



## **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 3 DECEMBER 2019**

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

Ross McLeod  
**General Manager**

Waverley Council  
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## Delegations of the Waverley Strategic Planning and Development Committee

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

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

## Live Streaming of Meetings

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

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

## AGENDA

### PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

#### 1. Apologies/Leaves of Absence

#### 2. Declarations of Pecuniary and Non-Pecuniary Interests

#### 3. Addresses by Members of the Public

#### 4. Confirmation of Minutes

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#### 5. Reports

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PD/5.6/19.12	Minutes - Waverley Cycling Advisory Committee Meeting - 8 May 2019 and 4 September 2019 .....	92
PD/5.7/19.12	194-214 Oxford Street and 2 Nelson Street, Bondi Junction - Voluntary Planning Agreement and Site Specific DCP .....	101

#### 6. Urgent Business

#### 7. Closed Session ..... 114

The following matter is proposed to be dealt with in closed session and has been distributed to Councillors separately with the Agenda:

PD/7.1/19.12	CONFIDENTIAL REPORT - 194-214 Oxford Street and 2 Nelson Street, Bondi Junction - Review of Decision
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8. Resuming Open Session ..... 116

9. Meeting Closure



## CONFIRMATION OF MINUTES PD/4.1/19.12



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

**TRIM No:** SF19/327

**Author:** Richard Coelho, Governance and Internal Ombudsman Officer

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### RECOMMENDATION:

That the minutes of the Strategic Planning and Development Committee Meeting held on 5 November 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 20.23 of the Waverley Code of Meeting Practice.

### Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 5 November 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 NOVEMBER 2019**

**Present:**

Councillor Steven Lewis (Chair)	Hunter Ward
Councillor Paula Masselos (Mayor)	Lawson Ward
Councillor Elaine Keenan (Deputy Mayor)	Lawson 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
Councillor John Wakefield	Bondi Ward
Councillor Dominic Wy Kanak	Bondi Ward

**Staff in attendance:**

Ross McLeod	General Manager
John Clark	Director, Customer Service and Organisation Improvement
Peter Monks	Director, Planning, Environment and Regulatory
Emily Scott	Director, Community, Assets and Operations
Karen Mobbs	General Counsel
Darren Smith	Chief Financial Officer
Jane Worthy	Internal Ombudsman

*At the commencement of proceedings at 8.01 pm, those present were as listed above, with the exception of Cr O'Neill, who arrived at 8.11 pm.*

**PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE**

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

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

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

**1. Apologies/Leaves of Absence**

Apologies were received and accepted from Cr Nemesh.

**2. Declarations of Pecuniary and Non-Pecuniary Interests**

The Chair called for declarations of interest and the following were received:

- 2.1 Cr Wy Kanak declared a less than significant non-pecuniary interest in Item PD/5.3.19.11 – 40km/h Speed Limit Changes, and informed the meeting that he lives in Park Parade.
- 2.2 Cr O'Neill declared a non-pecuniary interest in Item CM/6.1/19.11 – Privatisation of Management of Region 9 Bus Services, and informed the meeting that, as Council is proposing to write to her in her capacity as the Member for Coogee, this would constitute a conflict of interest. Cr O'Neill advised that she will leave the Chamber for the consideration and vote on this item.

**3. Addresses by Members of the Public**

- 3.1 L Kosnetter (LK Planning, on behalf of the applicant) – PD/5.6/19.11 – Planning Proposal – 201-209 Old South Head Road, Bondi Junction - Additional Permitted Use.

**4. Confirmation of Minutes**

**PD/4.1/19.11                      Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 3 September 2019 (SF19/327)**

**MOTION / DECISION**

Mover:        Cr Lewis  
Seconder:    Cr Keenan

That the minutes of the Strategic Planning and Development Committee Meeting held on 3 September 2019 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

*Cr O'Neill was not present for the consideration and vote on this item.*

## 5. Reports

### PD/5.1/19.11 Waverley Community Participation Plan (SF19/3954)

#### MOTION (WITHDRAWN)

Mover: Cr Masselos  
Seconder: Cr Keenan

That Council defers this item.

#### MOTION / UNANIMOUS DECISION

Mover: Cr Masselos  
Seconder: Cr Keenan

That Council adopts the Waverley Community Participation Plan attached to this report in accordance with Division 2.6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), subject to the document being known as the 'Waverley Community Development Participation and Consultation Plan'.

#### Division

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

**Against the Motion:** Nil.

### PD/5.2/19.11 Draft Waverley Development Control Plan 2012 - Amendment - SEPP (Vegetation in Non-rural Areas) 2017 (A19/0675)

#### MOTION / DECISION

Mover: Cr Wakefield  
Seconder: Cr Copeland

That Council:

1. Exhibits the draft Waverley Development Control Plan 2012 attached to this report for a period of 28 days in accordance with section 3.43 of the *Environmental Planning and Assessment Act 1979* and clause 18 of the *Environmental Planning and Assessment Regulation 2000*, subject to the following changes:
  - (a) Page 68: correct spelling under 'Common Name' column, if needed, of 'Cocos Parlm' to 'Cocos Palm'.
  - (b) Page 69: under the heading 'Tree Assessment', add at the first dot point after the word 'environmental', 'Aboriginal'.
  - (c) Page 70: under the 'Arborist and Other Specialist Reports' paragraph, add the word 'to' after the word 'applicant'.
2. Notes that the Waverley Tree Management Policy and the Waverley Tree Permit Application Form will be amended to reflect the Vegetation SEPP.

#### Division

**For the Motion:** Crs Burrill, Copeland, Kay, Keenan, Lewis, Masselos, O'Neill and Wakefield.

**Against the Motion:** Crs Betts, Goltsman and Wy Kanak.

**PD/5.3/19.11                      40 km/h Speed Limit Changes (A18/0579)**

*Cr Wy Kanak declared a less than significant non-pecuniary interest in this item, and informed the meeting that he lives in Park Parade.*

**MOTION**

Mover:        Cr Kay  
Seconder:    Cr Betts

That Council:

1. Exhibits the concept designs for the 40 km/h 'Stage 1' Speed Limit Change Project attached to this report for a period of 28 days, subject to:
  - (a) The Park Parade concept design (page 178 of the attachment) being amended to delete the two concrete kerb blisters to ensure no loss of on-street parking.
2. Officers prepare a project summary for exhibition with the concept designs.
3. Noting the design of the Bondi Junction cycleway includes traffic calming measures, investigates whether additional measures are required if the Oxford Street transit mall is to become 40 km/h.
4. Notes 'Stage 1' is the area of the Waverley local government area (LGA) that is south and west of Bondi Road, and it is intended that, subject to funding and Transport for NSW endorsement, Stage 2 will be investigated next, being the area of the Waverley LGA that is north of Bondi Road.
5. Notes that Bondi Road, Council Street and Carrington Road are excluded from the scope of the Speed Review Study.
6. Notes the proposed signage treatment is excluded from the public exhibition, being a technical matter for Waverley Traffic Committee consideration.
7. Notes, following the public exhibition period, a further report will be prepared for the Traffic Committee summarising the consultation process, key feedback, and recommending revision to concept design, as necessary.

**AMENDMENT (WITHDRAWN)**

Mover:        Cr Wy Kanak  
Seconder:    Cr Wakefield

That the Motion be adopted subject to clause 1(a) being deleted and dealt with separately.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 1(a) SUCH THAT THE MOTION NOW READS AS FOLLOWS:

That Council:

1. Exhibits the concept designs for the 40 km/h 'Stage 1' Speed Limit Change Project attached to this report for a period of 28 days, subject to:
  - (a) On page 178 of the attachment, in regard to Park Parade, Council officers consider repositioning the threshold and kerb blisters further south towards the corner of Birrell Street so as to eliminate the splay corner, minimise the loss of parking and to maximise pedestrian safety.
2. Officers prepare a project summary for exhibition with the concept designs.

3. Noting the design of the Bondi Junction cycleway includes traffic calming measures, investigates whether additional measures are required if the Oxford Street transit mall is to become 40 km/h.
4. Notes 'Stage 1' is the area of the Waverley local government area (LGA) that is south and west of Bondi Road, and it is intended that, subject to funding and Transport for NSW endorsement, Stage 2 will be investigated next, being the area of the Waverley LGA that is north of Bondi Road.
5. Notes that Bondi Road, Council Street and Carrington Road are excluded from the scope of the Speed Review Study.
6. Notes the proposed signage treatment is excluded from the public exhibition, being a technical matter for Waverley Traffic Committee consideration.
7. Notes, following the public exhibition period, a further report will be prepared for the Traffic Committee summarising the consultation process, key feedback, and recommending revision to concept design, as necessary.

THE MOTION WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

**UNANIMOUS DECISION:** That the Motion be adopted.

**PD/5.4/19.11                      Campbell Parade Shade Structures    (A19/0169)**

**MOTION / DECISION**

Mover:        Cr Masselos  
Seconder:    Cr Copeland

That Council:

1. Notes the results of the stakeholder engagement process.
2. Grants written consent to the developer to investigate temporary modifications to the current design to address some of the issues raised during the stakeholder engagement.
3. Investigates long-term modifications to the design for the future implementation, operation and maintenance of the shade structures.
4. Incorporates the shade structures into the development of the concept design for the Campbell Parade Streetscape Upgrade between Francis Street and Beach Road.

**Division**

**For the Motion:**            Crs Betts, Burrill, Copeland, Kay, Goltsman, Lewis, Masselos and O'Neill.

**Against the Motion:**      Crs Keenan and Wy Kanak.

*Cr Wakefield was not present for the consideration and vote on this item.*

**PD/5.5/19.11                    Sydney Eastern City Planning Panel - Appointment of Council Representatives (A16/0688)****MOTION / DECISION**

Mover:        Cr Lewis  
Seconder:    Cr Masselos

That Council:

1. Appoints Jan Murrell, Lee Kosnetter and Jeremy Swan as Council's members of the Sydney Eastern City Planning Panel for a period of four years.
2. Provides remuneration to members at a flat rate of \$1,500 per meeting.

*Cr Wakefield was not present for the consideration and vote on this item.*

**PD/5.6/19.11                    Planning Proposal - 201-209 Old South Head Road, Bondi Junction - Additional Permitted Use (PP-4/2019)****MOTION / UNANIMOUS DECISION**

Mover:        Cr Wakefield  
Seconder:    Cr Kay

That Council:

1. Notes the submission of the planning proposal prepared by LK Planning on 11 September 2019 to add an additional permitted use of recreation facility (indoor) at 201–209 Old South Head Road, Bondi Junction.
2. Supports the planning proposal being forwarded to the Department of Planning, Industry and Environment for Gateway Determination.
3. Places the planning proposal on public exhibition in accordance with any conditions of the Gateway Determination that may be issued by the Department of Planning, Industry and Environment.
4. Accepts the role of the Planning Proposal Authority and Plan-Making Authority from the Department of Planning, Industry and Environment, if offered, to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.
5. Reviews the permissibility of recreation facility (indoor) within the B1 Neighbourhood Centre zoning as part of the LEP Review and the Village Centres Study.

**Division**

**For the Motion:**        Crs Betts, Burrill, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, Wakefield and Wy Kanak.

**Against the Motion:**    Nil.

*Cr O'Neill was not present for the consideration and vote on this item.*

*L Kosnetter (LK Planning, on behalf of the applicant) addressed the meeting.*

**6 Urgent Business****CM/6.1/19.11 Privatisation of Management of Region 9 Bus Services (A03/0189)**

*During the consideration of the motion to deal with this matter as an item of urgent business, Cr O'Neill declared a non-pecuniary interest, and informed the meeting that, as Council is proposing to write to her in her capacity as the Member for Coogee, this would constitute a conflict of interest. Cr O'Neill was not present at, or in sight of, the meeting for the remaining consideration and votes on this item.*

**MOTION / DECISION**

Mover: Cr Masselos

Seconder: Cr Keenan

That Council deals with this matter as an item of urgent business.

