



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 2 APRIL 2019

A handwritten signature in grey ink, appearing to read 'R. B. McLeod'.

Ross McLeod
General Manager

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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*.

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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6. Urgent Business

7. Meeting Closure

CONFIRMATION OF MINUTES PD/4.1/19.04



Subject: Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 5 March 2019

TRIM No.: SF19/327

Author: Richard Coelho, Governance and Internal Ombudsman Officer

RECOMMENDATION:

That the minutes of the Strategic Planning and Development Committee Meeting held on 5 March 2019 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 - 5 March 2019



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON
TUESDAY, 5 MARCH 2019**

Present:

Councillor Elaine Keenan (Chair)	Lawson Ward
Councillor John Wakefield (Mayor)	Bondi Ward
Councillor Dominic Wy Kanak (Deputy Mayor)	Bondi Ward
Councillor Sally Betts	Hunter Ward
Councillor Angela Burrill	Lawson Ward
Councillor George Copeland	Waverley Ward
Councillor Leon Goltsman	Bondi Ward
Councillor Tony Kay	Waverley Ward
Councillor Will Nemesh	Hunter Ward
Councillor Marjorie O'Neill	Waverley Ward

Staff in attendance:

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

At the commencement of proceedings at 8.01 pm, those present were as listed above.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager read the following Opening Prayer:

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.

The Chair read the following Acknowledgement of Indigenous Heritage:

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 Crs Lewis and Masselos.

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 A Ciano (on behalf of the applicant) – PD/5.4/19.03 – Planning Proposal – Waverley War Memorial Hospital.

4. Confirmation of Minutes

PD/4.1/19.03 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 5 February 2019 (SF19/327)

MOTION / UNANIMOUS DECISION

Mover: Cr Keenan
Seconder: Cr Wakefield

That the minutes of the Strategic Planning and Development Committee Meeting held on 5 February 2019 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

PD/4.2/19.03 Confirmation of Minutes - Extraordinary Strategic Planning and Development Committee Meeting - 7 February 2019 (SF19/327)**MOTION / UNANIMOUS DECISION**

Mover: Cr Keenan
Seconder: Cr Wakefield

That the minutes of the Strategic Planning and Development Committee Meeting held on 7 February 2019 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

5. Reports**PD/5.1/19.03 Sustainable Visitation Strategy 2019 - 2024 (A18/0515)****MOTION / UNANIMOUS DECISION**

Mover: Cr Wakefield
Seconder: Cr Wy Kanak

That Council adopts the Waverley Sustainable Visitation Strategy 2019-2024 attached to this report, subject to the following amendment:

1. On page 10 of the Strategy (page 26 of the agenda), at the start of the section entitled 'Getting the Balance Right' replace the first sentence with:

'This strategy represents Waverley's second step, after the production of a Draft Destination Management Plan in 2017/2018, towards proactive tourism management of the LGA.'

PD/5.2/19.03 Easy to do Business Program (A14/0289)**MOTION / UNANIMOUS DECISION**

Mover: Cr Wakefield
Seconder: Cr Goltsman

That Council joins the Easy to do Business program and delegates authority to the General Manager to enter into the necessary agreements with Service NSW.

PD/5.3/19.03 Bondi Park Additional Amenities - Concept Design (A18/0028)**MOTION**

Mover: Cr Wakefield
Seconder: Cr Wy Kanak

That Council:

1. Endorses the Concept Design for the Bondi Park Southern Amenities attached to this report for the purposes of stakeholder and community engagement.
2. Endorses the Concept Design for Tunnel 2 remediation and extension to provide for Lifeguard amenities attached to this report for progression to stakeholder engagement.
3. Notes that Bondi Surf Club storage displacement is not required until the Central Amenities option is

further investigated.

4. Further notes that:

- (a) Eight to ten car parking spaces would be lost above the amenities (for the lighting/ventilation incorporating seating area) with additional possible parking space losses if a pedestrian crossing is included.
- (b) An estimated cost for the project of \$4.5 million with a 12 month construction program anticipated to commence in Spring/Summer 2019/2020.
- (c) There will be an estimated loss of up to twenty car spaces during the construction period to enable vehicle access for travelling through the location during construction.

AMENDMENT

Mover: Cr Betts

Seconder: Cr Burrill

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

That Council amends the concept design to move the kiosk to the north of the building.

THE AMENDMENT WAS PUT AND DECLARED LOST ON THE CASTING VOTE OF THE CHAIR.

Division

For the Amendment: Crs Betts, Burrill, Goltsman, Kay and Nemesh.

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

THE MOVER AND SECONDER OF THE MOTION THEN ACCEPTED THE ADDITION OF A NEW CLAUSE 5, SUCH THAT THE MOTION NOW READS AS FOLLOWS:

That:

1. Council endorses the Concept Design for the Bondi Park Southern Amenities attached to this report for the purposes of stakeholder and community engagement.
2. Council endorses the Concept Design for Tunnel 2 remediation and extension to provide for Lifeguard amenities attached to this report for progression to stakeholder engagement.
3. Council notes that Bondi Surf Club storage displacement is not required until the Central Amenities option is further investigated.
4. Council further notes that:
 - (a) Eight to ten car parking spaces would be lost above the amenities (for the lighting/ventilation incorporating seating area) with additional possible parking space losses if a pedestrian crossing is included.
 - (b) An estimated cost for the project of \$4.5 million with a 12 month construction program anticipated to commence in Spring/Summer 2019/2020.
 - (c) There will be an estimated loss of up to twenty car spaces during the construction period to enable vehicle access for travelling through the location during construction.
5. The project team considers, through the concept design process, the most appropriate location of

the kiosk.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

Division

For the Motion: Crs Betts, Burrill, Copeland, Keenan, Nemesh, O'Neill, Wakefield and Wy Kanak.

Against the Motion: Crs Goltsman and Kay.

DECISION: That the Motion be adopted.

PD/5.4/19.03 Planning Proposal - Waverley War Memorial Hospital (PP-1/2017)

MOTION / UNANIMOUS DECISION

Mover: Cr Wakefield

Seconder: Cr Copeland

That Council defers the matter for at least one month subject to Council officer consideration.

Division

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

Against the Motion: Nil.

A Ciano (on behalf of the applicant) addressed the meeting.

6. Urgent Business

There were no items of urgent business.

7. Meeting Closure

THE MEETING CLOSED AT 8.49 PM.

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SIGNED AND CONFIRMED
CHAIR
2 APRIL 2019

REPORT
PD/5.1/19.04

Subject: Draft Smart Waverley Strategy 2023

TRIM No: A16/0562

Author: John Coudounaris, Economic Development Manager

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council endorses the Draft Smart Waverley Strategy 2023 attached to this report for public exhibition.

1. Executive Summary

Smart Cities is simply about using smart technology and concepts to create newer approaches to community challenges. Waverley's research and understanding around smart cities as an organisation and community began prior to 2016 with delivery of projects using smart technology. There is a need for a coordinated approach to smart cities at Waverley and this draft strategy was prepared. The Draft Smart Waverley Strategy 2023 outlines a framework that include six priorities and 32 actions.

2. Introduction/Background

Smart Cities extends across a range of areas that Council manages including social services, environment, health, energy, public safety, waste management, transport and mobility and the local economy. Nationally, the Smart Cities Plan and multiple federal funding grants have been made available periodically to Local Governments in an effort to raise awareness and foster collaboration and innovation. In NSW, the State Government have begun delivering smart, on-demand services accessible online 24/7. Locally, there are a growing number of leading examples of strategic frameworks and Smart City initiatives that have been delivered by other Councils.

Waverley's research and understanding around Smart Cities as an organisation and community began prior to 2016 with the delivery of various projects. These included public Wi-Fi, online services (e-planning), water monitoring sensors, 3D modelling and smart solar bins. Projects were delivered without a strategy, however, the absence of a co-ordinated approach presented a variety of issues. A key issue has been the creation of virtual silos with respect to systems and data. A smart cities approach is based on the digital integration of systems and data.

Smart technology and data are used to deliver more seamless access to services and information, sustainable ways of managing community assets and public spaces, along with a greater level of inclusion and transparency for the community. Smart Cities will gradually support and improve the community socially, environmentally and economically. As with other Council strategies, there is no 'one size fits all' for smart cities and thus the need for a Waverley-specific strategy was identified.

3. Relevant Council Resolutions

Nil.

4. Discussion

The Draft Smart Waverley Strategy 2023 outlines the strategic framework for Waverley to integrate the smart cities approach. The framework is an amalgam of best practice models currently used in United Kingdom, European Union and United States. It includes four principles that expand into six priorities outlining 32 actions that capture three key elements of smart cities at Waverley:

1. Initiatives that Council has already delivered yet require further digital integration.
2. Initiatives planned however not yet delivered.
3. New innovative initiatives that align future trends with our community needs.

The draft strategy was informed by research and analysis. Consultation with staff was sought on two aspects that included existing projects that were planned that may be smart city related, and new ideas that solve community issues. Examples of feedback included limited digital access to information for Council staff and the community, poor digital customer service experiences, a more sophisticated approach to parking and transport, opportunities for digital management of Council's asset portfolio and better environmental monitoring through a sensor system.

The draft strategy will deliver a range of high-level outcomes that include:

- Improved delivery of community services online.
- Digitally enhanced community engagement.
- Improved data-driven decision making via greater access to real-time information.
- Providing for safer communities.
- More resilient and sustainable infrastructure.
- Stimulated economic activity.
- Improved efficiency of Council operations.

5. Financial impact statement/Timeframe/Consultation

Financial

Development of the draft strategy was supported by Astrolabe Group costing. Their involvement included theoretical analysis, workshops, facilitation, presentations (with Council staff) and supporting documentation. The draft strategy was prepared in house as a collaboration between the Economic Development and Digital Waverley teams.

The reach of Smart Cities spreads across numerous areas of the organisation. Council staff are mindful however that integrating smart solutions will only be undertaken where outcomes address specific local challenges, and is economically feasible.

Timeframe

Smart Cities has been evolving at Waverley over the last two years. A timeline of the development of this progress is outlined in the table below.

Table 1. Smart Cities timeline.

2012 – 2014	On-line services (e-planning: automated zoning certificates, digital LEP maps, online planning instruments, 3D modelling)
Jan 2016	Project - Installation of Public Wi-Fi Bondi Beach (Smart city pilot project)
Oct 2016	ELT Report and agreement to endorsement Digital Waverley and Economic Development to collaborate on preparing a Smart City Framework, co-ordinate

	a cross functional working group, prepare an application for a grant.
Feb 2017	Project - Installation of smart waste bins (Smart city pilot project)
March 2017	Draft Discussion Paper - Preparation on theme of smart cities
Mar 2017	Industry – Smart Cities Council Australia New Zealand - Waverley join as Member * Industry – Australian Smart Communities Association - Waverley join as Member *Three staff members are accepted into their national committees: Building, Policy, Mobility
Jun 2017	Grant 1 - Lodgement of smart cities proposal (<i>not awarded with one key reason being the absence of a strategy to demonstrate how Waverley will deliver a coordinated approach of Smart Cities</i>)
Oct 2017	Presentation – to all senior staff by Adam Beck from Smart Cities Council
March 2018	PCG – Smart cities PCG established
March 2018	Strategy - Engagement of consultant to support preparation of draft smart city strategy
May & Sep 2018	Strategy - Council Staff engagement on feedback on projects and ideas
Jun 2018	Grant 2 – Lodgement of smart cities proposal (<i>not awarded with one key reason being the absence of a strategy to demonstrate how Waverley will deliver a coordinated approach of Smart Cities</i>)
Dec 2018	Councillor presentation on Smart Cities and upcoming draft strategy

Consultation

Development of the draft relied on multiple sources. These included issues raised during the consultation period of the Waverley Community Strategic Plan, Council staff and industry feedback about Waverley's digital capability to address issues and goals in the community strategic plan. The areas of Council already consulted over the last 12 months include: Building Waverley, Caring Waverley, Clean and Attractive Waverley, Creating Waverley, Customer First, Digital Waverley, Engaging Waverley, Enriching Waverley, Financial Waverley (Procurement), Sustainable Waverley, Shaping Waverley and Project Waverley.

Pro-active consultation is planned with the community during the exhibition period. This will include a combination of communication mediums including digital, media, face to face and print. A range of stakeholders will be actively engaged including precinct groups, State Government, adjoining Councils, industry bodies, Councilors and staff.

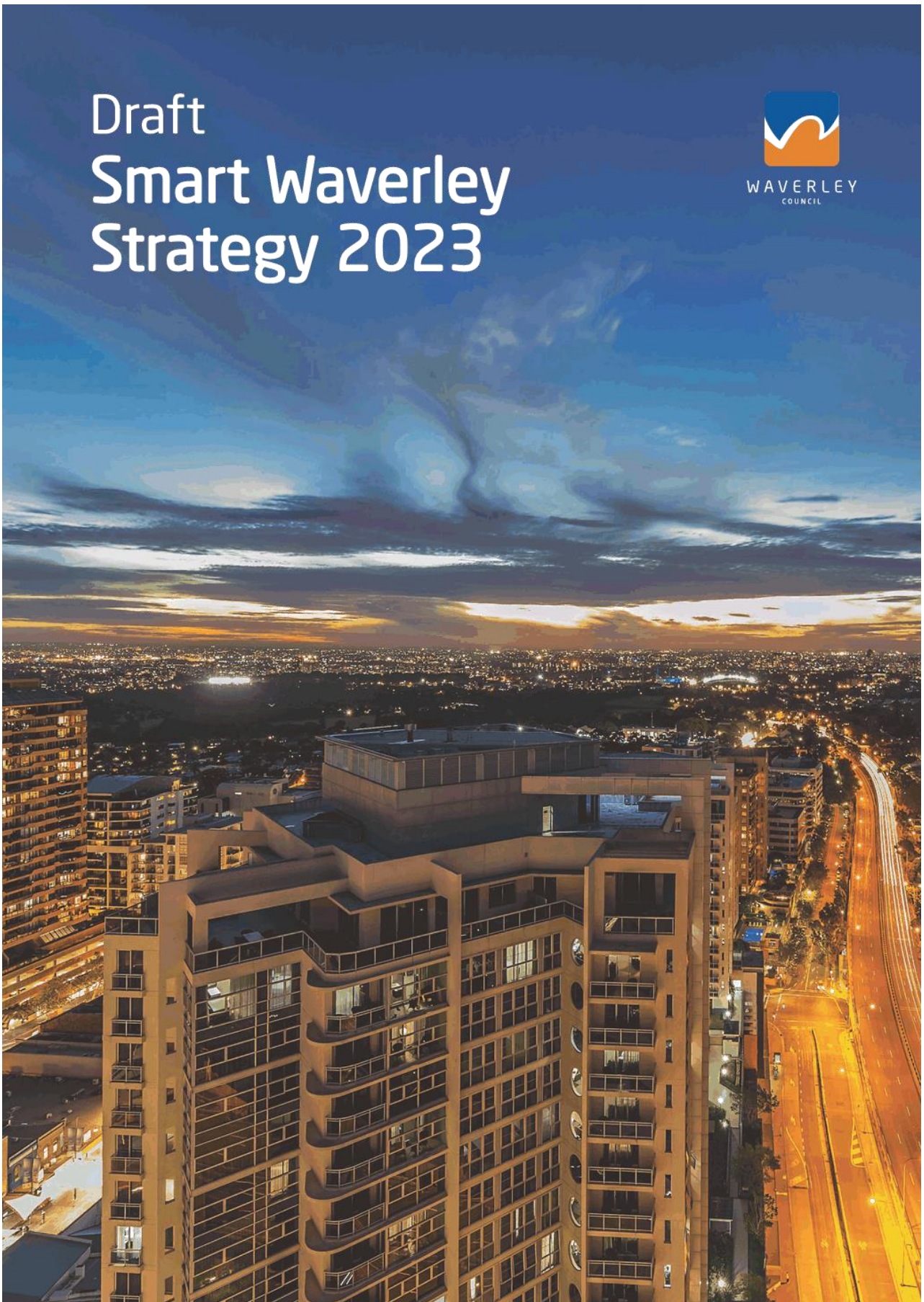
6. Conclusion

Waverley is in an advantageous position to continue the integration of smart technology and concepts across a number of projects, while also exploring the opportunities to investigate newer innovative ideas in order to deliver the needs of the community. The draft strategy represents a clear strategic direction for the organisation over the next four years.

7. Attachments

1. Draft Smart Waverley Strategy 2023 [📄](#)

Draft Smart Waverley Strategy 2023





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EXECUTIVE SUMMARY

The *Smart Waverley Strategy 2023* is designed to transition Waverley as a community and organisation, into the future of smart technology. The strategy specifically delivers a number of actions focused on identified themes.

The strategy links a range of necessary elements to better position Waverley for a digital future. The actions capture three

elements of Smart Cities at Waverley. Firstly, they include initiatives that have already been delivered but require integration of systems or data. Secondly, initiatives planned in the Waverley Community Strategic Plan and other adopted strategies. Thirdly, it encompasses new initiatives that align with a range of community needs from education and sustainability to online services and transport.



A SMARTER WAVERLEY COMMUNITY

Smart technology interacts with our lives every single day. From our personal lives with smart phones, watches and other wearable devices, to our homes with smart TVs, appliances and lighting. It also extends into our public spaces with public Wi-Fi, ticketless parking, real time traffic updates, smart street lighting and more.¹ The smart technology we have access to now, gives us a glimpse into a future of countless new opportunities for how we might live and manage all the aspects of our lives.

A Smart City relies on the integration of smart technology. It represents a step forward for the entire community, creating a more seamless experience with access to information, enhanced service delivery for customers and staff, management efficiencies through the linkage of systems, physical improvements to public spaces, and even job growth in relation to innovation.

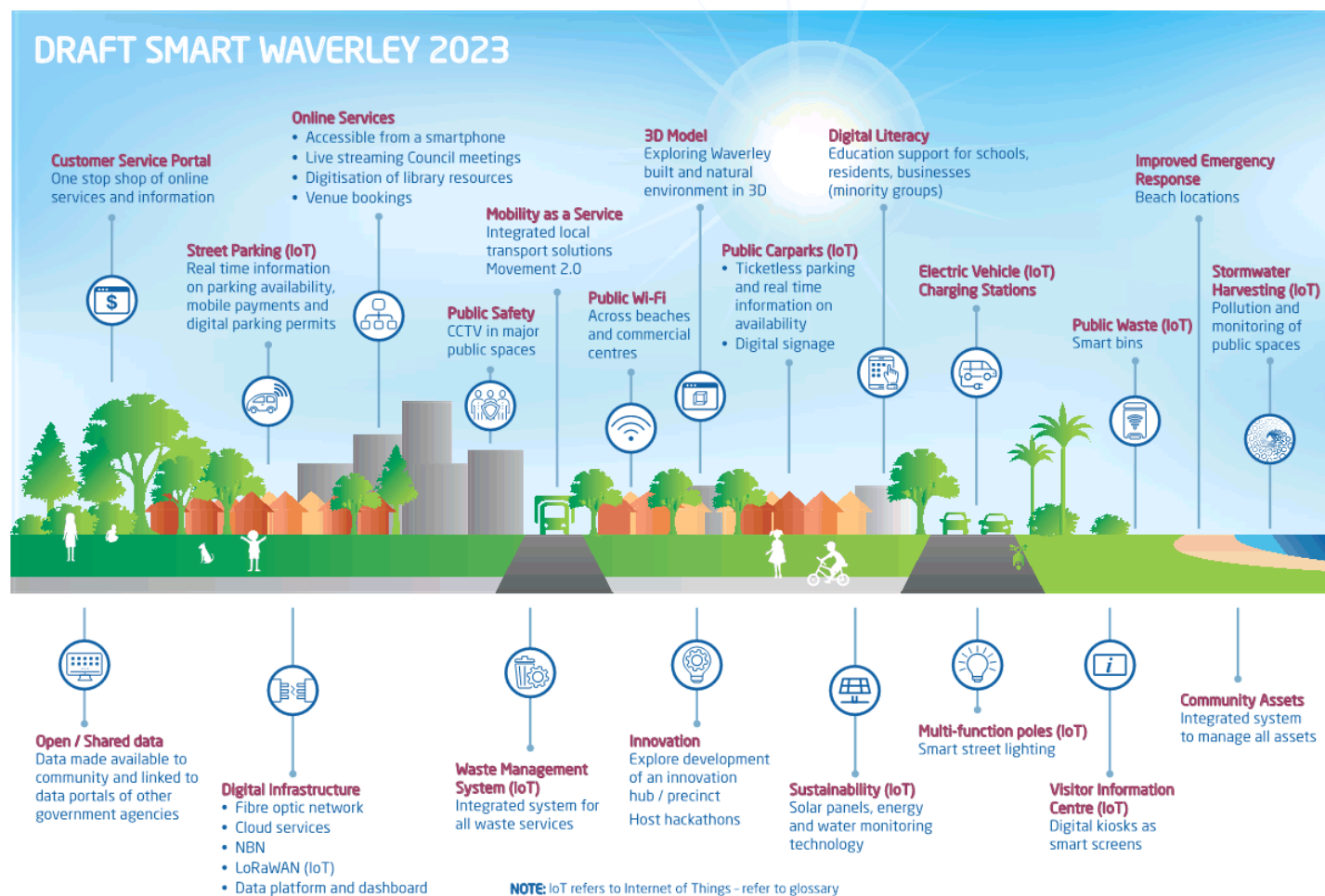
Initiatives relating to smart technology are being implemented across Australia, in public spaces and the private domain by a range of partnerships involving community, government and private partners all with a single focus of making life easier and more connected. As outlined in the Federal Government Smart Cities Plan (2016), smart technology for the community will lead to better utilisation of infrastructure, energy efficiency, service delivery improvements, and better benchmarking of community performance.²

Waverley is already in a strong position, having delivered a range of specific Smart City related projects. Waverley Council recognises the future is increasingly digital and are committed to meeting the needs of our community.



¹ Drumm, J White, N, Swiegers (2017) *Smart everything smart everywhere*, Mobile Consumer Survey 2017, The Australian cut, Deloitte Australia

² Department of Infrastructure, Regional Development and Cities (2016) *Smart cities plan*, Australian Government



VISION & PRINCIPLES

Smarter and more connected

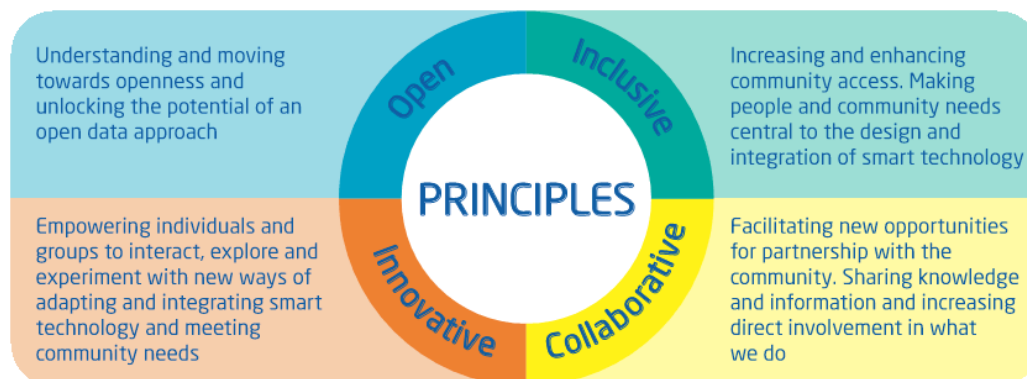
In 2023, our vision for Waverley is of a smarter, more connected community. Both Council and the community will be using more smart technology that will encourage and enable greater inclusiveness and collaboration. It will help promote innovation and facilitate openness through sharing of information.

The community will have greater access to information through more advanced digital systems, enabling greater accountability and transparency. Resources and usage will be measured in real-time leading to more sustainable and efficient management.

Our vision communicates our mind-set for the future, embedding smart principles and practices with smart technology across Waverley, to deliver tangible community outcomes.

PRINCIPLES

Our Smart Cities approach follows four guiding principles that will remain in place throughout the life of the strategy.



ABOUT SMART CITIES

Smart Cities is simply about using smart technology and concepts to create new approaches to community challenges. It aims to improve the life a community socially, environmentally and economically.

Smart Cities extends across a range of areas that Council manages. These include social services, environment, health, energy, public safety, waste management, transport and mobility and the local economy.³ The reach of Smart Cities is broad, however we are mindful that integrating smart solutions should be targeted where outcomes address specific local challenges, and is economically feasible.

The principles of Smart Cities are based on the integration of our physical and digital environment. It uses smart technology and data to deliver more seamless access to services and information, sustainable ways of managing community assets and public spaces, along with a greater level of inclusion and transparency for the community.

Data is integral to a successful Smart City. It helps us better understand and appropriately respond by increasing efficiency and sustainability of resources and services.

There is a need for local government to adapt and lead through digital change to meet community needs as expectations grow in a maturing digital society. The principles of smart cities provide a leading way forward.⁴

The success of integrating a Smart Cities approach relies on local governments leading in collaboration with the community, other government agencies, relevant private sector organisations and research institutions.

There is no one size fits all approach, as every community has different needs and challenges. Our approach to Smart Cities in Waverley is therefore specific and tailored, making the need for an agreed strategy even more important.



³ Smart Cities Council of Australia and New Zealand (2015) *Smart Cities Readiness Guide*, Sydney Australia

⁴ Department for Business Innovation and Skills (2013) *Smart Cities Background Paper*, UK Government, London United Kingdom

WHY A SMART CITY STRATEGY IS REQUIRED

In the last decade, thousands of innovative Smart City solutions have been delivered around the world. They have created more efficient, liveable and integrated urban communities.⁵ The growing number of examples to learn from and adopt best practice have provided Council with a comprehensive base to explore ideas, solutions and understand their application to Waverley.

Internationally, there are countless other communities that have demonstrated the benefit of Smart City solutions including Amsterdam, Barcelona, Copenhagen, London, Chicago and New York. They represent leading cities and offer options to share and replicate specific approaches. Singapore, represents an award winning example that is emerging as a leader in applying Smart City solutions.⁶ They address their own challenges and take advantage of new opportunities and innovations to improve them. They have delivered an array of projects that include the adoption of smart grid technologies, Wi-Fi access points, apps, connected traffic solutions, and smart video surveillance.

In Australia, all levels of government are moving towards greater digital integration. Leading examples of strategic frameworks and Smart City initiatives have been delivered by other Australian local governments. For example we have seen City of Melbourne, Sunshine Coast, Ipswich, Newcastle, and Adelaide City Councils develop their own Smart City strategies and programs, delivering a range of projects that have gained industry wide recognition, and in some cases, received national or international awards, for example Melbourne City and Newcastle City.⁷ These case studies offer important local examples and learnings for Waverley Council to ensure delivery of tangible outcomes in an Australian context.

Priorities have been established nationally in a Smart Cities Plan and multiple federal funding grants. In NSW, the state government has begun delivering smart, on-demand services accessible online 24/7.

⁵ Dixon, B (2016) Churchill Fellowship Report: *Building the Digital City: the People, the Smarts, the Buzz*, The Winston Churchill Memorial Trust of Australia

⁶ Hynes, C (November 2017) *Article: Singapore Ranks as World's No.2 Smart city*, Forbes

⁷ *Article: Melbourne Wins Intelligent Community Award*, June 2017, Smart Cities World, London UK

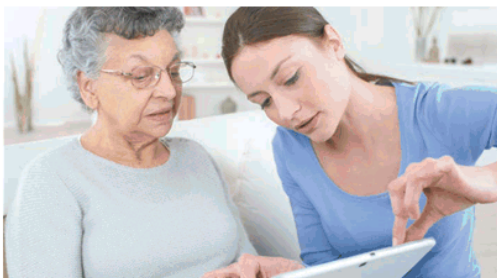
For Waverley, transitioning towards a smarter community using Smart City principles will:

- Improve delivery of community services
- Enhance community engagement
- Improve data-driven decision making through greater access to real-time information
- Provide for safer communities
- Make our infrastructure more resilient and sustainable
- Stimulate economic activity
- Improve the efficiency of Council operations

The *Smart Waverley Strategy 2023* represents our framework outlining Council's role in implementing actions and delivering projects and over the next four years. It is based on the twelve priorities identified in the *Community Strategic Plan*.

“We can’t overlook the importance of the real human benefits that smart cities have. Connected communities, municipal services and processes have a powerful impact on a citizen’s quality of life.”

Windsor Holden, Head of forecasting and consultancy, Juniper Research



ROLE OF WAVERLEY

Local Government is key to delivering Smart City strategies and initiatives.⁸ There is a responsibility for maintaining strategic overview and delivering a range of services that respond to the physical, social and economic needs of a diverse community.^{9,10}

KEY ROLES OF GOVERNMENT IN A SMART CITY



LEAD

The *Smart Waverley Strategy 2023* takes into consideration the Waverley Community Strategic Plan 2018-2029 that outlines the role of Council in delivering the community vision. We have translated key core community needs into actions that require, or would benefit from, the integration of smart technology.

There are two strategic aspects that require consideration by Council, both of which are linked. They are characterised as **internal** organisational actions and resulting projects and **external** community outcomes. Internal

aspects focus on policy, governance, procurement, digital software solutions, interoperable systems, data management and delivery and staff resourcing. The external community focuses on physical infrastructure, engagement, partnerships, online service delivery, digital community programs and other new digital opportunities for the community.

COORDINATE

The integration of Smart City principles requires the collaboration and commitment of a number of internal and external stakeholders. Council is required to effectively coordinate actions and resulting projects, suppliers, providers, and budgets to ensure successful transition to a Smart City.

DELIVER

The complexity of delivering digital solutions means a partnership approach is essential to rely upon a range of knowledge areas and experts. Waverley leads delivery with support from other local government areas and agencies, industry and research institutions.¹¹

The process of integrating established networks into a digitally connected (Smart City) system requires a whole of government approach to embed the model across multiple disciplines.

⁸ Nugroho, L Achmad, K et al (February 2018) *Smart city readiness based on smart city council's readiness framework* International Journal of Electrical and Computer Engineering 8(1):271-279

⁹ Dixon, B (2016) Churchill Fellowship Report: *Building the Digital City: the People, the Smarts, the Buzz*, The Winston Churchill Memorial Trust of Australia

¹⁰ Di Maio A, Howard, R Archer, G September 2015 *Introducing Gartner Digital Government Maturity Model*, Gartner

¹¹ Dept for Business Innovation and Skills (October 2013) *Smart Cities Background Paper*, UK Government, London UK

SMART CITIES AT WAVERLEY

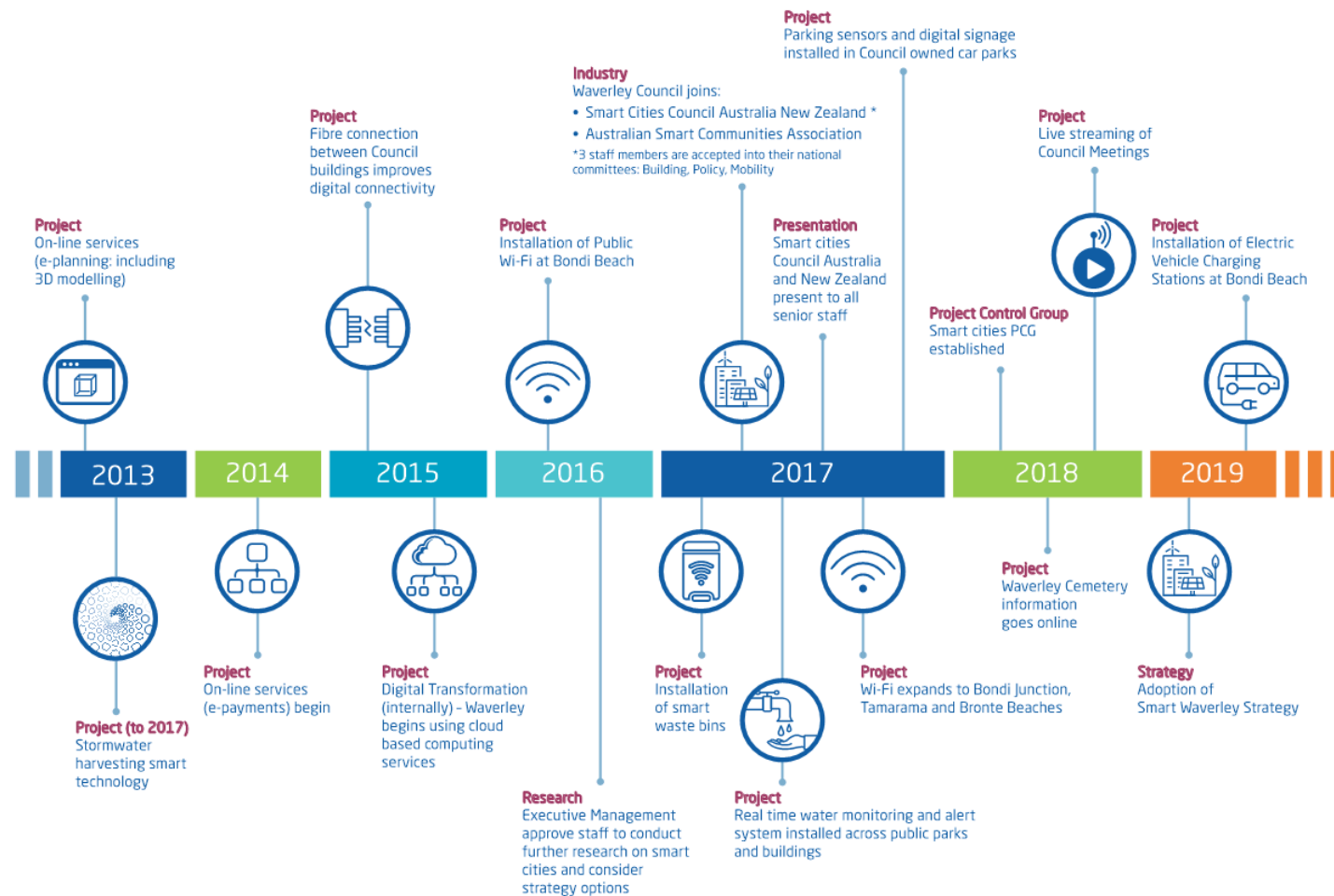
Waverley began transitioning towards becoming a smarter, more connected community prior to 2015. This eventuated through a number of individual projects that related to the Smart Cities principles and focused on improving community infrastructure or services. This theme naturally continued

into many more projects that stretched into environmental sustainability and expansion of public Wi-Fi. Council also recognised that in order to move forward more effectively, Waverley required a single strategy to link these projects, and ensure their integration consistently reflect Smart Cities principles.



