



STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE will be held at Waverley Council Chambers, Cnr Paul Street and Bondi Road, Bondi Junction at:

7.30 PM, TUESDAY 4 SEPTEMBER 2018

A handwritten signature in blue ink, appearing to read 'R. B. McLeod', is positioned above the printed name of the General Manager.

Ross McLeod
General Manager

Waverley Council
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Delegations of the Waverley Strategic Planning and Development Committee

On 10 October 2017, Waverley Council delegated to the Waverley Strategic Planning and Development Committee the authority to determine any matter **other than**:

1. Those activities designated under s 377(1) of the *Local Government Act* which are as follows:
 - (a) The appointment of a general manager.
 - (b) The making of a rate.
 - (c) A determination under section 549 as to the levying of a rate.
 - (d) The making of a charge.
 - (e) The fixing of a fee
 - (f) The borrowing of money.
 - (g) The voting of money for expenditure on its works, services or operations.
 - (h) The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - (i) The acceptance of tenders to provide services currently provided by members of staff of the council.
 - (j) The adoption of an operational plan under section 405.
 - (k) The adoption of a financial statement included in an annual financial report.
 - (l) A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - (m) The fixing of an amount or rate for the carrying out by the council of work on private land.
 - (n) The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - (o) The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*.
 - (p) The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
 - (q) A decision under section 356 to contribute money or otherwise grant financial assistance to persons,
 - (r) A decision under section 234 to grant leave of absence to the holder of a civic office.
 - (s) The making of an application, or the giving of a notice, to the Governor or Minister.
 - (t) This power of delegation.
 - (u) Any function under this or any other Act that is expressly required to be exercised by resolution of the council.
2. Despite clause 1(i) above, the Waverley Strategic Planning and Development Committee does not have delegated authority to accept any tenders.
3. The adoption of a Community Strategic Plan, Resourcing Strategy and Delivery Program as defined under sections 402, 403, and 404 of the *Local Government Act*.

Live Streaming of Meetings

This meeting is streamed live via the internet and an audio visual recording of the meeting will be publicly available on Council's website.

By attending this meeting you consent to your image and/or voice being live streamed and publicly available.

AGENDA

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Chair will read the following Opening Prayer and Acknowledgement of Indigenous Heritage:

‘God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.’

1. Apologies/Leaves of Absence

2. Declarations of Pecuniary and Non-Pecuniary Interests

3. Addresses by Members of the Public

4. Confirmation of Minutes

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5. Reports

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6. Urgent Business

7. Meeting Closure

CONFIRMATION OF MINUTES PD/4.1/18.09



Subject: Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 7 August 2018

TRIM No.: SF18/246

Author: Richard Coelho, Governance and Internal Ombudsman Officer

RECOMMENDATION:

That the minutes of the Strategic Planning and Development Committee meeting held on 7 August 2018 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of the Strategic Planning and Development Committee meeting must be submitted to Strategic Planning and Development Committee for confirmation, in accordance with clause 266 of the *Local Government (General) Regulation 2005*.

Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 7 August 2018



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON
TUESDAY, 7 AUGUST 2018**

Present:

Councillor Paula Masselos (Chair)	Lawson Ward
Councillor John Wakefield (Mayor)	Bondi Ward
Councillor Dominic Wy Kanak (Deputy Mayor)	Bondi Ward
Councillor Sally Betts	Hunter Ward
Councillor George Copeland	Waverley Ward
Councillor Leon Goltsman	Bondi Ward
Councillor Tony Kay	Waverley Ward
Councillor Elaine Keenan	Lawson Ward
Councillor Steven Lewis	Hunter Ward
Councillor Marjorie O'Neill	Waverley Ward

Staff in attendance:

Ross McLeod	General Manager
Rachel Jenkin	Acting Director Waverley Life
Peter Monks	Director, Waverley Futures
Emily Scott	Director, Waverley Renewal
Jane Worthy	Internal Ombudsman

At the commencement of proceedings at 7.32 pm, those present were as listed above, with the exception of Cr Keenan, who arrived at 7.33 pm.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Chair read the following Opening Prayer and Acknowledgement of Indigenous Heritage:

God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.

1. Apologies/Leaves of Absence

Apologies were received and accepted from Cr Nemesh.

Cr Burrill was previously granted leave of absence by Council for this meeting.

2. Declarations of Pecuniary and Non-Pecuniary Interests

The Chair called for declarations of interest and none were received.

3. Addresses by Members of the Public

- 3.1 I Brightwell (on behalf of Deux fils de Jacques Pty Ltd) – PD/5.9/18.08 – 27 and 29 Macpherson Street, Waverley – Heritage Assessment.

4. Confirmation of Minutes

PD/4.1/18.08 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 3 July 2018 (SF18/246)

MOTION / UNANIMOUS DECISION

Motion: Cr Masselos
Seconder: Cr Keenan

That the minutes of the Strategic Planning and Development Committee meeting held on 3 July 2018 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

5. Reports**PD/5.1/18.08 Waverley Cemetery - Land Use Management Plan (A16/0668)****MOTION / UNANIMOUS DECISION**

Motion: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Adopts the Waverley Cemetery Land Use Management Plan (LMP) attached to this report for the purposes of guiding future works within the Cemetery.
2. Publishes the LMP on Council's website.

PD/5.2/18.08 Bondi Surf Bathers Life Saving Club Conservation Management Plan (A17/0073)**MOTION / DECISION**

Motion: Cr Wakefield

Seconder: Cr Wy Kanak

That Council:

1. Adopts the Bondi Surf Bathers Life Saving Club Conservation Management Plan attached to this report for the purposes of:
 - (a) Guiding future works within the Bondi Surf Bathers Life Saving Club.
 - (b) Submitting it to the NSW Heritage Division (Office of Environment and Heritage) for endorsement.
2. Notes that the Bondi Surf Bathers Life Saving Club Conservation Management Plan is currently being funded from the Bondi Pavilion project, and is due to be adjusted accordingly at the next quarterly review.

PD/5.3/18.08 Bondi Junction Evening, Culture and Entertainment Strategy (A16/0262)**MOTION / UNANIMOUS DECISION**

Motion: Cr Masselos

Seconder: Cr Lewis

That Council adopts the Bondi Junction Evening, Culture and Entertainment Strategy attached to this report, subject to the following amendments:

1. General Actions – 4. Place Curator and Co-ordinator Function (page 8). Change the first recommendation to read as follows: 'Develop relationships between stakeholders, traders, residents, representatives of the Bondi Junction Precinct Committee and the Chamber of Commerce, including support for the Trader Group.'
2. Bold Precinct Gateway (pages 12 and 21). Change the wording of the specific action to: 'Bold Precinct Gateway Artwork'.
3. Application to wider LGA (page 24 of the agenda). At the end of the first sentence, add 'if deemed

appropriate.’

4. Page 465 of the attachments. Change ‘block party’ to ‘street party’.

PD/5.4/18.08 Sustainable Visitation Strategy (A16/0608)

MOTION / UNANIMOUS DECISION

Motion: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Endorses the draft Waverley Sustainable Visitation Strategy and Summary Document attached to this report for the purposes of public exhibition and community consultation, subject to the following amendments to the Summary Document:
 - (a) Visitation Framework – Community priorities (page 3). Add an additional bullet point as follows: ‘Educate visitors on community expectations regarding behaviour and etiquette.’
 - (b) Visitation Framework – Project action plan (page 3). Amend the first dot point to read as follows: ‘40 proposed initiatives to be considered by a new tourism working group, comprising community, council and industry.’
 - (c) Why tourism matters (page 6). Insert data source references.
 - (d) Community challenges (page 7). Add the following dot point under Governance: ‘Lack of communication and education between stakeholders.’
 - (e) Community challenges (page 7). Add the following dot point under Marketing and Visitor Information: ‘Investigate tourism-related revenue streams.’
 - (f) Project priorities – Governance – Opportunities to be explored (page 10). Amend the third dot point to read as follows: ‘Tourism-related revenue streams – investigate ways for funding improvements to Waverley.’
 - (g) Project action plan – Governance – Action 3 (page 14). Add the following dot point to Tourism Working Group KPIs: ‘Invitations to participate will include representatives from relevant community precinct groups, local tourism businesses, Chamber of Commerce, relevant Council officers, state and national tourism advisors.’
 - (h) Project action plan – Governance – Action 6 (page 14). Change the action from ‘Visitor Pays Strategy’ to ‘Tourism-related Revenue Streams.’
2. Publicly exhibits the draft Waverley Sustainable Visitation Strategy and Summary Document for a period of 28 days.

PD/5.5/18.08 Probity Guidelines: Capital Projects Partnerships (A18/0377)**MOTION / UNANIMOUS DECISION**

Motion: Cr O'Neill
Seconder: Cr Wakefield

That Council:

1. Notes that the General Manager has approved the Probity Guidelines: Capital Projects Partnerships attached to this report for use in project management of joint venture projects and other projects where they provide useful guidance.
2. Notes that the General Manager will refer the Probity Guidelines: Capital Projects Partnerships to the Audit Committee for review.
3. Will receive reports on direct negotiations for approval on a case-by-case basis.
4. Authorises the General Manager to commence negotiations between Council and the surf clubs.

PD/5.6/18.08 Rowe Street Access to Bondi Junction Interchange (A13/0061)**MOTION**

Motion: Cr Wakefield
Seconder: Cr Masselos

That Council:

1. Adopts the Bondi Junction Interchange Access Project Plan attached to this report, subject to the following amendments:
 - (a) Rename Option 3 to read: 'Council acquires and/or resumes adjacent sites.'
 - (b) Rename Option 4 to read: 'Council constructs a new interchange access on its landholdings independently.'
2. Supports ongoing negotiations with Transport for New South Wales in order to facilitate the new pedestrian access to the transport Interchange.
3. Officers proceed to engage external consultants to undertake the proposed investigations, with a focus only on options 3 and 4.

AMENDMENT

Mover: Cr Kay
Seconder: Cr Betts

That the Motion be adopted subject to clause 2 being amended to read as follows:

'Supports ongoing negotiations with Transport for New South Wales and/or stakeholders, where appropriate, in order to facilitate the new pedestrian access to the transport Interchange.'

THE AMENDMENT WAS PUT AND DECLARED LOST.

Division

For the Amendment: Crs Betts, Goltsman and Kay.

Against the Amendment: Crs Copeland, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

THE MOVER AND SECONDER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO THE MOTION SUCH THAT IT NOW READ AS FOLLOWS:

1. Adopts the Bondi Junction Interchange Access Project Plan attached to this report, subject to the following amendments:
 - (a) Rename Option 3 to read: 'Council acquires and/or resumes adjacent sites.'
 - (b) Rename Option 4 to read: 'Council constructs a new interchange access on its landholdings independently.'
 - (c) Any consequent changes to the detail of the project plan as a result of clause 3 below.
2. Supports ongoing negotiations with Transport for New South Wales in order to facilitate the new pedestrian access to the transport Interchange.
3. Officers proceed to engage external consultants to undertake the proposed investigations, with a focus only on options 3 and 4.

THE MOTION WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

Division

For the Motion: Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

Against the Motion: Nil.

UNANIMOUS DECISION: That the Motion be adopted.

PD/5.7/18.08 Bondi Park Additional Amenities - Central Option (SF18/114)

MOTION / UNANIMOUS DECISION

Motion: Cr Wakefield

Second: Cr Wy Kanak

That Council:

1. Proceeds with detailed design and stakeholder consultation on the following three proposals:
 - (a) A reduced footprint Bondi Park Central Amenities facility.
 - (b) A reduced footprint Bondi Park Southern Amenities facility.
 - (c) A reduced footprint at Bondi Park Northern Amenities, accommodating only limited Council equipment storage, waste bin storage and family amenities as part of a future upgrade to Biddigal Reserve.
2. In regard to the Bondi Surf Club existing storage, considers either:
 - (a) A staged approach with new storage created prior to the displacement of their existing storage.
 - (b) Shifting the proposed Central Amenities facility to an adjacent space so as not to impact on the

Club's existing storage.

3. Proceeds with detailed design and stakeholder consultation to refurbish tunnel two (under the lifeguard tower) to provide storage for the lifeguards, if deemed by Council officers to be appropriate given the consideration in clause 2.
4. Notes that all Options, 1, 2 and 3, are feasible for improved amenity capacity in Bondi Park and should be considered in the preparation of future Long Term Financial Plans.

PD/5.8/18.08 Planning Proposal - 122 Bronte Road, Bondi Junction (PP-1/2018)

This item was also considered in urgent business.

MOTION / UNANIMOUS DECISION

Motion: Cr Wakefield
Seconder: Cr Lewis

That Council:

1. Notes the submission of a planning proposal to amend the Waverley Local Environmental Plan 2012 (WLEP2012) lodged by Urbis on behalf of Rimon Field Pty Ltd on 12 January 2018.
2. Does not support the request to amend the WLEP2012 to:
 - (a) Increase the maximum permissible height from 15 m to 28 m.
 - (b) Increase the maximum permissible floor space ratio from 2:1 to 5:1.

Division

For the Motion: Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

Against the Motion: Nil.

PD/5.9/18.08 27 and 29 Macpherson Street, Waverley - Heritage Assessment (A18/0030)

MOTION

Motion: Cr Masselos
Seconder: Cr Wy Kanak

That Council:

1. Notes the reports from John Oultram Heritage and Design attached to this report.
2. Contacts the owner of 27 and 29 Macpherson Street to offer to undertake archival recording of the buildings using digital capture, in line with the NSW Heritage Division's recommendations.

AMENDMENT

Mover: Cr Betts
Seconder: Cr Kay

That the Motion be adopted subject to the addition of the following clause:

'Does not include 27 or 29 Macpherson Street, Waverley, as locally listed heritage items within the

Waverley Local Environmental Plan.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

Division

For the Amendment: Crs Betts, Goltsman and Kay.

Against the Amendment: Crs Copeland, Keenan, Lewis, Masselos, O’Neill, Wakefield and Wy Kanak.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

Division

For the Motion: Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O’Neill, Wakefield and Wy Kanak.

Against the Motion: Nil.

DECISION: That the Motion be adopted.

I Brightwell (on behalf of Deux fils de Jacques Pty Ltd) addressed the meeting.

6. Urgent Business

PD/6.1/18.08 Planning Proposal - 122 Bronte Road, Bondi Junction - Urgent Matters (PP-1/2018)

Council resolved to deal with this matter as an item of urgent business.

MOTION / UNANIMOUS DECISION

Motion: Cr Wakefield

Seconder: Cr Lewis

That Council:

1. Supports the planning proposal set out in Attachment 1 of Item PD/5.8/18.08 to amend the WLEP2012 in respect of 122 Bronte Road, Bondi Junction, being submitted to the Department of Planning and Environment for a Gateway Determination to proceed to formal public exhibition, that proposes the following:
 - (a) The WLEP2012 is amended to change the zoning of the site from SP2 Infrastructure (Telecommunications) to B4 Mixed Use.
 - (b) The WLEP2012 Active Street Frontages Map is amended to apply to the Bronte Road frontage of the site.
2. Notes that a minimum non-residential floor space ratio is anticipated to be applied to the site in the future as part of a separate planning proposal process.
3. Places the planning proposal on public exhibition in accordance with any conditions of the Gateway Determination, should that be approved by the Department of Planning and Environment.
4. Accepts the role of the Relevant Planning Authority from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.

Division

For the Motion: Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

Against the Motion: Nil.

7. Meeting Closure

THE MEETING CLOSED AT 9.04 PM.

.....
SIGNED AND CONFIRMED
CHAIR
4 SEPTEMBER 2018

REPORT
PD/5.1/18.09

Subject: Waverley Development Control Plan 2012 (Amendment No. 6) - Post-exhibition

TRIM No: A17/0250

Author: Jaime Hogan, Senior Strategic Planner

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council:

1. Adopts the Waverley Development Control Plan 2012 (Amendment No. 6) attached to this report in accordance with clause 21 of the *Environmental Planning and Assessment Regulation 2000*, with an effective date in September 2018.
2. Adopts the Waverley Development Application Guide attached to this report.
3. Investigates waste collection options to improve servicing and amenity around large developments.

1. Executive Summary

The purpose of this report is:

- To outline feedback received during exhibition of the draft Development Control Plan (DCP) Amendment No. 6.
- To outline the key changes that have been made post-exhibition as part of the draft DCP 2012 (Amendment No. 6).
- The adoption of the DCP 2012 (Amendment No. 6), set out in Attachment 1.

2. Introduction/Background

A Development Control Plan (DCP) contains detailed planning and design guidelines for specific uses or areas and is intended to complement the development standards contained in Local Environmental Plans (LEPs). DCPs cannot contradict objectives or the development standards set out in LEPs or other Environmental Planning Instruments (EPIs).

The Waverley Development Control Plan 2012 (Amendment No. 6) (WDPCP2012) builds upon the annual housekeeping amendment to Waverley Development Control Plan 2012 (Amendment No. 5), as adopted by Council on 2 August 2016.

3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Strategic Planning and Development Committee 5 June 2018	PD/5.3/18.06	<p>That Council exhibits the Draft Waverley Development Control Plan 2012 (Amendment No. 6) attached to this report for a period of 28 days, in accordance with section 3.43 of the <i>Environmental Planning and Assessment Act 1979</i> and clause 18 of the <i>Environmental Planning and Assessment Regulation 2000</i>, subject to the following amendments:</p> <ol style="list-style-type: none"> 1. Insert new subclause (d) to D2 Outdoor Dining, item 3.1, Hours of Operation and Noise (p. 215 of the DCP) to read as follows: <ol style="list-style-type: none"> (d) Notwithstanding the hours outlined in table 2, extended dining hours may be granted only on a trial and reviewable basis where the proprietor can demonstrate: <ol style="list-style-type: none"> (i) There is a need for longer hours to more closely align with the approved operating hours of the premises, and (ii) The premises has not generally been subject to complaints relating to noise and overall operation, and (iii) The additional period will not cause or result in adverse amenity impacts on the neighbourhood. <p>Extended dining hours will not exceed 10 pm in any case, and any approval will be subject to a reviewable condition that allows the termination of the extended hours at any time.</p> 2. Delete Part B8 Control 8.2.2(i) (p. 72 of the DCP) in order for Council officers to determine the policy position for application of the Resident Parking Scheme to new developments and how best to implement the policy in the future. <p>1.</p>

4. Discussion

4.1 Consultation

4.1.1 Public Exhibition

The Draft WDCP 2012 was placed on public exhibition for a minimum of 28 days from 27 June 2018–27 July 2018. Councillors and staff were consulted throughout the exhibition period. In addition, all precinct committees were notified of the exhibition and invited to comment on the draft document. An advertisement was placed in the Wentworth Courier and all relevant documentation was available at the

Customer Service Centre and Waverley Library. All of the information was also placed on the Waverley 'Have Your Say' website.

4.1.2 Submissions

Twenty submissions were received in total:

- 11 submissions from Council officers.
- Two submissions from precinct committees.
- One submission from Cr Kay
- Six submissions from members of the public.

The details of each submission, and the proposed response, are contained in Attachment 2.

Following public exhibition, the submissions have been considered by the Strategic Planning team and some changes have been made post exhibition. For the purposes of completing this round of amendments the post exhibition changes are only minor in nature and do not warrant re-exhibition. The post-exhibition changes have been made to the WDCP2012, which is provided at Attachment 1 to this report for adoption. The attachment is provided with changes adopted from the exhibition, with new proposed changes shown in blue text for clarity.

4.2 Key policy changes

The following provides a summary of the key proposed policy changes to the Draft WDCP2012, including changes made as a result of submissions received and further internal consultation. A detailed list of all proposed changes to the WDCP2012 is contained in Attachment 3 (list of all proposed changes) and Attachment 2 (list of submissions and changes made).

