritage Impact Statement prepared by GML Heritage (refer to **Appendix D**) notes that the previous changes to the building have lowered the integrity of the Cottage in demonstrating the key characteristics of late nineteenth-century duplex accommodation for the military. Whilst the current rear wing helps interpret the original form of the duplex, its integrity is low. The elements and fabric which are early / original and best demonstrate the building's original, significant form and use are highly significant. These elements include the southern elevation, the four front rooms as individual, distinct spaces, the location of the rear wing and views from the Cottage to the beach.

Further, the building's original design as a duplex remains interpretable in the southern elevation due to the paired front doors, though the post-1952 addition to the west has resulted in the loss of the building's original symmetrical design. Internally, the ability to understand the original design and use of the cottage has been significantly impaired by the construction of a doorway between what was the two front living rooms, closing up of the doorway between the dining room and its neighbouring bedroom and the insertion of a doorway between what was originally two separate halves of the rear wing. The doorway from the living room to the rear yard and rear wing has been closed up internally, although it is still evident externally. For these reasons, the Cottage as a whole has a moderate level of integrity. The rear wing has been reassessed based on physical evidence, and the integrity has been identified as low.

33 Cliff Street

The summary statement of significance states:

33 Cliff Street is an undistinguished example of a mid twentieth century residence, generally typical of its period with similar residences found throughout Sydney.

The site of the building at 33 Cliff Street is historically significant as the site of Sydney's second Water Police Station, which was in-situ from 1840 until the late 1800s. The site has some possible historical significance, as it was the location of the former Staff Sergeants residence in the 1890s, and because of its relationship to Constables Cottage adjacent. Both buildings have had a historical relationship with a number of other buildings in the former HMAS Watson precinct. There is possibly archaeology in the vicinity of 33 Cliff Street associated with the former Water Police Station although it is likely to be disturbed.

Significance: Low (Local)

Condition: Good

Integrity: Moderate

Archaeological potential: Low

Green Point Cottage

The summary statement of significance states:

Green Point has high historic significance as the first landfall of Governor Arthur Phillip in 1788. It has historic and social significance for its association with Edward Laing, surgeon in the NSW Corp, and original grantee in 1793 of land at Camp Cove, after whom Laings Point was named. Green Point has historic and social significance as a key point in Harbour defence, dating from the late 1870s onwards.

Green Point Cottage (1895 – 1903) has historic value as a contributor to the use of Green Point and South Head generally as a key Military site from the 1870s to 1945. The cottage has aesthetic value as a reasonably intact example of Officer's Quarters from the Federation period when Australia's defence force was set up. Locally it is a good example of the simple weatherboard Federation period seaside cottage and garden, a style that was once more prevalent in the Watsons Bay and Camp Cove areas.

Significance: Moderate (Local)

Condition: Good

Integrity: High

Archaeological potential: High

Vegetation of cultural landscape value:

(e.g. gardens and settings, introduced exotic species, or evidence of broader remnant land uses)

The grassed clearings and landscaped areas are of value, as are the areas of remnant native bushland. The former are the product of European settlement, while the latter is of value due to its close proximity to the city, as an indicator that urban living in conjunction with the natural environment is achievable.

In the SHNP Conservation Management Plan, significant plantings within the Gap Bluff Precinct are noted as being of value. Specifically, the CMP notes:

Historical photographs indicate that much of the area has been cleared and modified, however there has been natural regeneration of Banksia integrifolia. Remnant bushland consists of coastal heath, namely Melaleuca armillaris / Kunzea ambigua and Banksia integrifolia heath. There are varying levels of weeds within the remnant vegetation.

The area contains two species classified as endangered under the Threatened Species Conservation Act: Acacia terminalis subsp. terminalis (Sunshine Wattle) is located on rocky slopes within and around HMAS Watson. Acacia terminalis subsp. terminalis is restricted to rocky bushland areas in the eastern suburbs, North Head and Middle Head.

Several planted specimens of Allocasuarina portuensis (Nielsen Park She-Oak) are located down-slope of the Armoury and along a drain line to the north. Allocasuarina portuensis is restricted to plantings in Nielsen Park and three other sites. The sites of the plantings at Gap Bluff are inappropriate in terms of habitat type, soil disturbance and range and in the event of their senescence they would not be replaced.

The summary statement of significance also states that *the remnant bushland at Gap Bluff is of high significance as it provides habitat for Acacia terminalis subsp. terminalis*".

Recreation values:

From the SHNP PoM:

Sydney Harbour is one of the most recognisable destinations in Australia. It is a unique destination given it is one of the only urban environments surrounded by national parkland. The natural beauty of Sydney Harbour National Park and its interconnectedness with the city makes the area a drawcard for locals and a must-see icon for visiting tourists.

As Sydney is the dominant gateway and starting point for most international holidays, the park plays an important role as a visitor's first introduction to the country. Visitor's engagement with the park will have a decisive influence on their subsequent experiences in, and views of, the national park system.

The appeal and international recognition of Sydney Harbour as a destination means this area forms a core focus of state branding and marketing. Sydney Harbour forms the backdrop to many cultural, heritage and art institutions, the venue for events and festivals, and a place for the recreational pastimes of locals.

The Gap Bluff Precinct is regularly used for recreational activities. Whilst the buildings in question have been vacant for some time and inaccessible to the public, the grounds upon which they stand continue to be publically accessible and are popular for walking and picnicking activities. Camp Cove is also particularly popular for recreational activities. Camp Cove Beach is used for swimming, sunbathing, snorkelling and diving.

The proposed activity would continue to allow the area to be used for all of the activities it is currently used for. It would also improve enjoyment of the area by significantly improving access and upkeep.

Scenic and visually significant areas:

From the SHNP PoM:

Sydney Harbour National Park protects much of the scenic backdrop to Sydney Harbour and together with the waters of the harbour and adjoining foreshore, comprises Australia's greatest harbour and maritime city.

The park has outstanding scenic and aesthetic qualities valued by the community, including spectacular sandstone cliffs and headlands, small sandy beaches and rocky foreshores, natural vegetation, grassed clearings, historic structures and plantings.

The proposed activity involves adaptation, alterations and additions to existing buildings – no new buildings are proposed. As such, the buildings are sited as they currently exist within the park setting. Their location is not proposed to be changed. Further, public access to both precincts is proposed to be maintained, and access to the existing buildings will be improved as a result of the proposal, given that the buildings currently have limited accessibility to the public.

Similarly, with the exception of the Armoury, the height of the buildings is not proposed to be changed. Gap Bluff Cottage, 33 Cliff Street, Constables Cottage and Green Point Cottage will all remain as single storey buildings. The Officers Mess will remain a two storey building, as currently exists; this is not proposed to be changed due to the heritage significance of the building.

An additional storey is proposed to be added to the Armoury. This additional storey has been designed to be as recessive as possible, by incorporating:

- a low-profile skillion roof, in order to ensure that the building sits below the ridgeline above;
- the use of zinc as a roof material, to allow this element to weather and further blend into the colours of the headland when viewed from the harbour; and
- a recessing of the second floor addition, through the use of a setback, lightweight materials, and extensive use of glass to reduce the visual impact of the addition.

A photomontage showing the massing of the proposed Armoury is shown at **Figure 21** below.



Figure 21 – Proposed Armoury massing
Source: Johnson Pilton Walker

Before and after photomontages of the Armoury, as seen from the harbour, are shown below at **Figure 22**. A view of the Armoury at night is provided at **Figure 23**.



Figure 22 – Before (above) and after (below) photomontages of proposed Armoury (building location highlighted in red)
Source: Johnson Pilton Walker

As shown, vegetation still remains visible above the proposed building when viewed from a close distance. When viewed from afar, the addition is well below the overall ridgeline and would have a negligible visual impact.

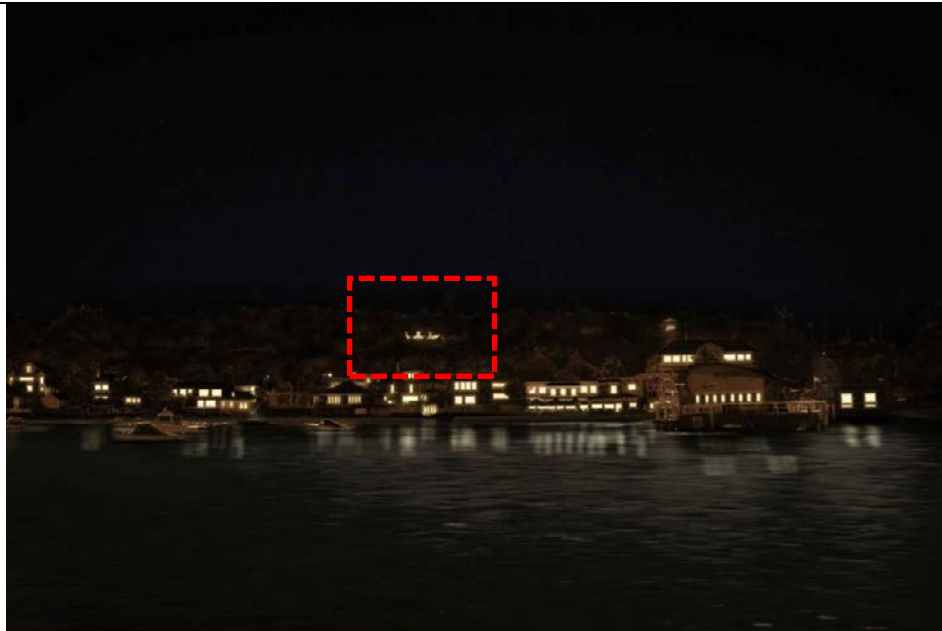


Figure 23– The proposed Armoury at night (building highlighted in red)
Source: Johnson Pilton Walker

Whilst the proposal would be visible at night time from the harbour, most views would be very distant, and the amount of light emitted will not be stronger or more expansive than any of the other light sources visible in the area.

The proposal would result in some additional overshadowing of the surrounding lawn and road. However, additional overshadowing is minimised through the use of the low-profile skillion roof and the setting back of the upper storey, and is expected to be minimal. Further, the areas that would be overshadowed comprise a lawn area and roads – no high-value public spaces or areas of vegetation would be overshadowed.

Overall, the proposed addition to the Armoury is considered to be acceptable, given:

- The building design is recessive and has been designed to respect the building's parkland setting;
- Overshadowing caused by the building is expected to be minimal and will not fall on high-value public spaces or vegetation; and
- The visual impact from Sydney Harbour and the building's prominence against the ridgeline would be minor.

Education and scientific values:

From the SHNP PoM:

The diversity of natural and cultural values, combined with the easy accessibility of Sydney Harbour National Park, provide many opportunities to enrich visitor experience through interpretation and educational programs. Key themes include Aboriginal heritage, contemporary Aboriginal perspectives on the harbour and culture, the colonial and historic development of the harbour, the challenges of protecting urban bushland and wildlife populations, and other sustainable use and management options.

The threatened species and populations in the park have been subject to extensive research, as has the potential climate change impacts on significant heritage sites such as Fort Denison. The park and its natural and cultural resources provide a rich environment for undertaking and encouraging research that contributes to more effective management practices and builds on the rich legacy of existing information about the park.

The park has the potential, through collaborative education and research programs, to yield information and contribute to a greater understanding of Australia's natural and cultural history.

Both the Gap Bluff and Camp Cove Precincts present opportunities for visitors to experience both European and Aboriginal heritage, and to learn about Australia's colonial military history. The area also provides opportunities to learn about the challenges of bushland and wildlife conservation in an urban context.

The proposed activity will provide opportunities for education, through the opening of six historic buildings to the public. These buildings are currently inaccessible and therefore offer limited opportunity for education and appreciation.

Interests of external stakeholders (eg adjoining landowners, leaseholders):

There are a number of external stakeholders that have an interest in the proposed activity, including:

- Local residents;
- The Department of Defence;
- The National Parks and Wildlife Service;
- Woollahra Council;
- The local MP;
- The local Aboriginal community;
- Visitors to the area; and
- Local business owners.

Generally, stakeholders would have an interest in maintaining the peaceful and historic character of the area, as well as opportunities for recreation or enjoyment. Heritage conservation and archaeology will also be key considerations, particularly for Council and the Aboriginal community.

Matter of National Environmental Significance under the EPBC Act:

Ecological Consultants Australia undertook searches for species under Federal Environmental Protection. EPBC Act listed species are discussed in the tables below. In summary there will be no impact on listed EPBC species or communities.

Endangered Ecological Communities

Name	Status	Type of Presence
Coastal Upland Swamps in the Sydney Basin Bioregion	Endangered	Endangered Community may occur within area

Searches were done in areas that could hold Coastal Upland Swamps. Whilst one area that could support small Coastal Upland Swamps was observed in the study area - none were located at the heads of these ephemeral watercourses. It may be that swamps could occur in wetter conditions. Maps of distribution are shown at **Figure 24** below.

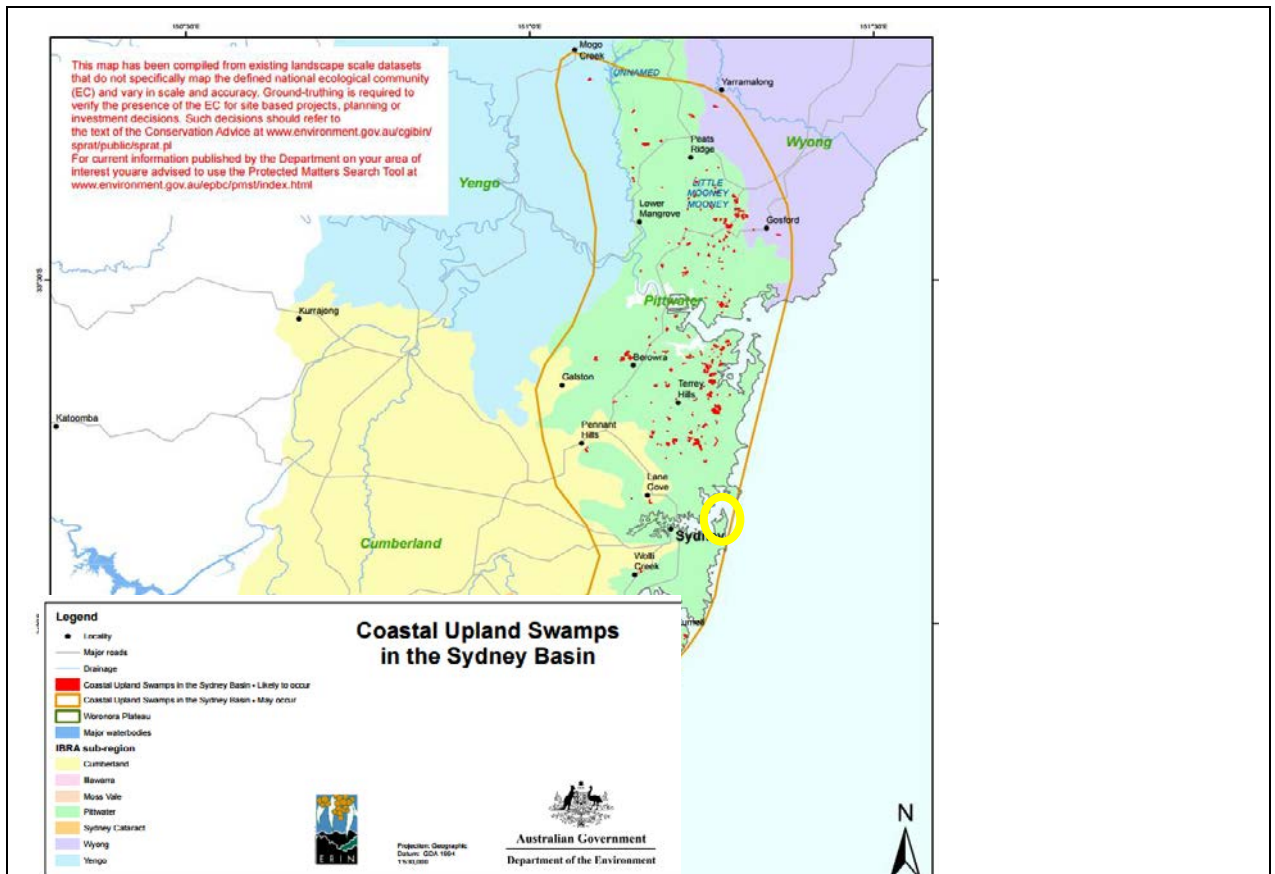



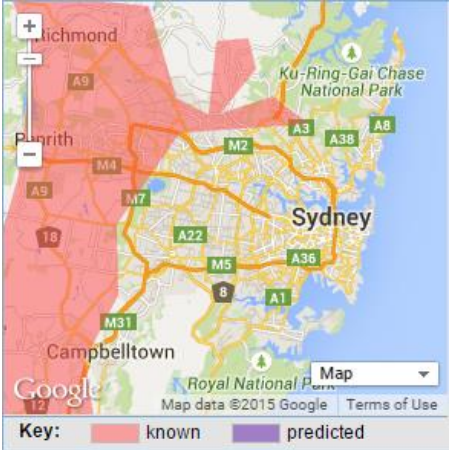
Figure 24 – distribution of Coastal Upland Swamps in the Sydney Basin Bioregion
Source: <http://www.environment.gov.au/biodiversity/threatened/communities/maps/pubs/140-map.pdf>

Federally Listed Threatened Species

Seabirds such as Albatross and Petrels have been removed from the list as these birds do not have habitat in or near the proposed development area. Fish have been deleted from the area as the proposal is not in the marine environment nor will it have impacts (directly or indirectly) on the marine environment. Turtles, sharks, whales and other marine animals have been removed from this list as the development will have no direct or indirect impact on the marine environment.

Species Name	EPBC : Status	Occurrence	Comments (ECA) June 2015
Birds			
Anthochaera phrygia Regent Honeyeater [82338]	Endangered	likely to occur within area	Very marginal habitat. Habitat disconnected from other patches. Very unlikely to be visited by RHE. No habitat for RHE being removed. No sightings of RHE in the area for over 20 years (bionet). Time of surveys are when SP could be in Sydney.
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	Very marginal habitat on the edge of the beach – forested area along rocks under the Naval area. Habitat disconnected from other patches. Very unlikely to be visited by AB. No habitat for AB being removed. No sightings of AB in the area for over 20 years (bionet).
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat likely to occur within area	Heathland on-site too small and disconnected from other patches.
Lathamus discolor Swift Parrot [744]	Endangered	Species or species habitat likely	Very marginal habitat. Habitat disconnected from other patches. Very unlikely to be visited by SP. No habitat for RHE being

		to occur	removed. No sightings of SP in the area for over 20 years (bionet). Time of surveys are when SP could be in Sydney.
Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area	
Stemula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	No habitat observed or recorded in or near the proposed works.
Frogs			
Heleioporus australiacus Giant Burrowing Frog [1973]	Vulnerable	Species or species habitat likely to occur within area	No suitable habitat present
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat may occur within	No habitat present
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	None recorded in over 30 years. Site isolated for potential remnant populations.
Isoodon obesulus obesulus Southern Brown Bandicoot (Eastern) [68050]	Endangered	Species or species habitat	Area of suitable habitat too small for SBB and too isolated from known habitats.
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New	Vulnerable	Species or species habitat	Koalas do not occur at this location.
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable		New Holland Mouse does not occur at this location.
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related within area	Will fed on trees on-site including Fig Trees. Habitat for GHFF will not be removed. No GHFF Camps are on-site.
Plants			
Acacia terminalis subsp. terminalis MS Sunshine Wattle [64829]	Endangered		Not seen on site however could be present. See Discussion on this species in report for more detail.
Allocasuarina portuensis Nielsen Park She-oak [21937]	Endangered		Not seen on site – unlikely to be present. None in proposed development areas.
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable		Possibly on-site. None seen
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable		Possibly on-site. None seen
Genoplesium baueri Yellow Gnat-orchid [7528]	Endangered		Possibly on-site. None seen
Melaleuca biconvexa Biconvex Paperbark [5583]	Vulnerable		Not seen on site – or in areas of suitable habitat along the creek-lines.
Pimelea curviflora var. curviflora	Vulnerable		Not seen on site however could be present. Disturbance (such as a burn) can stimulate germination of this species.

Streblus pendulinus Siah's Backbone, Sia's Backbone, Isaac Wood [21618]	Endangered	Not seen on site however could be present. Obvious small tree – not located in proposed development areas. Unlikely to be on site due to lack of suitable habitat.
Syzygium paniculatum Magenta Lilly Pilly, Magenta Cherry, Pocket-less Brush Cherry, Scrub Cherry, Creek Lilly Pilly, Brush Cherry [20307] Thesium australe	Vulnerable	<i>Syzygium paniculatum</i> was not observed on-site in development areas however it could be on-site and if so many be natural or planted. <i>Syzygium paniculatum</i> is planted as a landscape plant and often planted ones are observed in urban areas.
Austral Toadflax, Toadflax [15202]	Vulnerable	The site is not included in known or predicted distribution.
		

Reptiles

Hoplocephalus bungaroides Broad-headed Snake [1182]		Vulnerable	Habitat is not suitable for Broad-headed Snakes and none have been recorded on-site (in search of 50 years).
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Listed Migratory Species

Species is listed under a different scientific name on the EPBC Act - Threatened Species. Sea-birds and marine animals have been removed from the list as the proposal doesn't trigger any works in that habitat directly or indirectly.

Migratory Marine Birds

Apus pacificus Fork-tailed Swift [678]	Species or species habitat likely to occur within area	Marginal habitat is present on-site. That is there are areas of open grass where Swifts can fly over for feeding. Also the general habitat of the air. Proposed works will have no impact on Fork-tailed Swifts should they occur on-site.
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Listed Migratory Species

Migratory Terrestrial Species

Species	Occurrence	Comments (ECA June 2015)
Haliaeetus leucogaster White-bellied Sea-Eagle [943]	Species or species habitat known to occur within area	None known on this site. Could feed over the cliff area. No suitable nesting locations.
Hirundapus caudacutus White-throated Needletail [682]	Species or species habitat known to occur within area	Likely on-site (above the site) feeding in
Merops ornatus Rainbow Bee-eater [670]	Species or species habitat may occur within area	Not likely on-site. No habitat being removed.
Monarcha melanopsis Black-faced Monarch [609]	Species or species habitat known to occur within area	Not likely on-site. No habitat being removed.

Monarcha trivirgatus Spectacled Monarch [610]	Species or species habitat may occur within area	Not likely on-site. No habitat being removed.
Myiagra cyanoleuca Satin Flycatcher [612]	Species or species habitat known to occur within area	Not likely on-site. No habitat being removed.
Monarcha melanopsis	Known to occur within area	Not likely on-site. No habitat being removed.
Pandion haliaetus Osprey [952]	Species or species habitat may occur within area	Not likely on-site. No habitat being removed.
Rhipidura rufifrons Rufous Fantail [592]	Species or species habitat known to occur within area	Not likely on-site. No habitat being removed.
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered* Species or species habitat	Not likely on-site. No habitat being removed.

6. Proposed activity(s)

6.1 Location of activity

Description of premises location	<p>The site is located in the suburb of Watsons Bay, within the Sydney Harbour National Park. The site is approximately 7.5 km northeast of the Sydney CBD, and is situated on South Head, one of the two headlands at the entrance to Sydney Harbour.</p> <p>The six buildings related to the proposed activity are located as follows:</p> <ul style="list-style-type: none"> • The Officers Mess, Armoury and Gap Cottage are located on Gap Bluff Road, which is accessed from Military Road in Watsons Bay. • Constables Cottage is located at 32 Cliff Street, Watsons Bay. • Adjacent to Constables Cottage is 33 Cliff Street, Watsons Bay. • Green Point Cottage is located at 36 Pacific Street, Watsons Bay. <p>Further information about the site is provided in Section 5.</p>
Lot/DP	<p>Lot 3, DP 605078 (Officers Mess, Armoury, Gap Cottage, Constables Cottage, 33 Cliff Street) Lot 3, DP 536603 (Green Point Cottage)</p>
Local Government Area	Woollahra
NSW State electorate	Vaucluse
Catchment	Sydney
National Park	Sydney Harbour

6.2 Description of the proposed activity

Overview

The works are briefly summarised in the following table.

Gap Bluff Precinct	<p>Officers Mess</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as a function/reception centre. This use is proposed to be continued. • Refurbishment, internal alterations, replacement of roof and external landscaping. • Including reception areas, kitchen, office and store, chapel, bridal rooms and amenities and a lift. • Capacity for 115 for banquet-type functions, or 140 for cocktail functions. <p>Armoury</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as a function/reception centre. This use is proposed to be continued. • Refurbishment, internal alterations, addition of a second storey and side wing, and external landscaping. • Including reception areas, bar, external lounge and terrace, kitchen, storage, amenities and a lift. • Capacity for 140 persons for banquet-type functions, or 160 for cocktail functions on the ground floor and 110 persons for banquet-type functions, or 120 for cocktail functions on the first floor. <p>Gap Cottage</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as staff accommodation. This use is proposed to be changed to short-term holiday accommodation. • Refurbishment, minor alterations and reconfiguration, and external landscaping.
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<p>South Head, Camp Cove and Green Point Precinct</p>	<p>Constables Cottage</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as short-term accommodation. This use is proposed to be changed to a café/restaurant use. • Refurbishment, internal alterations, addition of an external dining area and rear extension, and external landscaping. • Including dining areas, reception and bar, kitchen and amenities. • Capacity for 72 diners, including 37 internal and 35 external seats. <p>33 Cliff Street</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as staff accommodation. This use is proposed to be changed to short-term holiday accommodation. • Refurbishment, minor alterations and reconfiguration, including excavation for new garage, and external landscaping. <p>Green Point Cottage</p> <ul style="list-style-type: none"> • Although this building is currently vacant, its most recent use was as short-term accommodation. This use is proposed to be reinstated. • Refurbishment, minor alterations and reconfiguration, and external landscaping
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Gap Bluff Precinct

Officers Mess

<p>Land use</p>	<p>Although this building is currently vacant, its most recent use was as a function/reception centre. This use is proposed to be continued.</p> <p>The Officers Mess would contain the main commercial kitchen and waste handling area, and would act as a central hub for the precinct. It would have a coordinating role in terms of food preparation, deliveries and waste collection. Food and beverages would be distributed to both the Armoury and Constables Cottage from the Officers Mess, and any waste would be delivered to the Officers Mess for pickup.</p>
<p>Proposed works</p>	<ul style="list-style-type: none"> • Removal of the c1950s hipped roof and reconstruction of the original flat roofs with parapet. • Installation of a lift along the eastern wall next to the 1989 addition. • On the ground floor: <ul style="list-style-type: none"> - Opening-up of the current foyer area to create a larger entry space; - Conversion of the southern store (1989) into a bridal room; - Conversion of the original ground floor bathroom into a store, including removal of original terrazzo partitions; - Conversion of the 1989 kitchen areas into WCs and a lift; and - Retention of original fixtures and fittings throughout. • On the first floor: <ul style="list-style-type: none"> - Removal of 1989 partitions on the first floor and reinstatement of original billiard room; - Removal of the first floor male WC and expansion of the former sitting room over this space; - Widening of the opening between the current foyer and reception area; - Conversion of the enclosed balcony into a WC, including bricking-up one of the original doors and converting the original french door into a single door; and - Retention of original fixtures and fittings throughout. • Adaptation of the 1989 lecture theatres for a kitchen on the ground floor and a reception room on the first floor and major repairs to the lecture theatre roof. • Conservation works generally. • Proposed landscaping works would include replanting of the original raised beds along the building's western walls and the existing garden bed on the northern side of the enclosed verandah. The existing crazy paved path to the original entrance would be retained and

made good. The existing c1950s formal gardens to the west will be replanted, with the existing paving and fountain retained and repaired.

It is specifically noted that the suicide prevention equipment will be retained, as shown on the architectural drawings.

A selection of Architectural and Landscape Drawings are shown below at **Figures 25 - 29**. For more information, refer to the full set of Architectural and Landscape Drawings at **Appendix A**. Specific drawings include:

- PD-A-01-1005 – Proposed ground floor plan
- PD-A-01-1006 – Proposed first floor plan
- PD-A-01-2005 – Proposed south east elevation
- PD-A-01-2006 – Proposed north east elevation
- PD-A-01-2007 – Proposed north west elevation
- PD-A-01-2008 – Proposed south west elevation
- PD-L-01-1008 – Landscape plan
- PD-L-01-1009 – Landscape palette

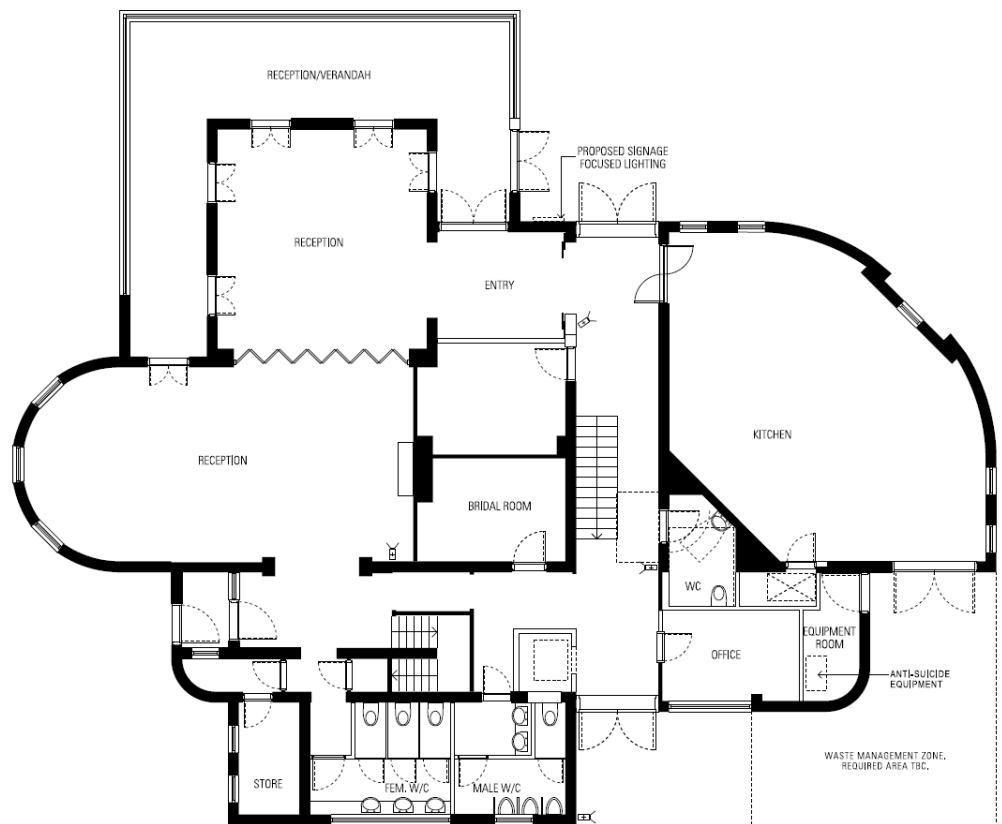


Figure 25 - Proposed Officers Mess building (ground floor)
Source: Johnson Pilton Walker

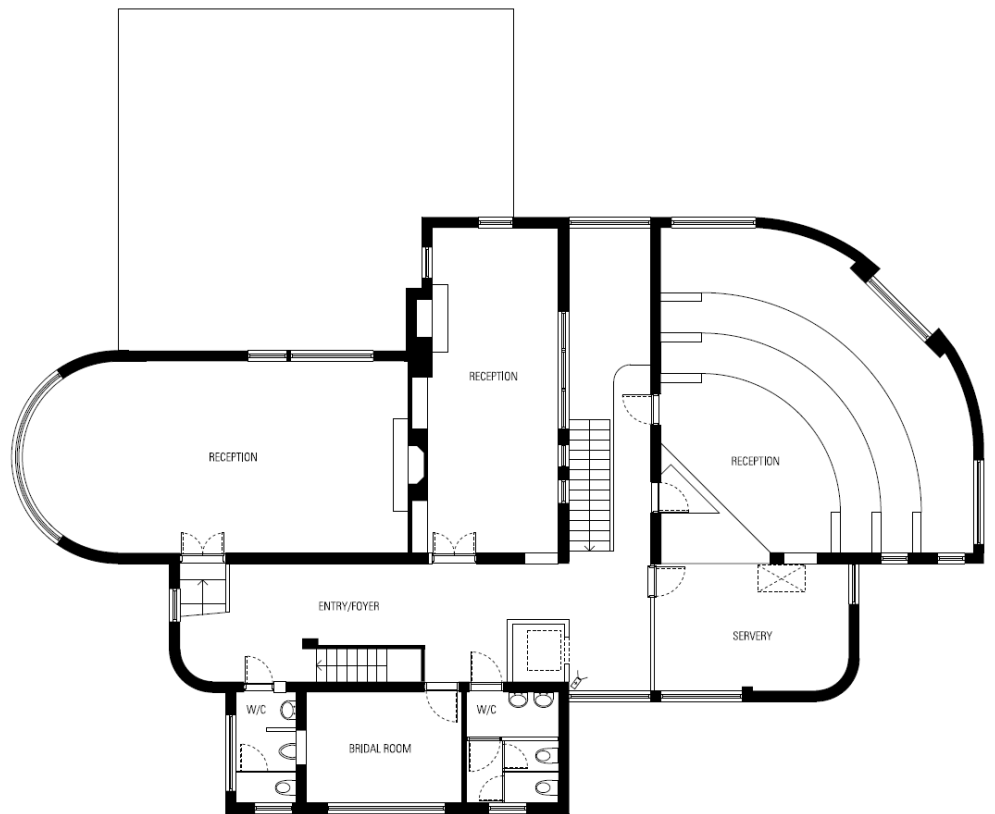


Figure 26 - Proposed Officers Mess building (first floor)