**Division**

**For the Motion:** Crs Copeland, Keenan, Lewis, Masselos, Wakefield and Wy Kanak.

**Against the Motion:** Crs Betts, Burrill, Goltsman and Kay.

**MOTION**

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

**1. Notes:**

- (a) The Minister's announcement that the NSW government will privatise bus services in regions 7, 8 and 9.
- (b) That region 7 covers Sydney's north western suburbs, including Ryde; region 8 covers the lower north shore and northern beaches; and region 9 encompasses the eastern suburbs.
- (c) That, while the government will no longer be responsible for operating any bus services in NSW, it will continue to own all buses and depots in regions 7, 8 and 9, as well as regulate fares, timetables, routes and bus stops.
- (d) That the new private operator(s) are expected to take responsibility for operating regions 7, 8 and 9 on behalf of the NSW government in mid-2021.
- (e) That the ongoing performance issues of the privatised region 6 show consistently that their on-time running KPIs have never been met, while figures from the state's transport agency have shown that the punctuality of buses has worsened since the privatisation of service delivery.
- (f) That further evidence in region 6 and Newcastle reveals that routes have been cut, stops have closed and workers' conditions have plummeted.
- (g) The failure of the on-demand bus services in the eastern suburbs.
- (h) The Premier's pre-election commitment not to privatise the remaining Sydney bus regions.

**2. Directs the mayor to write to the Premier, the Hon Gladys Berejiklian, MP; the Minister for Transport and Roads, the Hon Andrew Constance, MP; the Member for Vacluse, the Hon Gabriel Upton, MP; the Member for Coogee, Marjorie O'Neill, MP; and the Member for Wentworth, Dave Sharma MP:**

- (a) Affirming Council's support for public transport.



- (b) Requesting the government to honour its pre-election commitment given on 20 March 2019 not to privatise the remaining bus regions 7, 8 and 9.
- (c) Confirming that the Waverley Bus Depot stays in government hands and continues to operate as a working bus depot.
- (d) Making good on their commitment to reinstate the 378 bus service from Bronte to the CBD and requesting the reinstatement of bus services 378, 389 and 361.

## Background

On 24 October 2019, the NSW Government announced it would be privatising the remaining bus regions 7, 8 and 9 in spite of the Premier promising on 20 March 2019 that no further bus regions would be privatised.

While the Minister's press release says the reform was designed to ensure the best outcomes for customers and staff, experience with the Hunter and region 6 privatisations shows the exact opposite. In fact, region 6 has failed to ever meet its on-time running KPI. The state's transport agency has shown that the punctuality of buses has worsened since the privatisation. Further evidence in region 6 and Newcastle reveals that routes have been cut, stops have closed and workers' conditions have plummeted.

The Minister goes on to say that bus patronage has increased by more than 50% over the past six years.

Waverley LGA residents are highly supportive of public transport. They are high users of public transport and, in particular, buses, as evidenced by the response to the recent 'Bring Back the 378' activities.

Council's People, Movement Places Policy supports the role of public transport in making the Waverley LGA more walkable and safer for pedestrians, while addressing the reduction of traffic congestion.

## AMENDMENT

Mover: Cr Burrill  
Seconder: Cr Kay

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

'Council writes to the Premier, the Hon Gladys Berejiklian, MP; the Minister for Transport and Roads, the Hon Andrew Constance, MP; the Member for Vacluse, the Hon Gabriel Upton, MP; the Member for Coogee, Marjorie O'Neill, MP; and the Member for Wentworth, Dave Sharma MP.'

THE AMENDMENT WAS PUT AND DECLARED LOST.

## Division

**For the Amendment:** Crs Burrill, Betts and Kay

**Against the Amendment:** Crs Copeland, Keenan, Lewis, Masselos, Wakefield and Wy Kanak.

*Cr Goltsman was not present for the vote on the amendment.*

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

**DECISION:** That the Motion be adopted.

**7. Meeting Closure**

**THE MEETING CLOSED AT 9.06 PM.**

.....  
**SIGNED AND CONFIRMED**  
**CHAIR**  
**3 DECEMBER 2019**

**REPORT**  
**PD/5.1/19.12**

**Subject:** Draft Open Space and Recreation Strategy - Public Exhibition

**TRIM No:** A18/0401

**Author:** Bianca Simpson, Service Manager, Open Space and Recreation

**Director:** Emily Scott, Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Publicly exhibits the draft Open Space and Recreation Strategy attached to this report from December 2019 to February 2020.
2. Notes that, following the public exhibition period, officers will prepare a further report to Council detailing recommendations for changes based on community feedback and requesting Council to adopt the strategy.

**1. Executive Summary**

The Waverley Open Space and Recreation Strategy (OSRS) is a strategic document which examines existing services and current demand to guide our approach to planning and managing open space and recreation facilities, to best meet the community's open space and recreation needs.

In developing this OSRS, we recognise the importance of parks, reserves and recreation facilities in positively contributing to the health and wellbeing of individuals; community amenities; community, culture and heritage; the environment and our planet's health; and distinct local character in Waverley. These facilities are particularly important in an area with high levels of relative urban density.

Understanding the importance of our parks and based on the consultation findings and analysis of existing facilities a series of strategies have been developed. The Open Space and Recreation Strategy proposes the following key areas of focus for the next 10 years:

- An open space network and hierarchy to guide management and maintenance activities in relation to the expectations on activities, facilities and level of service for each space.
- Adopt a maintenance and servicing framework for parks and reserves that relates to the open space hierarchy.
- Increase the capacity of our current sports fields.
- Seek opportunities to acquire land in strategic locations to increase provision of community recreation spaces and secure existing spaces which provide recreation opportunities to ensure they continue to do so in the future.
- Improve the pedestrian environment around open and recreation spaces and way-finding for walking routes.
- Improve provision of toilet and water fountain facilities at sports fields and along the Cliff Walk.
- Establish a framework to support ongoing community and stakeholder engagement in the planning and management of open and recreation spaces.

- Complete heritage studies and heritage interpretation strategies to improve management of heritage in parks and reserves, prioritising Bronte Beach Park, Tamarama Beach Park, and Waverley Park.

On this basis, the draft Open Space and Recreation Strategy has been completed; see Attachment 1. In order to ensure the strategy gains support and accurately reflects the community's needs it will be made available for community feedback (by public exhibition). This report seeks approval from Council to endorse the draft strategy for public exhibition. Once feedback has been received and collated further recommendations may be made to amend the strategy before the Strategy is formally adopted by Council.

## **2. Introduction/Background**

Open and recreation space is an important asset for our community, contributing to our health and wellbeing. Waverley's parks, reserves, beaches, recreation facilities provide spaces for people to exercise, socialise and relax. These spaces also provide us with a connection to natural landscapes, which is increasingly important for the urban environments we live in.

The OSRS helps us to understand the priorities for open and recreation space planning and management, including what is important to the community now and in the future.

The Strategy has been written in consultation with the community, is based on best practice research and a review of the 79 open and recreation spaces across Waverley local government area (LGA). Through this process we have established the current demand for open and recreation space, the various groups that use these spaces, the activities they participate in and what their future and priority needs will be.

This Strategy sets a road map for what needs to be done over the next 10 years to deliver our priorities. It will guide our activities in planning, managing and maintaining Waverley's parks, reserves, beaches and recreation facilities.

As established by the Strategy the priorities include the need to continue to maintain high quality spaces, respecting the environmental and heritage values of many of our parks and reserves and acknowledging that our beach parks are high profile destinations and experience high visitation throughout the year. We need to find ways to provide spaces that accommodate a mix of activities within the spaces we currently have, acknowledging the scarcity of new land available in Waverley.

### **Project scope**

The OSRS covers the entire Waverley LGA and considers the provision of and demand for open space and recreation facilities. The Action and Implementation Plan focuses on parks, reserves and recreation facilities where Council has planning, management and maintenance responsibilities.

The Strategy includes all open and recreation spaces, such as parks, reserves, beaches, significant walking routes, and recreation facilities such as sports fields and outdoor and indoor courts and equipment. We also consider all support facilities for recreation such as community halls in parks, barbecues and picnic facilities.

Urban plazas, private spaces and spaces in schools (private and Government), managed by neighbouring Randwick, Woollahra and the City of Sydney Councils, and Queens and Centennial Park managed by the Centennial Parklands Trust are also recreation spaces used by Waverley residents. These spaces are considered in the development of this OSRS, however the strategy does not direct planning and management of these spaces.

## Consultation methodology

This OSRS has been developed in consultation with the community and with input from key stakeholders and is established on evidence-based research, a review of background studies and best practice. Initial community and stakeholder engagement took place in February and March 2019. Engagement activities were designed to gain a better understanding of how the community currently use open space and recreation facilities in Waverley and the changes they would like to see for these spaces in the future. Direct emails and workshops were targeted at schools, sporting clubs and community groups that frequently book Waverley Council spaces. A Have Your Say website and online survey for the Strategy was created to allow the broader community to provide input to the project for the duration of the engagement period. Intercept surveys and three Have Your Say days also reached-out to community members and users of open space and recreation facilities who may not be linked to a school or sporting club or groups. These community and stakeholder views are key considerations for the development of the Waverley Open Space and Recreation Strategy.

In addition to the community and stakeholders, Councillors and internal council staff have been consulted on the project. Relevant Councillor workshop dates include:

- Councillor workshop, 12 February 2019.
- Councillor workshop, 28 May 2019.
- Councillor workshop, 10 September 2019.

## Consultation results

During the consultation which took place in February and March 2019 many individuals and groups provided feedback, community participation included:

- 138 people participated in the online survey.
- 179 pins were added to the interactive map.
- 14 people participated in the stakeholder workshops.
- 3 Have your Say Days were conducted.
- 81 intercept surveys were completed.

The following themes summarise the feedback collected through community and stakeholder engagement activities. These themes are further explored and addressed through the OSRS.

### *Maintenance*

Maintenance of parks and reserves and maintaining the quality of spaces is an important issue. The current level of maintenance is satisfactory; however, specific parks require more care.

Spaces that have high visitation and spaces that are popular with tourists were seen to require particular attention and more frequent maintenance than other parks.

### *Playgrounds*

Creating spaces for young children is important. The play facilities that Council provides are widely enjoyed. However, considering the demand on current playgrounds, providing more facilities in and around playgrounds such as shade and water fountains, and replacing the ageing equipment in some parks is needed.

### *Dog parks*

Many parks in Waverley are well visited by dog walkers. Dog-owners would like to see more parks have off-leash areas, water fountain and bins. Conflicts that arise between dog-owners and other people using parks when there are a large number of dogs in an area is a concern that needs to be considered and managed well. It is important to maintain separation between dog off-leash areas and the rest of the park where other activities happen, to reduce conflicts and manage risks to safety.

### *Accessibility*

Availability of car parking is an issue, especially for carers who drive children to play sports at the courts and ovals. Provision of more parking would make it more convenient for visitors to the parks; however, it may create more congestion on local roads and impact on residents living near parks. In relation to many parks, the creation of additional parking is not straightforward.

### *Recreation facilities*

Waverley courts, sports field and the oval are well used by sporting clubs and groups. These clubs and groups would like to see additional fields created to allow for the scheduling of more games and less competition with other clubs for space. Conversion of more fields to synthetic grass across Waverley would also allow for more play in all seasons as the field would be less affected by weather.

Addition of more basketball hoops and tennis courts would enable more casual play for people not associated with sporting clubs and groups. The large number of swimmers in Waverley would also like to see an indoor swimming pool developed.

### *Improvements to amenities and facilities*

Provision of amenities and facilities in parks and reserves is important to maintain the quality of the spaces and would make people's visits more pleasant. This includes providing more water fountains and toilets in larger parks, particularly next to sports fields and courts.