- The introduction of the Waverley Development Application Guide to sit alongside the DCP and provide more guidance for applicants about the development process, and what documentation is required (see Attachment 4). These requirements have been relocated from Part A2 of the DCP into this guide to make the process simpler for applicants to understand and to enable Council to modify the document faster. The Guide was updated as part of the post exhibition process.
- The restructure of Part C Residential Development to reflect amendments to NSW Government planning policy including *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* and the accompanying *Apartment Design Guide*, which was released in 2015.
- The revision of the car parking rates in Part B8 Transport of the DCP in accordance with recommendations and actions contained in *Waverley's People, Movement and Places* transport strategy adopted by Council on 12 December 2017. This includes the reintroduction of the zero-minimum and reduced maximum parking rates.
- The addition of a new control in Part E1 to require development on both Primary and Secondary shopping streets to provide commercial floor space on the first floor of developments in Bondi Junction.
- The preparation of new development controls to reflect the Bondi Beach Interwar Study and associated Inter-War Factsheets.

- Changes to waste collection in Multi-Residential Development to require on-site collection of waste for large developments to prevent kerb-side collection that results in large numbers of bins impeding the footpath, and the collection vehicle causing traffic delays.
- Restructuring of the waste section of the WDCP2012 to clarify controls for Low Density Residential Development and all other developments. This is to simplify the process for 'Mum and Dad Applications.'
- Controls relating to adaptable housing to increase the proportion of adaptable dwellings delivered in multi-residential development throughout the LGA, as well as a lower standard of delivery from Class A (delivers standards beyond a Seniors Care Residential Facility) to Class C (delivers a standard which is able to accommodate the vast majority of residents). This initiative is best practice and exceeds a number of other Local Council's provisions ensuring that Waverley can accommodate a diverse and ageing population.
- Changes to the Energy Assessment Report and the Adaptable Housing Certificate requirements, which are no longer required to be submitted at DA stage in order to ensure more certainty in the process and minimise DA costs for applicants. These reports will now be required before a Construction Certificate is issued. As a result, the controls in the DCP reflect this change and require different information to ensure that these conditions of consent can be achieved.
- The consolidation of duplicate controls between Parts B, C, D and E. There are a number of controls and whole sections that were repeated throughout the DCP. These have been consolidated into the most relevant Part, most often Part B General Provisions, to ensure that they apply to all development.
- The restructuring of Parts of the DCP to ensure that controls that apply to all types of development, including Excavation, Public Domain, and Advertising and Signage are located in the correct Part.
- The preparation of additional general provisions to address a lack of controls regarding Public Domain (including views and minor encroachment), Subdivision, and Design Excellence.
- The removal of the Contributory Building Maps from Part E2 Bondi Beach, to maintain Bondi's rich heritage, and to ensure that applicants demonstrate adequate heritage investigation within Heritage Conservation Areas.

4.3 Future amendments

There were matters raised through submissions and discussions during the post-exhibition drafting process, which are not able to be included as part of this DCP review. These matters require further investigation and exhibition of proposed amendments before they can be adopted. These include:

- Waste collection, storage and servicing is a key issue that emerged from the preparation and consultation of the Draft WDCP2012. A number of issues include allowing collection trucks on-site to perform collection, the presentation of large quantities of bins for kerb-side collection, traffic and pedestrian issues with kerb-side collection, unsightly bin storage, and the pressures of the design of basements to permit garbage vehicles onto a site. These issues have raised concerns across different teams that a whole-of-Council approach needs to be investigated to ensure that Waverley continues to have safe and well-designed streets whilst also reducing waste and providing key services to land owners, businesses and residents. Given the significance of these issues, it is recommended that further investigation be carried out by Council as a matter of urgency to develop a Council-wide policy response for large developments that require waste collection services.

- Re-examining trading hours with respect to the adopted vision for Bondi Junction Heartbeat of the East and any future vision for the B3 and B4 zones (particularly Bondi Junction and Bondi Beach areas).
- Testing of appropriate street wall heights on a site by site basis in Bondi Junction to resolve urban design and streetscape issues that occur when a two-storey street wall meets a six-storey street wall.
- Requiring new developments on primary Streets in Bondi Junction and in local village centres to share vehicle access points in order to minimise vehicle crossovers.
- Prepare a template for Plan of Management for Shared Accommodation including Boarding Houses.

5. Financial impact statement/Timeframe/Consultation

Financial impact

The costs of the exhibition and notification are available through the Shaping Waverley budget.

Timeframe

It is envisaged that WDCP2012 (Amendment No. 6) will be adopted and in force in mid-September 2018.

6. Conclusion

Matters raised by ongoing consultation with relevant Council officers, Councillors and the community have been appropriately considered in the review of the WDCP2012. The WDCP2012 (Amendment No. 6) is consistent with legislation, Council's policies, plans and strategies.

7. Attachments

1. Combined Draft WDCP2012 (under separate cover) ➡
2. Submissions and responses to Waverley Development Control Plan 2012 (under separate cover) ➡
3. Summary of amendments in Draft WDCP 2012 (Amendment No 6) (under separate cover) ➡
4. Waverley Development Application Guide (under separate cover) ➡

REPORT
PD/5.2/18.09

Subject: Bondi Pavilion Restoration and Conservation Project -
Concept Design Public Exhibition

TRIM No: A15/0272

Author: Matt Henderson, Project Manager
Sharon Cassidy, Executive Manager, Project Waverley

Director: Emily Scott, Director, Waverley Renewal

RECOMMENDATION:

That Council:

1. Endorses the Bondi Pavilion Restoration and Conservation Project Concept Design attached to this report for the purposes of public exhibition for a period of 28 days commencing on 7 September 2018.
2. Notes that, following the public exhibition period, a further report will be prepared for Council summarising the consultation process, key feedback and recommending revisions to the Concept Design, as necessary.
3. Receives and notes the following unanimous endorsements from the Bondi Pavilion Stakeholder Committee in relation to the Concept Design:
 - (a) A narrower option to the flexible foyer area such that increases the adjacent community space, is more effective in blocking wind tunnels, and is somewhat wider than the alternative option.
 - (b) The preferred location for the community radio station is on the southern wall.
 - (c) The preferred location for the amenities, pottery studio, and waste room is on the northern wall.
 - (d) The preferred location of the Bondi Story room is at the entry to the flexible/cultural space (off the atrium) and the room size is consistent with the opposite entry room to the gallery space.
 - (e) Moving the male toilets adjacent to the tourism area to the storage area to allow pedestrian flow through into the Bondi Story room.
 - (f) Providing a dedicated server room approximately 10m².
 - (g) The preferred location for the external stairs is at the rear of the building.
 - (h) The preferred location of the bar is in its current position with the potential to serve customers directly onto the balcony.
 - (i) Supports the preferred option for the Ocean Room/servery on the first floor.

- (j) Supports the general layout of the theatre seating, but suggests consideration of a short aisle mid-centre for the back three rows.

1. Executive Summary

The purpose of this report is to seek Council's approval for a 28-day public exhibition period for the Bondi Pavilion Restoration and Conservation Project Concept Design commencing on 7 September 2018.

The Concept Design has been developed based on the Council endorsed Revised Principal design Consultation Brief, consultation with the Bondi Pavilion Stakeholder Committee, the Heritage Office and Councillors.

2. Introduction/Background

The Bondi Pavilion Stakeholder Committee (BPSC) was established to recommend and prioritise desired uses and functions of the Bondi Pavilion as a cultural and community centre. The BPSC recommendations on the uses and functions of the Bondi Pavilion were reported to Council between February and May 2018. The original Development Application (DA) for the Bondi Pavilion Restoration and Conservation project was formally withdrawn on 19 March 2018. The draft Revised Principal Design Consultant Brief was endorsed by Council in June 2018. The brief was finalised based on:

- The Bondi Pavilion Stakeholder Committee recommendations.
- The original architect's Services Brief updated for the current project requirements.
- Bondi Park, Beach and Pavilion Plan of Management 2014.
- Bondi Pavilion Conservation Management Plan 2018.
- Bondi Pavilion Asset Condition Assessment Report 2017.
- Sustainability requirements.
- the Strategic Planning and Development Committee resolution from the 5 June 2018 meeting based on the BPSC Recommendations.

3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Strategic Planning and Development Committee 5 June 2018	PD/5.2/18.06	<p>That Council:</p> <ol style="list-style-type: none"> 1. Acknowledges its responsibility under the NSW <i>Crown Lands Act</i> to maintain the Bondi Pavilion building for the purpose of public recreation. 2. Recognises the significant First Nations, local, state, and national heritage value of Bondi Beach and the Bondi Pavilion Community and Cultural Centre, and acknowledges the important role that the Bondi Pavilion plays as an integral element of the Bondi Beach cultural landscape. 3. Commits to the restoration of the Bondi Pavilion as a community and cultural centre. 4. Re-titles the project as the 'Bondi Pavilion Restoration and Conservation Project'. 5. Notes the three previous reports including diagrams and the associated recommendations from the Bondi Pavilion

		<p>Stakeholder Committee received and noted at the Council meetings of 20 February 2018, 6 March 2018 and 1 May 2018.</p> <p>6. Endorses the intention to restore the Bondi Pavilion Community and Cultural Centre to achieve a five-star environmental standard with improved and enhanced community space and leased commercial space primarily retained in the ground floor front facade and forecourt areas.</p> <p>7. Adopts the Revised Principal Design Consultant Brief attached to this report subject to the following amendments:</p> <ul style="list-style-type: none"> (a) Delete reference to a 'demountable seating structure' in the central courtyard. (b) Delete reference to a kiosk on the first floor. (c) Defines financial sustainability as Council's capacity to maintain the fabric and functions of the Bondi Pavilion. (d) Regarding forecourt glass structure/s, commentary only is required to consider the functionality and heritage viability of such structures is requested. (e) (Section on 'The design of the Pavilion must include full asset upgrade of....' – p. 21): add new bullet point to read 'consideration of new plumbing and pipework for toilets that remain in their existing locations.' (f) (Section on 'The design of the Pavilion must include full asset upgrade of... – p. 21): add new bullet point to read 'improved accessibility to the building and functional areas, e.g. toilets, pottery studio, music and recording studios, theatre.' (g) (Southern Courtyard – Southern Wall – p. 21): amend second bullet point to read 'the music and recording studios remain in their current location and be refurbished with consideration being given to accessibility and updating the equipment to a more contemporary standard following advice from an audio consultant experienced in sound studio operations.' (h) (Northern Courtyard – Western Wall – p. 22): amend second bullet point to read 'consideration for optimum location for waste facility noting the need for safe access for trucks from Campbell Parade, no conflict between vehicles and pedestrians, and
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		<p>internal access to the Pavilion users and tenants.'</p> <p>(i) (Central Building Ground Floor – p. 22): amend fifth bullet point to read 'consideration be given to relocating the lift, adding a second lift or providing a new enlarged lift, removal of internal fire stairs and reduction of amenities footprint to improve circulation within the building, accessibility, and increased community space.'</p> <p>(j) (Theatre – p. 23); add new bullet point to read 'improve flexibility and movability of performance staging infrastructure, as far as is practicable and achievable'.</p> <p>(k) (Theatre – p. 23): add new bullet point to read 'include acoustic treatment to mitigate noise from outside sources'.</p> <p>(l) (Central Building Top Floor – p. 23): add new bullet point to read 'consideration be given for the Seagull Room to be temporarily subdivided into smaller spaces by using moveable, acoustically treated, partitions.'</p> <p>(m) (Central Building Top Floor – p. 23): amend second bullet point to read 'a functional dance studio be provided within the Seagull Room, ensuring that the room is acoustically treated to mitigate noise spill.'</p> <p>(n) (Central Building Top Floor – p. 23): amend seventh bullet point to read 'bar area and foyer be retained in their current location with optimal sizing and orientation to be considered including a potential bar servery to the balcony and improved access to and from the balcony for the public.'</p> <p>(o) Add a new bullet point in an appropriate place in the brief to read 'Any new or upgraded pottery studio to have an area greater than the existing facility, and a new kiln.'</p> <p>(p) (Function Requirements – p. 20): amend the second arrow point to read 'ensuring Bondi Pavilion, as a centre of community life, has a vibrant mix of cultural, community, recreation and commercial uses through:...'</p> <p>(q) Considers the provision of an enhanced locker facility.</p> <p>(r) Investigates where the best accommodation should be for the rangers and their vehicles that are currently accommodated at the Pavilion.</p>
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		<p>8. Notes that the Design Consultant Brief has been developed following extensive community and stakeholder consultation incorporating the recommendations of the Bondi Pavilion Stakeholder Committee (BPSC), and meeting the key objectives of the project contained in the Bondi Park, Beach and Pavilion Plan of Management 2014 (Bondi POM), draft Bondi Pavilion Conservation Management Plan and the draft Bondi Beach Cultural Landscape Conservation Management Plan (Conservation plans), and the draft Strategic Asset Management Plan 5 (SAMP 5).</p> <p>9. Notes that the Principal Design Consultant will be provided with the Bondi Pavilion Stakeholder Committee Combined Recommendations on the Uses and Functions of the Bondi Pavilion report in conjunction with the Revised Principal Design Consultant Brief.</p> <p>10. Requests the Principal Design Consultant, Tonkin Zulaikha Greer, to respond to the revised brief by providing one new 'whole-of-building concept design' with particular attention to:</p> <ul style="list-style-type: none"> (a) The three Stakeholder Committee reports (including diagrams) and the recommendations of those reports, and incorporating the following objectives endorsed by Council at its 20 February 2018 meeting: <ul style="list-style-type: none"> (i) Retention and refurbishment in their current positions of the music rooms, theatre, bar, High Tide Room and Sea Gull Room. (ii) Renovation of all amenities (toilets and showers, change facilities, etc.) with an increase in female amenities, plus a parents' room, and accessible shower and toilets. (iii) Provision of adequate waste management facilities. (iv) Provision of adequate storage facilities. (v) Future-proofing to provide technological facilities. (vi) Ensuring adequate plumbing for the building. (b) The viability of outdoor festivals, music, film, theatre and other performance in the internal courtyard areas, including the future uses and functions of the current amphitheatre. <p>11. Notes that a business case for the future operations of the Pavilion will be finalised in conjunction with the new</p>
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		<p>concept design.</p> <p>12. Prepares an analysis of the demand for public amenities in and around Bondi Pavilion, noting the approved motions of Council to increase the number of shower heads on the Promenade, and the separate project to identify a location for a new amenities facility at Bondi Beach.</p> <p>13. Prepares an analysis of current and projected passenger, delivery and waste vehicular movement accessing the western side of the Bondi Pavilion.</p> <p>14. Prepares designs for the area of Bondi Park between the Bondi Pavilion and Park Drive guided by all relevant conservation management plans.</p> <p>15. Prepares a policy to achieve best practice waste minimisation by all commercial tenants and for public activities in the Bondi Pavilion, and uses this policy to:</p> <ul style="list-style-type: none"> (a) Compare to current estimates of waste generation. (b) Project waste generation levels in the restored building when occupied. (c) Revise and re-assess waste management infrastructure in the building, with particular reference to decreasing the previously defined requirement for two waste compacting units in the restored building. (d) Use the best practice waste minimisation policy to inform the drafting of future lease contracts with commercial tenants, with hiring policies for users of the Bondi Pavilion and in Council's management of public areas. <p>16. Receives as soon as practical all outstanding reports, designs and the new whole-of-building concept design for the Bondi Pavilion Restoration and Conservation Project.</p> <p>17. Acknowledges and thanks the members of the Bondi Pavilion Stakeholder Committee and Council officers for their commitment and excellent work.</p> <p>18. Commits to additional consultation on the concept plan with the Bondi Pavilion Stakeholder Committee and the wider community prior to submitting a development application, and notes that, after it is submitted, the development application will benefit from a further 28-day public consultation period.</p>
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4. Discussion

Following Council's endorsement of the Draft Revised Principal Design Consultants Brief in June 2018, the brief was finalised and a contract variation agreed with the Principal design Consultant, Tonkin Zulaikha Greer (TZG). The draft Concept Design was developed and presented for feedback to the following groups:

- The BPSC in a workshop on 22 August 2018.
- The Heritage Office on 23 August 2018.
- Councillor Workshop on 28 August 2018.

The table below includes the BPSC endorsements related to the draft Concept Design as well as the status of the issues:

1. A narrower option to the flexible foyer area such that increases the adjacent community space, is more effective in blocking wind tunnels, and is somewhat wider than the alternative option (unanimous)	This is reflected in the attached Concept Design
2. The preferred option for the community radio station on the southern wall (unanimous)	This is reflected in the attached Concept Design
3. The preferred option for the location of the amenities, pottery studio, and waste room on the northern wall (unanimous)	This is reflected in the attached Concept Design
4. The location of the Bondi Story room at the entry to the flexible / cultural space that is the same size of the opposite entry room (unanimous)	This is reflected in the attached Concept Design
5. Moving the male toilets adjacent to the tourism area to the storage area and allows flow through into the Bondi Story room (unanimous)	This is reflected in the attached Concept Design
6. Providing a dedicated server room approximately 10m ² (unanimous)	This is reflected in the attached Concept Design
7. The alternative option for the external stair location at the rear (unanimous)	Based on the CMP and feedback from the Heritage Office this option would not be supported. The Concept Design includes the external stairs to the side of the central building. It is noted that Theatre storage will need careful consideration in detail design.
8. Endorses the bar to remain in its current position with the potential to serve direct to the balcony (unanimous)	This is reflected in the attached Concept Design
9. Supports the preferred option for the Ocean Room / servery on the first floor (unanimous)	This is reflected in the attached Concept Design
10. Supports the general layout of the theatre seating but suggests consideration of a short, aisle mid-centre for the back 3 rows (unanimous)	Noted – this will be further considered in detail design

The Heritage Office provided the following initial feedback on the draft Concept Design:

- The DA can be submitted in advance of Cultural Landscape CMP endorsement (however this is scheduled for December 2018).

- Recent endorsement of the Bondi Pavilion CMP is very positive step in the future management of the Bondi Pavilion.
- Any DA submission must comply with the CMP, key to this is removal of intrusive elements and minimising disturbance of significant heritage fabric.
- The draft Concept Design was received well and the Heritage Office will provide initial comments in a Pre DA context.

The Concept Design is attached. Please note the perspective sketch will be annotated in the exhibition material to denote the scope of works included.

5. Financial impact statement/Timeframe/Consultation

The Bondi Pavilion Restoration and Conservation project design phase is fully funded and allocated in the Capital Works budget for 2018–2019.