Source: Johnson Pilton Walker

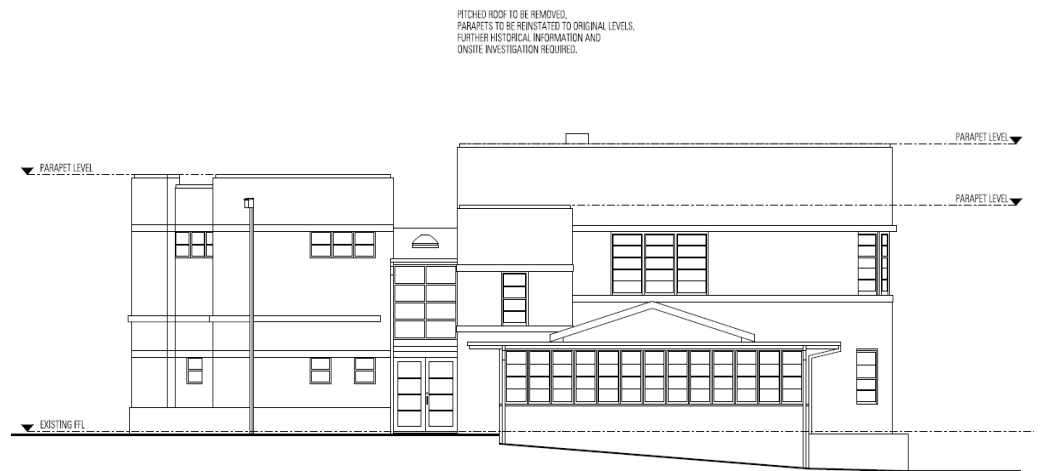


Figure 27 - Proposed Officers Mess building (north-west elevation)

Source: Johnson Pilton Walker

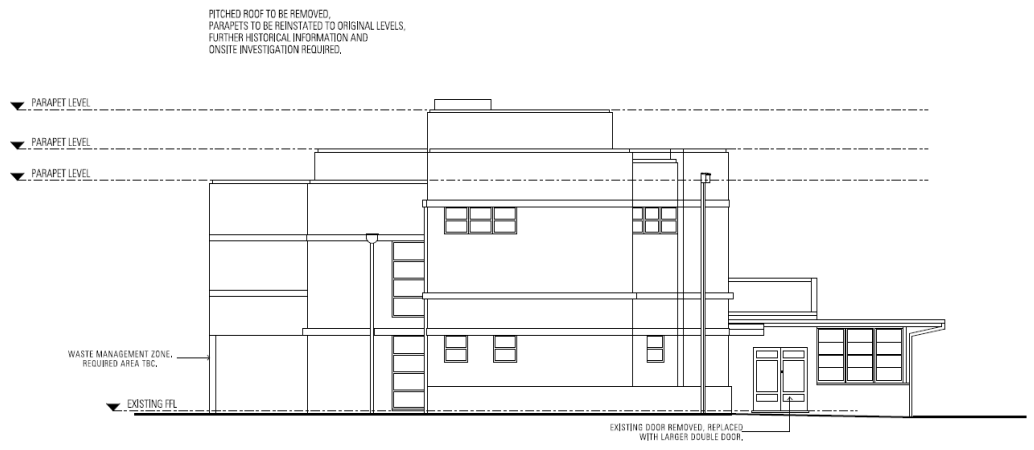


Figure 28 - Proposed Officers Mess building (north-east elevation)
 Source: Johnson Pilton Walker



Figure 29 - Proposed Officers Mess building (landscape plan)
 Source: Trish Dobson Landscape Architecture

Internal uses	<ul style="list-style-type: none"> • Ground floor <ul style="list-style-type: none"> - reception areas - main commercial kitchen - office - store room - bridal room - amenities - lift - verandah • Level 1 <ul style="list-style-type: none"> - reception areas - servery - bridal room - amenities 	
Size of activity footprint	No extensions are proposed to be added to the Officers Mess building. Works are generally confined to the existing building footprint. Some minor landscaping works are proposed in the gardens surrounding the building.	
Signage	<p>Building identification signage is proposed. The signage for the Officers Mess would be located to the right of the main entrance doors on the northern façade.</p> <p>The signage would read “the Officers Mess” and would be made of simple bronze pin-fixed lettering. The approximate size would be 110mm high, with the length subject to final font selection. The signs would be face lit using spotlights.</p> <p>Some additional internal signage for wayfinding would also be provided, and would be approximately 50-60mm high, and would identify the different function areas within the Officers Mess. The final wording for this signage would be subject to final design.</p> <p>Signage in accordance with liquor licensing laws will also be provided.</p>	
Earthworks, land clearing or vegetation removal	<p>No excavation is proposed.</p> <p>Only existing landscaped areas will be affected. Some small ornamental shrubs will be removed and replaced.</p>	
Operational details (refer to Operational Plan of Management at Appendix H , Waste Management Plan at Appendix K , and the Construction Management Plan at Appendix I)	Staff numbers (max)	20
	Patron capacity (max)	115 for banquet events, 140 for cocktail events
	Operating hours	Monday to Sunday, 7:00 am to 12:00 am
	Number of events	4.5 events per week
	Type of events	Social events, weddings, corporate events
	Licensing arrangements	On-premises liquor license
	Deliveries	<p>All food produce to be delivered to the loading dock of the Officers Mess production kitchen for centralised processing. All food to be deboxed, decanted, prepared and portioned before being dispatched to the Armoury and Constables Cottage.</p> <p>Beverage deliveries will be made to the Officers Mess for collation and subsequent dispatch to the Armoury and Constables Cottage.</p>
Waste	Waste to be taken to and stored in 660 litre bins at the rear of the Officers Mess.	

Armoury

<p>Land use</p>	<p>Although this building is currently vacant, its most recent use was as a function/reception centre. This use is proposed to be continued.</p>
<p>Proposed works</p>	<ul style="list-style-type: none"> • The proposed adaptation of the Armoury would involve refurbishment, internal alterations, addition of a second storey and side wing, and external landscaping. Specifically: <ul style="list-style-type: none"> - The proposed works would require removal of the existing eastern wall and would require some excavation for footings. The ground floor verandah would be replaced with a new external lounge, which would support a trafficable terrace on the first floor above, and include new stairs at its western end. The proposed new second storey would have a skillion roof and would be predominantly glazed. The proposed new roof would rise above the ridge level of the existing hipped roof. - Remaining original rear (northern) walls, including the remaining original timber double-hung sash windows, are proposed to be retained. The interiors would be opened up further by removal of 1989 partitions. Expansion of the service area to the north-east, behind the building, would require excavation of an area of rock. - Proposed landscaping works would comprise establishment of new garden beds with low plantings along the proposed new terrace along the southern wall of the Armoury; a new stone-paved landing at the base of the new south-western stairs to the terrace, and addition of further native plants to the existing beds to the west. The existing lawns in front of the Armoury would be retained, as would the Norfolk Island Pines to the south-east. <p>A selection of Architectural and Landscape Drawings are shown below at Figures 30 - 35. For more information, refer to the full set of Architectural and Landscape Drawings at Appendix A. Specific drawings include:</p> <ul style="list-style-type: none"> • PD-A-03-1025 – Proposed ground floor plan • PD-A-03-1026 – Proposed first floor plan • PD-A-03-2025 – Proposed north and south elevations • PD-A-03-2026 – Proposed east and west elevations • PD-A-03-8002 – Proposed perspective • PD-A-03-8004 – Proposed view from harbour • PD-A-03-8005 – Proposed view from harbour – night • PD-A-03-8010 – Armoury materials palette <div data-bbox="486 1294 1455 1935" data-label="Image"> </div> <p>Figure 30 - Proposed Armoury building (finishes not shown) Source: Johnson Pilton Walker</p>

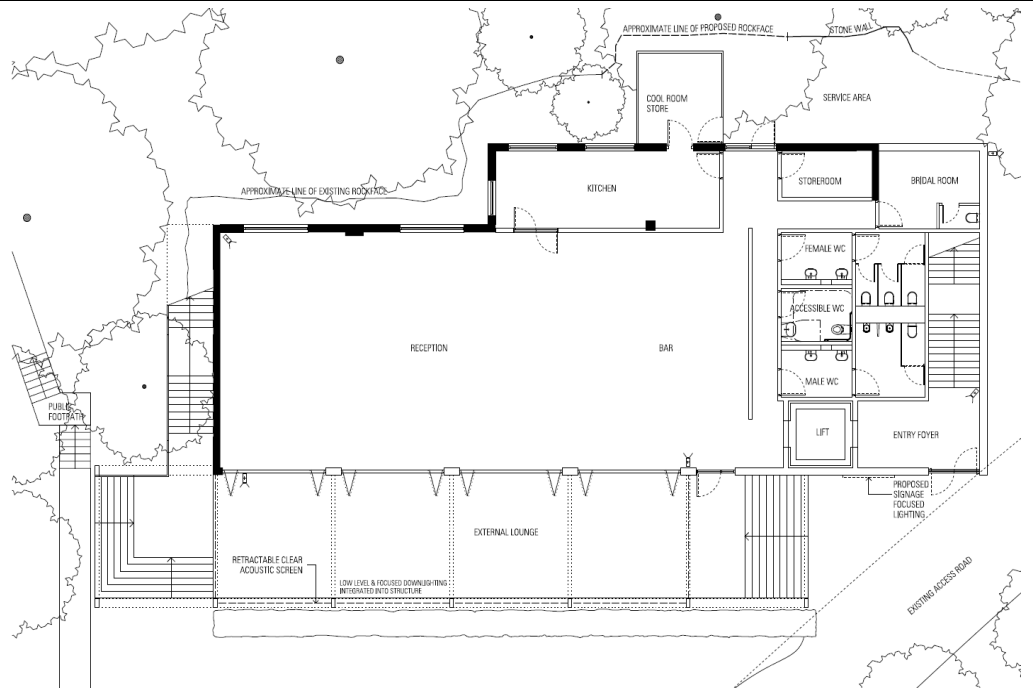


Figure 31 - Proposed Armoury building (ground floor)

Source: Johnson Pilton Walker

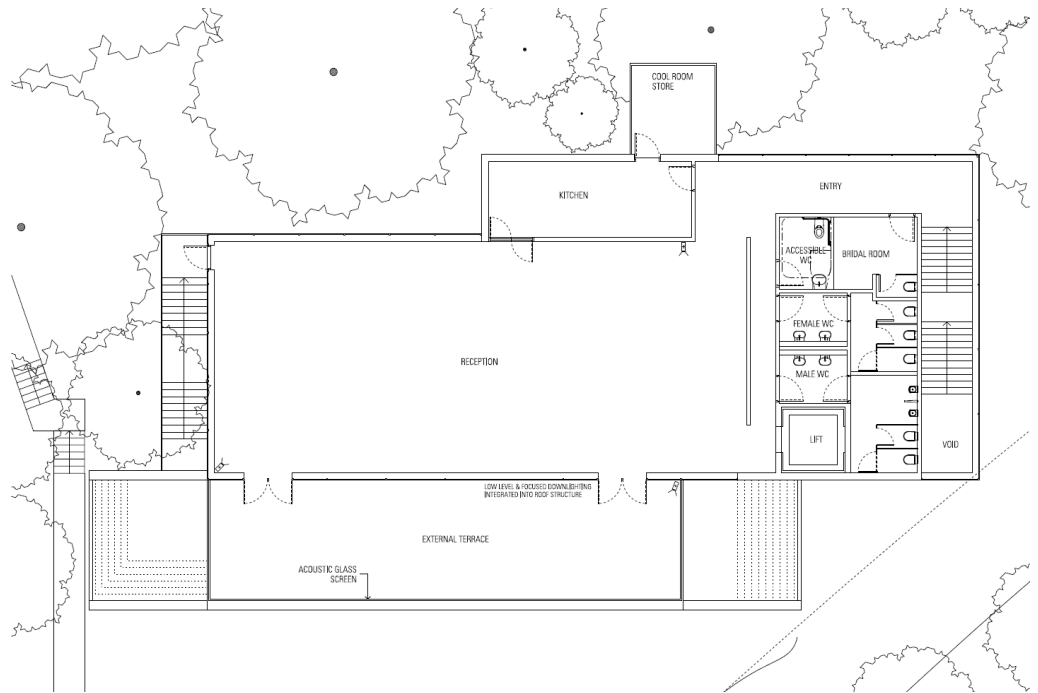
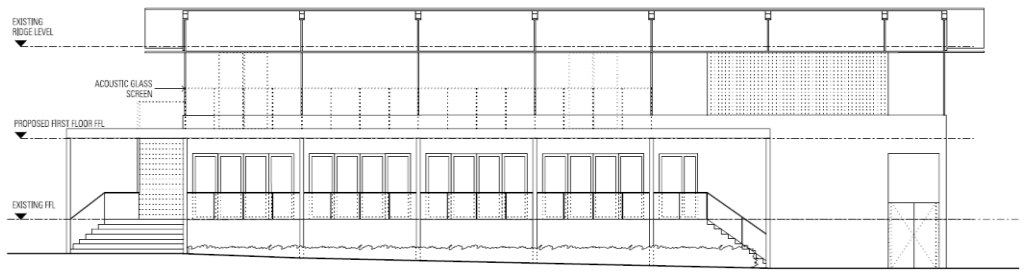
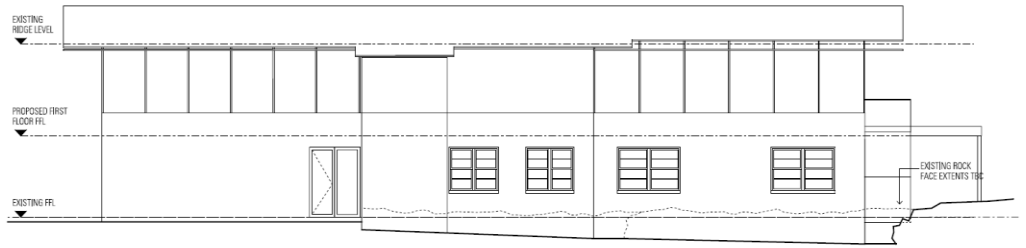


Figure 32 - Proposed Armoury building (first floor)

Source: Johnson Pilton Walker

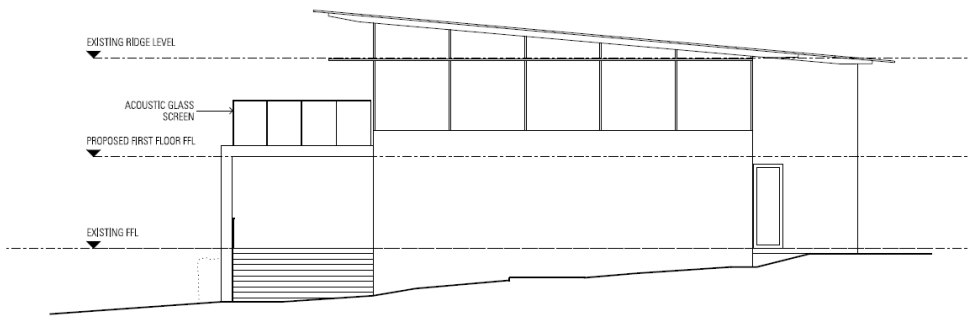


01 SOUTH ELEVATION

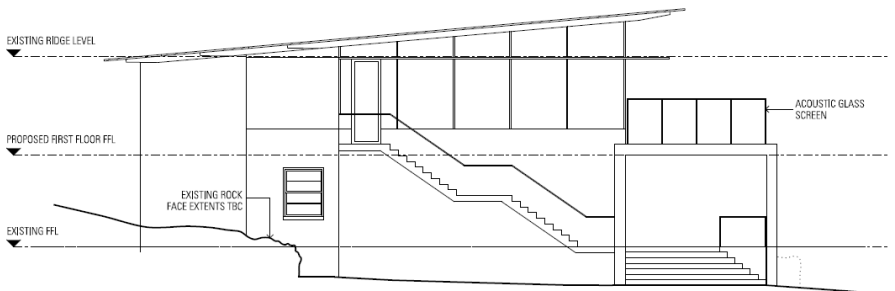


02 NORTH ELEVATION

Figure 33 - Proposed Armoury building (north and south elevations)
Source: Johnson Pilton Walker



01 EAST ELEVATION



02 WEST ELEVATION

Figure 34 - Proposed Armoury building (east and west elevations)
Source: Johnson Pilton Walker

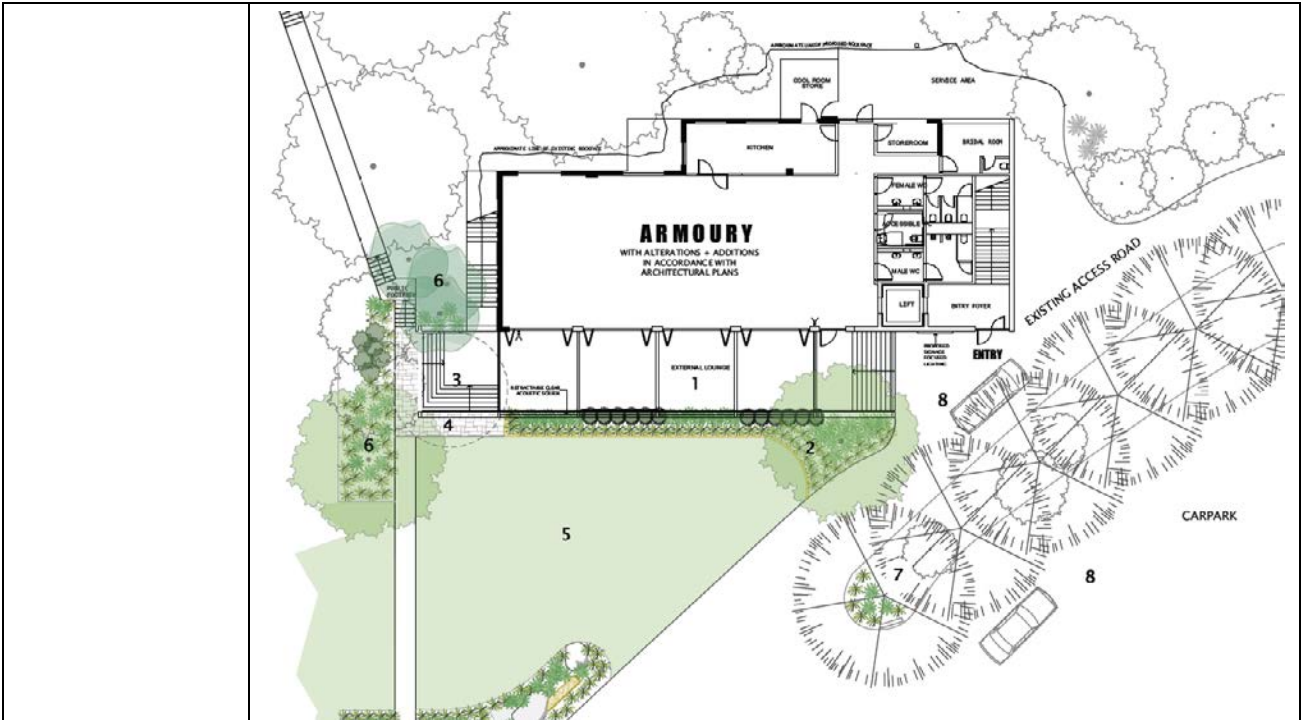


Figure 35 - Proposed Armoury building (landscape plan)
 Source: Trish Dobson Landscape Architecture

Internal uses

- Ground floor
 - reception area and bar
 - commercial kitchen and cool room
 - service area
 - store room
 - bridal room
 - amenities, including an accessible WC
 - lift
 - entry foyer and stair to first floor
 - external lounge area
- Level 1
 - reception area and bar
 - amenities
 - lift
 - commercial kitchen and cool room
 - service area
 - external terrace area

Size of activity footprint

A comparison between the existing and proposed ground floor plans is shown below at **Figures 36 and 37**.

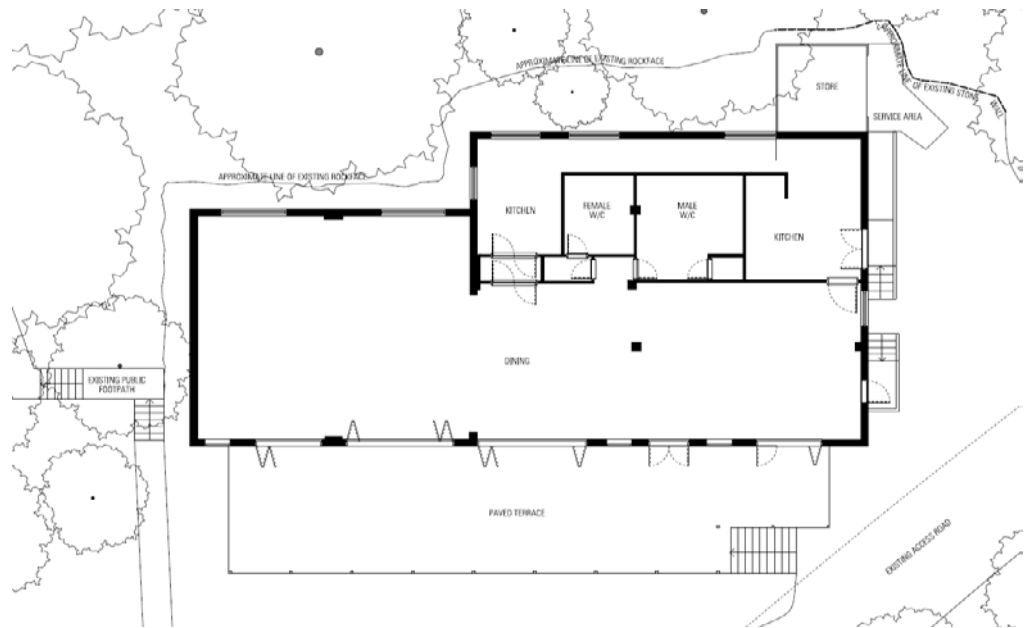


Figure 36 – Existing Armoury ground floor
Source: Johnson Pilton Walker

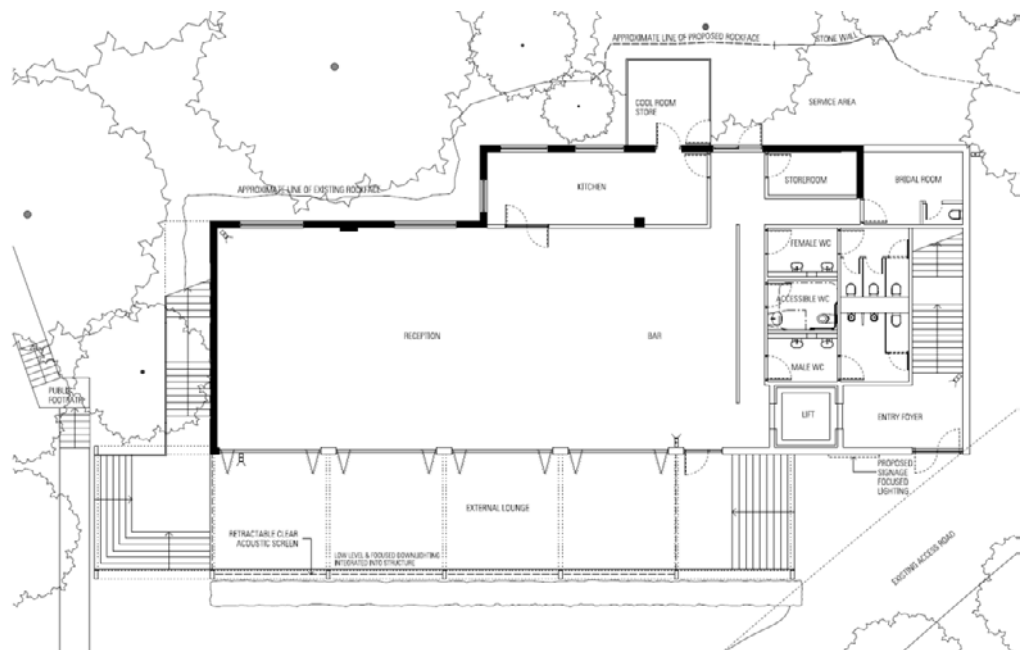


Figure 37 - Proposed Armoury ground floor
Source: Johnson Pilton Walker

As shown, the building is proposed to be extended to the rear (north-east) and to the side (south-east). Some excavation will be undertaken to accommodate the cool room store and building footings.

As such, the activity footprint would be larger than that of the existing building, but will generally be extended across areas that have previously been cleared. Some minor landscaping works are proposed in the gardens surrounding the building.

Earthworks, land clearing or vegetation removal

Excavation of the existing rockface to the rear of the site is proposed to accommodate the cool room store. The extent of excavation would cover an area of approximately 8.5m².

This excavation is shown in **Figure 38** below.

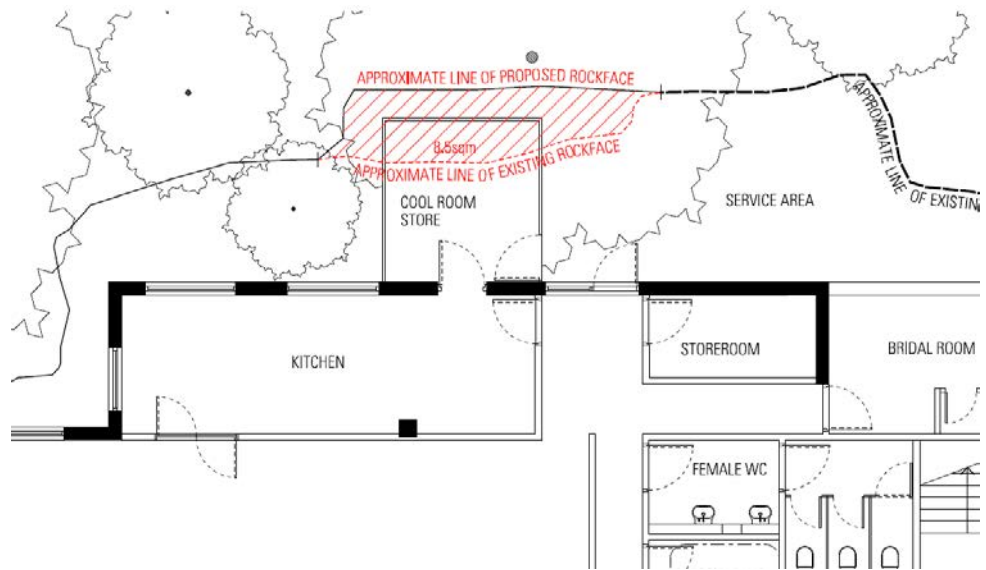


Figure 38 – Extent of excavation (Armoury)

Source: Johnson Pilton Walker

Proposed vegetation disturbance and removal includes:

- Removal of noxious and environmental weeds in the car park perimeter and replacement of introduced species with exotic (non-weedy) and native species.
- Removal of *Cupaniopsis anacardioides* (Tuckeroo) for works and replacement in future landscape works (see **Figure 39** location shown in red).
- Removal of at least one *Banksia integrifolia* and replacement in future works.
- Excavation of 8.5m² of rock at the rear of the building.
- Area 6 on detailed landscape plan: Existing group of *Eucalyptus* sp. and *Banksia integrifolia* to be enhanced with the addition of native vegetation including:
 - *Banksia integrifolia* (Coast Banksia)
 - *Banksia spinulosa* (Hairpin Banksia)

The following plants are proposed in this zone for landscaping and could be removed from the planting list if required.

- *Cupaniopsis anacardioides* (Tuckeroo)
- *Doryanthes excelsa* (Gynea Lily)
- *Lomandra longifolia* 'Tanika' (Fine Leaf Mat Rush)

Proposed planting of locally native grasses under the Norfolk Island Pine (Area 7) post removal of weeds include Noxious Asparagus fern.

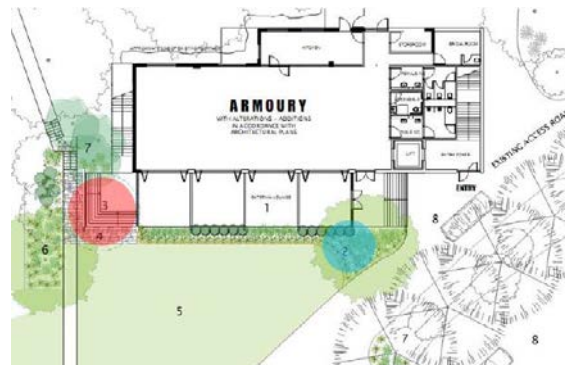


Figure 39 - Landscape plan of the Armoury showing location of Tuckeroo plant to be removed (shown in red) and location where Tuckeroo plant will be replaced (shown in blue)

Source: Ecological Consultants Australia Pty Ltd.