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TIMELINE OF SMART CITIES AT WAVERLEY



KEY SMART CITY PROJECTS DELIVERED

Outlined below is a snapshot of projects related to Smart City principles and standards that Council has already delivered.



SMART SOLAR BINS

Waverley has upgraded waste infrastructure with the installation of smart solar bins at Bondi Beach and now Bondi Junction. Using Internet of Things (IoT) smart technology, the bins are able to store over five times more waste than normal bins. Council is automatically notified when bins are approaching or at capacity and requiring collection.



PUBLIC WI-FI

Waverley's public Wi-Fi was launched and made available 24/7 to locals and visitors to Bondi Junction and Bondi, Bronte and Tamarama beaches. Unnamed data collected from Wi-Fi has helped us understand pedestrian movement and given us the power to undertake evidence based decision making with greater accuracy.



ENERGY, WATER AND CO₂ MONITORING

Council has established new energy, water, fuel consumption, and CO₂ monitoring and reporting software to track Council buildings resource efficiency, and progress towards achieving our CO₂ reduction targets. The software collects and monitors energy/water data for our buildings (including solar generation from PV systems), electricity from street lighting, as well as fuel consumption from our fleet vehicles.



LIVE STREAMING COUNCIL MEETINGS

Waverley Council is committed to open, transparent and accountable decision making. The community can now access live streaming of Council meetings and published recordings of meetings on Council's website.

Our positive track record for using new smart technology to deliver community needs means we have already embraced Smart Cities. This strategy seeks to embed the learnings from these experiences and extends our intention towards identified gaps to ensure we continue to consistently move forward.



OPPORTUNITIES

Council has explored how smart technology can help deliver commitments outlined in Waverley Community Strategic Plan and associated strategies. Smart technology will continue to feature prominently in our future as we identify and deliver projects that support positive community outcomes.

Opportunities

- Integrated and proactive delivery of established services.
- Improving the way we engage with the community
- New strategic partnerships focused on analysing shared data
- More sustainable financial and environmental monitoring and use of resources
- Improved monitoring and reporting of our Council assets, facilities and open spaces
- Increase transparency and access to information
- Evidence based (data driven) decision making
- Improve transport options with real time information
- Educating and upskilling our community with evolving smart technology



SMART WAVERLEY FRAMEWORK

The *Smart Waverley Strategy 2023* outlines our strategic direction over the next 4 years. It establishes a stronger foundation for our community to continue transitioning towards a smarter digital future. It is based on an adaption of international best practise models for delivering Smart Cities.¹² The strategy connects current and future trends with community needs and digital solutions that provide improvements in the way Council manages and delivers services.^{13 14}

Smart technology is constantly evolving. We intend to remain flexible by meeting future needs and adopting smart technology where feasible. The action noted in this strategy are high level so that Council can respond to the pace of change with agility.

DEVELOPMENT OF FRAMEWORK

There are multiple ways to approach Smart Cities and there is no one-size-fits-all model. Solutions are always evolving. We have designed our strategy around six priorities to

provide a structured way for Council to deliver projects and outlines how they are related. We have adopted established standards already in use across United Kingdom, other European Union nations and the United States.^{15 16 17}

The actions Council will deliver from this strategy capture three elements of smart cities:

- Initiatives that Council has already delivered yet require further digital integration
- Initiatives planned however not yet delivered
- New innovative initiatives that align future trends with our community needs.

The Waverley Community Strategic Plan 2018-2029 was developed with extensive community consultation. It clearly outlines the needs of the community that we are committed to delivering over the next decade. The *Smart Waverley Strategy 2023* is built on the 12 priorities identified in the Community Strategic Plan.¹⁸ Actions have been grouped beneath six priorities that collectively deliver a *Smart Waverley* vision – a smarter and connected community.

¹² Giffinger, R *The Smart Cities Model*, European Smart Cities Department of Spatial Development, Infrastructure and Environmental Planning, Vienna University of Technology, Vienna, Austria

¹³ Arico S, Srinivasan V (2012) *Enabling Australia's Digital Future* CSIRO, Brisbane, Australia

¹⁴ Global Agenda on the Future of Cities (October 2015) Top Ten Urban Innovations - Global Agenda Council on the Future of Cities, World Economic Forum, Geneva Switzerland

¹⁵ Department of Business Innovation and Skills (2013) *Smart city framework – Guide to establishing strategies for smart cities and communities* London, UK Government

¹⁶ Smart Cities Council of Australia and New Zealand (2015) *Smart Cities Readiness Guide*, Brisbane Australia

¹⁷ Giffinger, R *The Smart Cities Model*, European Smart Cities Department of Spatial Development, Infrastructure and Environmental Planning, Vienna University of Technology, Vienna, Austria - PAS / Smart Cities Council

¹⁸ Waverley Council (2018) *Waverley Community Strategic Plan 2018-2029* Sydney, Australia

Figure: Development of the Smart Waverley 2023 Framework



Sources: Waverley Council, Smart Cities Council of Australian and New Zealand

DELIVERY

Where specific actions have already been scoped into defined projects, this strategy serves as a guide to ensure Smart Cities principles and technical standards are integrated. Actions that remain as concepts and yet to be formed into formal projects will be included in future updates to our delivery plans.

STRATEGY PROGRESS

Each project outlined in the strategy will have measures to determine success. We will be measuring nine areas to evaluate success of this strategy. They include:

- **Strategic clarity**
(clear vision, strong business cases, results orientated)
- **Leadership**
(sustained support, leadership skills, collaborative governance)
- **Community focus**
(people centric design and delivery, community empowerment)
- **Stakeholder engagement**
(communication partners, engagement with other Smart Cities or communities)
- **Skills**
(skills mapping and integration)

- **Partnership**
(smart supplier selection, supplier integration)
- **Achievable delivery**
(phased delivery, continual improvement, risk management)
- **Future-proofing**
(interoperability, web centric delivery, agility, shared services, support and maintenance)
- **Benefit realization**
(mapping, tracking and delivery)

Source: Department for Business Innovation and Skills PAS 181.2014

PROJECT PROGRESS

The diverse range of identified actions mean that a series of unique projects will be scoped with its own business case and measures.



PRIORITIES

Six key priority areas form the foundation of the *Smart Waverley Strategy 2023*. Collectively, these priorities will deliver a vision of a smart connected Waverley based on our four key principles of being inclusive, collaborative, innovative and open.

The priorities outline 32 actions that collectively define the direction of Smart Cities for Council over the next four years.

The priorities remain focused on building the right infrastructure for long-term capacity in an increasingly digital future. We will prioritise delivery of actions based on those fundamental to established community outcomes and service delivery. We will also focus on integrating new innovative smart solutions where practicable, to meet the needs of our community. It builds on Council strengths of having proven delivery of similar projects.

Smart Waverley 2023 Strategic Framework



PEOPLE

EDUCATION SERVICE DELIVERY

People are at the heart of Smart Cities. Council is working to ensure the community is able to keep pace with smart technology while remaining inclusive. This includes Council offering and supporting digital literacy programs in partnership with educational institutions so everyone has the opportunity to learn in an evolving digital environment. We intend to engage with schools, minority groups and the elderly, to encourage and assist in learning opportunities.

Online services have grown rapidly in the last decade with access to personal smart devices. This has placed pressure on governments and private organisations to migrate services online and offer 24 hours, 7 days a week access. We have successfully migrated some services online, with others planned for the future. Our online service portal will allow the community to have access to customised information and services that they require.

OUTCOMES

- Greater digital literacy programs for residents and businesses including minority groups.
- Waverley residents can access online services through a single service portal.
- Migration of services online including parking permits, booking venues, submission of development applications, etc.
- Make relevant information to the community more accessible digitally including spatial mapping and data.



ENVIRONMENT

SUSTAINABILITY WASTE MANAGEMENT

Our natural environment is the living heartbeat of our community and protecting its future remains a priority. We will expand our already successful digital sensors (IoT devices) to enable monitoring and evaluation of our environment with real time data. This includes our solar energy, street lighting, waste management, stormwater harvesting, and water leak detection systems, to reduce pollution and improve water quality. The speed of information enables more insight and faster response times to manage our assets, services and natural environment.

Waste management is a primary focus for Waverley, integrating all aspects of private and public waste services including illegal dumping. New and existing data will be linked to our single data platform and made open and machine readable. The community can access up-to-date information, as well as making waste bookings online.

OUTCOMES

- Increase sustainable energy use with installation of smart lighting.
- Improve energy sources on our assets with battery storage and solar panels.
- Digital monitoring of stormwater infrastructure and expand the use of water saving monitoring across parks, beaches and facilities.
- Increase information online by mapping our tree canopy cover.
- Improve our waste services with a waste management system that integrates public, private and illegal waste.
- Retrofit existing waste bins in public spaces with smart sensors to monitor usage.



GOVERNANCE

DIGITAL INFRASTRUCTURE POLICY & RESOURCING DATA

Good governance ensures Council maintains a strategic overview of community needs and provides a coordinated approach to delivery. Delivery and ongoing management of Smart Cities requires a range of digital solutions (infrastructure, hardware and software) to be integrated providing the foundation for all other Smart Cities solutions. Council will focus on combining digital infrastructure managed by cloud based services. For example, a data management platform will link all our sensors (IoT devices) and systems to collect data, filter, and make it open to the community.

We will also partner with innovators to support data analytics that moves Council into a new era of evidence based decision making and problem solving. To support this, we will need better policies and procedures about how we collect, standardise, manage, and share data.

OUTCOMES

- Improve service delivery to the community by integrating Councils core systems.
- Improve transparency and decision making by increasing the range of information shared publicly.
- Better understand the needs of our community through improved engagement tools and the use of analytics.
- Improve digital accessibility by expanding our public Wi-Fi network.
- Collaborate to share Waverley data via NSW and Australian Government open data portals.
- Adopting new policies relating to procurement, open data, and standardisation of digital information
- Using data for analytics to support real time evidence based decision making
- Plan for the future with funding mechanisms for delivering future Smart Cities projects



LIVING

PUBLIC SPACES COMMUNITY ASSETS

We aspire to make the daily lives of our community members with Council services that are more seamless. We will focus on how Council can use smart technology to manage public spaces and community facilities, to make them more accessible and safer for everyone to use. The actions will ensure the community is integrated with the physical and digital worlds. Our insights from the data generated will enable better planning in the future and ensure Waverley remains a great place to live, work and play.

OUTCOMES

- Better manage our resources by integrating sensor technology in sports fields and open spaces.
- Improved access to information with digital kiosks installed in our Visitor Information Center and key public locations.
- Improve safety and security of public spaces with CCTV and emergency response systems at beachside locations.
- Expand our 3D digital model of Waverley's natural and built environment.
- Improve our approach to asset management by implementing an integrated asset management system.



ECONOMY

INNOVATION PROMOTION

Waverley is home to one of the highest concentrations of small business registrations relative to residents. Smart technology and data platforms offer new opportunities to support local innovation, and establish an opportunity to enable the creation of an innovation hub and precinct in Bondi Junction / Bondi Beach. There are also innovation and entrepreneurship opportunities for local businesses to enter hackathon events to support new insights or problem solving of community issues.

OUTCOMES

- Support existing local businesses in an evolving digital landscape through education.
- Supports the development of start-ups via an innovation hub or precinct.
- Better understand our community by collaborating with external innovators to analyse local data through hackathons.
- Market Waverley as an innovative area and seek local, national and global partners to help us deliver commitments using smart technology and concepts.



MOBILITY

TRANSPORT PARKING

Parking and mobility concerns continue to be a priority for our community.

Our economy is transforming into a larger sharing economy with an increasing number of bike and car sharing options now competing with rates of car ownership.¹⁸ With the variety of travel options available, it is imperative that real time information is available to users at the click of their phone in order to make informed decisions about the most efficient mode of travel.

Smart technology can offer integrated transport solutions across Waverley. For example, sustainable, safe and interconnected transportation systems can encompass buses, trains, cars, cyclists and pedestrians using one or more modes of transport. Smart technology can prioritise clean and often non-motorised options. Relevant and real-time information can be accessed by the public in order to save time and improve commuting efficiency, save costs, and reduce carbon footprint. Mobility system users might also provide their own real-time data or contribute to long-term planning.

OUTCOMES

- Make parking in car parks easier by upgrading public car parks with ticketless parking, real-time information and digital signage.
- Make on-street parking easier by enabling mobile payments.
- Offer a variety of integrated transport options using real time data to improve accessibility otherwise known as Mobility as a Service.



ACTIONS

A summary of actions specific for Waverley are detailed in this section. These actions represent a high level summary with further scoping of projects to follow.

PEOPLE

	Action	Status	Budget
Education			
1.1.1	Support community education and upskilling through programs and events including: <ul style="list-style-type: none"> digital literacy programs for (residents, businesses, schools and minority groups) with support from universities and non-government organisations. [CSP 1.1.1] [CSP 1.1.2] facilitation of networking opportunities to promote shared learnings for local businesses. [CSP 4.1.1] 	Planned	Allocated
		Planned	Allocated
Service Delivery			
1.2.1	Improve online service delivery by implementing a new Customer Resource Management System that integrates Council services creates a customer centric service portal. [CSP 10.1.1, 10.3.1, 10.3.2, 10.3.3]	Planned	Allocated
1.2.2	Increase the amount of data shared with the community and organisation via: <ul style="list-style-type: none"> establishment of a Council dashboard that visualizes key data in easy to read formats data analytics that supports a better understanding of Council's customers to support smarter community engagement [CSP 11.1.2] 	Unplanned	Unallocated
		Planned	Unallocated
1.2.3	Improve community access to online services by migrating a range of paper based processes including: <ul style="list-style-type: none"> parking permit applications and approvals booking service for community venues and open spaces unified ticketing system for events held by Council library services, including access to digitisation of library documents and images submission of Development Applications (including heritage applications) and trial new innovations that could further streamline the lodgment/assessment process. Digitisation of common workflows such as e-forms for increased operational efficiencies (internally and externally). [CSP 5.1.3, 6.3.2, 10.3.2, 10.3.3, 11.2.2] 	Planned	Allocated
		Unplanned	Unallocated
		Unplanned	Unallocated
		Unplanned	Unallocated
		Delivered / delivering	Allocated
		Planned	Allocated

ENVIRONMENT

	Action	Status	Budget
Sustainability			
2.1.1	Increase sustainability by integrating smart technology into infrastructure via: <ul style="list-style-type: none"> • installation of multi-function poles (with smart lighting) along Campbell Parade and Bondi Junction cycleway. • plan for expansion of multi-function poles to other parts of the Waverley LGA. [CSP 6.2.2, 8.1.1] • electric vehicle charging stations at Bondi Beach and Bondi Junction car parks. [CSP 8.1.2] • map and install smart technology to monitor environmental conditions such as temperature, air quality, water quality, etc. 	Planned	Allocated
		Planned	Allocated
		Delivered / delivering	Allocated
		Unplanned	Unallocated
2.1.2	Improve water monitoring and efficiency via smart sensor technology: <ul style="list-style-type: none"> • maintain and increase stormwater infrastructure at Bronte, Tamarama and Bondi beaches. [CSP 8.2.1] • expand the use of water saving devices and practices across parks, beaches and facilities. [CSP 8.2.2] 	Delivered / delivering	Allocated
		Delivered / delivering	Allocated
2.1.3	Assess feasibility to integrate solar canopy with battery storage smart technology at Councils Alexandria Industrial Facility. [CSP 8.1.2]	Planned	Allocated
2.1.4	Improve access to information by mapping tree canopy cover across Waverley (as part of the East City District Plan) and make available online via 3D model. [CSP 8.3.3]	Planned	Unallocated
Waste Management			
2.2.1	Implement a unified Waste Management System across Waverley (public, private and illegal) using a single platform. Key elements will include: [CSP 9.2.2] <ul style="list-style-type: none"> • RFID tags to monitor household waste [CSP 9.1.1] • waste management booking system [CSP 9.2.2] 	Planned	Allocated
		Planned	Allocated
2.2.2	Create service waste efficiencies by retrofitting existing public waste bins with smart sensors for data and analysis. [CSP 9.3.1]	Planned	Allocated

GOVERNANCE

	Action	Status	Budget
Digital Infrastructure (includes digital tools and systems)			
3.1.1	Integrate systems and digital infrastructure (cloud services, digital networks and tools) to deliver better services with:		
	• data platform – integrates and holds a variety of sources, analyses and shares data securely	Unplanned	Unallocated
	• sensors and assets – integration of all data to facilitate real-time monitoring, reporting and data analytics for access by Council and the community	Unplanned	Unallocated
	• security – appropriate architecture to protect community data and IT assets	Unplanned	Unallocated
	• cloud services – continue expansion of Council systems to improve delivery of community services	Delivered / delivering	Allocated
	• expand the digital infrastructure platform across the necessary areas that support online services and IoT	Unplanned	None required
	• LoRaWAN – (Long Range Wide Area Network) – Install across the LGA for both private and public use. [CSP 11.1.1]	Delivered / delivering	Unallocated
	• public Wi-Fi Network – expansion across remaining commercial areas where viable [11.1.2]	Unplanned	Unallocated
	• business Intelligence tools – accessible dashboards and reporting for each business unit to respond to community enquires [CSP 10.3.3]	Unplanned	Unallocated
Data			
3.2.1	Share more Council information by identifying and digitising relevant Council data and making it accessible to the community. [CSP 10.3.3]	Planned	Unallocated
3.2.2	Support the sharing of relevant data via established NSW and Australian Government open data portals. [CSP 11.1.2]	Planned	Unallocated
3.2.3	Increase collaboration on analysis of data by establishing data-sharing agreements with Council stakeholders and partners. [CSP 11.1.2]	Planned	Unallocated
Policy and Resourcing			
3.3.1	Support structured organisational wide delivery of smart city solutions that include:		
	• incorporation of digital inclusion principles across all smart technology installations and digital platforms	Unplanned	None Required
	• develop a process (and set of standards) that all smart city projects will be assessed against, including data integration with Council's data platform	Unplanned	None Required
	• adopt a Waverley Open Data Policy that identifies what data and how it will be shared and measured [CSP 11.1.2]	Planned	None Required
	• adopt guidelines that outlines terminology for smart cities and smart technology based on industry best practice	Unplanned	None Required

GOVERNANCE *continued*

	Action	Status	Budget
3.3.2	Facilitate greater efficiency and transparency of project delivery by updating procurement policies to reflect pilot projects relating to new digital technologies.	Unplanned	None Required
3.3.3	Ensure the community remain digital ready by establishing a long-term savings fund for future smart technology focused infrastructure projects delivered by Council	Unplanned	None Required
3.3.4	Support the long-term success of digital transformation as a community and organisation by creating new roles for smart cities, including: <ul style="list-style-type: none"> Coordinator to manage implementation of the Smart Waverley Strategy Data analysts to support sharing and analysis of data with Council and the community 	Unplanned Unplanned	Unallocated Unallocated
3.3.5	Promote a holistic approach to delivery via the establishment of a working group comprising of senior staff to guide implementation, develop and review business cases, relevant policies and protocols.	Unplanned	None Required

LIVING

	Action	Status	Budget
Public Spaces			
4.1.1	Better manage, monitor and increase safety of our open spaces by integrating smart technology. [CSP 3.2.1]	Planned	Unallocated
4.1.2	Improve public access to information with: <ul style="list-style-type: none"> Installation of digital kiosks that supply information to visitors Explore opportunities to integrate digital signage on bus shelters. [CSP 4.3.2] 	Planned Planned	Unallocated Unallocated
4.1.3	Improve emergency response at beach locations through digital communication with key stakeholders. [CSP 10.3.1]	Planned	Unallocated
Community Assets			
4.2.1	Improve community's understanding of the area by expanding a public version of the 3D digital model of Waverley's natural and built environment. [CSP 5.3.2]	Planned	Unallocated
4.2.2	Improve management of assets through smart technology via the: <ul style="list-style-type: none"> Implementation of an integrated asset management system that monitors and plans all assets throughout their life cycle. [CSP 7.1.1] Integration of smart technology across Council assets to support monitoring, analysis and reporting and improved maintenance scheduling using predictive analytics [CSP 7.1.1] 	Planned Planned	Allocated Unallocated

ECONOMY

	Action	Status	Budget
Innovation			
5.1.1	Support the growth of innovation jobs by establishing an Innovation Hub linked to local industry, that will aim to: <ul style="list-style-type: none"> foster relationships with innovators at universities and professional networks to build on opportunities in smart technology and data analytics Investigate partnership options to establish an area dedicated as a 'test bed' to trial new smart technology and ideas relating to local industry. [CSP 4.1.1] 	Unplanned	None required
		Unplanned	Unallocated
5.1.2	Support a growth in innovation jobs via hackathon events bringing together community, innovators and suppliers to focus on a range of local issues.	Unplanned	Unallocated
5.1.3	Invest in future delivery of smart technology projects by identifying a funding model and establishing a dedicated Council fund.	Unplanned	None required
Promotion			
5.1.4	Support growth in local jobs by marketing Waverley as innovative to attract investment and opportunities from local, national and global organisations and research institutions in relation to our progression as smart technology focused community.	Unplanned	Unallocated

MOBILITY

	Action	Status	Budget
Transport			
6.1.1	Improve transport options for the community by implementing Movement 2.0, a project using sensors to monitor parking, traffic and pedestrian flows and use. [CSP 6.1.2]	Planned	Unallocated
Parking			
6.2.1	Improve real-time information about parking using smart sensor technology: <ul style="list-style-type: none"> across council car parks and link real-time occupancy information to digital signage, Council's website and parking app developers. [CSP 6.3.3] explore expansion of parking sensor model from council car parks into public on-street parking. 	Delivered / delivering	Allocated
		Unplanned	Unallocated
6.2.2	Introduce digital phone payments to all parking meters at Bondi Beach and Bronte Beach. Monitor success for scaling to other areas [CSP 6.3.3]	Delivered / delivering	Allocated
6.2.3	Improve management of parking via: <ul style="list-style-type: none"> introduction of number plate recognition smart technology ticketless parking for Council managed car parking stations [CSP 6.3.3] digital parking permits for residents. [CSP 6.3.2] making real-time information available through digital signage to alert drivers of car park availability at Bondi Junction and the beaches. [CSP 6.3.3] 	Planned	Allocated
		Planned	Unallocated
		Planned	Unallocated
		Planned	Unallocated



GLOSSARY

There are several concepts and words used in this document that are new or that may be used in new or different ways. Some of those concepts and ideas are explained below.

Hackathon

Hackathons originated from events where people work together on computer programming to “hack” or solve a challenge. The term has broadened to include events which seek to use disruption to find innovative solutions to a challenge that do not necessarily have a functional digital deliverable.

Mobility as a Service (MaaS)

Personalised transport options which use a range of transport choices and access to those choices, negating the need for a car.

Smart

Self-Monitoring, Analysis, and Reporting Technology - is the application of autonomous or semi-autonomous technology systems to achieve greater utilisation of resources, limiting or reducing per capita resource consumption to maintain or improve quality of life. SMART uses devices that can be controlled remotely and can operate in conjunction with other devices and communicate information to other smart devices.

Smart City

Effective integration of physical, digital and human systems in the built environment to deliver a sustainable, prosperous and inclusive future for its citizens.

Sustainability

The United Nations describes sustainable development as, “*meet(ing) the needs of the present without compromising the ability of future generations to meet their own needs*” (World Commission on Environment and Development, 1987). Sustainable development seeks to achieve, in a balanced manner, economic development, social development and environmental protection.

Data platform

Infrastructure (combination of hardware and software) that enables an organisation to collect, manage and share data from multiple sources. Software system based on open standards

Management information system

Information processing system that supports the decision-making of a community.

Internet of Things (IoT)

Describes where things (e.g. objects, environments, vehicles and clothing) have more and more information or data associated with them and may have the ability to sense, communicate, network and produce new information, becoming an integral part of the internet.

Interoperability

Ability of systems to provide services to and accept services from other systems and to use the services so exchanged to enable them to operate effectively together.

Cloud computing

Scalable IT services accessible via the internet for a potentially large number of external customers, providing facilities for the storing and use of data and information on facilities remote from local computing facilities.

Integrated

Combined and compatible operation of different city systems and exchange of data and information with the aim of achieving more effective outcomes with least resource input.

Digital inclusion

Provision of digital connectivity to communities, especially in deprived areas to achieve universal access to broadband connectivity.

ACRONYMS

AIF Alexandria Integrated Facility
(Waverley Council Depot)

CRM Customer Relationship Management

IoT Internet of Things

LGA Local Government Area

RFID Radio Frequency Identification

VIC Visitor Information Centre



REPORT
PD/5.2/19.04**Subject:** Thomas Hogan Reserve Ecological Restoration Action Plan**TRIM No:** SF18/1471**Author:** Andrew Chau, Senior Landscape Architect**Director:** Emily Scott, Director, Waverley Renewal

RECOMMENDATION:

That Council:

1. Adopts the Thomas Hogan Reserve Ecological Restoration Action Plan attached to this report as a guiding document for the restoration and rehabilitation of Thomas Hogan Reserve.
2. Proceeds with the staged, progressive restoration and revegetation of Thomas Hogan Reserve over a 15-year period, as outlined in the Ecological Restoration Action Plan.

1. Executive Summary

This report provides background, discussion, and recommends adoption of the Thomas Hogan Reserve Ecological Restoration Action Plan (ERAP) prepared by Biosis Pty Ltd for Council.

The ERAP was to further elaborate upon the Thomas Hogan Vegetation Management Plan (VMP) commissioned and prepared in 2016. The VMP was difficult to interpret and did not have a clear action plan for ongoing maintenance of the reserve. This was made evident during the consultation period of the Thomas Hogan Reserve Stage 2 works.

2. Introduction/Background**Thomas Hogan Plan of Management**

The Thomas Hogan Plan of Management (PoM) was developed by Council officers and was adopted by Council 01 November 2011. The PoM provides a guideline for the ongoing maintenance and actions to upgrade of the space to suit community needs. The community was comprehensively consulted during the development of the PoM. The VMP and ERAP are documents identified in the PoM to be developed.

Vegetation Management Plan (VMP)

The VMP was prepared in 2016. It is a long and detailed technical document written by specialists in ecological restoration. It is a guiding document only and was adopted by Council in 2017 (refer to resolution OC/5.4/17.11). Despite the detail in analysis and recommended actions, the report does not provide a clear timeline in the restoration works.

Ecological Restoration Action Plan (ERAP)

The ERAP was commissioned in February 2018 following community feedback received during the community consultation for the concept design of Thomas Hogan Reserve Stage 2 Landscape works in

September 2017. The community indicated concern over the processes of managing existing vegetation in the reserve, specifically, the mature Camphor Laurel trees. The concern was formed from the interpretation of the Vegetation Management Plan (VMP) prepared by Anne Clements and Associates for Council.

The ERAP peer reviews earlier prepared documentation on vegetation management, restoration techniques, and provides a clearer staged action plan on achieving the aims identified in the VMP and Thomas Hogan Reserve Plan of Management.

The plan provides a 15-year staged approach of ecological restoration and revegetation of the reserve with the following aims:

- To establish a stable and self-sustaining eco-system, comprised of predominantly native vegetation indigenous to the Sydney region, with a focus on adjacent coastal regions.
- To improve habitat opportunities and increase the diversity of flora and fauna.
- To align maintenance and improvement of the environment with relevant Council adopted plans and strategies.

Key actions of the Plan include:

- Management of unsafe trees, including the removal, pruning, and/or crown lifting.
- Treatment and control of environmental weeds as required by the Biosecurity Act.
- Increase leaf litter/woody debris for foraging resource for birds, mammals, frogs and reptiles.
- Over the course of 15 years, to plant over 25,000 plants:
 - 340 trees;
 - 5,000 shrubs; and
 - Over 20,000 ground covers and grasses.

Community consultation

The ERAP underwent consultation in July 2018, the consultation was targeted at respondents to the Stage 2 landscape works and respondents that had voiced concerns in early consultation. There was a total of 22 downloads of the draft ERAP from the 57 webpage visits. Only 6 responses were received, of these, there was a strong majority support of the ERAP.

A summary and discussion of the community consultation is included in this Council report.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 12 December 2017	CM/7.3/17.12	<p>That Council:</p> <ol style="list-style-type: none"> 1. Receives and notes the responses by the community on the proposed Thomas Hogan Reserve Stage 2 Works. 2. Based on community responses, adopts the actions proposed by Council officers in the report, including amending the design to: <ol style="list-style-type: none"> (a) Consider alternative materials that are currently proposed as concrete. (b) Reconsider the extent of lawn and garden bed.

		<ul style="list-style-type: none"> (c) Consider removing the provision of a specific Council maintenance parking bay, and incorporating a DDA parking bay in lieu of on street provision (action identified in PoM). (d) Amend the alignment of the Martin's Avenue stairs to balance the need of direct access and extent of central lawn. (e) Include locations of replacement trees and specify native species. (f) Minimise trees being removed in this stage of works. (g) Include a planting list in accordance with the VMP, consisting of all natives endemic to the area and in the classified ecological class, and subject to a chemical analysis of the soil. (h) Consider Kempsey Council's sustainable camphor laurel removal plan. <p>3. Proceeds with the development of a staged Ecological Restoration Action Plan for Thomas Hogan Reserve, which is cognisant of the heritage status of the reserve, to be presented to Council for adoption.</p>
Operations and Community Services Committee 7 November 2017	OC/5.4/17.11	<p>That:</p> <ul style="list-style-type: none"> 1. Council approves the Vegetation Management Plan (VMP) – Thomas Hogan Reserve (attached to this report) for public release in order to better inform the community consultation currently underway on the proposed Thomas Hogan Reserve works. 2. Council notes a consultation report will come back to Council following completion of community consultation on the proposed Thomas Hogan Reserve works, and will include issues identified with the proposed works and the VMP. 3. Council notes that the Vegetation Management Plan (VMP) – Thomas Hogan Reserve is a supporting technical document that is used to guide the future management and design of the Reserve. 4. Council officers organise an on-site meeting with residents and Waverley Ward Councillors to discuss the VMP during the community consultation period. 5. Council officers erect informational signage in Thomas Hogan Reserve as soon as possible to provide clarity on the community consultation process and the proposal under consideration for the removal of 13 trees, including 12

		<p>camphor laurels (seven of which have been deemed a safety risk) and one palm tree.</p> <p>6. Council receives and considers the arborist's and ecologist's reports, commissioned by residents, as part of the review process.</p>
<p>Council 15 November 2011</p>	1111.13.2.2	<p>That the Recommendation of the Finance, Ethics & Strategic Planning Committee made at its meeting on 1 November 2011 be adopted subject to the following amendments to Clause 2 so that it reads as follows:</p> <p>1. Council endorse the proposed amendments to the Plan, subject to the following additional amendments:</p> <p>(a). Page 27 – Amend Action A3 to read as follows:</p> <p>‘Develop an outcomes based maintenance schedule to maintain and assess the infrastructure and landscaping of the Reserve’.</p> <p>(b). Page 29 – Amend Action A15 to read as follows:</p> <p>‘Develop a consistent materials palette, including boundary treatments’.</p>
<p>Finance, Ethics and Strategic Planning Committee 1 November 2011</p>	F-1111.10	<p>That:</p> <p>1. Council receive and note this report.</p> <p>2. Council endorse the proposed amendments to the Plan.</p> <p>3. Council adopt the amended Draft Thomas Hogan Reserve Plan of Management dated October 2011 without further public exhibition.</p> <p>4. Boundary treatment regulations are incorporated into the Waverley DCP 2011 and clearly referenced in the Plan of Management to assist in future planning processes.</p> <p>5. An appropriate plaque be placed on the exterior wall of the Community Hall to commemorate Gladis Palmer, the Akela of the Girl Guides.</p>

4. Discussion

The ERAP elaborates on work previously completed by other specialists, and should be read in conjunction with the VMP when implementing the action plan for Thomas Hogan Reserve. Each document offers valuable information to be considered.

The ERAP proposes an ecological habitat that is more considerate of the existing introduced species, where the approach is to gently reintroduce indigenous species into the ornamental species planted in the

reserve. This approach is to minimise the visual impact, and to maintain the look and feel of a green luscious space.

Trees

The ERAP follows a low impact approach to managing the Camphor Laurels, a locally identified weed species, by only removing those that have been deemed unsafe and dangerous, as identified by qualified arborists as SULE (safe useful life expectancy) rating 4. The growth of new Camphor limited by ongoing maintenance of early suppression of seedlings, this more intensive maintenance activity will maintain a lower visual impact on the site. The existing mature Camphor will be removed towards the end of their life or when they are deemed unsafe in the future.