Participants would like Council to provide shade and shelter next to sports fields at Barracluff Park, Hugh Bamford Reserve and Rodney Reserve to make the fields more pleasant places to be, particularly for spectators at matches where the fields are exposed to sun, wind and rain.

Participants would also like Council to provide storage facilities for sporting equipment in close proximity of sports fields and courts for clubs and community groups to use.

### *Affordability*

It is very important that open space, beaches and recreation facilities can be accessed for no or little cost. Maintaining affordable hire fees for sporting clubs and community groups to use Waverley recreation facilities is very important for the financial health of clubs and allows them to continue setting affordable fees for their members.

## **Analysis of Waverley's Existing Open Space and Recreation Facilities**

In addition to the feedback received, Council also undertook a review of our existing open spaces and recreation facilities. The following summarises findings from our review, the range of user groups that use these spaces, and diversity of activities that these spaces support. Findings under each of the six Strategy themes inform our approach to management of open and recreation space and the Action and Implementation Plan.

*Playing and relaxing*

- Different groups use spaces for both active and passive recreation. Organised groups (sporting and community clubs, schools) regularly book spaces for training and match play.
- Regional and district parks and reserves are key visitor destinations and host large annual events which are important for Sydney.
- Occasional users are visitors that live outside the LGA, domestic travellers and international travellers that are attracted to Waverley's Coastal Walks and beaches.

*Design and setting*

- Design guidance helps to maintain and enhance the distinct characteristics of the Waverley local area and the context of each park and reserve.

*Getting to and around*

- There is generally a good distribution of open space across the LGA, and most residents live within a 400-metre walk to a park or reserve. There is variation in the types of spaces people can access from home, so it is important to maintain quality spaces and provide walking, cycling and public transport connections across the open space network.
- It is important to continually review whether spaces are universally accessible, particularly regional and district parks and reserves which have high visitation. The topography can also impact on access, reducing the ability to maintain continuous paths and can make access more difficult for people that are less mobile or carers with prams.

*Enhancing the environment*

- Waverley's parks and reserves have environmental importance and contribute to the ecology of Waverley as well as having bushland that has high environmental value.
- The topography and coastal setting create a unique landscape; however, it can also make access difficult in places where there are level changes.

*Community, culture and heritage*

- Many parks and reserves have heritage values that need to be protected and managed and management of heritage needs to be improved. There are Indigenous items, important archaeological sites, non-indigenous items, and landscape character areas that have Local, State and National significance.

*Maintenance and management*

- Council have various established frameworks and policies that guide the management of open space.
- Acquisition of land for open space should align with and deliver on the OSRS.
- The OSRS will guide future revisions of the Waverley SAMP and Plans of Management for parks and reserves.
- There is a need for better signage and completion of PoMs for all spaces to support compliance with permitted and prohibited activities in parks and reserves.

From this basis, a vision for the future of Waverley's open spaces was developed. In order to implement the vision a series of outcomes and actions are developed. The vision and directions of the Strategy are further discussed below.

### 3. Relevant Council Resolutions

Nil.

### 4. Discussion

The Open Space and Recreation Strategy supports management and maintenance of our open and recreation spaces so that the community has access to high-quality spaces—encouraging physical activity and supporting mental well-being for our current community and future generations.

#### Vision for open space and recreation

Based on the results from the consultation the Waverley community highly values open and recreation space as spaces to:

- Access nature and greenery.
- A place to walk the dog.
- A place to play sport.
- A place for the community and somewhere to socialise with friends and family.

With this in mind and best practice research in understanding the benefits of open space the following vision has been drafted:

*‘Waverley’s parks and reserves are available to everyone supporting healthy and active lifestyles.*

*Our parks provide a green sanctuary protecting and supporting biodiversity.*

*Park design responds to the community’s recreation and social aspirations while telling the story of the place, of today’s generation and those before ours.*

*Spaces are welcoming, safe and well cared for. A sustainable approach to management allows future generations to enjoy these spaces.’*

To achieve this vision an Action and Implementation plan is detailed in the Strategy. The key findings are detailed below.

#### Action and Implementation Plan

The Action and Implementation Plan prioritises actions and outlines indicators to enable Council to monitor and review the effectiveness of the Strategy. The Action and Implementation Plan focuses on the following outcomes:

- Building the capacity of existing sports fields and courts, whilst leveraging off any opportunities that arise to increase the provision of space and supporting diversity in activities.
- Protecting green space and increasing biodiversity.
- Engaging the community on the environmental, social and heritage values of Waverley’s parks and reserves.
- Continuing a management and maintenance regime that enables provision of clean, well-maintained, and safe spaces for users.

An open space network and hierarchy is also established to provide guidance for the types of maintenance activities required for each space to achieve our desired outcomes.



**Playing and relaxing**

Open spaces across Waverley will provide diverse and flexible spaces that can be used for a range of active and passive recreation activities to meet the community's needs.

*Directions*

- Provide diverse spaces for different users and activities – such as active play, passive and quiet activities and casual pick up and play.
- Increase the capacity of existing active recreation spaces through embellishment and upgrade works.
- Leverage opportunities to provide new and extended spaces in key strategic location.
- Continue to improve walking routes along the coastline by identifying pinch points and areas for improvement in walker comfort and way finding.
- Seek funding and partnership arrangements to either provide public access to new open spaces and recreation facilities.
- Secure existing open spaces for future generations.

**Design and setting**

Open spaces in Waverley are well-designed, comfortable places that contribute to the natural landscape, local character of places, and support community health and wellness. People will be attracted to visit Waverley's open spaces.

*Directions*

- Ensure design responds to the unique character of a place and responds to the community's needs.
- Design environments for user comfort for all times of the day.
- Design spaces which encourage physical activity.

**Getting to and around parks**

Parks and reserves and recreation facilities form a network of open space that are well-connected, with a focus on pedestrian and cycling connections. Open spaces will be accessible to everyone.

*Directions*

- Provide for easy navigation and access throughout the open space network and within parks.
- Manage car parking and vehicle access impacts particularly at busy times and during events at Waverley parks and reserves.
- Provide a safe and comfortable environment along the pedestrian and cycling network to access Waverley parks and reserves.
- Ensure all Parks are designed and upgraded in line with universal design principles.

**Enhancing the environment***Outcomes*

Open spaces in Waverley has significant environmental values and form an important part of the ecology in Waverley, which needs to be respected in the design of parks and reserves.

*Directions*

- Embed environmentally sustainable practices in the management and maintenance of spaces.

- Enhance and conserve the natural environment.
- Plan for resilience to manage and adapt to climate change impacts.

### **Community, culture and heritage**

Parks and reserves provide spaces for the community. These spaces allow for a range of community activities and the community also need to be involved in the management of these spaces.

#### *Directions*

- Engage the community in the care and management of open space and facilities.
- Support community events and social activities in parks and reserves.
- Protect and manage the heritage values of items and landscape areas.
- Educate the community about the value of the unique environment of spaces.
- Ensure design of parks tells the story of the place and local culture.

### **Management and maintenance**

Council provides spaces that are safe for people and maintained at a good standard that is satisfactory to the community.

#### *Directions*

- Maintain spaces, facilities and amenities at a standard in line with the park hierarchy.
- Provide clear and consistent messaging regarding compliance in parks.
- Maintain environments that are safe for all users.
- Ensure consistency in management across all parks and reserves.

### **Combined Strategies**

The following plans shows a range of proposed strategies by locality.

#### *North*

The North locality, which encompasses North Bondi in the south, to Vaucluse in the north. Key projects for the North locality are focused on increasing amenities to improve access to toilets along the Cliff Walk, increasing the capacity of sports fields at Barracluff Park and Dudley Page Reserve and providing sports courts, and increasing street planting on key cycle and pedestrian routes.

Priority actions for projects to be delivered in the short-term (0 to 5 years) in the North locality are:

- Implement a strategy to increase the profile of South Head Cemetery as part of the Waverley parks and reserves network and recreation walking network.
- Seek opportunities to increase turn-up and play facilities such as basketball and netball hoops and tennis rebound walls. Priority locations may be Rodney Reserve and Barracluff Park.
- Consult on the introduction of timed access for dog off-leash activities at Barracluff Park/Beach Road Reserve to improve access to dog off-leash areas in North Bondi and Bondi Beach. Identify measures to enforce compliance with timed access.
- Investigate opportunities to increase the capacity of Rodney Reserve and provide sports clubs and groups more options for training and match play, including locating new outdoor courts at the northern end of the reserve
- Increase lighting of the sports field and provide amenities such as toilets and change facilities at Hugh Bamford Reserve, to enable more groups access and increase the hours of play available for the field.

- Investigate opportunities to extend the size of the field at Barracluff Park to increase the capacity of the field for training activities, whilst supporting a broader mix of activities such as casual play and dog off-leash (timed access), and providing amenities such as toilets, to support an increase of users.
- Investigate with the Bondi Bowling Club the opportunity to acquire the site to extend Barracluff Park.
- Complete an amenities study to identify gaps and recommended locations for providing public toilet facilities and water fountains along the Cliff Top Walk. Suggested locations for more amenities include Diamond Bay and Hugh Bamford Reserve.

Williams Park is being addressed through a Plan of Management (PoM) currently being developed. The Strategy provides for the PoM, and project set out therein, to be implemented.



Figure 1. North Precinct Strategy Map.

**Beaches**

The Beaches locality which encompasses Bondi, Tamarama and Bronte Beaches and the suburbs of Bondi, Bondi Beach, Tamarama and Bronte.

Key projects for the Beaches locality are focused on providing better access to dog off-leash areas (to Barracluff Park) and increasing street planting on key cycle and pedestrian routes—with a particular focus on the Bondi Beach Street Greening Focus Area.

Priority actions for projects to be delivered in the short term (next 0 to 5 years) in the Beaches locality are:

- Continue to implement actions to provide improved beach access, in line with the principles for universal access at Bondi Beach and Bronte Beach.
- Encourage planting of native species in open spaces and verges to improve habitats for native flora and fauna in our urban environment, particularly along Possible Street Greening and Park Biodiversity Focus Areas in the Bondi Beach suburb.





Figure 2. The Beaches Strategy Map.

***The Junction***

The Junction locality which encompasses the western part of the LGA, including the suburbs of Waverley, Queens Park and Bondi Junction.

Key projects for The Junction locality are focused on increasing tree planting and greening to support the high number of pedestrians in this locality, securing more spaces for recreation, and providing more opportunities for turn-up and play facilities and spaces for casual play particularly in and around Bondi Junction. There is opportunity to explore establishing shared use arrangements to enable access to existing private facilities and also land acquisitions to extend and upgrade existing parks and reserves.

Priority actions for projects to be delivered in the short term (next 0 to 5 years) in The Junction locality are:

- Seek opportunities to increase turn-up and play facilities such as basketball and netball hoops, tennis rebound walls, and outdoor activity stations. Priority locations for investigation are: Bondi Junction and Waverley Park.
- Seek opportunities to provide additional indoor multi-use courts that can be used for casual play and also support match play, such as basketball. New facilities can be integrated as part of new development, particularly in and around Bondi Junction.
- Encourage planting of native species in open spaces and verges to improve habitats for native flora and fauna in our urban environment, particularly along Possible Street Greening and Park Biodiversity Focus Areas in Bondi Junctions and Waverley suburbs.