<p>Signage</p>	<p>Building identification signage is proposed. The signage for the Armoury would be located to the left of the main entrance doors, on the south-eastern façade.</p> <p>The signage would read “The Armoury” and would be made of simple bronze pin-fixed lettering. The approximate size would be 200-250mm high, with the length subject to final font selection. The signs would be face lit using spotlights.</p> <p>Some additional internal signage for wayfinding would also be provided, and would be approximately 50-60mm high, and would identify the different function areas within the Armoury. The final wording for this signage would be subject to final design.</p> <p>Signage in accordance with liquor licensing laws will also be provided.</p>	
<p>Operational details (refer to Operational Plan of Management at Appendix H, Waste Management Plan at Appendix K, and the Construction Management Plan at Appendix I)</p>	<p>Staff numbers (max)</p>	<p>30</p>
	<p>Patron capacity (max)</p>	<p>Capacity for 140 persons for banquet-type functions, or 160 for cocktail functions on the Ground Floor and 110 persons for banquet-type functions, or 120 for cocktail functions on the First Floor.</p>
	<p>Operating hours</p>	<p>Monday to Sunday, 7:00 am to 12:00 am</p>
	<p>Frequency of events</p>	<p>5 events per week</p>
	<p>Type of events</p>	<p>Social events, weddings, corporate events</p>
	<p>Licensing arrangements</p>	<p>On-premises liquor license</p>
	<p>Deliveries</p>	<p>Food and beverages to be delivered to the Officers Mess, and then dispatched to the Armoury.</p>
	<p>Waste management</p>	<p>Waste to be taken to and stored in 660 litre bins to the rear of the Officers Mess.</p>

Gap Bluff Cottage

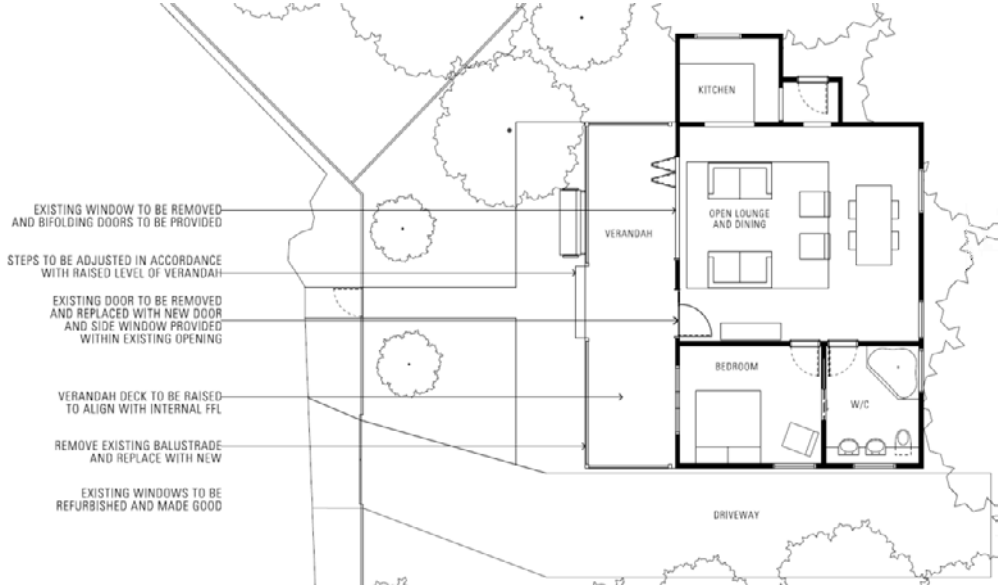
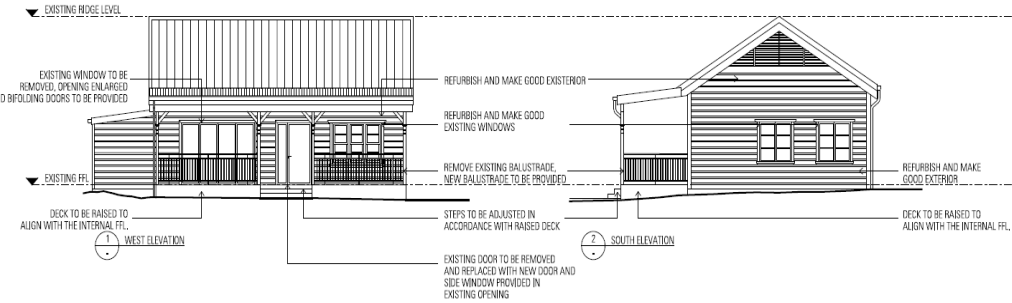
<p>Land use</p>	<p>Although this building is currently vacant, its most recent use was as staff accommodation. This use is proposed to be changed to short-term holiday accommodation for NPWS.</p>
<p>Proposed works</p>	<ul style="list-style-type: none"> • The proposed adaptation of Gap Bluff Cottage would involve rearrangement of the interiors to provide one bedroom and a larger bathroom in the current second bedroom, a kitchen in the current store and a large, single living and dining area; and conservation works as required. The one remaining original window and the external form and appearance of the building would be retained. • The proposed landscaping would comprise retention of existing large shrubs and trees, planting of low hedges inside the western and southern fences, replacement of the concrete path with brick paving, and retention of the lawns in front of the cottage. <p>A selection of Architectural and Landscape Drawings are shown below at Figures 40 - 42. For more information, refer to the full set of Architectural and Landscape Drawings at Appendix A. Specific drawings include:</p> <ul style="list-style-type: none"> • PD-A-02-1015 – Proposed ground floor plan • PD-A-02-2015 – Proposed elevations • PD-L-02-1018 – Landscape plan • PD-L-02-1019 – Landscape palette  <p>Figure 40 - Proposed Gap Bluff Cottage (ground floor plan) Source: Johnson Pilton Walker</p>  <p>Figure 41 - Proposed Gap Bluff Cottage (west and south elevations) Source: Johnson Pilton Walker</p>



Figure 42 - Proposed Gap Bluff Cottage (landscape plan)

Source: Trish Dobson Landscape Architecture

<p>Size of activity footprint</p>	<p>As only minor works are proposed, the activity footprint will generally be confined to the existing building footprint, notwithstanding minor landscaping works around the building.</p>
<p>Earthworks, land clearing or vegetation removal</p>	<p>No excavation is proposed.</p> <p>Vegetation to be removed includes:</p> <ul style="list-style-type: none"> • Minor amendments to cultural landscape areas. • Standing dead trees should be assessed for stability, and if structurally stable left for habitat. While it was noted that the dead trees did not have any hollows, they may be used for roosting by birds. Removal of existing dead native trees, stumps and limited environmental weeds immediately adjoining the previously cleared areas i.e. <i>Yucca</i> spp and <i>Strelitzia Nicolai</i>.

Other

Parking and access arrangements

Generally, existing parking areas will be used for guests and staff of the Officers Mess, Armoury and Gap Bluff Cottage. Currently, the areas in proximity to the buildings provide a total of 70 parking spaces, comprising 60 spaces for guests and 10 spaces reserved for staff. These include:

- 18 formally line-marked spaces to the west of the Gap Bluff Cottage;
- 15 kerb side parking spaces adjacent to the lawn to the west of the Armoury building;
- 12 kerb side parking spaces on the ingress and egress to the Officer's Mess building;
- 15 informal parking spaces in the irregular shaped hardstand area to the northwest of the Armoury building; and
- 10 parking formally line-marked spaces to the southeast of the Officer's Mess building (to be reserved for staff).

The Gap Bluff Parking Plan, shown below at **Figure 43**, identifies the locations of these spaces.

As part of this plan, an additional 'overflow' area has been provided on the access road to the north of the hardstand area, heading northwards towards the access road to HMAS Watson. This access road can accommodate an additional 30 cars. These spaces will only be used in peak times, when all function centres are operating simultaneously.

It is anticipated that these parking arrangements will provide sufficient spaces to accommodate all of the anticipated parking demands generated by the function centres, without placing any demand on on-street parking within the wider Watsons Bay area.

It is also noted that 3 accessible parking spaces will be provided, consisting of:

- 2 spaces adjacent to the south-east face of the Armoury; and
- 1 space adjacent to the Officers Mess.

Access to the Gap Bluff Precinct will primarily be via the existing access road, located off Military Road between the intersections with Cliff Street and Gap Road. Traffic will arrive and depart via this road. However, it is noted that there may be occasions on which pre-function traffic may be managed to exit via the northern secondary access road to avoid congestion on the main access road.

In relation to the function centres, the following management measures will be implemented:

- **Overflow parking:** As detailed above, an additional 30 spaces will be provided as overflow parking.
- **Coach and bus access:** Coaches will enter via the southern primary access off Military Road, unload passengers in front of the Armoury, and then will turn within the hardstand area adjacent to the Armoury to exit via the main access. This area will remain clear of parked cars.
- **Servicing:** All major deliveries will occur at the rear loading dock of the Officers Mess, at which point items will be stored and transported as necessary to the Armoury and Constables Cottage. Centralising deliveries and storage will reduce the amount of service vehicle traffic across the precinct. All waste will be consolidated at the Officers Mess and will be collected by a private contractor, making use of the existing site access to Military Road.

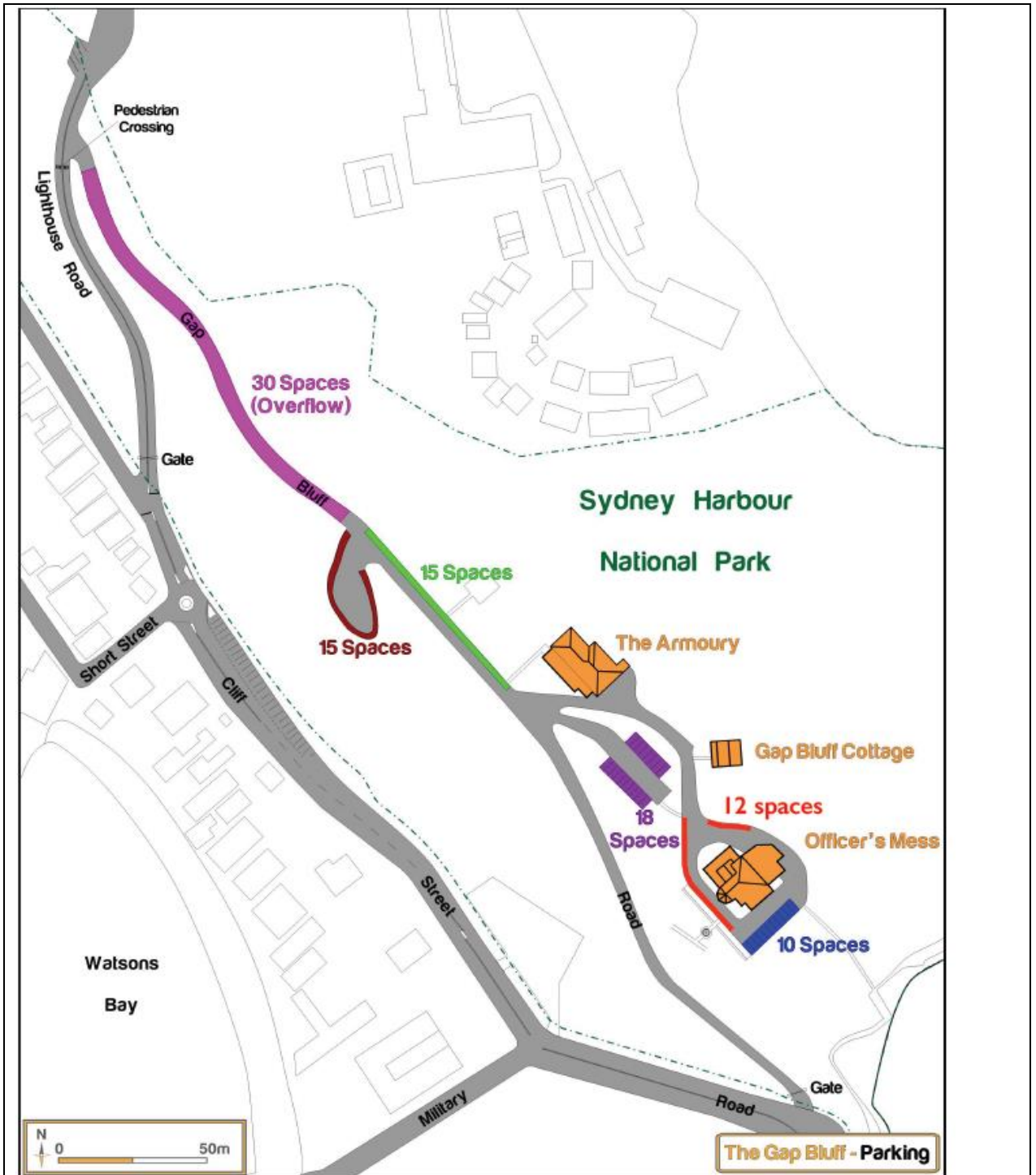


Figure 43 – Gap Bluff Parking Plan
Source: Ason Group

Ancillary activities, such as advertising or other signage (including any temporary signs, banners or structures promoting an event or sponsorship arrangements), roads, infrastructure, bush fire hazard reduction:

Signage

External signage is proposed for the Officers Mess and Armoury.

The Officers Mess

Building identification signage is proposed. The signage for the Officers Mess would be located to the right of the main entrance doors on the northern façade.

The signage would read “The Officers Mess” and would be made of simple bronze pin-fixed lettering. The

approximate size would be 110mm high, with the length subject to final font selection. The signs would be face lit using spotlights.

Some additional internal signage for wayfinding would also be provided, and would be approximately 50-60mm high, and would identify the different function areas within the Officers Mess. The final wording for this signage would be subject to final design.

Signage in accordance with liquor licensing laws will also be provided.

The Armoury

Building identification signage is proposed. The signage for the Armoury would be located to the left of the main entrance doors, on the south eastern façade.

The signage would read “The Armoury” and would be made of simple bronze pin-fixed lettering. The approximate size would be 200-250mm high, with the length subject to final font selection. The signs would be face lit using spotlights.

Some additional internal signage for wayfinding would also be provided, and would be approximately 50-60mm high, and would identify the different function areas within the Armoury. The final wording for this signage would be subject to final design.

Signage in accordance with liquor licensing laws will also be provided.

Other

The entrance gate signage to the precinct will be left as existing. Wayfinding signage throughout the precinct will be provided in accordance with NPWS guidelines.

Lighting

Although light from the Armoury and Officers Mess will be visible at night from surrounding areas, the proposed lighting will not result in any excessive glare or light spill. Generally, the buildings will only be visible from distant areas, with no residences in close enough proximity to experience any adverse impacts from the proposed lighting.

A view of the Armoury at night is shown at **Figure 44** below.



Figure 44 – The Armoury at night

Source: Johnson Pilton Walker

CCTV

CCTV cameras are required at the entrance to all licensed premises, including the Armoury and Officers Mess. It is noted that these cameras will point downwards and will focus on the entrances to the premises only, and will not be capable of capturing any surrounding residences. This is intended to avoid any incidental capture.

Proposed construction methods, materials and equipment:

See Construction Management Plan at **Appendix I**. A full Construction Management Plan should be prepared prior to the commencement of works.

Receival, storage, and on site management for materials used in construction:

See Construction Management Plan at **Appendix I**. A full Construction Management Plan should be prepared prior to the commencement of works.

Environmental safeguards and mitigation measures:

A detailed list of all proposed environmental safeguards and mitigation measures are provided at Section 8.

Sustainability measures – including choice of materials (such as recycled content) and water and energy efficiency

The proposal would incorporate a number of sustainability measures, including the following:

- Passive design features, such as enhanced natural ventilation and effective shading measures;
- Reuse of existing materials;
- Use of low VOC products, low/zero formaldehyde timbers, FSC certified timber and GECA certified furnishings and floor coverings;
- Use of star-rated equipment where possible, to within 0.5 stars of the best available;
- Use of high efficiency HVAC equipment;
- Use of occupancy controls and LED lighting;
- Establishment of energy targets;
- Use of WELS-rated fittings, fixtures, appliances and equipment;
- Establishment of minimum recycling targets; and
- Education of staff and guests in best achieving sustainability targets.

See the ESD Report at **Appendix J** for further information.

Construction timetable and staging, hours of operation:

There will be 3 distinct phases requiring different material handling logic to construct the buildings efficiently and minimise impact on surrounding streets and neighbours. The phases are:

Phase 1. Site establishment; Demolition; Excavation

Phase 2. Structure

Phase 3. Finishes and external works

Each Phase will not happen in isolation. Phases 2 and 3 will happen simultaneously once the structure is sufficiently complete to allow the finishes trades to commence on lower levels.

The normal hours of work will typically be 7.00am to 5.00pm, Monday to Saturday excluding public holidays.

Note: if the activity involves building or infrastructure works, it may require certification to Building Code of Australia or Australian Standards prior to commencement. Further information on the types of projects requiring certification, and how to obtain certification, is contained the DECCW *Construction Assessment Procedure* at: <http://www.environment.nsw.gov.au/protectedareas/developmentadjoiningdecc.htm>

South Head, Camp Cove and Green Point Precinct

Constables Cottage

Land use	Although this building is currently vacant, its most recent use was as short-term accommodation. This use is proposed to be changed to a café/restaurant use.
Proposed works	<ul style="list-style-type: none"> • The proposed single-storey extension to the north (rear) of the cottage would require removal of the existing post-1952 rear wing and the post-1952 enclosed verandah. Stubs of the original rear-wing walls would be retained within the corridor between the original cottage and the addition, to provide evidence of this element. The rear wing would be articulated as a separate pavilion, with the connecting corridor set back from the eastern and western walls of the existing cottage, and have a hipped roof and weatherboard cladding which would relate to the existing cottage. • Widening of the post-1952 opening between the current dining and lounge rooms, and removal of the reconstructed entablature architraves in this location. • Creation of a new opening in the walls between the existing lounge room and eastern bedroom alongside the original doorway with early/original architraves, which would be retained in situ. • Creation of a new opening in the northern wall of the existing lounge room to the new corridor beyond. • Creation of a new, wide opening in the western wall of the existing dining room to the current second bedroom, and a new, wide opening between the current second and main bedrooms. • Replacement of the existing bay window to the western end of the post-1952 addition with glazed bi-fold doors. • Construction of two outdoor dining areas, each with a timber-framed pergola. One will be along the western side of the building and one will be along the southern facade of the post-1952 addition. This dining area would require removal of the c1950s garage in the north-western corner of the site. The pergolas would comprise timber posts and beams with an aluminium louvre roof. The southern pergola would have a glass acoustic screen on its eastern elevation, and both pergolas would have retractable transparent acoustic screens along their southern elevations. • Adaptation of the existing store (former WC) cut into the sandstone rock face into a cool store. • Construction of an accessible platform lift in the south-eastern corner of the site. • Retention of early/original doors and windows along the primary (southern) elevation of the building and retention of the existing hipped roof and the verandah. <p>A selection of Architectural and Landscape Drawings are shown below at Figures 45 - 50. For more information, refer to the full set of Architectural and Landscape Drawings at Appendix A. Specific drawings include:</p> <ul style="list-style-type: none"> • PD-A-05-1045 – Proposed ground floor plan • PD-L-05-1048 – Proposed landscape plan • PD-A-05-2045 – Proposed elevations • PD-A-05-8002 – Proposed view from Camp Cove

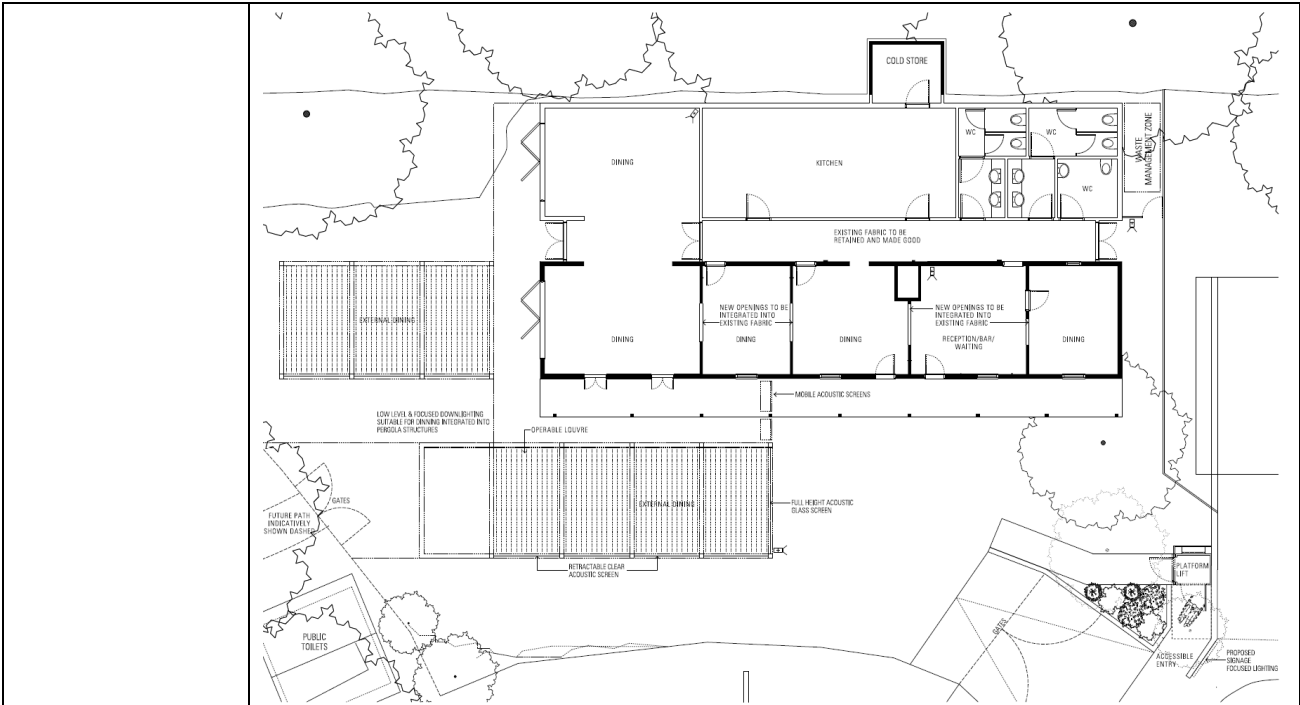


Figure 45 - Proposed Constables Cottage (ground floor plan)

Source: Johnson Pilton Walker

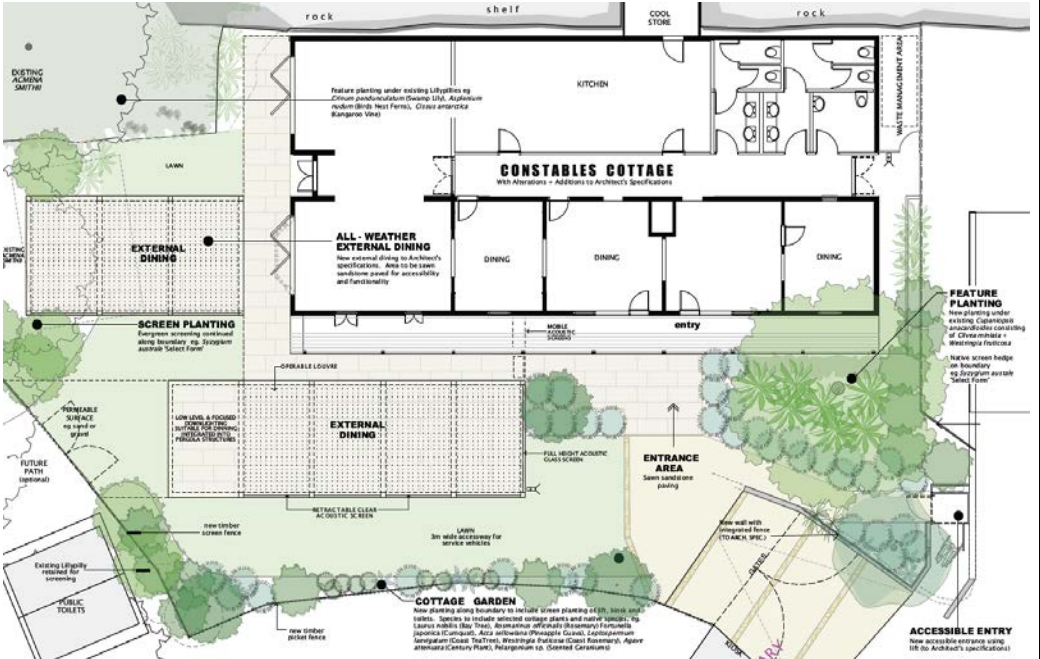


Figure 46 - Proposed Constables Cottage (landscape plan)

Source: Source: Trish Dobson Landscape Architecture



Figure 47 - Proposed Constables Cottage (elevations)
 Source: Johnson Pilton Walker



Figure 48 - Proposed Constables Cottage (view from Camp Cove)
 Source: Johnson Pilton Walker

Size of activity footprint

The existing and proposed building footprints are compared below.

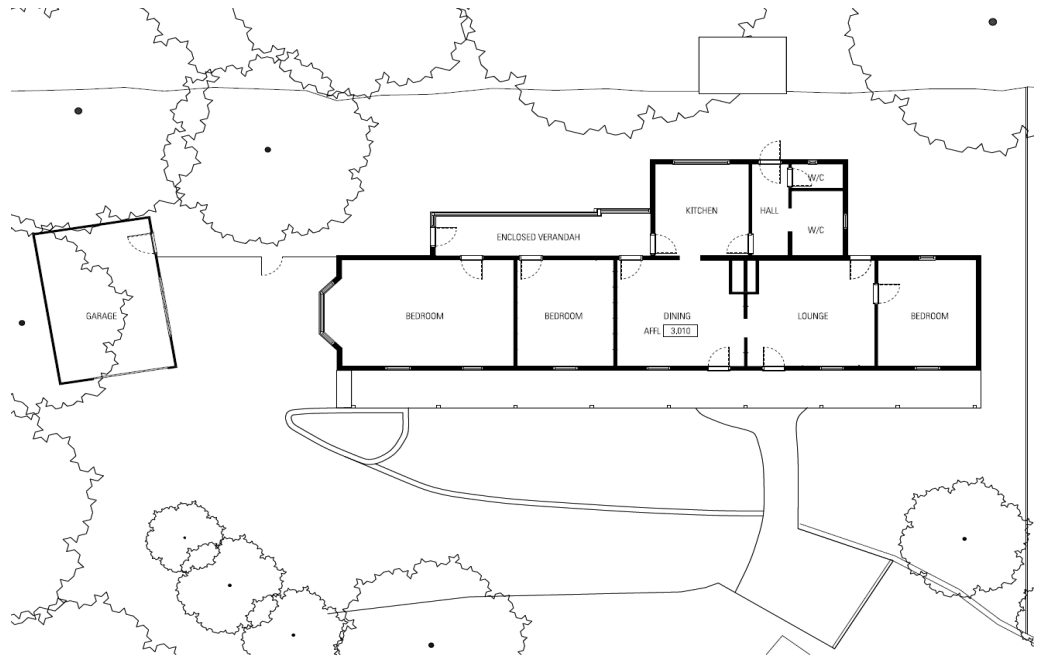


Figure 49 - Existing Constables Cottage ground floor
Source: Johnson Pilton Walker

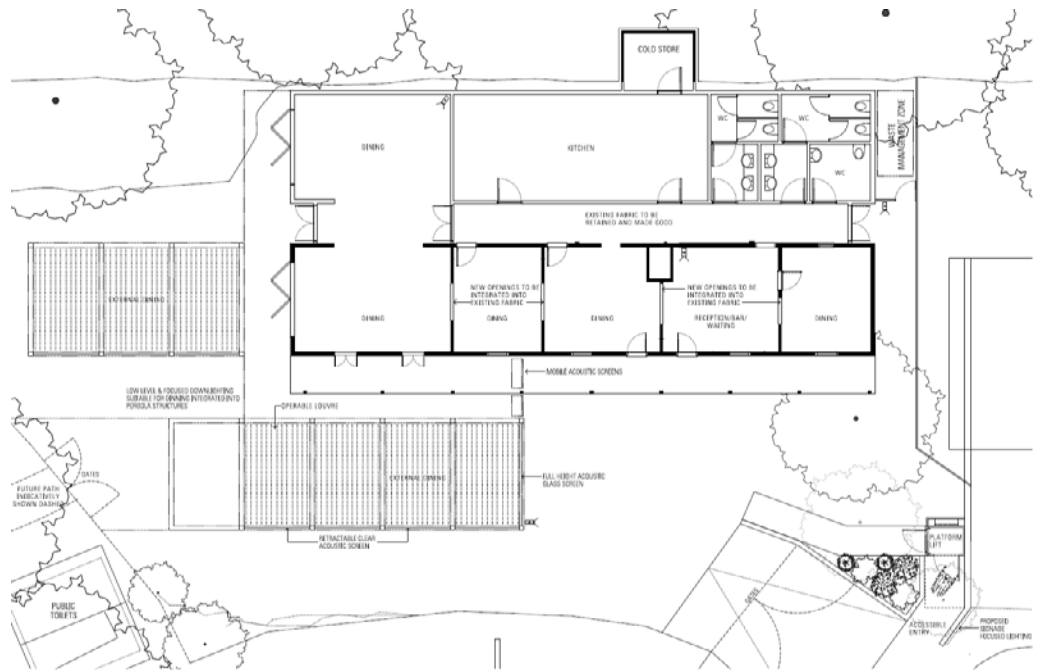
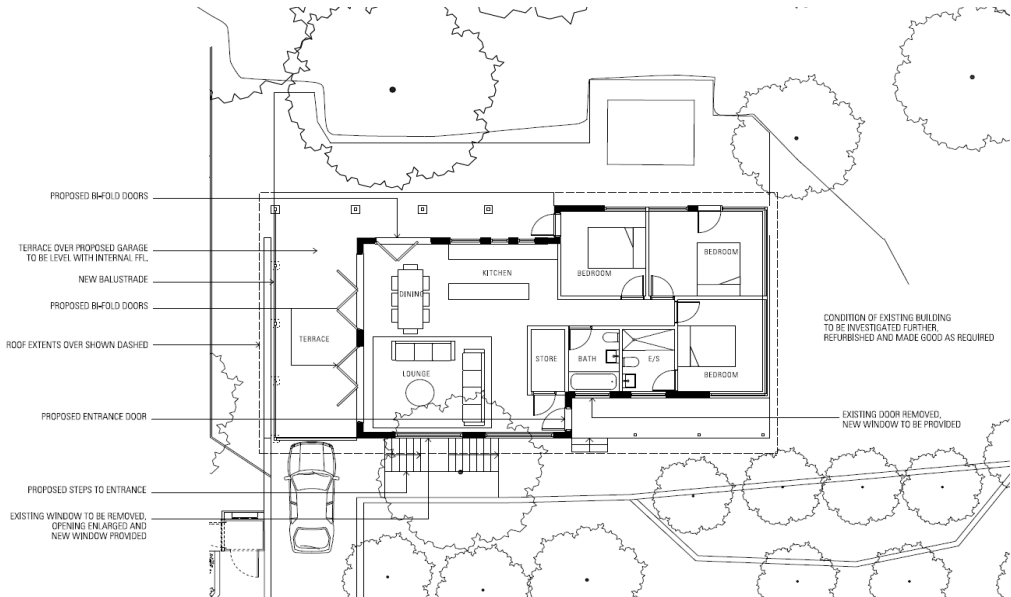


Figure 50 - Proposed Constables Cottage ground floor
Source: Johnson Pilton Walker

As shown, the proposed activity footprint would expand, both to the front and rear of the building. A rear extension is proposed to be constructed, which would allow expanded dining areas, kitchen and amenities. To the front of the building, a covered external dining area is proposed to be constructed. Landscaping works, including new planting and paved areas, would be undertaken.