Management Zones

The ERAP has separated the reserve into management zones to allow for the staged implementation across the site. The management zones also define discrete vegetation community types, with differences in species composition, and environmental conditions. The approach of using management zones has the potential to increase success of restoration and limit the impact to reserve users.

The management zones will also form clear areas for performance monitoring of the restoration activities, allowing for dynamic adjustments to improve methods and efficiencies.

Community consultation

Council's *Have Your Say* webpage received 57 total visits, 18 of those visitors had downloaded the *Draft Thomas Hogan Reserve ERAP*, and only six of the total visitors had decided to provide a response through the online survey or quick poll tools.

The number of visitors that had downloaded the documents but chose not to respond shows there is general acceptance or no strong opinion within the community.

Of those that chose to respond, we had a strong majority support of the ERAP. There was only a single received vote against the ERAP across the survey and quick poll tools. There was no elaboration on the reasons for a negative vote.

Detailed responses in relation to the ERAP indicate concerns for:

- Loss of tree canopy, and slow rate of replacement tree growth.
- Excessive removal of understorey vegetation.
- Destabilisation of the slope.

Detailed responses also included comments not related to the ERAP, requesting additional play elements and information on future recreation plans. These comments will not be addressed in this report, as the adopted *Thomas Hogan Reserve Plan of Management* and *Waverley Council Play Space Strategy* provide detailed information on these items.

Concerns raised by the community are already addressed by the restoration methods outlined in the ERAP:

- **Loss of tree canopy**

The removal of dangerous trees will result in a short- term canopy loss, with the planting of semi-mature trees in proposed landscape works, a new canopy will grow to replace the existing. The planting species nominated in the ERAP include moderate to fast growing shade trees, and fast growing medium sized trees.

- **Excessive removal of understorey**

The staged process of restoration will stagger the removal of understorey species identified as keystone weeds. Non-invasive exotics and introduced natives (non-indigenous) will not be removed, this will maintain the current leafy outlook of the reserve.

- **Destabilisation of the slope**

A key process in the works is the reuse of any felled tree on site as slope stabilisation. The removal of the dangerous and unsafe trees will provide slope stabilisation for all the restoration activities across the site.

5. Financial impact statement/Timeframe/Consultation

The funds to carry out stage 1 activities of restoration and revegetation as outlined in the ERAP has been allocated in the Capital Works Budget for the 2019 to 2020 Financial Year.

Pending the effectiveness of initial activities, the implementation of subsequent stages is estimated to be \$60,000 per annum. Additionally, a lesser amount of an estimated \$18,000 will need to recur annually for the ongoing maintenance of the revegetation works. These future costs will be funded by SAMP – Living Infrastructure.

6. Conclusion

Thomas Hogan Reserve is a much-loved reserve providing a unique natural setting for the local community. It is important for Council to maintain and ensure the space has a self-sustaining ecology providing habitat to local fauna, and maintains its character as a lush green space for the community.

The ERAP provides a plan for improving the space and ensuring future communities can experience the space as it is remembered and as it is now.

7. Attachments

1. Thomas Hogan Reserve ERAP [↓](#)
2. Have Your Say summary and responses [↓](#)



Thomas Hogan Reserve Ecological Restoration Action Plan

FINAL REPORT

Prepared for Waverley Council

7 September 2018



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Biosis staff involved in this project were:

- Paul Price
- Gareth Jones (mapping)

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1 Introduction

1.1 Project background

Biosis Pty Ltd was commissioned by Waverley Council (Council) to develop an Ecological Restoration Action Plan (ERAP) to guide Council's ongoing maintenance of Thomas Hogan Reserve, Bondi (study area) (Figure 1). It is understood that the ERAP is required to provide Council with staged guidance to create a stable and self-sustaining ecosystem complimentary to that of the current uses of the council asset, whilst providing habitat opportunities for native flora/fauna species and linkages to Council identified biodiversity corridors.

The ERAP has been developed to cover a 15 year period to achieve the following outcomes:

- A stable and self-sustaining eco-system, comprised of predominantly native vegetation indigenous to the Sydney region, with a focus on adjacent coastal regions.
- An improvement in habitat opportunities and an increase in flora and fauna diversity.
- Alignment with relevant of Council adopted plans and strategies.
- Ability to be delivered in a cost efficient way.
- A working document that addresses the goals and objectives as outlined by Council staff, and Council's adopted plans and strategies.

For the purpose of this ERAP, the area to be managed by this plan is defined by the area shown in Figure 1. This ERAP clearly defines the roles and responsibilities of ongoing works, provides a timeline for completion of related works and outlines monitoring requirements for the ERAP area.

This ERAP herein provides controls and actions required to manage and restore the retained ecological features within the study area (the 'ERAP area') (Figure 1).

1.2 Description of study area

The study area is located approximately 8 kilometres south-east of the Sydney CBD.

The study area occurs within:

- Greater Sydney Local Land Services (LLS) Management Area
- Municipality of Waverley Council Local Government Area (LGA)

The study area is zoned RE1 Public Recreation and is surrounded by land zoned R3 Medium Density Residential with R4 High Density Residential to the south under the Waverley Local Environment Plan 2012 (WLEP 2012).





2 ERAP Scope and Objectives

2.1 Scope

The scope of this ERAP is to develop a framework for the long term management of vegetated portions of the council managed asset including the selected trees and vegetation to be retained/removed, and the ongoing management of weeds within the ERAP area. The ERAP will also outline ongoing management actions required for successful establishment of native plants within the ERAP area, and actions to protect the residing vegetation from future negative pressures.

The implementation of the ERAP will encompass a two stage establishment phase followed by a maintenance period (stage 3) that will run for a minimum of 2 years or until the objectives and performance criteria outlined in this ERAP are met.

This ERAP will also aim to guide the future management of the Council asset and will provide a set of clear objectives and performance criteria to assist in the ongoing management for an anticipated 15 year period.

2.1.1 Correlation with relevant Council documents and plans

To effectively deliver the proposed environmental outcomes, the ERAP aims to coordinate with the following aspects of the below listed Council adopted plans and strategies:

Waverley Council Local Environmental Plan 2012

Objectives of the plan:

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

Plan of Management 2011 – 2021 (Waverley Council)

Suggested outcomes to include:

- Rainforest planting plan.
- A weed management strategy.

2.2 Objectives

The specific objectives for the implementation of this ERAP are to:

- Provide a description of the vegetation types and conditions and the environmental challenges that impact on biodiversity including the creation of management zones for specific strategic actions.
- Determine tabulated recommendations for specific management actions such as specifications for seed collection and plant sourcing, bushland regeneration activities, enhancement of fauna habitat including the identification of denning opportunities for hollow-dependent fauna.



- Provide information including specifications for revegetation activities including suggested plant species, plant sizes, installation densities, and strategic methods for the control of weed species based on density of infestations.
- The development of a monitoring, evaluation and reporting framework based on requirements that provide for all levels of legislative compliance as well as performance criteria, acceptable plant survival rates etc. for evaluating the success of ERAP implementation.



3 Methods

3.1 Desktop research and document review

A review of all available design plans and reports relating to the study area and adjacent areas was conducted, as well as relevant legislation, recent vegetation mapping and other documentation relevant to the current project, including;

- Previous flora and fauna records and vegetation mapping encompassing the study area, including:
 - Commonwealth Department of Environment and Energy (DEE) Protected Matters Search Tool.
 - NSW Office of Environment and Heritage (OEH) Atlas of NSW Wildlife.
 - Birds Australia database.
 - The Native Vegetation of the Sydney Metropolitan Area. Version 3. (OEH 2016).
- A review of all relevant documents associated with Thomas Hogan Reserve including :
 - Thomas Hogan Vegetation Management Plan (Anne Clements & Assoc, 2016).
 - Soil Assessment by Dr Pamela Hazelton.
 - Arboricultural Assessment by Russell Kingdom, Advanced Treescape Consulting.
 - Feature Survey of project site in PDF and DWG/DXF format.
 - Water-sensitive urban design (WSUD) Feasibility Assessments (McGregor Coxal 2018).
 - Letter of Objection – Prepared by Craig Anderson, Anderson Environment & Planning.(2017).
 - Letter of Objection – Prepared by Shaun King, Mara Consulting (2017).
- A review of LGA wide documents for relevance to Thomas Hogan Reserve:
 - Waverley Council Environmental Action Plan (2018) and supporting documents.
 - Waverley Local Environmental Plan 2012.
 - Waverley Council Biodiversity Study of Waverley Local Government Area, 2011.
 - Biodiversity Action Plans – Remnant Sites 2014 (Total Earth Care, 2014a).
 - Bronte Ecological Restoration and Action Plan (Total Earth Care, 2014b).
 - Thomas Hogan Reserve Plan of Management 2011.
 - Biodiversity Study of Waverley Local Government Area 2011
 - Habitat corridors map (Waverley Council 2012).
 - Waverley Weeds Action Plan (2012) to reduce/remove targeted weed species across the LGA
- NSW *Biosecurity Act 2015* (Biosecurity Act).



3.2 Site assessment

An ecological site survey of the study area was conducted on 3 October 2017 by a qualified and experienced Restoration Ecologist, Paul Price. The study area was surveyed using the random meander method (Cropper 1993). This involved:

- The identification of native and exotic plant species, according to *Field Guide to the Native Plants of Sydney* (Robinson 2003) and the *Flora of NSW* (Harden 1992, 1993, 2000, 2002), with reference to recent taxonomic changes.
- The identification and mapping of plant communities according to the structural definitions of Native Vegetation of the Sydney Metropolitan Area (OEH 2016).
- Targeted searches for plant species of conservation significance using the "random meander" method (Cropper 1993).
- Identifying fauna habitats, assessing their condition and assessing their value to threatened fauna species.
- Observations of animal activity and searches for indirect evidence of fauna (such as scats, nests, burrows, hollows, tracks, scratches and diggings).
- An assessment of the natural resilience of the vegetation of the site.
- Identification of previous and current factors threatening the ecological function and survival of native vegetation within and adjacent to the study area.
- Determination of appropriate rehabilitation and bush regeneration techniques for the native vegetation of the site.

3.3 Limitations

Ecological surveys provide a sampling of flora and fauna at a given time and season. There are a number of reasons why not all species will be detected at a site during survey, such as species dormancy, seasonal conditions, ephemeral status of waterbodies and the migration and breeding behaviours of some fauna. In many cases these factors do not present a significant limitation to assessing the overall ecological values of a site.



4 Site description

4.1 Vegetation communities

The study area is a land locked Council managed asset surround by urban residential dwellings and high density housing. The bulk of the vegetation within the study area (and ERAP area) is deemed Urban/Exotic as a result of the high representation of the dominant canopy species of Camphor laurel *Cinnamomum camphora* and Coral tree *Erythrina x sykesii*. The mid storey stratum across the vegetated areas has been reduced to a collection of Palm species which have self-seeded throughout the reserve. The ground storey stratum was limited to exotic perennial grass and climber species such Palm Grass *Setaria palmifolia* and Morning Glory *Ipomoea indica*.

4.2 Fauna habitats

A range of fauna habitat features occur throughout the ERAP area, and habitat present provides potential foraging, breeding and nesting resources for a range of native and exotic species. Several hollow-bearing trees were recorded within the study area. The habitat features relevant to each fauna group are identified in Table 1 below.

Table 1 Key fauna habitat features present across the study area

Habitat features	Fauna species
Vegetated areas of tall exotic forested	Arboreal mammals, microchiropteran bats and owls.
Dead trees/Stags	Arboreal mammals, microchiropteran bats and birds.
Leaf litter/woody debris	Foraging resources for birds, mammals, frogs and reptiles.

4.3 Threatened species habitats

Threatened species habitat within the ERAP area is considered to be highly limited due to the past disturbance factors such as vegetation clearance, exotic species invasion and the close proximity to residential dwellings.

Review of the OEH Bionet Atlas (OEH 2018) and the DEE Protected Matters Search Tool (DEE 2018) found records of 30 threatened flora species and 48 threatened fauna species as previously recorded, or predicted to occur, within a five kilometre radius of the study area. Of these locally occurring threatened species the following are considered most likely to occur within the ERAP area:

- Eastern Bentwing-bat *Miniopterus schreibersii oceanensis* (Vulnerable, BC Act)
- Powerful Owl *Ninox strenua* (Vulnerable, BC Act)
- Southern Myotis *Myotis macropus* (Vulnerable, BC Act)
- Grey-headed Flying-fox *Pteropus poliocephalus* (Vulnerable EPBC Act and BC Act)



4.4 Exotic plant species

4.4.1 Priority weeds

Four plants listed as NSW Priority Weeds within the Waverley Council LGA under the Biosecurity Act 2015 were recorded within the ERAP area, and landowners and occupiers are under legal obligations to manage such species in line with the 'General Biosecurity Duty' which states;

All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.

The four priority weed species are all also Weeds of National Significance (WoNS) (Table 2).

Table 2 Priority weeds and WoNS recorded within the study area

Scientific name	Common name	Biosecurity Act requirements	WoNS
<i>Anredera cordifolia</i>	Madeira vine	Mandatory Measure <i>Must not be imported into the State or sold</i> General Biosecurity Duty <i>Prevention of the species spread</i>	Yes
<i>Asparagus aethiopicus</i>	Ground asparagus	Mandatory Measure <i>Must not be imported into the State or sold</i> General Biosecurity Duty <i>Prevention of the species spread</i>	Yes
<i>Asparagus plumosus</i>	Climbing asparagus	Mandatory Measure <i>Must not be imported into the State or sold</i> General Biosecurity Duty <i>Prevention of the species spread</i>	Yes
<i>Lantana camara</i>	Lantana	Mandatory Measure <i>Must not be imported into the State or sold</i> Regional Recommended Measure <i>Land managers should mitigate the risk of new weeds being introduced to their land.</i> General Biosecurity Duty <i>Prevention of the species spread</i>	Yes

4.4.2 Environmental weed species

A wide variety of weed species were recorded within the ERAP area, many of which can be classified as being environmental weed species or garden escapees. The key biodiversity altering species for which were recorded with reserve include:

- Palm Grass *Setaria palmifolia*
- Asthma Weed *Parietaria judaica*
- Morning glory *Ipomea indica*
- Trad *Tradescantia fluminensis*.

It should be noted that under the Biosecurity Act 'General Biosecurity Duty' all plants that have the potential to cause a biodiversity impact (i.e. the spread of weeds) must be treated to prevent that risk from occurring.



5 Vegetation Management

5.1 General approach

This ERAP provides a prioritised succession of restoration works that have considered a long term commitment to biodiversity management. All proposed works within study area will provide scope for the creation of an urbanised habitat feature through the implementation of suggestions as made by Thomas Hogan Management Plan (WC2011).

5.1.1 Habitat features

The ERAP will aim to provide a range of fauna habitat features through its implementation. The features will look to provide potential foraging, breeding and nesting resources for a range of fauna. The habitat features relevant to each fauna group are to include:

- Increased occurrence of leaf litter/woody debris for foraging resources for birds, mammals, frogs and reptiles.
- Increased shrub and mid storey layers for birds, mammals

5.2 Vegetation management zones

The ecological assessment completed by Biosis (2018) in the preparation of this plan has been used to delineate the vegetation management zones to which this ERAP will apply. The delineation of vegetation management zones was determined based on various site attributes identified during the field investigation, including:

- Vegetation community type.
- Resilience within the overstorey, shrub storey and understorey.
- Level of recruitment of exotic species (including priority weeds).

Using these attributes, three vegetation management zones have been identified within the ERAP area (Figure 2). The location and extent of each zone is provided in Figure 2 with corresponding summary of the management requirements for each zone provided in Table 3 below.

All other areas deemed as requiring ongoing management not compatible with ecological restoration (i.e. easements and services access) are not included within this ERAP.

Table 3 Management zones

Management zone	Area	Description
Management Zone 1A: (MZ 1A)	0.19 hectares	<p>MZ 1A is to be managed as a native /exotic specimen planting bed where an assortment of plants indigenous to the Waverley LGA will be intermixed with the currently residing ornamental herbaceous and perennial plants. Due to the sandy, apedal nature of the soil, plant species indicative to that of Plant Community Types (PCT) of :</p> <ul style="list-style-type: none"> • PCT 1818: Coastal Sand Tea-tree - Banksia scrub; • PCT 1778 : Coastal Sand stone Foreshores Forest; • PCT 1828: Coastal Sand stone Gallery Rainforest.



Management zone	Area	Description
		<p>A select number of species from the afore mentioned communities are to be selectively installed throughout the management zone (recommended species are outlined in Appendix 2).</p> <p>Additional activities to be undertaken within the zone will include :</p> <ul style="list-style-type: none"> • Soil stabilisation e.g. coir logs, timber sleepers or site sourced logs (derived from tree felling) and/or jute matting product (620-650 gsm) in areas subject to surface erosion and instability. • Mulching of entire zone to improve the soil structure and water holding capacity, increase survival rates of newly planted specimens and act as weed suppressant. • Selective removal of accumulated biomass including palm fronds and branches. Leaf litter and suitable coarse woody debris is to remain in situ to act as additional erosion control measures. <p>Due to the disturbed nature of the management zone, works will look to implement a full revegetation program.</p>
Management Zone 1B: (MZ 1B)	0.01 hectares	<p>MZ 1B is a continuation of MZ 1A within an adjacent established garden bed. Additional activities to be undertaken within the zone will include :</p> <ul style="list-style-type: none"> • Mulching of entire zone to improve the soil structure and water holding capacity, increase survival rates of newly planted specimens and act as weed suppressant. <p>Works within this management zone are to be undertaken in conjunction with any proposed park upgrades or planned civil works.</p>
Management Zone 2: (MZ 2)	0.28 hectares	<p>As a result of position and aspect, MZ 2 is to be managed as a native /exotic specimen planting bed with a strong focus on the installation of plant species indicative to that of the following PCT's :</p> <ul style="list-style-type: none"> • 1832 Tuckeroo - Lilly Pilly - Cheese Tree littoral rainforest • PCT 1828 : Coastal Sand stone Gallery Rainforest <p>Recommended species are outlined in Appendix 2.</p> <p>Additional activities to be undertaken within the zone will include:</p> <ul style="list-style-type: none"> • Soil stabilisation e.g. coir logs, timber sleepers or site sourced logs (derived from tree felling) and/or jute matting product (620-650 gsm) in areas subject to surface erosion and instability. • Mulching of entire zone to improve the soil structure and water holding capacity, increase survival rates of newly planted specimens and act as weed suppressant. • Selective removal of larger accumulated biomass including palm fronds, and branches. Leaf litter and suitable coarse woody debris is to remain in situ to act as additional erosion control measures • Due to the disturbed nature of the management zone, works will look to implement a full revegetation program.
Management Zone 3:(MZ 3)	0.33 hectares	<p>MZ 3 is to be managed as native /exotic specimen planting bed where an assortment of plants indigenous to the Waverley LGA will be intermixed with the currently residing ornamental herbaceous and perennial plants species. Due to the sandy, apedal nature of the soil, plant species indicative to that of the following PCT 's :</p> <ul style="list-style-type: none"> • PCT 1818: Coastal Sand Tea-tree - Banksia scrub; • PCT 1778 : Coastal Sand stone Foreshores Forest; • PCT 1828 : Coastal Sand stone Gallery Rainforest <p>A select number of species are to be selectively installed throughout the</p>



Management zone	Area	Description
		<p>management zone (recommended species are outlined in Appendix 2).</p> <p>Additional activities to be undertaken within the zone will include :</p> <ul style="list-style-type: none"> • Soil stabilisation e.g. coir logs, timber sleepers or site sourced logs (derived from tree felling) and/or jute matting product (620-650 gsm) in areas subject to surface erosion and instability. • Mulching of entire zone to improve the soil structure and water holding capacity, increase survival rates of newly planted specimens and act as weed suppressant. • Selective removal of accumulated biomass including palm fronds, and branches. Leaf litter and suitable coarse woody debris is to remain in situ to act as additional erosion control measures. <p>Due to the disturbed nature of the management zone, works will look to implement a full revegetation program.</p>





6 Specific management actions

6.1 Site establishment

6.1.1 Tree and biomass removal

Prior to the commencement of any revegetation works, all tree deemed unsafe through the utilisation of the 'Safe Useful Life Expectancy' method (SULE) (Barrell 2009) are to be removed. Where applicable, site sourced logs (derived from tree felling) are to be placed in areas subject to surface erosion and instability.

Additional activities to be undertaken are to include the selective removal of accumulated biomass including palm fronds, and branches. Leaf litter and suitable coarse woody debris is to remain in situ to act as additional erosion control measures.

6.1.2 Vegetation exclusion fencing

To reduce the incidence of unauthorised access through revegetated sections and reduce the potential damage as a result of trampling, preventive exclusion fencing is to be installed at key unauthorised access points (to be determined by Council and the contractors implementing the ERAP). Choice of fencing is to be selected in conjunction with Council fencing style guides and chosen preferred suppliers for sourcing and installation.

Fencing types are to be chosen for installation are to complement the reserve features and align with the council asset's leafy outlook.

6.2 Restoration and rehabilitation

All bushland restoration and revegetation works are to be undertaken by a suitably qualified and experienced bush regeneration contractor where, as a minimum, staff are to have obtained a Certificate II in Conservation and Land Management (or equivalent).

To effectively deliver the ERAP, a three-staged program is to be implemented that will encompass a establishment phase (stages 1 and 2) and a two year maintenance phase (stage 3). It is anticipated that the establishment phase may take up to five years for its completion pending plant availability and rate of growth of planted specimens in management zones 1 and 3.

6.2.1 Stakeholder involvement

The successful delivery of the ERAP will require the assistance of a variety of stakeholders. A list of the major stakeholders and their associated tasks are provided as Table 4.

Table 4 Stakeholder involvement

Stakeholders	Associated tasks
Waverley Council Parks Operations and natural areas Staff	<ul style="list-style-type: none"> Mowing all turfed areas (playground and lower level) to the edge bush shrub line. Removal of palm fronds from areas with <25° slope or that can be reached from a flat surface. Maintain formal garden beds. Tidy and clean turfed areas, stairs, paths, furniture and playground of litter and fallen debris.



Stakeholders	Associated tasks
	<ul style="list-style-type: none"> Seasonal turf improvement amendments such as fertilising, aerating, wetting agent and herbicide for Bindii and Broadleaf weed species. Provide support for volunteer based activities within the reserve.
Council preferred supplier : Bush Regeneration Contractor)	<ul style="list-style-type: none"> Implementation of staged ERAP under the direction of Waverley Council staff. Plant supply and install. Application of industry approved methods for weed control and soil stabilisation.
Waverley Council Bushcare/ Proposed Friends of Thomas Hogan Reserve	<ul style="list-style-type: none"> Provide ongoing support and care in the maintenance of the Council asset. Activities may include planting, mulching and weed control. Seed collection. Monitor for both exotic and native fauna species.

6.2.2 Stage 1

Stage 1 works will aim to provide for the site establishment and all preliminary works associated with the delivery of the ERAP. Activities will also include the commencement of restoration works within management zones MZ 1 and MZ 3. Activities to be undertaken within stage 1 are to include:

- Seed collection and propagation requirements.
- Selective tree removal.
- Install exclusion and directional fencing and edging.
- Weed control (primary and secondary).
- Site preparation, mulching /jute matting and revegetation.
- Commencement of a weed control and revegetation maintenance program.

Specifications and their associated performance criteria for stage 1 are provided as Table 5

6.2.3 Stage 2

Stage 2 works will include the commencement of restoration works within management zone MZ 2, with the inclusion of maintenance activities within MZ 1 and MZ 3. Activities to be undertaken within stage 2 are to include:

- Continued weed and revegetation maintenance of MZ 1 and MZ 3.
- Weed control (primary and secondary) within MZ 2.
- Site preparation, mulching /jute matting and revegetation of MZ 2.

Specifications and their associated performance criteria for stage 2 are provided as Table 6

Stage 3

Stage 3 works will look to commence the two year maintenance period with all management zones. Activities to be undertaken within stage 3 are to include:

- Weed control maintenance.
- Revegetation maintenance.



Specifications and their associated performance criteria for stage 3 are provided as Table 7.

6.3 Ongoing site management

Upon the completion of both the establishment phase (stages 1 and 2) and the two year maintenance period (stage 3), activities will aim to increase and maintain the mid and ground story strata whilst maintaining a relatively weed free environment. Activities to be undertaken as a part of the ongoing management of the ERAP area are to include :

- Weed control maintenance include the re-application of mulch as required.
- Revegetation maintenance and supplementary revegetation.
- Removal of palm derived biomass.
- Maintenance of all erosion control measures and fencing / edging.

Specifications and their associated performance criteria for the ongoing management of the ERAP area are provided as Table 8.

**Table 5 management actions (establishment phase) and performance criteria**

Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
Seed collection and propagation requirements	All zones	Restoration ecologist / Waverley Council (WC) project manager / Bushcare and volunteer groups	<p>The collection/sourcing of local native species (seeds and tubestock) in preparation for the proposed ERAP vegetation management actions. Vegetation communities targeted for collection are to include</p> <ul style="list-style-type: none"> • <i>Coastal Sand Tea-tree - Banksia scrub</i>; MZ 1 and MZ 3 • <i>Coastal Sand stone Foreshores Forest</i>; MZ 1 and MZ 3 • <i>Coastal Sand stone Gallery Rainforest</i> for MZ 1 and MZ 3. • <i>Tuckeroo - Lilly Pilly - Cheese Tree littoral rainforest</i> species for MZ 2. <p>Densities and numbers are provided with Table 5 Species list per zone is provided as Appendix 2, Table 12.</p>	<p>Collection/sourcing is to occur over the duration of the project. A minimum lead time of 12 months is required prior to the commencement of the project.</p> <p>Activity undertaken in conjunction with availability of plants and completion of staged weed removal and ongoing plant replacement.</p>
Selective tree removal	All zones	WC project manager / WC appointed arborist	<p>Selective removal of trees deemed unsafe as with a SULE rating of 4. Additional activities are to include the selective removal of exotic woody tree and palm species < 150mm Diameter Breast Height (BDH). Palm species such as <i>Bangalow Palm Archontophoenix cunninghamiana</i> are to be retained within the study area.</p>	<p>Prior to the commencement of any weed control, site preparation and revegetation activities. Estimated time frame associated with the tree removal : 1 month</p>
Install exclusion and directional fencing and edging	All zones	WC project manager /WC appointed construction contractor	<p>Installation of directional fencing on vegetation/grassed interface and on urban boundary with scope to elimination authorised track creation within the study area. Vegetation exclusion fencing is to be installed as per the specifications above Section 6.1.2.</p>	<p>Prior to vegetation removal and during earthworks. To be undertaken in coordination with the plant sourcing lead time. Estimated installation time</p>



Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
				period : 1 month
Weed control (primary and secondary)	MZ 1 and MZ 3	Bush regeneration (BR) contractor/ Bushcare and volunteer groups.	<p>Primary and secondary weed control works are to include the following actions:</p> <ul style="list-style-type: none"> All priority, environmental, vine and woody weeds within the ERAP area are to undergo treatment as per the staged program as provided in section 6. All weeds treated as per Appendix 1. Weed treatment Table 11 All mature priority weeds are to be successfully treated within the ERAP area prior to commencement of the maintenance period. All rubbish is to be removed. Selective removal of larger accumulated biomass including palm fronds, and branches. Leaf litter and suitable coarse woody debris is to remain in situ to act as additional erosion control measures. <p>Works are to include the retention of all non-invasive exotics and introduced natives that have established within the zone with scope to maintain the reserves current leafy outlook. Species to be retained are to include <i>Clivia miniata</i>, Bangalow Palm, Illawarra Flame tree <i>Brachychiton acerifolius</i> (seedlings included) and Bamboo <i>Bambusa sp.</i></p> <p>Keystone weed species to be targeted with the management zones are to include (but not limited to) :</p> <ul style="list-style-type: none"> Madeira Vine <i>Anredera cordifolia</i> Palm Grass <i>Setaria palmifolia</i> Asthma Weed <i>Parietaria judaica</i> Morning glory <i>Ipomea spp.</i> <i>Tradescantia fluminensis</i>. 	<p>From the outset of vegetation management program.</p> <p>MZ 1 estimated time frames:</p> <ul style="list-style-type: none"> Primary weed control : 2 Months Resources: team of four (BR), once a fortnight. Secondary weed control : 6 months Resources: team of four (BR), once a fortnight. <p>MZ 2 estimated time frames:</p> <ul style="list-style-type: none"> Primary weed control : 2 Months Resources: team of four (BR), once a week. Secondary weed control : 8 months Resources: team of four (BR), once a fortnight.
Site preparation	MZ 1 and MZ 3	BR contractor/ Bushcare and	<p>Site preparation of the management zones is to include :</p> <ul style="list-style-type: none"> Stabilisation of planted areas to with site derived logs and coir logs. 	Immediately following successful completion of



Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
		volunteer groups		secondary weed control. Estimated time frames: 1 month (time frame depended on areas requiring stabilisation works).
Revegetation	MZ 1 and MZ 3	BR contractor/ Bushcare and volunteer groups.	Revegetation works are to comprise: <ul style="list-style-type: none"> Plants installed as per densities as provided in Table 9. A minimum of 85% survivorship of all planted specimens is to be maintained over the duration of the ERAP implementation. Species are to be utilised for revegetation purposes are to be chosen for the list provided as Appendix 3 Table 13. Any replacement planting is to occur within the 2 year maintenance phase (stage 3). <ul style="list-style-type: none"> Installation of mulch to a depth of 75 millimetres around each planted specimen over the entirety of the management zone. Contractors are to adhere to the mulch source and supply specification as provided in section 6.4.3.	Immediately following successful completion of site preparation. MZ 1 estimated time frames : 1 month (Time frame dependent on plant availability and suitable climatic conditions).
Weed control maintenance	MZ 1 and MZ 3	BR contractor/ Bushcare and volunteer groups.	Weed control maintenance activities are to comprise: <ul style="list-style-type: none"> All mature NSW Priority Weed species are to be successfully treated prior to commencement of maintenance period. Seedlings of priority species are to be continually suppressed to a level of <5% Projected Foliage Cover (PFC) where they occur in the seed bank below mature specimens, and <1% PFC across remainder of the ERAP area. Works to be undertaken utilising best practice bush regeneration techniques. 	The stage 1 weed control maintenance period duration will cease on the completion of stage 2 objectives. Commencement and completion dates of the maintenance period will be determined by the Project Restoration Ecologist, following consultation with



Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
				<p>Council.</p> <p>MZ 1 estimated time frames:</p> <ul style="list-style-type: none"> • Maintenance weed control : 12 Months • Resources: team of four (BR), once a month <p>(Frequency assumes the establishment of the volunteer group)</p>

**Table 6 Stage 2 management actions (establishment phase) and performance criteria**

Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
Weed control (primary and secondary)	MZ 2	BR contractor / WC resourcing and or staff/ Bushcare and volunteer groups	<p>Primary and secondary weed control works are to include the following actions:</p> <ul style="list-style-type: none"> All priority, environmental, vine and woody weeds within the ERAP area are to undergo treatment as per the staged program as provided in section 6. All weeds treated as per Appendix 2. Weed treatment table. All mature NSW Priority Weed species are to be successfully treated within the ERAP area prior to commencement of the maintenance period. All rubbish is to be removed. Selective removal of larger accumulated biomass including palm fronds, and branches. Leaf litter and suitable coarse woody debris is to remain in situ to act as additional erosion control measures. <p>Works are to include the retention of all non-invasive exotics established within the zone with scope to maintain the reserves current leafy outlook. Species to be retained are to include <i>Clivia miniata</i>, Bangalow Palm, Illawarra Flame tree <i>Brachychiton acerifolius</i> (seedlings included) and Bamboo <i>Bambusa sp.</i></p> <p>Keystone weed species to be targeted with the management zones are to include (but not limited to) :</p> <ul style="list-style-type: none"> Madeira Vine <i>Anredera cordifolia</i>. Palm Grass <i>Setaria palmifolia</i>. Asthma Weed <i>Parietaria Judaica</i>. Morning glory <i>Ipomea spp.</i> <i>Tradescantia fluminensis</i>. 	<p>At the completion of the stage 1 revegetation works (within MZ1 and MZ 3).</p> <p>MZ 2 estimated time frames:</p> <ul style="list-style-type: none"> Primary weed control : 3 Months Resources: team of four (BR), once a fortnight. Secondary weed control : 8 months Resources: team of four (BR), once a fortnight.



Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
			Works will aim to highlight the sandstone features of the management zone and prepare for future revegetation works.	
Site preparation	MZ 2	BR contractor/ Bushcare and volunteer groups	Site preparation of the management zones is to include : <ul style="list-style-type: none"> • Weed treatment prior to mulch installation. • Stabilisation of planted areas to with site derived logs and coir logs. 	Immediately following successful completion of secondary weed control (MZ 2). Estimated time frames: 1 month (time frame depended on areas requiring stabilisation works).
Revegetation	MZ 2	BR contractor/ Bushcare and volunteer groups.	Revegetation works are to comprise: <ul style="list-style-type: none"> • Plants installed as per densities as provided in Table 9A minimum of 85% survivorship of all planted specimens is to be maintained over the duration of the ERAP implementation. • Species are to be utilised for revegetation purposes are to be chosen for the list provided as Appendix 2 Table 13. • Installation of mulch to a depth of 75 millimetres around each planted specimen. • Contractors are to adhere to the mulch source and supply specification as provided in section 6.4.3 Any replacement planting is to occur within the 2 year maintenance phase (stage 3).	Immediately following successful completion of the site preparation (MZ 2). Estimated time frames : 1 month (Time frame dependent on plant availability and suitable climatic conditions).