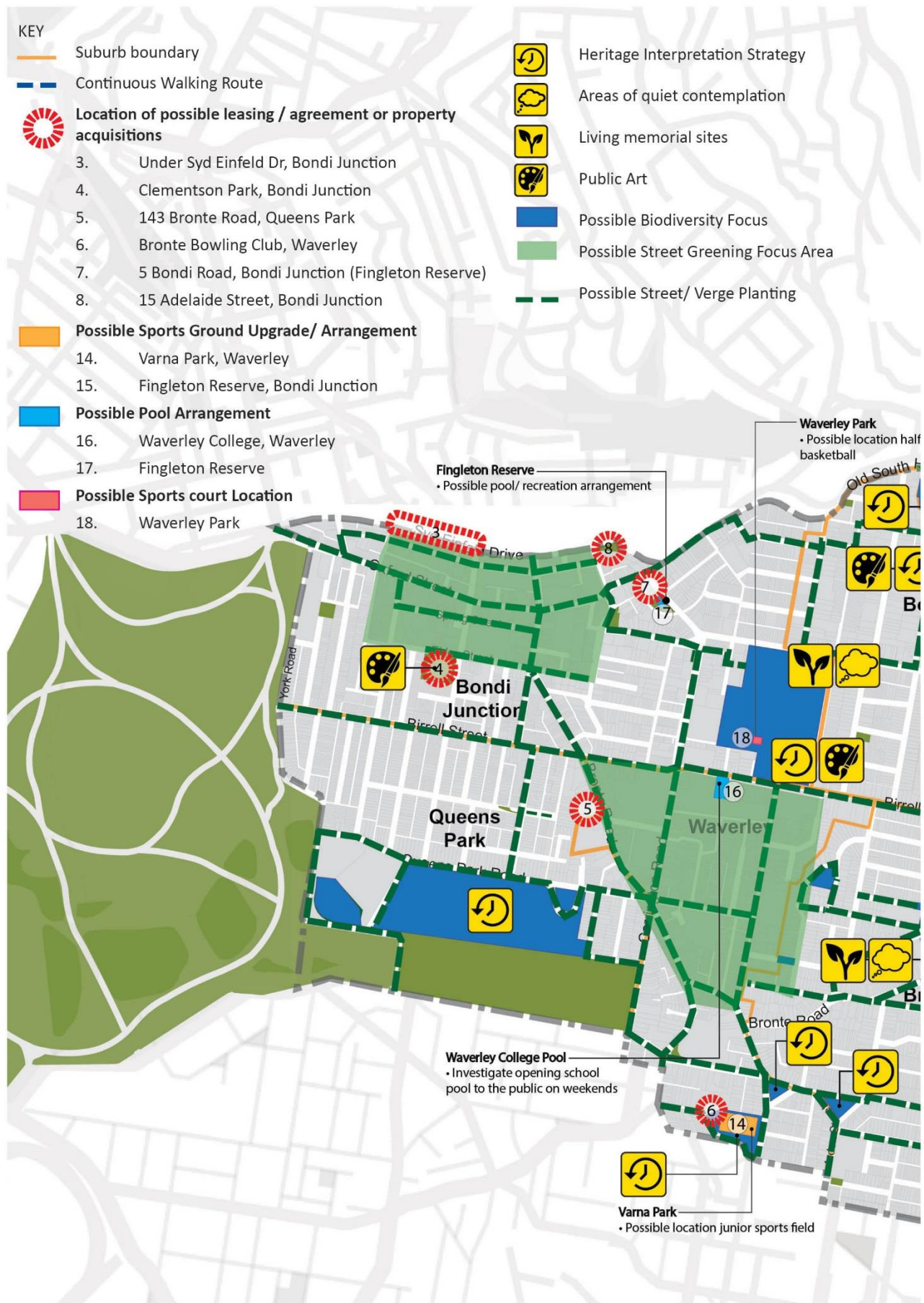


Figure 3. The Junction Strategy Map.



**5. Financial impact statement/Time frame/Consultation**

The preparation of the Open Space and Recreation Strategy has been funded through Councils operational budget. The project is on track to meet budget expectations and does not require any budget adjustments. Future actions identified by the Strategy may require further funding through Councils Capital Works Budget and will be considered in the next review of the Long Term Financial Plan.

Community engagement for the upcoming Public Exhibition period will include online surveys through Councils Have Your Say portal and targeted consultation with facility users and other key stakeholders. Consultation activities will focus on the key strategies and those in the community which will be most benefited by these works.

The broad and targeted engagement strategy will be seeking feedback the draft Strategy generally as well as testing the key strategies with the community to ensure they are robust, feasible and have broad community support. The outcomes of the consultation will be reported to Council.

**6. Conclusion**

It is recommended that Council publicly exhibits the draft Open Space and Recreation Strategy for an extended period from December 2019 to February 2020 to accommodate the holiday period over December and January. Following the public exhibition, feedback received will be considered and, where appropriate, incorporated into the draft Open Space and Recreation Strategy. The final draft Strategy will then be submitted to Council for adoption in 2020.

**7. Attachments**

1. Draft Open Space and Recreation Strategy (under separate cover) [↗](#)

**REPORT**  
**PD/5.2/19.12**

**Subject:** Smart Cities Transport and Parking Initiative

**TRIM No:** SF18/4225

**Author:** Leo Huertas-Prieto, Project Manager, Strategic Transport

**Director:** Peter Monks, Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. Endorses the Smart Cities Transport and Parking Initiative to use kerbside parking space to provide Pick Up Drop Off bays, combined with a digital booking and information platform developed in consultation with Transport for NSW, for new shared transport service providers for a 12-month trial.
2. Refers any proposed changes to parking signs to the Traffic Committee for approval.

**1. Executive Summary**

The Smart Cities Transport and Parking Initiative addresses the emergence of new (unregulated) shared transportation in the Waverley local government area (LGA) by providing a framework for the management of their operations in public space. This framework will integrate these services with existing public transport via a smart phone app to achieve increased efficiency, ease of access and increased choice within our transport network.

The intention of the initiative is to leverage the flexibility of new transport services to provide better access to and from public transport and key destinations by coordinating the access to and from these services both in physical space through the provision of Pick Up Drop Off (PUDO) bays and in virtual space through the development of a smart phone app and the reciprocal sharing of data. This project has support from the new transport providers operating in Waverley, Transport for NSW and is the first one of its kind in Australia to enable managing aspects of these services while sharing data and using on street bays.

**2. Introduction/Background**

In the last five years, the Waverley community has seen a growth of data-based shared transport solutions such as Uber, Ola, on-demand buses (e.g. BRIDJ) and shared e-bikes (e.g. Lime Bike). This has provided more choice and access within our transport network than has existed before; however, there have also been difficulties. The proliferation of ride sharing services, in addition to taxis, has created more pick-up drop-off challenges but unlike Taxis, ride share vehicles circulate endlessly waiting to pick-up riders without safe pickup spots. These new transport providers rely upon data for their operation, however this information is competitively guarded and not available to Government for planning or policy development.

To improve the community benefit from these new services and to limit their impacts, Council has built relationships with the new transport providers and have found common objectives that have generated novel data based and on street solutions.

It is now proposed to establish an innovative, first time in the country, trial that will combine data information technology and sharing, with the management of kerbside space to improve efficiency of service provision and integration with public transport.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Strategic Planning and Development Committee 3 September 2019	PD/5.1/19.09	That Council adopts the Smart Waverley Strategy 2023 and ensures that all projects and initiatives achieve best practice cyber security protection, and that this be included within the body of the Strategy where appropriate.
Council 12 December 2017	CM/7.11/17.12	That Council: <ol style="list-style-type: none"> <li>Adopts 'Waverley's People, Movement and Places: a study of where we go and how we get there – Final Summary 2017' attached to this report.</li> <li>Notes the documents have been amended to reflect Council's resolution on 21 November 2017 that the light rail is not supported as a public transport option for the Bondi Road Corridor.</li> <li>Notes that the next stages are to develop business cases and feasibilities for the signature projects and implementation actions.</li> <li>Places on Council's website the following final documents: (1) Final Summary, (2) Strategy Report by Bitzios, (3) Key Issues Paper by Bitzios, and (4) Feedback on Draft Report.</li> <li>Notes that the Waverley Strategic Transport Working Group has been established between Council staff and relevant state government agencies (TfNSW, RMS and GSC) to progress projects which require partnership with state government.</li> </ol>

### 4. Discussion

#### Kerbside management

The interaction between transport services and users happens at the kerbside. This space is however highly contested with many different kerbside users including deliveries, construction, taxis, buses and car parking. Also, couriers need to park for a short period of time, car-share companies require permanent kerb space, share bikes need to be parked and Uber like services clamour for kerbside pick-up/drop-off (PUDO) space. For example, there are approximately 7,000 ride sharing trips (including Uber, Ola and others) on a busy Saturday in the Bondi Basin. Thus, access to the kerbside needs to be managed proactively; this is especially so in the busiest locations where high usage will provide the most benefit. This means that where there is a significant public transport hub or a similarly busy location, we need to provide space for ride share cars to pick-up or drop-off and for share bikes to be available. The existing situation is both inefficient and, in many circumstances, compromises the safety of pedestrians and other road users. The use of pick-up/drop-off (PUDO) bays at strategic locations as a trial could address this problem.

### Access to transport services and journey-planning using Mobility as a Service (MaaS)

Along with the introduction of these forms of shared transportation, innovative smart phone wayfinding and trip planning apps have appeared. They allow users to access the spectrum of shared transportation options (including public transport) in one source that allows personal preference for cost, quickest trip and even carbon emissions to be selected. This allows users to find the most suitable journey, tailored to their needs and preferences. This concept is called Mobility as a Service (MaaS). A significant component of this proposed trial is to provide, in partnership with Transport for NSW (TfNSW), a MaaS app that is integrated with the kerbside management trial.



Figure 1. Access to transport services and journey-planning using Mobility as a Service.

### Improving transport through integrated data and kerbside management

To manage these new transport services 'Integrated Transport Trials' have been established internationally. These have required facilitation by local governments to enable access to kerbside space. The aim of these trials is to make shared transport services more accessible and easier to use. The aim of this project is to provide better connection between all shared transportation services that operate within Waverley.

### Strategic alignment

This project aligns with four Council strategies: the Community Strategic Plan, Waverley People Movement and Places (Transport Strategy), Smart Cities Strategy (smart technology) and the Environmental Action Plan (Sustainability).



Figure 2. Alignment with Council strategies.

### Description of the data sharing and kerbside trial

The data sharing component of the project consists of Council and private transport providers sharing kerbside and transport data with TfNSW who will provide data hosting and enablement.

Council maintains a range of data sets including on-street parking cost, location and allowed durations. As one of a limited number of Councils possessing such sophisticated information coupled with the relatively large volume of shared mobility providers operating in the area, Waverley, is in a unique position to undertake this project. Private transport providers data includes trip data that will be integrated in mobility apps and will provide to Council data on the success of the project and use of the kerbside spaces.

TfNSW will host Council data on their data platform for data users (app developers) to integrate on their mobility apps for the duration of the trial. This integration will be enabled by running an 'Innovation Challenge'. It is a process of engagement with app developers to prepare and deliver apps tailored to the needs of this project. The Innovation Challenge involves project workshops, selection process based upon specific criteria, technical support, data hosting and public advertising through TfNSW channels.

The kerbside and app trial component of the project consists of running the resulting integrated app(s) and PUDO bays for a trial period of twelve months. The app(s) and PUDO bays activity will generate a usage data set that will be analysed to measure and evaluate the trial success.





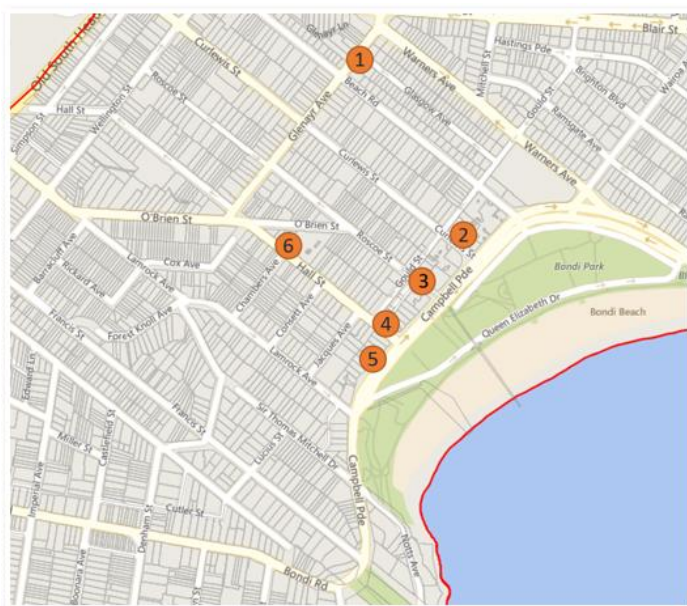
Figure 3. Data sharing.