Earthworks, land clearing or vegetation removal	<p>No excavation is proposed.</p> <p>The vegetation to be removed includes:</p> <ul style="list-style-type: none"> • Possible removal of 1 x <i>Acmena smithii</i> and possible removal of 1 x unidentified <i>Eucalyptus</i> sp. 	
Signage	<p>Minor business identification signage is proposed to be located to the right of the main street entrance to Constables Cottage, on the southern side of the site.</p> <p>The signage would read —Constables Cottage” and would be made of simple bronze pin-fixed lettering. The approximate size would be 110 mm high, with the length subject to final font selection. The sign would be face lit using spotlights.</p> <p>Signage in accordance with liquor licensing laws will also be provided.</p>	
Easement	<p>An easement for utilities is located in front of Constables Cottage. Discussions are ongoing with HMAS Watson and utility providers; however, the design of the pergola allows for a standard ute to access the easement if necessary. The flooring across this area will either be grass or a removable floor covering (i.e. non-fixed pavers or the like).</p>	
Operational details (refer to Operational Plan of Management at Appendix H , Waste Management Plan at Appendix K , and the Construction Management Plan at Appendix I)	Staff numbers (max)	15
	Patron capacity (max)	72 (37 internal and 35 internal)
	Operating hours	Tuesday to Saturday, 8:00 am to 11:00 pm, and Sunday 8:00 am to 3:00 pm
	Licensing arrangements	On-premises liquor license

33 Cliff Street

<p>Land use</p>	<p>Although this building is currently vacant, its most recent use was as staff accommodation for NPWS. This use is proposed to be changed to short-term holiday accommodation.</p>
<p>Proposed works</p>	<ul style="list-style-type: none"> • The proposed adaptation of the late-1950s house at 33 Cliff Street would comprise rationalising the interiors to provide open-plan living spaces to the west and bedrooms and bathrooms to the east; replacing the western wall with glazed bi-fold doors; and excavation of the driveway for a road-level garage and a trafficable terrace above. • Proposed landscaping works would comprise replacement of existing plantings with native coastal species to the east of the house, and planting of a fast-growing screening hedge along the property's western boundary. The existing path and clothesline to the east of the house would be removed and a new lawn established. <p>A selection of Architectural and Landscape Drawings are shown below at Figures 51 - 53. For more information, refer to the full set of Architectural and Landscape Drawings at Appendix A. Specific drawings include:</p> <ul style="list-style-type: none"> • PD-A-02-1015 – Proposed ground floor plan • PD-L-04-1038 – Proposed landscape plan • PD-A-04-2035 – Proposed elevations  <p>Figure 51 - Proposed 33 Cliff Street (ground floor plan) Source: Johnson Pilton Walker</p>

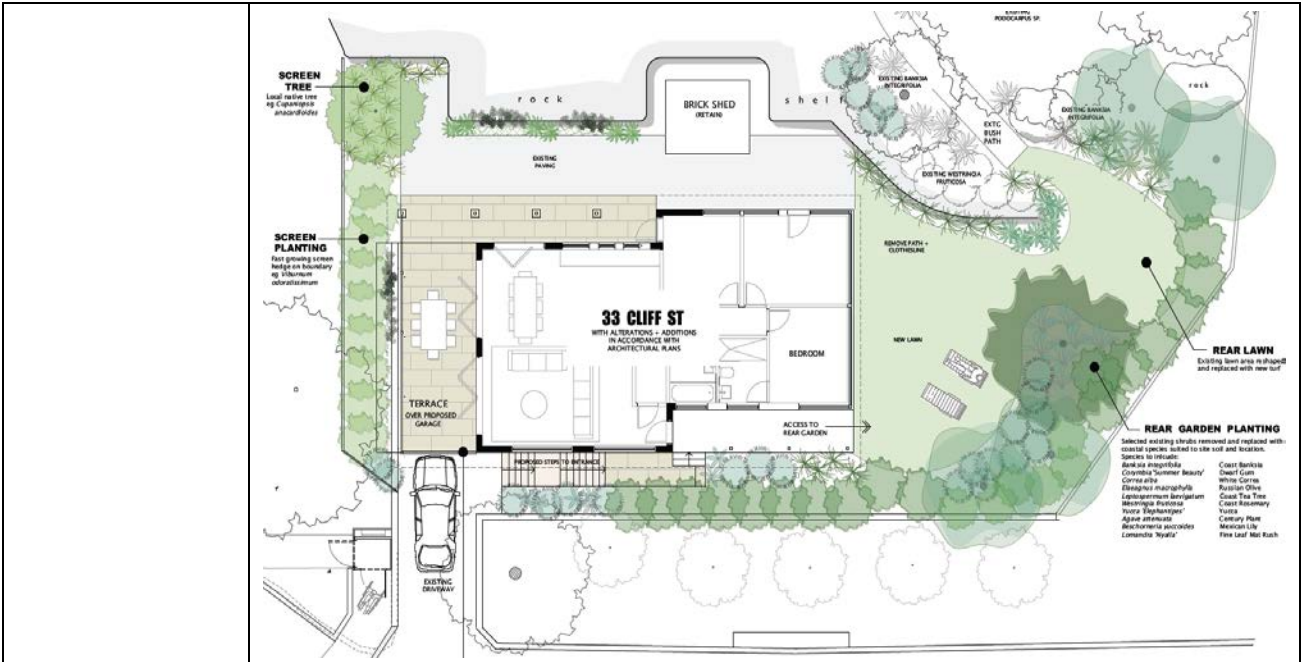


Figure 52 - Proposed 33 Cliff Street (landscape plan)
 Source: Trish Dobson Landscape Architecture

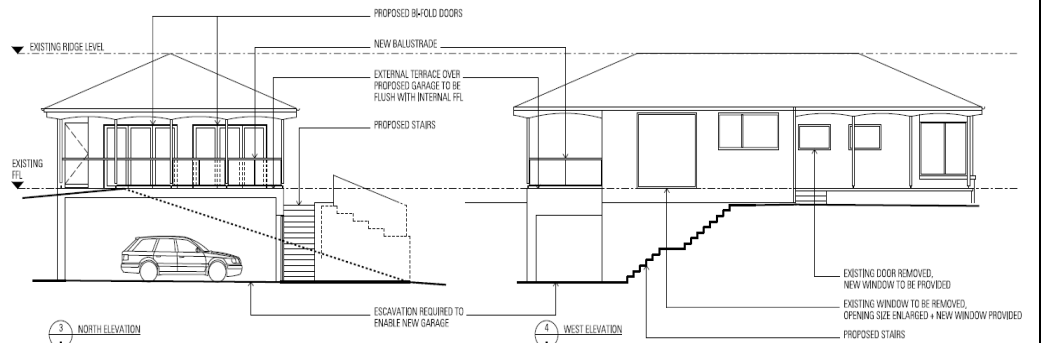
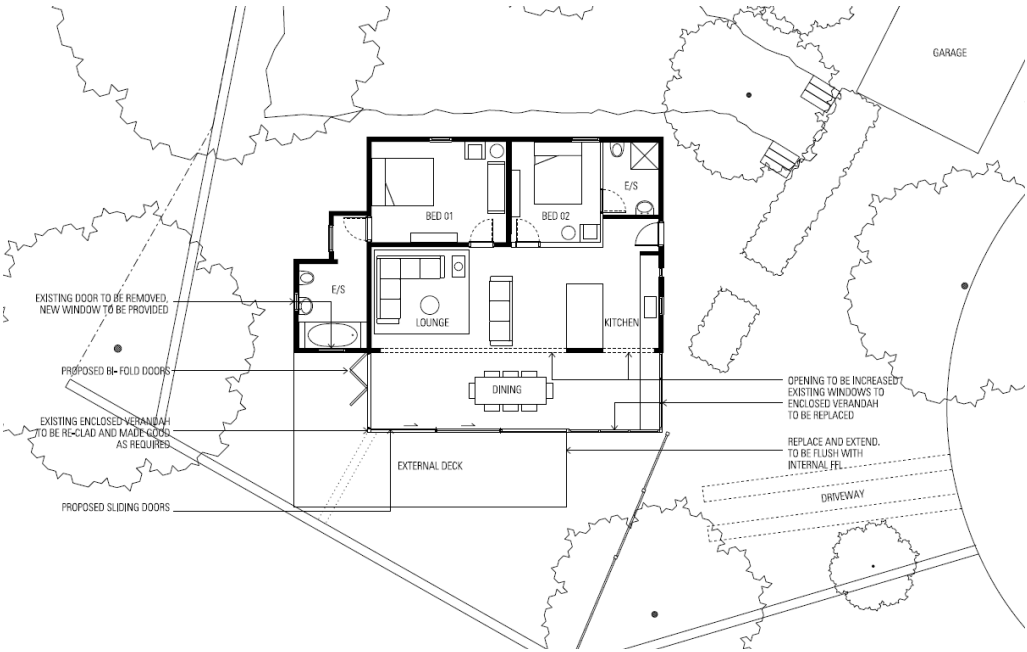


Figure 53 - Proposed 33 Cliff Street (north and west elevations)
 Source: Johnson Pilton Walker

<p>Size of activity footprint</p>	<p>As only minor works are proposed, the activity footprint will generally be confined to the existing building footprint, notwithstanding minor landscaping works around the building.</p>
<p>Earthworks, land clearing or vegetation removal</p>	<p>A minor amount of excavation will be undertaken to create a new garage, level with the street. The area of excavation will cover approximately 35 sqm.</p> <p>No vegetation is proposed to be removed, however the landscape plan states that selected shrubs (these are weed species) will be removed and replaced with coastal species suitable to the site soil and location. Next to Constables Cottage this property has a similar aspect and while the land to the rear is less steeply sloping, it is still shaded and vegetated by shade tolerant weed species.</p>

Green Point Cottage

<p>Land use</p>	<p>Although this building is currently vacant, its most recent use was as short-term accommodation. It is proposed to continue this use.</p>
<p>Proposed works</p>	<ul style="list-style-type: none"> • The proposed adaptation of Green Point Cottage comprises rearrangement of the interiors, including removal of most of the wall between the verandah and the living areas to create a large, open-plan space, and conversion of the existing laundry into a bathroom. The current entrance in the eastern wall would be relocated to the south and the current entrance infilled and made good. The existing enclosed verandah windows would be replaced and the external deck would be extended and raised to be flush with the internal floor level. The overall form of the cottage would remain unchanged. • Proposed landscaping works comprise establishment of garden beds with low plantings along the southern and western boundaries of the property. The existing fence along these boundaries would be retained. Mature trees would generally be retained. The existing garage, driveway and chain-wire fence would be retained. <p>A selection of architectural and landscape drawings are shown below at Figures 54 - 56. For more information, refer to the full set of architectural and landscape drawings at Appendix A. Specific drawings include:</p> <ul style="list-style-type: none"> • PD-A-06-1055 – Proposed ground floor plan • PD-L-06-1058 – Proposed landscape plan • PD-A-06-2055 – Proposed elevations  <p>Figure 54 - Proposed Green Point Cottage (floor plan) Source: Johnson Pilton Walker</p>

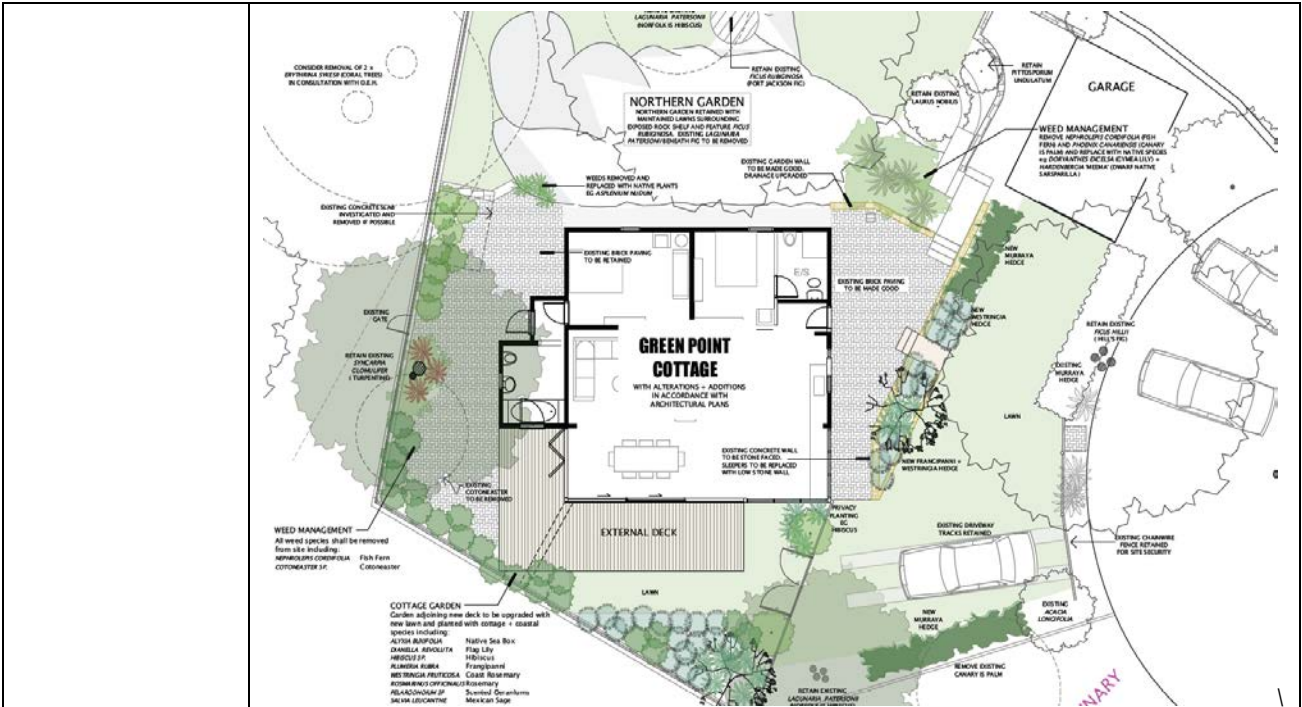


Figure 55 - Proposed Green Point Cottage (landscape plan)
 Source: Trish Dobson Landscape Architecture

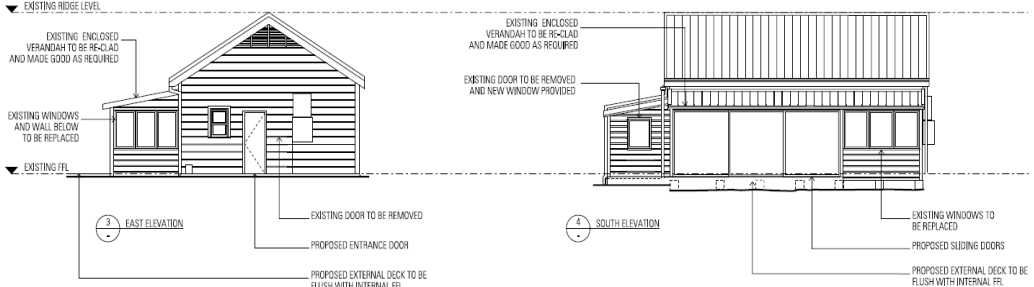


Figure 56 - Proposed Green Point Cottage (east and south elevations)
 Source: Johnson Pilton Walker

<p>Size of activity footprint</p>	<p>As only minor works are proposed, the activity footprint will generally be confined to the existing building footprint, notwithstanding minor landscaping works around the building.</p>
<p>Earthworks, land clearing or vegetation removal</p>	<p>No excavation is proposed.</p> <p>The vegetation to be removed includes:</p> <ul style="list-style-type: none"> • Removal of 1 X <i>Phoenix canariensis</i> adjoining front driveway on public land. • Removal of 2 x <i>Erythrina sykesii</i> from adjoining reserve to west. • Removal of 1 x <i>Lagunaria patersonii</i> under the canopy of large <i>Ficus rubiginosa</i> on site to north of cottage In addition to this is the removal of weed species from the property and bushland boundary.

Other

Traffic and parking arrangements:

The parking requirements generated by Constables Cottage will generally be accommodated by the supply of parking within walking distance of the site (marked as Zone 1 on the parking map at **Figure 57** below). No parking spaces exist on the site itself. In this regard, Zone 1 provides 125 on-street parking spaces. 18 of these spaces are restricted to residential permit use only. A further 38 of these parking spaces are located in the Camp Cove car park, located approximately 50m south of Constables Cottage. This car park is owned by NPWS. It is expected that the majority of customers travelling to Constables Cottage by car will utilise the NPWS car park.

Based on the DCP parking rates, Constables Cottage would require 14 parking spaces. Based on the parking analysis undertaken by Ason Group, there is sufficient on-street parking availability to accommodate the demands anticipated for the proposed café / restaurant, whilst still retaining residual parking availability for other locally-generated demands. It is also noted that Constables Cottage is intended to service local residents, who would likely walk to the restaurant.

No restrictions on use or access to the existing NPWS car park on Cliff Street are proposed.

Access to Constables Cottage is via the main driveway off Cliff Street. A platform lift is also proposed to enable accessible entry to the site.

Access to Constables Cottage in particular will be greatly improved. Access across the Constables Cottage property will be open to the public without the need to dine at or visit Constables Cottage itself. The gates will be open during operation but will be closed after hours.

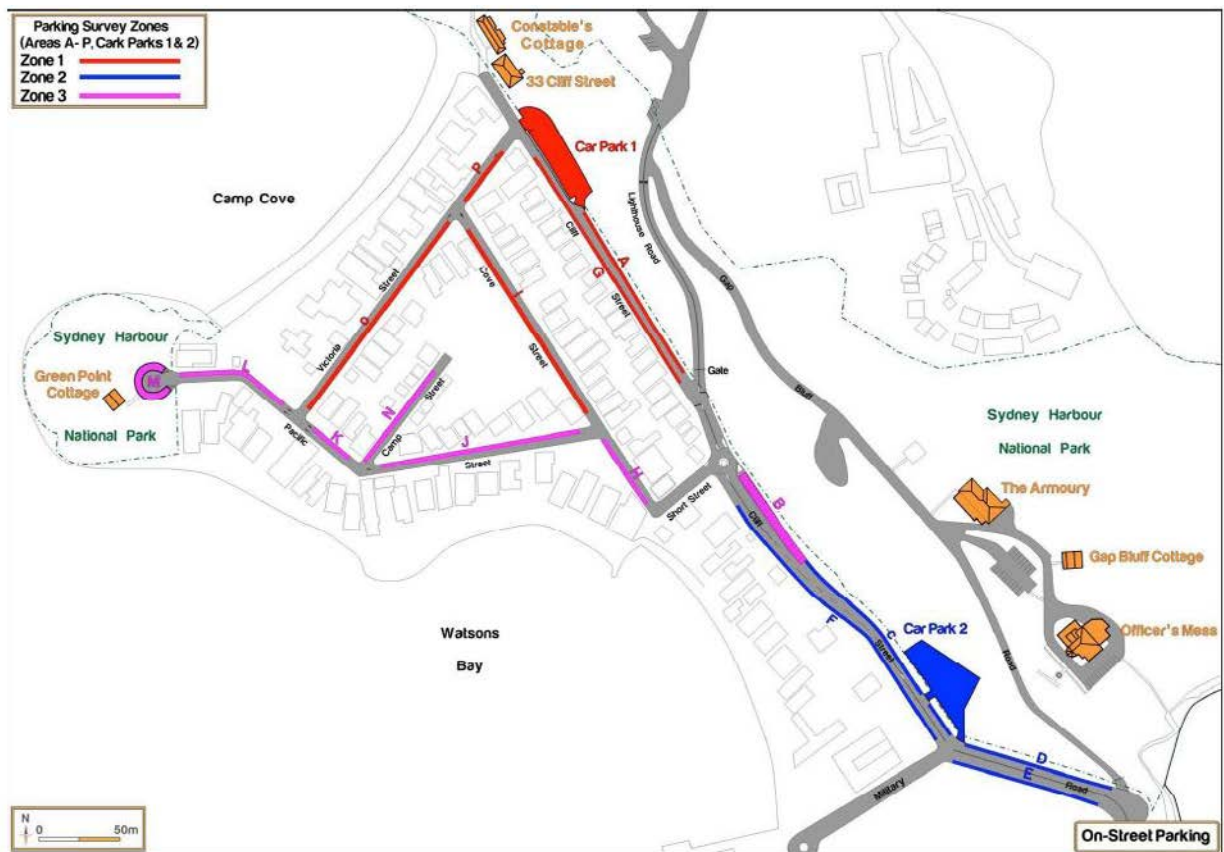


Figure 57 – On-street parking areas

Source: Ason Group

The following management measures would be implemented to manage traffic and parking related to Constables Cottage:

- Constables Cottage will provide a shuttle bus service during peak periods to transport patrons between the restaurant/function centres and the Watsons Bay car parks, ferry terminal, and the Military Road bus terminus. The service would also connect to additional parking opportunities elsewhere, such as the 37 space car park at the intersection of Military Road with Cliff Street.
- Servicing and waste collection will be consolidated at the Officers Mess, allowing deliveries to Constables Cottage to be managed to ensure the minimum number of movements and that the trips to the proposed restaurant occur outside of peak times.

In relation to 33 Cliff Street and Green Point Cottage, traffic and parking arrangements are not proposed to be modified. Both buildings will have their own dedicated garages and driveway areas, which will accommodate any parking requirements.

Ancillary activities, such as advertising or other signage (including any temporary signs, banners or structures promoting an event or sponsorship arrangements), roads, infrastructure, bush fire hazard reduction:

Signage

Minor business identification signage is proposed to be located to the right of the main street entrance to Constables Cottage, on the southern side of the site.

The signage would read "Constables Cottage" and would be made of simple bronze pin-fixed lettering. The approximate size would be 110mm high, with the length subject to final font selection. The sign would be face lit using spotlights.

Lighting

The proposed signage and outdoor areas at Constables Cottage are proposed to be lit. Light will be focused downwards, not out, and any light spill will be minimised. In terms of the signage lighting, the sign will be face lit using spotlights, and will be focused on the signage itself with minimal light spill.

CCTV

CCTV cameras are required at the entrance to all licensed premises, including Constables Cottage. It is noted that these cameras will point downwards and will focus on the entrances to the premises only, and will not be capable of capturing the beach or any surrounding residences. This is intended to avoid any incidental capture.

Proposed construction methods, materials and equipment:

See Construction Management Plan at **Appendix I**. A detailed Construction Management Plan should be prepared prior to the commencement of works.

Receival, storage, and on site management for materials used in construction:

See Construction Management Plan at **Appendix I**. A detailed Construction Management Plan should be prepared prior to the commencement of works.

Environmental safeguards and mitigation measures:

A detailed list of all proposed environmental safeguards and mitigation measures are provided at Section 8.

Sustainability measures – including choice of materials (such as recycled content) and water and energy efficiency

The proposal would incorporate a number of sustainability measures, including the following:

- Passive design features, such as enhanced natural ventilation and effective shading measures;
- Reuse of existing materials;
- Use of low VOC products, low/zero formaldehyde timbers, FSC certified timber and GECA certified furnishings and floor coverings;
- Use of star-rated equipment where possible, to within 0.5 stars of the best available;
- Use of high efficiency HVAC equipment;
- Use of occupancy controls and LED lighting;
- Establishment of energy targets;
- Use of WELS-rated fittings, fixtures, appliances and equipment;
- Establishment of minimum recycling targets; and
- Education of staff and guests in best achieving sustainability targets.

See the ESD Report at **Appendix J** for further information.

Construction timetable and staging, hours of operation:

There will be 3 distinct phases requiring different material handling logic to construct the buildings efficiently and minimise impact on surrounding streets and neighbours. The phases are:

Phase 1. Site establishment; Demolition; Excavation

Phase 2. Structure

Phase 3. Finishes and external works

Each Phase will not happen in isolation. Phases 2 and 3 will happen simultaneously once the structure is sufficiently complete to allow the finishes trades to commence on lower levels.

The normal hours of work will typically be 7.00am to 5.00pm, Monday to Saturday excluding public holidays.

Note: if the activity involves building or infrastructure works, it may require certification to Building Code of Australia or Australian Standards prior to commencement. Further information on the types of projects requiring certification, and how to obtain certification, is contained the DECCW *Construction Assessment Procedure* at: <http://www.environment.nsw.gov.au/protectedareas/developmentadjoiningdecc.htm>

6.3 Objectives of the proposal

Clearly state the objectives of the proposal. See section 3.2 of *Proponents Guidelines for the Review of Environmental Factors* for further guidance.

<p>Provide details of objectives of the proposal</p>	<p>The objectives of the proposal are to:</p> <ul style="list-style-type: none"> • Facilitate a development that is consistent with the guiding principles and desired outcomes of the Sydney Harbour National Park Plan of Management by: <ul style="list-style-type: none"> - Conserving natural and cultural heritage; - Celebrating the historic heritage values of the park and promoting knowledge and understanding of Australia's history; - Offering a greater depth of visitor experiences; - Exemplifying best-practice conservation management; - Improving the environmental sustainability of the existing buildings; - Maximising visitor access to the park and providing high quality visitor experiences; and - Providing new visitor facilities in close proximity to existing public transport networks. • Assist in realising Project 5 of the Sydney Harbour National Park Plan of Management by enabling the interpretation of Constables Cottage, and improving this important entrance to the park. • Realise Project 11 of the Sydney Harbour National Park Plan of Management by facilitating the adaptive re-use management of the Gap Bluff precinct, and the provision of appropriate commercial uses which will provide increased opportunities for visitors to appreciate and access the site. • Preserve the heritage significance of the Watsons Bay Heritage Conservation Area (HCA), by: <ul style="list-style-type: none"> - Retaining evidence of the area's historical development and backdrop of vegetation; - Encouraging the reconstruction of heritage items (particularly the Officers Mess); and - Ensuring that development is compatible with the heritage significance of the hca. • Avoid any significant adverse impacts on the local community and environment. • Improve the public domain through appropriate landscaping. • Establish a financially viable business that will, in turn, facilitate the conservation of the site's heritage significance and improved public access to the sites. In this regard, Gap Bluff Hospitality proposes to: <ul style="list-style-type: none"> - Transform Gap Bluff into a world class function and dining precinct which contributes to the vibrancy and vitality of the Eastern Suburbs and the wider Sydney Visitor Economy; - Enable Gap Bluff to prosper and become an increased asset to the NPWS and NSW Government, under the care and maintenance of Gap Bluff Hospitality; - Undertake a range of works to address the current deterioration of the Gap Bluff buildings, thereby ensuring the conservation of these highly significant heritage buildings for future generations; - Sensitively restore the existing buildings in accordance with the Conservation Management Plan to highlight and celebrate the historic contribution of the Gap Bluff properties to the settlement of Sydney; and - Adaptively re-use Constables Cottage as a café / restaurant to enable the building and grounds to be opened to the public for the first time in many years, and allow connection from Cliff Street to the National Park through the newly landscaped grounds.
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7. Reasons for the activity and consideration of alternatives

Section 3.2.1 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

Reasons for activity:

A Plan of Management was prepared for Sydney Harbour National Park in 2012. The Plan of Management sets out the guiding principles to inform the management of the park, as well as specific strategies and actions for the Camp Cove and Green Point, and Gap Bluff precincts.

One of NPWS's key projects for the Sydney Harbour National Park is to realise the potential for exemplary adaptive re-use management of the Gap Bluff Precinct. Through investigation of appropriate community and commercial uses, NPWS seeks to provide increased opportunities for visitor appreciation and access to the site.

A key aim for the Camp Cove and Green Point Precinct is to convert buildings, sites and collections and, wherever possible, make these elements accessible to the public. The Plan of Management also seeks to maintain traditional passive recreation opportunities while enriching the precinct with new tourism opportunities. These new initiatives will allow a greater diversity of visitors to experience the magnificence of the harbour headland and the tranquillity of Camp Cove.

The proposed activity responds to the aims of the Plan of Management, as summarised below.

- The buildings in question are currently vacant. The proposed activity will make these buildings accessible to the public, thereby increasing public access to, and appreciation of, the park.
- The buildings are suitable for visitor and tourist uses, such as function/reception centres, a restaurant/café, and short-term visitor accommodation.
- There is an opportunity to revitalise both precincts through the exemplary adaptive reuse of the buildings to allow increased opportunities for visitor appreciation and access to the site.
- The proposal will allow for the upgrade and maintenance of the public domain within the precincts by the proponent, whilst maintaining public access through both precincts.
- The precincts have a high level of amenity, and have historically been popular venues for weddings and special events.
- The adaptive reuse of the buildings for commercial purposes will enable the heritage significance of these buildings to be conserved and appreciated.

Alternatives:

The identified alternatives for the activity are:

- doing nothing;
- using fewer buildings or scaling back the proposed uses;
- using the buildings for alternative purposes; and / or
- demolishing the buildings and leaving the site vacant, or demolishing and rebuilding the buildings.

These alternatives were considered inappropriate, and would not result in the most appropriate outcome in terms of heritage conservation, commercial viability or public access to the park, as summarised below.

Doing nothing

Doing nothing would leave the buildings in their current condition. In their current state, the buildings are outdated, in disrepair, and are generally unfit for use. Attracting commercial operators for the buildings would be difficult, and the maintenance burden of the precincts would rest solely with National Parks. Although public access to the park would continue to be maintained, this option would leave little opportunity for appreciation of the buildings by visitors. Further, the buildings would continue to degrade – this would ignore the heritage significances of the buildings and the precinct, and would be to the detriment of the park and the public amenity of the area.

Using fewer buildings or scaling back the proposed uses

Using fewer buildings would present many of the same issues as the 'do nothing' option. The unused buildings would either need to be maintained, or would fall into disrepair. Again, this option would limit opportunities for visitor enjoyment of the precinct and the buildings. A scaling back of the proposed activity would limit the commercial viability of the proposed uses, and may preclude the effective maintenance and improvement of the public domain within the precincts. Further, by maximising the number of buildings that are subject to adaptive reuse, public access will be enhanced and heritage conservation outcomes will be optimised.

The only buildings which will be subject to more significant works are the Armoury and Constables Cottage. Constables Cottage is considered the most sensitive building from both a heritage and public interface perspective, and a detailed study has been undertaken to determine the suitability of the proposed restaurant / café use and additions (refer to discussion below).

The alterations and additions to the Armoury are required to make this a commercially viable function venue, and to provide facilities which are consistent with modern expectations for functions and weddings. The spatial requirements could not be accommodated within the existing footprint of the building. Given the building's low heritage integrity, complete demolition and replacement of the Armoury was investigated. However, it was decided that its adaptation and extension would be feasible and that some original fabric could be retained as part of the works. The proposed adaptation would have less heritage impact than demolition as some of the building's little remaining significant fabric would be retained, and also represents a more environmentally sustainable outcome. Given the location of the building, the absence of significant early or original fabric, the separation from sensitive residential receivers and the absence of significant visual impacts, as well as the ability to manage any adverse acoustic and traffic impacts, the proposed extension to this building is considered appropriate.

Using the buildings for alternative purposes

The proposed uses are considered to be the most suitable for the buildings, and are consistent with the uses identified for the precincts under the Plan of Management. Although a cultural or civic use may be suitable, these uses would be unlikely to be commercially viable and would require significant funding commitments or donations. The proposed uses as function centres, a restaurant/café, and short-term visitor accommodation are likely to be commercially viable, and the types of environmental impacts associated with these uses are able to be managed through the implementation of appropriate mitigation measures.

With respect to Constables Cottage, consideration was given to retaining the existing short-stay accommodation use. It is noted that the South Head Sydney Harbour National Park Conservation Management Plan 2010 recommends that public accommodation, a visitor centre/education centre or a café are appropriate uses for Constables Cottage. It is considered that both uses (café/restaurant or short-term accommodation) provide for public access and allow for interpretation of the place, however the proposed restaurant/café use would provide for greater public access and is more commercially viable. As detailed above, the use of the building for cultural or civic uses would not be commercially viable.

Demolishing the buildings and leaving the site vacant, or demolishing and rebuilding the buildings

The final alternative – demolishing the buildings and either leaving the sites vacant, or demolishing and rebuilding the buildings, are not suitable due to the heritage significance of the buildings. Demolishing any or all of the buildings would have a detrimental impact on the site's heritage significance, the public's appreciation of these buildings, and the park more generally.

Overall, the proposal is considered to be the most appropriate outcome in terms of heritage conservation, public benefit, commercial viability, and management of potential impacts. A detailed discussion of the alternatives considered for the proposed works to Constables Cottage is provided below.

Alternatives for Constables Cottage:

Together with the proposed addition to the Armoury, the works to Constables Cottage represent the most significant works to the existing buildings. Constables Cottage is considered to be the most sensitive building in the precinct from both a heritage and public interface perspective. Gap Bluff Hospitality has considered the proposed change of use and works in detail. A review of the alternatives considered is provided below.

Constables Cottage is a single-storey residence located in a landscaped site. The building is accessed by a sharply sloping concrete driveway in the south-eastern corner of the site.

Site elements consist of the house, a c1950s garage to the west and a single-storey WC to the north. The WC is cut into the sandstone bedrock which defines the rear (northern) boundary of the site. There is kitchen-style garden in front of the cottage and mature plantings along the site's western and southern boundaries. There is currently a high metal fence across the driveway which prevents access into the site.

Constables Cottage is a three-bedroom weatherboard residence with a hipped, corrugated iron roof and a timber-framed verandah with a hipped roof along its primary (south-western) elevation. The verandah floor is concrete slab. At the rear is a weatherboard-clad services wing with simple c1950s timber-framed windows. A plan showing the current layout is provided at **Figure 58**. The Heritage Impact Statement concludes that overall, despite the additions, the house retains the appearance of a late nineteenth century weatherboard cottage externally, and retains a moderately high degree of original fabric internally, including fireplaces, architraves and timber batten walls. However, the integrity of the rear former duplex section has been assessed low.

Constables Cottage is in need of significant investment to conserve its heritage significance and create a sustainable environment that will allow ongoing maintenance to secure its long term existence. The existing use as short-term accommodation does not allow for sufficient income to economically maintain the building or secure its long-term future, nor does it enhance public access and enjoyment of the precinct.

As part of an assessment for the future uses of the six properties in question, Gap Bluff Hospitality Pty Ltd (GBH) determined that Constables Cottage has excellent potential to better serve the local community as a café/restaurant. As a result, the proposed activity seeks to convert the current short term accommodation use to a café/restaurant

that will serve the local community, as well as visitors to South Head and Camp Cove Beach. Constables Cottage will also add a new beach side destination for Sydneysiders and tourists.

Constables Cottage is recognised as having the greatest heritage significance out of all of the buildings which form part of the proposed activity. Constables Cottage is also the most accessible, being adjacent to Camp Cove Beach and at an important juncture of the South Head trail. However, this important asset has remained in a gated garden, restricting access to a very limited audience that have used Constables for short stay accommodation. A quality beachside café/restaurant will enhance the visitor experience; create a neighbourhood diner for the locals and visitors, and most importantly allow a sustainable business that will secure Constables Cottage for decades to come.

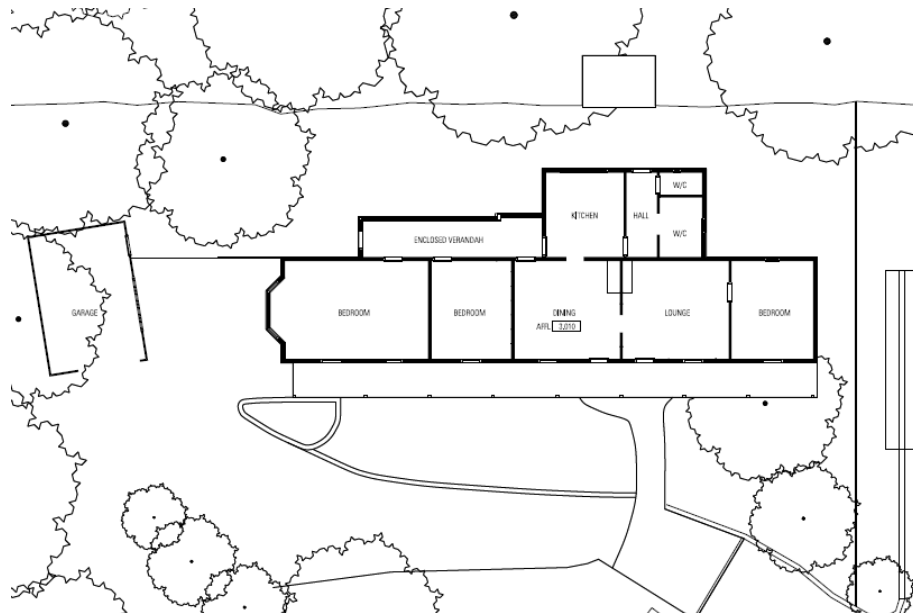


Figure 58 – Existing layout of Constables Cottage

Source: Johnson Pilton Walker

Infrastructure Location

In designing a scheme that preserves the heritage significance of Constables Cottage, and in order to create a café/restaurant that is fully compliant with regulatory requirements for the operation of a food premises, many alternatives were considered. The initial objective was to avoid burdening the 'main' building with the services and infrastructure required for the construction of the kitchen, which would make it impossible to return Constables Cottage to its original form at the end of the lease term.