**Table 7 Stage 3 management actions (maintenance phase) and performance criteria**

Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
Weed control maintenance	All zones	BR contractor / WC resourcing and staff/ Bushcare and volunteer groups.	Maintenance weed control activities are to comprise: <ul style="list-style-type: none"> Seedlings of priority species are to be continually suppressed to a level of <5% PFC where they occur in the seed bank below mature specimens, and <1% PFC across remainder of the ERAP area. Works to be undertaken utilising best practice bush regeneration techniques. Less than 5% exotic species PFC to be achieved over the entire ERAP area after 12 months of maintenance works. Continual suppression at <5% for the remaining 12 months of the maintenance period (24 month total maintenance period). 	Stage 3 maintenance works will commence at the completion of stage 2 objectives. Stage 3 is to be delivered over a two year period. Completion of the maintenance period will be following 24 months from the commencement date and when the Performance Criteria (adjacent) have been achieved. Resources: team of four (BR), once a month. (Frequency assumes the establishment of the volunteer group).
Revegetation maintenance	All zones	BR contractor / WC resourcing and staff/ Bushcare and volunteer groups.	Revegetation maintenance activities are to comprise: <ul style="list-style-type: none"> Installed plantings are to be maintained with key elements of water, prevention of predation and suppression of smothering weeds. A minimum of 85% survivorship for each species is to be maintained to the end of ERAP implementation. Replacement planting is to be carried out throughout the maintenance period to sustain the 85% survival rate at the completion of the maintenance period. 	Watering visits to continue as required to plant establishment. Re-installation of plantings to occur as required. Completion of the maintenance period will be following 24 months from the commencement date



			<ul style="list-style-type: none">• Losses of greater than 15% of originally installed plantings may have the maintenance period extended until survival rates have been achieved.	<p>and when the Performance Criteria have been achieved.</p> <p>Resources including in previous action.</p>
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**Table 8 Ongoing maintenance**

Management Action	Management Zone	Responsibility	Task / Performance Criteria	Timing
Weed control maintenance	All zones	BR contractor / WC resourcing and staff/ Bushcare and volunteer groups.	Weed control maintenance activities to comprise: <ul style="list-style-type: none"> Seedlings of priority and keystone weed species are to be continually suppressed to a level of <5% PFC. Works to be undertaken utilising best practice bush regeneration techniques. Continual suppression at <5% PFC for the duration of the ERAP. Continual suppression of self-seeding exotic tree and palm species. 	Ongoing. Estimated time frames: <ul style="list-style-type: none"> Resources: team of four (BR), once every 6 weeks. (Frequency assumes the establishment of the volunteer group)
Revegetation maintenance	All zones	BR contractor / WC resourcing and staff/ Bushcare and volunteer groups.	Revegetation maintenance activities are to comprise: <ul style="list-style-type: none"> Continued replacement planting is to be carried out throughout the duration of the ERAP. Losses of greater than 15% of originally installed plantings may have the maintenance period extended until survival rates have been achieved. 	Watering visits to continue as required to plant establishment. Estimated timeframes and resources included in previous action.
Additional maintenance activities	All zones	BR contractor / WC resourcing and staff/ Bushcare and volunteer groups.	Additional maintenance activities are to comprise: <ul style="list-style-type: none"> Removal of palm fronds and accumulated biomass where impeding growth of planted specimens. Mulching and maintenance of erosion/soil stability control measures. 	Ongoing. Estimated timeframes and resources included in previous action.



6.3.1 Seed collection, propagation and plant sourcing

Time should be allocated to seed collection, propagation and plant sourcing to allow for seasonal variations in seed production. Depending on timing, this may include collecting seed up to 24 months in advance of revegetation works.

Seed collection is to be carried out in accordance with the Florabank Guidelines, by experienced and licenced seed collectors.

6.3.2 Weed management

Environmental weeds are exotic species considered either a high risk of dispersing and becoming established in adjacent native vegetation, or have the potential to cause significant ecological harm. Recommended methods for control of environmental weeds recorded on site, along with priority species, are outlined in Appendix 1.

6.4 Revegetation

The purpose of revegetation for this project includes:

- The promotion of a structurally diverse vegetative community to create a modified bushland environment and habitat features.
- Reducing the incidence of surface erosion.
- Creating or maintaining habitat corridors to help facilitate the movement of flora and fauna species.

All plants are to be installed as part of the required revegetation works are to be either as forestry tubes, hikos and/or enviro-cells sized pots (dependent on species to be installed). A recommended species list per stratum is provided as Appendix 2. The recommended planting list is based on species that are characteristic of vegetation communities for which occur within the Sydney basin's coastal bioregion.

6.4.1 Planting densities

To effectively create a suitable ground, lower-mid and upper-mid storey and canopy strata, a full revegetation treatment is will be required utilising the following densities:

- Trees are to be installed at a rate of 1 plant/ 20 square metres.
- Tall shrubs/small trees at a rate 1 plant/ 5 square metre.
- Shrubs at a rate 1 plant/ 2 square metre.
- Sedges/grasses and herbs/forbs (ground covers) installed at a rate of 3 plants per square metre.

Plants are to be installed at the number as provided in Table 9.

**Table 9 Planting number / densities**

Zone	Trees	Tall shrubs/small trees	Shrubs	Ground covers/grasses	Total
Zone 1	100	400	1000	6000	7500
Zone 2	75	300	750	4500	5625
Zone 3	165	660	1650	9900	12375
Total	340	1360	3400	20400	25500

An estimated 25,550 plants are to be installed as part of the proposed ERAP works. In the event of plant loss, a nominated replacement of 10% of the total plants installed (2555) has been calculated to ensure potential re-planting to maintain 85% survival rates has been captured.

6.4.2 Soil conditioner and additives

At the time of planting, fertiliser is to be applied to each plant in the form of a native slow release product with an N: P: K ratio of similar to that of 21.8: 0.7: 7.2. This will reduce the incidence of 'Nitrogen draw down' when planting in mulched areas.

Water crystals may also be used to reduce the incidence of death amongst establishing plants. Such an additive will also reduce initial water costs during the establishment phase of the ERAP implementation.

6.4.3 Mulch

Mulch is to be either of eucalypt wood or leaf chip derived source (not 'tub ground') and preferably chipped from parent material within a 10 kilometre range of the ERAP area to ensure any potential tree seeds are compatible with the corresponding vegetative communities. Mulch is not to contain any chipped Pine, Coral tree, Palm (or any exotic species propagules) and is not to contain the remnants of recycled wood products such as pallets.

6.4.4 Watering

Watering of newly planted stock will be undertaken to ensure that an adequate survival and establishment rate is achieved. Watering is to abide by any local authority water restrictions or guidelines. To assist in this process, a soil wetting agent such as Hydrocell®, or similar approved product, may be applied into each planting hole to maximise water retention around the root ball during the establishment period.

Watering of all stock will occur at the time of the planting, to minimise shock on the tubestock in their new conditions. Further watering will be on an "as required" basis to ensure compliance with the allocated performance criteria.

Watering will generally be carried out in the cooler hours of the day (morning or afternoon), and will be frequent enough to prevent wilting of plants. Tubestock is to be watered prior to planting as well as immediately after planting installation.

Planting areas are to be monitored during the extended maintenance period to ensure that climatic conditions are not affecting any newly planted tube stock. If climate or environmental conditions are affecting



the tube stock a watering program may be reinstated pending the approval by the Council environmental manager.

6.5 Maintenance

Long term site maintenance works will commence following the completion of the stage 3 maintenance weed control and supplementary revegetation activities, and will continue for anticipated period of 15 years. It is anticipated that the maintenance activities will occur monthly during cooler months and bi-monthly in the warmer months. Required works and indicative effort are outlined in Table 10.

Table 10 Indicative extended maintenance period works summary

Maintenance Activity	Minimum Effort	Frequency	Responsibility
Spot spraying of annual and perennial weeds	Two person days	Monthly in cooler months, fortnightly in warmer months	BR contractor / WC resourcing and staff
Watering	As required	Only during excessively hot periods of summer	BR contractor / WC resourcing and staff
Replacement planting of tubestock	As required	Annual checks and planting	BR contractor / WC resourcing and staff



7 Monitoring

To gauge the effectiveness of the ERAP a monitoring program is to be undertaken by the Project Restoration Ecologist / WC officer. Monitoring surveys will assess the success of weed removal and plant growth.

Monitoring surveys will assess the success of weed removal and plant growth and will be undertaken as follows:

- Prior to commencement of works to gather baseline data.
- Followed by a survey every six months to gather ecological monitoring data on the progress of the project, with a final survey and report at the completion of stage 3. Each six month survey should be accompanied by brief correspondence with the BR contractor and the proponent / project manager regarding the progress of the vegetation management works, and highlight any areas of concern / merit.
- Achievement of performance criteria will be updated in each preceding report as milestones are achieved.

These reports are to be submitted to Council.

Monitoring activities are to include:

- Establishing a minimum of two photo-points in representative locations.
- Compile initial and on-going weed density maps.
- Assessment of weed control works including priority and woody weed control, and weed density surrounding plantings, via monitoring techniques such as weed density mapping, and quadrat / transect surveys.
- Identification and assessment of any natural regeneration of native plant species.
- Assessment of the success rate of plantings and assessment of plant replacement requirements, and convey any need to BR contractor.
- Assessment of the site for evidence of predation and erosion
- Establishment of a Fauna monitoring program.



8 Adaptive Management

An adaptive management approach is to be employed in respect of the works forming part of this ERAP. An adaptive management approach involves an integrated process of monitoring, reviewing and then responding to the health and condition of the plantings as well as the status of the weed species to identify any alterations to the design and maintenance of works that may be required to ensure the objectives of the ERAP are achieved.

For example, the application rates for fertiliser and the watering schedule should be flexible in responding to the health and vigour of the plantings and changing climatic conditions. Monitoring the plantings will also allow for a review of the selected species to enable changes in the species composition of the supplementary planting if it is determined that a particular species or stock sourced from a certain location is not performing adequately. The supplementary planting species, planting densities and planting patterns nominated within this ERAP may be subject to change and review if certain species are unavailable or are performing inadequately. The weed control works are also to be reviewed and appropriate changes implemented accordingly, if required. By example, if the nominated weed suppression schedule is not achieving the Performance Indicators specified, the frequency of weed suppression activities should be increased accordingly.

The requirement for adaptive management will be informed by the results of the monitoring assessment and on an on-going basis by the contractor charged with implementing the ERAP.

It is important to note that any changes should comply with the aims of this ERAP and any licensing or approval conditions issued before implementation.



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- Waverley Council 2012. Habitat corridors map



Appendices



Appendix 1 Weed management measures

Standard methods

General weed management measures that should be undertaken prior to and during revegetation works include:

- Use a range of weed management methods such as :
 - Mechanical digging.
 - Manual removal
 - Herbicide application i.e. spot spraying, cut and paint techniques.
- Mow/slash areas infested with weeds before they seed (avoiding native vegetation).
- Employ appropriate vehicle hygiene such as:
 - Clean machinery, vehicles and footwear before moving to a new location.
 - Securely cover loads of weed contaminated material.
 - Dispose of weed contaminated soil at an appropriate waste management facility.
 - Remove weeds immediately and dispose of without stockpiling.
 - Separate weeds from native vegetation to be mulched – do not use weeds for mulch.
 - Minimise soil disturbance in weed infested areas.

Weed control methods adopted in the implementation of this ERAP are based on a combination of the current site management, bush regeneration industry standards and botanical knowledge of the weeds. Techniques and methods recommended in following sections such as 'hand weeding' are described in detail in various publications such as *Recovering Bushland on the Cumberland Plain: Best practice guidelines for the management and restoration of bushland*. (DEC 2005). The publication *Noxious and Environmental Weed Control Handbook. A Guide to Weed Control in Non-crop, Aquatic and Bushland Situations, 5th Edition* (DPI, 2011) provides descriptions on general and standard weed control methods.

Application of herbicide during weed control works will depend on species targeted and the growing situation. For example the selection of a herbicide and the application method for a particular species or class of plant will be determined by factors such as the degree of infestation of target species, limiting damage to off target native flora and preventing herbicides entering waterways. The DPI (2011) document cited above should be referred to as guide for specific herbicides, record keeping and herbicide application techniques.

Use of herbicides must be according to the NSW *Pesticides Act 1999*, Material Safety Data Sheets and labelling instructions for specific trade name herbicides and off label use permits registered with the APVMA. The use of herbicide as part of this ERAP will be limited to direct application to cut stumps and spot spraying. Any contractors using herbicides on the site must be trained and appropriately qualified to do so (ChemCert Level 2 or equivalent for subordinates and ChemCert Level 3 or equivalent for supervisors).

Slashing can be used to prevent weeds from flowering and setting seed. This method can be undertaken with a tractor and slashing implement or by using a hand held brush cutter (DPI, 2011). In addition DEC (2005) have highlighted that slashing or mowing can also be used in bushland areas (with grassy native understorey) as an initial or holding treatment to reduce weed mass. This allows for more efficient follow up as fast growing resprouting weeds can be spot sprayed with herbicide among areas of native grasses and herbs.



Species specific control for priority and environmental weeds recorded within the ERAP area are provided in Table 11.

**Table 11 Priority and environmental weed management measures**

Botanical name	Common name	Initial treatment	Follow up control
Annual weed species	Various	Hand remove Or chemically treat (spray) deseeded mature specimens with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water (1:100)	Monitor for seedlings. Hand remove and/or remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water
<i>Acetosa sagittata</i>	Turkey Rhubarb	Seeds to be bagged and removed from site. Hand removal all underground tubers. Chemically treat (spray) using a 333g/L Fluroxypyr based product at a dilution rate of 300 to 600 ml per 100 L water Or with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Ageratina adenophora</i>	Crofton Weed	Cut and paint stems with 'neat' 360g/L Glyphosate based herbicide to reduce collateral damage to natives and riparian areas Or Chemically treat (spray) deseeded mature specimens with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water (1:100)	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water prior to flowering. A DPI approved biocontrol (Rust) may be applied to assist in control of large and remote locations.
<i>Ageratina riparia</i>	Mistflower	Cut and paint stems with 'neat' 360g/L Glyphosate based herbicide to reduce collateral damage to natives and riparian areas Or chemically treat (spray) deseeded mature specimens with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water (1:100)	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water
<i>Anredera cordifolia</i>	Madeira Vine	Hand removal all aerial and underground tubers. Biomass to be removed from site. Chemically treat (spray) using a Fluroxypyr 200 g/L based product at a dilution rate of 300 to 500 ml per 100 L water Or with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water



Botanical name	Common name	Initial treatment	Follow up control
<i>Araujia sericifera</i>	Moth Plant	Hand remove Or chemically treat (spray) deseeded mature specimens with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water (1:100). May require the use of a penetrant for effective kill rate. Fruits to be disposed off-site	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water
<i>Asparagus spp.</i>	Ground Asparagus Fern, Climbing Asparagus Fern.	Hand remove in area of high regeneration potential ensure that all fruiting bodies and central 'rhizome' has been removed and disposed off-site. Aerial tubers do not require removal and can act as a preventative measure against soil erosion. Large infestations to be chemically treated (spray) with a Metsulfuron-methyl 600 g/kg based herbicide at a diluted rate of 1 –2 g per 10 L of water plus a non-ionic surfactant. As per APVMA approved Offlabel permit PER9907	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water. All seeds and biomass are to be disposed off-site.
<i>Bidens pilosa</i>	Cobblers Pegs	Hand remove Or chemically treat (spray) deseeded mature specimens with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water (1:100)	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Cinnamomum camphora</i>	Camphor Laurel	Cut/paint, Fill/drill and apply 'neat' 360g/L Glyphosate based herbicide.	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Chlorophytum comosum</i>	Spider plant	Hand remove deseeded mature specimens all biomass is to be disposed off-site	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water
<i>Conyza bonariensis</i>	Fleabane	Hand remove in area of high regeneration potential. Flowers and seeds to be removed and disposed of site. Remaining biomass can be composted on site on. Larger infestations can be chemically treated using a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water. Treatment prior to flowering to reduce seed set is recommended.	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.



Botanical name	Common name	Initial treatment	Follow up control
<i>Hedera helix</i>	English Ivy	Cut/paint, apply 'neat' 360g/L Glyphosate based herbicide to the base of plants. Biomass can either be removed from site or left on trees as habitat features. Lateral runners can be hand removed or scraped and painted with a 'neat' 360g/L Glyphosate based herbicide	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Ipomoea spp</i>	Morning Glory	Hand remove in area of high regeneration potential. Biomass is to be removed and disposed of site. Larger infestations can be chemically treated using a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water. Stems can be scraped and painted with a 'neat' 360g/L Glyphosate based herbicide.	Hand remove seedlings/lateral runners or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Lantana camara</i>	Lantana	Small to isolated infestations: Hand remove or Cut and paint stems with 'neat' 360g/L Glyphosate based herbicide in areas of high regeneration potential. Large infestations: can be cleared/treated in a mosaic pattern to reduce impacts to wildlife and the incidence of mass germination of secondary weed species. Can be chemically treated (foliage spray) via the use of a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water or a broadleaf selective herbicide such as a Metsulfuron-methyl 600 g/kg based herbicide.	Hand remove seedlings/shooting nodes or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Ligustrum lucidum</i>	Broad-leaved Privet	Cut/paint, Fill/drill and apply 'neat' 360g/L Glyphosate based herbicide during growing season.	Hand remove seedlings/shooting nodes or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.



Botanical name	Common name	Initial treatment	Follow up control
<i>Ligustrum sinense</i>	Small Leaf privet	Cut/paint, Fill/drill and apply 'neat' 360g/L Glyphosate based herbicide during growing season. Larger specimens may produce vegetative suckers in response treatments.	Hand remove seedlings/shooting nodes or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Nephrolepis cordifolia</i>	Fishbone Fern	Hand remove where applicable ensuring bulk of the root system and the associated water tubers are removed. Can be chemically treated via the application of a mixture of a Glyphosate 360g/L and Metsulfuron-methyl 600 g/kg based herbicides at a dilution rate of 200 mL glyphosate plus 1.5 g Metsulfuron methyl per 10 L of water	Hand remove seedlings/shooting nodes or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Ochna serrulata</i>	Ochna, Mickey Mouse Bush	Small specimens may be manually removed. Established specimens can be either scraped/ painted using a 'neat' Glyphosate 360g/L based product or foliage spray using of a Glyphosate 360g/L and Metsulfuron-methyl 600 g/kg based herbicides at a dilution rate of 200 mL glyphosate plus 1.5 g Metsulfuron methyl per 10 L of water (Offlabel permit : PER9907).	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Parietaria judaica</i>	Pellitory	Hand remove in area of high regeneration potential. Biomass is to be removed and disposed of site. Larger infestations can be chemically treated using a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water. Stems can be cut and painted with a 'neat' 'neat' 360g/L Glyphosate based herbicide.	Hand remove seedlings/shooting nodes or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Phoenix canariensis</i>	Pheonix Palm	Hand remove small specimens. Larger individuals are to be cut off at the base. All biomass is to be removed	Hand remove seedlings/shooting nodes or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.



Botanical name	Common name	Initial treatment	Follow up control
<i>Senna pendula</i>	Cassia	Cut/paint, scrape/paint and apply 'neat' 360g/L Glyphosate based herbicide to actively growing stems in areas of in areas of high regeneration potential (Off label permit : PER9907).	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litre of water.
<i>Sida rhombifolia</i>	Paddy's Lucerne, Common Sida	Cut/paint, scrape/paint and apply 'neat' 360g/L Glyphosate based herbicide to actively growing stems in areas of in areas of high regeneration potential (Off label permit : PER9907). Spot spray with a with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.
<i>Tradescantia fluminensis</i>	Trad	Manually remove in areas of in areas of high regeneration potential Or chemically treat with (adjacent to waterways and creek lines) a 360g/L Glyphosate based herbicide (Off label permit: PER9907) at a diluted rate of 200ml in Litres of water.	Hand remove seedlings or spot spray with a 360g/L Glyphosate based herbicide at a diluted rate of 10ml/Litres of water.



Appendix 2 Recommended planting species list

Table 12 Recommended species planting list for Management zones 1 and 3

Botanical name	Common name
Trees (10 -20 +m)	
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Cupaniopsis anacardioides</i>	Broad-leaved apple
Small Trees (5- 10 m)	
<i>Banksia ericifolia</i>	Heath-leaved Banksia
<i>Notelaea longifolia</i>	Native Olive
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Myrsine variabilis</i>	Mutton wood
Shrubs	
<i>Acacia longifolia</i>	Sydney Golden wattle
<i>Baeckea imbricata</i>	Heath myrtle
<i>Correa alba</i>	White Correa
<i>Correa reflexa</i>	Native Fuchsia
<i>Breynia oblongifolia</i>	Coffee bush
<i>Leucopogon parviflorus</i>	Coastal Beard-heath
<i>Melaleuca hypericifolia</i>	Hillock Bush
<i>Pimelea linifolia</i>	Slender Rice Flower
Ground covers	
<i>Actinotus helianthi</i>	Flannel Flower
<i>Centella asiatica</i>	Centella
<i>Commelina cyanea</i>	Scurvy Weed
<i>Imperata cylindrica</i>	Blady Grass
<i>Lomandra longifolia</i>	Spiny-headed mat-rush
<i>Plectranthus parviflorus</i>	Cockspur flower
<i>Pratia purpurascens</i>	Whiteroot
<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Dichelachne micrantha</i>	Shorthair Plumegrass



<i>Echinopogon caespitosus</i> var. <i>caespitosus</i>	Hedgehog Grass
<i>Pelargonium australe</i>	Native Geranium
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping grass
<i>Themeda triandra</i>	Kangaroo Grass
<i>Viola hederacea</i>	Native Violet

**Table 13 Recommended species planting list for Management zone 2**

Botanical name	Common name
Trees (10 -20 +m)	
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly
Small Trees (5- 10 m)	
<i>Acmena smithii</i>	Lilly Pilly
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash
<i>Celtis paniculata</i>	Native celtis
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Ficus coronata</i>	Sandpaper Fig
<i>Pittosporum undulatum</i>	Sweet Pittosporum
Shrubs	
<i>Clerodendrum tomentosum</i>	Hairy Clerodendrum
<i>Notelaea longifolia</i>	Native Olive
<i>Synoum glandulosum</i>	Scentless Rosewood
Ground covers	
<i>Centella asiatica</i>	Centella
<i>Commelina cyanea</i>	Scurvy Weed
<i>Blechnum neohollandicum</i>	Rasp Fern
<i>Lomandra longifolia</i>	Spiny-headed mat-rush
<i>Plectranthus parviflorus</i>	Cockspur flower
<i>Pratia purpurascens</i>	Whiteroot
<i>Oplismenus imbecillis</i>	Basket Grass
<i>Viola hederacea</i>	Native Violet

Project Report

06 July 2010 - 22 July 2018

Have Your Say Waverley

Public Exhibition - Draft Thomas Hogan Reserve Ecological Restoration Action Plan



by Bang the Table

Visitors Summary



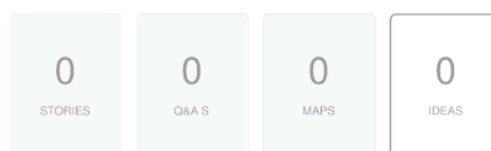
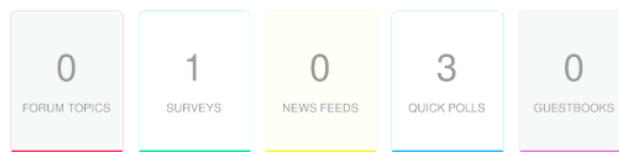
Highlights

TOTAL VISITS	57	MAX VISITORS PER DAY	11
NEW REGISTRATIONS	0		
ENGAGED VISITORS	5	INFORMED VISITORS	26
		AWARE VISITORS	49

Aware Participants	49	Engaged Participants	5
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	49	Contributed on Forums	0 0 0
Informed Participants	26	Participated in Surveys	0 0 3
Informed Actions Performed	Participants	Contributed to Newsfeeds	0 0 0
Viewed a video	0	Participated in Quick Polls	1 0 2
Viewed a photo	0	Posted on Guestbooks	0 0 0
Downloaded a document	19	Contributed to Stories	0 0 0
Visited the Key Dates page	0	Asked Questions	0 0 0
Visited an FAQ list Page	0	Placed Pins on Places	0 0 0
Visited Instagram Page	0	Contributed to Ideas	0 0 0
Visited Multiple Project Pages	18		
Contributed to a tool (engaged)	5		

Have Your Say Waverley : Summary Report for 06 July 2010 to 22 July 2018

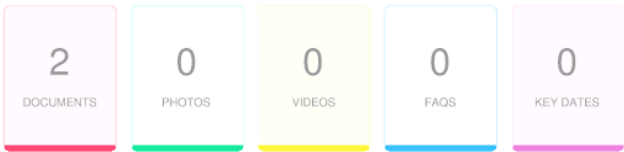
ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Draft Thomas Hogan Reserve Ecological Restoration Action ...	Published	7	0	0	3
Quick Poll	Do you support the Ecological Restoration Action Plan?	Published	3	1	0	2
Quick Poll	Do you support the Ecological Restoration Action Plan?	Published	0	0	0	0
Quick Poll	Would you be interested in joining a Friends of Thomas Ho...	Published	0	0	0	0

Have Your Say Waverley : Summary Report for 06 July 2010 to 22 July 2018

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	DRAFT - Thomas Hogan Reserve Ecological Restoration Action Plan	18	22
Document	FACTSHEET: Thomas Hogan Reserve Ecological Restoration Action Plan	3	3
Key Dates	Key Date	0	0

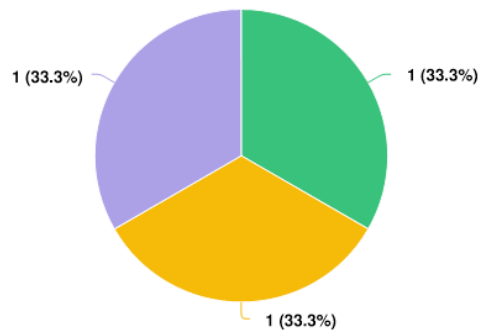
Have Your Say Waverley : Summary Report for 06 July 2010 to 22 July 2018

ENGAGEMENT TOOL: SURVEY TOOL

Draft Thomas Hogan Reserve Ecological Restoration Action Plan

VISITORS 7	CONTRIBUTORS 3	CONTRIBUTIONS 3
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How often do you visit Thomas Hogan Reserve?

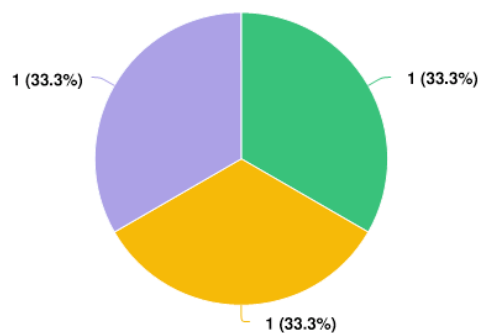


Question options

● Daily ● Weekly ● Monthly

(3 responses, 0 skipped)

How long do you spend in Thomas Hogan Reserve?

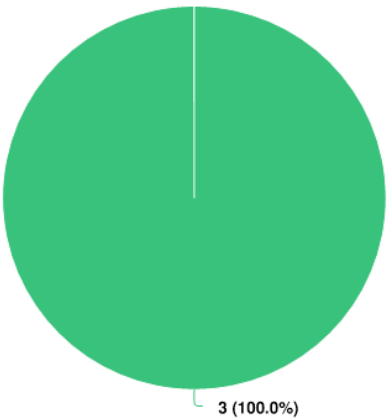


Question options

● 10 minutes or less ● 30 minutes ● 1 hour

Optional question (3 responses, 0 skipped)

How do you usually access Thomas Hogan Reserve?

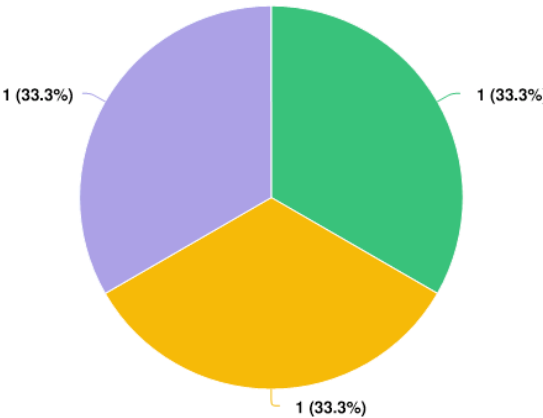


Question options

Walk

Optional question (3 responses, 0 skipped)

How satisfied are you with the current Thomas Hogan Reserve?



Question options

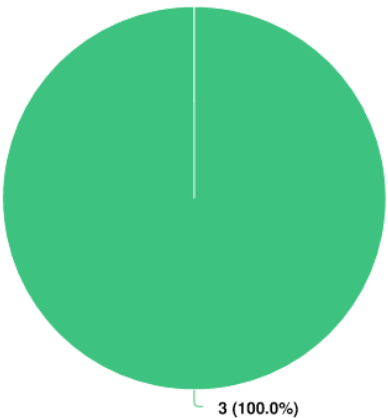
Somewhat Dissatisfied

Somewhat Satisfied

Very Satisfied

(3 responses, 0 skipped)

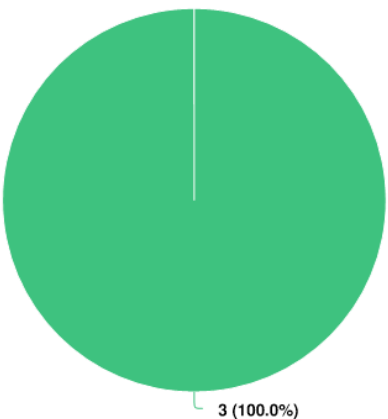
Have you read the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?



Question options

- Yes
- (3 responses, 0 skipped)

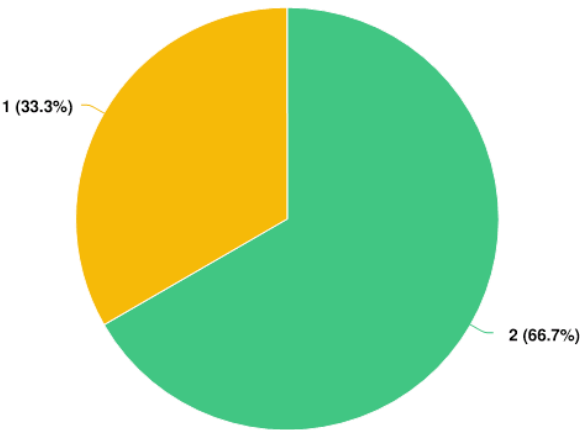
Do you support the proposed actions in the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?



Question options

- Yes
- (3 responses, 0 skipped)

Would you be interested in joining a Friends of Thomas Hogan Reserve bushcare group?

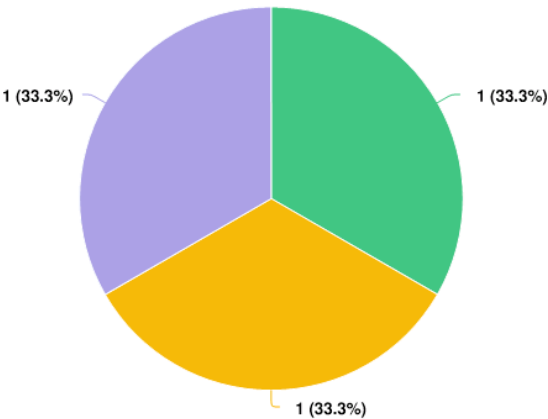


Question options

Yes No

(3 responses, 0 skipped)

What is your age range?



Question options

21-30 31-40 51-60

Optional question (3 responses, 0 skipped)

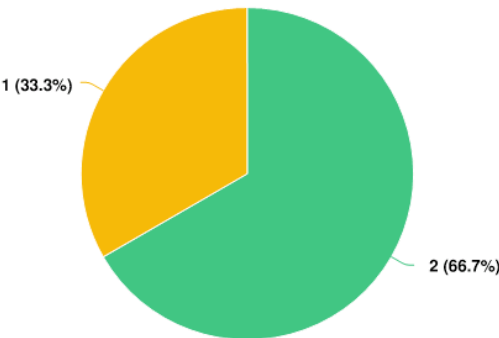
Have Your Say Waverley : Summary Report for 06 July 2010 to 22 July 2018

ENGAGEMENT TOOL: QUICK POLL

Do you support the Ecological Restoration Action Plan?

VISITORS	3	CONTRIBUTORS	3	CONTRIBUTIONS	3
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Do you support the Ecological Restoration Action Plan?



Question options

- Yes, I'm happy with the plan.
- No, I'll complete a survey.