### Proposed trial 'Pick-up Drop-off Zones'

By reviewing existing trip data that has been provided by ride share operators, a number of potential kerbside 'Pick-up and Drop-off' bays have been identified. These are all in locations that have a very high volume of activity and need safe options for picking up or dropping off passengers.

Most of the identified bays are currently 'No Parking' bays (that already permit a two-minute stop if the driver remains with the vehicle) and will be identified with supplementary signs as a 'Pick-up Drop-off Zone' to allow drivers of any car (including community members, Uber, Ola and Taxis) to stop for passengers without the driver leaving the car. Most spots are a single car space that are next to a no standing area that can be accessed as a turn-in turn-out area. Only two current car parking spaces will be affected by the trial. The areas identified are as follows:

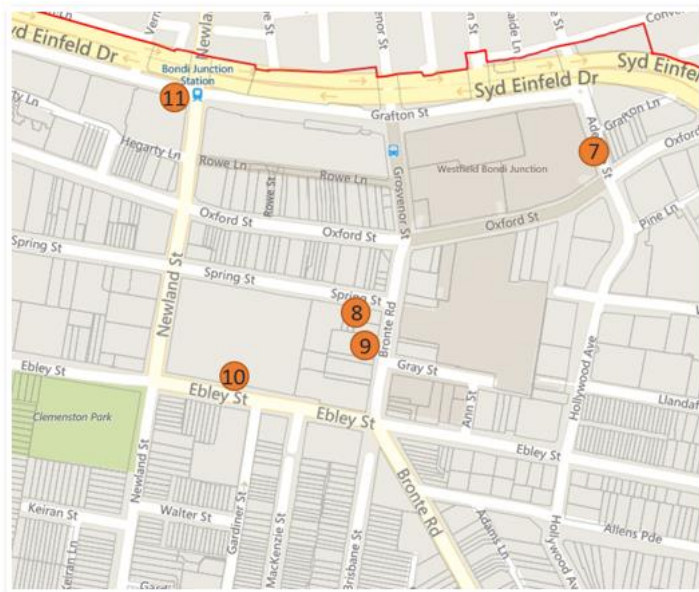
### Bondi Beach options



### Possible Bondi Beach locations

1. Glenayr Av east side on mail zone
2. Curlew St north side on STA Exempted No Standing
3. Roscoe St in current Truck Zone
4. Hall St, north side bay nearest intersection to Campbell Pde (near 'Gelattissimo') – existing metered bay
5. Campbell Pde on existing Taxi Zone
6. Hall St in front of Adina apartments

## Bondi Junction options



### Possible Bondi Junction locations

7. Adelaide St, west side and south of existing Taxi bay (move Taxi Zone 10 meters north)
8. Spring St, south side near Bronte Rd on No Parking zone next to substation entry
9. Bronte Rd west side near 'Grilled' on existing No Parking zone
10. Ebley St, north side and east of crosswalk
11. Grafton St, south side and west of Newland St – existing metered bay

## Proposed trial share bike locations

By reviewing actual ride data from share bike operators, a number of potential trial 'dedicated' bike spots have also been identified. These locations all have a very high number of trip activity and link to high use destinations or high use bus stops including the Bondi Junction Interchange. Whilst the current operator is managing its fleet very well, the intention is to provide predictable and orderly locations for the deployment of these bikes in the higher use locations.

Some spots would be in the same trial areas to create mobility hubs that combined with bus stops will increase public and active transport uptake. These will be on footpath or verge that don't obstruct pedestrians, adjacent properties or people otherwise accessing the kerbside. The spots will only be located on commercial areas within the Bondi Basin and Bondi Junction commercial centres and will not be identified with the branding of any share bike operator in the area. The areas will be marked with a minimal amount of removable paint on the footpath and will not include bike racks.

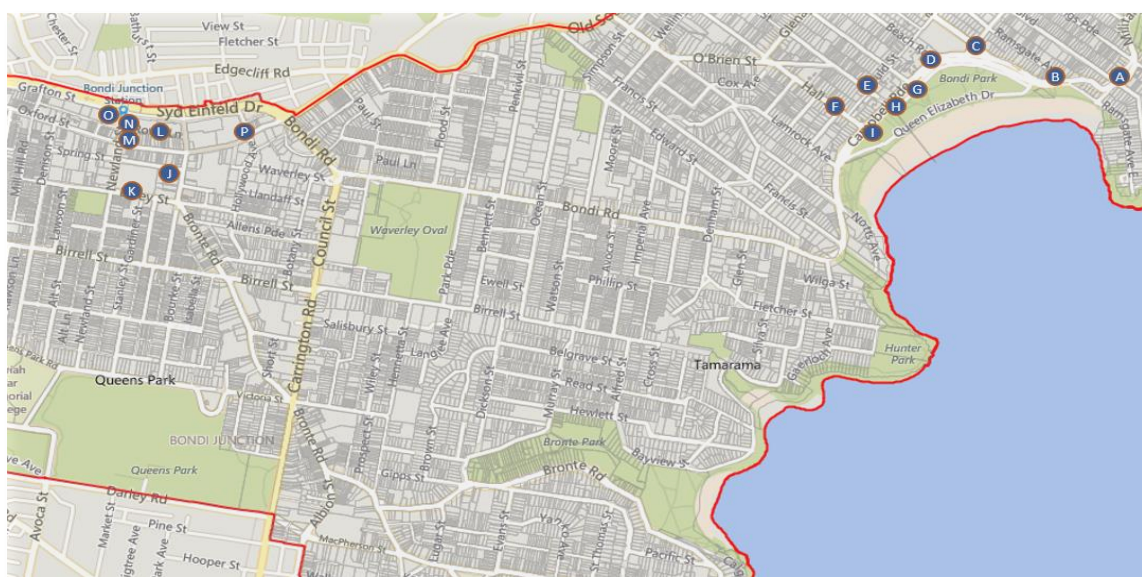


Figure 4. Proposed trial share bike locations.

**Project benefits/outcomes**

The project outcomes to be delivered by this project are:

- A tailored MaaS app(s) that integrates Council, public and private transport data.
- Temporary (up to twelve months) Pick-Up/Drop-Off (PUDO) bays.
- Integrated transport services through data based organised deployment.
- Ongoing data sharing through data sharing agreements with transport providers.

The project benefits expected to be delivered and subject to measure and evaluation are:

- Regulating the activities of new transport providers by integrating their operations with public transport and helping plan their deployment.
- Reducing illegal and unsafe parking generated by circulating app based shared transport providers Pick-Up/Drop-Off activities.
- Reducing parking demand by increasing the overall efficiency, ease and choice available in our transportation network.
- Reducing greenhouse gas emissions by decreasing shared motor vehicles circulation times (through use of PUDO bays) and helping increase share active travel uptake and use.
- Increase of road safety by allowing pick-up drop-off activities in dedicated PUDO bays (for cars and bikes).
- Minimising disruption to other road users caused by illegal or unsafe pick-up drop-off activities

**Who is involved?**

The Strategic Transport team, with the help of other Council teams (i.e. Assets, Customer Service), will manage and implement the project. TfNSW will be the data custodian and technical enabler and Uber, Ola, BRIDJ and Lime will be project partners. Other transport providers will have the opportunity to join the project.

**5. Financial impact statement/Time frame/Consultation**

This project aims to use existing resources such as people's access to smart phones, Council's 'No Parking' unmetered zones and partnerships. For example, the digital component of the project will be run by TfNSW and provide up to \$850,000 as an 'in kind' contribution.

Council data has already been digitised through previous projects and won't represent any costs. Only an estimated budget of \$2,000 to amend parking signs for enforcement and a forecasted \$10,500 of foregone revenue will be needed to enable the 11 chosen locations (only two are metered) for this 12-month trial.



Table 1. Foregone revenue.

Area Number	Location	Spots required	Proposed foregone revenue for a 12-month trial
1	Glenayr Av near Beach Rd	1	\$0.00
2	Curlewis St near Campbell Pde	1	\$0.00
3	Roscoe St and Campbell Pde	2	\$0.00
4	Hall St near Campbell Pde	1	\$8,262.05
5	Campbell Pde near Hall St	1	\$0.00
6	Hall St (near Adina 'apartments')	3	\$0.00
7	Adelaide St near Oxford St	1	\$0.00
8	Spring St Near Bronte Rd	1	\$0.00
9	Bronte Rd near Gray St	1	\$0.00
10	Ebley St near Gardiner St	1	\$0.00
11	Grafton St near Newland St	1	\$2,324.58
	<b>Total</b>	<b>13</b>	<b>\$10,586.63</b>

### Time frame

The trial provision of PUDO bays will be for 12 months where the success of the project will be evaluated and recommendations made to Council in the future for any ongoing commitment. If Council endorses the project as recommended in this report, the trials are expected to begin in early 2020 for a 12-month period.

### Consultation

Consultation is not required as there is no detrimental community impact, or any other impact to residential areas, as all proposed bays are located in commercial zones. Traffic Committee approval will be required for changes to on street parking, signage and use.

## 6. Conclusion

New shared transportation has grown exponentially in the past years and Council can realize significant benefit by coordinating, and to a degree, regulating their operation in public space. By enabling PUDO bays in the LGA, there will be major community benefits related to safety, improved mobility, commercial outlets will increase their number of customers and our community will have more sustainable, integrated and visible transport options. This is an infrastructure project with minimum costs and potentially, great benefits to our residents and visitors. It is also the first project of its kind in Australia and it displays innovation and a growing trust relationship between transport providers and Council.

## 7. Attachments

Nil.

**REPORT**  
**PD/5.3/19.12**

**Subject:** Vivid in Waverley

**TRIM No:** A19/0715

**Author:** John Coudounaris, Manager, Economic Development

**Director:** Peter Monks, Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. Proceeds with planning work to enable Council to make a decision on whether to host Vivid in 2021.
2. Officers make an appropriate budget submission for consideration in the preparation of the budget for financial year 2020–21.
3. Notes that a final decision on whether to proceed will be made when budget implications are considered in early 2020.
4. Engages with stakeholders and begins negotiating with potential sponsors for Vivid 2021.

**1. Executive Summary**

Vivid is an annual festival of light, music and ideas. The festival is owned, managed and produced by Destination NSW in association with numerous sponsors and delivery partners. This report responds to a Council resolution requesting staff examine the idea of extending Vivid to Bondi Junction in 2020 and outlines findings, issues and next steps to be considered by Council. Analysis and consideration of a Vivid festival in Waverley represents a large undertaking with delivery possible at the earliest being 2021. In the interim, staff can deliver lighting installations during the Bondi Winter Magic 2020 (proposed as Bondi Festival) as an opportunity to test Vivid 2021.

**2. Introduction/Background**

Vivid is promoted as an annual 23-day winter festival of light, music and ideas. It celebrates creativity and innovation in the public realm through a blending of art and technology. The program includes light installations, projects, music performances and collaborations, creative ideas, discussions and debates.

The festival is owned, managed and produced by Destination NSW in association with numerous sponsors and partners. The festival has been operating for 11 years having won multiple awards and is recognized as the leading Australian festival from 2013 to 2017. The popularity of Vivid is unquestionable as it successfully activates winter night's streetscapes and attracts millions of people. Vivid 2018 attracted approximately 2.25 million attendees and injected \$172 million into NSW's visitor economy being known as the largest of its kind in the southern hemisphere.