Initial plans proposed to incorporate the existing kitchen/bathrooms into the design of the new toilet facilities, however this proved to be an inferior outcome as the new structure completely engulfed the existing structure. Additionally, the initial design contemplated locating the new kitchen on the site of the existing 1950s garage, which was identified as an area suitable for new buildings in the Conservation Management Plan. This design was discounted for the following reasons:

- Adapting the existing kitchen into the alterations did not deliver any benefit, as the new toilets obscured the original structure;
- Back of House (BOH) facilities are limited by the potential area of archaeological discovery to the north / east;
- The BOH facilities had an adverse visual impact when viewed from Camp Cove;
- The BOH restricted vehicle access through the site;
- The BOH limited pedestrian connections through the site;
- The external dining area was reduced to 60m²;
- Locating the external dining area towards the south impacted the reading of the original Cottage;
- The potential need for an infill between the Cottage and kitchen/BOH facility to allow for servicing during inclement weather;
- The potential acoustic and light impacts from BOH areas impacting adjacent residences; and
- Access for waste management and BOH servicing would be across the primary frontage.

A plan showing the originally proposed configuration is provided at **Figure 59**.

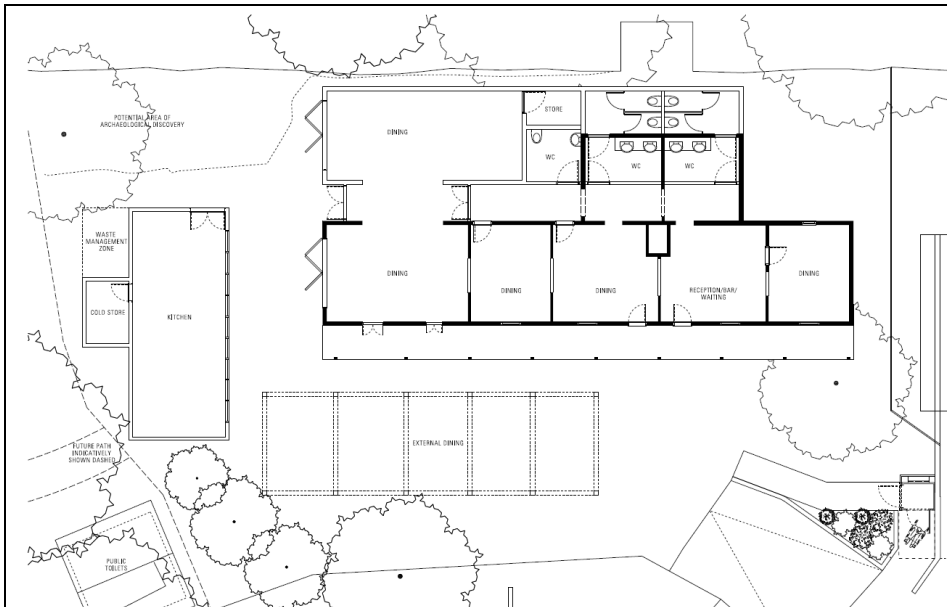


Figure 59 – Originally proposed layout of Constables Cottage

Source: Johnson Pilton Walker

Through collaboration with the project architect and heritage consultant, it was determined that the construction of an extension to the present Cottage which is both sympathetic and completely removable, was the most appropriate outcome. Whilst this approach does contemplate the removal of the existing kitchen and bathroom, this was deemed to be of lesser significance due to the extensive internal alterations which make it unrecognisable from its original form. Over the years, significant alterations have taken place with many variations in material and style that have delivered five variations of weatherboard at the rear of the Cottage. In proposing this option, several principles were established:

- Respecting the form and fabric of the original structure, and retaining the significant front elevation and form of the original building;
- Eliminating services and reinforcement required for a commercial kitchen within the original structure, thereby enabling the building to be returned to a residence in the future, with the least damage to the original form;
- Locating and concealing the back of house (BOH) functions behind the original structure in order to minimise visual intrusion and noise from these activities. This approach also allows free flowing access from Cliff Street to the National Park, through the western grounds of Constables Cottage. This will enable the public to enjoy this valuable representation of early Sydney, which has been behind locked gates for many years;
- Consolidating all deliveries and waste removal around the external southern end of the original structure, closest to the entrance;
- Positioning all infrastructure behind the original structure allows the northern and western public areas to offer maximum benefit for all National Park visitors traversing through Constables Cottage; and
- Maintaining vehicular access to the National Park for accessing the services and infrastructure.

In light of the above considerations, the project team concluded that locating the kitchen and BOH services at the rear of the original structure offers the best outcomes for preserving the majority of Constable Cottage, enables the café / restaurant to operate efficiently, and is the only way to secure commercial viability by maximising the limited available space. The proposed changes are identified on the Demolition Plan, provided at **Figure 60**.



Figure 60 – Demolition plan
 Source: Johnson Pilton Walker

Outdoor Dining Area and Pergola

The original scheme included a pergola along most of the western length of Constables Cottage to capitalise on the views of Camp Cove beach. In addition, the original design extended the pergola to the north-east to align with the new structure (refer to **Figure 61**).

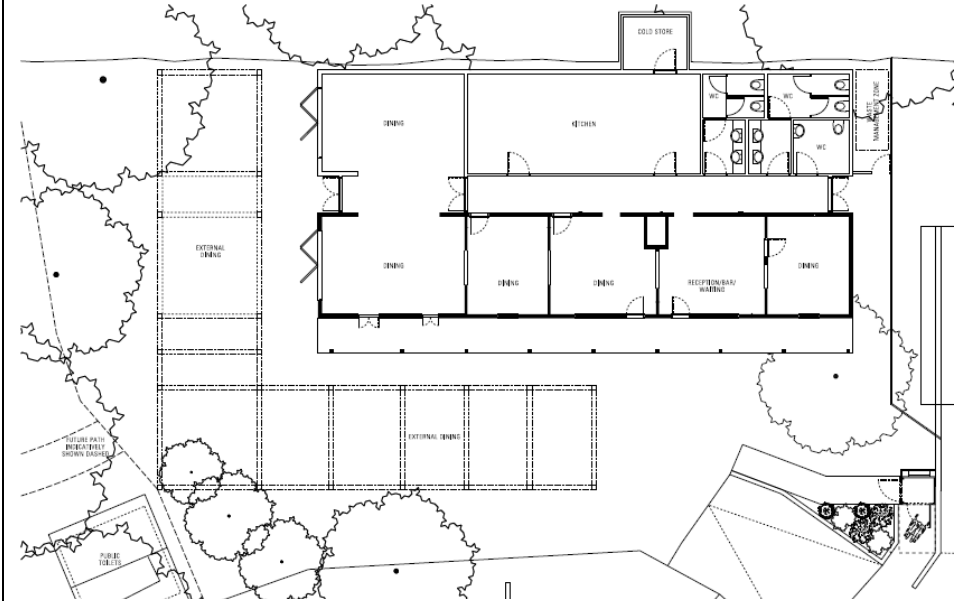


Figure 61 – Original design of the outdoor dining area
 Source: Johnson Pilton Walker

After consultation with the project's heritage and archaeological consultants, the pergola was reduced to allow the façade of the original duplex to be exposed and uncluttered on the western side, allowing all passers-by and diners to enjoy Constables Cottage. The bedrock to the north-east was deemed to be of potential Aboriginal significance, and may contain paintings or carvings in the sandstone bed, although overgrown with plants. As a result, the extent of the originally proposed pergola was reduced by 56m², or a potential 22 dining seats.

The proposed scheme is shown below at **Figure 62**. The pergola is not designed for all weather use, rather it is designed to provide sun shading and protection from light rain. It will not be suitable for use during heavy rain and strong winds. This light weight construction will ensure that the awning structure is as light as possible, and will not dominate the original form or structure of Constables Cottage. This solution also retains vehicle (up to a standard ute – refer to **Figure 63**) access to the National Park through the grounds of Constables Cottage.

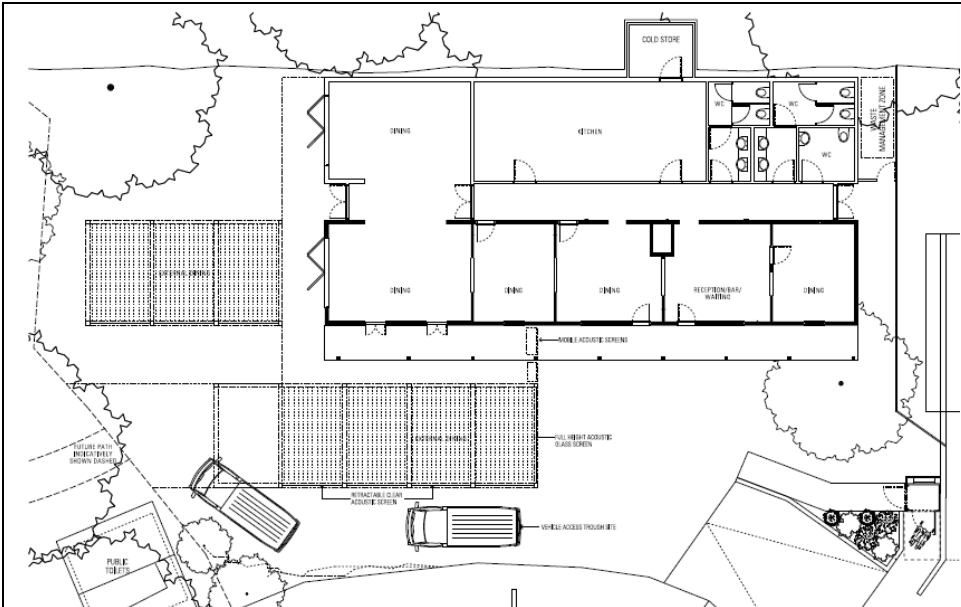


Figure 62 – Proposed scheme
 Source: Johnson Pilton Walker



Figure 63 – Standard ute, which will be able to access the National Park, in front of Constables Cottage

Internal Dining Area

To compensate for the reduction in size of the pergola, the proposed addition to the east of the original structure has been extended to add internal dining, which will allow for an additional 12 seats. These additional seats are critical to the financial viability of the overall development, as they will allow sufficient revenue generation when inclement weather restricts external dining.

Conclusion

The final proposal is presented and **Figure 62** above, and in the sketch at **Figure 64**. It is considered that the proposed development delivers the best outcome in regards to preserving Constables Cottage for the future, whilst ensuring a financially viable outcome.



Figure 64 – Perspective of the Constables Cottage
 Source: Johnson Pilton Walker

Kitchen Size/Space Analysis

Due to the unique nature and specifications of each restaurant, there are no standard requirements for kitchen design and space ratios. However, general industry 'rules of thumb' suggest a ratio range from 60:40 / FOH:BOH for fine dining to 66:33 / FOH:BOH for fast service operations.

Constables Cottage will offer a comprehensive range of café items for breakfast and lunch, however will offer a more substantial meals at night. As detailed above, much of the food produce will be prepared at the Officers Mess, allowing the FOH:BOH ratio for the kitchen, cool room and Waste Management Zone (WMZ) to be reduced to 78:26 / FOH:BOH, and only 80:20 in terms of pure dining space to kitchen ratio. It is noted that the kitchen has been designed to the minimum size possible. The Dockside Group is one of the most experienced operators in the marketplace, and believe that a lower FOH:BOH ratio would be detrimental to the performance and viability of the proposed café / restaurant.

Justification for preferred option:

The preferred option – that is, the refurbishment of the buildings, and their adaptive reuse as function centres, a café / restaurant, and short-term visitor accommodation – satisfies the objectives of the proposal for the following reasons:

- It proposes the adaptive reuse of the buildings, incorporating exemplary designs that respect the heritage significance of the buildings.
- It maintains full public access to the landscape in and around both precincts.
- It improves public access to the buildings (which are currently inaccessible to the public).
- It proposes improvements to landscaping and public domain surrounding the buildings.
- It proposes to incorporate a number of environmentally sustainable development measures.
- It incorporates a range of mitigation measures that minimise impacts on the surrounding environment and community.

A justification for each component of the proposed activity is provided below.

Officers Mess

The alterations and additions to the Officers Mess, and ongoing use for functions, are considered appropriate for the following reasons:

- The external appearance will be improved by the reconstruction of the original flat roof form and parapets.
- a significant amount of original fabric will be retained including windows, doors, tiles, floorboards, fireplaces and timber joinery.
- The proposed use will enable the ongoing public access to the building for functions and weddings.
- Public access around the Officers Mess towards The Gap will be retained.
- The anti-suicide equipment within the building will be retained.

Whilst there may be some adverse impacts on the integrity of some heritage significant interior spaces resulting from the removal of some internal walls, these adverse impacts could be mitigated during the detailed design phase through further rationalisation of the proposed new and widened openings on the ground and first floor and by re-use of significant fabric where proposed to be removed.

The Armoury

The alterations and additions to the Armoury, and its ongoing use for functions, are considered appropriate for the following reasons:

- The alterations will enable the ongoing use of the building for functions and weddings, in a venue that is consistent with modern expectation and requirements.
- The building contains limited original fabric, and is suitable for more substantial adaptation.
- The works will have a minor impact on the heritage significant of the Gap Bluff Precinct.

Whilst demolition was considered, the retention of the building and proposed additions will enable some of the remaining original fabric to be retained, and represents a more environmentally sustainable outcome. Whilst the works will have an adverse impact on the building's integrity through the loss of further original fabric, and an adverse impact on the ability to interpret the building's original form and use through the proposed second-storey addition and extensions, the proposed additions have been designed to be sensitive to its setting against the bushland slope to the north. The expanded Armoury will not have any resemblance to the original military building (with the exception of the retained original windows in the northern walls) and, as such, the proposal would have an impact on the Armoury's contribution to the cultural landscape of the Gap Bluff Precinct. This would constitute a minor impact on the heritage significance of the Gap Bluff Precinct as a whole.

Gap Bluff Cottage

The proposed works to Gap Bluff Cottage, and its use as short-term accommodation, are considered appropriate as they will make the building publicly accessible, and will continue to allow pedestrian access through this part of the precinct.

With respect to heritage, Gap Bluff Cottage has low integrity as a result of its 1989 conversion from a workshop into a residence, which saw its interiors stripped and replaced, and a 1950s addition removed and replaced with the current verandah. The proposed brick paving for the path in front of Gap Bluff Cottage does not have a historic precedent. The proposed adaptation of the interiors of Gap Bluff Cottage would not have an impact on its heritage significance.

Constables Cottage

A detailed review of the alternatives considered for the adaptive reuse of Constables Cottage is presented above. In summary, the proposed alterations and additions to Constables Cottage have been designed to:

- Retain access for users across the grounds in front of Constables Cottage, and into the National Park.
- Open up views to Constables Cottage, and enable the southern frontage to be read.
- Provide a BOH area of an appropriate size, and to conceal this structure behind the original building to enable the main part of the Cottage to be free of services so that it can be returned to its original state.
- Provide an outdoor dining area which provides protection from sun and light rain, but will not dominate the original building.
- Allow greater numbers of people to visit the Cottage (during the café / restaurant's opening hours) and understand its history and significance.
- Provide a café / restaurant with capacity to ensure a viable development that will allow for the preservation and ongoing enjoyment of the building.

The proposed adaptation of Constables Cottage for use as a café / restaurant would result in heritage impacts. However, given the sensitive design of the adaptation - which would retain qualities and fabric essential to the significance of the place, including the Cottage's interior spatial qualities, significant interior and exterior joinery and fabric and the hipped roof form and front verandah, and would see the original Cottage remain the dominant element in public views from Cliff Street - these impacts would be acceptable.

33 Cliff Street

The alterations and additions to 33 Cliff Street, and use of the residence for short-term accommodation, represents an appropriate outcome for the site. The proposed activity will improve public access to the site by enabling it to be rented and enjoyed by members of the public. The current house does not have heritage significance and therefore the proposed interior works would not have a heritage impact. The proposed adaptation works would not extend beyond the existing building envelope and would not have a heritage impact on the neighbouring Constables Cottage.

Green Point Cottage

The alterations and additions to Green Point, and use of the residence for short term accommodation, represent an appropriate outcome for the site. The proposed activity will improve public access to the site by enabling it to be rented and enjoyed by members of the public.

The proposed adaptation of Green Point Cottage will retain the external form of the building, however openings on the eastern and southern walls, and the laundry on the western wall, are proposed to be relocated. The works would result in the loss of potential early/original fabric and spaces internally, as well as early/original fabric externally, including three doors and two windows. The proposal would not affect the overall external form of the building or significantly affect its external appearance as a Federation-period seaside cottage. Its weatherboard cladding, gable roof and vented gable ends would be retained. The proposed landscaping works are in keeping with the place's historic use and aesthetic qualities and would not have an impact on Green Point Cottage. Overall, the proposed works would have some adverse impact on the Cottage, which could be substantially mitigated through reductions in the amount of fabric proposed to be removed, particularly along the southern wall, and in rationalising the proposed relocation of doorways.

Special note: for visitor use, tourism and other proposals requiring a lease or licence under s.151 NPW Act

Proposals seeking a lease or licence under s.151 NPW Act must address the site suitability requirements of the sustainability assessment criteria adopted by the Director General of DECCW (**see below**). For further information on completing the assessment of site suitability, refer to the criteria and supporting guidelines at: <http://www.environment.nsw.gov.au/protectedareas/developmentadjoiningdecc.htm>

Site suitability (lease or licence proposals under s.151 NPW Act)

<p>Site character</p>	<p>The site's character and cultural heritage condition has been largely modified. Consistent with this rating, the physical character of the site includes obvious built structures and modifications, and many of the beaches within the site have been permanently altered. There is little sense of isolation within the park, and evidence of people is clearly apparent. Popular areas, such as Camp Cove beach, experience high concentrations of people. Cars and buses are the dominant form of travel to and from the park. The park is closely managed by NPWS, and the vast majority of roads, tracks and paths within the site are sealed and paved. Built structures from previous uses are also readily apparent.</p> <p>Whilst the park has been largely modified, it has rich cultural heritage, and the six buildings which are subject to the proposed activity form a key component of the site's existing character and cultural heritage condition. These buildings are currently unused and are in need of refurbishment. The proposal seeks to adaptively reuse these existing structures, and in doing so would result in the long-term upkeep of multiple heritage-listed buildings which would otherwise fall into disrepair. The reuse of these buildings would not only facilitate their ongoing maintenance, but would also significantly improve public access to the buildings and understanding of their heritage.</p> <p>To ensure that the cultural significance of the buildings and site is retained, the alterations and additions have been designed in a manner that is sensitive to the site's character, and the heritage value of the individual buildings. The works have been designed in close consultation with GML Heritage, who have determined that:</p> <ul style="list-style-type: none"> • The proposal would have a positive impact on the Officers Mess through the reinstatement of the original flat roof, countered by some minor to moderate impacts on the interior of the building, which could be mitigated. • The proposed additions to the Armoury will only result in a minor impact due to the low integrity and significance of the existing building. • The proposed adaptation of Constables Cottage incorporates a sensitive design, which would retain qualities and fabric essential to the place. • The proposed works to Green Point Cottage would not affect the overall external form of the building or significantly affect its external appearance as a Federation-period seaside cottage. Its weatherboard cladding, gable roof and vented gable ends would be retained. <p>To ensure that the existing buildings remain dominant and to prevent a progression to a more modified state, the proposed works have been largely contained within the footprints of the existing buildings, in areas where services and access are readily available. Whilst additions are proposed to the Armoury and Constables Cottage, they would not extend significantly beyond the existing curtilage of the buildings, and have been designed to retain the character of the site and views of the buildings from both within and outside of the park.</p> <p>In addition to providing a positive heritage outcome, the activity also seeks to improve public access within the site. Specifically, public access to the land within the Gap Bluff Precinct (i.e. around the Armoury and Officers Mess) will be maintained. Further, public access to several buildings will be significantly improved – Gap Bluff Cottage and 33 Cliff Street will be available for use as short-term accommodation for the first time. Overall, the proposal will not result in any loss of public access, and in some cases will significantly improve public access to the buildings and surrounding area. Notwithstanding this increased access, the park as a whole is already subject to high visitation, and the proposal would continue to concentrate visitors to more modified areas of the park and would not result in any impacts on ecologically sensitive areas.</p> <p>Further, the proposed activity is consistent with the Plan of Management for the park, and represents a planned, deliberate decision for the park's future. The proposed uses of the buildings as function centres, a restaurant/cafe and short-term visitor accommodation are consistent with the permissible uses envisaged in the Plan of Management, as well as the management principles for the park. The decision to enable these buildings to be subject to adaptive reuse has been made to ensure the ongoing conservation of the buildings, as well as to improve public access to, and enjoyment of, the park. Each element of the proposed activity, whether considered alone or cumulatively, would not result in a shift towards a more modified</p>
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	<p>state. The works have been designed to be cognisant of the site's constraints and features, and it is considered that the proposed activity would result in an overall improvement to the site's character and cultural heritage condition.</p>
<p>Landscape context</p>	<p>The site's landscape context has also been largely modified. This is evidenced by a number of obvious and permanent changes to the natural environment, although there are pockets of natural bushland amongst the larger areas of managed open space. Beaches within the site have been permanently and substantially altered, with dwellings and other structures - including buildings subject to the proposed activity – located on and adjacent to several beaches.</p> <p>The proposed activities will not further alter the site's landscape context, as the works are largely contained within the footprints of the existing buildings. Where additions are proposed, they will not result in significant tree loss or further alterations to the landscape. As detailed above, the addition to the Armoury will not dominate its landscape setting. The existing landscape comprising areas of lawn and mature Norfolk Island Pines and bushland to the north, and the existing road layout would be retained. The new Armoury will read as a contemporary element in the existing cultural landscape of the Gap Bluff Precinct.</p> <p>Similarly, the additions to Constables Cottage are predominantly located to the rear of the existing structure, and will largely be screened from view. In consultation with the project's heritage architect, the outdoor dining area has been reduced in size and redesigned so as to limit any impact on the site's cultural context and landscape setting. It is noted that Constables Cottage is located directly adjacent to Camp Cove beach, and as part of the proposed development, the existing fence which separates the building from the beach will be removed and replaced with a more sympathetic timber picket fence. Rather than detracting from the landscape context, this is seen as a positive outcome and will enable greater views and public access into the site. It is noted that there are numerous other structures, including dwellings and a kiosk, lining the beach.</p> <p>The proposed activity includes new landscape works around each of the buildings. The proposed works are intended to beautify the area and improve the setting of each building. Further, the works do not involve any significant ground disturbance or excavation which would alter the landscape context. Species will be agreed with OEH, and will be complementary to surrounding parkland.</p>
<p>Application of site suitability matrix</p>	<p>NPWS has developed a rating system to determine the suitability of specific sites for modifications and development. Using this matrix system the Gap Bluff site has been identified as green "green". A green rating means that <i>"A range of built facilities and structures may be suitable for the setting, including reuse and adaptation of existing buildings. Issues regarding scale, capacity and impact... In all settings any new facilities or alterations to existing structures should generally aim to be limited to a single storey unless there is a detailed justification based on consideration of the existing park setting, any identified future desired character for the park, site constraints and design opportunities."</i></p> <p>Whilst new facilities and alterations to the existing structures should generally aim to be limited to a single storey, it is considered that the proposed addition to the Armoury is suitable for the following reasons:</p> <ul style="list-style-type: none"> • the building design is recessive and has been designed to respect the building's parkland setting; • overshadowing caused by the building is expected to be minimal and will not fall on high-value public spaces, vegetation or private properties; • the visual impact from Sydney Harbour and the building's prominence against the ridgeline would be minor (refer to discussion of views at Section 5 and Section 8.3); and • the overall height of the development is not significantly increased due to the use of a simple skillion roof profile. The use of zinc as a roof material will allow this element to weather and further blend into the colours of the headland when viewed from the harbour. <p>Each element of the proposed activity, whether considered alone or cumulatively, will not alter the cultural or landscape character of the park. The works are largely contained within the existing footprints of the individual buildings. Where additions are proposed, they have been designed to be sympathetic to the site's landscape context. With respect to heritage, the works to each building have been designed in close consultation with the project's heritage consultant, and it has been confirmed that the works – including those to Constables Cottage, which has the highest heritage significance – will not have any significant adverse impacts on the heritage significance of the precinct.</p> <p>Finally, the proposed activity is consistent with the Plan of Management, and so represents a well-planned, strategic and deliberate decision about a park's future. In line with the Plan of Management, the proposed activity represents the exemplary adaptive re-use of the Gap Bluff</p>

	<p>Precinct, which will provide increased opportunities for visitors to access and appreciate the site. Consistent with the aims for the Camp Cove and Green Point Precinct, key buildings such as Constables Cottage and Green Point Cottage will be conserved and made accessible to the public. The activity will also maintain traditional passive recreation opportunities, while enriching the precinct with new tourism opportunities which will allow a greater diversity of experiences for visitors.</p>
<p>Strategic site assessment (if required by the matrix)</p> <p><i>Attach any separate assessment report</i></p>	<p>Not required.</p>

8. Impact assessment

This part of the REF provides an analysis of all possible impacts from the proposed activity and a description of any proposed mitigation measures. Section 3.7 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance on impact assessment and mitigation measures.

8.1 Physical and chemical impacts during construction and operation

Section 3.8 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable <input checked="" type="checkbox"/>	Impact level (negligible, low, medium or high; negative or positive; or N/A)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment & proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
1. Is the proposal likely to impact on soil quality or land stability?	<input checked="" type="checkbox"/>	Negligible	<p>At 33 Cliff Street, a small amount of excavation will be undertaken to create a new garage, level with the street. The area of excavation will cover approximately 35m².</p> <p>To accommodate the Armoury extension, excavation of the existing rockface to the rear of the site is proposed to accommodate the cool room store. The extent of excavation would cover an area of approximately 8.5 m².</p> <p>In addition to the above, it is anticipated that there will be some very minor excavation in the natural or filled ground to accommodate structural concrete, as required. There will also be some minor clearing to accommodate the proposed landscaping.</p> <p>Notwithstanding the small amount of excavation proposed, no adverse impacts on soil quality or land stability are expected. Any impacts can be managed through the preparation of a detailed Construction Management Plan prior the commencement of works.</p>	<ul style="list-style-type: none"> • Prepare a detailed Construction Management Plan prior to the commencement of works. • Prepare a detailed Earthworks Plan prior to the commencement of works.
2. Is the activity likely to affect a waterbody, watercourse, wetland or natural drainage system?	<input type="checkbox"/>	N/A	The proposal will not result in any major changes to the landform within the area, and will not introduce any significant new hard paved areas. As a result, the proposed activity is not likely to affect a waterbody, watercourse, wetland or natural drainage system	None required.
3. Is the activity likely to change flood or tidal regimes, or be affected by	<input type="checkbox"/>	N/A	The proposal will not result in any major changes to the landform within the area, and will not introduce any significant new hard paved areas.	Prior to the commencement of construction at 33 Cliff Street, further investigation will be undertaken during detailed design to ensure that the works to create a new garage at 33

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flooding?			<p>Notwithstanding this, 33 Cliff Street and Constables Cottage are identified as being within a floodplain area under Woollahra LEP 2014. The area was also subject of the Watsons Bay Flood Study prepared by Cardno, dated March 2013. With respect to Cliff Street, the Study notes that Woollahra Municipal Council commissioned road reconstruction and drainage works in Cliff Street in 2006. The most significant alteration of drainage was the installation of a box culvert running along Cliff Street and discharging to Camp Cove beach.</p> <p>Further investigation will be undertaken during detailed design to ensure that the works to create a new garage at 33 Cliff Street will not result in any adverse flood impacts.</p>	Cliff Street will not result in any adverse flood impacts.
4. Is the activity likely to affect coastal processes and coastal hazards, including those projected by climate change (e.g. sea level rise)?	<input type="checkbox"/>	N/A	The proposal will not affect coastal process or coastal hazards.	None required.
5. Does the activity involve the use, storage, or transport of hazardous substances or the use or generation of chemicals, which may build up residues in the environment?	<input checked="" type="checkbox"/>	Low negative	Asbestos or other hazardous materials may be found in areas of the buildings to be demolished, as well as in surrounding landscapes. Measures will need to be taken to ensure that these materials are removed, transported and disposed of appropriately.	Prepare a detailed Construction Management Plan prior to the commencement of works. Disposal of hazardous materials is to be addressed in accordance with the relevant regulations and guidelines.
6. Does the activity involve the generation or disposal of gaseous, liquid or solid wastes or emissions?	<input checked="" type="checkbox"/>	Low to negative	A Waste Management Plan (WMP) has been prepared by Gap Bluff Hospitality Pty Ltd (refer to Appendix K). The WMP establishes processes that will enable waste to be collected in a manner that minimises noise, volume of traffic and cross contamination therefore maximising the potential for minimal impact on the neighbourhood and to promote recycling.	<ul style="list-style-type: none"> • Prepare detailed Construction Management Plan prior to the commencement of works. Construction waste to be addressed, with regard to reusing or recycling materials where possible. • Prepare a detailed operational Waste Management Plan prior to the commencement of works, based on the principles established in the Waste Management Plan at

8.1 Physical and chemical impacts during construction and operation

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			<p>Waste Volumes General industry standards determine that an average waste volume per customer equates to 0.08kg per day of which 0.05kg is food waste. However, Gap Bluff Hospitality proposes to introduce a number of significant volume reducing initiatives that will reduce the storage and collection processes.</p> <p>Waste Storage and Management One principal waste management area will be provided within the Gap Bluff Precinct, located at the Officers Mess. All waste from The Officers Mess, The Armoury, Gap Bluff Cottage and Constables Cottage will be consolidated in this one centralised waste management area. This process achieves greatest noise minimisation, efficient storage and consolidated collection from one central area for the entire precinct.</p> <p>Within this waste management area, the following waste management measures will be adopted for the proposed activity:</p> <ul style="list-style-type: none"> • <i>General Waste</i> - 2 General Waste 660L Bins will be provided at this location for the use of precinct venues and cleaners. All general waste will be transported in mobile plastic bins (green 240 litres) to the waste management area. Collection will be arranged on an as needed basis, anticipated to be twice a week in low season (April to August) and 4 times a week in high season (September to March). • <i>Organic Waste</i> - Organic/food waste is to be separated from other waste streams and placed in the Organic waste bins provided (purple 120 litre mobile bins). Organic waste will be processed in the 	<p>Appendix K.</p> <ul style="list-style-type: none"> • Operational waste removal to be conducted outside of event or function times. • Service vehicles will maintain a low speed when moving through the site, and will give way to pedestrians. • All waste disposal will be undertaken by a qualified waste disposal contractor.