(3 responses, 0 skipped)

Survey Responses
06 July 2010 - 22 July 2018

**Draft Thomas Hogan Reserve Ecological
Restoration Action Plan**

Have Your Say Waverley

Project: Public Exhibition - Draft Thomas Hogan Reserve Ecological Restoration
Action Plan

engagementhq
by Bang the Table

VISITORS					
7					
CONTRIBUTORS			RESPONSES		
3			3		
0	0	3	0	0	3
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Jul 01, 2018 19:45:17 pm**Last Seen:** Jul 01, 2018 19:45:17 pm**IP Address:** n/a

Q1. How often do you visit Thomas Hogan Reserve?	Monthly
Q2. How long do you spend in Thomas Hogan Reserve?	30 minutes
Q3. How do you usually access Thomas Hogan Reserve?	Walk
Q4. How satisfied are you with the current Thomas Hogan Reserve?	Very Satisfied
Q5. Please provide a brief reason for your response to satisfaction.	Very peaceful and a little oasis from busy bondi
Q6. Have you read the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	Yes
Q7. Do you support the proposed actions in the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	Yes
Q8. Why do you not support the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	not answered
Q9. Would you like to provide further comments?	not answered
Q10. Would you be interested in joining a Friends of Thomas Hogan Reserve bushcare group?	Yes
Q11. What is your age range?	21-30
Q12. Which suburb do you reside?	BONDI, NSW
Q13. First Name	
Q14. Surname	
Q15. Email	

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Jul 10, 2018 14:15:14 pm**Last Seen:** Jul 10, 2018 14:15:14 pm**IP Address:** n/a

Q1. How often do you visit Thomas Hogan Reserve?	Daily
<hr/>	
Q2. How long do you spend in Thomas Hogan Reserve?	10 minutes or less
<hr/>	
Q3. How do you usually access Thomas Hogan Reserve?	Walk
<hr/>	
Q4. How satisfied are you with the current Thomas Hogan Reserve?	Somewhat Satisfied
<hr/>	
Q5. Please provide a brief reason for your response to satisfaction.	Our balcony looks out over the reserve and its beautiful. That being said, I acknowledge the lack of grass due to bad light and the need for improvements.
<hr/>	
Q6. Have you read the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	Yes
<hr/>	
Q7. Do you support the proposed actions in the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	Yes
<hr/>	
Q8. Why do you not support the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	not answered
<hr/>	
Q9. Would you like to provide further comments?	<p>I support the majority of the plan. My concern is that trees grow very slowly, and I don't want to lose the rain forest like vista that we have because too many trees are removed at once. Also I want to ensure the vegetation on the steep slopes is left alone, to avoid the risk of destabilizing the soil and foundations below our building. I'd like to feel assured that the Action Plan doesn't result in the area becoming sterile, where we loose more than we were happy with, and subsequently destroy decades of ecological development.</p>
<hr/>	
Q10. Would you be interested in joining a Friends of Thomas Hogan Reserve bushcare group?	Yes
<hr/>	
Q11. What is your age range?	31-40
<hr/>	
Q12. Which suburb do you reside?	BONDI, NSW
<hr/>	
Q13. First Name	
<hr/>	
Q14. Surname	
<hr/>	

Q15. Email

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Jul 15, 2018 17:43:35 pm**Last Seen:** Jul 15, 2018 17:43:35 pm**IP Address:** n/a

Q1. How often do you visit Thomas Hogan Reserve?	Weekly
<hr/>	
Q2. How long do you spend in Thomas Hogan Reserve?	1 hour
<hr/>	
Q3. How do you usually access Thomas Hogan Reserve?	Walk
<hr/>	
Q4. How satisfied are you with the current Thomas Hogan Reserve?	Somewhat Dissatisfied
<hr/>	
Q5. Please provide a brief reason for your response to satisfaction.	Insufficient things for kids to do i.e. playground insufficient
<hr/>	
Q6. Have you read the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	Yes
<hr/>	
Q7. Do you support the proposed actions in the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	Yes
<hr/>	
Q8. Why do you not support the Draft Thomas Hogan Reserve Ecological Restoration Action Plan?	not answered
<hr/>	
Q9. Would you like to provide further comments?	
<p>The ecological part of the ERAP makes sense to me, however, what will people do when in the reserve, if not in the scout hall. I believe the playground at Frances Street entrance has been inadequately developed. A climbing frame is essential, at the very least. At this stage, the grass has just been relaid- no one uses this section because there is nothing to do on the grass. Also, at the bottom of the hill, where the grass is, what will people do once they get there, in order to enjoy this beautiful location? I do not see these aspects discussed anywhere.</p>	
<hr/>	
Q10. Would you be interested in joining a Friends of Thomas Hogan Reserve bushcare group?	No
<hr/>	
Q11. What is your age range?	51-60
<hr/>	
Q12. Which suburb do you reside?	BONDI, NSW
<hr/>	
Q13. First Name	
<hr/>	
Q14. Surname	
<hr/>	

Q15. Email

REPORT
PD/5.3/19.04

Subject: Knowledge and Innovation Hub Steering Group - Appointment of Industry Experts

TRIM No: A18/0001

Author: Jody Rodas, Manager, Library and Learning Futures

Director: Rachel Hensman, Acting Director, Waverley Life

RECOMMENDATION:

That Council appoints the following industry experts to the Waverley Innovation and Knowledge Hub Steering Group:

1. Sarah Martin.
2. Anton Nemme.
3. Liane Rossler.
4. James Zaki

1. Executive Summary

The Waverley Innovation and Knowledge Hub Steering Group (Steering Group) will assist in guiding the development of a concept for an innovation and knowledge hub in Waverley, and guide development of policies and practices which will achieve the objectives of the project.

The Steering Group Charter approved by Council outlines the scope and operation of the Steering Group, including the composition of its members. These include the Lawson Ward Councillors, community representatives and up to five expert practitioners with relevant expertise. Council officers are required to prepare reports and complete investigations to help the Steering Group pursue its goals and objectives. Officers will augment the advice of the Steering Group with relevant information on the commercial viability of the proposals from the Group.

During 2018, Council engaged Elton Consulting to undertake research and targeted engagement with select members of the community and industry professionals. The consultation process has identified a number of appropriate experts who expressed interest in joining the Steering Group. These have been considered and Council is asked to endorse the recommendation.

2. Introduction/Background

At the 10 October 2017 meeting, Council resolved to investigate the restoration and adaptive reuse of the Boot Factory in Bondi Junction and to consider options for establishing a maker space, creative industries incubator and/or innovation hub at the Boot Factory.

At the 7 November 2017 Operations and Community Services Committee Meeting, Council adopted a Charter for the Innovation and Knowledge Hub Steering Group to assist in guiding the development of a

concept for an innovation and knowledge hub in Waverley, and guide development of policies and practices which will achieve the objectives of the project.

As outlined in the Charter, the Steering Group is to consist of the following members:

- Three Lawson Ward Councillors
- A local community representative from the Mill Hill Bondi Junction Precinct
- Up to five expert practitioners with relevant expertise in Heritage Conservation, Adaptive Reuse, Library Futures, Maker Spaces, Futurists, Innovation Spaces or other relevant disciplines.

The Steering Group Charter requires endorsement by Council of the additional expert practitioner members.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Operations and Community Services Committee 7 November 2017	OC/5.3/17.11	That Council: <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.
Council 10 October 2017	CM/8.9/17.10	That: <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.

		<ul style="list-style-type: none"> (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. <p>2. Council investigates options for the establishment of an innovation and knowledge hub at Waverley Library, to align 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>
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4. Discussion

The aim of the Innovation and Knowledge Hub Steering Group is to consider ideas, information and options in order to be able to recommend to Council what could be achieved through the concept of a knowledge and innovation hub at the Boot Factory and Library. As per the October 2017 resolution, Councillor Masselos will chair the Steering Group.

The primary objectives of the project include:

- Adaptive reuse of the heritage listed Boot Factory.
- Establishing an innovation and knowledge hub at the Boot Factory and Waverley Library, expanding on existing library functions.
- Involvement of the local community in decision making processes.
- Building partnerships and supporting local creative and professional industries.

Rebooting the Boot Factory Consultation

To understand the evidence base for a knowledge and innovation hub, in 2018 Council engaged Elton Consulting, to:

- Review demographic, knowledge-sharing and place making trends.
- Establish a study area to better understand the local and regional knowledge and innovation landscape, including the capacity to support a knowledge and innovation hub at the Boot Factory.
- Investigate different knowledge and innovation models to better understand what approach might best fit the Boot Factory.
- Conduct interviews and roundtables with knowledge and innovation experts from across the country to explore their views.
- Consult local residents through focus groups and workshops to obtain feedback about their level of understanding of the Boot Factory, the proposal for a knowledge and innovation hub and direction about preferred models.

Consultation with industry experts was extensive with 45 professionals from different knowledge and innovation disciplines from across Australia, approached to participate in hour long, one on one interviews or round table discussion sessions.

Nominated industry experts

During the consultation process, industry experts were asked to indicate their interest in nominating for membership of the Innovation and Knowledge Hub Steering Group. The following four community members expressed an eagerness to participate:

- **Sarah Martin**, Blak Market Founder and First Hand Solution Operations and Research Manager

Sarah Martin has used her skills in economic development and vision of social enterprise to create ground-breaking Indigenous projects. Sarah founded the monthly Blak Market at La Perouse in March 2014.

- **Anton Nemme**, Lecturer School of Design, UTS

Anton Nemme is an industrial designer. He began his career in the field of product visualisation producing 3D models and renderings for some of Sydney's leading Product Design consultancies. His most recent research themes centre on the value of iteration in design projects, university

Industry collaboration, applications for 3D printing and the notion of authenticity in design education.

- **Liane Rossler**, Director of Superlocalstudio and Waverley resident

Liane Rossler is an artist, designer, curator and creative advisor who has spent the last decade focused on projects that intersect art, design and the environment. Alongside her solo creative practice, she is founder of Superlocalstudio which inspires collaborative, socially engaged cultural and creative projects for diverse audiences.

- **James Zaki**, Engineer, Leader, OzBerry Pi Meet-up

With 15 years' experience in engineering and software development, James has worked in a variety of domains from industrial/home automation, to local tech companies and start-ups. As organiser of the OzBerry IoT MeetUp and smart-contract developer/auditor, James is exploring applications using IoT and Blockchain technologies that can positively impact society.

A meeting of the steering group was organised in March to seek endorsement of the proposed new members and presentation of the consultation findings.

Subject to approval by Council the new members would be invited to join the next steering group meeting in early April.

Officers will augment the advice of the Steering Group with relevant information on the commercial viability of the proposals from the Group.

5. Financial impact statement/Timeframe/Consultation

Funding is available in the 2018–19 budget for investigation into the concept of the Knowledge and Innovation Hub.

The next meeting of the Innovation and Knowledge Steering Group will take place in early April 2019.

6. Conclusion

The Steering Group is investigating the opportunities, constraints and challenges of creating an Innovation and Knowledge Hub in Bondi Junction. The Innovation and Knowledge Hub project is intended to secure the future of the heritage listed Boot Factory Building, expand the Library as a knowledge centre and create strong connections and partnerships with the local Waverley community.

7. Attachments

Nil.

REPORT
PD/5.4/19.04

Subject: Bronte Beach Village Upgrade - Review of Environmental Factors

TRIM No: A16/0755

Author: Jordan Laverty, Project Manager

Director: Emily Scott, Director, Waverley Renewal

RECOMMENDATION:

That Council:

1. Notes that Andrew Robinson Planning Services (ARPS) was engaged by Council to provide a Review of Environmental Factors (REF) and LK Planning was engaged to complete a review of the REF and a review of the submissions received from the community during the REF community consultation process.
2. Notes that the recommendations relating to safeguards and mitigation measures made in the REF and expanded on by LK Planning will be implemented within construction documentation, including but not limited to:
 - (a) Construction works are proposed to be undertaken between April 2019 and October 2019 to avoid disruption during the 'warmer months'.
 - (b) The design is to be amended to delete one palm on the southern side of the proposed crossing and two palms on the northern side of the proposed crossing.
 - (c) Mixed height palms to be utilised to maximise views.
 - (d) Council's Development Control Plan to be updated to ensure outdoor seating associated with cafés/restaurants will not expand as a result of widening the footpath.
3. Notes that the General Manager is satisfied that:
 - (a) Council has complied with its duty under section 5.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity.
 - (b) An environmental impact statement is not required under section 5.7 of the EP&A Act because the result of the examination under section 5.5 is that the activity is not likely to significantly affect the environment.
 - (c) Authorised works can proceed.

1. Executive Summary

The purpose of this report is to provide a summary of the assessment of the likely impact on the environment under the *Environmental Planning and Assessment Act 1979*, which was undertaken in the form of a Review of Environmental Factors (REF).

As Council is the proponent of the project, to ensure independence in the decision-making process, Council engaged LK Planning to complete a review of the REF. In addition, LK Planning completed a review of the submissions received from the community during the REF community consultation process.

Recommendations relating to safeguards and mitigation measures made in the REF and expanded on by LK Planning will be implemented within construction documentation. A summary of the changes relating to concerns highlighted by the community is included are detailed in this report.

2. Introduction/Background

The Bronte Beach Village Upgrade project aims to significantly improve pedestrian safety and amenity of the village centre, while creating an integrated public transport interchange with an expanded safe and accessible pedestrian link between Bronte Park and the commercial precinct. To improve pedestrian safety and amenity, the proposed upgrade works also seek to increase the width of the Bronte Road footpath by providing kerb extensions and improving the arrival experience and accessible link into the park to the north side.

The scope of works includes reconstructing the kerb and gutter, widening the footpath, re-sheeting the road surface pavement, installation of new garden beds, tree planting, undergrounding of power, compliant accessible parking spots, installation of light poles, bike racks and seating.

The proposed implementation of these works requires an assessment of the likely impact on the environment under the *Environmental Planning and Assessment Act 1979* in the form of a Review of Environmental Factors (REF).

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Operations and Community Services Committee 6 November 2018	OC/5.2/18.11	<p>That Council:</p> <ol style="list-style-type: none"> 1. Treats the Tender Evaluation Matrix attached 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)(d)(i) of the <i>Local Government Act 1993</i>. The Tender Evaluation Matrix contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. 2. Under clause 178(1)(a) of the <i>Local Government (General) Regulation 2005</i>, accepts Quality Management & Construction Pty Ltd trading as QMC Group as the preferred tenderer for the supply of construction services for the sum of \$2,774,871 including GST.

		<ol style="list-style-type: none"> 3. Authorises the General Manager, or delegated representative, to enter into contract on behalf of Council with Quality Management & Construction Pty Ltd. 4. Notifies unsuccessful tenderers of the decision in accordance with clause 179 of the <i>Local Government (General) Regulation 2005</i>. 5. Notes that the design to widen the footpath on the south side adjacent to the cafes is to improve pedestrian circulation and is not intended to be used for additional outdoor dining, and officers prepare a report to Council with options as to how this can occur. Any changes to outdoor dining would need to go through the usual approval processes and are not part of this project.
Waverley Council Traffic Committee 23 November 2017	TC/C.06/17.11	<p><i>Council adopted the Traffic Committee's recommendation.</i></p> <p>That:</p> <ol style="list-style-type: none"> 1. The Council Officer's Proposal not be adopted. 2. Council approves in principle option one contained in the 'Bronte Village Bus Stop Options Review' prepared by Bitzios Consulting (attached to this report), including the footpath being widened by 2.133m, subject to the additional curb extension/build-out being deleted. 3. Council proceeds with the preparation of detailed design drawings. 4. Council Officer's report on what further works might be required for a 40 km/h zone in Bronte Village.

4. Discussion

Andrew Robinson Planning Services (ARPS) was engaged by Council to provide a Review of Environmental Factors (REF) for Council's consideration. A final REF report was submitted to Council Officers in December 2018, with ARPS concluding that the overall project proposal is considered justified.

Council officers undertook a community consultation process to present the findings of the REF and allow the community to provide feedback. The consultation process ran from 10 January 2019 to 22 February 2019, with an information session being held at the Bronte Beach Surf Club on the 7 February 2019 from 6.30 pm to 8 pm. A total of 50 submissions were received during the community consultation process.

As Council is the proponent of the project, to ensure independence in the decision-making process, Council engaged LK Planning to complete a review of the REF. In addition, LK Planning completed a review of the submissions received from the community during the REF community consultation process.

The LK Planning REF review concluded:

‘Waverley Council can be satisfied that the Review of Environmental Factors (REF) meets its obligations under the Environmental Planning and Assessment Act 1979 and associated legislation. The documentation relied upon by Andrew Robinson Planning Services (ARPS) is thorough and the methodology of the assessment is robust and complete, as is the REF itself.

The project would benefit from a modest adjustment to the safeguards and mitigation measures identified in the REF.’

The LK Planning Review of Submissions from the Public Consultation concluded that:

‘The consultation process attracted submissions from 50 people within the local resident and business community. The value of the consultation is inherently evident in this report, given the number and nature of the concerns raised.

Having considered the public submissions, it is my conclusion that if further analysis were undertaken it would not satisfy all of the varied opinions about this project. The REF is thorough and demonstrates that the project has planning merit. Some additional mitigation measures could be explored to address some of the shared concerns and these form part of the recommendations of this report.’

Recommendations relating to safeguards and mitigation measures made in the REF and expanded on by LK Planning will be implemented within construction documentation. A summary of the changes relating to concerns highlighted by the community can be seen below.

Noise assessment

- Construction works are proposed to be undertaken between April 2019 and October 2019 to avoid disruption during the ‘warmer months’.

Visual impact assessment

- The design is to be amended to delete one palm on the southern side of the proposed crossing and two palms on the northern side of the crossing.
- Mixed height palms to be utilised to maximise views.

Footpath widening

- Council’s Development Control Plan to be updated to ensure outdoor seating associated with cafes/restaurants will not expand as a result of widening the footpath.

For further details, please refer to Attachment 1.

General Manager’s decision

Based on the conclusions of the REF undertaken by ARPS, the review of the REF by LK Planning and the review of submissions reviewed by LK Planning, Council’s General Manager decided that:

- Council has complied with its duty under section 5.5 of the EP&A Act to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity.

- An environmental impact statement is not required under section 5.7 of the EP&A Act because the result of the examination under section 5.5 is that the activity is not likely to significantly affect the environment).

For further details, please refer to Attachment 1.

5. Financial impact statement/Timeframe/Consultation

Financial Impact Statement

The total anticipated funding required for the Bronte Village Centre Upgrade is \$3,200,000. The total budget allocation for the Bronte Village Centre Upgrade for 2018–19 is \$1,279,141 which is sufficient for the planned expenditure in 2018–19. The remaining expenditure will be included in the 2019–20 Capital Works Budget and funded within the Local Village Streetscape Improvements program.

Timeframe

The construction duration is expected to take six months, commencing late-April (post-Anzac Day).

Consultation

The findings of the REF were taken to community consultation between 10 January 2019 and 22 February 2019. During this time, a total of 50 submissions were received by the community.

6. Conclusion

The proposed implementation of these works requires an assessment of the likely impact on the environment under the Environmental Planning and Assessment Act 1979 in the form of a Review of Environmental Factors (REF).

Based on the conclusions of the REF undertaken by ARPS, the review of the REF by LK Planning and the review of submissions reviewed by LK Planning, Council's General Manager decided that:

- Council has complied with its duty under section 5.5 of the EP&A Act to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity.
- An environmental impact statement is not required under section 5.7 of the EP&A Act because the result of the examination under section 5.5 is that the activity is not likely to significantly affect the environment.

In addition, Council will reflect the recommendations relating to safeguards and mitigation measures made in the REF and expanded on by LK Planning in the construction documentation.

7. Attachments

1. Bronte Village REF decision memo [↗](#)

Memo

To: Ross McLeod General Manager

CC: Dan Joannides, Executive Manager Creating Waverley
Emily Scott, Director Renewal

From: Sharon Cassidy, Executive Manager Project Waverley

Subject: Bronte Beach Village Upgrade Project – Review of Environmental Factors

Date: 20 March 2019

TRIM Reference: A16/0755



Purpose

The purpose of this memo is to seek the General Managers decision that:

- Council has complied with its duty under s5.5 of the Planning Act to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity
- An environmental impact statement is not required under s5.7 of the Planning Act because the result of the examination under s5.5 is that the activity is not likely to significantly affect the environment).

Background

The Bronte Beach Village Upgrade project aims to significantly improve pedestrian safety and amenity and improve the activation of the commercial precinct of Bronte Beach, while creating an integrated public transport interchange with an expanded safe and accessible pedestrian link between Bronte Park and the commercial precinct. To improve pedestrian safety and amenity, the proposed upgrade works also seek to increase the width of the Bronte Road footpath by providing kerb extensions and improving the arrival experience and accessible link into the park to the north side.

The scope of works includes reconstructing the kerb and gutter, widening the footpath, resheeting the road surface pavement, installation of new garden beds, tree planting, undergrounding private power connections, compliant accessible parking spots, installation of light poles, bike racks and seating.

The proposed implementation of these works requires an assessment of the likely impact on the environment under the Environmental Planning and Assessment Act 1979 in the form of a Review of Environmental Factors (REF). Andrew Robinson Planning Services (ARPS) was engaged by Council to provide an REF for Council's consideration. As Council is also the proponent of the project, to ensure independence in the decision making process, Council engaged LK Planning to complete a peer review of the REF as well as a review of the submissions from the public consultation. Refer Attachments 1 and 2 to this memo. In addition Council has sought legal advice on the process for closing out the assessment of environmental impact. Refer Attachment 3 to this memo.

REF Outcomes

ARPS concluded in the REF that:

The proposed upgrade works at Bronte Village and Bronte Park have the potential to result in some minor environmental impacts with respect to acid sulfate soils, heritage, traffic and access, noise and air quality, tree removal and management, visual impacts and waste storage and disposal. Notwithstanding, the safeguards and mitigation measures that are detailed in this Review of Environmental Factors will ameliorate or minimise these expected impacts. The proposal will also realise a number of positive impacts, including an improvement to the streetscape character and public domain amenity, improved legibility of the entry to Bronte Park, and improved pedestrian safety and amenity for the benefit of the wider community. On balance the proposal is considered justified.

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for approval to be sought for the proposal under Part 4 of the Environmental Planning & Assessment Act 1979. The proposal will not have a substantial impact on any matters of national environmental significance.

The REF also recommends a number of safeguards and mitigation measures which will be reflected in the construction documentation.

Peer Review of REF and Review of Submissions Received

The LK Planning Peer Review of the REF concluded:

Waverley Council can be satisfied that the Review of Environmental Factors (REF) meets its obligations under the Environmental Planning and Assessment Act 1979 and associated legislation. The documentation relied upon by Andrew Robinson Planning Services (ARPS) is thorough and the methodology of the assessment is robust and complete, as is the REF itself.

The project would benefit from a modest adjustment to the safeguards and mitigation measures identified in the REF and these are included in the Recommendations of this report. (Refer Attachment 1 for detail).

The LK Planning Review of Submissions from the Public Consultation concluded that:

The consultation process attracted submissions from 50 people within the local resident and business community. The value of the consultation is inherently evident in this report, given the number and nature of the concerns raised.

Having considered the public submissions, it is my conclusion that if further analysis were undertaken it would not satisfy all of the varied opinions about this project. The REF is thorough and demonstrates that the project has planning merit. Some additional mitigation measures could be explored to address some of the shared concerns and these form part of the recommendations of this report.

The recommended refinements include:

- Further mitigation measures relating to construction related impacts;*
- Additional information in the relation to construction hours and communication of project milestones and anticipated disruption periods; and*
- Amendment of the plans to remove the 'chicane' at the northern end of the pedestrian crossing.*

(Refer Attachment 2 for detail).

Recommendation

Based on the conclusions of the REF undertaken by ARPS, the Peer Review of the REF by LK Planning and the review of submissions reviewed by LK Planning it is recommend the General Manager decides that

- Council has complied with its duty under s5.5 of the Planning Act to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity
- An environmental impact statement is not required under s5.7 of the Planning Act because the result of the examination under s5.5 is that the activity is not likely to significantly affect the environment).

In addition Council will reflect the recommendations relating to safeguards and mitigation measures made in the REF and expanded on by LK Planning in the construction documentation.

Recommended by:

Name: Sharon Cassidy

Position: Executive Manager Project Waverley

Date: 20 March 2019

Decision

I have reviewed the advice and recommendations with respect to the Bronte Beach Village Upgrade Project – Review of Environmental Factors (REF) (this memorandum). I have also reviewed the REF prepared by ARPS, the Peer Review of the REF by LK Planning and the review of submissions reviewed by LK Planning, and legal advice provided by Maddocks.

Having reviewed and considered all of the material outlined above, I am satisfied that I am in a position to determine that the Bronte Beach Village Upgrade Works can proceed.

I therefore make the following determinations:

1. I am satisfied that:
 - a. Council has complied with its duty under s5.5 of the Planning Act to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity.
 - b. An environmental impact statement is not required under s5.7 of the Planning Act because the result of the examination under s5.5 is that the activity is not likely to significantly affect the environment.
2. I give approval for the Bronte Beach Village Upgrade Works to proceed subject to Council incorporating within the project plan and construction documentation as appropriate measures to give effect to the recommendations relating to safeguards and mitigation measures made in the REF and expanded on by LK Planning in the peer review of the REF and the review of submissions reviewed by LK Planning.

Decision by:



Name: Ross McLeod

Position: General Manager

Date: 22 March 2019

Attachment 1 – LK Planning Peer Review


LK PLANNING

26 February 2019

PEER REVIEW OF THE REVIEW OF ENVIRONMENTAL FACTORS FOR THE BRONTE BEACH VILLAGE UPGRADE PROJECT

Introduction

The Bronte Beach Village Upgrade Project seeks to improve pedestrian amenity and the landscape quality of Bronte Beach adjacent to the Bus Terminus following various studies and plans undertaken by Waverley Council. The proposed implementation of these plans requires an assessment of the likely impact on the environment under the Environmental Planning and Assessment Act 1979 in the form of a Review of Environmental Factors (REF).

Andrew Robinson Planning Services (ARPS) was engaged by Waverley Council to provide an REF for Council's consideration.

As Waverley Council is also the proponent of the Upgrade Project, to ensure independence in the decision making process, Council engaged LK Planning to complete a peer review of the REF as well as the accompanying material from various consultants, including:

Documentation	Consultant
Design Drawings	Group GSA
Heritage Impact Statement	City Plan Heritage
Streetscape Traffic Study	Bitzios Consulting
Comparative Noise Study	Acoustic Logic
Visual Impact Assessment	Group GSA
Spill Light Assessment	Lighting, Art + Science
Construction Traffic Management Plan	Bitzios Consulting

In addition to the peer review, LK Planning has completed a review of the submissions received by Council during the public consultation period. To ensure the initial REF review is not influenced by the public submissions, copies of the submissions were provided to LK Planning *after* the peer review was completed and submitted to Council officers.

Section 5.5 of the EP&A Act 1979 prescribes that Waverley Council must *"examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity."*

The Council must demonstrate that it has complied with the requirements of Section 5.5 above. The purpose of the REF, this peer review and the subsequent review by staff in Building Waverley demonstrates the Council has met its obligations.

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Review of Statutory Considerations

The REF outlines the statutory and planning framework and correctly concludes that an assessment of the environmental impact from the proposal is required under Part 5 of the EP&A Act 1979.

Matters required to be assessed under Clause 228(2) of the Regulation 2000; the matters of national environmental significance under Environment Protection and Biodiversity Conservation Act 1999; and those matters related to the SEPP (Infrastructure) 2007 are helpfully tabulated in the REF. All other statutory considerations are properly addressed in the documentation.

The REF provides an appropriate, thorough and complete review of all the statutory heads of consideration and as such the Council can confidently form the view that the process has, to the fullest extent possible, examined the likely effect on the environment.

The REF contains 'safeguards and mitigation measures' that should be adopted by Council to minimise the environmental impact of the proposal.

Review of the Documentation

Whilst ensuring compliance with the legislative requirements under the EP&A Act 1979 is a factual exercise, the opinions formed within an REF and associated reports, as is the case with all planning applications, has a level of subjectivity when it comes to the evaluation of environmental impact. The following review of the impacts and documentation is provided for Council's consideration.

Design Drawings - Group GSA

Group GSA's drawings include a high level of detail that allow for a full and proper evaluation of the proposal.

Heritage Impact Statement - City Plan Heritage

City Plan Heritage's assessment of the impact on the heritage significance of the Bronte Beach Landscape Conservation Area (and surrounding items) is agreed.

Moderate impacts were identified, being associated with the partial demolition of the original retaining wall (particularly at the eastern end) and small section of the associated post and rail (Arris) fence between Bronte Road and the bus terminus, as well as the removal of the original steps associated with the retaining wall that facilitated pedestrian access between Bronte Road and the former tram shed. The features, whilst historic in nature, are not significant from a heritage perspective and can reasonably be removed.

The conclusion that the proposed new work *"will have an overall positive effect on the aesthetic value of the area and provide a positive experience to those that visit Bronte Park, Bronte Beach and the village"* is agreed.

Streetscape Traffic Study - Bitzios Consulting

Bitzios Consulting's assessment of the traffic implications are agreed.

Options were assessed to increase pedestrian amenity that included alternative crossing locations and arrangements. Advantages and disadvantages of each option are helpfully tabulated in the study. The conclusion of that analysis is agreed – a raised pedestrian crossing east of the terminus is the most appropriate intervention and provides better pedestrian access to Bronte Park and Bronte Beach.

The pedestrian volume analysis was undertaken on Thursday 27 September and Saturday 29 September. The traffic and parking analysis was undertaken between 24 September 2018 and Monday 1 October 2018. This period was during the normal school calendar and coincided with a public holiday on Monday 1 October 2018 and a major sporting event of local interest (Sydney Roosters v Melbourne Storm NRL Grand Final) on Sunday 30 September 2018. These unique dates would have a moderate impact on the data collected but is not fatal to the conclusions that were formed.

There does not appear to be any seasonal adjustment indicated in the report and it is reasonable to assume that the volume of pedestrians and vehicles would be significantly higher in summer months and in (warmer) school holidays. Nevertheless, the analysis is sufficient to conclude that the proposed work is acceptable from a traffic and pedestrian safety perspective.

The report's conclusion also states, at Section 7.2.5, that additional calming methods may be required following additional monitoring that should be conducted after the implementation of the flat top pedestrian crossing. This position is endorsed and is included in the safeguards and mitigation measures contained in the REF.

Comparative Noise Study - Acoustic Logic

Acoustic Logic's study included unattended noise monitoring conducted over a two-week period between 2 October 2018 and 17 of October, aligning with the school holiday period. The study concludes that there could be an imperceptible increase in noise impacts on the residential apartments above the shops (and only at peak periods) resulting from the changes to both the pedestrian environment and road conditions.

The study points out that the outdoor seating associated with the cafés/restaurants in the Bronte Village will remain under the shop awnings. The Council's Development Control Plan needs to be updated to ensure this remains the case and this is not included in the study, nor in the REF.

The controls specific to Bronte Beach require the seating to be against the shopfront (not the kerb), however they require only a 1.5m buffer to the kerb. Strict compliance with this control could see the seating extend beyond the shop awnings.

The DCP also includes a designated seating map that partly protects this outcome from occurring, however the diagram will become obsolete once the footpath is widened and therefore also requires adjustment. It is recommended that Council resolves this issue via a DCP amendment.

The study indicates that work is:

“restricted to the following working hours and noisy work should be undertaken during less sensitive periods where possible:

*Monday to Friday – 07:00 to 17:00; and
Saturday – 08:00 to 15:00.”*

Given the volume of people at Bronte Beach and Bronte Park during the weekends, particularly during warmer months, it may be appropriate to further restrict working hours on Saturday and where possible the work program should be scheduled outside of school holidays – particularly the end of year summer holidays. This is an additional safeguard and management measure to those identified in the REF.

Visual Impact Assessment - Group GSA

Group GSA’s assessment of the visual impact of the proposal has a high level of detail and is based on solid methodology including the use of large balloons (1.6 metre diameter) to replicate indicative tree location and canopy heights proposed tree planting. The characterisation of any visual impact is described in accordance with the RMS - Guideline for Landscape Character and Visual Impact Assessment.

The assessment correctly identifies the difficult balance of public domain improvements benefitting the broader public and the potential impact upon views from private properties.

Three views are identified in particular to have a high level of impact, namely at Level 1 of No. 483 Bronte Road, when modelled on 5m high palms and at Level 3 of Nos. 479 & 481 Bronte Road, when modelled on 10m high palms.

The conclusion of the report was that there are options available to mitigate the impact, ranging from reviewing the location and number of palms being planted, to further testing of options and ongoing maintenance of the trees when planted.

From this assessment, the REF concludes (at Section 6.7.3) that the most desirable option to mitigate the view loss impacts is that:

“the design is to be amended to delete the palm on the left hand side of the new pedestrian crossing on the village side of Bronte Road and the number of palms to be planted in the pedestrian plaza on the park side of the pedestrian crossing is to be reduced from 7 to 5.”

This option allows for a reduction of impact upon the private properties to a reasonable extent whilst at the same time maintains the integrity and intent of the landscape design to celebrate the southern entry to Bronte Park, and is agreed.

Spill Light Assessment - Lighting, Art + Science

Lighting, Art + Science’s assessment is agreed.

Construction Traffic Management Plan - Bitzios Consulting

The greatest imposition from the proposed works from a traffic perspective is on the bus services as they will necessitate moving the bus stop a number of times as the works progress through their stages. Arrangements have been suggested in the plan that appear to mitigate the impacts on services to an acceptable level, however the CTMP would benefit from further consultation with Sydney Buses for their input. This could be facilitated either through direct engagement between Waverley Council and Sydney Buses or via the regular Waverley Traffic Committee meetings hosted by Waverley Council that includes representation from Sydney Buses.

The CTMP also suggests that there is a worker's restricted parking area (Section 8.3 of the CTMP) that extends for a considerable distance to the south and to a lesser degree the north of Bronte Park. It is not clear how this would be administered, how likely it is to be complied with, and what enforcement action is available to the Council if breaches were to occur. This part of the CTMP requires further refinement prior to becoming a guiding document for the contractors.