The following indicative timeframe for project implementation has been prepared but is dependent upon the DA approval period:

Concept Design	July / August 2018
Public Exhibition Council Report	September 2018
Public Exhibition	September / October 2018
DA Documentation (12 weeks)	November 2018 – February 2019
DA Approval (6 months)	February 2019 – September 2019
Detail Design (12 weeks)	October 2019 – December 2019
Tender Documentation (12 weeks)	January 2020 – March 2020
Construction	May 2020 – TBC

It is possible that a compressed timeline may be able to be achieved if the DA approval is quicker than anticipated. A detailed consultation plan has been developed for this project that includes:

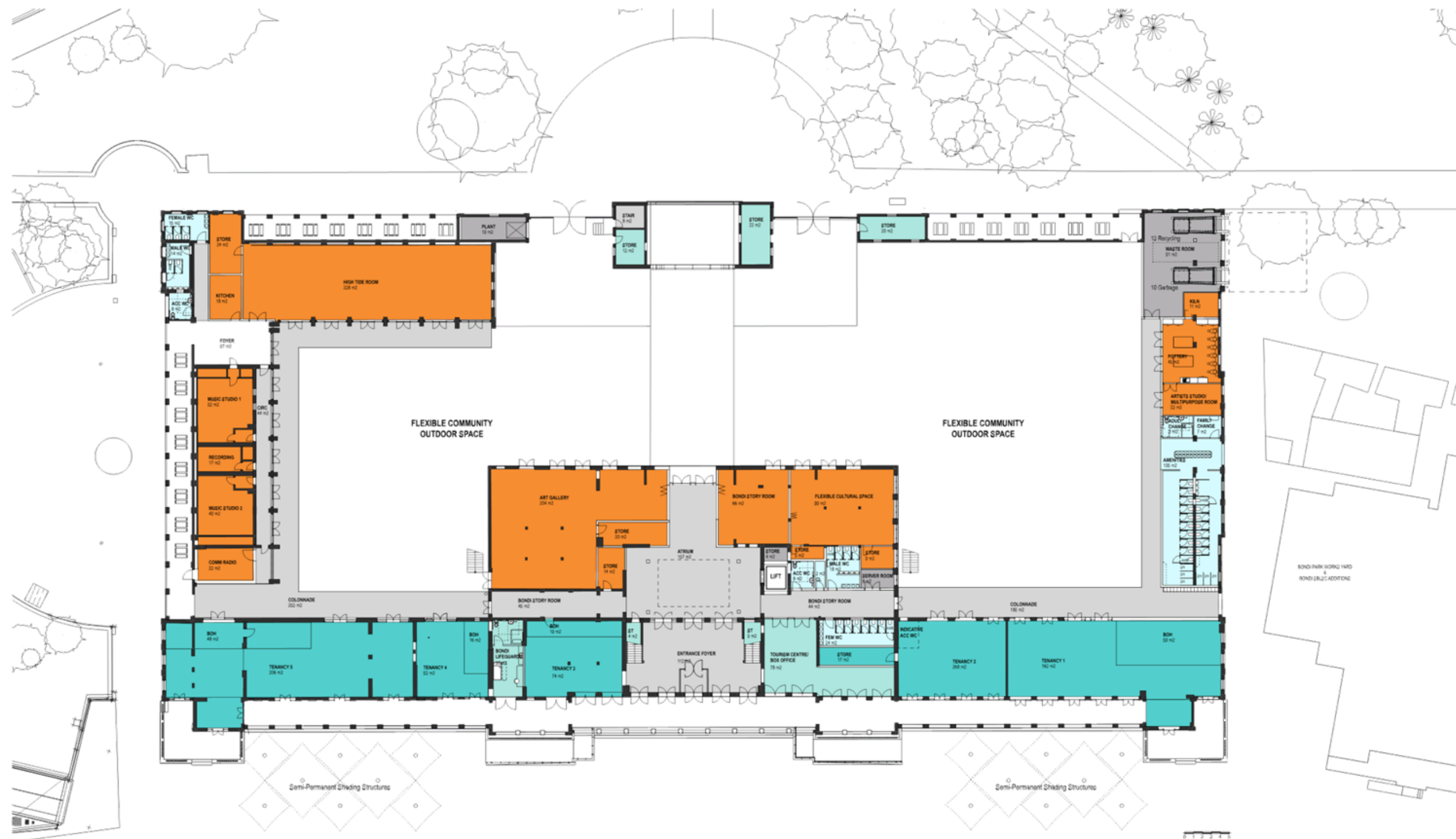
- A 28 days consultation period from 7 September 2018 to 5 October 2018.
- Concept plans and perspective on Council's Have Your Say website.
- Have Your Say day at the Pavilion (15 September or 22 September).
- Email notification to BPSC, tenants, Councillors, Community hirers.
- Social media, Wi-Fi banner, media releases.

6. Conclusion

It is recommended that Council endorse the 28 day exhibition period for the Bondi Pavilion Restoration and Conservation Project Concept Design.

7. Attachments

1. Bondi Pavilion Restoration and Conservation Project - Concept Design [↓](#)



BONDI PAVILION RESTORATION AND CONSERVATION PROJECT | CONCEPT DESIGN OPTION

ARCHITECT:

TONKIN ZULAIKHA GREER ARCHITECTS
117 RESERVOIR STREET, SURRY HILLS NSW 2010
P (02) 9215 4900

CLIENT:

Waverley Council



PROPOSED GROUND FLOOR PLAN

NORTH:

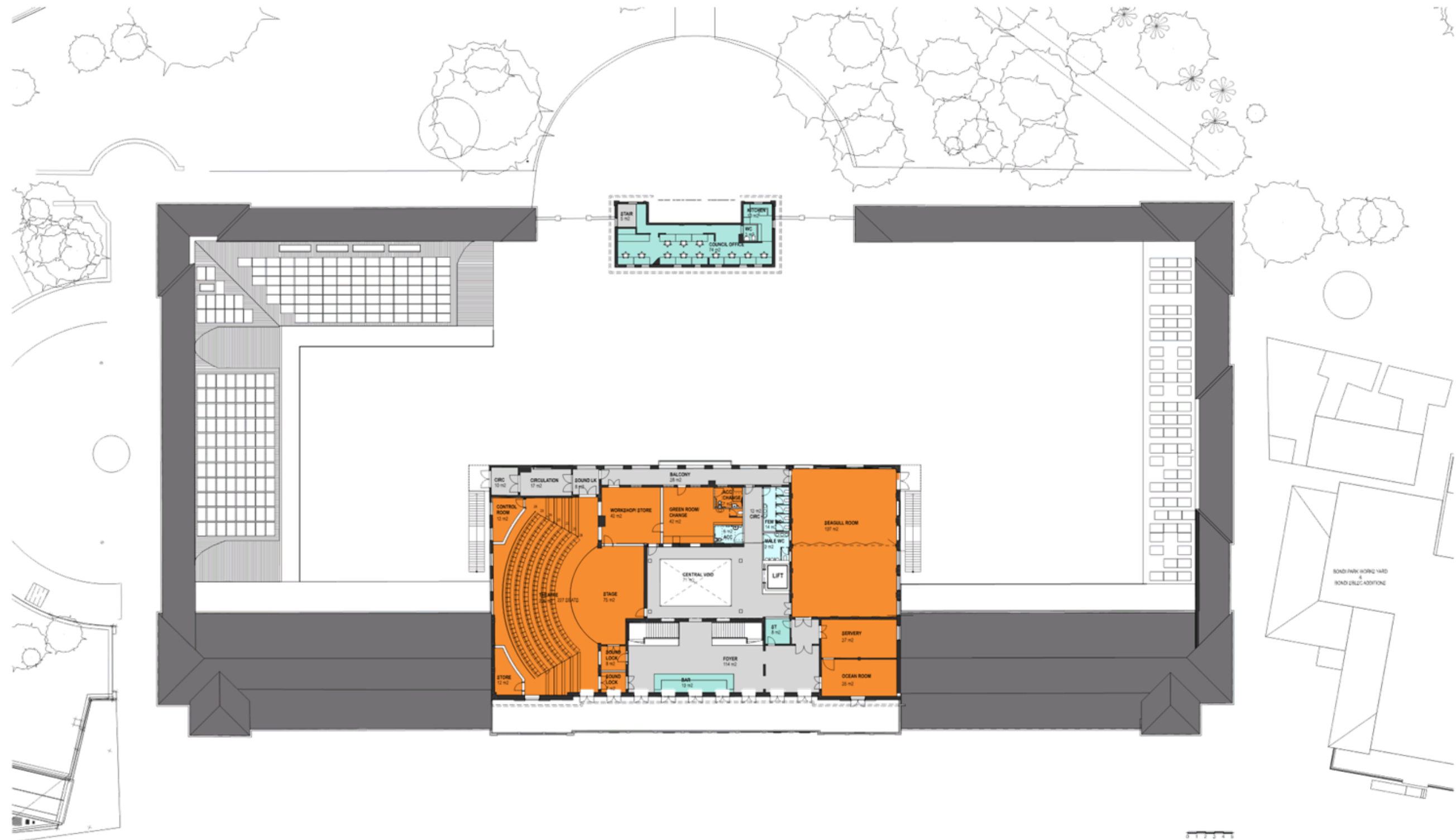


SCALE:

A-01.20

date printed 29/8/18

**tonkin
zulaikha
greer**
ARCHITECTS



DRAWINGS TO BE PRINTED IN COLOUR

LEGEND:

	Existing		CULTURAL SPACE		TENANT SPACE
	Proposed Changes		OFFICE SPACE		PUBLIC AMENITIES
			PLANT		CIRCULATION

BONDI PAVILION RESTORATION AND CONSERVATION PROJECT | CONCEPT DESIGN OPTION

ARCHITECT:

TONKIN ZULAIKHA GREER ARCHITECTS
117 RESERVOIR STREET, SURRY HILLS NSW 2010
P (02) 9215 4900

CLIENT:

Waverley Council



PROPOSED FIRST FLOOR PLAN

NORTH:

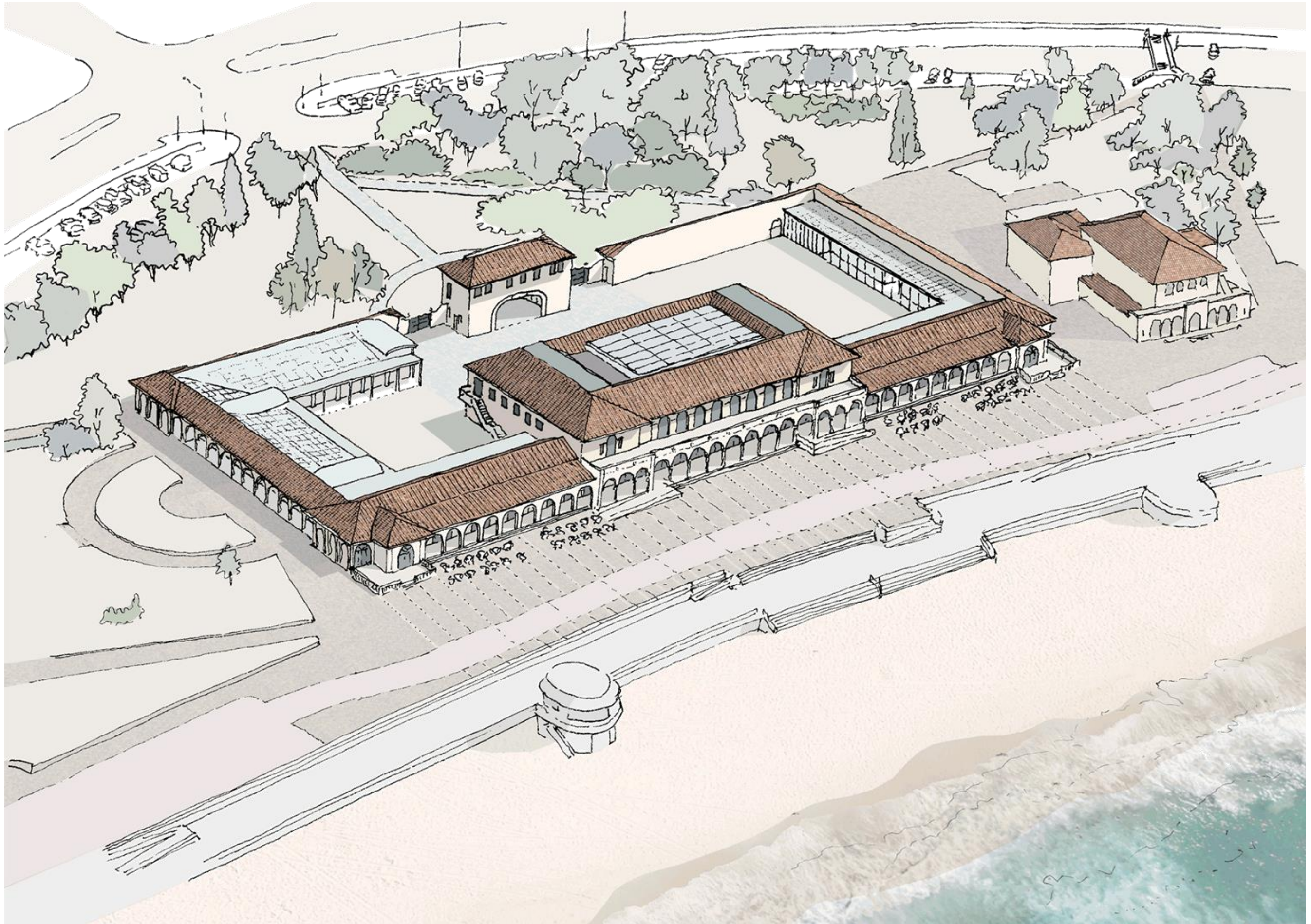


SCALE:

A-01.21

date printed 29/8/18





REPORT
PD/5.3/18.09

Subject: Bondi to Manly Urban Coastal Walk

TRIM No: A02/0651-02

Author: Jessica Manifold, Tourism and Business Co-ordinator

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council:

1. Endorses the Bondi to Manly Urban Coastal Walk project.
2. Promotes the walk across Council's current signage and communications.

1. Executive Summary

Waverley Council was approached by the Bondi to Manly Walk supporters group to support a multi-day walk stretching 79 km through multiple Councils. The walk wraps around the existing Sydney Harbour foreshore to link existing coastal and harbourside walking routes between Bondi and Manly.

The walk is intended to start at Bondi Beach and proceed north generally along the Cliff Walk into Woollahra Council.

At this stage, the next step in the planning process is to get all Councils affected by this proposal to agree to a Memorandum of Understanding (MoU), which was developed in conjunction with Destination NSW.

This report outlines the specific details outlined in the MoU and other implications for Council and community should Waverley choose to endorse and promote the walk going forward.

2. Introduction/Background

The supporters group is led by John Faulkner, former Defence Minister; and Lachlan Harris, co-founder/CEO of One Big Switch. The group is a not-for-profit incorporated association set-up to promote the establishment of the walk. The group has been developing this project for over two years and has gained a significant amount of publicity and support, both on a state and federal government level. The intention is to target the long-distance walker, offering people the opportunity to engage with landscape scenery, cultural and heritage significant sites and other places of interest.

A timeline of events is as follows:

December 2017

Destination NSW convenes a meeting that includes Waverley Council and representatives from other Local Government Areas affected by the walk, state agencies including the National Parks and Wildlife Service, the Sydney Harbour Federation Trust, Property NSW and the Committee for Sydney. Stakeholders were

briefed about the proposed route and the promotion and publicity achieved to date. The attached *Conceptual Brief* provides a synopsis of the presentation delivered at this session.

May 2018

Meeting between Waverley Council and organising group discuss the walk in detail and provide feedback on the initial proposal. This discussion noted the progress made by the Group to date, which included support from Destination NSW and Tourism Australia. The Group also provided a draft MoU, which was prepared by Destination NSW looking for support from all affected Councils. After consideration of the initial MoU, feedback was provided to the convenors and a revised version of the MoU is attached.

July 2018

Council was informed that all other affected Councils have agreed and signed the MoU endorsing and promoting it in their respective locations. To mark the occasion, a project launch promotional event will be taking place on 27 September 2018, hosted by Woollahra Council. Waverley Council's attendance will be subject to the endorsement of the Bondi to Manly Urban Coastal Walk.

3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Council Meeting 21 August 2018	CM/5.4/18.07	That Council investigates the endorsement of, and participation in, the Bondi to Manly walk project.

4. Discussion

The MoU attached aims to bring all affected Councils together to establish the best route possible for the Bondi to Manly Walk. The intent is to build trust and collaboration amongst stakeholders. This MoU is not legally binding, but should be regarded as an understanding of mutual intentions and to denote endorsement of the idea. Much of the project particulars have not been addressed as of yet and will be covered in the next stage of the planning process.

The proposed Bondi to Manly walk rests on existing public land, running the length of the coast from Bondi to Manly. The recommended Waverley segment for the walk reflects the Waverley Cliff Walk. A flyer is included as attached (Attachment 3). This walk is currently promoted across Waverley's communication channels.

A full review of the initial MoU was conducted by Council officers in June and July 2018. Minor issues in relation to inconsistencies and concerns were reported back to the Bondi to Manly Supporters Group. These were addressed as follows:

- The recommended route will reflect Waverley's current Cliff Walk.
- Any way-marking for the route will be a small icon attached to existing Council signage, which will need to be installed and maintained by Council.
- Walkers will be encouraged to walk, cycle or get public transport to get to Bondi Beach.
- All promotional items and digital assets will be created and managed by the Bondi to Manly Supporters Group.
- The start of the walk need not commence at Bondi Pavilion; this can be further away from this point to ensure the walk does not add to any further congestion at this hub, if needed.
- Ongoing maintenance of the Waverley Cliff Walk will not go beyond the current level of maintenance provided for this area.

The Bondi to Manly walk offers a spectacular coastal track, which will benefit from a dedicated Supporters Group. This walk will promote Waverley's spectacular scenery, sites of cultural and heritage significance and places of interest. This focus links directly to goals under two themes within Waverley's Community Strategic Plan as highlighted below.

Theme: Arts & Culture	Theme: Planning, Development & Heritage
Preserve and interpret the unique cultural heritage of Waverley	Value and embrace Waverley's heritage items and places

This walk also links to opportunities outlined within the draft Sustainable Visitation Strategy, which is due to go on public consultation in the coming weeks.

5. Financial impact statement/Timeframe/Consultation

There is currently no timeline available for the next phases of this project apart from the promotional launch event at Woollahra Council on 27 September 2018.

The main financial implications from this proposal will be the Council resources required to:

- Liaise and work with the Bondi to Manly Supporters Group.
- Assist in way-marking the route by adding icons to current Council signage.
- Promote the walk through Council communication channels.
- Advise on any visitation tracking where possible.

At this stage, it is unknown if there are any additional implications relating to additional infrastructure that may be necessary to cater for walkers. This may become clearer during the development of the project.

6. Conclusion

It is recommended that Council agree to work with the Bondi to Manly Supporters Group at this stage to develop and promote this new multi-day walking route. The Bondi to Manly Walk proposal promotes Council's current Cliff Walk, which will benefit from additional recognition. It will also encourage walkers to consider the northern route from Bondi Beach and thus decongesting the Coastal Walk, south of Bondi Beach.

7. Attachments

1. Bondi to Manly - Draft Conceptual Brief February 2018 [↓](#)
2. Bondi to Manly MoU - 2018 [↓](#)
3. Waverley Cliff Walk flyer [↓](#)



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INTRODUCTION

The Bondi to Manly Walk is a proposal to link all the existing coastal and harbourside walking tracks and paths between Australia's two most famous surf beaches, Bondi and Manly, in a 70 kilometre walk around the foreshore of Sydney Harbour.