8.1 Physical and chemical impacts during construction and operation

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			<p>PulpMaster system and converted to compost. The resulting compost will be used within the precinct pending approval from National Parks or collected for landfill, albeit in significantly less volume.</p> <ul style="list-style-type: none"> • <i>Cardboard</i> - A cardboard compactor is located in the waste management area. All cardboard will be transported in mobile plastic bins (240 litres) to the waste management area. 1x50Kg bale is anticipated per week. • <i>Glass Recycling</i> - Whole bottle glass bins (blue 240 litre bins) will be located in the BOH areas of the Officers Mess and a bottle crusher will be located at the waste management area to crush and store all crushed glass in blue 75 litre bins. Crushing of glass will be conducted after 9.00am and before 10.00pm at night. It is estimated that 4x75 litre bins will be sufficient for the anticipated volume of glassware per week, year round. This will ensure a minimum of collections as glass is one of the bulkiest waste requirements. • <i>Cooking Oil Recycling</i> - A cooking oil recycling system is located within the waste management area. Oil caddies supplied by the service provider will be used to transport cooking oil for storage within the oil recycling system, ready for collection on an as needed basis. An estimated 1,000 litres of cooking oil will be consumed and recycled per year for Officers Mess, The Armoury and Constables Cottage. 	
7. Will the activity involve the emission of dust, odours, noise, vibration or radiation in the proximity of residential or urban areas or other sensitive locations?	<input checked="" type="checkbox"/>	<p>Medium negative without mitigation measures</p> <p>Low negative with mitigation</p>	<p>Dust During the construction process, air quality will be managed through the measures outlined in the Construction Management Plan at Appendix I, including:</p> <ul style="list-style-type: none"> • Watering down work surfaces as required; and • Ensuring all loading is undertaken within the site, and that all loads are covered. 	<ul style="list-style-type: none"> • Air quality impacts are to be managed in accordance with the measures outlined in the Construction Management Plan. • Noise mitigation and management measures contained within the Acoustic Report prepared by PKA Acoustic Consulting, dated June 2015, are to be implemented during operation of the buildings. A summary of the

8.1 Physical and chemical impacts during construction and operation

Section 3.8 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ?*	Impact level (negligible, low, medium or high; negative or positive; or N/A)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment & proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
		measures	<p>Odours The proposed activity will not result in any adverse odour impacts.</p> <p>Noise An Acoustic Impact Assessment has been prepared by PKA Acoustic Consulting (refer to Appendix C).</p> <p>The proposed activity is likely to generate noise impacts during construction. A Construction Noise and Vibration Management Plan should be prepared prior to the commencement of works to manage deliveries, construction hours, and other anticipated construction impacts.</p> <p>The proposed activity will also generate noise during operation, primarily via conversation and amplified music, as well as from vehicles entering and leaving the precinct and waste management activities. The assessment also considers noise impacts associated with the use of the outdoor terrace at 33 Cliff Street. Details of the potential noise receivers are included in 8.3 below.</p> <p>Noise impacts from the activities have been assessed against the noise criteria that may be imposed by various consent authorities. These include:</p> <ul style="list-style-type: none"> • Office of Liquor and Gaming Racing (OLGR) • Environment Protection Authority including the <ul style="list-style-type: none"> – Industrial Noise Policy (INP) – Road Noise Policy (RNP) – Noise Guide for Local Government (NGLG) • Other non-standard special event criteria 	<p>mitigation measures proposed for each building is provided below. A full list of mitigation measures is provided at Appendix C.</p> <p><i>Constables Cottage</i></p> <ul style="list-style-type: none"> - New air conditioning plant is proposed, providing mechanical ventilation systems that provide the necessary outside air requirement without requiring windows and doors to be open. The detailed design of the mechanical systems will incorporate necessary enclosures and silencers to ensure that noise emissions from the plant itself is in compliance with the requirements of the DCP. - Inclusion of an acoustically designed roof and screen structure in order to provide the required noise reduction. The proposed layout is shown indicatively in the architectural drawings. In principle it will comprise: - A vergola type roof closing to form an airtight seal - PVC blinds of sufficient mass to provide the required noise reduction. The layout of the awning has been designed to provide acoustic screening between the outdoor dining areas and the residential property opposite. The use of the screen is required at the minimum during the night time hours after 5 pm. - Music is not to be used in the outdoor dining

8.1 Physical and chemical impacts during construction and operation

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			<ul style="list-style-type: none"> • Woollahra Council Development Control Plan 2015 (DCP 2015) Criteria <p>The criteria are detailed at Section 4 of the Acoustic Assessment. It is noted that Woollahra Council are the appropriate regulatory authority for the proposed activity. To enable an assessment against the relevant criteria, a noise survey was undertaken during March and April 2015 to establish existing ambient and background noise levels</p> <p>Based on the criteria included in Appendix C, an assessment of the likely noise generated from the buildings and the patrons has been carried out. The assessment has concluded:</p> <ul style="list-style-type: none"> • Noise emissions from the proposed café / restaurant at Constables Cottage can comply with the noise limits in DCP 2015 and the OLGR based on the noise control screens and roof shown on the architectural drawings. The windows to the Cottage will be closed to limit noise spill from the internal dining spaces. These will be subject to further detailed acoustic design. Other operating commitments are detailed in this REF and are included in the Acoustic Assessment at Appendix C. • Noise levels due to the operation of the short stay accommodation at 33 Cliff Street are unlikely to vary greatly from a typical residential use. Offensive noise would however be governed by the sanctions and penalties in the Holiday and Short Term Rental Code of Conduct. • Noise emissions from the Armoury can comply with the noise limits in the Woollahra DCP and the OLGR based on the building construction and the noise control screens shown on the architectural drawings. These will be subject to further detailed acoustic 	<p>areas.</p> <ul style="list-style-type: none"> - Service deliveries, bottle and garbage collection will be limited to the daytime hours only. Where it is necessary to collect rubbish and bottles immediately on cessation of night time trading, it will be carried out entirely within the building, with windows and doors closed. Disposal to external bins will not be carried out during the night time hours. <p><i>33 Cliff Street</i> The premises will be operated in accordance with the <i>Holiday and Short Term Rental Code of Conduct</i> dated 24 March 2015, and published by the Holiday Rental Industry Association. In relation to offensive noise, the Code of Conduct states:</p> <p><i>3.8 Noise and Residential Amenity</i> a) <i>Guests and Visitors must not create noise which is offensive to neighbours especially between 10pm-8am and during arrival and departure at any time throughout the occupancy.</i> b) <i>Offensive noise is prohibited and may result in:</i> i. <i>Termination of permission to occupy the Property;</i> ii. <i>Eviction;</i> iii. <i>Loss of rental paid; and</i> iv. <i>Extra charges for security and other expenses which may be deducted from Security Deposits or Bonds.</i> c) <i>Guests and Visitors must abide by any noise abatement conditions, standards and orders issued by police or any regulatory authority to minimise impacts upon the residential amenity of neighbours and local</i></p>

8.1 Physical and chemical impacts during construction and operation

Section 3.8 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ?*	Impact level (negligible, low, medium or high; negative or positive; or N/A)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment & proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
			<p>design. Other operating commitments are detailed in this REF and are included in the Acoustic Assessment at Appendix C</p> <ul style="list-style-type: none"> Noise emissions from the use of the Officers Mess can comply with the noise limits in the Woollahra DCP and the OLGR as the windows and doors will be closed. Other operating commitments are detailed in this REF and are included in the Acoustic Assessment at Appendix C. The use of the outdoor areas around the Officers Mess will be limited to daytime hours. The use of carparking on the site will generate some noise impact, although this will depend on the use of private vehicles. Noise level impacts can be reduced by the use of shuttle bus services during peak periods, and adequate supervision. <p>Vibration As detailed above, the activity proposes limited excavation. To ensure no adverse vibration impacts arise, it is recommended that trial testing of vibration levels be conducted where excavation equipment has the potential to exceed the human comfort criteria.</p> <p>Radiation The proposed activity will not generate any radiation impacts.</p>	<p><i>community.</i></p> <p><i>The Armoury – Building Controls</i></p> <ul style="list-style-type: none"> Provision of acoustic rated façade systems. An extendable blind system for the ground floor terrace that can be unrolled during the night time hours, or when necessary. This is shown indicatively in the architectural drawings. The blind would be closed after 10 pm A glass balustrade to all sides of the upper floor terrace of sufficient height to provide acoustic screening between the patrons and the residential area. This is shown indicatively in the architectural drawings. Sound absorptive treatments to the underside of the upper terrace and to the underside of the partial roof over the upper terrace Sound absorptive panelling to any available non glazed wall area behind the terrace Acoustic rated construction to the remainder of the building envelope such as the roof / ceiling and any new external walls. New air conditioning plant, mechanical ventilation systems that provide the necessary outside air requirement without requiring windows and doors to be open. Inclusion of acoustically attenuated outside air and relief air systems.

8.1 Physical and chemical impacts during construction and operation

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				<ul style="list-style-type: none"> - Air conditioning and kitchen ventilation plant that complies with all local acoustic consent conditions. - A single opening that will be used for terrace access without requiring the use of large bifold door areas. This will assist with minimising noise transmission from the internal spaces to the external environment. <p><i>The Armoury – Management Controls</i></p> <ul style="list-style-type: none"> - An internal noise limiting system for the sound systems within the premises. An interim limit of 90 dB(A) Leq is recommended. - Windows and doors will be closed when music is playing in the internal spaces. - Service vehicle, bottle and garbage collection will be limited to the daytime hours only. Where it is necessary to collect rubbish and bottles immediately on cessation of a night time function this will be carried out entirely within the building, with windows and doors closed. Disposal to external bins will not occur during the night time hours. - Night time function finishing times will be staggered where possible functions in the upper and lower rooms to minimise peak traffic and patron flows from the venues. - Coaches awaiting patron pickup will not be permitted to idle for an extended period of time

8.1 Physical and chemical impacts during construction and operation

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				<p>during the night time hours.</p> <ul style="list-style-type: none"> - Supervision will be provided of exiting patrons on completion of the function in order to ensure an orderly departure. - The venue operation will be conducted in accordance with Responsible Services of Alcohol legislation to prevent unruly behaviour or loud voices. <p><i>Officers Mess – Building Controls</i></p> <ul style="list-style-type: none"> - Acoustic rated construction to the remainder of the building envelope such as the roof / ceiling (commensurate with the existing windows). - New air conditioning and mechanical ventilation systems that provide the necessary outside air requirement without requiring windows and doors to be open. The plant will incorporate acoustically attenuated outside air and relief air systems. - Air conditioning and kitchen ventilation plant complying with all local acoustic consent conditions. <p><i>Officers Mess – Management Controls</i></p> <ul style="list-style-type: none"> - Windows will be closed after 6pm or when music is to be played in the internal spaces - The use of the outdoor area nearby the Officers Mess building for functions such as wedding ceremonies will be limited to the daytime hours of 7am to 6pm. Music will be either not be

8.1 Physical and chemical impacts during construction and operation

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				<p>played or be played at low levels (approximately 60 dB(A) maximum at 1m from any speaker).</p> <ul style="list-style-type: none"> - An internal noise limiting system will be provided. It is recommended that a limit of 85 dB(A) Leq. not be exceeded for the Officers Mess building. - Service vehicle deliveries, bottle and Garbage collection will be limited to the daytime hours only. Where it is necessary to collect rubbish and bottles immediately on cessation of a night time function this will be carried out entirely within the building, with windows and doors closed. Disposal to external bins will not occur during the night time hours. - Night time function finishing times will be staggered where possible to minimise peak traffic and patron flows from the venues. - Coaches awaiting patron pickup will not be permitted to idle for an extended period of time during the night time hours. - There will be supervision of exiting patrons on completion of the function in order to ensure an orderly departure. - The venue operation will be conducted in accordance Responsible Services of Alcohol legislation to prevent unruly behaviour or loud voices.

8.1 Physical and chemical impacts during construction and operation

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				<ul style="list-style-type: none"> Trial testing of vibration levels during construction will be conducted where excavation equipment has the potential to exceed the human comfort criteria.

* If yes, all columns need to be completed. If no, write '_NA' in the second and third columns

8.2 Biological impacts during construction and operation

Section 3.9 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ?*	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
1. Is any vegetation to be cleared or modified? (includes vegetation of conservation significance or cultural landscape value)	<input checked="" type="checkbox"/>	Negligible	<p>Minor clearance will potentially be required as a result of the proposed activity, as outlined below. Notwithstanding the proposed removal of vegetation, no ecologically or culturally significant vegetation will be impacted.</p> <p>The Armoury Proposed vegetation disturbance and removal includes:</p> <ul style="list-style-type: none"> Removal of noxious and environmental weeds in the car park perimeter and replacement of introduced species with exotic (non-weedy) and native species. Removal of <i>Cupaniopsis anacardioides</i> (Tuckeroo) for works and replacement in future landscape works. Removal of at least one <i>Banksia integrifolia</i> and replacement in future works. Area 6 on detailed landscape plan: Existing group of Eucalyptus sp. and <i>Banksia integrifolia</i> to be enhanced with the addition of native vegetation including: 	To compensate for the proposed vegetation removal, new planting will be provided in accordance with the Landscape Plans at Appendix A .

8.2 Biological impacts during construction and operation

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			<ul style="list-style-type: none"> - <i>Banksia integrifolia</i> (Coast Banksia) - <i>Banksia spinulosa</i> (Hairpin Banksia) <p>Gap Bluff Cottage Vegetation to be removed includes:</p> <ul style="list-style-type: none"> • Minor amendments to cultural landscape areas. • Standing dead trees should be assessed for stability, and if structurally stable left for habitat. While it was noted that the dead trees did not have any hollows, they may be used for roosting by birds. Removal of existing dead native trees, stumps and limited environmental weeds immediately adjoining the previously cleared areas i.e. <i>Yucca spp</i> and <i>Strelitzia Nicolai</i>. <p>Constables Cottage</p> <ul style="list-style-type: none"> • Possible removal of 1 x <i>Acmena smithii</i> and Possible removal of 1 x unidentified <i>Eucalyptus</i> sp. <p>33 Cliff Street No vegetation is proposed to be removed, however the landscape plan states that selected shrubs (these are weed species) will be removed and replaced with coastal species suitable to the site soil and location.</p> <p>Green Point Cottage The vegetation to be removed includes:</p> <ul style="list-style-type: none"> • Removal of 1 X <i>Phoenix canariensis</i> adjoining front driveway on public land • Removal of 2 x <i>Erythrina sykesii</i> from adjoining reserve to west 	

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			<ul style="list-style-type: none"> Removal of 1 x <i>Lagunaria patersonii</i> under the canopy of large <i>Ficus rubiginosa</i> on site to north of cottage In addition to this is the removal of weed species from the property and bushland boundary. 	
<p>2. Is the activity likely to have a significant effect on threatened flora species, populations, or their habitats, or critical habitat? [refer to threatened species assessment of significance (7-part test)]</p>	<input checked="" type="checkbox"/>	Negligible	<p>A Flora and Fauna Impact Assessment has been prepared by Ecological Consultants Australia Pty Ltd (refer to Appendix N).</p> <p>Ecological Consultants Australia have recorded 95 flora species. The searches included a detailed list from within 100m of any of the six site and those species recorded opportunistically on the site as part of a general flora survey. The general survey included specific searches in habitats suitable for threatened species and locally and regionally significant species.</p> <p>The Assessment identifies the vulnerable and endangered species which should form a focus for on-site searches. In relation to the these species, the following is noted:</p> <ul style="list-style-type: none"> Habitat for Sand Spurge does not occur in the proposed development areas or immediate surrounds. <i>Acacia terminalis</i> is growing on-site however the threatened subspecies, <i>Acacia terminalis</i> subsp. <i>terminalis</i>, was not identified was identified growing on the site. No seven part test was required. There is no proposed disturbance near <i>Acacia terminalis</i>. Habitat on the site is suitable for Magenta Lilly Pilly <i>Syzygium paniculatum</i>. While planted Lily Pillys are common a naturally occurring Magenta Lilly Pilly was not identified in the proposed re-development zone or identified as naturally occurring plants elsewhere on 	<p>In accordance with the Flora and Fauna Impact Assessment, the proposed development will have no impact on threatened species or endangered ecological communities.</p> <p>It is recommended that flora be managed in accordance with the Flora and Fauna Impact Assessment with respect to weed and vegetation management including in relation to the introduction of new plantings and landscape elements. It is also recommended that ongoing monitoring be put in place to gauge the success of management outcomes.</p>

8.2 Biological impacts during construction and operation

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			<p>site. A test of significance has not been conducted.</p> <ul style="list-style-type: none"> • Searches were made for Hairy Geebung but none were found. • Known habitat for the Nielsen Park She-oak <i>Allocasuarina portuensis</i> is not present on the site. Searches were undertaken for this species in suitable locations, and none were observed. • The site is not optimal habitat for <i>Epacris purpurascens</i> var. <i>purpurascens</i> as the vegetation communities it is typically found within are different from that on-site. There are no records of <i>Epacris purpurascens</i> var. <i>purpurascens</i> from within the study site. A test of significance has not been conducted. • The site has suitable habitat for <i>Eucalyptus camfieldii</i> and targeted searches were conducted in the exposed ridge top heath. While no plants were observed in this survey they could still grow in the area. <i>Eucalyptus camfieldii</i> are not growing in the proposed works / disturbance zones. A test of significance has not been conducted. • While the general habitat type of dry sclerophyll forest on the coast and adjacent ranges occurs on site <i>Callistemon linearifolius</i> has not been recorded from this location. General searches during the survey time did not result in any <i>Callistemon linearifolius</i> being located. A test of significance has not been conducted. <p>In conclusion:</p> <ul style="list-style-type: none"> • There is a diversity of native flora in the area due to variations in soil, aspect and disturbance. The condition is from good to very poor. Around the existing building, the condition is generally very poor. • Over 95 native species were recorded on-site. 	

8.2 Biological impacts during construction and operation

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			<ul style="list-style-type: none"> No threatened species or EECs were recorded on-site. An <i>Acacia terminalis</i> was identified on-site. The proposed development will have no impact on threatened species or EECs. 	
3. Does the activity have the potential to endanger, displace or disturb fauna (including fauna of conservation significance) or create a barrier to their movement?	<input checked="" type="checkbox"/>	Negligible	As described above, the proposed development will have no impact on threatened species or endangered ecological communities.	Refer above. It is recommended that flora be managed in accordance with the Flora and Fauna Impact Assessment.
4. Is the activity likely to have a significant effect on threatened fauna species, populations, or their habitats, or critical habitat? (refer to threatened species assessment of significance (7-part test))	<input checked="" type="checkbox"/>	Negligible	<p>A Flora and Fauna Impact Assessment has been prepared by Ecological Consultants Australia Pty Ltd (refer to Appendix N). Ecological Consultants Australia Pty Ltd have undertaken searches for scats, tracks, hollows and other habitats. Searches were done for listed species / populations particularly for Long-nosed Bandicoots. A Camera trap was set on site and no fauna was recorded. Anabat was conducted for 2 hours at and after dusk at night spotlighting was done along with call play-back for large forest owls, gliders and ring-tails with the owl call splay last.</p> <p>In summary there is a diversity of fauna habitats including high modified landscapes (turf) to bushland with all strata present.</p> <p>Habitat features include:</p> <ul style="list-style-type: none"> Sandstone, outcrops overhangs and waterfalls (ephemeral); Trees with small hollows and flaking barks; 	None required.

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			<ul style="list-style-type: none"> • Dense leaf litter; • Thick vegetation; • Buildings; and • A variety of vegetation types. <p>A total of 15 native bird species were identified, as well as one reptile (common skink) and some butterflies.</p> <p>While no mammals were observed brush-tail and ringtail possums could live on the site as could microbats. For this study it has been assumed microbats are on site and possible impacts of the proposed works have been assessed assuming microbats are on-site. Introduced black rats are expected to be present on-site though none were seen.</p> <p>The Assessment concludes that no threatened fauna were recorded or on-site, and no threatened species will be impacted by the proposed development.</p> <p>In conclusion:</p> <ul style="list-style-type: none"> • Native birds, including wrens and other small birds, live in bushland on the site. Common urban birds are also present including an abundance of Noisy Minors. These territorial birds can reduce the diversity of small birds by mobbing them and driving them out of areas. • No threatened fauna were recorded or on-site. Microbats could use the site and have been assumed to be present. • Habitat is suitable for Long-nosed Bandicoots, 	

8.2 Biological impacts during construction and operation

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			<p>although none are on-site.</p> <ul style="list-style-type: none"> Red-Crowned Toadlets (RCT) may be able to live along the ephemeral watercourses and waterfalls, however none were seen or heard, and generally the site appears to be drier than areas where RCT are usually found. No tests of significance (7-part tests) were required. Habitat enhancement and fauna monitoring could be feasibly conducted on-site however that is outside the scope of this project. 	
5. Is the activity likely to impact on an ecological community of conservation significance?	<input checked="" type="checkbox"/>	Negligible	Refer to discussions above. The proposed activity will not impact on ecological community of conservation significance.	None required.
6. Is the activity likely to have a significant effect on an endangered ecological community or its habitat? (refer to threatened species assessment of significance [7-part test])	<input checked="" type="checkbox"/>	Negligible	Refer to discussions above. The proposed activity will not impact on any endangered ecological community or its habitat.	None required.
7. Is the activity likely to cause a threat to the biological diversity or ecological integrity of an ecological community?	<input checked="" type="checkbox"/>	Negligible	Refer to discussions above. The works will not cause a threat to the biological diversity or ecological integrity of an ecological community.	None required.

8.2 Biological impacts during construction and operation

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8. Is the activity likely to introduce noxious weeds, vermin, feral species or genetically modified organisms into an area?	<input type="checkbox"/>	N/A	The proposed activity will not introduce any weeds, vermin, feral species or GMO into the area.	The lessee will actively discourage patrons from feeding native birds and animals, creating vermin proof waste facilities and managing pests as part of ongoing operations Flora will be managed in accordance with the Flora and Fauna Impact Assessment with respect to weed and vegetation management including in relation to the introduction of new plantings and landscape elements.
9. Is the activity likely to affect critical habitat?	<input checked="" type="checkbox"/>	Negligible	Refer to discussion above. The site does not comprise critical habitat.	None required.
10. Is the activity consistent with any applicable recovery plans or threat abatement plans?	<input type="checkbox"/>	N/A	N/A	None required.
11. Is the activity likely to affect any joint management agreement entered into under the TSC Act?	<input type="checkbox"/>	N/A	N/A	None required.

* If yes, all columns need to be completed. If no, write 'N/A' in the second and third columns

8.3 Community impacts during construction and operation

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1. Is the activity likely to affect community services or infrastructure?	<input type="checkbox"/>	N/A	The proposed activity will not affect any existing community services or infrastructure.	None required.
2. Does the activity affect sites of importance to local or broader community for their recreational or other values or access to these sites?	<input checked="" type="checkbox"/>	High positive	<p>The proposal is located at South Head, which is an area of recreational importance for local residents and the broader Sydney community.</p> <p>The activity will result in a markedly positive impact on the area by facilitating improved access to both the landscape and buildings within the precinct. Of particular importance is the proposed use of Constables Cottage as a café / restaurant, which will enable this building to be enjoyed by the broader public, and open up this important entry to South Head.</p> <p>The activity will also facilitate the conservation of the Officers Mess and Constables Cottage, both of which are of heritage significance and require conservation. The proposed activity will prevent these buildings, and the other buildings which form part of this proposal, from falling further into disrepair, and will open them to the public for tourism, education and general recreation purposes.</p> <p>Overall, the proposal is expected to have a high positive impact on the visual amenity, maintenance, accessibility and general enjoyment of both the grounds and buildings within both precincts.</p>	None required.
3. Is the activity likely to affect economic factors, including employment, industry and property value?	<input checked="" type="checkbox"/>	Medium positive	<p>The proposal is likely to be an additional attraction for visitors to the area, which may facilitate increased spending at local businesses and shops. The activity will also result in a small increase in employment opportunities in the area.</p> <p>It is not anticipated that the activity will have any adverse</p>	None required.

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			impacts on property values, as it will not result in any loss of views, or amenity impacts which cannot be managed through the implementation of mitigation measures, as detailed below.	
4. Is the activity likely to have an impact on the safety of the community?	☑	Low negative	<p>Being licensed premises, the Armoury, Officers Mess and Constables Cottage will need to be managed to ensure that the security of patrons and the local community is maintained.</p> <p>The Operational Plan of Management prepared by Gap Bluff Hospitality Pty Ltd (refer to Appendix H) establishes performance criteria for various aspects of the operation of the venues, having regard to the conditions that attach to the Liquor Licence. Through implementation of appropriate mitigation measures, it is considered that any adverse safety and security impacts will be minimised and managed.</p>	<p>The licensee shall abide by the hours of operation, conditions and procedures laid out in the Operational Plan of Management, dated June 2015 (refer to Appendix H). With respect to safety and security, these include, but are not limited to:</p> <ul style="list-style-type: none"> • Licensed uniformed Security Officers are to be provided at a ratio of 1:100 patrons. • From 30 minutes prior to the commencement of a function, 1 licensed uniformed Security Officer must patrol the external area of the licensed premises. • For 30 minutes after the last patron has exited the licensed premises, 2 licensed uniformed Security Officer must patrol the external area of the licensed premises. • Undesirable patrons will not be permitted to enter or remain in the venue. • Actively resolving incidents using the utmost discretion when exercising powers of arrest, detention, and the use of force (in order to prevent the commission of an offence and in the defence of persons or property), as is permitted under the relevant venue, liquor and criminal acts and codes • Maintaining “good” public relations with all stakeholders and exercising diplomacy at all times • Vetting patron access for: inappropriate dress, underage, barred and excluded persons, and maintaining general crowd control • Responding to all alarms and duress situations as


8.3 Community impacts during construction and operation

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				<p>required.</p> <ul style="list-style-type: none"> • Providing a Responsible Service of Alcohol marshal at any function or event when an open bar is operative at which alcoholic beverages may be purchased from a bar directly by a patron and when patron numbers exceed 150. • Providing CCTV cameras in accordance with the minimum requirements and as indicated on the Architectural Drawings (Appendix A).
5. Is the activity likely to cause a bushfire risk?	<input type="checkbox"/>	N/A	The proposal is not likely to cause a bushfire risk.	None required.
<p>6. Will the activity affect the visual or scenic landscape?</p> <p>This should include consideration of any permanent or temporary signage (eg. signs advertising an event and related sponsorship).</p>	<input checked="" type="checkbox"/>	Medium positive	<p>Generally, the proposal will have a positive impact on the visual and scenic quality of the landscape. The areas around each building are proposed to be landscaped, which will significantly improve the aesthetic value of the landscape. Whilst some signage is proposed to identify each of the buildings, it is of a minor scale (lettering to be approximately 100 - 250mm in height), and will not detract from the scenic quality of the landscape.</p> <p>The second storey addition to the Armoury has the greatest potential to result in adverse visual impacts. Before and after photomontages of the Armoury, as seen from the harbour during the day, are shown below at Figure 67. A photomontage of the proposed development at night is also provided.</p>	No safeguards or mitigation measures are required.

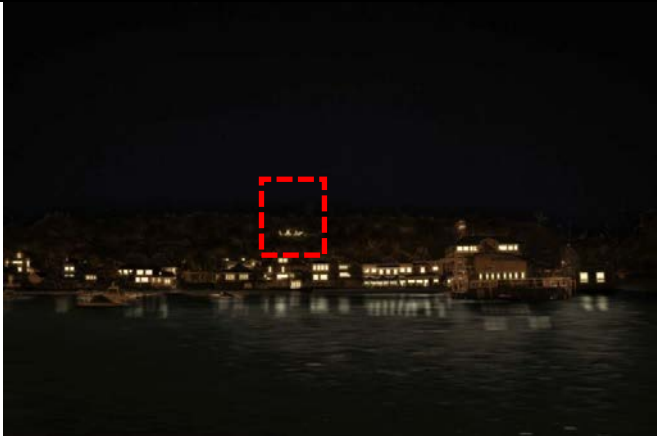
8.3 Community impacts during construction and operation

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			 <p>The 'Reasons' column contains two identical photographs. Each photograph shows a waterfront area with several buildings, including a prominent blue building on the right. A red dashed box highlights a specific area on the shoreline in the middle ground of both images. The background consists of a line of trees under a clear blue sky.</p>	

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			 <p>Figure 67 – Before (above) and after (below) photomontages of proposed Armoury during the day and at night (building location highlighted in red) Source: Johnson Pilton Walker</p> <p>As shown above, vegetation still remains visible above the proposed building when viewed from a close distance. When viewed from afar, the addition is well below the overall ridgeline and would have a negligible visual impact.</p> <p>Whilst lights from the building will be visible at night, the proposed development will not result in any substantial light spill.</p> <p>Overall, the proposed addition to the Armoury is considered to be acceptable, for the following reasons:</p> <ul style="list-style-type: none"> the building design is recessive and has been designed to respect the building's parkland setting; 	


8.3 Community impacts during construction and operation

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	Applicable ☐	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
			<ul style="list-style-type: none"> overshadowing caused by the building is expected to be minimal and will not fall on high-value public spaces, vegetation or private properties; and the visual impact from Sydney Harbour (during the day and night) and the building's prominence against the ridgeline would be minor. 	
<p>7. Is the activity likely to cause noise, pollution, visual impacts, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?</p>	<input checked="" type="checkbox"/>	<p>Medium negative without mitigation measures</p> <p>Low negative with mitigation measures</p>	<p>Noise</p> <p>An Acoustic Impact Assessment has been prepared by PKA Acoustic Consulting (refer to Appendix C).</p> <p>The proposed activity is likely to generate noise impact during construction. A Construction Noise and Vibration Management Plan should be prepared prior to the commencement of works to manage deliveries, construction hours, and other anticipated construction impacts.</p> <p>The proposed activity will also generate noise during operation, primarily via conversation and amplified music, as well as from vehicles entering and leaving the precinct and waste management activities. The assessment also considers noise impacts associated with the use of the outdoor terrace at 33 Cliff Street.</p> <p>The potential noise receivers for each building are as follows:</p> <ul style="list-style-type: none"> Residential receivers along Cliff Street (typically number 2-7) potentially exposed to noise impacts from activities at the Armoury, Gap Bluff Cottage and Officers Mess, located approximately 100 metres South west (refer to Figure 68). 	<ul style="list-style-type: none"> Construction Noise and Vibration Management Plan to be prepared prior to the commencement of works. Noise mitigation and management measures contained within the Acoustic Report prepared by PKA Acoustic Consulting, dated June 2015, are to be implemented during operation of the buildings. A summary of the mitigation measures proposed for each building is provided below. A full list of mitigation measures is provided at Appendix C. <p><i>Constables Cottage</i></p> <ul style="list-style-type: none"> New air conditioning plant is proposed, providing mechanical ventilation systems that provide the necessary outside air requirement without requiring windows and doors to be open. The detailed design of the mechanical systems will incorporate necessary enclosures and silencers to ensure that noise emissions from the plant itself is in compliance with the requirements of the DCP. Inclusion of an acoustically designed roof and screen structure in order to provide the required noise reduction. The proposed layout is shown indicatively in the architectural drawings. In principle it


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			 <p>Figure 68 – Residential receivers along Cliff Street Source: PKA Acoustic Consulting</p> <ul style="list-style-type: none"> Residential receiver at number 1 - 5 Victoria Street potentially exposed to noise impacts from Constables Cottage and 33 Cliff Street building located approximately 25 metres south (refer to Figure 69). 	<p>will comprise:</p> <ul style="list-style-type: none"> A vergola type roof closing to form an airtight seal PVC blinds of sufficient mass to provide the required noise reduction. The layout of the awning has been designed to provide acoustic screening between the outdoor dining areas and the residential property opposite. The use of the screen is required at the minimum during the night time hours after 5 pm. Music is not to be used in the outdoor dining areas. Service deliveries, bottle and garbage collection will be limited to the daytime hours only. Where it is necessary to collect rubbish and bottles immediately on cessation of a night time trading, it will be carried out entirely within the building, with windows and doors closed. Disposal to external bins will not be carried out during the night time hours. <p><i>33 Cliff Street</i> The premises will be operated in accordance with the <i>Holiday and Short Term Rental Code of Conduct</i> dated 24 March 2015, and published by the Holiday Rental Industry Association. In relation to offensive noise, the Code of Conduct states:</p>

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			 <p>Figure 69 – Residential receivers at 1-5 Victoria Street Source: PKA Acoustic Consulting</p> <p>Noise impacts from the activities have been assessed against the noise criteria that may be imposed by various consent authorities. These include:</p> <ul style="list-style-type: none"> • Office of Liquor and Gaming Racing (OLGR) • Environment Protection Authority including the <ul style="list-style-type: none"> – Industrial Noise Policy (INP) – Road Noise Policy (RNP) – Noise Guide for Local Government (NGLG) • Other non-standard special event criteria • Woollahra Council Development Control Plan 2015 (DCP 2015) Criteria <p>The criteria are detailed at Section 4 of the Acoustic</p>	<p>3.8 Noise and Residential Amenity</p> <p>a) <i>Guests and Visitors must not create noise which is offensive to neighbours especially between 10pm-8am and during arrival and departure at any time throughout the occupancy.</i></p> <p>b) <i>Offensive noise is prohibited and may result in:</i></p> <ol style="list-style-type: none"> i. <i>Termination of permission to occupy the Property;</i> ii. <i>Eviction;</i> iii. <i>Loss of rental paid; and</i> iv. <i>Extra charges for security and other expenses which may be deducted from Security Deposits or Bonds.</i> <p>c) <i>Guests and Visitors must abide by any noise abatement conditions, standards and orders issued by police or any regulatory authority to minimise impacts upon the residential amenity of neighbours and local community.</i></p> <p>The Armoury – Building Controls</p> <ul style="list-style-type: none"> - Provision of acoustic rated façade systems. - An extendable blind system for the ground floor terrace that can be unrolled during the night time hours, or when necessary. This is shown indicatively in the architectural drawings. The blind would be closed after 10 pm - A glass balustrade to all sides of the upper floor terrace of sufficient height to provide acoustic screening between the patrons and the residential area. This is shown

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			<p>Assessment. It is noted that Woollahra Council are the appropriate regulatory authority for the proposed activity. To enable an assessment against the relevant criteria, a noise survey was undertaken during March and April 2015 to establish existing ambient and background noise levels.</p> <p>Based on the criteria included in Appendix C, an assessment of the likely noise generated from the buildings and the patrons has been carried out. The assessment has concluded:</p> <ul style="list-style-type: none"> • Noise emissions from the proposed café / restaurant at Constables Cottage can comply with the noise limits in DCP 2015 and the OLGR based on the noise control screens and roof shown on the architectural drawings. The windows to the Cottage will be closed to limit noise spill from the internal dining spaces. These will be subject to further detailed acoustic design. Other operating commitments are detailed in this REF and are included in the Acoustic Assessment at Appendix C. • Noise levels due to the operation of the short stay accommodation at 33 Cliff Street are unlikely to vary greatly from a typical residential use. Offensive noise would however be governed by the sanctions and penalties in the Holiday and Short Term Rental Code of Conduct. • Noise emissions from the Armoury can comply with the noise limits in the Woollahra DCP and the OLGR based on the building construction and the noise control screens shown on the architectural drawings. These will be subject to further detailed acoustic design. Other operating commitments are detailed in this REF and are included in the Acoustic Assessment at Appendix C • Noise emissions from the use of the Officers Mess can comply with the noise limits in the Woollahra DCP and 	<p>indicatively in the architectural drawings.</p> <ul style="list-style-type: none"> - Sound absorptive treatments to the underside of the upper terrace and to the underside of the partial roof over the upper terrace - Sound absorptive panelling to any available non glazed wall area behind the terrace - Acoustic rated construction to the remainder of the building envelope such as the roof / ceiling and any new external walls. - New air conditioning plant, mechanical ventilation systems that provide the necessary outside air requirement without requiring windows and doors to be open. Inclusion of acoustically attenuated outside air and relief air systems. - Air conditioning and kitchen ventilation plant that complies with all local acoustic consent conditions. - A single opening that will be used for terrace access without requiring the use of large bifold door areas. This will assist with minimising noise transmission from the internal spaces to the external environment.