It is recommended that the CTMP and subsequent individual/site specific CTMPs and Traffic Control Plans (TCPs) should be furnished to the Waverley Traffic Committee prior to any works being undertaken. This is an additional safeguard and management measure to those identified in the REF.

Consultation process for the REF

The consultation period and process for the REF satisfies the legislative requirements of the EP&A Act 1979 and Regulation 2000. The Council must consider the submissions made during the consultation period and a report has been furnished to Council under separate cover.

Conclusion

Waverley Council can be satisfied that the Review of Environmental Factors (REF) meets its obligations under the Environmental Planning and Assessment Act 1979 and associated legislation. The documentation relied upon by Andrew Robinson Planning Services (ARPS) is thorough and the methodology of the assessment is robust and complete, as is the REF itself.

The project would benefit from a modest adjustment to the safeguards and mitigation measures identified in the REF and these are included in the Recommendations of this report.

Recommendations

1. That the safeguards and mitigation measures identified in the Review of Environmental Factors are endorsed without exception.
2. The following additional safeguards and mitigation measures are implemented:
 - a. The Construction Traffic Management Plan, individual/site specific Construction Traffic Management Plans and subsequent Traffic Control Plans are to be reviewed by the Waverley Traffic Committee prior to any work.
 - b. The Construction Traffic Management Plan is to provide additional detail on the method of administration and compliance/enforcement actions available to Waverley Council in relation to the restricted parking zone for workers.

In the event that there is insufficient opportunity for enforcement and/or management of the restricted parking zone, alternatives are to be presented to the Waverley Traffic Committee that manage the balance of providing business-as-usual parking opportunities for local residents and businesses with the anticipated influx of worker vehicles.
 - c. Work that requires active (physical) pedestrian management and/or traffic controllers should not occur on weekends (including Saturdays) that fall between September and May (aligning with the extended 'summer period' dictated by localised parking restrictions) and during school holidays.
3. The next scheduled amendment of the Waverley Development Control Plan 2012 (DCP) is to include a revision to Part D – Commercial Development, in particular the mapped area of designated seating in Section 2.4.5 (page 250) to reflect the new arrangement and a new control to be included that seating must be sufficiently set back from the edge of the awning to minimise noise impacts on the residential apartments above.
4. The Director, Waverley Futures, is to inform the Development Assessment Managers of the pending DCP amendment above for consideration when assessing Footpath Seating Applications in the Bronte Village.

Attachment 2 – LK Planning Review of Submissions

**LK PLANNING**

15 March 2019

REVIEW OF SUBMISSIONS FROM THE PUBLIC CONSULTATION RELATING TO THE BRONTE BEACH VILLAGE UPGRADE PROJECT**Introduction**

LK Planning has provided Council with a Peer Review Report of the Review of Environmental Factors undertaken by Andrew Robinson Planning Services (ARPS) in relation to the Bronte Beach Village Upgrade Project.

To ensure the initial REF review was not influenced by the public consultation process, copies of the submissions were provided to LK Planning *after* the peer review was completed and submitted to Council officers on 26 February 2019.

The consultation process ran from 10 January 2019 to 22 February 2019. During that time, forty-nine (49) people made submissions. A single late submission was also received on 1 March 2019. All submissions were provided to LK Planning on 27 March 2019.

The following report is a review of the submissions received during the public consultation process. Whilst the submissions have been considered in full, not every individual point raised is directly commented on below.

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Submission Summary

The submissions demonstrate that there are diametrically opposed opinions on the project as a whole and on each individual component. For example:

"2/14/2019 06:56 PM - Hello, I am a resident at 443 Bronte Rd Bronte and I am at Bronte Park almost everyday ... We should leave beautiful Bronte just the way it is and not make unnecessary changes."

"2/14/2019 06:36 PM - Dear Sirs, As a resident of 443 Bronte rd Bronte I am in full support of the original plans put forward by Waverley council."

Opinions vary on every aspect of the proposal. There is also an 'alternate plan' that has been distributed that has the support of a collection of residents and business owners. A proportion of the submissions commented on both the Council's plan and the alternate plan. Much like the Council's proposal, the alternate plan has its supporters and those who strongly oppose it.

Common themes with shared opinions were limited. They include:

- That the seating area to the north of the crossing was an undesirable outcome from a safety, access and loitering perspective that would exacerbate impacts from anti-social behaviour;
- That there should be a suspension of the current process to allow for greater consultation and consideration of other options;
- That the proposal could incorporate further improvements to the pedestrian environment; and
- A recognition that the construction process itself would be disruptive to local businesses.

The remainder of the issues are categorised in the table overleaf:

Theme	Comments raised
The pedestrian crossing	<ul style="list-style-type: none"> • Crossing should be moved east • Crossing should not be moved east • Buses shouldn't drive over the crossing. Should move the crossing west and bus entry east • Shared pedestrian zone or direct crossing from bus stop to Bronte Road would be preferable • Proposed crossing location in front of the takeaway shop is dangerous. • Proposed crossing relocation will block views from cafes • Footpath between the northern plaza heading east to the southern end of the beach should be widened • Speed hump should not be on both sides of the road. Its only required on the downhill portion of the road, otherwise buses exiting the stop and cars heading up the hill require more acceleration (and noise) than required.
Seating areas (at the crossing)	<ul style="list-style-type: none"> • The seating plazas on either side make it dangerous as drivers do not know if people are crossing or milling about • That the seating area to the north of the crossing was an undesirable outcome from a safety, access and loitering perspective that would exacerbate impacts from anti-social behaviour • It is sited right outside the fish and chip shop - the only food venue without tables and the busiest venue on warm evenings with children and adults wandering around • Difficult for prams and wheelchairs to navigate through the planted area at the crossing • Design should be improved to minimise loitering • Signs should be erected to remind people to minimise noise and respect the residential area
Trees	<ul style="list-style-type: none"> • More street trees should be proposed on southern side (in front of cafes) • Palm trees provide no shade. New work at Coogee Beach demonstrates a better response • New plantings should not block resident views • Shade from trees doesn't fall onto the park and is therefore of limited benefit • Should be increased street planting at the corner of Bronte Road and Nelson Avenue.
Footpath widening (south side)	<ul style="list-style-type: none"> • Instead of 2m additional width for the footpath, it should be 4m. • The 7 parking spots along Bronte Rd (south side in front of shops) should be removed and replaced by a wider pavement • More café seating should be proposed <p>AND, to the contrary...</p> <ul style="list-style-type: none"> • Wider footpaths create additional safety issues for vehicles. • Narrower road makes bus turning more difficult and increased traffic issues

Theme	Comments raised
The 'alternate plan'	<ul style="list-style-type: none"> • Alternate plan provides for greater safety, improvement pedestrian amenity, improved bus circulation, improves retail activation, increased landscaping, better outcome than Council's proposal • Support for the 'alternate plan' <p>AND, to the contrary...</p> <ul style="list-style-type: none"> • Do not support the alternate plan by locals to move the bus stop east. The plans improve the life style and value of the cafe strip by shifting the burden onto others • Those proclaiming to represent the community (and have proposed an alternate plan) are not representative of the whole community • Do not support the bus travel through the Cutting
Need for project	<p>Full range of opinions:</p> <ul style="list-style-type: none"> • No need for any improvements or the project • Endorsement for the proposed range of the project • Request for further reaching improvements to be part of the project
Process/Planning	<ul style="list-style-type: none"> • The plan does not address issues in Bronte's 'Bronte Park and Beach Planning Management 2017' directive • More detailed master plan required to address infrastructure demand more holistically, rather than a band-aid solution • There is no 'placemaking' in the proposed plan • No effort to upgrade the bus terminus - no shelter for waiting bus travellers, no upgrade in seating or landscaping • That there should be a suspension of the current process to allow for greater consultation and consideration of other options
Reports and analysis incomplete/insufficient	<ul style="list-style-type: none"> • Plans were unclear • Acoustic study should be undertaken from the fish shop (where it is quieter) • Acoustic study should be undertaken further up the hill on where the braking of vehicles (particularly buses) begins • Criticism of 'assumptions' made in the acoustic report • View analysis understates the impact of the trunks and the breadth of the canopies • View analysis was flawed as the balloons were sent up on a windy day • Request to clarify if the project removes motorbike/scooter parking – and does not want numbers to decrease
Construction impacts	<ul style="list-style-type: none"> • Construction hours should be 3pm to 9pm as previously agreed • Loss of trade during construction • Seeks to have an assessment of roadwork vibration and noise pollution from construction, and the effect on the heritage listed buildings (495 and 493 Bronte Rd)
Miscellaneous	<ul style="list-style-type: none"> • Bus drop-off and pick up should be in the terminus • Bus driver layover should be in Bondi Junction • Should be provision for visitor drop-off and pick up

Additional matters were also raised that were outside of the scope of the project (to varying degrees) that are not specifically addressed in this report, including:

- Traffic mitigation (speed humps) should be constructed to slow down vehicle speeds on the hill from Macpherson Street to the cafés.
- Improved toilet facilities are required at Bronte.
- Improved footpath is required up the hill from the cafes.
- Close the Bronte Cutting carpark at night to mitigate drug dealing/loitering/cars playing loud music and doing burnouts.
- A 20km/h speed limit should be imposed for the Bronte Cutting carpark.
- More cycleways are needed.
- Public transport requires improvement.
- Buses to central station should be re-introduced and the bus service to North Bondi is not well used.
- Buses could be 2/3 their size and have decals of the Bronte-Tamarama tram.
- Recycle more, including for sculptures and other creative ideas.

Review of Submissions

The pedestrian crossing

Comments:

- Crossing should be moved east.
- Crossing should not be moved east.
- Buses shouldn't drive over the crossing. Should move the crossing west and bus entry east.
- Shared pedestrian zone or direct crossing from bus stop to Bronte Road would be preferable.
- Proposed crossing location in front of the takeaway shop is dangerous.
- Proposed crossing relocation will block views from cafes.
- Footpath between the northern plaza heading east to the southern end of the beach should be widened.
- Speed hump should not be on both sides of the road. Its only required on the downhill portion of the road, otherwise buses exiting the stop and car accelerating up the hill require more acceleration (and noise) than required.

Response:

Outside of the broader issue of bus stops and movements, the location of the crossing is the most raised concern.

The findings and recommendations expressed in the REF are based on a Traffic Study that included a Road Safety Audit, Crash Analysis, Traffic (including speed) Survey and a Pedestrian Survey. These components of the study were undertaken at different times and for varying periods, however none were taken during the summer months.

From the submissions it is apparent that there is a great concern for pedestrian safety. A number of people that have been long term residents or business owners have commented about the danger of the crossing at the bottom of a large hill frequented by buses, cars and cyclists based on their experiences, especially during the summer months where pedestrian volumes (and traffic) is greater than recorded in the study.

The Traffic Study examines a number of options, including an alternate location for the pedestrian crossing to the west, similar to its previous location prior to the year 2000. There are advantages and disadvantages to all options and these are detailed in the study. On balance, from a pedestrian safety perspective I accept that the proposed location is the preferred location.

Outside of the technical analysis provided in the report there is a localised contributing factor that is raised by the community – the takeaway fish and chip shop. Whilst the nature of a business changes from time to time, the takeaway shop has been in its current location for a substantial amount of time (to my own knowledge at least 30 years, and most likely longer). It attracts a large crowd in summer months and patrons are required to wait during busy periods, typically spilling out to the footpath. Relocating the pedestrian crossing to be in front of this shop has raised concerns about driver behaviour and expectations with people at the edge of the

crossing, as well as pedestrian awareness and sightlines. This is not addressed in the traffic report. However, this is not likely to affect the overall balance of the assessment and conclusions in the report as the effect of more pedestrian and patron activity in the public domain is further traffic calming.

In terms of providing a raised pedestrian crossing, being a zebra crossing on a flat top speed hump, it is an accepted method of highlighting a change in road conditions and a mechanism to slow vehicles. In any location, the disadvantage of the hump will be vehicle comfort. On balance the increased pedestrian safety is a more important consideration.

There are also concerns raised in the submissions about potential noise from a vehicle going over the hump, the additional braking required down the hill to prepare for the lower speed and increased acceleration to drive up the hill. The Acoustic Report concludes that there is no discernible difference in the noise impacts from vehicles going over the hump itself as compared to the current noise levels. Any modest increase in noise from vehicles braking or accelerating beyond the current levels would be acceptable given the broader public benefit of increased pedestrian safety.

Seating areas (at the crossing)**Comments:**

- That the seating area to the north of the crossing was an undesirable outcome from a safety, access and loitering perspective that would exacerbate impacts from anti-social behaviour.
- Design should be improved to minimise loitering.
- It is sited right outside the fish and chip shop - the only food venue without tables and the busiest venue on warm evenings with children and adults alike wandering around.
- The seating plazas on either side make it dangerous as drivers do not know if people are crossing or milling about.
- Difficult for prams and wheelchairs to navigate through the planted area at the crossing
- Signs should be erected to remind people to minimise noise and respect the residential area.

Response:

An improved public domain with seating, lighting and vegetation is a positive planning outcome and anti-social behaviour is best addressed through consideration of the principles of Crime Prevention Through Environmental Design. The REF assesses the project against the principles and finds that there would be an improvement in surveillance, access control and space management, meeting the guidelines.

The prospect of the seats becoming a meeting place or informal takeaway food stop, particularly on the northern side of the street, is one of the positive attributes of the plan that enhances the village. It will also likely affect driver behaviour and create a safer pedestrian environment.

In relation to prams and wheelchair access at the northern end of the crossing there is a chicane in the footpath created by the staggered landscape design that could be realigned to provide improved access to address the public submissions.

Trees**Comments:**

- More street trees should be proposed on southern side (in front of cafes).
- Palm trees provide no shade. New work at Coogee Beach demonstrates a better response.
- New plantings should not block resident views.
- Shade from trees doesn't fall onto the park and is therefore of limited benefit.
- Should be increased street planting at the corner of Bronte Road and Nelson Avenue.

Response:

The Visual Impact Assessment reviews various viewpoints from private locations and observes that it is challenging to propose new planting without some degree of impact. The mitigation measures outlined in the REF include the removal of three trees from the proposed plans – one on the southern side of the crossing and two on the northern side.

Concerns are raised that there will still be private view loss as a result of the trees; that they are out of character with the area and don't serve the purpose of providing any shade, being north of a road.

There are also opinions expressed that there should be additional planting in the public domain, particularly along the extended footpath adjacent to the cafes. Any additional planting in this location should be the subject of further Visual Impact Assessment as most of the public submissions want less trees disrupting private view corridor, not more.

The proposal provides for a balance of impact upon the private properties to a reasonable extent whilst at the same time maintains the integrity and intent of the landscape design to celebrate the southern entry to Bronte Park. As with any public planting there are likely to be those affected from private views and these need to be considered with respect to the benefit to the public domain.

In terms of their character, the Cabbage Tree palms are an appropriate selection for the coastal location and were selected due to their narrow trunk, compact canopy and slow growth rate. They provide localised shade to the seating area beneath and the crossing to the south.

Footpath widening (south side)**Comments:**

- Instead of 2m additional width for the footpath, it should be 4m.
- The 7 parking spots along Bronte Rd (south side in front of shops) should be removed and replaced by a wider pavement.
- More café seating should be proposed.

AND, to the contrary...

- Wider footpaths create additional safety issues for vehicles.
- Narrower road makes bus turning more difficult and increased traffic issues.

Response:

Wider footpaths that result in lane narrowing are known to have the effect of reducing vehicle speed and increasing pedestrian amenity. This is supported by Australian and New Zealand research into Local Area Traffic Management and is referred to in the Traffic Study. From a pedestrian amenity and road safety perspective the increased width is a good planning outcome.

The provision of additional café seating is not included in the project. If the seating were to extend beyond the awning line it would have an unreasonable impact on the residential apartments above.

The project does not alter the number of car parking spaces in front of the cafes or elsewhere and as such there is no parking analysis included in the REF. A reduction in parking spaces should not be entertained without first undertaking a parking study. If conducted, it should be completed during the summer months to analyse the worst-case scenario.

The 'alternate plan'**Comments:**

- Alternate plan provides for greater safety, improvement pedestrian amenity, improved bus circulation, improves retail activation, increased landscaping, better outcome than Council's proposal.
- Community supports the plan.
- General support for the 'alternate plan'.

AND, to the contrary...

- Do not support the alternate plan by locals to move the bus stop east. The plans improve the life style and value of the cafe strip by shifting the burden onto others.
- Those proclaiming to represent the community (and having proposed an alternate plan) are not representative of the whole community.
- Do not support the bus travel through the Cutting.

Response:

A detailed alternate plan was attached to one of the submissions and it is apparent that it had been distributed and/or debated during the submission period. The plan provides a high level of detail and is best absorbed in its totality rather than summarised in this report. Some of the major differences include a relocated bus interchange and route utilising the Bronte Cutting and a relocation of the pedestrian crossing further west.

The merits of this plan are not considered in this report, however the existence of the plan and the expressions of support and opposition for it demonstrates the divided opinions on the merits of the any proposed work.

Need for project**Comments:**

Full range of opinions:

- No need for any improvements or the project.
- Endorsement for the proposed range of the project.
- Request for further reaching improvements to be part of the project.

Response:

The REF includes a needs analysis demonstrating that the project bring to fruition future plans within the Public Domain Improvement Plan prepared in 2006 and is supported by the Bronte Beach Park and Beach Plan of Management.

Process/Planning**Comments:**

- The plan does not address issues in the Bronte Park and Beach Plan of Management 2017.
- More detailed master plan required to address infrastructure demand more holistically, rather than a band-aid solution.
- There is no 'placemaking' in the proposed plan.
- No effort to upgrade the bus terminus - no shelter for waiting bus travellers, no upgrade in seating or landscaping
- That there should be a suspension of the current process to allow for greater consultation and consideration of other options;

Response:

The Bronte Park and Beach Plan of Management (PoM) shares its southern boundary with the proposed works in this project, with some overlay in the area of the bus shelter and entrance point to the park. The PoM does not cover Bronte Road, the bus layover area or the area adjacent to the entrance to the Bronte Cutting, including the area of the current and proposed pedestrian crossing. The project does not meet all of the Actions in the PoM because it foreshadows more expansive improvements to the park and beach.

The REF identifies the Actions in the PoM that are relate to this project. The works are not inconsistent with, and do not restrict the provision of, the future works required to deliver the outcomes identified in the PoM including the upgrade of the Bus Shelter.

Place-making is incorporated in the master plan in the PoM and this project aligns with the relevant parts of the overarching master plan.

In relation to the request for greater consultation and consideration of alternatives, whilst there are always more elements of the project that could be investigated further, there is a reasonable chance that components of the plan, however modified, would attract equally varied levels of opposition and support.

Reports and analysis incomplete/insufficient**Comments:**

- Plans were unclear
- Acoustic study should be undertaken from the fish shop (where it is quieter)
- Acoustic study should be undertaken further up the hill on Bronte Road where the braking of vehicles (particularly buses) begins.
- Criticism of 'assumptions' made in the acoustic report.
- View analysis understates the impact of the trunks and the breadth of the canopies
- View analysis was flawed as the balloons were sent up on a windy day.
- Request to clarify if the project removes motorbike/scooter parking – and does not want numbers to decrease

Response:

The plans themselves were clear but technically complex and perhaps a physical model of computer-generated fly-through would make it more visually apparent to a wider audience.

In relation to the acoustic study, it provides an appropriate level of detail to determine the localised impacts of noise for an assessment against the wider positive benefits of the project.

The view analysis used appropriate methodology and the imagery is considered an accurate representation of the impacts. It is not clear why one of the seemingly most affected properties, the residential units above the fish shop immediately opposite the proposed trees, was not selected for analysis. It can, however, be reasonably assumed that the impact upon these units would also be categorised as High.

The documentation does not specify the number of motorcycle parking spaces that remain, noting there is a relocation of the motorcycle and bicycle facilities. This should be clarified.

Construction Impacts**Comments:**

- Construction hours should be 3pm to 9pm as previously agreed
- Loss of trade during construction
- Seeks to have an assessment of roadwork vibration and noise pollution from construction, and the effect on the heritage listed buildings (495 and 493 Bronte Rd)

Response:

Construction related impacts are dealt with in the REF at Section 6.4 under the heading 'Noise and Vibration'. The mitigation measures described in the REF include standardised construction hours that align with Waverley Council's 'typical' construction hours and compliance with broader legislative requirements, including the OH&S Regulation 2001, Protection of the Environment Operations (Noise Control) Regulation 2008 and relevant Australian Standards.

There are no site specific or project specific mitigation measures relating to construction noise. Whilst standardised construction hours have the greatest ability to align with other noisy activities (particularly other construction activity) and provide an appropriate balance of impact on retail activity and residential amenity, adjustments could be made to either compress the construction period or avoid peak activity times. Where work is proposed during peak activity times, for example the morning period adjacent to cafes or hours disruptive to residential amenity, it could be limited to restrict noisy machinery. Measures could also include informing the residential and business community of potential disruption times. This is mentioned in Section 5.4 of the REF but is not listed as a mitigation measure.

The buildings at 493 and 495 Bronte Road are not heritage items however they do contain older style buildings. The building at 473 Bronte Road is a heritage item (the Bogey Hole Café). These properties, and others, were identified in the Comparative Noise Study as noise sensitive receivers however the study does not review construction noise impacts.

Standard mitigation measures (conditions of consent) are imposed by Waverley Council relating to construction noise, monitoring for vibration and dilapidation surveys on regular Development Applications. To satisfy the concerns raised in the submissions Council should include these same conditions as mitigation measures for the project. These would cover:

- Respite periods from noisy construction activities based on community feedback;
- Dilapidation surveys undertaken by a structural engineer to determine if any dilapidation reports are required for private property; and
- A Structural Engineer detailing the proposed methods of excavation, including details of vibration emissions.

From the standardised set of Waverley conditions, these are reference numbers B38, K9 and G4. A modified version of these conditions is included in Appendix A.

Conclusion

The Peer Review Report accompanying this Submissions Report concluded that *the documentation relied upon by Andrew Robinson Planning Services (ARPS) is thorough and the methodology of the assessment is robust and complete, as is the REF itself.*

The consultation process attracted submissions from 50 people within the local resident and business community. The value of the consultation is inherently evident in this report, given the number and nature of the concerns raised.

Having considered the public submissions, it is my conclusion that if further analysis were undertaken it would not satisfy all of the varied opinions about this project. The REF is thorough and demonstrates that the project has planning merit. Some additional mitigation measures could be explored to address some of the shared concerns and these form part of the recommendations of this report.

The recommended refinements include:

- Further mitigation measures relating to construction related impacts;
- Additional information in the relation to construction hours and communication of project milestones and anticipated disruption periods; and
- Amendment of the plans to remove the 'chicane' at the northern end of the pedestrian crossing.

Recommendations

1. That the recommendation in the accompanying Peer Review Report by LK Planning dated 26 February 2019 is reaffirmed.
2. That additional safeguards and mitigation measures are considered:
 - a. to minimise construction related impacts, modified versions of Council's standard conditions of consent K9, G4 and B38 could be imposed. The conditions are referenced in Appendix A.
 - b. to minimise the disruption on the business community the project could provide more consideration of the construction hours and communication of project milestones and anticipated disruption periods.
3. The net change, if any, to the number of motorcycle, bicycle and car parking spaces should be clarified.
4. The plan could be amended to realign the seating and planting features on the northern side of the pedestrian crossing by removing the 'chicane' to maximise a clear and direct path for pedestrians, prams and wheelchairs to the footpath.

APPENDIX A

Additional mitigation measures as identified in Point 2a of the Recommendations

B38. Noise from building works - restricted activities

Where there is a strong community reaction to noise associated with demolition, excavation and/or construction, Council may require respite periods by restricting the hours that the specific noisy activity can occur.

Notes: If this is imposed, Council will take into account:

1. Times identified by the community when they are less sensitive to noise
2. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

G4. Details of excavation

A report shall be prepared by a suitably qualified and practising Structural Engineer detailing the proposed methods of excavation, including details of vibration emissions and any possible damage which may occur to adjoining or nearby properties as a result of the proposed building and excavation works. The Report shall be submitted to the Principal Certifying Authority, Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

Any practices or procedures specified in the Structural Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with and incorporated into the mitigation measures identified in the Review of Environmental Factors.

K9. Dilapidation reports

A Dilapidation report should be prepared for any adjoining or nearby property that may be subject to potential damage as a result of any works being undertaken as identified by the Structure Engineer responsible for the report in the previous condition 'Details of Excavation'. The dilapidation reports should be completed and submitted to the relevant owner of the affected property, prior to undertaking any works that may cause damage.

Attachment 3 – Maddocks Legal Advice

Legal advice redacted

REPORT
PD/5.5/19.04

Subject: South Bronte Community Centre and Amenities - Concept Design

TRIM No: A14/0508

Author: Matt Henderson, Project Manager

Director: Emily Scott, Director, Waverley Renewal

RECOMMENDATION:

That Council:

1. Endorses the South Bronte Community Centre and Amenities concept design attached to this report for the purposes of public exhibition for a period of 28 days.
2. Notes that, following the public exhibition period, a further report will be prepared for Council summarising the consultation process, key feedback and recommending revision to concept design, as necessary.

1. Executive Summary

The purpose of this report is to seek Council's approval for a 28-day public exhibition period for the South Bronte Community Centre and Amenities concept design.

The concept design has been developed based on the requirements of the Bronte Park and Beach Plan of Management 2017 (Bronte POM), consultation with the community, swimming clubs and key stakeholders and Councillors.

2. Introduction/Background

Council committed to an upgrade of Coastal Amenities in 2014. Following an initial design process, the South Bronte Amenities and Community Centre upgrade was deferred so it could be informed by the Bronte Park and Beach Plan of Management.

The Bronte Park and Beach Plan of Management 2017 (Bronte POM) identifies the refurbishment of South Bronte Amenities and Community Centre as a key activity including provision of an accessible compliant family/unisex toilet and shower facility and compliant ambulant cubicles in the male and female toilets. Additionally, the refurbishment is also required to improve the condition of the building asset. A condition assessment by Asset Technologies Pacific in 2018, rated the current building to be in fair condition.

Therefore, the existing building requires an upgrade to improve accessibility, provide better community facilities and to conform to current legislative requirements and Australian building codes.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Operations Committee 4 July 2017	OC/5.1/17.07	<p>That Council:</p> <ol style="list-style-type: none"> 1. Receive and note this report. 2. Note the findings from the Public Exhibition period (refer Attachment 1) 3. Adopt the Bronte Park and Beach Plan of Management 2017 Adopt the Bronte Park and Beach Plan of Management 2017 ('Bronte POM' - refer Attachment 2) with the recommended amendments in the officers' report, subject to the following additional amendments: <ol style="list-style-type: none"> a. Amend bullet point 4, Clause A3.4 (page 91 of the Council Agenda / page 57 of the attached Bronte POM), to read: <ol style="list-style-type: none"> i. Creative lighting to trees, the baths and other park features that do not impact upon nocturnal fauna. b. Amend clause A5.3 (page 92 of the Council Agenda / page 59 of the attached Bronte POM), to read: <ol style="list-style-type: none"> i. Replace furniture and fixtures when they reach the end of their life with Council's preferred palette as identified in the Public Domain Technical Manual and in keeping with heritage values as defined by our various heritage plans. c. Replace bullet point 1, clause B1.1 (page 96 of the Council Agenda / page 62 of the attached Bronte POM) with: <ol style="list-style-type: none"> i. Relocate existing accessible parking within Bronte Park to the Bronte cutting car park. ii. Provide compliant accessible pathways to universal access car parking spaces, including compliant kerb ramps and landings. d. Amend bullet point 3, clause B1.5 (page 97 of the Council Agenda / page 63 of the attached Bronte POM), to read: <ol style="list-style-type: none"> i. The Coastal Walk in the Bronte Cutting – Investigate options to provide a dedicated pedestrian pathway that links the Coastal Walk to Bronte Park and Beach including the feasibility of a cliff top pathway from the

		<p>Bronte Cutting car park pathway to Calga Reserve.</p> <p>e. Amend bullet point 2, clause B3.2 (page 99 of the Council Agenda / page 65 of the attached Bronte POM), to read:</p> <p>i. Provide information on swimming groups at Bronte Baths.</p> <p>f. Replace bullet point 2, clause B4.1 (page 101 of the Council Agenda / page 67 of the attached Bronte POM) with:</p> <p>i. Provide a new family, unisex compliant accessible combined toilet and shower facility with baby-change facilities to service the Bronte Bath, Bogey Hole, and southern end of Bronte Park.</p> <p>ii. Investigate options for a stand-alone unisex compliant accessible toilet and shower facility with baby change facilities adjacent to the southern amenities building.</p> <p>g. Amend bullet point 3, clause C2.2 (page 106 of the Council Agenda / page 73 of the attached Bronte POM), to read:</p> <p>i. Undertake design options for consideration including heritage values of the park.</p>
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4. Discussion

Panovscott has been engaged by Council for architectural design consultancy services. Two stages of consultation have been undertaken to date. The first stage was pre-design consultation involving meetings with the Bronte Beach Community Centre Group (five swim clubs), vox populi informal intercept survey and an online survey to inform the design principles for the refurbishment.

For the next stage Panovscott prepared three concept floor plans that were presented to the community for feedback in November/December 2018. Feedback from the community, swimming clubs and key stakeholders were taken into consideration and fed into the development of an additional two concept floor plans. The additional two concept floorplans were presented to the Councillors at a Councillor workshop on 12 March 2019.

The designs presented to Councillors were a hybrid of Option 2 and Option 3 presented to the community during the consultation period. The hybrid design keeps the amenities closer to the pool (Option 2), while incorporating the pared back building footprint to reveal the heritage headland (Option 3). Other key changes to the designs, based on feedback from the community, include:

- Shaded and protected seating.
- More space given to female amenities.

The first design option included the removal of the external hand basins and adding an additional shower to the female bathrooms. This design option was strongly supported by all Councillors.

The additional design option included the removal of one of the two community rooms so as to increase the male and female amenities. However as this does not deliver on the commitment to retain the community rooms space this option is not considered any further.

The concept perspectives, both internal and external, were also presented.

The preferred design is in line with community feedback. As a result, approval is sought by Council to undertake the 28-day consultation period for the concept design included in Attachment 1.

5. Financial impact statement/Timeframe/Consultation

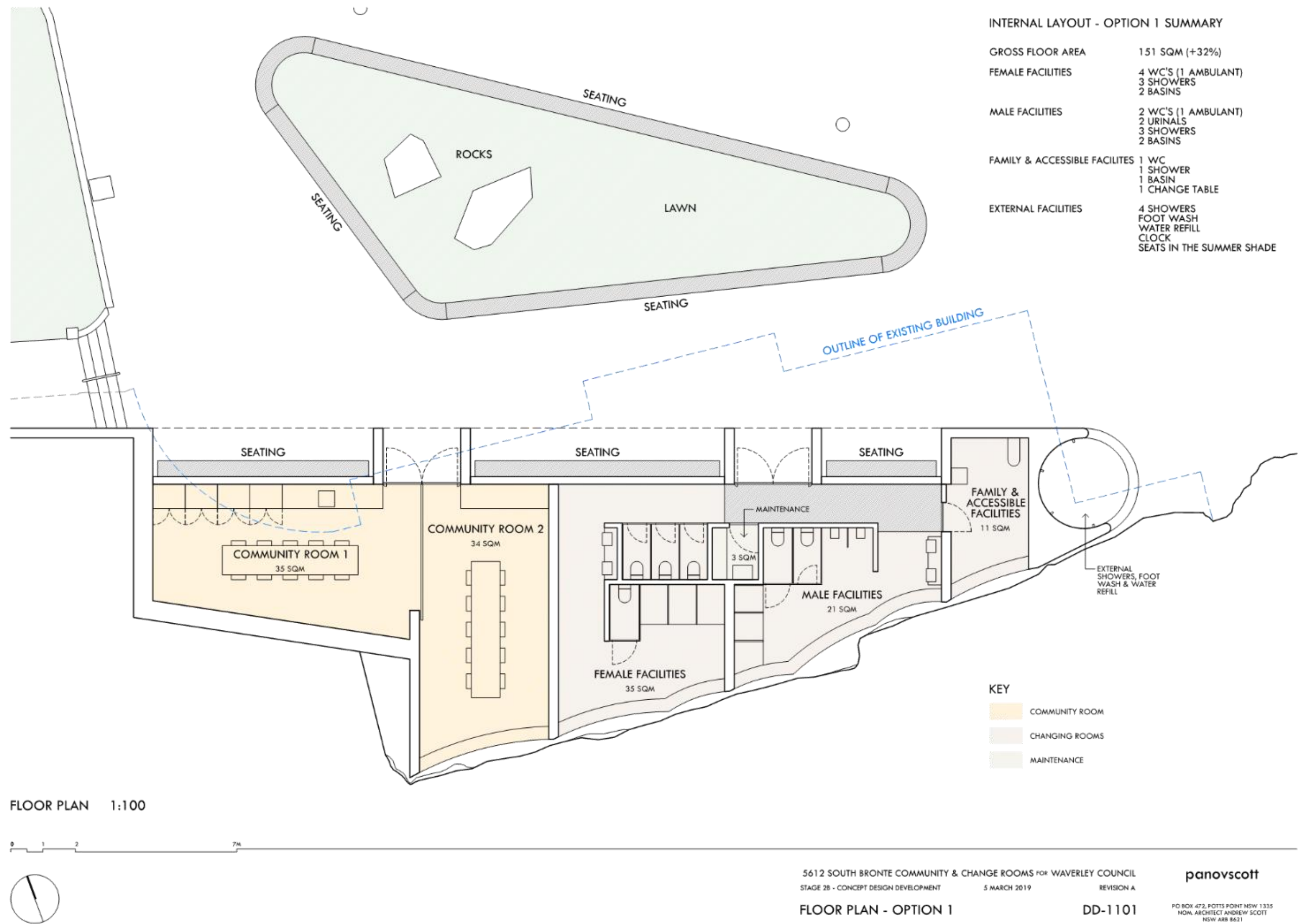
The South Bronte Community Centre and Amenities project design phase is fully funded and allocated in the Capital Works budget for 2018–2019.