A number of satellite precincts beyond the Sydney CBD foreshore precinct have partnered with Destination NSW to host the Vivid festival in recent years. These have included Chatswood, Chippendale, Luna Park and

Taronga Zoo. The extension of the festival operates as a partnership between Destination NSW and the respective Council or organisation.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 21 May 2019	CM/8.2/19.05	That:  1. Council investigates working with Destination NSW to attract Vivid events to Bondi Junction in 2020 in a similar way to Willoughby Council, which has attracted Vivid events to Chatswood.  2. A report comes back to Council.

### 4. Discussion

Council staff liaised with Destination NSW, Willoughby Council and suppliers who previously worked with Vivid to understand the requirements of Council in delivering such a program. Key findings from these meetings are outlined below:

#### General advice

This advice is based on informal discussions with staff from Destination NSW, Willoughby Council and previous suppliers. All the information is subject to further scoping and confirmation.

- Brand – joining Vivid involves a staged process requiring Council to meet minimum requirements including approval of themes and scale.
- Program – must run parallel with pre-determined days chosen by Destination NSW.
- Program – must deliver all the three components including talks, music and lighting installations
- Program – proper curation can help form the idea better.
- Program – interactive installations are much more expensive than non-interactive installations
- Partners – joining Councils (or organisations) are responsible for funding.
- Concept – Destination NSW approves concept and programs across all Vivid precincts.
- Marketing – Destination NSW contribute and manage marketing and research of KPIs success (visitation, economic, etc) and made available 6 months after the program is complete.
- Evaluation – Destination NSW manage evaluation and ongoing promotion post event.
- Delivery – project control group is important to manage the program in addition to a Technical Director and Site Manager.

#### Case study – Vivid Chatswood (Willoughby Council)

- Theme – was unique to Chatswood and not linked to the Sydney CBD except for the program framework in meeting the minimum requirements for light installations, idea talks and music.
- Program – concept was pitched to Destination NSW by Willoughby in August of previous year.
- Timing – the Vivid program, suppliers and approvals from Destination NSW was planned from the preceding year and by January is ready for delivery by May.
- Budget / Resourcing – totally funded by Willoughby Council and includes a large commitment and intensive program of events for staff.
- Location – located near transport hubs for strong accessibility with train and bus services available.
- Marketing – Destination NSW also encourage people to visit Chatswood

Table 1. 2019 Chatswood program.

<b>2019 Chatswood Program</b>	<b>11 light installations (7 projections), 4 music events and 3 idea talks</b>
<b>Budget*</b>	\$900,000 (\$600,00 was contributed in sponsorship by Westfield, Chatswood Interchange and Chatswood Chase) *Excludes traffic management, curation, marketing coordinator and volunteers
<b>Staff</b>	Dedicated roles: x1 curation manager - F/T x1 marketing coordinator - F/T Supported by: x4 communications and digital communications officers x1 volunteer manager x100 volunteers (approximate) Excludes: traffic engineers, facilities, health & safety and external engineers

Vivid would deliver a program that aligns with adopted Council strategies and plans as follows:

Table 2. Alignment with Council strategies

<b>Adopted Strategy</b>	<b>Relevant actions</b>
<b>Waverley Community Strategic Plan</b>	<p><i>1.1 Facilitate opportunities that recognise Waverley's unique place in the Australian contemporary cultural landscape.</i></p> <p><i>1.2. Preserve and interpret the unique cultural heritage of Waverley</i></p> <p><i>4.3 Encourage tourism to support to the local economy and contribute to local amenity</i></p> <p>Comment: Notes Waverley's commitment to supporting arts, culture and the local economy</p>
<b>Waverley Operational Plan</b>	<p><i>1.1.3. Provide a diverse program of recreational and entertainment events that balance community and visitor expectations.</i></p> <p><i>1.2.2. Plan and deliver a range of cultural heritage activities that inspire creativity, build participation and create learning opportunities.</i></p> <p><i>4.3.1 Ensure tourism contributes to natural and cultural attractions and local amenity.</i></p> <p><i>4.3.2 Support and enhance the tourist economy.</i></p> <p>Comment: Notes Waverley's tourism as an important feature and seeks to celebrate our local culture responsibly with visitors.</p>
<b>Bondi Junction Evening Culture &amp; Entertainment Strategy</b>	<p>'General Actions' Headings:</p> <p><i>3. Public Art</i></p> <p><i>4. Promoting After Dark at the junction</i></p> <p><i>5. Entertainment and Live Music</i></p>

	Comment: Action headings introduce art and cultural activities into the evening experience at Bondi Junction... to add a sense of discovery and intrigue for Bondi Junction, be an attractive evening destination, both throughout the week and on weekends for a diverse social, cultural and economic demographic.
<b>Creative Lighting Strategy</b>	<p><i>11.3.1 Pilot Projects</i>  <i>11.3.2 Bondi Junction project opportunities</i>  <i>11.3.3 Bondi Beach Project opportunities</i></p> <p>Comment: Actions headings include a range of projects and ideas supporting artistic and cultural events, showcasing the character of the area responding to cultural stories, community values and creating unique experiences.</p>
<b>Sustainable Visitation Strategy</b>	<p><i>Product Development – Boutique festivals &amp; events:</i></p> <ul style="list-style-type: none"> <li>- <i>Look at opportunities to leverage from current successful events with DNSW during the low-season, i.e. Vivid Sydney festival</i></li> <li>- <i>Encourage the development of night time family friendly activities for residents and visitors</i></li> </ul> <p>Comment: the actions explicitly include Vivid and Destination NSW as key opportunities and aligns with other Council strategies.</p>

Complexities exist with creating and delivering a festival program such as Vivid. While Council has delivered similar multi-day programs, the logistics and co-ordination involve a more intensive focus of staff resources. The program will be broken down into lighting as the most complex and resource -intensive component, while music and ideas is more manageable. Outlined below are a range of issues focused primarily on the lighting component.

### **Vivid brand**

Issue: Vivid is a well-established and heavily controlled brand that presents an opportunity to encourage creative thinking and debate of ideas, supports the night time economy and encourages community cohesion. Vivid has built a successful brand over the last decade to become a successful destination marketing campaign. While its brand value is sought after, association with Vivid does not guarantee Waverley will receive crowds or flow on effects that have already resulted in the CBD or satellite precincts. Martin Place in Sydney's CBD represents one example where Vivid was not successful and was later removed due to poor visitation.

Suggested outcome: Waverley delivers multiple events throughout the year. Consider the option of testing a lighting component with Bondi Winter Magic 2020 (proposed as Bondi Festival) and measure success and determine success of installation and logistics moving towards 2021.

### **Locations**

Issue: delivery of Vivid lighting relies on a range of locations across a precinct. Locations will require ample space for movement of people, installation and attendees being able to observe installations. A number of considerations need to be taken into account including accessibility, power, safety, scale, capacity and the like. The two most likely locations are Bondi Junction and Bondi Beach.

Bondi Junction contains no iconic or public buildings with a scale or adjacent public space to observe lighting projections similar to Customs House, Museum of Contemporary Art in Circular Quay or the Sydney Opera House. While some privately-owned buildings exist, negotiations would be required where limited impact on residential dwellings occurs. Bondi Junction's Boot Factory at Normal Lee Place is considered small and may not meet the minimum requirements for Destination NSW to accommodate projections, although smaller installations may be acceptable in this space.

Considering Bondi Beach, it is anticipated that Bondi Pavilion will also be under renovation for some time from 2020 onwards. There may be an opportunity for lighting installations on the proposed hoarding. The beach, however, will be available. These areas are outside of Bondi Junction as per the original councillor motion.

Outcome: Consider smaller standalone lighting installations in Bondi Junction and integrate the use of Bondi Beach. Council staff can also contact private land owners to gauge interest in hosting Vivid projections where suitable.

### **Scale and curation**

Issue: Vivid involves a range of components varying in requirements and deliverables. The minimum requirements outlined by Destination NSW for hosting Vivid includes 6 light installations/projections, 3 talks and 1 music event. Each component is considered a project within the context of a creative theme and supporting components including security, amenities, food and the like. Council has the ability to use local or international artists; however, final creative control remains with Destination NSW. A considerable wealth of knowledge would be required to deliver a program of events of this scale. Council is fortunate that an extensive amount of knowledge and expertise exists currently with Council staff, yet there will still be a reliance on external suppliers.

Suggested outcome: Council compile learnings from previous events and begin breaking down all components into individual projects in order to meet the minimum Vivid requirements.

### **Budget**

Delivery of a program of events for approximately three weeks requires an extensive budget to be supplied by Waverley. In the absence of budget, sponsorship is relied upon. In the event that sponsors withdraw due to unforeseen circumstances at any point during the project, Council must be in a position to meet any financial shortfall of funds owed.

The cost of lighting installations can vary and average approximately \$75,000–\$150,000 each. The scale of budget required to meet the minimum Vivid requirements is extensive and ranges between \$750,000 to \$1,000,000+.

Suggested outcome:

1. A budget submission be prepared for up to \$1,000,000 funding for consideration in financial year 2020–21 for a Vivid 2021.
2. Curation can be co-ordinated internally through existing skilled staff; however, some external support will be necessary.

### **Endorsement, sponsorship and partners**

Issue: Vivid requires numerous sponsors and partners for each component, which also requires endorsement from Destination NSW. The precinct versions of Vivid including Chatswood, are fully funded by the hosting council. An extensive amount of planning, negotiation and procurement will need to be

considered. In the event that sponsors and partners withdraw at anytime and are unable to fulfil financial obligations, Council will be required to financially guarantee commitments.

Suggested outcome: Council must allow for the full cost of delivering the program and begin speaking as soon as practicable with any potential sponsors to support Vivid in 2021.

### **Timing**

Issue: submissions by partners to Destination NSW for Vivid 2020 closed in August 2019. Planning begins a minimum up to 12+ months prior to delivery, with concept creation and approvals from Destination NSW. For an event delivery in 2021, concept approval from Destination NSW would be required by August 2020. Therefore, if Council wants to deliver a Vivid satellite program in Waverley, the earliest this could be achieved is in May/June 2021 and the preparation and planning required to host and deliver such a program would need to begin immediately.

Suggested outcome: in light of Council being unable to extend Vivid to Waverley in 2020, it seems appropriate to trial lighting installations nonetheless. This is achievable by integrating delivery of a Creative Lighting Festival with Bondi Winter Magic 2020 (proposed as Bondi Festival). A creative lighting festival, delivered under the umbrella of the Bondi Festival, is practical since both events can occur at the same time of year and aim to deliver similar objectives such as increased winter visitation and activation, particularly during the evening. A proposal for integrating creative lighting into the 2020 Bondi Festival is outlined in a separate report scheduled for consideration by Council on 10 December 2019. Please refer to this report for additional information on Bondi Festival 2020 and the creative lighting component proposed.

If Council wants to proceed with Waverley Vivid in 2021, planning will need to begin immediately to develop concepts, confirm locations, sponsors and other associated details that meet the minimum requirements to join the Vivid festival and present to Destination NSW by August 2020.

### **Governance**

Issue: the Vivid program involves multiple components. Each component varies from one another conceptually and logistically in terms of operational delivery requirements. An extensive amount of professional expertise and management across Council in addition to coordination of suppliers is required.

Suggested outcome: the program can rely on a mix of professional expertise across Council and external providers. In order to deliver a program of events, it is recommended the program be divided into various sub projects managed by a project coordinator and Internal Project Control Group. These components include (yet not limited to):

- Lighting installations.
- Ideas and talks.
- Music.
- Marketing, promotions and publicity.
- Project management.
- Technical management (engineers, food and other support services).
- Operational delivery and management (and security).
- Programming and curation.
- Event management (site).