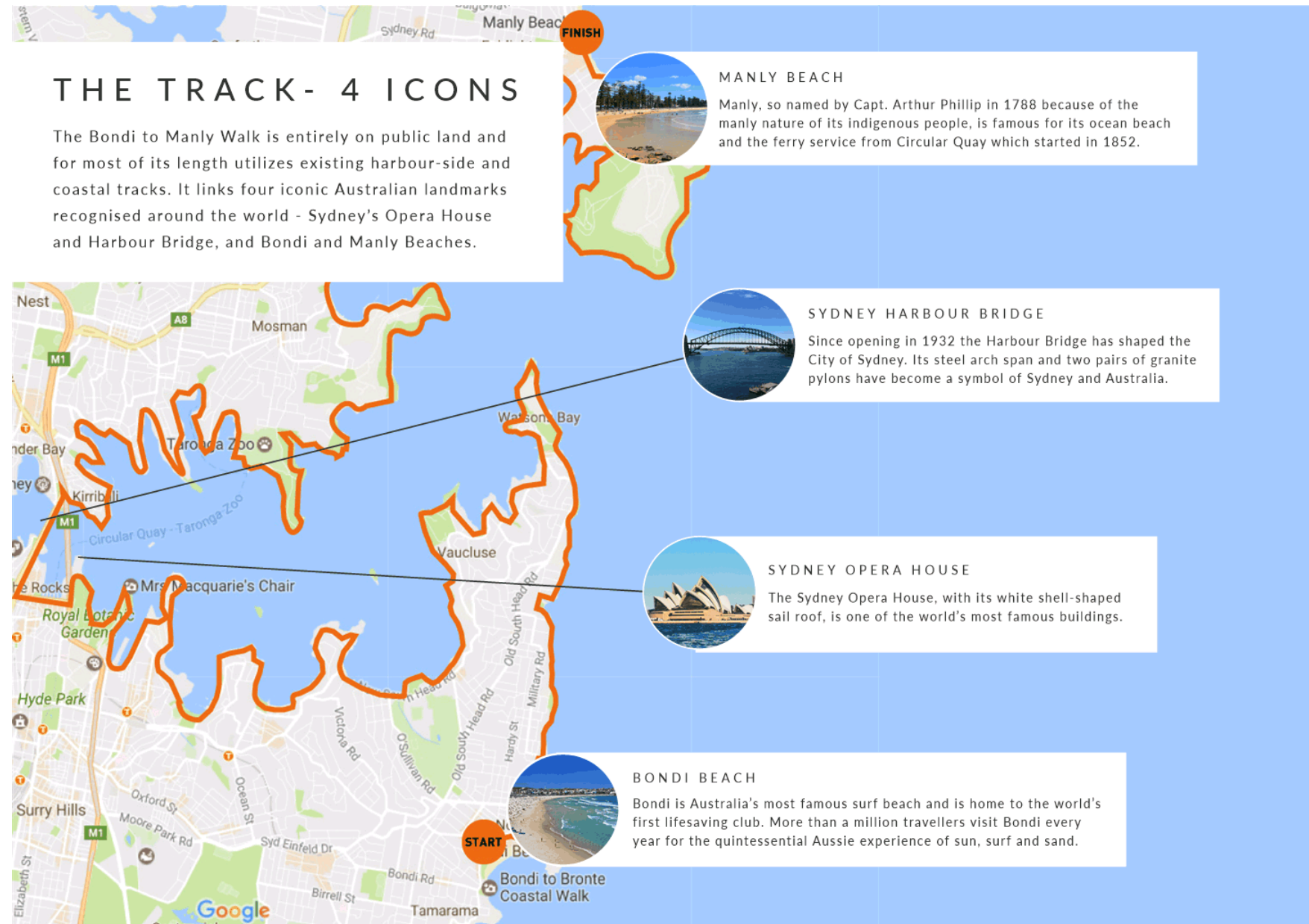
The walk would pass the Opera House and cross the Harbour Bridge - Australia's two best-known man made landmarks - the walking track would stay only on existing public land.

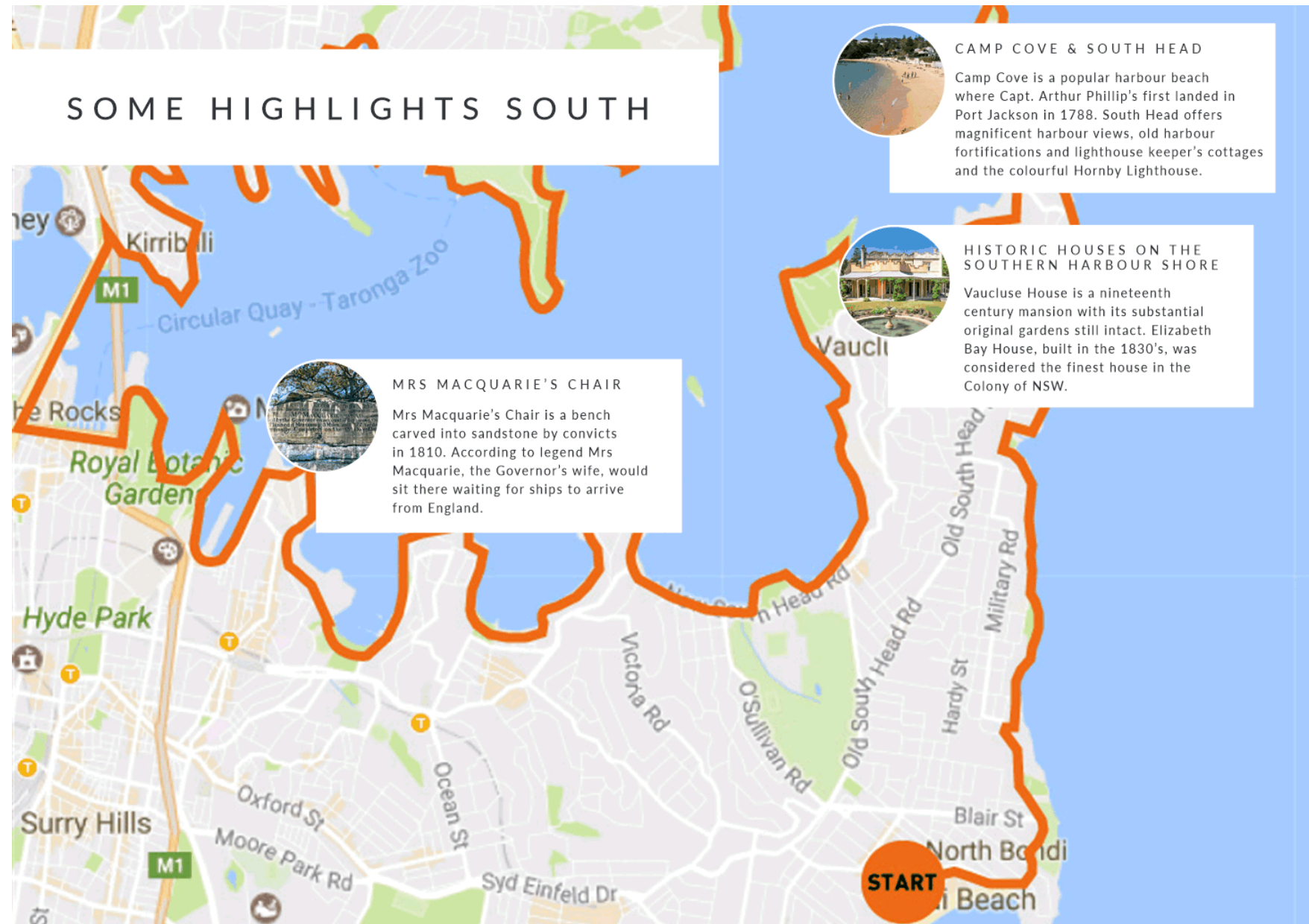
It offers spectacular scenery, sites of great cultural and heritage significance and places of interest.

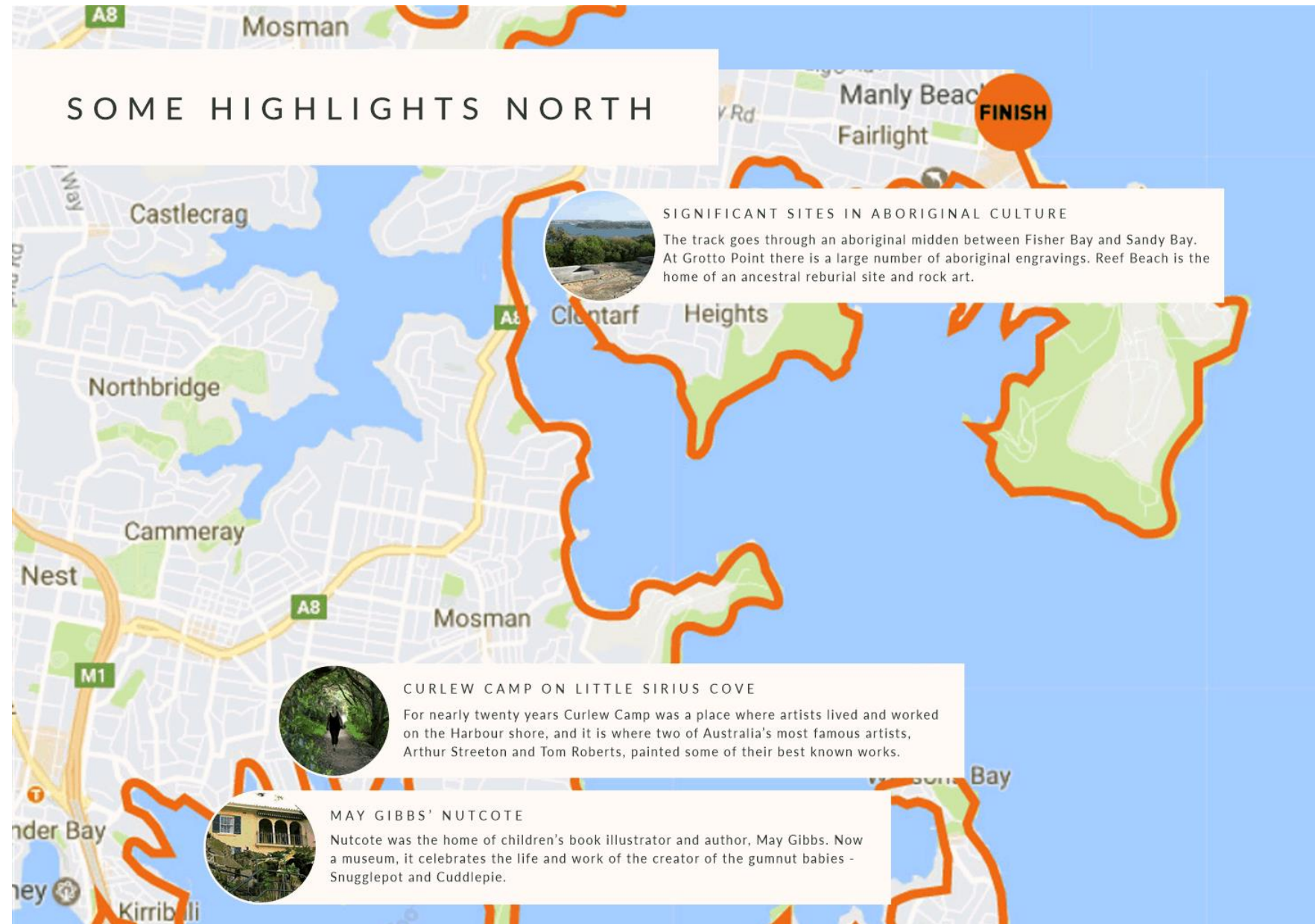
We are certain that a Bondi to Manly Walk would soon become an icon itself - the world's best harbour walking experiences - a must do for locals, tourists and serious walkers alike.

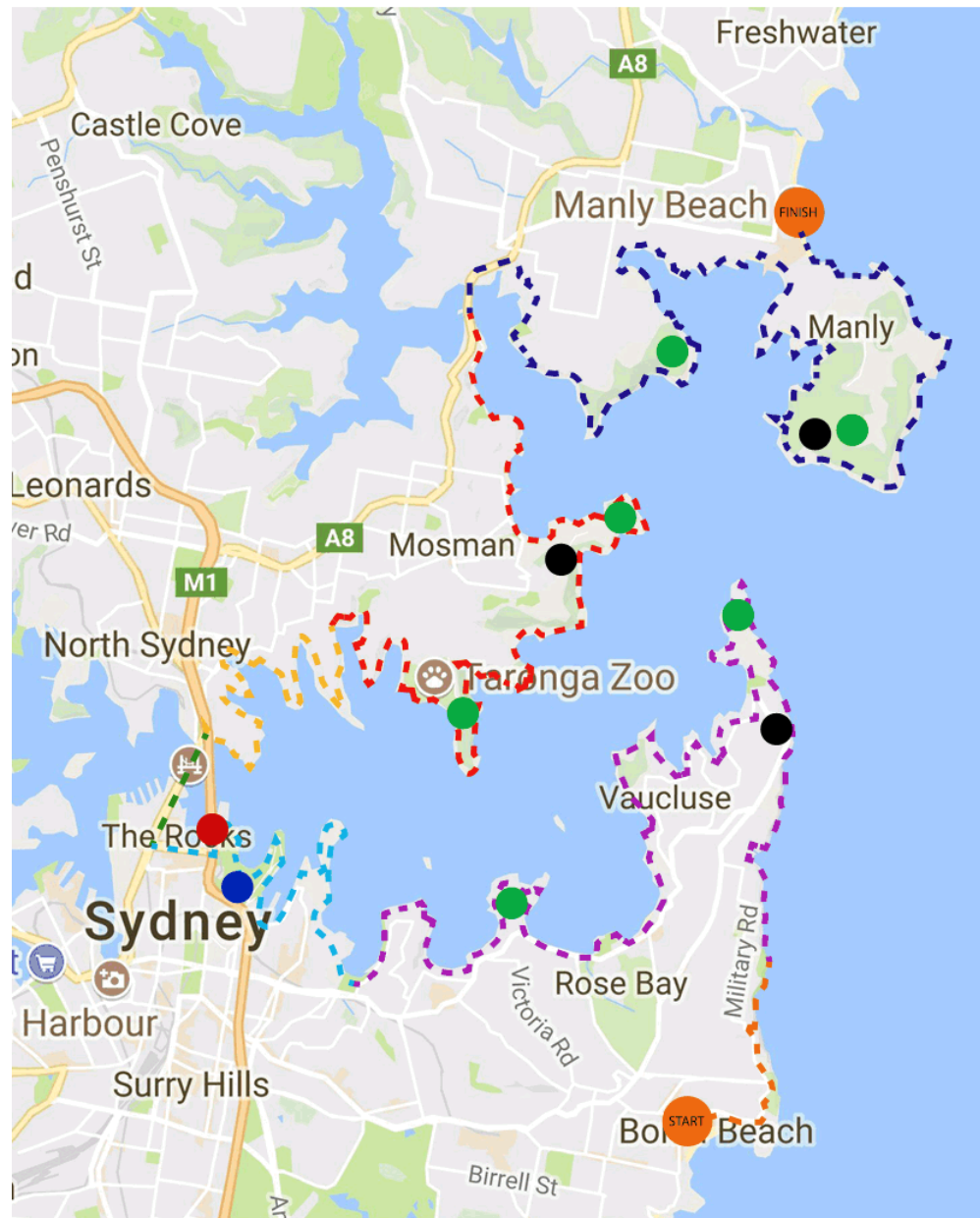
It is an idea whose time has come.

3.









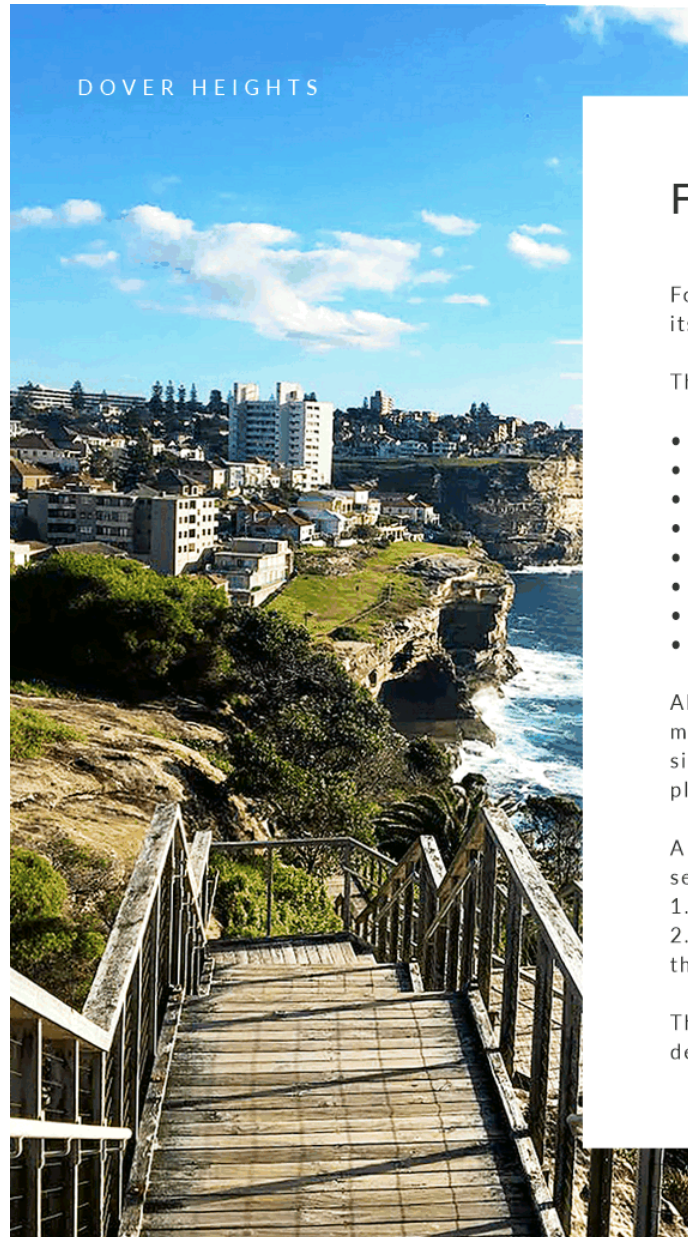
BONDI TO MANLY

Bondi to Manly Walk

Land Holders & Owners Legend

1. --- Waverley Council
2. --- Woollahra Council
3. --- City of Sydney Council
4. --- Sydney Harbour Bridge (RMS)
5. --- North Sydney Council
6. --- Mossman Council
7. --- Northern Beaches Council
8. ● Sydney Harbour National Park
9. ● Sydney Harbour Federation Trust
10. ● Royal Botanic Gardens and Domain Trust
11. ● Property NSW
12. ● Metropolitan Local Aboriginal Land Council
13. ● La Perouse Local Aboriginal Land Council

7.



FROM IDEA TO REALITY

For its entire length the Bondi to Manly Walk is on public land, with the vast majority of its 80kms on existing well-made and well-maintained bush walking tracks.

The walk would, for the first time, link together Sydney's best walking tracks:

- The Federation Cliff Walk
- South Head Heritage Trail
- Hermitage Foreshore Track
- Mrs Macquarie's Point
- The Cremorne Point Walk
- Bradley's Head to Balmoral beach
- The Spit Bridge to Manly Scenic Walk &
- The new North Head Circuit Track.

All that is required is a modest public works programme to provide adequate way marking, maps and signage at key points for walkers. In keeping with global best practice signage (all on existing public land) a combination of fingerboards, totems, sleeper planks, posts, bollards and blazes could be utilized. (See diagram below)

A small budget made up of 2 line items is required. The current proposal has two separate funding categories

1. A one-off seed capital investment by the NSW Government to establish the track.
2. A recurrent funding requirement to promote and maintain the walk to be paid for through a not-for-profit Bondi to Manly Walk supporters foundation.

The Government of NSW will not be required to establish or maintain this foundation. A detailed budget is contained in Section 7 of this brief.