6. Conclusion

It is recommended that Council endorse the 28-day consultation period to survey and quantify the community's values and principles to support and inform the South Bronte Community Centre and Amenities project.

7. Attachments

1. Concept design





ROOF PLAN 1:300

0 2 6 21M



5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

ROOF PLAN - OPTION 1

DD-1100

panovscott

PO BOX 472, POTTS POINT NSW 1535
NOM. ARCHITECT ANDREW SCOTT
NSW ABR 8621



5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

BEACH VIEW

DD-1400

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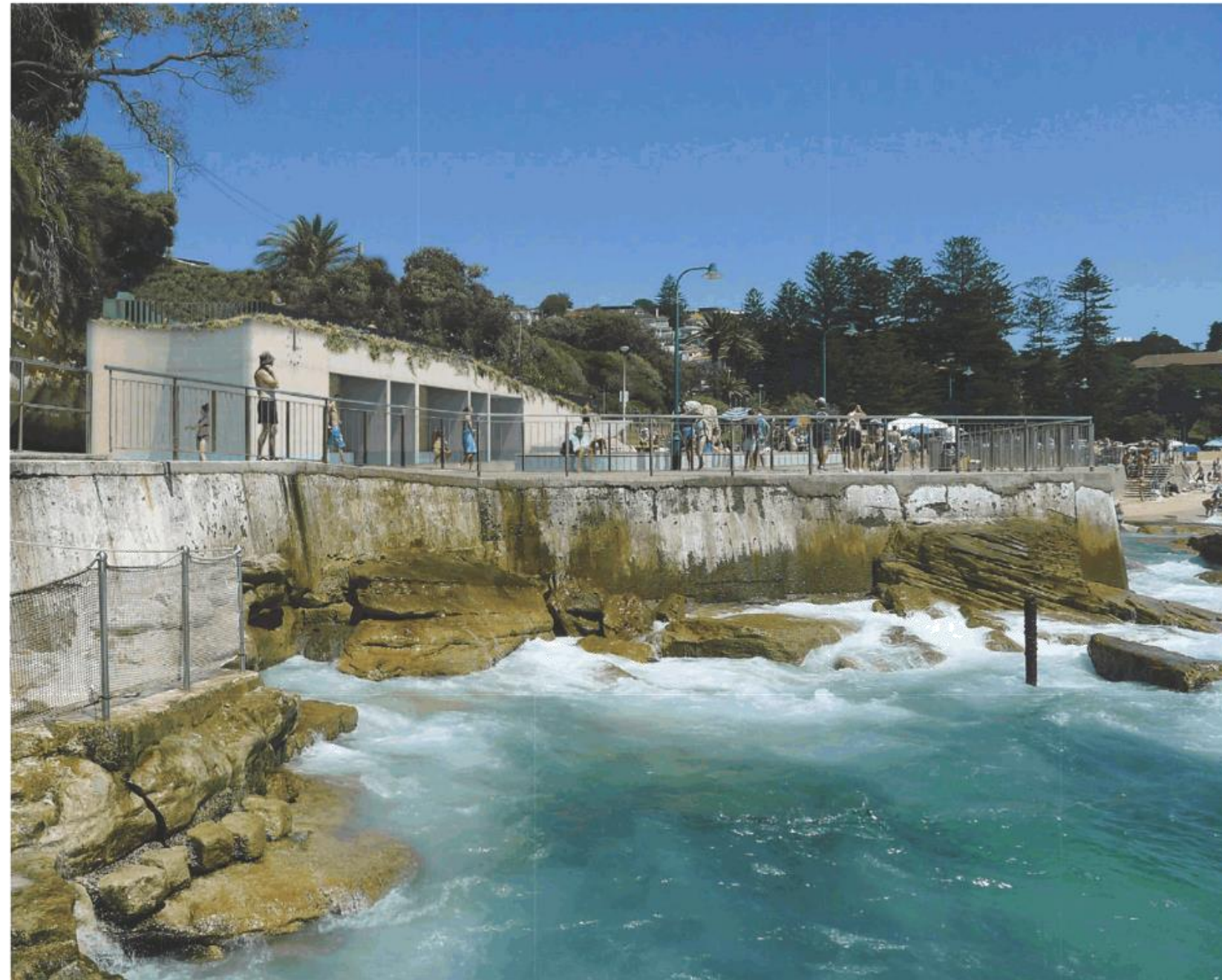
5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

PROMENADE VIEW

DD-1401

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5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

POOL VIEW

DD-1402

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5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

DETAIL VIEW

DD-1403

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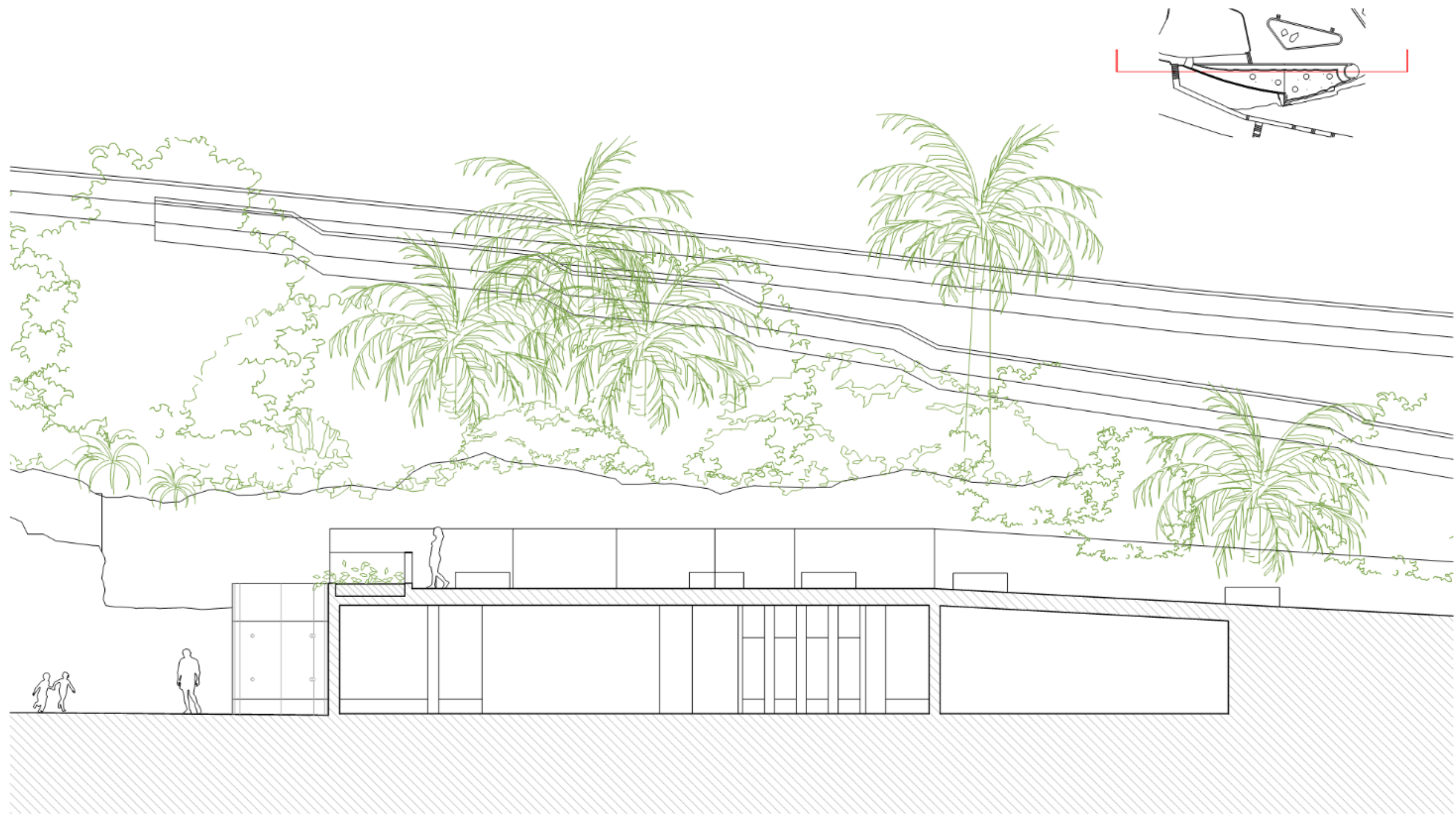
5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

INTERIOR VIEW

DD-1404

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NSW ABR 8631



LONG SECTION 1:100

0 1 2 7M

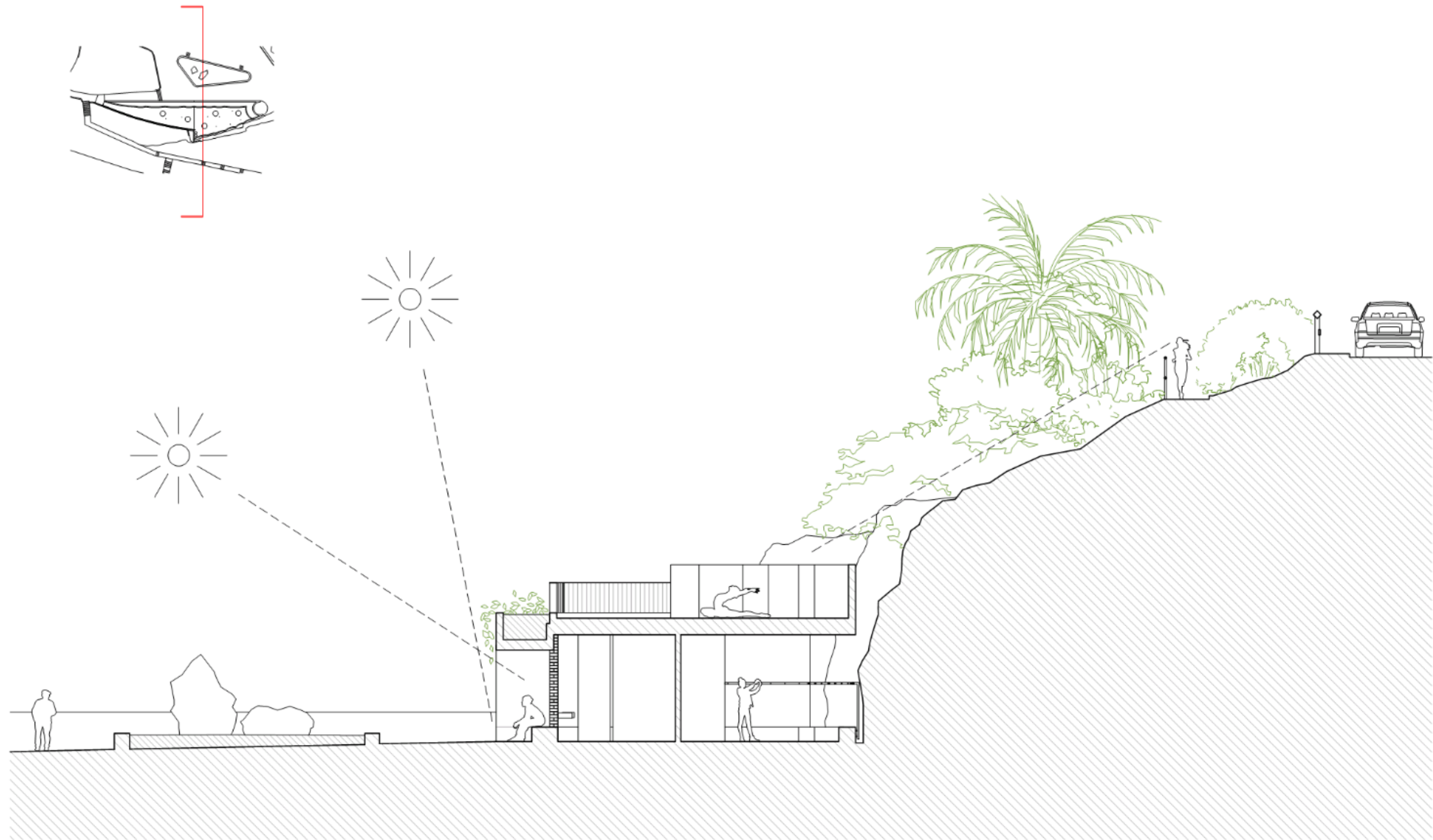
5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

LONG SECTION

DD-1302

panovscott

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NSW ABR 8621



CROSS SECTION 1:100

0 1 2 7M

5612 SOUTH BRONTE COMMUNITY & CHANGE ROOMS FOR WAVERLEY COUNCIL
STAGE 2B - CONCEPT DESIGN DEVELOPMENT 5 MARCH 2019 REVISION A

CROSS SECTION

DD-1301

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REPORT
PD/5.6/19.04

Subject: Building Futures Program - Matched Grant Funding for Round 2

TRIM No: A17/0658

Author: Emmanuelle David, Coordinator Sustainable Precincts

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council supports, in principle, the following matched grant funding program, subject to the adoption of the 2019–20 budget for the Building Futures program:

1. Round 2 matched grant funding of up to \$5,000 each for 10 buildings to undertake energy saving upgrades in the 2019–20 financial year.
2. Matched grant funding of up to \$5,000 each for two participating buildings of Building Futures Round 1 to implement solar in the 2019–20 financial year.

1. Executive Summary

Following a successful first round of the Building Futures program that targeted 10 buildings in Bondi Junction, the purpose of this report is to seek Council's endorsement for the grant funding of the second round of this Program. This will assist in achieving Council's community environmental targets in the areas of greenhouse gas emissions, water and waste.

2. Introduction/Background

In May 2018, Council officially launched the first round of the 'Building Futures' program, our exciting new building efficiency and retrofit program for existing strata buildings. Assisting with upgrades to existing building stock was one of the key recommendations identified in the Bondi Junction Green Infrastructure Masterplan.

The Building Futures program aims to improve the environmental performance of strata buildings, saving owners' corporations thousands in operational costs. It has targeted strata buildings in Bondi Junction above eight storeys, with a focus on common area energy use, tenant and common water use for suitable buildings, and sustainable waste management practices.

Ten buildings have been participating in the first round of this program. The common area energy use of the 10 participating buildings of this first round of Building Futures represent 14,570 GJ/year and 3,430 tCO₂-e/year, which is equivalent, respectively to 2.35% of the total energy used in Bondi Junction and 2.24% of the total GHG emissions of Bondi Junction (based on actual 2017 data).

Since the launch in May 2018, Council officers have been working hand-in-hand with these selected buildings to:

- Reduce operating costs.

- Reduce energy use.
- Cut down greenhouse gas emissions.
- Reduce water use.
- Improve waste management.

Selected buildings have received:

- Energy assessments.
- Costed upgrade recommendations.
- Implementation support for retrofits including matched funding (up to capped amount).
- Training and networking opportunities.
- Recognition and promotion.

The program includes learning from other programs such as the successful City of Sydney's award-winning Smart Green Apartments program which has been effective in reducing the city's carbon footprint and saving Owners Corporations thousands of dollars in running costs.

Round 1 of Building Futures is still ongoing until 30 June 2019, and preliminary results show success.

Results to date

- Energy assessments have been carried out for all 10 buildings of Round 1 and key energy efficiency solutions presented to all 10 Strata Committees.
- Expected savings for these buildings is on average 20% of their total common area energy use which represents 0.47% of the total energy used in Bondi Junction and 0.45% of the total GHG emissions in Bondi Junction.
- Two large strata buildings have implemented our top energy efficiency recommendations (which represents saving of 15-23% of total common areas energy use of building).
- Major types of energy efficiency upgrades identified include LED lighting upgrades in carpark and fire stairs, CO monitoring in carpark, pool pump/spa heater upgrades and condenser water loop upgrades.
- Eight buildings are currently seeking approval from their owners corporation to implement the top energy saving opportunity identified. Should all buildings implement at least one of the top energy-savings we would see savings between 14.5% and 27% of common area energy use for each building, and related significant greenhouse gas emissions reductions.

Feedback from current participants

From a recent evaluation survey of participants (building managers, strata committee members):

- 85% respondents have rated their experience of participating in the Building Futures program as excellent.
- For more than 50% of respondents, the program has exceeded their initial expectations.
- Key elements of the program that were rated as most useful include Council staff support, energy audit and implementation support including matched funding.
- From one Strata owner stakeholder: *'I highly recommend the help that the staff at Waverley Council provide - all of the executive committee were impressed with the knowledge and professionalism, they are nice to deal with and we were shown the best projects which will save money in the future.'*

Round 2

Council is extending the program to the whole local government area in the next round, to be able to target the major strata buildings across the local government area (LGA). Round 2 will be a very similar offering to

Round 1, although there will be two minor changes to the program's operation:

- The building management training has been streamlined, as it was too resource-intensive.
- Waste assessments will be optional depending on the building's needs.

All other successful elements of the program including matched funding will be kept, however for this round the matched funding will be capped at \$5,000 for all buildings, no matter their size.

For Round 2 of Building Futures, buildings must satisfy the following selection criteria:

- Be classified as a strata title building (either residential or commercial).
- Be located in the LGA.
- Comprise a minimum of 45 units

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 21 August 2018	CM/7.7/18.08	That Council: <ol style="list-style-type: none"> 1. Endorses grant matched funding of up to \$5,000 for the 7 buildings with under 100 apartments to undertake energy saving upgrades as part of the Building Futures program. 2. Endorses grant matched funding of up to \$10,000 for the 3 buildings with over 100 apartments to undertake energy saving upgrades as part of the Building Futures Program.

4. Discussion

Implementation support has been key to the successful delivery of program, to help progress recommendations that are identified in the buildings' energy assessment reports. We provide this in several ways to participant buildings:

- Assisting and advice with product quotes.
- Information on available rebates/incentives.
- Matched funding for upgrade solutions (i.e. at least 50% paid by owners corporation; up to 50% contribution from Council).

The funding assistance helps to address the financial barriers faced by many Owners Corporations looking to do sustainability retrofits. From experience on other similar programs, matched funding for upgrades to existing building stock is crucial to improve energy, waste and water efficiency and to assist in achieving Council's community environmental targets in the areas of greenhouse gas emissions, water and waste. From the recent evaluation survey with current building participants, almost two-thirds of respondents stated that these retrofit projects would not have been considered in the short term without the availability of matched funding from Council. This is further exemplified by the one-year payback threshold that 45% respondents indicated would be needed to implement projects (matched funding assists with reducing paybacks to meet these decision thresholds).

In Round 1, Council's matched funding represents no more than one third of the capital investment required for the energy-savings opportunities that buildings have implemented or are planning to implement. The matched funding has been contributing to the more expensive upgrades that have significant greenhouse gas emissions reductions and energy savings, and which are more difficult for

owners corporations to finance, such as overall LED lighting retrofits (in carpark and fire stairs and efficient carpark ventilation equipment). Therefore, the small amount of funding made available from Council is leveraging thousands of dollars in sustainability retrofit projects with positive environmental outcomes, many of which would not have happened otherwise.

A continuation of matched funding for Round 2 will assist buildings to realise energy savings and reduce carbon emissions over the long-term, potentially making a significant contribution to achieving the community targets in the Waverley Council's Environmental Action Plan (2018–2030). It will also help influence and leverage change more widely amongst other buildings, off the back of results and case studies we will promote via Second Nature and other Council communications channels.

The available matched funding would be capped at \$5,000 for buildings for Round 2.

The total potential amount of the grant for Round 2 would be \$50,000. The matched funding would be based on matched expenses after any rebates and/or incentives (such as Energy Saving Certificates) to ensure buildings pay at least half of the net expenses out of their own funds.

In Round 1 of Building Futures, the energy audit reports identified solar as one of the key energy-saving opportunities for eight out of the 10 buildings. While several buildings have shown interest in solar, buildings have decided, or are seeking approval, to implement the top energy efficiency opportunity such as lighting or carpark monitoring equipment. Payback periods to implement solar are usually above 4–5 years, which is above the payback threshold that owners corporations usually consider to implement a project.

Solar has great potential on medium-high rise buildings, but due to the complex nature and costs, it has never been realised in the Waverley LGA. Council would like to help pilot solar in this space, by assisting two participating buildings from Round 1 with extra funding to support implementation of solar. These buildings would have already undertaken an energy efficiency retrofit as part of Round 1. By offering matched grant funding (up to \$5,000), Council would help to pilot solar in two large strata buildings, to then demonstrate feasibility to other buildings.

5. Financial impact statement/Timeframe/Consultation

Financial impact statement

Pending Council's agreement in principle, funding for the proposed grants will be incorporated in the draft 2019-20 budget.

Time frame

Round 2 of the Building Futures Program will launch in May 2019 and buildings will need to commit to fully expending their grant within the 2019–20 financial year.

6. Conclusion

Building Futures Program provides Council with a comprehensive program to deliver relevant energy savings and greenhouse gas emission reductions for the top energy users among our strata commercial and residential buildings.

7. Attachments

Nil.

REPORT
PD/5.7/19.04

Subject: Short-term Rental Accommodation - Exemption from the Codes SEPP

TRIM No: A12/0147

Author: Tim Sneesby, Manager, Strategic Planning

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council:

1. Prepares a submission to the Minister for Planning and Environment seeking Council's inclusion in the Ministerial Direction '3.7 Reduction in non-hosted short-term rental accommodation period', reducing the period that 'entire homes' can be leased as short-term rental accommodation from 180 days to 90 days per year.
2. Prepares a Planning Proposal seeking a reduction in the number of days entire homes can be listed on short-term rental accommodation if Council is successful in being added to the Ministerial Direction.

1. Executive Summary

The *Short-term Rental Accommodation Explanation of Intended Effects (EoIE)* was released in October 2018. This document outlined the proposed amendments to the NSW planning system for short-term rental accommodation (STRA).

The EoIE stated that STRA, which includes platforms such as Airbnb and Stayz, would be classified as 'exempt development' (i.e. not requiring planning permission) under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) for homes where a host is present (i.e. renting out a 'spare room') and where a host is not present (i.e. 'entire homes'); up to a limit of 180 days per year for entire homes.

Recently, the Minister for Planning announced that Byron Shire could apply for a lower 90 days per year threshold for entire homes leased as STRA. Council has argued consistently that the limitations on Airbnb should be stricter than proposed in the Codes SEPP. Given that Waverley is the most penetrated STRA market in Australia, Council is well positioned to lobby the Minister for a reduced period of 90 days per year applying to entire homes used as STRA.

2. Introduction/Background

In 2016, the NSW Legislative Assembly Committee on Environment and Planning conducted an inquiry into the adequacy of short-term rental accommodation (STRA) in New South Wales. The Committee's final report was published on 19 October 2016 and made 12 recommendations that applied a largely 'light-touch', laissez-faire approach to regulation, including:

- Allowing home sharing, and letting a principal place of residence, as exempt development.

- Allowing empty houses to be let as exempt and complying development.
- Strengthening owners' corporations' powers to manage and respond to STRA issues in strata properties.
- Committing to further investigating impacts from STRA on traditional accommodation operators, and opportunities to reform their regulation.

The NSW Government responded to the report on 19 April 2017 indicating general support for the key recommendations, but indicated that more work was required before policy decisions were made. Subsequently, the NSW Government exhibited the *Short-term Holiday Letting Options Paper* to get feedback on the most appropriate policy mix—including planning, strata and self-regulation as well as registration—to respond to this issue.

Council made a submission to the *Options Paper* on 25 October 2017. From the *Options Paper* came the response that the NSW Government wanted a more comprehensive state-wide solution considering planning issues, strata regulations, the industry code of conduct and a registration system. Council's key submission points were:

- 'Entire homes' and 'spare rooms' be leased for a limit of 60 days in any 12-month period.
- 'Entire homes' be leased for a maximum continuous period of 10 days.
- The relevant platform (i.e. Airbnb, Stayz) should be in charge of monitoring the 60-day limit.
- Strata schemes should be able to limit STRA.

This feedback led to the creation and exhibition of the *Short-term rental accommodation Explanation of Intended Effects (EoIE)* in October 2018. The EoIE outlined the proposed amendments to the NSW planning system, stating that STRA would be classified as 'exempt development' (i.e. not requiring planning permission) under the Codes SEPP for homes where a host is present (i.e. renting out a 'spare room') and for 'entire homes' where a host is not present; up to a limit of 180 days per year for entire homes.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Strategic Planning and Development Committee 7 November 2017	PD/5.3/17.11	<p>That Council:</p> <ol style="list-style-type: none"> 1. Receives and notes the submission to the State Government dated 25 October 2017 (Attachment 2 to this report) on the <i>Short-term Holiday Letting in NSW Options Paper</i>. 2. Prepares an addendum to Council's submission for lodgement with the State Government that includes the following issues: <ol style="list-style-type: none"> (a) Providing Council with better enforcement powers when complaints are made, including making formal inspections with less notice than the currently prescribed 14 days. (b) Enhancing the legislation, if and where necessary, to permit Council to better address amenity impacts on neighbouring properties. (c) Limiting the number of occupants for an entire home (perhaps according to the number of bedrooms) to a reasonable number and thereby constrain the

		amenity impact on neighbours.
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4. Discussion

Sydney is the seventh largest Airbnb market worldwide, with listings concentrated in and around the Sydney CBD and the northern and eastern beaches. Given its tourist hotspots, including Bondi Beach and the Bondi to Coogee Coastal Walk, the Waverley local government area (LGA) is attractive to tourist and visitor accommodation including traditional bed and breakfasts, hotels and backpackers' accommodation. In recent years there has been a proliferation of informal STRA, due to the emergence of online booking platforms such as Stayz and, in particular, Airbnb.

Airbnb offers around 5,500 listings in Waverley (as at December 2018), representing around 8% of total housing stock in the LGA. While the City of Sydney has more Airbnb's than Waverley, as a percentage of total housing stock Waverley is the most penetrated market in Australia. At a suburb level, Tamarama has the highest percentage of dwellings listed on Airbnb in Australia, with one in five dwellings listed on Airbnb. The top four suburbs in Australia with the highest proportion of dwellings rented on Airbnb are in Waverley LGA (Tamarama, Bondi, North Bondi and Bronte); most of which are 'entire home' listings. It should be noted however, that most listings on Airbnb in Waverley are not available to rent all year round.

STRA has a number of impacts including housing affordability, displacement of long-term local residents, residential amenity and business impacts. There is increasing concern surrounding the impact of STRA on local housing markets, particularly its effect on rental levels. This impact, as well as the displacement of local residents, was the driving force behind a 'crackdown' on Airbnb and similar forms of STRA in Northern Europe and North America. In terms of the local impacts in Waverley, the number of entire dwellings listed on Airbnb is 350% higher than the residential vacancy rate of Waverley; constraining the supply of permanent rental housing and placing pressure on rents. A recent research report by the RBA (*A Model of the Australian Housing Market, March 2019*) confirmed that vacancy rates have 'a strong and clear effect on rents', where lower vacancy rates – for example caused by absorption of rental stock for STRA – lead to higher rents. The Grattan Institute (*Peer-to-Peer Pressure: Policy for the Sharing Economy*) found that there are localised impacts on displacement revealing that 'long-term tenants have clearly been displaced from the inner-city beachside suburbs'.

Another common charge levelled against STRA is that it disrupts residential 'peace and quiet', with increased levels of noise and traffic generation. The planning controls to be implemented for STRA, as outlined in the *Short-term Rental Accommodation Explanation of Intended Effects*, include the classification as 'exempt development', not requiring planning permission if the following conditions were met:

- When the host is present on site overnight

STRA can proceed as exempt development for 365 days per year, noting the hosts' ability to manage behaviour and impacts.

- When the host is not present and the property is not on 'bushfire-prone land'

The state-wide provisions will stipulate the number of days per calendar year that a property can host STRA as exempt development, as follows:

- If the property is in Greater Sydney, a property may be used for STRA for no more than 180 days per year.
- If the property is not in Greater Sydney, a property may be used for STRA up to 365 days per year. However, Councils in these areas will be able to reduce the number of days STRA is permissible to no less than 180 days.

The EoIE proposed that no variations or development application pathways will be available to undertake STRA above these number of day limits. Notwithstanding this, in Council's submission to the EoIE, officers again reiterated our previous position that a limit of 60 days per year was more appropriate and that we would seek an exemption from the Codes SEPP if the 180-day limit was introduced.

On 11 February 2019, the Minister for Planning announced that, due to the high concentration and unique impacts of STRA on some parts of Byron Shire, he would issue a Ministerial Direction (3.7) to address this issue specifically for Byron Shire Council. This Ministerial Direction invites the Byron Shire Council to prepare a Planning Proposal that could introduce a 90-day threshold in the most impacted towns of the LGA. This Planning Proposal process would include impact assessment and consultation with communities.

Under this Ministerial Direction, the Byron Shire Council Planning Proposal would have to consider the following:

- *Non-hosted short-term rental accommodation periods must not be reduced to be less than 90 days*
- *the reasons for changing the non-hosted short-term rental accommodation period should be clearly articulated*
- *there should be a sound evidence base for the proposed change, including evidence of the availability of short-term rental accommodation in the area (or parts of the area) in the 12 months preceding the proposal, relative to the amount of housing in the area, and trend data on the availability of short-term rental accommodation over the past 5 years.*
- *the impact of reducing the non-hosted short-term rental accommodation period should be analysed and explained, including social and economic impacts for the community in general, and impacted property owners specifically.*

It is understood that Randwick Council (3,300 Airbnb listings) is currently considering applying to the Minister to seek exemption for STRA from the Codes SEPP. Given that Waverley is the most penetrated STRA market in Australia, Council is well positioned to lobby the Minister for exemption from the Codes SEPP and to prepare a Planning Proposal that addresses the above criteria. Given that the Ministerial Direction is explicit about a 90-day limit to STRA properties where the host is not present (i.e. entire home), Council would apply for this limit while continuing to express that a 60-day limit would have been preferable applying to both entire homes and spare rooms leased as STRA.

5. Financial impact statement/Timeframe/Consultation

If the Minister gives approval for Waverley's inclusion into the Ministerial Direction, the following timeline would apply:

- | | |
|---------------------------------------------------|--------------|
| • Preparation of a Planning Proposal: | 3 months |
| • Determination to proceed from the DPE: | 3 months |
| • Public exhibition and further research: | 2 months |
| • Reporting back to Council following exhibition: | 1-1.5 months |
| • Finalisation by the DPE: | 3 months |

6. Conclusion

Waverley is the most penetrated STRA market in Australia. The high number and percentage of STRA in the LGA has implications for the displacement of long-term tenants, higher rental prices and residential amenity. Recent changes to the planning framework have confirmed that STRA can be exempt development under the Codes SEPP all-year-round where a host is present (spare room) and for 180 days where a host is not present (entire home). Waverley has continually argued that, given the saturation of STRA, the 180-day limit should be lower in our LGA. Therefore, this report seeks Council endorsement to

lobby the Minister for Planning to be included in the new Ministerial Direction exempting Council from the 180-day limit and applying for the 90-day limit to STRA properties where the host is not present.

7. Attachments

1. Ministerial Direction 3.7 [↓](#)
2. Submission to STRA EIE [↓](#)

LOCAL PLANNING DIRECTIONS

Section 9.1 of the *Environmental Planning and Assessment Act 1979***3.7 Reduction in non-hosted short term rental accommodation period****Objective**

- (1) The objectives of this direction are to:
- (a) mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and
 - (b) ensure the impacts of short-term rental accommodation and views of the community are considered.

Where this direction applies

- (2) This direction applies to Byron Shire Council.

When this direction applies

- (3) This direction applies when the council prepares a planning proposal to identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out in parts of its local government area.

What a planning proposal authority must do if this direction applies

- (4) The council must include provisions which give effect to the following principles in a planning proposal to which this direction applies:
- o non-hosted short term rental accommodation periods must not be reduced to be less than 90 days
 - o the reasons for changing the non-hosted short-term rental accommodation period should be clearly articulated
 - o there should be a sound evidence base for the proposed change, including evidence of the availability of short-term rental accommodation in the area (or parts of the area) in the 12 months preceding the proposal, relative to the amount of housing in the area, and trend data on the availability of short-term rental accommodation over the past 5 years.
 - o the impact of reducing the non-hosted short-term rental accommodation period should be analysed and explained, including social and economic impacts for the community in general, and impacted property owners specifically.

Consistency

- (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are of minor significance.

Note: In this direction:

short-term rental accommodation means an existing dwelling:

- (a) in which accommodation is lawfully provided on a commercial basis by the owner or tenant of the dwelling (the **host**) for a temporary or short-term period, with or without the host residing on the premises during that period, and
- (b) that, if it were used predominantly as a place of residence, would be one of the following types of residential accommodation:
 - (i) an attached dwelling,
 - (ii) a dual occupancy,
 - (iii) a dwelling house,
 - (iv) multi dwelling housing,
 - (v) a residential flat building,
 - (vi) a rural workers' dwelling,
 - (vii) a secondary dwelling,
 - (viii) a semi-detached dwelling,
 - (ix) shop top housing.