Delivery of a project of this nature requires extensive financial and staff resourcing. A number of project teams will need to be co-ordinated internally and externally to deliver a Waverley Vivid 2021. Internally these include: Cultural Programs, Events, Communications, Public Place Cleansing, Property facilities,

Economic Development, Urban Design and Heritage and more. Hence operational plan additions will be required to incorporate the additional work and allocate staff resourcing.

### **Consultation**

Issues: an extensive amount of external consultations with stakeholders is required to discuss a range of issues to better understand logistics with delivery. These range from local area command for NSW Police, Transport for New South Wales, key strategic landholders, Chamber of Commerce, local businesses, Council staff and others.

Suggested outcome: staff begin consulting with relevant stakeholders once Council has endorsed proceeding.

### **Next steps**

Bringing the Vivid brand to Waverley aligns with several currently adopted strategies. In addition, partnering with an already established and successful brand like Vivid could help Council activate Waverley's after dark activity, particularly in Bondi Junction. The alternative strategy of pursuing sporadic light installations, artworks or new events carries a risk and may not gain traction. A varied number of considerations are involved in moving forward. Council should consider progressing as follows:

If Council were to proceed with Waverley Vivid, the first edition is likely to meet minimum requirements and showcase a minimum of six light installations/projections, three talks and one music event. The locations for the installations will be based on suggestions from strategies such as Bondi Junction Complete Streets and the Creative Lighting Strategy and supplemented by the installations at Bondi Beach.

Waverley will measure success by key performance indicators – qualitative and quantitative including public Wi-Fi and surveys evaluating performance and satisfaction. Destination NSW will have its own measures that it will share with Council some months after the Vivid festival.

## **5. Financial impact statement / Time frame / Consultation**

The development and delivery of Vivid 2021 requires an approximate budget of \$1,000,000 to deliver approximately six lighting installations, three talks and one music event as a minimum.

Staff will need to begin engaging with key brands present in Bondi Junction. This would include Westfield, Eastgate and Meriton and possibly others beyond Waverley. If Council agrees to endorse Waverley Vivid 2021 and a budget is allocated to fund the project in the 2020–21 financial year, a further report to Council will be presented in May/June 2020 outlining the draft concept and program to be endorsed prior to presenting to Destination NSW in August 2020. In addition, a more detailed budget outline will also be available.

If Council is to go ahead with Vivid, it will represent a significant inclusion in the Council's operational budget. At this stage, it is unknown whether there will be significant capacity with the operating budget to accommodate such additional expenditure without major cuts to services. This matter will be further considered in March 2020 by Council as it considers the draft 2020–21 budget.



Table 3. Vivid 2021– Draft timeline.

	2020												2021					
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
<b>Project initiation</b>																		
<b>Project control group formed</b>																		
<b>Creative theming</b>																		
<b>Scoping program &amp; locations</b>																		
<b>Sponsorship</b>																		
<b>Stakeholder engagement</b>																		
<b>Council – draft concept</b>																		
<b>Destination NSW pitch</b>																		
<b>Programming</b>																		
<b>Request for quotations</b>																		
<b>Work commissioned</b>																		
<b>Promotion</b>																		
<b>Delivery (Install &amp; display)</b>																		

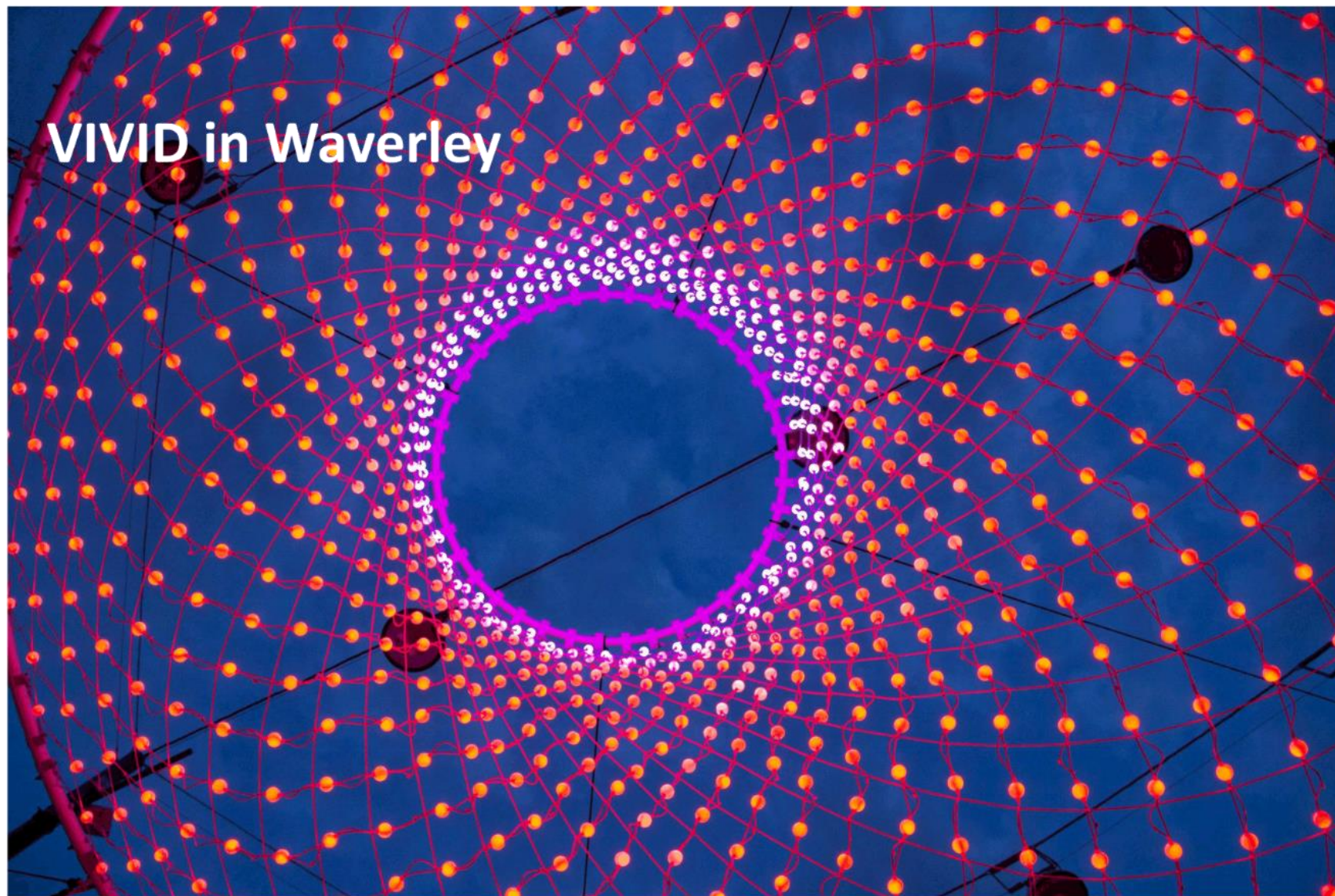
## 6. Conclusion

Bringing the Vivid festival to Waverley aligns with key actions and goals of several adopted strategies, such as Creative Lighting Strategy, Bondi Junction Evening Culture and Entertainment Strategy and Sustainable Visitation Strategy. In addition, it will likely improve night time activation in the winter season, while also bringing benefits to the local economy.

The complexities with delivering a festival program of this scale requires an extensive amount of time in planning to finalise a proposal for Council and Destination NSW by July/August 2020. Should the draft 2020–21 budget include a budget allocation for staging Vivid, Council will be updated in May/June 2020 with a concept and draft program, that will be presented to Destination NSW for Vivid 2021 in Waverley.