EXAMPLE SIGN	COST
Fingerboards	Fingerboard & bracket only: \$130-150 Fingerboard, bracket & post: \$200-220
Simple Bollards	125mm square and 1.5m high: ~\$220
Sleeper Plank	200mm wide and 1.6-1.8m - \$240-260
Stand Alone Way Marking Post	50x50mm and 1.5-1.7m high - \$160-180
European Waymark or Blaze	\$10-20

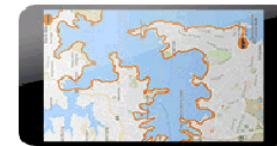
THE DIGITAL EXPERIENCE

The Digital Experience will have 3 key elements



1. WEBSITE

- Build a best in breed walking website www.bonditomanly.com
- Include App and printed directions + places of interests + testimonials
- Promote local tourism options including hotels, etc
- Focus on attracting overseas and interstate visitors



2. INTERACTIVE WALKING APP

- Design + build a fully enabled custom Walking App
- Real time GPS enabled directions & Map
- Include highlights, accommodation, food & beverage options, etc
- Multilingual, free to Download, based on global best practice



3. SOCIAL MEDIA CAMPAIGN

- Focus will be on driving a user-produced social media campaign
- Instagram & Facebook will be the focus platforms
- Track signage + App will be used to promote this SM campaign
- Promotion budget will be used to pursue this social media led strategy



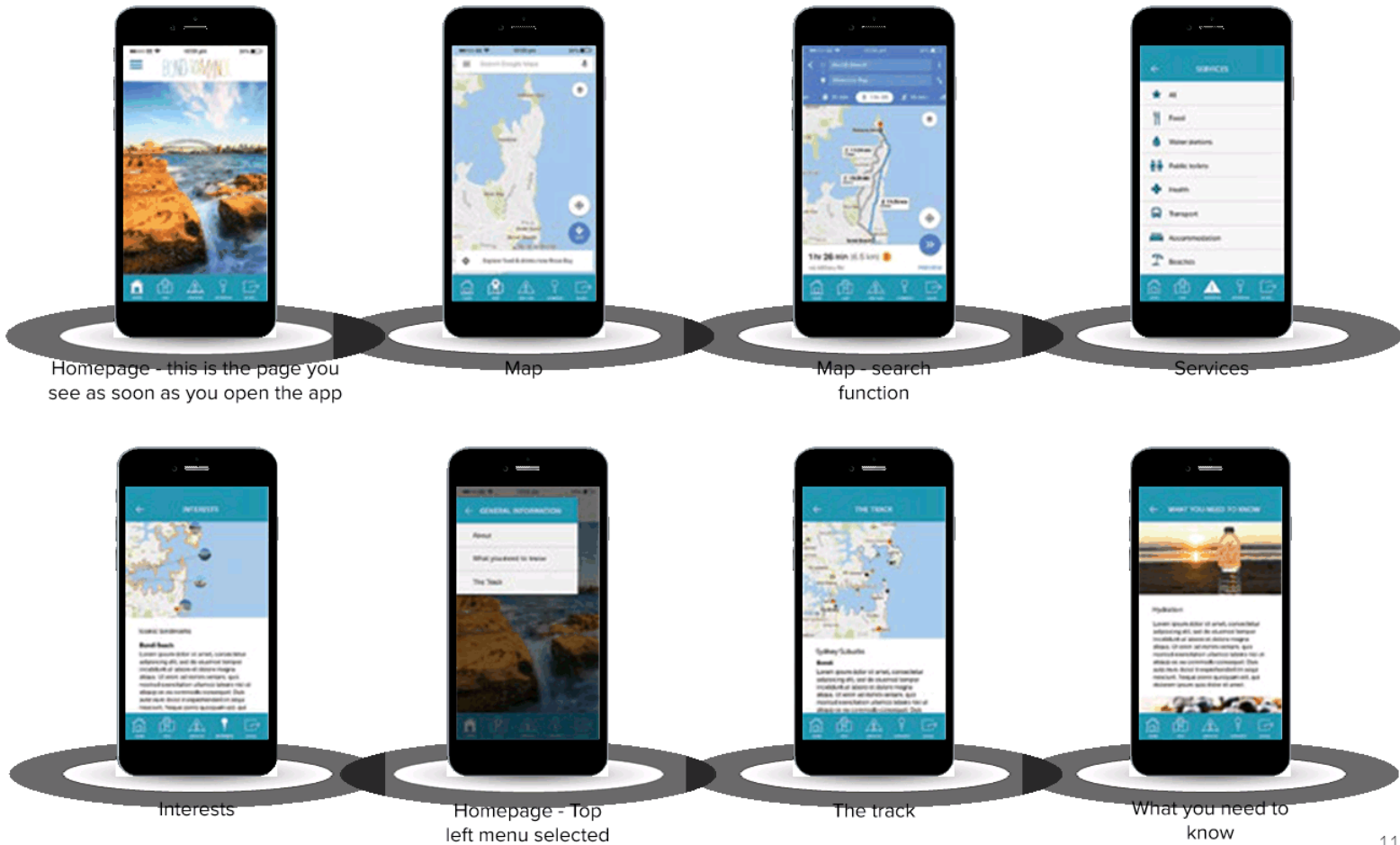
4. THIRD PARTY MEDIA STRATEGY

- B2M will join with mainstream media companies to promote the walk
- The Sydney Morning Herald is already a formal supporter
- Media companies could be partnered to promote specific walking events on the track – these could be used to help fund track upgrades, etc

10.

WALKING APP CONCEPTUAL BRIEF

A Bondi to Manly Walking App

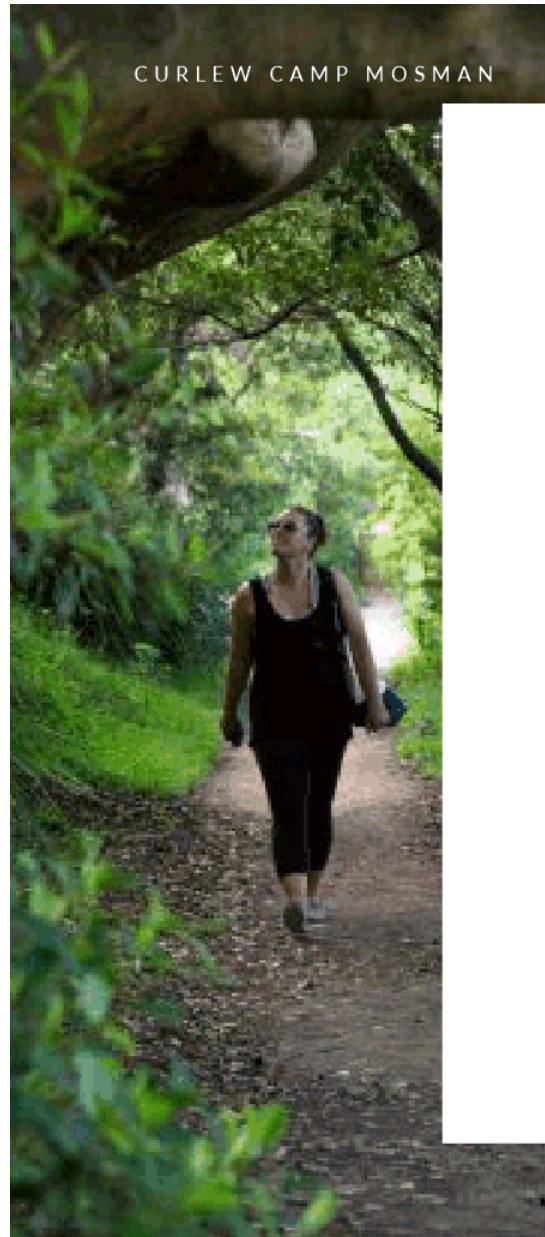


11.

11.

KEY STAKEHOLDERS & COMMUNITY SUPPORT

KEY STAKEHOLDERS	COMMUNITY SUPPORT
<p>Indigenous</p> <p>The Metropolitan Local Aboriginal Land Council represents the interests of the Traditional Owners of the land the Walk passes through.</p> <p>State Government Authorities</p> <ul style="list-style-type: none"> • Destination New South Wales • The National Parks & Wildlife Service • The Sydney Harbour Foreshore Authority • The Greater Sydney Commission • The Royal Botanic Gardens & Domain Trust • The Historic Houses Trust of NSW. • The Sydney Harbour Federation Trust <p>Local Government Areas;</p> <ul style="list-style-type: none"> • Waverly Council • Woollahra Council • The City of Sydney • North Sydney Council • Mosman Council • The Northern Beaches Council. <p>The Department of Defence has significant harbour-side holdings.</p>	<p>The Bondi to Manly Walk has received formal support from:</p> <ul style="list-style-type: none"> • The Committee for Sydney • The Sydney Morning Herald • Walking Volunteers Australia <p>Individual Supporters also include:</p> <p>Tony Shepherd (ex BCA, National Audit Commission) Geoff Dixon (ex Qantas, Australian Walking Company) Di Westaway (Coastrek)</p>



BUDGET

1.

One-off Capital Works project to way mark and sign the walk

Budget for the one-off Capital Works project is approx. **\$1-3million**

Major Elements (Estimates Only)

- Physical Signage (see price list below): \$250,000-\$350,000
- Installation over 80km track: \$800,000-\$1,500,000
- Insurance/legal and regulatory approval \$45,000-\$150,000

2.

Digital Assets Build (funded by a supporters foundation)

Budget for one-off design and build of Website/App approx. **\$75,000**

3.

Operational Budget (funded by a supporters foundation)

Ongoing Operational Budget approx. **\$590K per FY**

Major Elements (P/FY):

- 2.5 X FTE's \$275,000
- Digital Asset Run Costs: \$65,000
- Legal and Regulatory: \$35,000
- Public Liability Insurance: \$25,000
- Social Media Campaign budget: \$120,000
- Office/Admin etc: \$70,000



Memorandum of Understanding (draft)

Between the Parties:

Bondi to Manly Walk Supporters
120B Underwood Street
Paddington NSW 2021

And

City of Sydney Council
North Sydney Council
Northern Beaches Council
NSW National Parks and Wildlife Service
Mosman Council
Sydney Harbour Federation trust
Waverly Council
Woollahra Council

Introduction

The object of this Memorandum of Understanding is to establish a walking track from Bondi beach to Manly Beach on existing public land and existing harbour side walking tracks.

As a cornerstone of this Memorandum of Understanding, the Parties agree to establish a relationship based on mutual trust; share a common intention to achieve each Party's outcomes; ensure openness, promptness, consistency and fairness in all dealings; commit to maximising efficiency and cost effectiveness, and sharing of ideas.

The Project

The Bondi to Manly Walk is a project to link all of the existing coastal and harbourside walking tracks and paths on existing public land between Australia's two most famous surf beaches, Bondi and Manly, in an 80 kilometre walk around the foreshore of Sydney Harbour.

The installation of physical way marks, along an agreed walking track from Bondi Beach all the way to Manly Beach, is required in order to complete this project.

Purpose of MOU

The purpose of this MOU is to:

- a. Provide a basis on which the parties can jointly progress the Project.
- b. Document a commitment by all the parties to work together to;

- Establish a way marked walking track from Bondi Beach to Manly Beach.
- Agree on a defined route for the walking track, on existing public land.
- Agree on the roles and responsibilities each party will fulfil in order to establish a walking track from Bondi Beach to Manly Beach.
- Agree on the roles and responsibilities each party will fulfil once a way marked walking track from Bondi Beach to Manly Beach is established.

Roles and Responsibilities of the Parties

1. Track approval and location of way marks

Actions	Owner/Responsible
Final determination on track. Map submitted by B2M Supporters	Council/landholder
Final determination of the location of each individual way mark in each individual Council/landholder area	Council/landholder

2. Manufacture, installation and maintenance of the way marks

Actions	Owner/Responsible
Design & Manufacture of way marks	B2M Supporters
Installation of way marks	Council/landholder
Ongoing maintenance of way marks	Council/landholder

3. Digital Assets Build

Actions	Owner/Responsible
Design and build of Bondi to Manly Walk website	B2M Supporters
Design and build of Bondi to Manly Walking App	B2M Supporters
Ongoing maintenance of B2M Website and App	B2M Supporters

4. On-going Promotion of Walk

Actions	Owner/Responsible
Ongoing promotion of B2M Walk, social media etc	B2M Supporters

5. Ongoing maintenance of the walking Tracks & associated services

Actions	Owner/Responsible
Ongoing maintenance of walking tracks, and associated services ie: public toilets etc	Council/landholder

Authorised Representatives

Each party has nominated an Authorised Representative to be the key contact person for this MOU.

Intention not to be Legally Binding

It is the intention of the Parties that this MOU is not legally binding. This MOU merely constitutes a statement of the mutual intentions of the Parties.

General

The Parties agree the MOU will be governed by the laws of New South Wales

This Memorandum of Understanding is executed as follows:

SIGNED ON BEHALF OF BONDI TO MANLY WALK SUPPORTERS

Signature: _____

Name: _____

Position: _____

Date: _____

SIGNED ON BEHALF OF XXX (Council/LandHolder1)

Signature: _____

Name: _____

Position: _____

Date: _____

SIGNED ON BEHALF OF XXX (Council/LandHolder2)

Signature: _____

Name: _____

Position: _____

Date: _____

(etc)



REPORT

PD/5.4/18.09



Subject: Bronte Cutting Pedestrian Link Project

TRIM No: SF18/3282

Author: Fleur Mellor, Acting Manager, Urban Design and Heritage

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council:

1. Approves the Bronte Cutting Pedestrian Link pilot project, which involves removing 20 car spaces along the eastern side of the Bronte Cutting car park to create a pedestrian footpath connection linking the existing footpath in the Bronte Cutting and the Coastal Walk at Calga Reserve, for a minimum period of two months.
2. Approves a stakeholder engagement program, to be undertaken during the period of time the pilot project is in place, and presents the following additional options for consideration:
 - (a) Segregated pedestrian pathway in the Bronte Cutting.
 - (b) Elevated walkway on the top of the eastern side of Bronte Cutting headland.
 - (c) Widening the Bronte Cutting to permit a footpath to be constructed with no loss of parking.
 - (d) Creating a 10 km/h shared zone for the entire length of the Bronte Cutting carpark.
3. Notes that a report will be submitted to the Strategic Planning and Development Committee following the stakeholder engagement period, summarising the outcomes of the feedback and including a preferred option for future action.

1. Executive Summary

The purpose of this report is to seek Council's endorsement for a two- to three-month pilot project to pedestrianise part of the Bronte Cutting by temporarily removing 20 car spaces and linking the existing footpath with the Calga Reserve and the Coastal Walk.

The Coastal Walk through Bronte Cutting is accessed by a million people a year. It is a major recreational asset for local residents and an attraction for visitors throughout the year. In mid-2016, the elevated boardwalk alongside Waverley Cemetery was damaged by a storm. This section is due to be reopened by Council in September after significant restoration works. A pilot project is proposed to generally coincide with the reopening of the boardwalk, to test options and public support for improving pedestrian access through the Bronte Cutting.

The only section in the Coastal Walk that doesn't have a pedestrianised walkway is the Bronte Cutting. In this section, pedestrians and traffic share a road, resulting in conflict between cars and people and a safety issue that needs to be resolved.

This conflict is referenced in several Waverley Council strategic documents and other studies, such as Bronte Park and Beach Plan of Management (Bronte PoM) and Waverley's People Movement and Places (WPMP). All these documents identify the need to investigate options to provide a dedicated pathway linking the Coastal Walk. This project aims to respond to this problem in an easy, fast and inexpensive way, with a temporary pilot project to trial a pedestrian footpath in the Cutting that is also a tool to gain feedback from the community.

Based on community consultation held previously for Bronte PoM, 74% of the respondents showed support when asked about the implementation of a pilot pedestrian footpath in the Cutting. The pilot project will enable Council to test a simple, inexpensive and easily implemented solution, before making a more permanent long-term decision or committing to a specific high-cost solution. At the same time it is intended to be a key tool for stakeholder consultation, as it will be a catalyst for dialogue with the public to gain relevant feedback on preferred options.

While the pilot project is in place, Council will consult with the community and other relevant stakeholders to communicate options for the future and seek feedback on the pilot project. This will include gaining an understanding of the community's preferences for a pedestrian linkage solution in the Cutting. Following the conclusion of the pilot project and the stakeholder engagement period, the outcomes of the engagement process and a more thorough assessment of options, including feasibility, a report outlining next steps and an evaluation of option will be presented to Council for consideration.

2. Introduction/Background

Approximately one million people use the Coastal Walk at Bronte Cutting every year. The busiest day of the week is Sunday. However, there is a portion of this walk without a footpath, forcing pedestrians to share the carriage way with one-way vehicle traffic. This missing pedestrian linkage results in pedestrians being forced to continue their walk along a 130m section of roadway creating a conflict between pedestrians and vehicles.

This conflict is referenced in several Waverley Council strategic documents and other studies, such as Bronte PoM, People Movement and Places (WPMP), Bronte Park Universal Access Study, as well as in Council Motions.

A report on this issue was considered by Traffic Committee in February 2018. It sought approval for the provision of a 130m pedestrian walkway separated by water filled barriers along the eastern side of Bronte Cutting Car Park. Traffic Committee recommended that this proposal should not be adopted and the matter be deferred for further consideration of alternative options and community consultation. In March 2018, Council requested Council officers to report to the Strategic Planning and Development Committee with options for the improved pedestrian connection in the Bronte Cutting, consistent with the recommendations contained in WPMP and Bronte PoM, including a stakeholder consultation strategy.

The local community have mentioned the problem in public consultation for the Bronte PoM and for the Bronte Access Study. During consultation with the community, safety concerns were raised for pedestrians through the Cutting due to conflict between traffic flow, parking and pedestrians walking on the road. A continuous dedicated pedestrian walkway was requested, linking Bronte Park and the Coastal Walk. While there are many possible solutions for connecting and providing a pedestrian linkage between the beach and Calga Reserve, these need to be considered in a holistic approach, in order to determine a preferred solution. At the same time, there is also a need to respond to existing safety and access issues and to address the communities' concerns.

Subsequently, a PCG was established where options were considered and criteria for assessing the options were agreed. The options are described in greater detail in Section 4 – Discussion. A Request for Quotation (RFQ) was also prepared for consultants to undertake a pilot project with the objective of linking the Coastal Walk between Bronte and Calga Reserve and providing an opportunity to celebrate the historical significance of the area.

As a result, this report seeks Council's endorsement for a two- to three-month pilot project to pedestrianise part of the Bronte Cutting by temporarily removing 20 car spaces in order to connect the existing footpath with Calga Reserve and the Coastal Walk.

3. Relevant Council Resolutions

Meeting and Date	Minute No.	Decision
Council 20 March 2018	CM/4.2.2/18.03	<p>That:</p> <ol style="list-style-type: none"> 1. Council notes the officer's report to the Traffic Committee relating to the Bronte Cutting Pedestrian Project, including consideration of alternative options including a 10 km/h shared zone. 2. Council requests Council officers to report to the Strategic Planning and Development Committee with options for the improved pedestrian connection in the Bronte Cutting, consistent with the recommendations contained in the People, Movement and Places report and all the options in the draft Bronte Park and Beach Plan of Management. 3. The options presented to the Strategic Planning and Development Committee also include a stakeholder consultation strategy.

4. Discussion

Options for the Pedestrian Linkage

The Bronte Cutting is a road with a 50 km/h speed limit and includes a section without a footpath where pedestrians share the narrow carriageway with traffic. This is a conflict between pedestrians and vehicles and represents a significant safety concern.

On a typical off-peak weekend around 5,500 pedestrians a day walk through Bronte Cutting compared to 585 cars, a ratio of nearly 10:1. At times, there are more than 500 pedestrians an hour walking through the Cutting, compared to 40 cars. This creates a high level of conflict between cars and pedestrians and safety concerns for pedestrians.

In this location, the 85 percentile vehicle speed is 24 km/h.