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			<p>the OLGR as the windows and doors will be closed. Other operating commitments are detailed in this REF and are included in the Acoustic Assessment at Appendix C. The use of the outdoor areas around the Officers Mess will be limited to daytime hours.</p> <ul style="list-style-type: none"> The use of carparking on the site will generate some noise impact, although this will depend on the use of private vehicles. Noise level impacts can be reduced by the use of shuttle bus services during peak periods and adequate supervision. <p>Pollution The proposed activity will not result in any adverse pollution impacts. All construction and operational waste will be managed in accordance with the Waste Management Plan in order to reduce waste generation, and manage waste appropriately. There will be no adverse air or water pollution as a result of the development. During the construction process, air and water quality will be managed through the measures outlined in the Construction Management Plan at Appendix I, including:</p> <ul style="list-style-type: none"> bunding around stormwater drains; installation of filter cloth to prevent debris and silt from entering Council's drains; watering down work surfaces as required; and ensuring all loading is undertaken within the site, and that all loads are covered. <p>Visual Impacts As detailed above, the second storey addition to the Armoury has the greatest potential to result in adverse visual impacts. Before and after photomontages of the Armoury, as seen from the harbour during the day, are shown at Figure 67</p>	<p><i>The Armoury – Management Controls</i></p> <ul style="list-style-type: none"> - An internal noise limiting system for the sound systems within the premises. An interim limit of 90 dB(A) Leq is recommended. - Windows and doors will be closed when music is playing in the internal spaces. - Service vehicle, bottle and garbage collection will be limited to the daytime hours only. Where it is necessary to collect rubbish and bottles immediately on cessation of a night time function this will be carried out entirely within the building, with windows and doors closed. Disposal to external bins will not occur during the night time hours. - Night time function finishing times will be staggered where possible functions in the upper and lower rooms to minimise peak traffic and patron flows from the venues. - Coaches awaiting patron pickup will not be permitted to idle for an extended period of time during the night time hours. - Supervision will be provided of exiting patrons on completion of the function in order to ensure an orderly departure. - The venue operation will be conducted in accordance with Responsible Services of

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			<p>above. A photomontage of the proposed development at night is also provided.</p> <p>As shown above, vegetation still remains visible above the proposed building when viewed from a close distance. When viewed from afar, the addition is well below the overall ridgeline and would have a negligible visual impact.</p> <p>Whilst lights from the building will be visible at night, the proposed development will not result in any substantial light spill.</p> <p>Overall, the proposed addition to the Armoury is considered to be acceptable as detailed above in 8.3.6.</p> <p>Loss of Privacy Officers Mess, the Armoury and Gap Bluff Cottage are located within the Gap Bluff Precinct and are well separated from any neighbouring residential properties. The use of these buildings will not result in any loss of privacy. Similarly, Green Point Cottage and 33 Cliff Street will essentially operate as residential uses, and the works proposed will not result in any loss of privacy to nearby residential uses.</p> <p>The use of Constables Cottage for a café / restaurant, and the construction of a new outdoor dining area, has the potential to create adverse privacy impacts on the residential property at 1 Victoria Street (located approximately 25m south of the site). To mitigate any privacy impacts, and to limit adverse heritage impacts, the outdoor dining area is located to the north and west of the Cottage, away from the interface with 1 Victoria Street. Screens, which are primarily required for acoustic mitigation, will also obscure views from the dining area to the residential property. The majority of the</p>	<p>Alcohol legislation to prevent unruly behaviour or loud voices.</p> <p><i>Officers Mess – Building Controls</i></p> <ul style="list-style-type: none"> - Acoustic rated construction to the remainder of the building envelope such as the roof / ceiling (commensurate with the existing windows). - New air conditioning and mechanical ventilation systems that provide the necessary outside air requirement without requiring windows and doors to be open. The plant will incorporate acoustically attenuated outside air and relief air systems. - Air conditioning and kitchen ventilation plant complying with all local acoustic consent conditions. <p><i>Officers Mess – Management Controls</i></p> <ul style="list-style-type: none"> - Windows will be closed after 6pm or when music is to be played in the internal spaces - The use of the outdoor area nearby the Officers Mess building for functions such as wedding ceremonies will be limited to the daytime hours of 7am to 6pm. Music will be either not be played or be played at low levels (approximately 60 dB(A) maximum at 1m from any speaker).

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			<p>dining areas will be internalised, and no new window openings are proposed to the south-west façade of the building. Similarly, the position of the back of house areas to the rear of the Cottage will limit privacy impacts associated with the presence of kitchen staff and servicing of the building. The dwelling is already located in a prominent location, adjacent to Camp Cove beach and Cliff Street, and the use of Constables Cottage as a café / restaurant is not expected to result in any further loss of privacy.</p> <p>It is noted that CCTV is required at the entry to any licensed premises to ensure compliance with Responsible Service of Alcohol policies. These CCTV cameras will be positioned to ensure that they only capture the faces of patrons entering the premises, and will not be located in a way that would capture adjoining properties or the public domain. Indicative locations of CCTV are shown on the drawings at Appendix A.</p> <p>Glare With the exception of the works to the Armoury, none of the works have the potential to result in adverse glare or reflectivity impacts. To ensure no adverse glare impacts, the Armoury extension will be constructed using materials with a maximum 20% reflectivity, consistent with standard requirements, to avoid adverse reflectivity impacts.</p> <p>Overshadowing The proposed activity will not result in any overshadowing of adjoining properties. The works are largely contained within the existing building envelopes, with the exception of the works to Constables Cottage and the Armoury. The works to Constables Cottage are of a scale which would not result in any overshadowing impacts to adjoining properties. The additional floor to the existing Armoury building would result</p>	<ul style="list-style-type: none"> - An internal noise limiting system will be provided. It is recommended that a limit of 85 dB(A) Leq not be exceeded for the Officers Mess building. - Service vehicle deliveries, bottle and Garbage collection will be limited to the daytime hours only. Where it is necessary to collect rubbish and bottles immediately on cessation of a night time function this will be carried out entirely within the building, with windows and doors closed. Disposal to external bins will not occur during the night time hours. - Night time function finishing times will be staggered where possible to minimise peak traffic and patron flows from the venues. - Coaches awaiting patron pickup will not be permitted to idle for an extended period of time during the night time hours. - There will be supervision of exiting patrons on completion of the function in order to ensure an orderly departure. - The venue operation will be conducted in accordance Responsible Services of Alcohol legislation to prevent unruly behaviour or loud voices. <ul style="list-style-type: none"> • Air and water quality during the construction period is

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			in some additional overshadowing of the surrounding lawn and road, however there would be no overshadowing of any private properties. Similarly, additional overshadowing is minimised through the use of the low-profile skillion roof and the setting back of the upper storey, and is expected to be minimal. Further, the areas that would be overshadowed comprise a lawn area and roads – no high-value public spaces or areas of vegetation would be overshadowed.	to be managed in accordance with the Construction Management Plan prepared by Expertise Building & Construction Pty Ltd, dated June 2015. <ul style="list-style-type: none"> The reflectivity of all materials used, including roofing materials, will be limited to 20%.
8. Is the activity likely to affect existing traffic and parking arrangements?		<p>Gap Bluff precinct – low negative</p> <p>Constables Cottage – low to medium negative</p> <p>33 Cliff Street and Green Point Cottage - negligible</p>	<p>A Traffic Impact Assessment Report has been prepared by Ason Group (refer to Appendix B). The report addresses the relevant parking, traffic and access implications of the proposed activity.</p> <p>Existing Conditions</p> <p>Existing On-Street Parking Availability</p> <p>In order to determine the existing on-street parking availability, on-street parking surveys were conducted. The full extent of the survey area, which covers 311 on-street parking spaces, is shown at Figure 4 of the Traffic Impact Assessment Report at Appendix B. The area has been divided into three <u>zones</u>, as outlined below.</p> <p>Zone 1: 125 spaces within reasonable walking distance (about 250 metres) of the Constables Cottage (including 18 spaces that are restricted to residential permit use only at all times).</p> <p>Zone 2: 111 spaces within close proximity of Watsons Bay Wharf.</p> <p>Zone 3: 75 spaces in other areas within the local network.</p>	<ul style="list-style-type: none"> A Parking Plan of Management shall be prepared prior to the commencement of works. Recommendations contained in the Traffic Impact Assessment, prepared by Ason Group and dated June 2015, shall be implemented to manage traffic and parking impacts. These include: <ul style="list-style-type: none"> Provision of overflow kerbside parking on the access road to the north of the Gap Bluff precinct. Due to the 6.0 metre width of this road, on occasions that it is used for overflow parking, it is recommended that the road is managed to be temporarily one-way northbound to optimise traffic flow. Access to the Gap Bluff precinct will continue as currently occurs. In this regard, coaches enter via the southern primary access with Military Road, unload passengers in front of the Armoury and turn within the hardstand area adjacent to the Armoury building to exit via the main access. Accordingly, this area needs to remain clear of parked cars. The future operator of the function centres will provide a service whereby they would arrange with a coach/bus operator to service a function or event, promoted verbally and via their website and collateral. Constables Cottage will provide a shuttle bus

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			<p>The results show that on-street parking availability in Zone 1 (within walking distance of Constables Cottage) is generally greater than the availability in the other zones. The analysis indicates that the perception of limited parking availability in Watsons Bay on weekends is generally true for the areas within proximity of the ferry wharf, Doyles on the Beach restaurant and the Gap Cliff lookout (Zone 2). However, parking demand reduces significantly in the area to the north that is more removed from these main attractions.</p> <p>Existing Traffic Volumes</p> <p>In order to assess the current traffic conditions within the vicinity of the site, a 7-day tube count was undertaken two-way section of Cliff Street to the south of the roundabout junction with Short Street, which is a residential collector street. It is noted that streets to the north are generally local streets. Accordingly, the counter recorded all movements into and out of the local one-way road network to the north of the roundabout, as well as the traffic to/from the naval base.</p> <p>The results of the tube count indicate that:</p> <ul style="list-style-type: none"> • The weekday morning peak hour occurs between 8.00 – 9.00AM. At this time: <ul style="list-style-type: none"> - 242 two-way movements (on average) were recorded on the Cliff Street two-way collector street at the counter location. - It is expected that up to 120 movements (approximately 50%) would occur on any of the one-way local streets to the north. • The weekday evening peak hour occurs between 4.00 – 5.00PM. At this time: 	<p>service during peak periods to transport patrons between the café / restaurant and the Watsons Bay car parks, ferry terminal and the Military Road bus terminus. This service would also connect to additional parking opportunities elsewhere, such as the 37 space car park at the intersection of Military Road with Cliff Street.</p> <ul style="list-style-type: none"> - All major deliveries relating to the function centres and the restaurant will occur at the rear loading dock of the Officers Mess building were items (such as food and drinks) will be stored and transported as necessary to the Armoury and Constables Cottage.

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			<ul style="list-style-type: none"> - 269 two-way movements were recorded on the Cliff Street two-way collector street. - It is expected that up to 135 movements would occur on any of the one-way local streets. • The weekend peak hour occurs between 2.00 – 3.00PM. At this time: <ul style="list-style-type: none"> - 376 two-way movements were recorded on Cliff Street two-way collector street. - It is expected that up to 185 movements would occur on any of the one-way local streets. • The 85th-percentile speed (i.e. the speed at which 85% of vehicles travelled) was 39 km/h. <p>Based on this data, Ason Group has assessed the environmental performance of the roads against the <i>RMS Guide to Traffic Generating Developments</i>.</p> <p>In summary:</p> <ul style="list-style-type: none"> • On weekdays, all streets operate at levels within their respective environmental goal thresholds. • On weekends: <ul style="list-style-type: none"> - the one-way street network to the north operates within the environmental goal threshold of 200 peak hour vehicle movements, - Cliff Street exceeds the goal threshold of 300 movements; however, it operates well within the maximum threshold of 500 peak hour movements and could accommodate a further 124 movements before exceeding the guide's maximum threshold. <p>Public Transport Availability</p> <p>The site is well located to take advantage of numerous public transport services in the area, in particular ferry services at the Watson Bay wharf and bus services at the Military Road</p>	

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			<p>bus terminus.</p> <p>The <i>Integrated Public Transport Service Planning Guidelines, Sydney Metropolitan Area</i> (Transport for NSW, December 2013), states that ferry services influence the travel mode choices of areas within 800 metres walk (approximately 10 minutes) of a ferry wharf. It is noted that all the subject sites are located within 800 metres of the Watsons Bay ferry wharf, in summary:</p> <ul style="list-style-type: none"> • The Gap Bluff precinct buildings are approximately 500 metres walk via the dedicated pedestrian routes through Robertson Park and the Gap Cliff coastal walk; • Camp Cove buildings are approximately 600 metres walk via the Watsons Bay promenade; and • Green Point Cottage is also approximately 600 metres walk via the Watsons Bay promenade. <p>With regard to bus travel, the Transport for NSW guideline states that bus services influence the travel mode choices of sites within 400 metres walk (approximately 5 minutes) of a bus stop. The Gap Bluff Precinct buildings are located approximately 300 metres walk from the Military Road bus terminus, via the Gap Cliff coastal walk. Constables Cottage is 700 metres (approximately 8 minutes) walk from the terminus. While this is beyond the target distance of 400 metres, it is nevertheless expected that some patrons will use bus services.</p> <p>It is anticipated that a significant number of patrons of the proposed restaurant and function centres would use public transport to access the site, particularly for inbound (arrival) journeys. Some outbound (departure) journeys would also use public transport, however it is more likely that patrons</p>	

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			<p>will use a combination of inbound public transport travel and outbound taxi travel to access the sites. Importantly, the availability of public transport will be of significance for future staff of the function centres and restaurant.</p> <p>Proposed Development</p> <p>Based on the anticipated staff and patron numbers for each of the proposed buildings, Ason Group has undertaken an assessment of the proposed activity's parking and traffic implications.</p> <p>Car Parking</p> <p>It is noted that the use Gap Bluff Cottage, 33 Cliff Street and Green Point Cottage will not be intensified by the proposed activity. Similarly, these sites will continue to accommodate off-street car parking, and so will not generate any additional demand for on-street parking.</p> <p>With regard to car parking for the remaining buildings, due to heritage and topographical site constraints, the proposed restaurant / café at Constables Cottage is unable to provide off-street car parking. With respect to the Armoury and Officers Mess, one of the objectives of the Gap Bluff Precinct is to conserve the existing character of the sites and avoid the construction of additional car parking that would potentially degrade the site aesthetically, and that would be used infrequently during non-standard peak periods (i.e. at times when there are not 3 function centres operating at full capacity). As a result, the approach adopted for parking at Gap Bluff is to both:</p> <ul style="list-style-type: none"> • Maximise the car parking the site can currently accommodate without any unnecessary additional works; and 	

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			<ul style="list-style-type: none"> • Provide a <u>constrained</u> parking provision that discourages car usage and encourages the use of alternative transport modes (refer to mitigation measures). <p>A detailed parking assessment is included in Appendix B and is summarised below.</p> <p>Adopted 'Standard-Busy' Operation for Gap Bluff</p> <p>Parking demand has been assessed based on <u>standard-busy</u> operation at the Gap Bluff function centres. It is anticipated that for 85-90% of function days throughout the year (generally Fridays and weekends only), the busiest the Gap Bluff function centres would consist of 2 of the 3 function centres in use. During the 2 weeks of heavy pre-Christmas demand (i.e. 10-15% of function days with functions up to 7-days a week during this period), there is potential for all 3 function facilities to be in use. On these occasions, special traffic and parking management measures will be implemented, such as overflow parking and private coach/shuttle bus services.</p> <p><u>Standard-busy</u> operation at the Gap Bluff function centres is based on the following assumptions:</p> <ul style="list-style-type: none"> • 255 guests, consisting of: <ul style="list-style-type: none"> - 140 guests for a banquet style function at The Armoury Ground Floor function centres; and - 115 guests for a banquet style function at the Officer's Mess function centre. • 21 staff, consisting of: 	

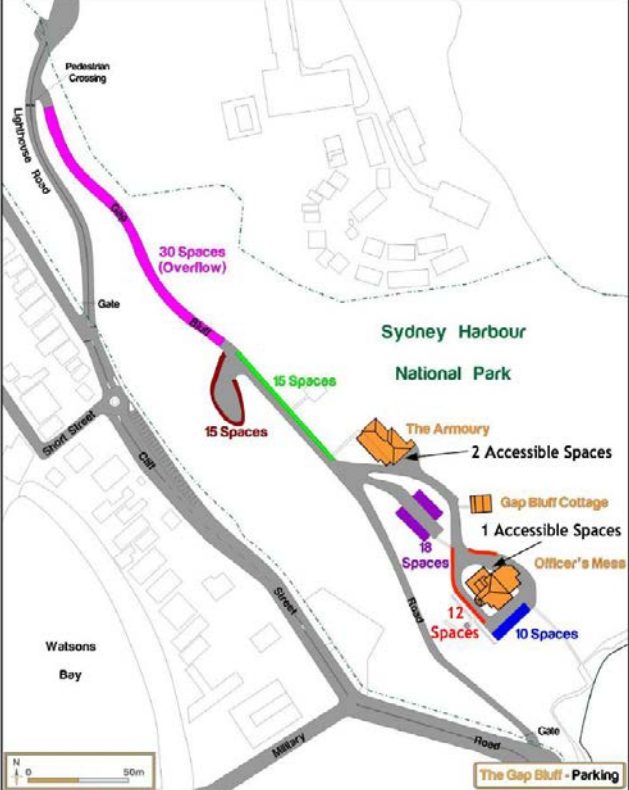
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			<ul style="list-style-type: none"> - 11 staff at The Armoury Ground Floor function centres; and - 10 staff at the Officer's Mess function centre. <p>Based on Council's DCP and – for the function centre uses – based on the use specific car occupancy rate of 3 guests per car and a forecast modal split of 70% (arrival by car as drivers or passengers) - 30% (arrival by alternative modes), the analysis determined that under <u>standard-busy</u> operational conditions:</p> <ul style="list-style-type: none"> • The Armoury and Officers Mess require between 49 – 60 parking spaces. • Constables Cottage requires 14 parking spaces to comply with Council's DCP. <p>The Armoury and Officers Mess</p> <p>The Gap Bluff Precinct Parking Plan at Figure 68, demonstrates that the area currently provides a total of 70 parking spaces, comprising 60 spaces for guests and 10 spaces reserved for staff. This indicates that parking demand can be met on site for standard-busy operation of the function centre (ie 85-90% of total annual use).</p>	

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			 <p>Figure 68 - Gap Bluff Precinct Parking Plan Source: Ason Group</p> <p>On the 10-15% of occasions where all 3 functions centres are operating, there would be an additional 110 guests at the Armoury first floor function centre under a banquet style</p>	

8.3 Community impacts during construction and operation

Section 3.10 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ~*	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
			<p>format. Parking demand would increase by 25-26 car spaces.</p> <p>In response, 'overflow' kerb side parking can be provided on the access road to the north of the hardstand area, which leads northwards towards the access road to the naval base. This access road is approximately 190 metres in length, 6.0 metres wide and has a footpath along its western frontage. Therefore, during peak periods of operation, the road could provide overflow parking for approximately 30 additional cars in an area that is visually shielded from the main function areas and contained within the Gap Bluff site.</p> <p>In summary, the Gap Bluff precinct provides sufficient parking to accommodate 100% of the anticipated parking demands generated by the 3 function centres, without placing any demand on on-street parking within the wider Watsons Bay area.</p> <p>Constables Cottage</p> <p>It is assumed that the peak parking demand of 14 spaces would be generated from 6.00PM in the evenings and between 12.00 – 2.00PM on the Saturday, with 50% of the peak demand (7 spaces) occurring during the 30 minutes either side of these peak periods. Based on this and the results of the parking survey, the analysis has indicated that:</p> <ul style="list-style-type: none"> • On Thursdays (weekdays) on-street car parking would still peak at 8.00PM; at this time it is forecast that: <ul style="list-style-type: none"> - 59 spaces (including 14 restaurant cars) would be occupied (55% of the spaces in Zone 1); and - 48 parking spaces would still be vacant (45% of parking spaces in Zone 1). 	

8.3 Community impacts during construction and operation

Section 3.10 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

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			<ul style="list-style-type: none"> • On Saturdays (weekends) on-street car parking would peak at 2.00PM; at this time it is forecast that: <ul style="list-style-type: none"> - 88 spaces (including 14 restaurant cars) would be occupied (82% of the spaces in Zone 1), - The 88 parking spaces are just 5 spaces more than the current 83 space peak at 3.30PM, - 19 parking spaces would still be vacant (18% of parking spaces in Zone 1). • In the evening on Saturdays (consistent with Friday and Saturday evenings) on-street car parking would peak at 6.00PM; at this time it is forecast that: <ul style="list-style-type: none"> - 63 spaces (including 14 restaurant cars) would be occupied (59% of the spaces in Zone 1), - The 63 parking spaces are 20 spaces fewer than the current 83 space peak at 3.30PM, - 44 parking spaces would still be vacant (41% of parking spaces in Zone 1). <p>With regard to seasonal variations in demand, it is noted that the surveys that informed the above parking analysis were conducted in April, a 'shoulder' month, the peak summer months being December to February and the off-peak winter months being June to August. It is noted that transport planning 'best-practice' recommends undertaking analysis based on 'shoulder' period demands as these best reflect general – or average – demands throughout the course of a full year. Therefore, the conclusions above are considered relevant, and are consistent with best-practice.</p> <p>Notwithstanding the above, it is expected that the parking demand in the area during the summer months, particularly on sunny weekends around noon, would most likely be greater than the demands recorded by the April surveys.</p>	

8.3 Community impacts during construction and operation

Section 3.10 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ~*	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
			<p>However, it is anticipated that during busy summer periods, the restaurant / café would draw its trade almost exclusively from the population (residents and beachgoers) already in the area. Therefore, the parking demands generated solely by the restaurant / café would be limited (if any) during these periods. Accordingly, future parking demands in the area following opening of the proposed Constables Cottage restaurant / café would remain generally the same as they currently are during these periods.</p> <p>Accessible Parking</p> <p>Three (3) accessible parking spaces are provided within the Gap Bluff Precinct comprising:</p> <ul style="list-style-type: none"> • 2 spaces adjacent to the south-east of the Armoury Building; and • 1 space adjacent to the entrance to the Officers Mess. <p>These 3 spaces would accommodate the anticipated demand for accessible spaces for the Gap Bluff function centre. With regard to Constables Cottage, an accessible space is provided in the Camp Cove NPWS car park and an accessible space is also available at Green Point Cottage.</p> <p>Traffic</p> <p>The Traffic Impact Assessment determines the traffic generated by the Armoury, Officers Mess and Constables Cottage. In summary:</p> <ul style="list-style-type: none"> • The critical traffic period for the area occurs between 2.00 – 3.00pm on a weekend, as detailed above. • Application of the RMS rates for the café / restaurant at Constables Cottage indicates that the development would generate a peak hour traffic volume of 	

8.3 Community impacts during construction and operation

Section 3.10 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ~*	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures																								
			<p>approximately 8 peak hour trips.</p> <ul style="list-style-type: none"> In relation to the Armoury and Officers Mess, assuming all pre-function departure traffic exits via the northern secondary access, then 25 additional vehicle movements would use the two-way collector street section of Cliff Street. <p>Based on the analysis above, Table 4 summarises the environmental capacity implications of the potential traffic generation of the main developments during the critical weekend period of 2.00 – 3.00PM.</p> <table border="1" data-bbox="801 794 1442 1054"> <thead> <tr> <th>Subject Road Section</th> <th>Two-Way Cliff Street</th> <th>One-Way Network</th> </tr> <tr> <th>Classification</th> <th>Residential Collector Street</th> <th>Residential Local Streets</th> </tr> </thead> <tbody> <tr> <td><i>Environmental Threshold</i></td> <td><i>500 movements</i></td> <td><i>300 movements</i></td> </tr> <tr> <td>Background traffic</td> <td>376 movements</td> <td>185 movements</td> </tr> <tr> <td>Constable's Cottage restaurant traffic</td> <td>(+) 8 movements</td> <td>(+) 8 movements</td> </tr> <tr> <td>Function Centres' traffic</td> <td>(+) 25 movements</td> <td>n/a</td> </tr> <tr> <td>Forecast (future) traffic</td> <td>409 movements</td> <td>193 movements</td> </tr> <tr> <td><i>Reserve</i></td> <td><i>91 movements</i></td> <td><i>107 movements</i></td> </tr> </tbody> </table> <p>Table 4 – Capacity implications of traffic generation Source: Ason Group</p> <p>The results indicate that:</p> <ul style="list-style-type: none"> The two-way collector street section of Cliff Street could be subject to 33 additional movements from the proposed café/restaurant and function centres. However, the forecast traffic volume of 409 movements is still 91 movements below the environmental capacity threshold of 500 movements for a residential collector street. The one-way network of local streets would be subject to only 8 additional movements associated with the 	Subject Road Section	Two-Way Cliff Street	One-Way Network	Classification	Residential Collector Street	Residential Local Streets	<i>Environmental Threshold</i>	<i>500 movements</i>	<i>300 movements</i>	Background traffic	376 movements	185 movements	Constable's Cottage restaurant traffic	(+) 8 movements	(+) 8 movements	Function Centres' traffic	(+) 25 movements	n/a	Forecast (future) traffic	409 movements	193 movements	<i>Reserve</i>	<i>91 movements</i>	<i>107 movements</i>	
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8.3 Community impacts during construction and operation

Section 3.10 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable Y*	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
			<p>proposed café/restaurant, which equates on average to 1 additional trip every 7.5 minutes. Traffic volumes of such a low order would have no material impact on the performance of the local road network, and as outlined in Table 4, the forecast traffic volume of 193 movements is well below the environmental capacity threshold of 300 movements for a residential local street.</p> <p>Based on the above, Ason Group conclude that the additional traffic volumes generated by the proposed activity would only have moderate impacts on the surrounding sensitive streets and the future traffic volumes would remain below the relevant environmental capacity standards for collector and local residential streets.</p>	

* If yes, all columns need to be completed. If no, write 'N/A' in the second and third columns

8.4 Natural resource impacts during construction and operation

Section 3.11 Of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ☑	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
1. Is the activity likely to result in the degradation of the reserve or any other area reserved for conservation purposes?	☑	High Positive Low Negative	<p>A key objective of the proposed activity is to prevent buildings within the sites from falling into further disrepair. In this regard, the proposed activity will prevent the degradation of the park through conservation of the buildings, and beautification and management of the surrounding landscaped areas.</p> <p>Given the intensity and nature of the proposed activity, any degradation of the park, resulting from construction impacts or increased visitation, would likely be minimal and can be managed through the implementation of a detailed Construction Management Plan and regular maintenance of the grounds and buildings.</p> <p>With respect to the likely impacts on areas reserved for conservation policies, whilst the site does not contain any environmentally sensitive areas, the project site falls within the Watsons Bay Heritage Conservation Area (HCA) and is subject to the Sydney Harbour National Park, Conservation Management Plan (CMP).</p> <p>The Heritage Impact Statement prepared by GML Heritage (refer to Appendix D) concludes that the proposed works would fulfil the objectives of the Watsons Bay HCA DCP to conserve the heritage significance of the HCA, retain evidence of its historical development and backdrop of vegetation, encourage reconstruction of heritage items</p>	<p>A detailed Construction Management Plan and Operational Waste Management Plan will be prepared prior to the commencement of works, and will detail strategies to manage construction impacts, and prevent the degradation of the park.</p> <p>The site's heritage significance will be conserved in accordance with the recommendations outlined in the Heritage Impact Statement prepared by GML Heritage, dated June 2015 (refer to Appendix D). The specific mitigation measures for each building include, but are not limited to:</p> <p><i>Officers Mess</i></p> <ul style="list-style-type: none"> • Detailed design of the Officers Mess should seek to re-use significant fabric proposed to be removed. For example, the terrazzo stalls in the female WC could be re-used in one of the new WCs and original doors could be re-used in new interior openings. • Detailed design of the reconstructed roof should be based on historical information, where available. • Conservation works should be undertaken on significant fabric. • Proposed colour schemes should be historically appropriate and informed by historical evidence, where available. The render on the external could be retained or removed—historical plans indicate that the walls

8.4 Natural resource impacts during construction and operation

Section 3.11 Of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

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			<p>(particularly the Officers Mess), and ensure development is compatible with the heritage significance of the HCA.</p> <p>With respect to the CMP, the Heritage Impact Statement contains a detailed table of compliance against the CMP policies and concludes that the proposed activity is generally consistent with key policies on the CMP.</p>	<p>were originally face brick. Unpainted finishes, such as interior joinery, should remain unpainted.</p> <p><i>Armoury</i></p> <ul style="list-style-type: none"> Detailed design of the Armoury should seek to maximise retention of remaining significant fabric, via retention of the northern walls and timber-framed double-hung sash windows, as proposed, and investigating opportunities to re-use significant fabric proposed to be removed, such as the timber-framed double-hung sash windows in the eastern wall. <p><i>Gap Bluff Cottage</i></p> <ul style="list-style-type: none"> Proposed colour schemes should be historically appropriate and informed by historical evidence, where available. <p><i>Constables Cottage</i></p> <ul style="list-style-type: none"> Detailed design of Constable's Cottage should seek to maximise retention of remaining significant fabric and spaces. Re-use of significant fabric should be investigated. For example, the timber door architraves with entablature could be relocated to new openings. The proposed pergola over the outdoor dining area should be as light and unobtrusive as possible. Materials selected should be sympathetic to the materials and aesthetic qualities of Constables Cottage. Timber would be appropriate.

8.4 Natural resource impacts during construction and operation

Section 3.11 Of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable ☑	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
				<p><i>House, 33 Cliff Street</i></p> <ul style="list-style-type: none"> Detailed landscape design for 33 Cliff Street should continue to avoid impacts on the setting of Constable's Cottage. <p><i>Green Point Cottage</i></p> <ul style="list-style-type: none"> Detailed design of Green Point Cottage should seek to maximise retention of remaining significant fabric. Re-use of significant fabric proposed to be removed should be investigated during the detailed design phase. Proposed colour schemes should be historically appropriate and informed by historical evidence, where available.
2. Is the activity likely to affect the use of, or the community's ability to use, natural resources?	☑	High positive	The sites are located at key entry points to South Head, Green Point and the Gap. A key aspect of the proposed activity is to enhance public access to these open space resources.	None required.
3. Is the activity likely to involve the use, wastage, destruction or depletion of natural resources including water, fuels, timber or extractive materials? This should include opportunities to utilise recycled or alternative	☑	Low negative	<p>The activity will result in the use of some use of natural resources, including water and extractive materials, during the construction and operational phases.</p> <p>To minimise impacts on natural resources, recycling and reuse of materials will be required during construction and operation.</p>	A detailed Construction Management Plan and Operational Waste Management Plan will be prepared prior to the commencement of works, and will detail strategies for the recycling and reuse of materials during construction and operation.

8.4 Natural resource impacts during construction and operation

Section 3.11 Of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable Y*	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
products.				
<p>4. Does the activity provide for the sustainable and efficient use of water and energy?</p> <p>Where relevant to the proposal, this should include consideration of high efficiency fittings, appliances, insulation, lighting, rainwater tanks, hot water and electricity supply.</p>	<input checked="" type="checkbox"/>	Low to medium positive	<p>The proposal would incorporate a number of sustainability measures, as outlined in the ESD Report at Appendix J. Sustainable features including the following:</p> <ul style="list-style-type: none"> • Passive design features, such as enhanced natural ventilation and effective shading measures. • Reuse of existing materials. • Use of low VOC products, low/zero formaldehyde timbers, FSC certified timber and GECA certified furnishings and floor coverings. • Use of star-rated equipment where possible, to within 0.5 stars of the best available. • Use of high efficiency HVAC equipment. • Use of occupancy controls and LED lighting. • Establishment of energy targets. • Use of WELS-rated fittings, fixtures, appliances and equipment. • Establishment of minimum recycling targets. • Education of staff and guests in best achieving sustainability targets. 	The measures outlined in the ESD Report are to be implemented during the construction and operational phases of the activity.