Note. Section 137A of the *Strata Schemes Management Act 2015* provides that a by-law made by a special resolution of an owners corporation may prohibit a lot being used for the purposes of a short-term rental

LOCAL PLANNING DIRECTIONS

Section 9.1 of the *Environmental Planning and Assessment Act 1979*

accommodation arrangement (within the meaning of section 54A of the *Fair Trading Act 1987*) if the lot is not the principal place of residence of the person who, pursuant to the arrangement, is giving another person the right to occupy the lot.

tenant has the same meaning as in the *Residential Tenancies Act 2010*.

non-hosted short-term rental accommodation means short-term rental accommodation provided where the host does not reside on the premises during the provision of the accommodation.

Direction 3.7 – issued 15 February 2019



Waverley Council
PO Box 9, Bondi Junction NSW 1355
DX 12006, Bondi Junction
Customer Service Centre
55 Spring Street, Bondi Junction NSW 2022
ABN: 12 502 583 608

Our ref: A12/0147

November 15, 2018

Director, Housing Policy
Department of Planning and Environment
GPO Box 39 Sydney NSW 2001

Re: Submission to the Exhibition of the Short-term rental accommodation explanation of intended effect

Dear Sir / Madam

We wish to thank the Department of Planning and Environment (DPE) for inviting Council to make this submission to the exhibition of the *Short-term rental accommodation Explanation of Intended Effects* (EoIE). This submission has not been considered or endorsed by Waverley Council and therefore represents the views of Council administration.

Background

In 2016, the *NSW Legislative Assembly Committee on Environment and Planning* conducted an inquiry into the adequacy of short-term holiday letting in New South Wales. The Committee's final report was published on 19 October 2016 and made 12 recommendations that applied a largely 'light-touch', laissez-faire approach to regulation including:

- allowing home sharing, and letting a principal place of residence for short-term accommodation, as exempt development,
- allowing empty houses to be let as exempt and complying development,
- strengthen owners' corporations' powers to manage and respond to STHL issues in strata properties, and
- commit to further investigating impacts from STHL on traditional accommodation operators, and opportunities to reform their regulation.

In contrast to the recommendations from the *Parliamentary Inquiry*, restrictive legislation was being implemented across major Northern European and American cities, such as London, Berlin, Amsterdam, Paris, Barcelona and New York.

The NSW Government responded to the report on 19 April 2017 indicating general support for the key recommendations, but indicated that more work was required before policy decisions were made.

Following this, Waverley Council made a submission to the Short-Term Holiday Letting Options Paper on 25 October 2017. From the options paper came the response that NSW wanted a more comprehensive statewide solution considering planning issues, strata regulations, the industry code of conduct and a registration system. This feedback led to the creation and exhibition of this EoIE on which Waverley is commenting.

Overview of submission

The focus of this submission is on the impacts of the changes being made to Short-Term Rental Accommodation that are outlined in the Explanation of Intended Effects and how planning regulation and other forms of regulation can manage these impacts.

This submission forms four parts:

1. Exempt and Complying Code SEPP;
2. Standard Instrument;
3. Compliance;
4. Further comments.

Exempt and Complying Code SEPP

Airbnb offers over 2000 listings in Waverley, representing a larger market than the traditional tourist accommodation market. Bondi and North Bondi collectively have over 800 listings available (14% and 12% of total dwelling stock, respectively). Tamarama has the highest percentage of dwellings listed on Airbnb in Australia, with one in five dwellings rented on Airbnb. Indeed, the top four suburbs in Australia with the highest proportion of dwellings rented on Airbnb are in Waverley LGA; most of which are 'entire home' listings. Renting out single rooms is also much more prevalent in Waverley (around 4% of total dwelling stock), than other LGAs (2.3% in City of Sydney to 0.1% in Parramatta). Overall, around 9% of dwellings in Waverley are listed on Airbnb; more than double the City of Sydney which has 4% of dwellings listed on Airbnb.

The EoIE outlines the intention to list STRA as exempt development year round if a host is present and 180 days a year if a host is not present and the lot is not bushfire affected. This may prove problematic in Waverley due to the large scale of Airbnb listings in Waverley meaning that Council will have no say in the approval and management of a large amount of the STRA uses within the LGA. Council's previous submission to the options paper stated that 60 days might be more appropriate as the income generated through a limit of 180 days may obviate the need for long-term residential use the rest of the year.

Given the above, Council seeks to have the limit of days in Waverley LGA reduced to 60 days a year within the Code SEPP. Alternatively, Council would seek exclusion from these controls so that short-term rental accommodation may be added to Waverley LEP 2012 in Schedule 2 Exempt Development with a list of locally specific criteria that allows Council to manage any issues related to the high proportion of STRA within the LGA.

Standard Instrument

In the first instance, the change from 'short term holiday letting' to 'short term rental accommodation' is a cynical change, disguising the fact that Airbnb is typically used for tourism purposes. Furthermore, to allow holiday accommodation in a residential zone as an exempt use is a highly controversial move and therefore the terminology change conceals the true nature of platforms like Airbnb. Notwithstanding, there is confusion as to the difference between the definition for tourist and visitor accommodation and STRA as the two are quite similar (see below) therefore, Council recommends the term 'primary residence' be added to the definition of STRA to reduce this confusion whilst also maintaining the importance of long-

term residential uses so as to promote lower vacancy rates. If the DPE is genuine in their intention to prevent investor owned dwellings to be used purely as Airbnb, then the addition of 'primary residence' is required.

Proposed definition for STRA

*Short-term rental accommodation means the commercial use of an existing dwelling **used as a primary residence**, either wholly or partially, for the purposes of short-term accommodation but does not include tourist and visitor accommodation*

Existing definition for tourist and visitor accommodation

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,*
- (b) bed and breakfast accommodation,*
- (c) farm stay accommodation,*
- (d) hotel or motel accommodation,*
- (e) serviced apartments,*
- but does not include:*
- (f) camping grounds, or*
- (g) caravan parks, or*
- (h) eco-tourist facilities.*

Compliance

Self-regulation and maintaining compliance

Council welcomes the proposed Code of Conduct, but more information is required about what rules would be stipulated. Once this Code is in place, how would these be enforced and what channels would be available for residents and Council to manage this in future?

Self-regulation could address the negative impacts of STRA and a Code of Conduct, Complaint Management Mechanism and Monitoring & Reporting would help shift the burden away from resource constrained local and state governments to industry. If 'repeat offenders' are not being managed by industry providers, then there could be remit for local government to liaise with the industry operator (rather than individuals) to resolve any issues.

The platform should be in charge of enforcing compliance, as it is almost impossible for governments, including local authorities, to know whether a STRA has been leased for more than the maximum number of days in the year or whether there are two unrelated parties in a STRA. Only the platform has this information at hand. Even if authorities had access to this compliance data, it would still create an unnecessary regulatory burden for governments. Given that most STRA is booked online, platforms can be automatically programmed in a way that prohibits dwellings to be leased in contravention of local controls. For example, in London where Airbnb self-regulates the maximum number of days (90), bookings are automatically banned for dwellings once the 90 day limit has been reached. Such a model should be rolled out in NSW.

In terms of disciplinary action for any non-compliance, the platform has much better control and if the platform is disciplined, instead of individual owners, then it's much easier to regulate.

For example, it's easier to fine a single entity (platform), rather than thousands of entities (individual STRAs). To be effective the industry operators, such as Airbnb or Stayz, would ultimately need to be culpable and subject to disciplinary action, such as fines or prohibition from government. Self-regulation without any recourse for punitive action against the host or the platform may reduce the effectiveness of self-regulation.

Further Comments

The previous STHL options paper suggested that data collection and industry reporting will facilitate an informed response from Government. Data collection and industry reporting won't reveal the impact that STRA is having on affordability. Council therefore, still insists the NSW Government needs to commission detailed econometric modelling to properly investigate STRA's impact on affordability. Council suggests that this could form part of a review undertaken a year after the inception of the STRA.

In the same context of compliance and self-regulation, Council would like to stress that owners or industries need to be made accountable for increased rates of waste, overflowing bins and potential dumping of waste on to common or shared land as this diminishes the amenity of the neighbourhood. The use of STRA needs to have lowered recycling rates and a means to plan for excess waste and increased usage of household waste bins. Being exempt development makes it difficult to enforce any standards around waste.

As STRA undermines the opportunity for the hotel / motel hospitality industry within the LGA and thus potentially reduces jobs in the LGA, Waverley proposes that further investigation of a levy be placed on the use of STRA that be redirected back into the economy of the LGA that the property is being rented out in.

Thank you for your consideration of Waverley's submission. Should you require any additional information or explanation of the matters above, please do not hesitate to contact Tim Sneesby (Manager Strategic Planning) on 9083 8172.

Best regards,



George Bramis
A/ Director, Waverley Futures

REPORT
PD/5.8/19.04

Subject: Planning Proposal - 96-122 Ebley Street, Bondi Junction -
Final Assessment and Recommendation

TRIM No: PP-1/2016

Author: Patrick Connor, Strategic Planner

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council:

1. Refuses the planning proposal lodged by CityPlan Services to amend the Waverley Local Environment Plan 2012 (WLEP) in respect of 96–122 Ebley Street, Bondi Junction, for the following reasons:
 - (a) The proposed rezoning is inconsistent with the Bondi Junction Commercial Centre Review, Eastern City District Plan, Waverley Community Strategic Plan and Local Strategic Plan, as it contributes to the loss of commercial floorspace potential within Bondi Junction
 - (b) The planning proposal does not protect capacity for job targets in 2036, therefore undermining the economic role of the centre
 - (c) The planning proposal would undermine Bondi Junction's role as a Strategic Centre.
 - (d) The planning proposal would create a precedent for the further loss of the limited B3 Commercial Core zone in Bondi Junction.
 - (e) The proposed rezoning will cause solar access issues for surrounding residential and would impede future development of the key commercial Westfield site to the North
2. Advises the Department of Planning and Environment (DPE) and the applicant of Council's decision.

1. Executive Summary

The purpose of this report is to outline staff's recommendation of refusal for the planning proposal for 96–122 Ebley Street, Bondi Junction. This report is based on the attached 'Post-Gateway' assessment of the planning proposal lodged in 2016. The original 'Pre-Gateway' assessment report recommended that the planning proposal proceed to public exhibition.

The planning proposal seeks to amend the Waverley Local Environmental Plan (LEP) 2012 in relation to the subject sites by:

- Rezoning the sites from B3 Commercial Core to B4 Mixed Use.
- Increasing the maximum floor space ratio for part of the site at 96–108 Ebley Street, Bondi Junction from 4:1 to 5:1.
- Introducing a minimum non-residential floor space ratio of 3.5:1 to retain commercial uses on the sites.

- Restricting 'serviced apartments' as a use on the sites.

The planning proposal was publicly exhibited in accordance with the Gateway Determination from 30 August 2017 to 29 September 2017. Three submissions were received in total: one in support (property owner), one objection (adjoining property) and agency feedback was received from the Office of Environment and Heritage in response to the exhibition of the planning proposal.

Since the lodgement of the original proposal and subsequent amendments there has been new and critical strategic planning documents that have influenced the assessment and recommendation of this report. New information includes the *Metropolis of Three Cities* which supersedes *A Plan for Growing Sydney*, the *Eastern City District Plan*, *Waverley Community Strategic Plan 2018–2029* and the *Bondi Junction Commercial Centre Review*. Each of these strategies stress the importance of protecting and promoting commercial floor space within the Bondi Junction strategic centre in order to maintain the role and function of this important commercial centre and achieve job targets set for the year 2036. The reports recommended protecting existing B3 Commercial Centre zoning to facilitate the protection of the commercial floorspace.

The proposal intends to rezone the B3 Commercial Core to B4 Mixed Use as well as reduce the potential commercial floorspace of these lots. The assessment of the proposal against these new strategies now demonstrates that the proposal is inconsistent with the strategic intent of the Bondi Junction Strategic Centre. This has led Council officers to change their position from supporting the planning proposal and to instead recommend refusal of the planning proposal.

2. Introduction/Background

2.1 The subject sites

The subject sites are located within the Bondi Junction Commercial Centre and consist of five allotments with a total site area of 3,383 m². Three of the lots are privately owned by the applicant and the remaining two lots (106–108 Ebley St) are owned by separate individual landowners (Figure 1).



Figure 1. Aerial of the subject sites, allotments and ownership (29 March 2016).

Existing development on the site

The existing development on the site is a mix of two, three and four-storey commercial development. The existing commercial floor space on the site totals 6,739 m², with the following uses:

Table 1. Current use of site and ownership structure.

Address	Current use of site	Ownership structure
96-100 Ebley Street	Two-storey commercial building with education and gymnasium uses	Torrens title
102-104 Ebley Street	Two-storey commercial building with sex services use	Torrens title
106 Ebley Street	Three storey commercial building with retail on ground floor	Strata title
108 Ebley Street	Four-storey mixed use building with business premises on lower ground and ground floor, and residential uses on first and second floor	Strata title
110-122 Ebley Street	Three-storey commercial building	Torrens title

2.2 Current planning controls for the site

The *Waverley Local Environmental Plan 2012* (WLEP 2012) applies to the subject sites (96–122 Ebley Street, Bondi Junction), which are zoned B3 Commercial Core with a maximum height of 32 m and floor space ratio of 4:1 and 6:1.

2.3 Planning proposal history

Original planning proposal

The original planning proposal, lodged on 31 March 2016, sought the following amendments to WLEP2012:

- Rezone the subject sites from B3 Commercial Core to B4 Mixed Use.
- Increase the height standard from 32metres to 39metres.
- Include a non-residential FSR of 2:1.

The planning proposal also included a 4.5 m road widening of Ann Street which would provide a public benefit by increasing the road and footpath width for improved vehicle capacity and pedestrian safety.

Council's decision

As noted in section 3 of this report, despite concerns with the loss of commercial floor space capacity and inconsistencies with the then 'Draft Central District Plan' and Waverley's then 'Waverley Together 3', Council considered that the planning proposal demonstrated sufficient 'strategic merit' for the purposes of public exhibition, subject to the following:

- Not supporting the proposed increase in height i.e. retaining the 32 m height limit.
- Increasing the non-residential FSR to 3.5:1.
- Noting the importance of 4.5m road widening and extending that 4.5m setback across all floors of the development.
- Enter planning agreement negotiations to secure a public benefit.
- Restricting 'serviced apartments' on the site to increase job density.

- Placing on record the desire to further increase the non-residential FSR on the site to a minimum of 60% of the gross floor area.

The above amendments were considered an appropriate compromise in light of the significant value uplift associated with the rezoning of the subject site.

Post Council decision

Following Council's decision of 16 December 2016 to support the planning proposal subject to amendments, the applicant advised that the proposed 4.5 m road widening could no longer be provided. The property owners of 96-100 Ebley Street, Bondi Junction, withdrew their support for the road widening given that it burdened only their land to the benefit the other property owners.

In response, Council officers requested that the applicant consider a commensurate public benefit offer that could form the basis of planning agreement negotiations. After lengthy discussions between land owners, the applicant decided to enter into negotiations. It was during this phase of negotiations that Council determined the proposal should be reassessed against the relevant planning strategies that had been made active since the lodgement of the planning proposal. As a result, no planning agreement was prepared.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 19 June 2018	CM/8.11/18.06	<p>That:</p> <ol style="list-style-type: none"> 1. Council recognises it must provide a minimum of 10,000 jobs in order to maintain its status as a Strategic Centre within the metropolitan centres hierarchy. 2. Council recognises that Bondi Junction's 2016 job estimate is 13,800 jobs and that it is required to accommodate between 17,000 and 20,500 jobs forecast in the Eastern City District Plan by 2036. 3. Council is concerned about the findings highlighted in the Bondi Junction Commercial Centre Review including: <ol style="list-style-type: none"> (a) The existing re-development of commercial office and retail into residential towers has already resulted in the loss around 10,000 sqm of commercial floor space in recent years. (b) The conversion of commercial office space to build residential towers, which could entail the loss of 64,000 sqm of floor space (around 2,500 jobs) in the longer term and 40,000 sqm of floor space (around 1,600) in the short-term. (c) The limited sites remaining in the B3 Commercial Core zone for office-only development. (d) The development of non-office uses in the B3 zone, such as serviced apartments.

		<p>(e) Impact the lack of appropriate commercial space has on driving very high levels of commuting and the deleterious effects this has on the lifestyle of working residents.</p> <p>(f) Potential for a continued decline in local jobs on existing activity in the Junction and the prospect of it gaining momentum and triggering further decline.</p> <p>4. Council acknowledges the growing concern with the ever-increasing push by developers to build higher buildings with limited setbacks that challenge LEP/DCP regulations and guidelines.</p> <p>5. Council undertakes a review of the Waverley LEP as a matter of urgency to introduce protections for commercial buildings</p> <p>6. Council officers report back to Council as a matter of urgency.</p> <p>7. A delegation of the Mayor, Ward Councillors and appropriate staff meet with the Minister for Planning, The Hon. Anthony Roberts, as a matter of urgency.</p>
Council 6 December 2016	CM/7.3/16.12	<p>That Council:</p> <p>1. Supports the planning proposal lodged by Xpace Design Group to amend Waverley Local Environmental Plan 2012 (WLEP 2012) in respect of 96-122 Ebley Street, Bondi Junction, being submitted to the Department of Planning and Environment for a Gateway Determination to proceed to formal public exhibition, subject to the following:</p> <p>(a) The proposed change in height from 32 to 39 metres is not supported.</p> <p>(b) The proposed increase in floor space ratio from 4:1 to 5:1 at 96-108 Ebley Street, Bondi Junction is supported.</p> <p>(c) The planning proposal is amended to provide an increased non-residential FSR from 2:1 to 3.5:1 to replace the current commercial floor space that would be lost as a result of this planning proposal and provide additional capacity for future growth in line with strategic planning objectives.</p> <p>(d) Restrictions be placed on the non-residential FSR to prohibit certain uses such as serviced apartments which would be inconsistent with employment generating uses.</p>

		<p>(e) The proposed land dedication to Council – a 4.5m setback from the western boundary on Ann Street is expanded so as to apply across all floors of the development.</p> <p>(f) The planning proposal and supporting documentation is to be updated to reflect the amendments to the initial Planning Proposal documentation received by Council on 3 and 7 June 2016 and recommended amendments as per (a) – (e) above.</p> <p>(g) The proponent's offer and intent to enter into Planning Agreement negotiations is noted and that Council and the proponent will engage in the planning agreement negotiation process.</p> <p>2. 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.</p> <p>3. Accepts the role of Relevant Planning Authority from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under Section 59 of the <i>Environmental Planning and Assessment Act 1979</i> in relation to the making of the amendment.</p> <p>4. Investigates the potential for a non-residential FSR to be applied more broadly to B4 Mixed Use zoned land within Bondi Junction.</p> <p>5. Desires that the final development contains a minimum 60 per cent commercial floor space.</p>
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4. Discussion

4.1 Public exhibition

The public exhibition period was open for 31 days from 30 August 2017 to 29 September 2017 inclusive. The planning proposal was exhibited at the Customer Service Centre, Waverley Library and on Council's 'Have Your Say' website. Three submissions were received. A breakdown of the submissions received is noted below:

- Submissions opposing 1
- Submissions in support 1
- Agency feedback 1

Matters raised by objector

Concerns were raised in relation to a number of impacts related to the Westfield site to the north. The primary issues raised included the impact the proposal may have on the future further development of the Westfield site to the north. The proposal states that if the buildings were given residential uses to the height the proposal is asking this would hinder the further development of the Westfield site due to issues relating to the ADG with regards to privacy and overshadowing. The submission outlines the importance of the development of the Westfield site to being able to hold the commercial floorspace requirements of Bondi Junction into 2036. This floorspace is required in order to meet the job targets of the centre of 2036. The applicant prepared a response to the objection which outlined that residential development could still occur if the Westfield is developed further and that the dwellings could still meet the ADG requirements. The response states that solar modelling was undertaken and it reveals that the amount of apartments receiving direct sunlight doesn't change, only the time of day in which these apartments receive direct sunlight changes.

Matters raised by supporters

General support for the proposal was provided by a part owner of two of the subject sites which noted that centres such as Bondi Junction required more housing in close proximity to the Sydney CBD and the transport interchange.

Agency feedback*NSW Office of Environment & Heritage (OEH)*

OEH noted that there no State-listed items in the vicinity of the site and that the heritage listed row of terraces along Llandaff Street have local significance. There were no objections raised in response to the planning proposal, however, it was requested that a Heritage Impact Statement be prepared for the site. The potential heritage impacts of any future development on the site will be considered as a part of a development application process. It may then be determined whether preparation of a Heritage Impact Statement is required in light of the proposed built form and potential impact upon the surrounding conservation areas and heritage items.

4.2 Required Considerations - Updated

Below is an assessment of the proposal in relation to consideration (c) in the DP&E's *A Guide to Preparing Planning Proposals*.

Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?
Eastern City District Plan

Since the lodgement of this planning proposal, the Eastern City District Plan was exhibited and finalised. The Eastern City District Plan outlines actions that intend to protect Bondi Junction as a strategic centre and encourage commercial floorspace within the centre. The actions of this plan and how the proposal does or does not comply with them are set out below.

Table 2. Actions and responses.

Action	Response
46. Strengthen Bondi Junction through approaches that:	
a. protect capacity for job targets and a diverse mix of uses to strengthen and	Changing the zoning from B3 Commercial Centre to B4 Mixed Use will reduce

reinforce the economic role of the centre	commercial floorspace within Bondi Junction which will undermine the capacity to protect jobs and diminish the centre's economic role within the Eastern City District
b. consider potential options for future public transport connections to the south east of the District to accommodate forecast population and employment growth, and better connect the District	The proposal will have minimal impact on this objective
c. expand the centre's function and type of land uses, and knowledge-intensive jobs	Reducing the commercial floorspace of Bondi Junction as this proposal intends to do will limit the centre's ability to be able to provide for knowledge intensive jobs
d. improve access from the centre of Bondi Junction to nearby open space and recreation facilities such as Queens Park, Centennial Park, Moore Park and Bondi Beach	The proposal will have minimal impact on this objective
e. recognise the centre's health attributes to support the Randwick health and education precinct and mechanisms for increasing floor space for health uses, including a health focused business incubator	The proposal will have minimal impact on the Randwick health and education precincts. Rezoning the lots B4 Mixed Use will be for the purposes of creating shop top housing meaning only the ground floor needs to be used for medical centres (permissible in both B3 & B4) but maintaining the zoning as B3 means that the entirety of the floor space can be used for a medical centre
f. investigate opportunities to improve and diversify night-time economy offerings	Rezoning the site B4 Mixed Use will not create opportunities to diversify night-time economies, the provision of residential apartments will likely reduce opportunities due to issues noise and amenity in the vicinity of a residential development
g. promote place making initiatives to improve the quality of public spaces.	The proposal is unlikely to have any impact on place making or place activation within Bondi Junction

The Eastern City District Plan sets out job target projections for 2036 in Bondi Junction as seen below in table 3. Each centre within the district is given job targets that are needed to be reached in order to help facilitate the accommodation of jobs within Greater Sydney as a whole.

Table 3. Bondi Junction job targets.

Bondi Junction	Jobs
2016 estimate	13,800
2036 baseline target	17,000
2036 higher target	20,500

In order for these job targets to be met there is a requirement for commercial floorspace to be protected and promoted within Bondi Junction. It is for this reason that it is imperative that no more potential

commercial floorspace within Bondi Junction is lost and is why the planning proposal is not consistent with the Eastern City District Plan.

Importantly the Eastern City District Plan sets out the objective that developments create the conditions for residential development within strategic centres and within walking distance (10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services. This proposal would create the conditions for residential development but the conditions would be made at the expense of job growth and conditions for retailing and servicing.

Council is currently working on a planning proposal to implement a non-residential FSR in the B4 Mixed Use zone that will promote higher yields in commercial floorspace.

Community Strategic Plan 2018–2029

The Waverley Community Strategic Plan (CSP) was exhibited and adopted during the process of this planning proposal. The CSP was adopted on 19 June 2018. The CSP outlines objections that need to be met by 2029, the following objections are relevant to this proposal. The proposal has some non-compliances with the CSP as it proposes a loss of potential commercial floorspace within Bondi Junction and therefore reduces the opportunity for creating a diverse range of business and services.

Bondi Junction's role as a regional centre is underscored by its mix of retail, hospitality and entertainment services as well as commercial office market presence. The centre plays an important role providing space for the Eastern Suburbs office market, with health being the larger sector occupying office space. In recent years the role of Bondi Junction servicing the surrounding area as a regional centre has been diminished through the conversion of previous retail and office uses to mixed use residential buildings. Therefore, a further reduction in commercial floorspace would further diminish this role that the centre plays.

Bondi Junction Commercial Centre Review

The Bondi Junction Commercial Centre Review (BJCCR) was undertaken in 2017. The BJCCR identified the large loss of commercial floorspace to the rezoning of sites for residential development within Bondi Junction which has left Bondi Junction with minimal commercial floorspace which is an issue in the face of meeting the job requirements of Bondi Junction for 2036. The sites in the proposal are identified as adding critical mass to the core of Bondi Junction's remaining commercial space. If the Ebley Street sites were to remain as B3 zoned, then there would be a deficit of approximately 51,000 square metres of floorspace by 2036. If these sites were rezoned then there would be a deficit of at least 58,000 square metres and potentially higher (up to 112,000 square metres) as this could act as a precedence for other large commercial sites within Bondi Junction. Furthermore, a change of the zoning from B3 Commercial Core to B4 Mixed Use would set up a conflict with the sites to the north (for residential solar access).

The recommendation coming out of the BJCCR are as follows:

- Protect the B3 Commercial Centre zone from any future rezoning.
- Implement a non-residential FSR in the B4 zone.
- Prohibit serviced apartments in the B3 and B4 zone.
- Consider allowing differential controls for office development in the B4 zone.
- Consider applying incentives for office development in the B4 zone.
- Identify future areas for residential growth to reduce conflict with commercial.

Local Strategic Planning Statement

Council is currently preparing the Local Strategic Planning Statement (LSPS). The LSPS puts an emphasis on Strategic Planning and will set out the strategic direction for planning in LGAs for the next 20 years. As part of this process the LSPS may identify areas suitable for possible uplift in order to accommodate future

residential and commercial capacity for the LGA up to the year 2036. The LSPS will be used to solidify Bondi Junction's status as a strategic centre and create mechanisms by which the required job targets can be met. If areas and sites are identified as having strategic merit through this comprehensive planning process, it is considered inappropriate for a spot rezoning such as this subject planning proposal to occur.

5. Financial impact statement/Timeframe/Consultation

Financial impact statement

There have been no upfront or recurrent costs associated with this planning proposal other than staff costs associated with the administration, assessment and exhibition of the proposal and these have been budgeted.

Timeframe

The estimated timeframe for completing of the LEP amendment is set out below and satisfies the requirement of nine months specified in the Gateway Determination:

Gateway Determination	20 July 2017
Public Exhibition	30 August–29 September 2017
Report to Council	April 2019
Consideration by Minister or Delegate	April / May 2019

Consultation

As discussed in section 3.1 of this report, Council carried out a community consultation period in accordance with the Gateway Determination for the subject planning proposal.

6. Conclusion

The planning proposal amendment to change the zone from B3 to B4 is not consistent with the recommendations outlined in the *Bondi Junction Strategic Plan Economic Overview*, *Eastern City District Plan*, the *Bondi Junction Commercial Centre Review* or the *Waverley Community Strategic Plan* as it does not preference commercial over residential or protect future opportunities for commercial development in Bondi Junction. Furthermore, the balance of forecast demand and capacity highlight that Bondi Junction will have a shortage of office floorspace in the order of 51,000 sqm—and potentially up to 112,000 sqm—by 2036. Hence, the viability of the Bondi Junction Strategic Centre to support future employment growth is at risk. The planning proposal to further reduce employment capacity would exacerbate this problem. The B3 Commercial Core zone in Bondi Junction is too limited and valuable (for either employment or alternative uses) to be subject to a relatively arbitrary case by case approach. The proposal intends to rezone the B3 Commercial Core to B4 Mixed Use as well as reduce the potential commercial floorspace of these lots. The assessment of the proposal against these new strategies now demonstrates that the proposal is inconsistent with the strategic intent of the Bondi Junction Strategic Centre. This has led Council Officers to change their position from supporting the planning proposal and to instead recommending refusal of the planning proposal.

7. Attachments

Nil.

REPORT

PD/5.9/19.04



Subject: Bondi Junction Office Market Report

TRIM No: SF19/1480

Author: Tamara Haque, Economic Development Strategist

Director: Peter Monks, Director, Waverley Futures

RECOMMENDATION:

That Council:

1. Notes the annual Office Market Report produced annually by the Property Council of Australia now includes Bondi Junction.
2. Uses the findings to inform the preparation of the draft Local Strategic Planning Statement (LSPS) and subsequent actions regarding commercial floor space.

1. Executive Summary

The Office Market Report (OMR) produced annually by the Property Council of Australia provides a breakdown of office market conditions across Australia. Council commissioned the Property Council of Australia to measure, analyse and publish information about Bondi Junction for a three-year period beginning from 2019.

2. Introduction/Background

The Greater Sydney Commission (GSC) recognises Bondi Junction as a Strategic Centre. A Council motion on 5 June 2018 sought to commission the Property Council of Australia to include Bondi Junction in the annual OMR. The OMR is a comprehensive survey of conditions across 24 office markets around Australia. The inclusion of Bondi Junction offers key insights for both industry and government to:

- Gauge tenant demand.
- As a tool for trend analysis and forecasting of supply and demand.
- Measure for the life cycle of building stock.
- Detailed breakdown to the office grade and locale levels.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Strategic Planning and Development Committee 5 June 2018	PD/5.5/18.06	That Council commissions the Property Council of Australia to include Bondi Junction in its Office Market Report from 2019–2021 inclusive.

4. Discussion

The breakdown of information for Bondi Junction includes:

- Total office stock.
- Vacancy, both direct and sublease.
- Disaggregation of stock and vacancy by quality grade.
- Comprehensive list of future supply.
- Development details, including construction type, completion year, and development stage.

Council's Bondi Junction Commercial Floor Space Study findings were shared with the Property Council of Australia in order to ensure all relevant buildings were included. The discrepancies in the findings between the two studies is due to:

- Property Council of Australia targeting net lettable area to define commercial floor space, as opposed to using an estimate by multiplying floor space by number of levels.
- Property Council of Australia targeting buildings greater than 500 m².

Key findings of the inaugural survey of the Bondi Junction office market include:

- Almost 90,000m² of office space identified across 31 buildings.
- Bondi Junction recorded a vacancy rate of 2.4%, considerably lower than the Australian non-CBD vacancy rate of 9.1%.
- Bondi Junction's vacancy rate is also lower than all major NSW office markets: Parramatta (3.0 per cent), Sydney CBD (4.1%), Macquarie Park (4.8%) and North Shore (6.5%)
- A Grade stock accounts for 59% of total stock, and is fully occupied

Table 1. Grade definitions (for existing buildings).

Grade A	High quality office building including: <ul style="list-style-type: none"> • High quality views, outlook and natural light • High quality access from an attractive street setting • High quality amenities • High quality presentation and maintenance
Grade B	Good quality office building with a good standard of finish and maintenance
Grade C	Adequate quality office space
Grade D	Poor quality office space with minimal technical services that generally do not meet the requirements of Grade C buildings

Source: Property Council of Australia

Bondi Junction has a relatively high percentage of fully occupied A Grade stock, as well as considerably lower vacancy rate than the Australian non-CBD vacancy rate, which will assist in providing additional information for the drafting of the Local Strategic Planning Statement (LSPS) and inform subsequent actions in Bondi Junction. While vacancy rates for office floor space are low, it is vital that Bondi Junction is recognised as a significant commercial centre and employment generator. Having included Bondi Junction in the OMR, Bondi Junction will provide a competitive option amongst commercial office space in Sydney.

5. Financial impact statement/Timeframe/Consultation

Financial

The following table represents the total cost for Council to establish and annually review Bondi Junction office market.

Table 2. Costs to review Bondi Junction office market.

Year	Task	Cost	Status
2019	Establish + survey + publish	\$14,400 + GST	Completed
2020	Update and publish	\$7,200 + GST	Expected
2021	Update and publish	\$8,100 + GST	Expected

Timeframe

The annual OMR will include Bondi Junction for a period of three years being 2019–2021.

Consultation

The property Council of Australia consulted with the Economic Development team during the preparation of the report.

6. Conclusion

The Bondi Junction OMR provides Council, other government organisations and industry with an accepted baseline of information about the local office market conditions. This will assist Council in strategic work relating to diversifying local employment and preparing other strategic documents including the Local Strategic Planning Statement.

7. Attachments

1. Bondi Junction Office Market Report - January 2019 [↓](#)

2019 OFFICE MARKET SNAPSHOT JAN BONDI JUNCTION



	TOTAL MARKET	A GRADE	B GRADE	C GRADE
Total Stock (sqm)	88,740	52,766	29,598	6,376
Total Vacancy (sqm)	2,132	0	1,441	691
Total Vacancy Factor (%)	2.4%	0%	4.9%	10.8%
Future Supply (sqm)	407	407	0	0
Australian Non-CBD Office Vacancy (%)	9.1%	7.9%	9.3%	11.8%
Australian CBD Office Vacancy (%)	8.3%	6.5%	11.4%	12.0%

KEY FINDINGS

- **Compared to all NSW office markets tracked**, Bondi Junction recorded the lowest vacancy in the six months to January 2019
- **A Grade stock** accounts for 59% of total stock, and is fully occupied
- **407sqm of new supply** is expected to come online in late 2020

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