The aim of the Bronte Cutting Pedestrian Link Project is to enhance the unique character of the Coastal Walk and to establish a seamless pedestrian connection in the proximity of the Bronte Cutting. With this in mind, the PCG developed the following objectives:

- Connect to and celebrate the Coastal Walk enhancing and providing a safe the pedestrian experience.
- Respect and celebrate the local heritage and history.
- Support the local community whilst encouraging a safer pedestrian path.

- Protect the environment.
- Mitigate adverse impacts to people who visit, work and live in the area.
- Provide value for money.

A number of options were then considered by the PCG and the four preferred options are outlined below:

- Segregated pedestrian pathway. Formalising the proposed pilot project footpath within the Cutting and permanently removing the existing 20 parking spaces and limiting vehicular speed to 40 km/h.
- Elevated walkway. Excavating and building a pedestrian path over the sandstone headland to link with existing footpaths, resulting in no loss of parking
- Widening the cutting. Widening the width of the Cutting by 1.5 m in order to include extra space for a pedestrian footpath, resulting in no loss of parking.
- Shared zone. Create a 10km/h shared-zone for the Cutting, with different materiality, colour and proper signage, resulting in no loss of parking

Basic schematic photomontages of the options are provided in Attachment 1.

Council officers have already undertaken preliminary discussions with RMS regarding reducing the road speed in the Bronte Cutting from 50km/h currently to either 40km/h (with a separated footpath) or 10km/h (within a shared path).

In order to assess the options, the PCG developed a set of criteria, including Economic, Cultural, Social, Environmental, Design & Planning and Construction. These were linked to the objectives established for the project.

The six criteria were expanded into sub criteria to guide future assessment, and evaluate options against each criteria. For instance, examples of sub criteria among the Economic criteria are *Capital cost*, *Operating cost* and *Impact on revenue*. A list with the full description of each criteria and sub criteria is included in Attachment 2.

Based on a preliminary assessment of the options, it is recommended to proceed with a pilot project (refer to Attachment 5), prior to committing to a high-cost permanent solution. The option proposed to be tested is to create a temporary pedestrian footpath connection by removing 20 car spaces in the cutting for an agreed period of time. This is one of the actions of the Bronte PoM and was overwhelmingly supported by the local community, where 74% of respondents to a survey in Bronte PoM agreed that a pilot project should be supported. Implementing this pilot project, in an area with significant environmental and cultural sensitivities such as the Bronte Cutting, requires delivery without major construction works or disruption and with a minimal cost. The pilot project is also intended to form a key tool for stakeholder consultation. The pilot project will require the removal of 20 car spaces and 2 existing parking meters along the proposed 130m section, as well as the installation of 'No Stopping' signage. As one of the disabled parking spaces will be affected, it will be relocated to the adjacent bay to ensure that there is no loss of disabled parking. Waverley Council operates marked and metered parking in the Cutting: there are 140 bays, 3 mobility parking spaces and motorbike parking. According to the Bronte PoM, this carpark is rarely used to full capacity.

As per RMS requirements for a temporary pedestrian pathway, the pilot project will make a clear distinction between road and pedestrianised area by colour and/or with a non-intrusive light segregation along the section. The pilot project will be simple, fast to install and low on maintenance, yet effective, providing the opportunity to respond rapidly to the communities' concerns regarding safety in the Cutting. It will be operational for a period of two to three months, but can be extended or changed back quickly and easily if there is significant opposition or lack of support. A preliminary concept design can be found attached.

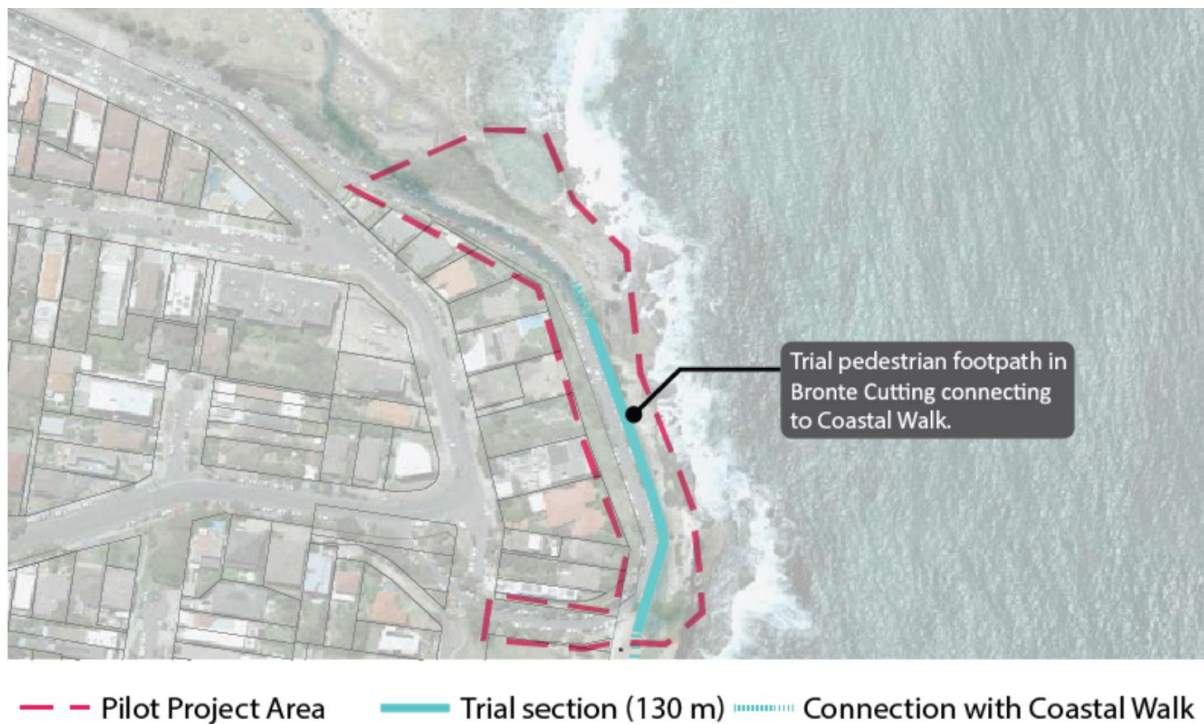


Figure 1. Pilot project area and trial section.

During the pilot project, consultation with the community can also be undertaken. In the meantime, Council officers will be able to apply the Multi Criteria Analysis to the alternative options and consider them in greater detail. The objective is that an analysis coupled with additional information generated by the pilot project and engagement process will permit the PCG to consider a preferred strategy and report this to Council in the future.

Stakeholder consultation

It is proposed to conduct a stakeholder consultation during the pilot project trial period. If the Pilot Project is approved, the installation could be implemented during October 2018 for a period of two to three months. Consultation will be conducted during this period and include intercept surveys, information opportunities and online submissions at Waverley's Have your Say webpage. Stakeholders will include local residents, businesses, property owners and community groups including the Bronte Surf Club, as well as the wider Waverley community and users of the coastal walk, pedestrians and drivers.

Council will seek feedback for a future permanent pedestrian linkage in the Bronte Cutting and gauge levels of support for each option outlined previously. At the conclusion of the trial period all feedback received will be compiled into an outcomes report. This information will contribute to the options analysis and provide valuable information to Council regarding a preferred option.

A detailed stakeholder consultation strategy for this project is set out in Attachment 3.

If Council decides that the pilot project should proceed, a report will need to be presented to the Traffic Committee meeting on 27 September 2018.

Consultation has also been held with representatives of the Bronte Surf Life Saving Club (BSLSC). The BSLSC representatives agreed to support the pilot project subject to:

- The pilot project being limited to a maximum of three months.
- Visual images of each option are included in the information package for the consultation process.

- The BSLSC has an opportunity to provide input to the survey or questionnaire that is developed for the consultation process.
- Two to three additional parking spaces be temporarily provided for BSLSC patrollers on weekends and public holidays at the top of the Cutting for the duration of the trial period to add to the club's current six spaces available in the Cutting.

Subsequent to this meeting however it was noted that on 24 May 2018 Traffic Committee approved 3 additional car parking spaces be reserved in Bronte Cutting for Bronte Surf Lifesaving Club (SLSC) patrollers, bringing the total number of dedicated bays available to the BSLSC to 9. This was endorsed by Council at its meeting on 19 June 2018. Installation of 'No Parking Bronte SLSC Vehicles Excepted' signage was completed on 28 June 2018. As a result no additional action is necessary.

5. Financial impact statement/Timeframe/Consultation

The consultancy cost of \$30,000 (excluding GST) is allocated for the pilot project from Shaping Waverley Operational Budget. A further \$40,000 is available from the capital works budget for implementation. If approved by Strategic Planning and Development Committee and Traffic Committee, implementation of the pilot project would begin as soon as possible in October. The installation will remain for a minimum of two months and can be removed following the completion of the community engagement which is likely to be a minimum of one month (including two to three weekends) during the pilot project period.

6. Conclusion

In response to a SPDC resolution, Bronte PoM and WPMP actions and communities' priorities, a pilot project for a pedestrian linkage in the Bronte Cutting and a stakeholder consultation strategy are proposed. This pilot will provide a pedestrian walkway in the only missing link of the Coastal Walk, solve the mentioned pedestrian and traffic conflict and will provide an opportunity to celebrate the historical significance of the area.

Following the conclusion of the pilot project and consultation stage, a report will be prepared for a future SPDC Meeting with a summary of the stakeholder feedback and outlining proposed next steps for the Bronte Cutting Pedestrian Linkage Project.

7. Attachments

1. Pedestrian linkage options summary sheet [↓](#)
2. Multi Criteria Analysis sheet [↓](#)
3. Stakeholder Engagement Strategy [↓](#)
4. Bronte Cutting Pilot Project Location Plan [↓](#)
5. Creative Statement - Pilot Project [↓](#)

Options	Indicative approach
<p>Option 1:</p> <p>Segregated pedestrian pathway</p> <p>Source of Option: Bronte Park and Beach Plan of Management (PoM); Bronte Access Study</p>	<p>Segregated Pedestrian Path</p> 
<p>Option 2: Shared 10km/h zone + 10 km</p> <p>Source: Council Motion</p>	
<p>Option 3: Widen walkway by 1.5m</p> <p>Source of Option: Bronte Park and Beach Plan of Management (PoM); Bronte Access Study</p>	
<p>Other 4: Raised/ elevated pathway</p> <p>Source of Option: Bronte Park and Beach Plan of Management (PoM); Bronte Access Study</p>	

BRONTE CUTTING PEDESTRIAN LINK PROJECT

Vision:

To enhance the unique character of the coastal walk and to establish a seamless pedestrian connection in the proximity of the Bronte Cutting.

Objectives:

- Provide value for money (**Economic**)
- Respect the local heritage (**Cultural**)
- Support the local community whilst encouraging broader visitation (**Social**)
- Connect to and celebrate the Coastal Walk enhancing the pedestrian experience (**Design & Planning**)
- Protect the environment (**Environmental Impact**)
- Mitigate adverse impact to people who visit, work and live in the area (**Construction**)

Multi Criteria Analysis

Criteria & Subcriteria	Aims
Economic (value for money)	
Capital Cost	Consider cost efficiencies in design and construction
Operating Cost	Reduce ongoing maintenance requirements
Impact on Revenue	Minimise loss of parking
Cultural (Respect for Local Heritage)	
Heritage significance	Enhance the significance of the South Bronte Headland Landscape Conservation Area
Respect Aboriginal Culture	Respect the significance of the place
Interpret the history	Include opportunities for story telling
Social (Support Locals + invite broader visitation)	
Local Community	Maintain character and sense of place
Wider Community	Celebrate the coastal walk
Design & Planning (Connect to the coastal walk and enhance the pedestrian experience)	
Visual outcome	Maintain significant views / improve public access to views
Accessibility	Provide equitable access for all
Design Excellence	Incorporate quality and innovative solutions
Approval Process	Expedite the approval process
Pedestrian - traffic conflict	Minimise conflict between pedestrians and traffic
CPTED	Provide safety through design
Wayfinding	Provide intuitive wayfinding
Construction	
Design/Construction Time	Minimise time required
Earthworks/excavation	Reduce significant works
Noise Impact	Control noise
Air Quality Impact	Control air impact
Traffic / transportation disruption	Reduce impact
Environmental Impacts	
Stormwater Impact	Reduced impact and incorporate WSUD
Ecological Impact	Reduced impact
Materials and Embodied Energy	Reduced impact



Draft Community Engagement Strategy: Bronte Cutting 2018

W A V E R L E Y
C O U N C I L

Contents

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Stakeholders	2
How we will use the feedback provided	3
Timeframe and Action Plan	3
Evaluation	8

Introduction

This Engagement Strategy has been developed to inform community consultation activities to be undertaken for the Bronte Cutting pedestrian link project.

The Project

Consult with community on options for improved pedestrian connection at Bronte Cutting that are consistent with the recommendations contained in the People, Movement and Places Strategy and the draft Bronte Park and Beach Plan of Management. The installation of a pilot project will be utilised as a means to obtain feedback on the options.

Objectives

- Work with the community to determine the preferred solution to improve pedestrian connections at Bronte Cutting
- Create meaningful and inclusive avenues for community engagement in Council decision making
- Enable the community to provide informed feedback on the options presented
- Build strong relationships between Council and the community

Stakeholders

Key stakeholders for this project have been identified as;

- Local Residents
- Local Property owners
- Local businesses
- Local community groups, including the Bronte swim clubs, Bronte Surf Life Saving Club and the Precincts
- Visitors who frequent the coastal walk

- The wider Waverley Community
- Groups that would benefit from improved pedestrian access at this location, including people with disability, older people and people with children.
- Aboriginal and Torres Strait Island people with connection to the history of Bronte Cutting

How we will use the feedback provided

Once consultation is complete and the feedback and data has been analysed, Council will:

- Publish a community engagement report
- Confirm criteria and options for further development
- Review the engagement process

Timeframe and Action Plan

Community engagement for the Bronte Cutting project will be segmented into the following phases:

- Phase 1 - Inception: Introduce the project to the community
- Phase 2 - Inform and Consult: publish information about each of the options and conduct engagement activities
- Phase 3 - Close the loop: Publish a summary report of the engagement results and communicate the decision made by Council

As well as the proposed engagement activities, each phase includes a range of communication tactics, such as, but not limited to: website updates, letterbox drops, stakeholder meetings and workshops, site signage, fliers, social media, notification emails, precinct committee notifications and e-newsletters.

Phase 1 - Inception**IAP2 Level of Engagement = Inform**

Timeframe	Two to four weeks out from pilot and consultation		
Purpose	To raise awareness of the project and prepare the community for the pilot and consultation		
<i>Engagement Tool</i>	<i>Purpose</i>	<i>How will information be used?</i>	<i>Audience targeted</i>
Letterbox drop	To communicate the project, encouraging participation and build a database of interested stakeholders	Build our database of stakeholders interested in having a say. Find out how community would like to be contacted and how they would prefer to provide feedback on this project.	Residents Businesses Community Groups based in Bronte (surf clubs and swim clubs).
Email notification	As above	As above	Community groups (including Precincts, the relevant Advisory Committees and the Local Aboriginal Land Council) and people who have registered to be kept up to date on projects in Bronte.
Face to face meeting (optional)	As above	As above	Open to all Stakeholders based at Bronte. Relevant Council Advisory Committeesw
Council website	As above	As above	All stakeholders
Have Your Say website	As above	As above	All stakeholders

Phase 2: Engage			
IAP2 Level of Engagement = Inform + Consult			
Timeframe	Four to six weeks		
Purpose	To inform the community of the options being considered To invite feedback on the options		
<i>Engagement Tool</i>	<i>Example Questions Asked</i>	<i>Audience Targeted</i>	<i>How will the feedback be used?</i>
Have Your Say project page	Publish a project page with; <ul style="list-style-type: none"> • Project background and objectives • Enough information on each of the options to inform feedback • People Movement Places Strategy • Bronte Beach and Park Plan of Management Questions; <ul style="list-style-type: none"> • Which option/s do you support and why? • Which option/s do you not support and why? • Do you have any other feedback? 	All stakeholders	To inform Council's decision on the preferred option. Encourage registration for project updates.
Council website	Publish a project page with; <ul style="list-style-type: none"> • Project background and objectives • Options Analysis Report • People Movement Places Strategy • Draft Bronte Beach and Park Plan of Management Invite stakeholders to go to Council's Have Your Say website to provide feedback on the options.	All stakeholders	As above
Letterbox drop to residents and businesses	Invite participation in the engagement activities, including the Have Your Say page and community workshop.	Local residents and local businesses	As above
Intercept surveys at Bronte Cutting	<ul style="list-style-type: none"> • Which option/s do you support and why • Which option/s do you not support and why • Do you have any other feedback? 	Stakeholders using the space.	As above
Stakeholder workshop	Present the background to the project, why we are considering interventions, how feedback will be used and the next steps.	All interested stakeholders – open	As above

	Provide information about each of the options being presented and then workshop the following; <ul style="list-style-type: none"> • What do you value about Bronte Cutting • Which option/s do you support and why • Which option/s do you not support and why • What are your biggest concerns? How can we address these? • Do you have any other feedback? 	invitation	
Attend Combined Precinct Meeting	Inform the Precinct of the consultation and invite members to visit Council's Have Your Say website to provide feedback on the options.	Precinct committee	As above
Email notification to community groups/networks and those registered for updates	Invite participation in the engagement activities, including the Have Your Say page and community workshop.	Anyone who has registered for updates. Local community groups. People with disability, older people, families and Aboriginal and Torres Strait Islander people.	As above
Social Media	Invite interested stakeholders to go to Council's Have Your Say website to provide feedback on the options.	All stakeholders	As above
Council e-news	Invite stakeholders to go to Council's Have Your Say website to provide feedback on the options.	All stakeholders	As above
Council page of Courier and Beast	Invite stakeholders to go to Council's Have Your Say website to provide feedback on the options.	All stakeholders	As above
Site signage	Invite stakeholders to go to Council's Have Your Say website to provide feedback on the options.	All stakeholders	As above
Face to face meeting with relevant Council Advisory Committees	Provide detailed information about each of the options being presented and then ask the following; <ul style="list-style-type: none"> • Which option/s do you support and why • Which option/s do you not support and why • What are your biggest concerns? How can we address these? Do you have any other feedback?	Advisory Committees	As above