* If yes, all columns need to be completed. If no, write 'NA' in the second and third columns

8.5 Aboriginal cultural heritage impacts during construction and operation

Section 3.12 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance. Addressing matters 1-5 will assist in meeting requirements set out in DECCW's Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.

	Applicable ☑	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
1. Will the activity disturb the ground surface or any culturally modified trees?	☑	Negligible	<p>The Aboriginal Heritage Due Diligence Assessment prepared by GML Heritage (refer to Appendix E) notes that all proposed works outside each existing building footprint will result in changes and land impacts within the footprints of the work zones. The works will change the ground surface conditions, resulting in soil and sandstone modifications.</p> <p>The proposed work locations do not correlate with any previously recorded and extant Aboriginal sites, or areas with Aboriginal archaeological potential. The area to the rear of the Armoury holds little to low archaeological potential. However, if Aboriginal sites are present, excavation of the rock could impact them.</p> <p>Importantly the proposed works do not extend north of Constables Cottage and 33 Cliff Street, thus avoiding the areas with Aboriginal archaeological potential. Works to all other buildings are located within the zones assessed to have been impacted by prior land use.</p> <p>The Assessment concludes that provided that the proposed works remain within the zones determined to have been impacted by prior development and land use, and do not extend north of Constable's Cottage and 33 Cliff Street, then it is unlikely that Aboriginal sites will be directly impacted. It is recommended that the proponent can proceed with caution without an AHIP application, as the proposed footprints for redevelopment will not impact known Aboriginal objects or any landforms with Aboriginal archaeological potential.</p>	<p>Works will be carried out in accordance with the recommendations of the Aboriginal Heritage Due Diligence Assessment prepared by GML Heritage and dated June 2015. These mitigation measures include, but are not limited to:</p> <ul style="list-style-type: none"> • Should Aboriginal objects, midden material and/or an engraving be identified during works, all development work in the area of the find should cease and consultation undertaken with NPWS to determine an appropriate way forward. • All site workers should be briefed on the Aboriginal heritage values of this area and the requirements for avoiding impacts to Aboriginal heritage sites. This briefing should occur during a general site induction. • Any changes to the design or landscaping associated with Constables Cottage and 33 Cliff Street should not extend north of the existing cuts to the sloping sandstone platforms. All landforms north of these properties should be avoided by development. Should development propose to alter these landforms, then further Aboriginal heritage management, possibly including an AHIP application, may be required.

8.5 Aboriginal cultural heritage impacts during construction and operation

Section 3.12 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance. Addressing matters 1-5 will assist in meeting requirements set out in DECCW's Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW.

	Applicable ~*	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
			Whilst vegetation will be removed to accommodate the proposed development, the Aboriginal Heritage Due Diligence Assessment has not identified any culturally modified trees on the site.	
<p>2. Does the activity affect known Aboriginal objects or Aboriginal places?</p> <p>Include all known sources of information on likely presence of Aboriginal objects or places, including AHIMS search results.</p>	<input checked="" type="checkbox"/>	Negligible	<p>Refer to discussion above.</p> <p>The Aboriginal Heritage Due Diligence Assessment (refer to Appendix E) has identified that there are numerous Aboriginal sites surrounding the study area. In preparing this Assessment Aboriginal community consultation was undertaken with La Perouse Local Aboriginal Land Council (LALC) to discuss the nature of Aboriginal sites across the study area, confirm the background assessment and determine appropriate management for any Aboriginal heritage values and/or sites connected with this project.</p> <p>Of particular note are the sloping landforms north of Constables Cottage and 33 Cliff Street, which hold Aboriginal archaeological potential for engraving sites and middens. However, at the current time, the proposed work locations do not correlate with any previously recorded and extant Aboriginal sites, or areas with Aboriginal archaeological potential.</p>	Works will be carried out in accordance with the recommendations of the Aboriginal Heritage Due Diligence Assessment prepared by GML Heritage and dated June 2015, as detailed above (8.5.1)
<p>3. Is the activity located within, or will it affect, areas containing the following landscape features?</p> <ul style="list-style-type: none"> within 200m of waters*; 	<input checked="" type="checkbox"/>	Negligible	<p>All buildings associated with the proposed activity are located within 200m of the harbour or Ocean. With the exception of Constables Cottage and 33 Cliff Street, all buildings are located within 200m above a cliff face.</p> <p>A short section of rock to the rear (north-east) of the Armoury will require cutting and excavation. The area to the rear of the Armoury holds little to low archaeological</p>	Works will be carried out in accordance with the recommendations of the Aboriginal Heritage Due Diligence Assessment prepared by GML Heritage and dated June 2015, as detailed above (8.5.1).

8.5 Aboriginal cultural heritage impacts during construction and operation

Section 3.12 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance. Addressing matters 1-5 will assist in meeting requirements set out in DECCW's Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW'..

	Applicable *	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
<ul style="list-style-type: none"> • within a sand dune system*; • on a ridge top, ridge line or headland; • within 200m below or above a cliff face; or • within 20m of or in a cave, rock shelter or a cave mouth. <p>*see REF Proponents Guide for definitions.</p>			<p>potential. However, if Aboriginal sites are present, excavation of the rock could impact them. This little to low level of archaeological potential should be managed appropriately in accordance with the mitigation measures outlined in the REF.</p> <p>Excavation is also proposed to provide a new garage at 33 Cliff Street, however these works are located north of the existing cuts to the sloping sandstone platforms, beyond which there is greater potential for engraving sites and middens. Notwithstanding this, the archaeological potential should be managed appropriately in accordance with the mitigation measures outlined in the REF</p>	
4. If Aboriginal objects or landscape features are present, can impacts be avoided?	<input type="checkbox"/>	N/A	The due diligence report indicates that impacts can be avoided.	As per above.
5. If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection^ been undertaken (refer to the Due Diligence Code)?	<input type="checkbox"/>	N/A	N/A	None required.
^ for activities proposed by				

8.5 Aboriginal cultural heritage impacts during construction and operation

Section 3.12 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance. Addressing matters 1-5 will assist in meeting requirements set out in DECCW's Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW..

	Applicable ☑	Likely impact (negligible, low, medium or high negative or positive; or N/A)	Reasons (describe the type, nature and extent of the impact, the nature of the receiving environment and any proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
<i>DECCW, at a minimum this should be undertaken by a DECCW employee with Aboriginal Site Awareness training and relevant practical experience, as approved by an Area Manager</i>				
6. Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?	<input type="checkbox"/>	N/A	N/A	None required.
7. Does the activity affect areas subject to Native Title claims?	<input type="checkbox"/>	N/A	N/A	None required.

* If yes, all columns need to be completed. If no, write 'N/A' in the second and third columns

Notes:

- if the above assessment indicates that there is still a reasonable risk or potential that Aboriginal objects, Aboriginal places or sensitive landscape features could be adversely affected by a proposal, then consistent with the precautionary principle it should either be re-considered or further detailed investigations undertaken.
- if it is concluded that an activity will have unavoidable and justified impacts on Aboriginal objects or Aboriginal places then the proponent should consider applying for an AHIP under Section 90 of the NPW Act.

8.6 Other cultural heritage impacts during construction or operation

Section 3.13 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

	Applicable?*	Likely impact (negligible/ maintenance, minor, major, contentious; or N/A)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment & proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
1. What is the impact on places, buildings, landscapes or moveable heritage items?	<input checked="" type="checkbox"/>	Low negative Medium positive	<p>Historical Archaeology</p> <p>The Heritage Impact Statement prepared by GML Heritage (refer to Appendix D) states that <i>“the archaeological potential of the three precincts has been assessed as ranging from low to moderate, with the exception of the area to the northwest of the Armoury which was assessed as having high potential”</i>.</p> <p>GML notes that the landscaping works proposed at Gap Bluff Cottage and Green Point Cottage are minor, and may qualify for an exemption from the need for an Excavation Permit under Section 139(4) of the Heritage Act. Works in areas identified as having low historical archaeological potential, such as the driveway at 33 Cliff Street, would likely also qualify for a similar exemption.</p> <p>However, works would need to be monitored and if additional relics of State significance are encountered, additional assessment and permits may be required.</p> <p>GML further notes that within the Gap Bluff Precinct, exterior spaces around the Armoury have been assessed as having moderate to high archaeological potential. Approval under Section 141 in the form of a Section 140 Excavation Permit would therefore be required. Similarly, within the Camp Cove Precinct, remains in the vicinity of Constables Cottage would be considered <u>relics</u> under the Heritage Act and would require a Section 140 Excavation Permit.</p>	<p>The recommendations within the Heritage Impact Statement prepared by GML Heritage, dated June 2015, are to be implemented. These mitigation measures with respect to archaeology and heritage include, but are not limited to:</p> <p>Historical Archaeology</p> <ul style="list-style-type: none"> • For proposed works at the Gap Bluff Armoury and Constable’s Cottage at Camp Cove, an application for an excavation permit under Section 140 of the Heritage Act should be submitted to the Heritage Division (as delegate of the NSW Heritage Council) for approval to disturb the sites’ relics. This would serve as notification to the NSW Heritage Council in accordance with Clause 5.10(7) of the Woollahra LEP 2014. • An Archaeological Research Design (ARD), detailing the proposed methodology for excavation and recording of the historical archaeological resource, would need to be prepared and submitted to the Heritage Division with the Section 140 excavation permit application. • If <u>relics</u> of State significance are encountered, they may require additional assessment. Depending on the nature and integrity of potentially State significant archaeological evidence, it may be preferable to have these items remain in situ. • Works should be carried out in accordance with the conditions of the excavation permit issued for the site. • No excavation or other ground disturbance should occur in areas of archaeological potential prior to the issue of

		<p>These Section 140 Excavation Permits (or the corresponding Section 139(4) exemptions) will be required to be obtained by Gap Bluff Hospitality prior to the commencement of any ground disturbance works.</p> <p>Built Heritage and Landscape The Heritage Impact Statement prepared by GML Heritage (refer to Appendix D) makes the following conclusions with respect to the impact of the proposed activity on heritage significance of each building.</p> <p><i>Officers Mess</i> The alterations and additions to the Officers Mess, and ongoing use for functions, are considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> • the external appearance will be improved by the reconstruction of the original flat roof form and parapets; • a significant amount of original fabric will be retained including windows, doors, tiles, floorboards, fireplaces and timber joinery; • the proposed use will enable the ongoing public access to the building for functions and weddings; • public access around the Officers Mess towards The Gap will be retained; and • the anti-suicide equipment within the building will be retained. <p>Whilst there may be some adverse impacts on the integrity of some heritage significant interior spaces resulting from the removal of some internal walls, these adverse impacts could be mitigated during the detailed design phase through further rationalisation of the proposed new and widened openings on the ground and first floor and by re-use of significant fabric where proposed to be removed.</p> <p><i>The Armoury</i> The alterations and additions to the Armoury, and its</p>	<p>an excavation permit for the proposed works.</p> <p><i>Gap Bluff Cottage (Gap Bluff) and Green Point Cottage (Green Point)</i></p> <ul style="list-style-type: none"> • Given the minor impact of proposed landscaping works at Gap Bluff Cottage and Green Point Cottage to potential archaeological deposits, an exemption, under Section 139(4) of the Heritage Act, should be obtained prior to any ground disturbance works at the site. This would serve as notification to the NSW Heritage Council in accordance with Clause 5.10(7) of the Woollahra LEP 2014. • In the event that unexpected local or State significant historical archaeological remains not identified in this report are discovered on site, all works in the affected area/s should cease and the NSW Heritage Division should be notified immediately, in accordance with Section 146 of the Heritage Act. Further assessment or approval under the Heritage Act may be required before works could recommence in the affected area/s. • Heritage induction for all contractors working within the study area should be conducted by a suitably qualified archaeologist, prior to any works beginning. <p><i>33 Cliff Street (Camp Cove)</i></p> <ul style="list-style-type: none"> • Given the low historical archaeological potential of the area of proposed impact at 33 Cliff Street, an exemption under Section 139(4) of the Heritage Act, should be obtained prior to any ground disturbance works at the site. This would serve as notification to the NSW Heritage Council in accordance with Clause 5.10(7) of the Woollahra LEP 2014. • In the event that unexpected local or State significant historical archaeological remains not identified in this report are discovered on site, all works in the affected area/s should cease and the NSW Heritage Division should be notified immediately, in accordance with Section 146 of the Heritage Act. Further assessment or
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		<p>ongoing use for functions, are considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> • the alterations will enable the ongoing use of the building for functions and weddings, in a venue that is consistent with modern expectation and requirements; • the building contains limited original fabric, and is suitable for more substantial adaptation; and • the works will have a minor impact on the heritage significant of the Gap Bluff Precinct. <p>Whilst demolition was considered, the retention of the building and proposed additions will enable some of the remaining original fabric to be retained, and represents a more environmentally sustainable outcome. Whilst the works will have an adverse impact on the building's integrity through the loss of further original fabric, and an adverse impact on the ability to interpret the building's original form and use through the proposed second-storey addition and extensions, the proposed additions have been designed to be sensitive to its setting against the bushland slope to the north. The expanded Armoury will not have any resemblance to the original military building (with the exception of the retained original windows in the northern walls) and, as such, the proposal would have an impact on the Armoury's contribution to the cultural landscape of the Gap Bluff Precinct. This would constitute a minor impact on the heritage significance of the Gap Bluff Precinct as a whole.</p> <p><i>Gap Bluff Cottage</i> The proposed works to Gap Bluff Cottage, and its use as short-term accommodation, are considered appropriate as they will make the building publicly accessible, and will continue to allow pedestrian access through this part of the precinct.</p> <p>Gap Bluff Cottage has low integrity as a result of its 1989 conversion from a workshop into a residence, which saw its interiors stripped and replaced, and a 1950s addition</p>	<p>approval under the Heritage Act may be required before works could recommence in the affected area/s.</p> <ul style="list-style-type: none"> • Heritage induction for all contractors working within the study area should be conducted by a suitably qualified archaeologist, prior to any works beginning. <p>Built Heritage and Landscape</p> <ul style="list-style-type: none"> • The conservation policies in the 2008–2010 CMP should be used to guide detailed design of the Gap Bluff Centre proposal, including the Officers' Mess, Armoury, Gap Bluff Cottage, Constable's Cottage and Green Point Cottage and associated landscaping. • Specialist heritage advice should be incorporated into the detailed design and construction phases of the project to guide works to the Officers' Mess, Armoury, Gap Bluff Cottage, Constable's Cottage, Green Point Cottage and in the grounds of 33 Cliff Street, and ensure that conservation of significant fabric and spaces is maximised. • A heritage architect should oversee works to significant fabric. • Historic paint schemes should be investigated and retained where existing or reinstated where removed. Investigations should include paint scrapes to determine the original paint colours. • Interpretation of the history and heritage values of the South Head, Sydney Harbour National Park, should be incorporated into the proposed development. • Schedules of Conservation Works should be prepared for the Officers' Mess, the Armoury, Gap Bluff Cottage, Constable's Cottage and Green Point Cottage during the detailed design phase. • The cyclic maintenance works set out in the 2008–2010 CMP should be implemented for each of the buildings in the project. • Original fabric proposed to be removed that cannot be
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		<p>removed and replaced with the current verandah. The proposed brick paving (latest drawings show traditional crazy sandstone not brick) for the path in front of Gap Bluff Cottage does not have a historic precedent. The proposed adaptation of the interiors of Gap Bluff Cottage would not have an impact on its heritage significance.</p> <p><i>Constables Cottage</i> A detailed review of the alternatives considered for the adaptive reuse of Constables Cottage is presented above. In summary, the proposed alterations and additions to Constables Cottage have been designed to:</p> <ul style="list-style-type: none"> • Retain access for utility vehicles across the grounds in front of Constables Cottage, and into the National Park. • Open up views to Constables Cottage, and enable the southern frontage to be read. • Provide a back of house area of an appropriate size, and to conceal this structure behind the original building to enable the main part of the Cottage to be free of services so that it can be returned to its original state. • Provide an outdoor dining area which provides protection from sun and light rain, but will not dominate the original building. • Allow greater numbers of people to visit the Cottage (during the café / restaurant's opening hours) and understand its history and significance. • Provide a café / restaurant with capacity to ensure a viable development that will allow for the preservation and ongoing use of the building. <p>The proposed adaptation of Constables Cottage for use as a café / restaurant would result in heritage impacts. However, given the sensitive design of the adaptation - which would retain qualities and fabric essential to the</p>	<p>re-used elsewhere in each building should be salvaged for future use/reinstatement. The fabric should be labelled, catalogued and stored in a secure location, preferably on site.</p> <p>Specific Built Heritage and Landscape Recommendations</p> <p><i>Officers Mess</i></p> <ul style="list-style-type: none"> • Detailed design of the Officers Mess should seek to re-use significant fabric proposed to be removed. For example, the terrazzo stalls in the female WC could be re-used in one of the new WCs and original doors could be re-used in new interior openings. • Detailed design of the reconstructed roof should be based on historical information, where available. • Conservation works should be undertaken on significant fabric. • Proposed colour schemes should be historically appropriate and informed by historical evidence, where available. The render on the external could be retained or removed—historical plans indicate that the walls were originally face brick. Unpainted finishes, such as interior joinery, should remain unpainted. <p><i>Armoury</i></p> <ul style="list-style-type: none"> • Detailed design of the Armoury should seek to maximise retention of remaining significant fabric, via retention of the northern walls and timber-framed double-hung sash windows, as proposed, and investigating opportunities to re-use significant fabric proposed to be removed, such as the timber-framed double-hung sash windows in the eastern wall. <p><i>Gap Bluff Cottage</i></p> <ul style="list-style-type: none"> • Proposed colour schemes should be historically appropriate and informed by historical evidence, where available.
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		<p>significance of the place, including the Cottage's interior spatial qualities, significant interior and exterior joinery and fabric and the hipped roof form and front verandah, and would see the original Cottage remain the dominant element in public views from Cliff Street - these impacts would be acceptable.</p> <p><i>33 Cliff Street</i> The alterations and additions to 33 Cliff Street, and use of the residence for short-term accommodation, represents an appropriate outcome for the site. The proposed activity will improve public access to the site by enabling it to be rented and enjoyed by members of the public. The current house does not have heritage significance and therefore the proposed interior works would not have a heritage impact. The proposed adaptation works would not extend beyond the existing building envelope and would not have a heritage impact on the neighbouring Constables Cottage.</p> <p><i>Green Point Cottage</i> The alterations and additions to Green Point, and use of the residence for short term accommodation, represents an appropriate outcome for the site. The proposed activity will improve public access to the site by enabling it to be rented and enjoyed by members of the public.</p> <p>The proposed adaptation of Green Point Cottage will retain the external form of the building, however openings on the eastern and southern walls, and the laundry on the western wall, are proposed to be relocated. The works would result in the loss of potential early/original fabric and spaces internally, as well as early/original fabric externally, including three doors and two windows. The proposal would not affect the overall external form of the building or significantly affect its external appearance as a Federation-period seaside cottage. Its weatherboard cladding, gable roof and vented gable ends would be retained. The proposed landscaping works are in keeping with the place's historic use and aesthetic qualities and would not have an impact on Green Point Cottage. Overall, the</p>	<p><i>Constables Cottage</i></p> <ul style="list-style-type: none"> • Detailed design of Constable's Cottage should seek to maximise retention of remaining significant fabric and spaces. Re-use of significant fabric should be investigated. For example, the timber door architraves with entablature could be relocated to new openings. • The proposed pergola over the outdoor dining area should be as light and unobtrusive as possible. Materials selected should be sympathetic to the materials and aesthetic qualities of Constables Cottage. Timber would be appropriate. <p><i>House, 33 Cliff Street</i></p> <ul style="list-style-type: none"> • Detailed landscape design for 33 Cliff Street should continue to avoid impacts on the setting of Constable's Cottage. <p><i>Green Point Cottage</i></p> <ul style="list-style-type: none"> • Detailed design of Green Point Cottage should seek to maximise retention of remaining significant fabric. Re-use of significant fabric proposed to be removed should be investigated during the detailed design phase. • Proposed colour schemes should be historically appropriate and informed by historical evidence, where available.
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			proposed works would have some adverse impact on the Cottage, which could be substantially mitigated through reductions in the amount of fabric proposed to be removed, particularly along the southern wall, and in rationalising the proposed relocation of doorways.	
2. Is any vegetation of cultural landscape value likely to be affected (eg. gardens and settings, introduced exotic species, or evidence of broader remnant land uses)?	<input checked="" type="checkbox"/>	Negligible	<p>The Heritage Impact Statement prepared by GML Heritage (refer to Appendix D) concludes that the proposed works would not comprise a substantial change to the cultural landscape.</p> <p>Historical plantings in the Gap Bluff Precinct are predominantly Norfolk Island pines, located around the carparks and access road. These trees are proposed to be retained. In other instances, the proposed landscaping seeks to respond to the original landscape treatments.</p>	New planting will be provided in accordance with the Landscape Plans at Appendix A .

*If yes, all columns need to be completed. If no, write '=NA' in the second and third columns

8.7 Matters of national environmental significance under the EPBC Act

Section 3.14 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance. Also refer to guidelines produced by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities

	Applicable ?*	Impact level (negligible, low, medium or high; negative or positive; or N/A)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment & proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
1. Is the proposal likely to impact on matters of national environmental significance under the EPBC Act, as follows:				
<ul style="list-style-type: none"> Listed threatened species or ecological communities 	<input type="checkbox"/>	N/A	The proposed activity will not impact any threatened species or ecological communities.	None required.
<ul style="list-style-type: none"> Migratory species protected under 	<input type="checkbox"/>	N/A	The proposed activity will not impact any threatened species or ecological communities.	None required.

8.7 Matters of national environmental significance under the EPBC Act

Section 3.14 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance. Also refer to guidelines produced by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities

	Applicable ?	Impact level (negligible, low, medium or high; negative or positive; or N/A)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment & proposed safeguards which will limit the impact)	Safeguards/Mitigation Measures
international agreements				
• Ramsar wetlands	<input type="checkbox"/>	N/A	The proposed activity will not impact any Ramsar wetlands.	None required.
• Commonwealth marine environment	<input type="checkbox"/>	N/A	The proposed activity will not impact any Commonwealth marine environment.	None required.
• World heritage properties or national heritage places	<input type="checkbox"/>	N/A	The proposed activity will not impact any world heritage properties or national heritage places.	None required.

Note:

- referral to the Commonwealth may be required if the activity is likely to have a significant affect of matters of national environmental significance. Refer to the Significant Impact Guidelines at: <http://www.environment.gov.au/epbc/publications/nes-guidelines.html>

9. Proposals requiring additional information

Only complete the following sections if **applicable** to the proposal.

9.1 Lease or licence proposals under s.151 NPW Act

Section 2.2 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance

Proponents must complete and submit a **Sustainability Assessment** together with the REF. This also applies where DECCW is the proponent for projects of the kind listed in s.151A, NPW Act.

For information on the sustainability assessment criteria and guidelines, including assessment templates, go to:
<http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm>

Note that for **minor activities and uses** (usually events and similar proposals involving less than 400 people) a streamlined and combined REF and Sustainability Assessment template is available (**Template 1**).

Sustainability assessment attached as follows:

- Special activities and uses (involving more than 400 people) – Sustainability Assessment **Template 2**
- Built structures and facilities – Sustainability Assessment **Template 3**

10. Threatened species assessment of significance (7 part test)

Not required.

11. Summary of impacts

Summarise the impacts and consider the cumulative impacts of the activity based on the classification of individual impacts as low, medium or high adverse, negligible or positive.

Section 3.15 of *Proponents Guidelines for the Review of Environmental Factors* provides further guidance.

Category of Impact	Significance of impacts		
	Extent of impact	Nature of impact	Environmentally sensitive features
Physical and Chemical	Negligible	Waste generation and disposal	
Biological	Negligible	None	Fauna and flora present in area
Natural Resources	Low negative Medium positive	Waste generation and resource consumption Opportunities for ESD measures to be implemented	
Community	Low negative High positive	Some noise and traffic/parking impacts Positive economic, tourism, educational and heritage impacts	Local residences and streets
Cultural Heritage	Low negative High positive	Some negative impacts due to loss of heritage fabric Positive impacts due to restoration and maintenance of buildings, restoration of flat roof, increased opportunities for visitor appreciation and education	Aboriginal sites Historical archaeology Built heritage and landscape

12. Conclusions

In conclusion indicate if:

- there is likely to be a significant effect on the environment and an environmental impact statement is required?

No

Yes

Reason(s):

The activity will result in a markedly positive impact on the area by facilitating improved access to both the landscape and buildings within the precinct. Of particular importance is the proposed use of Constables Cottage as a café / restaurant, which will enable this building to be enjoyed by the broader public, and open up this important entry to South Head.

The activity will also facilitate the conservation of the Officers Mess and Constables Cottage, both of which are of heritage significance and warrant conservation. The proposed activity will prevent these buildings, and the other buildings which form part of this proposal, from falling further into disrepair, and will open them to the public for tourism, education and general recreation purposes.

Overall, the proposal is expected to have a high positive impact on the visual amenity, maintenance, accessibility and general enjoyment of both the grounds and buildings within both precincts.

In terms of specific impacts that may arise as a result of the proposed activity, the following points are noted:

- **European heritage:** The Heritage Impact Statement prepared by GML Heritage (refer to **Appendix D**) concludes that the proposed works would fulfil the objectives of the Watsons Bay HCA DCP to conserve the heritage significance of the HCA, retain evidence of its historical development and backdrop of vegetation, encourage reconstruction of heritage items (particularly the Officers Mess), and ensure development is compatible with the heritage significance of the HCA. With respect to the CMP, the Heritage Impact Statement contains a detailed table of compliance against the CMP policies and concludes that the proposed activity is generally consistent with key policies outlined in the CMP.
- **Aboriginal heritage:** The Aboriginal Heritage Due Diligence Assessment (refer to **Appendix E**) has identified that there are numerous Aboriginal sites surrounding the study area. However, at the current time, the proposed work locations do not correlate with any previously recorded and extant Aboriginal sites, or areas with Aboriginal archaeological potential.
- **Parking:** In the case of the Armoury, Officers Mess, Gap Bluff Cottage, 33 Cliff Street and Green Point Cottage, any visiting vehicles are capable of being accommodated on site. In the case of Constables Cottage, future parking demands are capable of being accommodated on surrounding streets and within the NPWS car park. Management measures, such as the implementation of a shuttle bus service for Constables Cottage during peak periods, would be implemented to further reduce parking demands on surrounding streets.
- **Noise:** Noise emissions from the use of each building can comply with the noise limits in the Woollahra DCP and the OLGR. In some cases, specific design or operational measures would be implemented to ensure that acoustic impacts are appropriately mitigated.
- **Visual impact:** Generally, the proposal will have a positive impact on the visual and scenic quality of the landscape. The areas around each building are proposed to be landscaped, which will significantly improve the aesthetic value of the landscape.
- **Sustainability:** The proposal would incorporate a number of sustainability measures, including the following:
 - Passive design features, such as enhanced natural ventilation and effective shading measures.
 - Reuse of existing materials.
 - Use of low VOC products, low/zero formaldehyde timbers, FSC certified timber and GECA certified furnishings and floor coverings.
 - Use of star-rated equipment where possible, to within 0.5 stars of the best available.
 - Use of high efficiency HVAC equipment.
 - Use of occupancy controls and LED lighting.
 - Establishment of energy targets.
 - Use of WELS-rated fittings, fixtures, appliances and equipment.
 - Establishment of minimum recycling targets.
 - Education of staff and guests in best achieving sustainability targets.
- **Operational impacts:** The Operational Plan of Management prepared by Gap Bluff Hospitality Pty Ltd (refer to **Appendix H**) establishes performance criteria for various aspects of the operation of the venues, having regard to the conditions that attach to the Liquor Licence. Through implementation of appropriate mitigation measures, it is considered that any adverse safety and security impacts will be minimised and managed.
- **Flora:** No threatened species or EECs were recorded on-site. An *Acacia terminalis* was identified on-site. The proposed development will have no impact on threatened species or EECs.
- **Fauna:** The Flora and Fauna Impact Assessment has concluded that no threatened fauna were recorded or on-site, and no threatened species will be impacted by the proposed development.

Overall, the proposed activity will deliver a range of positive outcomes. Generally, any impacts caused by the proposed are capable of being offset by appropriate mitigation measures. No significant effects on the environment are expected; therefore an environmental impact statement is not required.

- there is likely to be a significant effect on threatened species, populations, ecological communities or their habitats and a species impact statement is required?

No

Yes

Reason(s):

In relation to flora, the Flora and Fauna Impact Assessment concludes that no threatened fauna were recorded or on-site, and no threatened species will be impacted by the proposed development.

In conclusion:

- Native birds, including wrens and other small birds, live in bushland on the site. Common urban birds are also present including an abundance of Noisy Minors. These territorial birds can reduce the diversity of small birds by mobbing them and driving them out of areas.
- No threatened fauna were recorded or on-site. Microbats could use the site and have been assumed to be present.
- Habitat is suitable for Long-nosed Bandicoots, though none are on-site.
- Red-Crowned Toadlets (RCT) may be able to live along the ephemeral watercourses and waterfalls. None were seen and heard and generally the site appears to be drier than areas RCT are usually found.
- No tests of significance (7-part tests) were required.
- Habitat enhancement and fauna monitoring could be feasibly conducted on-site, however that is outside the scope of this project.

In relation to flora:

- There is a diversity of native flora in the area due to variations in soil, aspect and disturbance. Condition is from good to very poor. Generally around the existing building the condition is very poor.
- Over 95 native species were recorded on-site.
- No threatened species or EECs were recorded on-site. An *Acacia terminalis* was identified on-site.
- The proposed development will have no impact on threatened species or EECs.
- Recommended actions are for weed management, plus monitoring the site over the longer term to gauge success of management outcomes.

Overall, no significant effects on threatened species, populations, ecological communities or their habitats are expected. A species impact statement is therefore not required.

- the activity is in respect of land that is, or is part of, critical habitat and a species impact statement is required?

No

Yes

- the activity will require certification to Building Code of Australia or Australian Standards in accordance with the DECCW *Construction Assessment Procedure*?

No

Yes

13. Supporting documentation

Please provide details of documentation included with this application. Supporting information may include, but is not limited to, a Sustainability Assessment (for proposals requiring a lease of licence under s.151A NPW Act), threatened species assessment of significance (7 part test), LEP land use tables, AHIMS search, engineering plans, maps, specialists studies etc.

Document Title	Author	Date
1. Architectural and Landscape Drawings	Johnson Pilton Walker and Trish Dobson Landscape Architecture	12/6/2015
2. Traffic Impact Statement	Ason Group	12/6/2015
3. Acoustic Report	PKA Acoustic Consulting	June 2015
4. Heritage Impact Statement	GML Heritage	June 2015
5. Aboriginal Heritage Due Diligence Assessment	GML Heritage	June 2015
6. Access Report	Accessible Building Solutions	20/04/2015
7. BCA Capability Statement	Blackett Maguire + Goldsmith	9/04/2015
8. Operational Plan of Management	Gap Bluff Hospitality	May 2015
9. Construction Management Plan	Expertise Building Pty Ltd	-
10. ESD Report	Flux Consultants	May 2015
11. Waste Management Plan	Gap Bluff Hospitality	April 2015
12. Sustainability Assessment	JBA	1 July 2015
13. EPBC Act Protected Matters search	JBA	22/04/2015
14. Flora and Fauna Impact Assessment	Ecological Consultants Australia Pty Ltd	June 2015

14. Fees

Proponents are required to pay an initial fee of \$170 (a final fee is also required before determination of the REF).

If the activity consists of environmental remediation and the proponent is a community group, DECCW may waive the fees on request.

<input type="checkbox"/>	\$170 payment/cheque for initial fee is enclosed
<input type="checkbox"/>	A waiver of fees is requested. Please provide reasons:

15. Signature of proponent

The REF must be certified by the proponent – not the consultant(s) where consultant(s) are used.

Signature		Signature	
Name (printed)		Name (printed)	
Position		Position	
Date		Date	

Seal (if signing under seal):

FOR DECCW USE

- **External proponent REF or major REF**
 - ▶ proceed to prepare determination report and determination notice
- **Internal minor REF**
 - ▶ proceed to prepare determination notice (no determination report required)

Determination report templates, determination notices and model conditions are available at: <http://deccnet/epa/REFGuidelines.htm>