Phase 3: Close the loop

IAP2 Level of Engagement = Inform

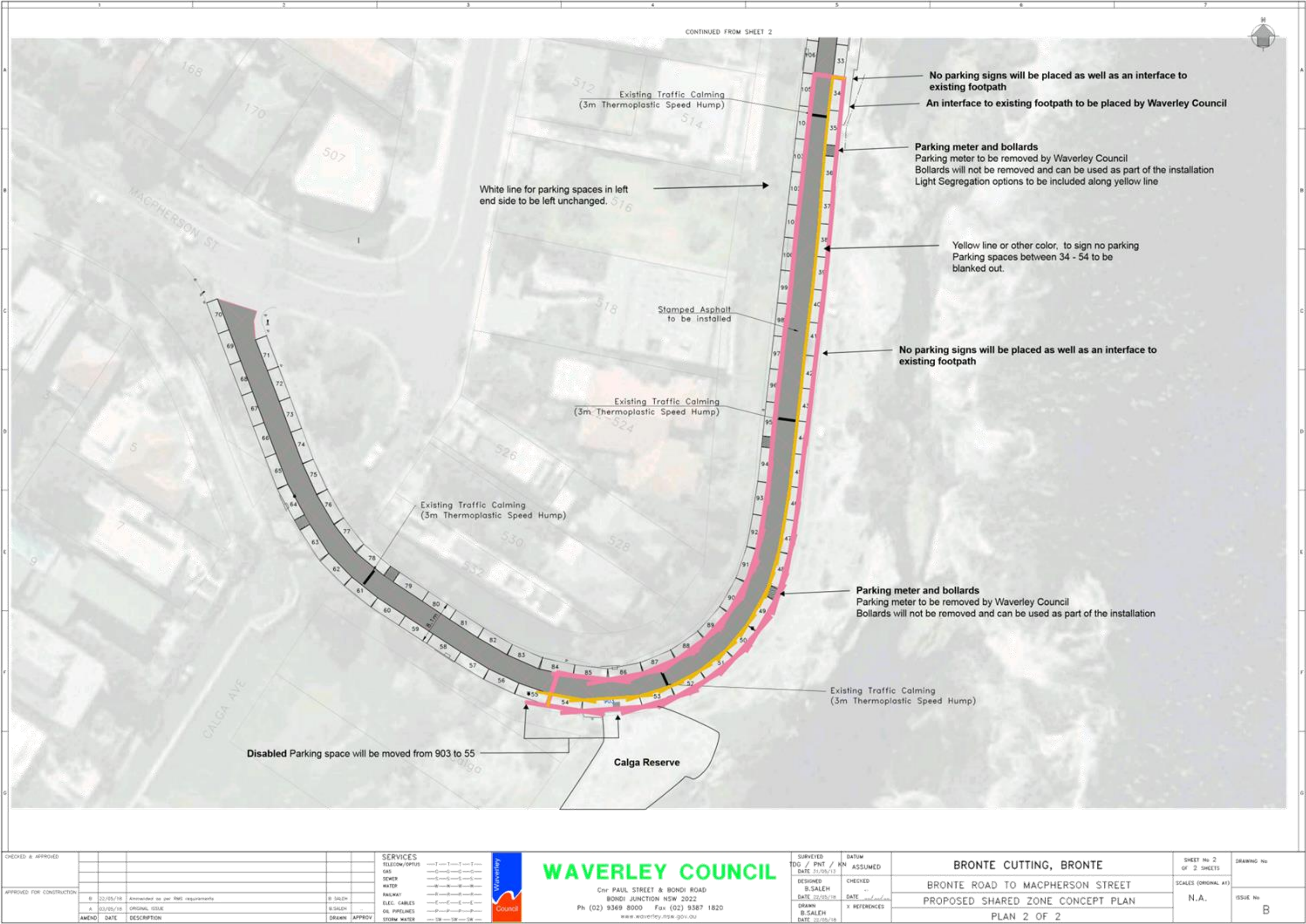
Timeframe	From the end of phase 2 onwards.	
Purpose	To thank those who participated in the consultation and report back what we heard from the community and how it influenced Council's decision.	
<i>Engagement Tool</i>	<i>Purpose</i>	<i>Audience</i>
Community Engagement Report	Summarise and analyse the results of the community engagement activities. Report back what we heard from the community.	All stakeholders.
Web update	Publish the Community Engagement Report. Publish Council's decision. Close the loop by sharing the outcomes of engagement activities and the final decision made.	All stakeholders.
Have Yours Say update	Publish the Community Engagement Report. Publish Council's decision. Close the loop by sharing the results of engagement activities and the final decision made.	All stakeholders.
Email notification to community groups, networks and those registered to Have Your Say	Close the loop by sharing the results of engagement activities and the final decision made. Thank those who participated in the consultation. Refer to Council's Have Your Say website for more information.	Community groups, Precincts, networks and those registered to Have Your Say.
Social Media	Thank those who participated in the consultation. Inform the community that they can view the Community Engagement Report and the final decision by visiting our Have Your Say website.	All stakeholders.
Council e-news	As above.	Those registered for Council e-news.
Council page of Courier and Beast	As above.	All stakeholders.

Evaluation

Council will use a variety of methods to evaluate this engagement strategy. These include:

- Relevancy of engagement methods appropriate to the target group
- Verbal and written feedback from all stakeholders on the effectiveness of the engagement activities
- Participation levels in engagement activities (number of participants)
- Achieve the identified engagement objectives within this strategy
- Inclusive community representation

These evaluation results will be used to improve future engagement strategies and methods as a way to learn from our experiences.



BRONTE CUTTING PEDESTRIAN LINK PILOT PROJECT

Ellie Nuss Creative statement

Trams trundled through Bronte Cutting from 1911 to 1960, transporting passengers from around the city of Sydney to the iconic Bondi-Clovelly coastline. This coastline provides a dramatic backdrop to a rich collection of stories that defines the Waverley region during that era.

From olympic gold medals, runaway trams, eccentric local characters to royal visits - newspaper headlines concerning the Waverley region would have entertained, enthralled and enraged tram passengers of the day.

This is a proposal to capture those headlines in a playful and intriguing way, executing them as a storytelling trail, paced to be absorbed as you walk through the Cutting (ie, newspaper cuttings for the Bronte Cutting).

There is the potential to connect the stories to referenced site along the coastal walk and greater Waverley region (such as the Bronte Baths, promenade and existing tram shelter).

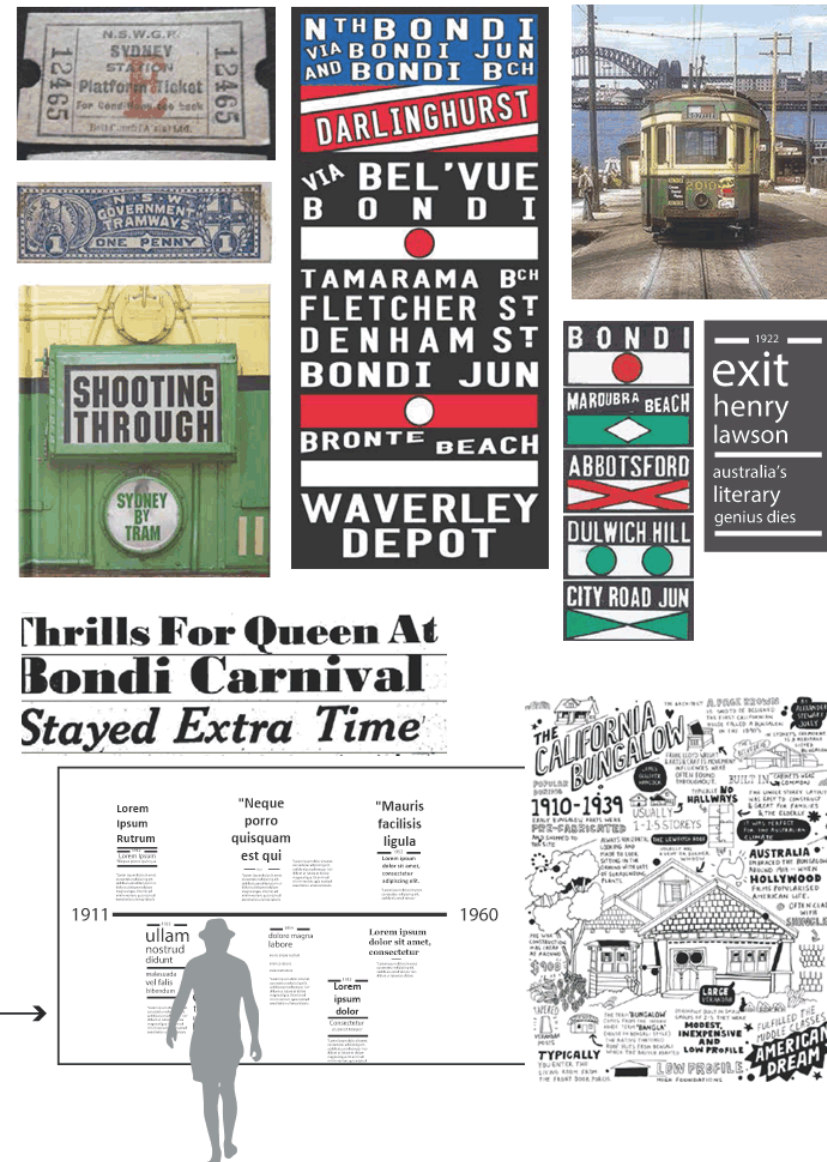
There are two options to be considered for execution:

- working with local illustrator James Gulliver Hancock (recommended), or,
- adopting a more graphic approach using stencils and spray paint

The stories behind the headlines could be brought to life in a more immersive way at a later stage by building a digital platform that uses GPS audio technology. Community feedback could be collected in a range of creative ways, such as using tour guides that bring the stories to life and inviting feedback from the public.

A programme of community events could also be developed to nurture community ownership of the stories (for eg a series of storytelling events at Waverley Library and/or an educational program for local school kids). This is an exciting project and I look forward to the opportunity to develop it in consultation with Waverley Council.

For the pilot, recommend interpretation signage to give some background on the stories behind the headlines.



REPORT
PD/5.5/18.09

Subject: Boot Factory - Heritage Review

TRIM No: A10/0580

Author: Fleur Mellor, Acting Manager, Urban Design and Heritage

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council:

1. Notes the Boot Factory Heritage Assessment report prepared by John Oultram attached to this report.
2. Does not pursue State Heritage listing of the Boot Factory for the reasons identified in the Heritage Assessment Report.

1. Executive Summary

The Boot Factory is included as a locally listed heritage item as part of Schedule 5 of the Waverley Local Environmental Plan 2012. The Boot Factory is listed as a local heritage item because it is a rare surviving example locally of a 19th century boot factory that is architecturally significant for its late Victorian Free Classical elements, and because the essential form of the building, large windows and open spaces that indicate its former use as a factory.

At the Council meeting held on 17 December 2017, a motion was passed for the Boot Factory to be considered for State Heritage Listing, and that funding avenues should be explored for conservation works.

John Oultram Heritage Architect was commissioned to undertake a heritage assessment to determine if the property reaches the threshold for listing on the State Heritage Register (SHR). A heritage assessment was carried out in accordance with the NSW Heritage Manual *Assessing Heritage Significance Guidelines*, and was guided by the Australia ICOMOS Burra Charter 2013. The process involved the understanding of the place through documentary and physical research, assessing the significance of the item using the NSW Heritage Division criteria which considers matters of aesthetic, social, historical and technical significance.

The heritage assessment concluded that the Boot Factory is of local heritage significance but that the building does not meet any of the criterion for inclusion on the State Heritage Register. This was based on a comparative review of other factory buildings listed as locally or state significant items. Those buildings that are included on the State Heritage Register are included because they were designed by an acclaimed Architect, or located in a precinct that is of State significance, or are associated with an organisation that is well known—none of these considerations apply to the Boot Factory.

2. Introduction/Background

The Boot Factory was established in 1882 by William Sidaway. It was later leased before being purchased by Thomas Bardon in 1920 where it continued to operate until 1969. After its closure, the building remained vacant until Waverley Council purchased the place in 1982. Council was able to secure a grant to undertake

conservation works in the mid-1980s and the place was formally opened with a variety of community groups utilising the spaces. Structural works were undertaken in the 1990s however ongoing concerns lead to the building being closed in 2010.

In 2015, Urbis was commissioned to undertake a Heritage Study of the Boot Factory to support a possible adaptive reuse of the building. As part of that study a review against the criteria for local or state heritage listing was carried out. The review confirmed the building's status as a local heritage item but not one of state heritage significance.

In 2018 options for the future of the Boot Factory as the centre of an Innovation and Knowledge Hub are being considered and as a result it is appropriate to review if the building should be included on the SHR or if its current inclusion on the Waverley LEP is appropriate.

3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Operations and Community Services Committee 3 July 2018	OC/5.3/18.07	<p>That Council:</p> <ol style="list-style-type: none"> 1. Treats the attachment to this report as confidential in accordance with section 11(3) of the <i>Local Government Act 1993</i>, as it relates to a matter specified in section 10A(2)(c) of the <i>Local Government Act 1993</i>. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. 2. Under clause 178(1)(a) of the <i>Local Government (General) Regulation 2005</i>, accepts Tomahawk Studios Pty Ltd as the preferred tenderer for the supply of Head Consultancy Services for Boot Factory Upgrade Options Analysis for the sum of \$154,116 (including GST). 3. Authorises the General Manager, or delegated representative, to enter into contract on behalf of Council with Tomahawk Studios Pty Ltd. 4. Notifies unsuccessful tenderers of the decision in accordance with clause 179 of the <i>Local Government (General) Regulation 2005</i>.
Council Meeting 12 December 2017	CM/8.7/17.12	<p>That Council:</p> <ol style="list-style-type: none"> 1. Initiates action to have the Boot Factory considered for State Heritage Listing. 2. Investigates funding avenues that heritage listing makes available for restoration/refurbishment of old buildings of significance.

<p>Operations Committee Meeting 7 November 2017</p>	<p>OC/5.3/17.11</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Adopts the Waverley Innovation and Knowledge Hub Steering Group charter attached to this report. 2. Agrees to seek nominations from community members and industry experts to join the Waverley Innovation and Knowledge Hub Steering Group, noting that nominees will be appointed following a separate report to Council as soon as practicable. 3. Supports the primary objectives of the Waverley Innovation and Knowledge Hub Project as: <ol style="list-style-type: none"> (a) Adaptive reuse of the heritage-listed Boot Factory suitable for an innovation hub. (b) Establishing an innovation and knowledge hub at the Boot Factory and Waverley Library. (c) Involvement of the local community in decision-making processes. (d) Building partnerships and supporting local creative, professional, science and technology industries. (e) Establish a place function around the Boot Factory and Waverley Library in accordance with place-making principles.
<p>Council Meeting 10 October 2017</p>	<p>CM/8.10/17.10</p>	<p>That:</p> <ol style="list-style-type: none"> 1. Council investigates the restoration and adaptive reuse of the Boot Factory, including: <ol style="list-style-type: none"> (a) Options for establishing a maker space, creative industries incubator and/or innovation hub at the Boot Factory that aligns with the establishment of a knowledge and innovation hub at Waverley Library. (b) Technology and facilities required. (c) Potential project plan for implementation. (d) Scoping of potential budget requirements. (e) Any potential sources of State and Federal funding that are available through innovation funds or heritage restoration grants. (f) Investigations into the possibility of gaining state heritage listing for the Boot Factory. 2. Council investigates options for the establishment of an innovation and knowledge hub at Waverley Library, to align

		<p>with the Boot Factory project, with the investigation to include:</p> <ul style="list-style-type: none"> (a) Options about the establishment of an innovation and knowledge hub at Waverley Library in conjunction with the Bondi Junction Boot Factory. (b) Work undertaken so far, including review of the Waverley Library 'My Amazing Library' Strategic Plan 2014–2017. (c) Additional technology and facilities required. (d) Potential project plan for implementation. (e) Scoping of potential budget requirements. (f) Any potential relevant sources of State and Federal funding that may be available, including but not limited to the NSW Public Library Infrastructure Grant. <p>3. An Innovation and Knowledge Hub Steering Group be established to plan and advise on oversight of the above projects, with the group to include the three Lawson Ward Councillors, community representatives, technical experts and relevant staff, and to be chaired by Cr Masselos.</p> <p>4. Officers prepare a report for the November Operations and Community Services Committee setting out a proposed charter for the Steering Group.</p> <p>5. Officers commence the preparation of information to assist the work of the Steering Group.</p> <p>6. An appropriate budget be allocated for this first investigative phase of the project, with this to be included in the first quarterly budget review for Council approval.</p>
Council 21 June 2016	CM/8.1/16.06	<p>That:</p> <ul style="list-style-type: none"> 1. Council notes that staff have recently undertaken an asset condition report on the Boot Factory and as a result are planning to address the state of the guttering. Quotes are being sourced at the moment. 2. The guttering is to be replaced as soon as possible and Council to be informed of progress.

<p>Council 19 May 2015</p>	<p>CM/7.6/15.05</p>	<p>That Council:</p> <ol style="list-style-type: none"> Endorses the following project objectives and strategies in order to create an inviting community, cultural and civic heart in Bondi Junction: <p>Objectives</p> <ul style="list-style-type: none"> Plan for Council's current and future cultural, service and community facilities needs in Bondi Junction ensuring library, seniors, community and children's services are delivered in appropriate locations in Bondi Junction with facilities that meet community needs; Attract civic related activities that are currently lacking in Bondi Junction or may add vitality and activity to the space; Adaptively reuse the Council owned heritage listed boot factory; Do not significantly increase traffic congestion and vehicle movements in Bondi Junction; Include best practice environmental sustainability initiatives. <p>Strategies</p> <ul style="list-style-type: none"> Develop a plan for land which includes Council owned property contained within the block bound by Spring, Ebley, Newland and Denison Streets (The Site); Create activity on the site that contributes to the economy of Bondi Junction and improves Bondi Junction's performance as a lifestyle based urban centre; Investigate the construction of a landmark building/s with excellent design quality which instils pride and ownership by the community, and maintains the amenity of nearby residential properties; and Create outdoor plazas and ensure open space areas are safe and engaging. Endorses the following staged approach to master planning for The Site: <ul style="list-style-type: none"> Stage 1: Project Initiation and Visioning Stage 2: Background Studies and Options Stage 3: Architectural Brief Stage 4: Concept Designs and Naming Competition Stage 5: Detailed Design Stage 6: Construction Calls for open tenders for stage 2 of the project as detailed in Section 6.3.1 of this report.
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		<ol style="list-style-type: none"> 4. Adopts the Community Engagement Plan Framework for Stage 2 of the project (Attachment 4) and prepares a community engagement plan for each stage of the project as it progresses. 5. Will not make a final decision on the consolidation of administrative functions and offices until after a decision about amalgamation is finalised. 6. Re-establishes the Investment Strategy Review Working Group to provide guidance as necessary.
Council 18 February 2014	CRD.5/14	<p>That:</p> <ol style="list-style-type: none"> 1. The petition be received and noted and forwarded to the Director, Corporate and Technical Services. 2. In the event of the lodging of a Development Application by Council for the demolition of the Boot Factory, that this petition be regarded as a submission in regard to that Development Application.
Council 16 April 2013	1304.12.10	That Council approves commencement of the process for urgent demolition of the Boot Factory building located at 27-29 Spring Street, Bondi Junction.

4. Discussion

John Oultram completed an assessment of the Boot Factory as part of the Heritage Assessment utilising the *History and Adaptive Reuse Report* prepared by Urbis in 2015 as a base. The assessment of significance contained within this report was reviewed against the NSW Heritage Division Criteria and as a result John Oultram concurred with the findings of the Urbis Report, that being that the Boot Factory has local heritage significance only as summarised below.

The building is significant locally but was clearly part of a more general development pattern of industrial premises, including boot manufacturing throughout Sydney and beyond. The associations with the Sidaway family are well established but William Sidaway could not be considered a person of note at a state level. Aesthetically the building has well detailed elevations but is of a simple form and it is not clear if any architect was involved in the design.

The social significance of the building relates mainly to its former use and the staff that worked there but the factory ceased operation nearly 50 years ago and the associated group could not be considered significant at the state level. The place has some archaeological potential in the forecourt area but this area contained lightweight sheds that have now been demolished and is unlikely to contain any relics of note.

To confirm the heritage assessment, a comparative analysis was undertaken as part of the Heritage Assessment to confirm likely triggers for listing on the State Heritage Register. This analysis concluded that:

The Boot Factory at Bondi Junction is a rare example locally as much of the light industrial buildings in the area have been replaced by commercial and retail developments but this does not raise its status over and above the type of light industrial development that is seen across Sydney and throughout NSW.

Notwithstanding the findings that the Boot Factory has local heritage significance only, the conservation of the Boot Factory would deliver significant benefit for the local community by conserving and retaining the heritage significance of a surviving example of a 19th century boot factory. As the place provides a link to previous industries in the Waverley area including tanneries and other boot factories, it is evidence of Waverley's history and original industrial core.

Funding Options

The NSW Heritage Division provides a number of heritage grants. On review of the program, it is unlikely the available grants could fund major conservation works which are aimed for state-listed places, however there may be other options for locally listed places including programs or projects depending on the future use of the place such as maintenance ('Local Heritage Places') and interpretation ('Community Heritage Projects'). It should be noted that the NSW Heritage Division grants (2018/19) are currently closed and the dates for the next round of funding have not yet been advertised.

5. Financial impact statement/Timeframe/Consultation

The cost of the John Oultram Heritage Assessment was approximately \$8,000 (excluding GST).

6. Conclusion

Based on independent heritage expertise, the Boot Factory does not meet the threshold for listing on the State Heritage Register and therefore further work in this regard is not recommended. The Boot Factory is however an important local heritage building and its retention and adaptive reuse as the centre of the Knowledge and Innovation Hub will be actively pursued in accordance with current Council resolutions.

7. Attachments

1. John Oultram Heritage & Design - Boot Factory - Heritage Assessment [↓](#)

BOOT FACTORY

**27-29 SPRING STREET,
BONDI JUNCTION, NSW**

HERITAGE ASSESSMENT



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Prepared for:

Waverley Municipal Council

July 2018

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BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

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BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

1.0 INTRODUCTION**1.1 THE BRIEF**

The following report has been prepared to provide a heritage assessment of the former Boot Factory at 27 at 27-29 Spring Street, Bondi Junction and specifically if the property reaches the threshold for listing on the State Heritage Register (SHR). The report has been prepared on behalf of Waverley Municipal Council.

1.2 BACKGROUND

At a meeting on 12 December 2017 Waverley Council raised the following motions:

That Council

- Initiates action to have the Boot Factory considered for State Heritage Listing;
- Investigates funding avenues that heritage listing makes available for restoration/refurbishment of old buildings of significance

This report has been prepared in response to the motion.

1.3 THE STUDY AREA

The study area is Lot A in DP 145 at Waverley, Parish of Alexandria and County of Cumberland (Figure 1.2).

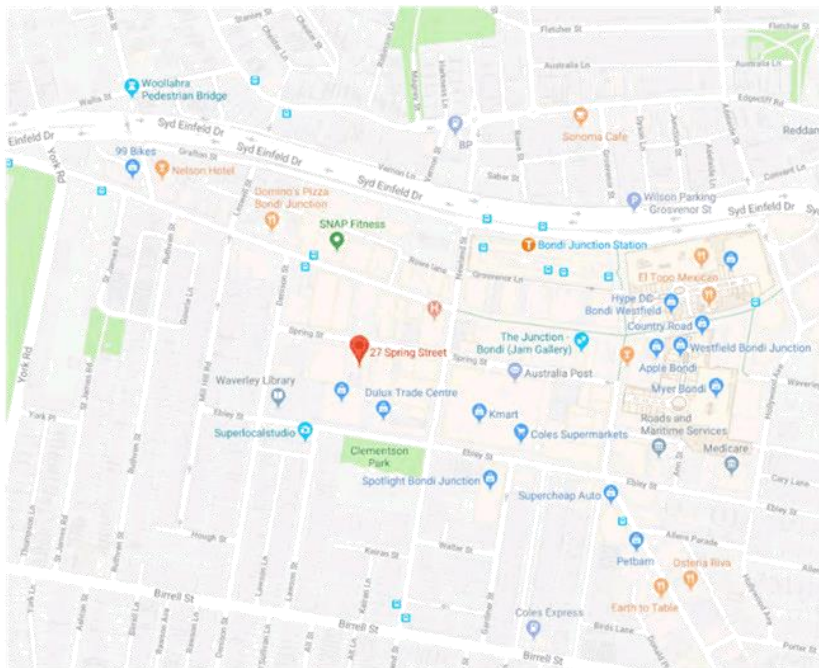


Figure 1.1 Location Plan

Source: Google Maps



Figure 1.2 The Study Area

Source: Six Maps

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

No additional primary research was carried out for this report.

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

1.5 PREVIOUS REPORTS

A history and adaptive reuse report has been prepared for the place:

Urbis, *History and Adaptive Reuse Report - Boot Factory*, dated November 2015 (HAR)

The report contained an assessment and statement of significance.

1.6 METHODOLOGY

This report was prepared in accordance with the NSW *Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines". The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.7 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

2.0 HISTORICAL DEVELOPMENT

The HAR contained a detailed history of the place that is summarised below.

2.1 ABORIGINAL OCCUPATION

The area was part of ancestral territory of the Eora people with two main clan groups occupying the Waverley Area known as the Cadigal and the Birrabirragal. Little is known of the Aboriginal use of the place and remains of occupation are mainly found at nearby beachside suburbs.

2.2 EUROPEAN SETTLEMENT – WAVERLEY CONTEXT

DATE	
1820s	First settlement at Bondi Junction
	Land granted to the Church of England as a glebe for the support of the Church (later revoked)
1827	Waverley House constructed in Waverley Street by merchant Barnett Levy
1832	Land granted to Henry Hough who constructed a flour mill with the area becoming known as Mill Hill
1859	Waverley declared a Municipality
1830s-1860s	Area subdivided for rural and investment blocks
1866	Establishment of the Glen Rock Boot Factory by James Vickery
1881	Steam tram extended through Bondi Junction that was named after the junction of the tram lines to Bondi and Bronte
	Smaller, residential subdivision of the area with some light industrial development
1890s	Current street pattern established
1922	Street lighting arrived in Waverley
1979	Bondi Junction rail station opened

2.3 THE BOOT FACTORY

The Sidaway Boot Factory was opened in 1892 by William Sidaway. The site was previously part of the Erith Estate that was largely developed for terrace style housing from 1887 onwards. There do not appear to have been previous buildings on the site.

The firm traded as Sidaway and Sons, and at least one of those sons, John Thomas Sidaway, subsequently opened his own boot factory in Woollahra.

The elder Sidaway was somewhat involved in local politics, having been noted as chairing a public meeting of the "Fretrade Party" in 1894 and subsequently running for municipal council in 1896. Based on a review of the lists of aldermen and councilors for Waverley, it does not appear that Sidaway's local political ambitions were ever realised.

A report on a strike lock out in 1894 reported that there were 60 hands employed at the factory.

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT



Figure 2.1 Invoice of Sidaway & Sons letterhead showing the Boot Factory in Spring Street, dated 1899

Source: HAR p. 16

The factory was later leased to Thomas Bardon who was at that time the site manager.

A fire broke out at the premises in 1906 though damage was limited to a weatherboard shed at the rear and the main factory was not seriously damaged.

Bardon purchased the factory in 1920 and then passed the factory to his son, Thomas Charles Bardon in 1933. The latter died in 1944 but the factory continued to be operated by the family till 1969.

Following closure the site attracted developer interest but this was stymied by protection of the building under a Section 130 Order under the Heritage Act 1977. The property was purchased by Waverley Council in 1982.

The building was the subject of conservation works in 1984 documented by conservation architects, Clive Lucas Stapleton and Partners. The building was identified as an item of local heritage in the 1990 Waverley Heritage Study and listed in the heritage schedule of the Waverley Local Environmental Plan 1996.

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in July 2018. The building is described at length in the HAR and the detailed description is not repeated here.

The Boot Factory at 27-29 Spring Street is a three storey, former factory building set on a long, narrow site to the south of Spring Street. The building is relatively intact externally but has been altered internally with the addition of a fire stair and cellular rooms at the ground floor.

The building is in the late Victorian, Free Classical style and is in face brick with a hipped corrugated metal roof with a central valley. The front façade is divided with stucco string courses at the floor levels and engaged pilaster dividing the elevation into three bays.

There is a parapet to the front with a deep frieze and central pediment with a central panel inscribed with the name SIDAWAYS. There is a central entrance door with second entry at the fire stair. Windows are generally 4+6 pane hoppers with larger windows to the central bay at the front. The side and rear elevations are plainer in detail and in face brick.

The building is effectively a single space at all levels though there is a modern fire stair to the northwest in a brick enclosure and there are cellular rooms to the ground floor at the front. The building has a timber structure with beams supported on timber posts with timber floors and joists. The ground floor is in concrete.

The building is set at the end of large, paved forecourt to Spring Street that has a metal gates and fence on a brick plinth with brick piers at the street.

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT & HERITAGE

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by the Heritage Division of the NSW Office of Environment & Heritage, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The property is not listed on the Register.

4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed on the Inventory (SHI 2620276 and SHI 2620420).

4.3 LOCAL AUTHORITY

The local authority for the area is Waverley Council. The property is listed as a heritage item in Schedule 5 Part 1 of the Waverley Local Environmental Plan 2012 (WLEP) but is not within a heritage conservation area.

REF	ADDRESS	ITEM	RANKING
I236	27-33 Spring Street	Boot factory building	Local



Figure 4.1 Extract from the Waverley Local Environmental Plan 2012 - Heritage Map HER_001A

5.0 DISCUSSION AND ASSESSMENT OF SIGNIFICANCE

5.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

The HAR contained an assessment and statement of significance using the Heritage Manual criteria and also used the exclusion and inclusion criteria for identification of significant places.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

5.2 HISTORIC SIGNIFICANCE

5.2.1 Historical Development

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
---------------	---

The building is located on land which was once part of land owned by I W Smart and J B Jones. These men owned a number of land parcels in the area. However, the subject site was subdivided by 1887 and the existing lot shows no semblance of the early land parcel.

The building generally is representative of the industrial use of architecture and of the continuous practice of bootmaking in the 19th and the 20th centuries. It also indicates changes in the process of bootmaking. Photographic evidence shows that all original machinery was replaced by electrically powered equipment and the reliance on natural lighting which was a critical part of the original building design was diminished by the introduction of electric lighting. It should be noted however, that there is little physical evidence of the historic process of the boot factory remaining beyond the essential form of the building.

The group of boot factories of which the subject site is a part indicates the large amount of boot making which was taking place at the end of the 19th century, albeit the subject site was one of the smallest of these factories. The decommissioning of many of the factories indicates the decline of the industry in the 1940s due to the importation of foreign goods. However, the subject factory remained opened until the 60s.

Historical records show that workers were coming from significant distances to work at the factory. This further indicates the mobility of the workforce at the start of the 20th century.

In accordance with the above, it is considered that the boot factory has historical significance at a local level

Local Significance.

HAR p. 38

We would concur with this assessment.

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

5.2.2 Historical Associations

Criterion (b)	An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
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The building has some associative significance for associations with William Sidaway and the Bardon Family. Sidaway produced footwear in Bondi Junction from 1887 and the building was eventually acquired by the Bardon family after Thomas Bardon became manager. The family operated it as a boot factory until 1969 and were known in the community. However the associations are considered historically significant enough to meet the threshold of this criterion

Does not meet the criterion.

HAR p. 39

We would concur with this assessment.

5.3 AESTHETIC SIGNIFICANCE

Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
---------------	--

The building has late Victorian Free Classical elements and includes face brick with rendered, pilastered columns and string courses, double hung timber sash, multiplane windows and a simple parapet with a central decorative bay to the front elevation. These features are aesthetically significant and contribute to the presentation of the building.

The essential form of the building generally indicates its industrial use. The large windows and open spaces with exposed structure indicate its use as a factory. The building was designed to have all four sides visible, with the primary elevation only marginally more ornate than the remaining. Although the setting of the building has been significantly degraded by the impact of later surrounding development, all external facades remain visible, are characteristic of the style and relatively intact.

Internally, the original columns, floors and herringbone strutting are of high aesthetic significance.

There have been some minor modifications to the building. In conjunction with the repair and conservation works in the 1980s there were some minor replacement of small areas of the brickwork and windows. Further, the existing internal stairwell does not constitute original fabric. Notwithstanding, the alterations are considered to be either neutral and therefore do not detract from the aesthetic significance of the building.

The building is assessed to have aesthetic significance at a local level.

The northern forecourt does not comprise any built elements of aesthetic significance. The forecourt is assessed to have low significance however the view directly through it towards the primary façade of the Boot Factory is of high significance.

Local Significance.

HAR p. 39

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

We would concur with this assessment. No architect has been identified for the work though the detail of the building would suggest some design skill.

5.4 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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The building is held in high community esteem for the sense of place and history that it evokes together with its forecourt area. This is further emphasised by the lack of remnant heritage buildings in the immediate vicinity.

Local Significance.

HAR p. 40

We would concur with this assessment. The place operated as a boot factory for over 75 years and would have provided employment for the local community and beyond. It may have special associations for former staff who worked at the factory.

5.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
---------------	--

There is no physical evidence of the previous processes on the site except the essential form of the building which indicates the industrial use. Therefore it is not considered that there is any information comprised within the item which will provide any further historic information about the practice of bootmaking.

There is some evidence of additional early structures surrounding the building on ground which does not appear to have been disturbed since. Notwithstanding, it is concluded that the most historically significant building on the site is the subject building. Any archaeological remains in the forecourt are therefore likely to be remnant of ancillary buildings of lesser heritage significance.

Does not meet the criterion.

HAR p. 40

We would concur with this assessment.

5.6 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The building is considered to be a rare surviving example of a 19th century boot factory. It is further considered rare in that it remained open for a significant time after most were decommissioned and removed in the mid-20th century and in that it is a sole surviving example of 19th century industrial architecture in Bondi Junction.

Local Significance.

HAR p. 40

We would concur with this assessment.

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

5.7 REPRESENTATIVENESS

Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments (or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
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The building is fine example of part of a group of boot factories built in the Sydney suburbs in the 19th century. The building is also a fine example of factories of the late 19th century.

Local Representative Significance

HAR p. 40

We would concur with this assessment.

5.8 INTACTNESS

The building is largely intact to its external form and elevations and retains much of its original fabric internally. The fire stair and masonry dividing walls are a later alteration and are intrusive. The original boot making equipment and machinery has been removed.

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

5.9 STATEMENT OF SIGNIFICANCE

The building is considered to have historic, associative, rarity, aesthetic and social significance in the context of the local area.

The building is a rare surviving example of a 19th century boot factory. It is generally representative of the industrial use of architecture and of the continuous practice of bootmaking in the 19th and the 20th centuries. It also indicates changes in the process of bootmaking.

The group of boot factories of which the subject site is a part indicates the large amount of local boot making which was taking place at the end of the 19th century, albeit the subject site was one of the smallest of these factories. The decommissioning of many of the factories indicates the decline of the industry in the 1940s due to the importation of foreign goods. However, the subject factory remained opened until the 60s.

Notwithstanding the above, there is no physical evidence of the previous processes on the site except the essential form of the building which indicates the industrial use. Therefore it is not considered that there is any information comprised within the item which will provide any further historic information about the practice of bootmaking.

The building is aesthetically significant for its late Victorian Free Classical elements and includes face brick with rendered, pilastered columns and string courses, double hung timber, multiplane windows and a simple decorative parapet. These features are aesthetically significant and contribute to the presentation of the building.

The essential form of the building generally indicates its industrial use. The large windows and open spaces indicate its use as a factory.

All four facades of the building were intended to be visible with the primary elevation only marginally more ornate than the remaining. Although the setting of the building has been significantly degraded by the impact of later surrounding development, all external facades are visible, characteristic of the style and relatively intact.

Internally the original columns, herringbone strutting and the original flooring is of high significance

There have been some minor modifications to the building including the replacement of some of the brickwork and windows during the 1980s conservation works. Notwithstanding, the additions are considered to be either neutral and therefore do not detract from the aesthetic significance of the building.

The northern forecourt indicates the original setting of the item and makes a substantial contribution to its aesthetic significance.

HAR pp. 41 & 42

We would concur with this statement.

6.0 STATE HERITAGE REGISTER

6.1 HERITAGE MANUAL CRITERIA

For the property to be listed on the State Heritage Register the place need only meet one of the Heritage Manual criteria at a State level. Based on the HAR assessment the building meets the threshold for five of the criteria for identification as an item of local significance but, collectively, these do not give the building greater significance overall to the point where the building could be considered to be of state significance.

Three, former factory buildings are listed on the State Heritage Register.

REF	ADDRESS	ITEM	RANKING
01790	26 Coombes Drive, Penrith	Torin Building	State
01534	121-127 Harrington Street, The Rocks	Bushells Building	State
01568	22-26 Playfair Street, The Rocks	Penrhyn House	

6.1.1 Torin Building



Figure 6.1 The Torin Building at Penrith

Source: State Heritage Register Database No. 5060783

The building is the only extant work in Australia of the noted architect Marcel Breuer and was built in 1976 for the Torin Corporation and is one a suite of buildings that Breuer designed for the company (most in Europe). The association with such an acclaimed architect is the primary reason for its listing on the Register.

6.1.2 Bushells Building



Figure 6.2 Bushells Building in the Rocks

Source: State Heritage Register Database No. 5053149 (copyright Sydney Harbour Foreshore Authority)

The building is considered a good example of a former factory building built c. 1925. It is listed partly for its location in, and contribution to, the historically important area known as the Rocks. It is also noted as significant for its associations with the Bushells Company that is an iconic tea brand throughout Australia. The factory also retains some of its tea making equipment.

6.1.3 Penrhyn House (Playfair's Garage)



Figure 6.3 Bushells Building in the Rocks

Source: State Heritage Register Database No. 5053184

The building is a modest example of a former factory building built in the 1920s. It is listed partly for its location in, and contribution to, the historically important area known as the Rocks. It is also noted as significant for its archaeological potential and its historical associations with Frederick Unwin and Thomas Playfair.

The building is not assessed as having aesthetic significance and, were it not inside the Rocks precinct, is unlikely to have reached the threshold for listing on the State Heritage Register.

6.2 STATE HERITAGE INVENTORY

There are a numerous factory buildings listed on the State Heritage Inventory that have a comparable standing with the Boot Factory. These include the former Harper's Boot Factory in Scone and the former Whites Boot Factory at Glen Innes.

As noted in the HAR, there were numerous boot manufacturers listed in the trade directories between 1895 and 1931 though the number had dropped by 1947, no doubt due to imports.

A comparable factory example is the RC Henderson's hat factory in Randle Street, Surry Hills that was recently assessed by the City of Sydney for inclusion in the Local Environmental Plan. The building was built as a bespoke factory for RC Henderson Ltd in 1912 to the design of architect TP Sampson. The building is a robust example of an Edwardian warehouse that was part of the light industrial development of Surry Hills.



Figure 6.4 The Henderson Factory in Randle Street Surry Hills

Source: City of Sydney Archives

The Boot Factory at Bondi junction is a rare example locally as much of the light industrial buildings in the area have been replaced by commercial and retail developments but this does not raise its status over and above the type of light industrial development that is seen across Sydney and throughout NSW.

BOOT FACTORY, BONDI JUNCTION

HERITAGE ASSESSMENT

7.0 SUMMARY**7.1 SUMMARY**

We would concur with the assessment and statement of significance in the HAR and consider that the former Boot Factory

- Meets five of the Heritage Manual criteria for identification as a place of local significance
- Is worthy of inclusion as a heritage item in Schedule 5 Part 1 of the Waverley Local Environmental Plan

However

- It does not meet the threshold for listing on the State Heritage Register

The building is significant locally but was clearly part of a more general development pattern of industrial premises, including boot manufacturing, throughout Sydney and beyond. The associations with the Sidaway family are well established but William Sidaway could not be considered a person of note at a state level. Aesthetically the building has well detailed elevations but is of a simple form and it is not clear if any architect was involved in the design.

The social significance of the building relates mainly to its former use and the staff that worked there but the factory ceased operation nearly 50 years ago and the associated group could not be considered significant at a state level. The place has some archaeological potential in the forecourt area but this area contained lightweight sheds that have now been demolished and is unlikely to contain any relics of note.



JOHN OULTRAM