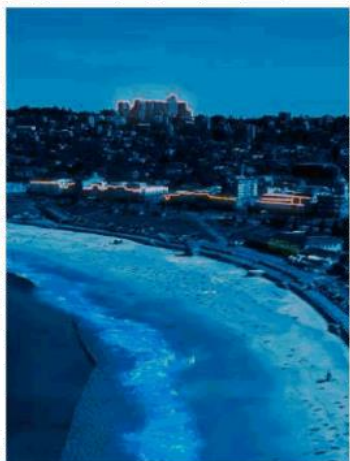
## 7. Attachments

1. Vivid 2021 - Concept ideas [↓](#)





## VIVID 2021 – Concept Ideas



# VIVID 2021 – Concept Ideas



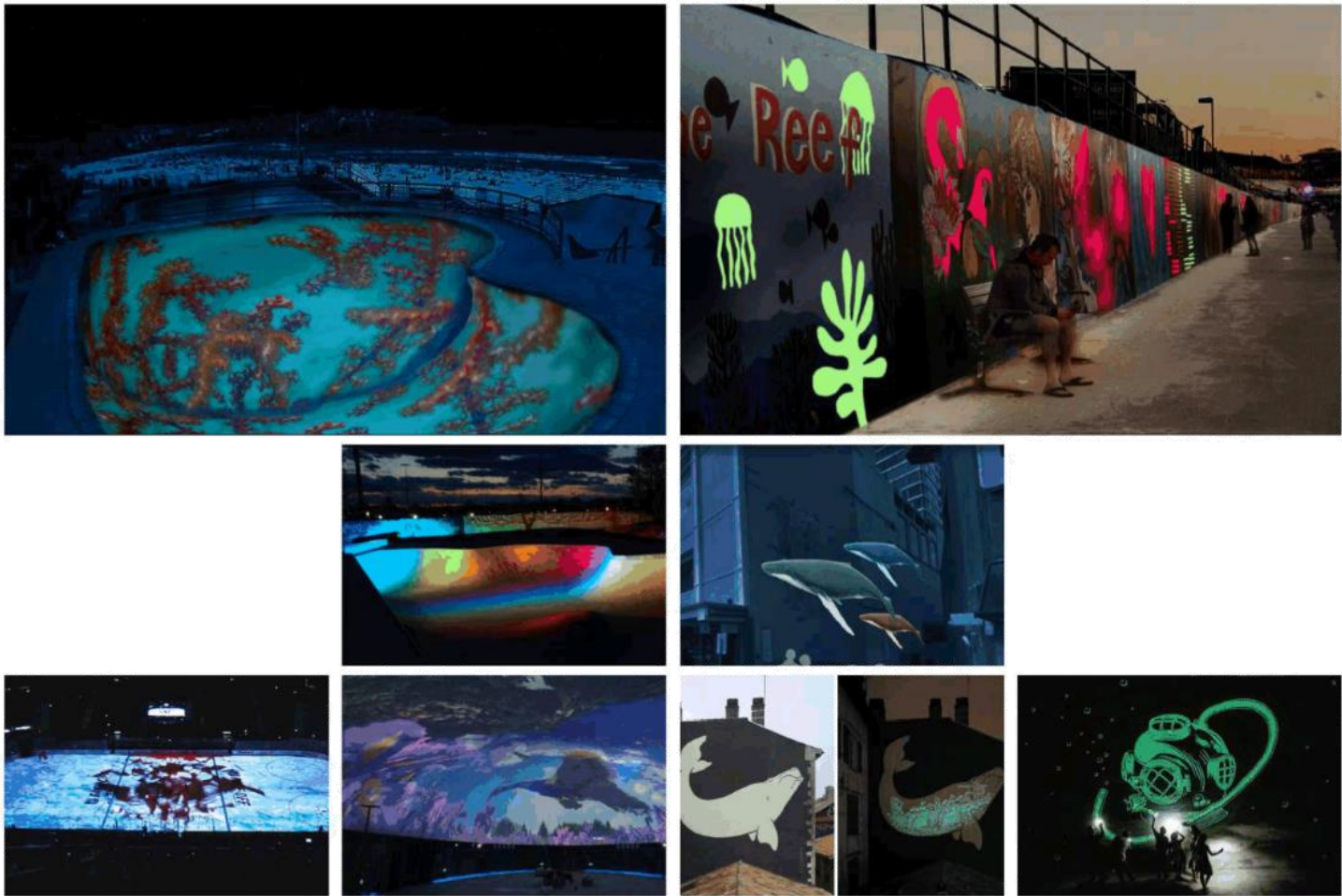


## VIVID 2021 – Concept Ideas



WAVERLEY COUNCIL

# VIVID 2021 – Concept Ideas

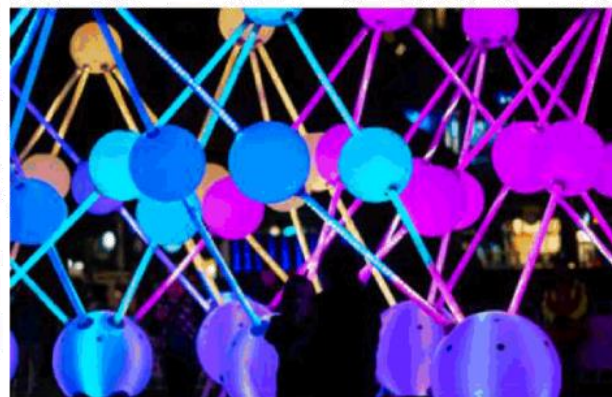




## Vivid 2021 – Concept Ideas



## Vivid 2021 – Concept Ideas





## Vivid 2021 – Concept Ideas



WAVERLEY COUNCIL

**REPORT**  
**PD/5.4/19.12**

**Subject:** Bondi Pavilion Restoration and Conservation Project - Project Update

**TRIM No:** A15/0272

**Author:** Matt Henderson, Senior Project Manager

**Director:** Emily Scott, Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Receives and notes this update on the Bondi Pavilion Restoration and Conservation project.
2. Undertakes the restoration and conservation in one stage to provide best value for money, a more efficient program and less disturbance overall for community and commercial tenants.
3. Notes that the access road civil works will be included in the main works contract planned to commence in May 2020.

**1. Executive Summary**

The purpose of this report is to provide a project update on the Bondi Pavilion Restoration and Conservation project.

A table has been included providing an update on the three outstanding Council resolutions relating to the restoration and conservation works.

The report also specifically relates to more recent requests to consider potentially staging the restoration and conservation works as well as commencing an early works package for the access road from Park Drive.

Council officers recommend that the restoration and conservation works be undertaken in one stage to provide best value for money, more efficient program and less disturbance overall for community and commercial tenants and users.

**2. Introduction/Background**

The Bondi Pavilion Restoration and Conservation project development application (DA) was lodged on 3 April 2019, and is still under assessment. The DA determination date has been scheduled for 19 December 2019.

Council undertook early works to the gatehouse roof which were approved as exempt works under the NSW Heritage Act. The works to the gatehouse roof consisted of replacing the existing roof tiles with new terracotta roof tiles and associated guttering and downpipes. The gatehouse roof works were completed in October 2019 and have been well received.

Council officers have been requested to consider implications of staging the restoration and conservation works in order to allow community users and tenants to operate while the works are in progress. This report discusses the implications of staging the construction as well as provides Councillors with an update on resolutions relating to the Bondi Pavilion Conservation and Restoration construction project.

### 3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Strategic Planning and Development Committee 6 August 2019	PD/5.2/19.08	That:  1. Approves the re-roofing of the Bondi Pavilion Gatehouse under heritage exemption subject to Heritage Office approval.  2. Notes that internal/external repair to the Bondi Pavilion Gatehouse will now proceed in the broader Pavilion refurbishment project and not be pursued under this heritage exemption.  3. Enters into a contract with Bristle Roofing Pty Ltd for the installation of the roof tiles and guttering on the Bondi Pavilion Gatehouse at a total contract price of \$50,490.00.  4. Notes that the total cost of the re-roofing is anticipated to be \$102,410.
Council 19 March 2019	CM/5.1/19.03	That:  1. Council notes the imminent lodgement of a development application for the Bondi Pavilion Conservation and Restoration Project is expected to be early April 2019.  2. Council undertakes a minimum 28-day period of community consultation on the development application, including a public forum and appropriate information materials, online and in print.  3. Council notes the requirement for the development application to be referred to the NSW Heritage Office for comment, prior to the determination of the DA.  4. Council notes that the town planning assessment will be undertaken by an external independent planning consultant.  5. Council notes that the Sydney Eastern City Planning Panel is the consent authority for the development application.  6. Council anticipates that the development application will be determined by late 2019.  7. Council expects project commencement in February 2020 immediately after the peak summer period.

		8. The Mayor and Deputy Mayor release a media statement on this mayoral minute.
Council 20 November 2018	CM/7.8/18.11	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Receives and notes the community engagement report and analysis relating to the Bondi Pavilion Restoration and Conservation Project Concept Design consultation period of 7 September to 5 October 2018.</li> <li>2. Receives and notes the Amphitheatre and Outdoor Performance Report from architects Tonkin Zulaikha Greer in response to Council resolution CM/5.4/18.09 to investigate options for the current amphitheatre space.</li> <li>3. Endorses the Concept Design attached to this report, which includes the following revisions based on community feedback: <ol style="list-style-type: none"> <li>(a) A variation of the design of the Kiln Room, allowing for a second kiln.</li> <li>(b) Relocation of the Lifeguards Room to outside of the Bondi Pavilion.</li> <li>(c) Allowing for a designated loading/unloading zone in the southern courtyard for users of the High Tide Room, Music Studios, Theatre, Art Gallery, and events.</li> </ol> <p>With these further modifications to the Concept Design:</p> <ol style="list-style-type: none"> <li>(d) Reposition the 'Tourism Centre/Box Office' to the north of the Entrance Foyer consistent with the concepts supported by the Bondi Pavilion Stakeholder Committee</li> <li>(e) Indicate all commercial tenancies as large 'shell space' to allow small or large tenancies as demand, structural, and heritage considerations determine.</li> <li>(f) Reposition the internal courtyard pedestrian entrance to the Waste Room from the colonnade corridor to the internal face of the Waste Room to separate the activities of the adjacent Pottery Room/Creative Space from the use of the Waste Room</li> <li>(g) Consistent with feedback from the community, expand the size of the Pottery Room/Creative Space and decrease the size of adjacent the Waste Room.</li> <li>(h) Ensure the first floor servery room is fit for multi-</li> </ol> </li> </ol>

		<p>purpose use in association with the adjacent rooms</p> <ul style="list-style-type: none"> <li>(i) Increase the size of the amenities in the Theatre Green Room</li> <li>(j) An Aboriginal and Torres Strait Islander 'one-stop shop' enhancing the Bondi Pavilion's community cultural connections with the local traditional owner and broader Sydney Aboriginal islander community be investigated.</li> </ul> <p>4. Approves progression to detail design and submission of an integrated development application.</p> <p>5. Notes that Council officers will report to December Council meeting with a timetable and costing for early works that can be undertaken with heritage exemption.</p> <p>6. Notes the previously endorsed Bondi Pavilion Stakeholder Committee recommendations.</p> <p>7. Notes the Bondi Pavilion Conservation Management Plan and the schedule of intrusive heritage elements, specifically:</p> <ul style="list-style-type: none"> <li>(a) The internal courtyard amphitheatre, and notes that Option 2a in the report—temporary demountable seating structure—is a suitable option for replacement of the amphitheatre in situ.</li> <li>(b) The glass extension on the north eastern corner of the Pavilion.</li> </ul> <p>8. Notes that the next phase of the Bondi Pavilion Restoration and Conservation Project requires development application assessment framed by the Bondi Pavilion Conservation Management Plan involving independent assessment officers, heritage consultants and the NSW Heritage Office, and that the development assessment will include a 28-day period for public consultation and submissions.</p> <p>9. Notes that the Bondi Park Cultural Landscape Conservation Management Plan has been submitted to the NSW Heritage Office but has not yet been endorsed.</p> <p>10. Notes that concept design outcomes in regard to the curtilage of the Bondi Pavilion including the eastern forecourt, the northern, southern and western areas will be the subject of more design and public consultation consistent with the Bondi Park Cultural Landscape Conservation Management Plan after adoption.</p> <p>11. Notes that the curtilage will include details of outdoor furniture for public and commercial use, amenity</p>
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		requirements, potential for a new outdoor amphitheatre, pedestrian and vehicle access as required, and paving and surface treatment.
		12. Prepares materials for an information board in the Bondi Pavilion detailing the adopted concept plans as specified in this resolution, as well as a timetable and works program

#### 4. Discussion

The following table provides a progress report against the three resolutions of Council dated 20 November 2018, 19 March 2019 and 6 August 2019 relating to the Bondi Pavilion Conservation and Restoration project.

*Table 1. Progress report.*

Item	Outcome / Status
<b>Strategic Planning and Development Committee, 6 August 2019</b>	
1. Approves the re-roofing of the Bondi Pavilion Gatehouse under heritage exemption subject to Heritage Office approval.	Re-roofing of Gatehouse works completed in September 2019.
2. Notes that internal/external repair to the Bondi Pavilion Gatehouse will now proceed in the broader Pavilion refurbishment project and not be pursued under this heritage exemption.	Noted.
3. Enters into a contract with Bristle Roofing Pty Ltd for the installation of the roof tiles and guttering on the Bondi Pavilion Gatehouse at a total contract price of \$50,490.00.	Completed.
4. Notes that the total cost of the re-roofing is anticipated to be \$102,410.	Final costs of the project were \$92,952.
<b>Council, 19 March 2019</b>	
1. Council notes the imminent lodgement of a development application for the Bondi Pavilion Conservation and Restoration Project is expected to be early April 2019.	DA lodged 3 April 2019.
2. Council undertakes a minimum 28-day period of community consultation on the development application, including a public forum and appropriate information materials, online and in print.	Completed.
3. Council notes the requirement for the development application to be referred to the NSW Heritage Office for comment, prior to the determination of the DA.	Noted.
4. Council notes that the town planning assessment will be undertaken by an external independent planning consultant.	Noted.
5. Council notes that the Sydney Eastern City Planning Panel is the consent authority for the development application.	Noted, panel date scheduled for 19 December 2019.
6. Council anticipates that the development application will be	Panel date scheduled for 19

determined by late 2019.	December 2019.
7. Council expects project commencement in February 2020 immediately after the peak summer period.	Due to the later than anticipated date of the panel it is not possible to package the access road early works ready for February construction. Therefore, it is recommended these works should be undertaken with the main construction works scheduled to commence in May 2020. Refer to discussion below.
8. The Mayor and Deputy Mayor release a media statement on this mayoral minute.	Completed.
<b>Council 20 November 2018</b>	
1. Receives and notes the community engagement report and analysis relating to the Bondi Pavilion Restoration and Conservation Project Concept Design consultation period of 7 September to 5 October 2018.	Noted.
2. Receives and notes the Amphitheatre and Outdoor Performance Report from architects Tonkin Zulaikha Greer in response to Council resolution CM/5.4/18.09 to investigate options for the current amphitheatre space.	Noted.
3. Endorses the Concept Design attached to this report, which includes the following revisions based on community feedback:	Noted.
(a) A variation of the design of the Kiln Room, allowing for a second kiln.	
(b) Relocation of the Lifeguards Room to outside of the Bondi Pavilion.	
(c) Allowing for a designated loading/unloading zone in the southern courtyard for users of the High Tide Room, Music Studios, Theatre, Art Gallery, and events.	
With these further modifications to the Concept Design:	
(d) Reposition the 'Tourism Centre/Box Office' to the north of the Entrance Foyer consistent with the concepts supported by the Bondi Pavilion Stakeholder Committee	Modification made to design submitted for DA.
(e) Indicate all commercial tenancies as large 'shell space' to allow small or large tenancies as demand, structural, and heritage considerations determine.	Modification made to design submitted for DA.
(f) Reposition the internal courtyard pedestrian entrance to the Waste Room from the colonnade corridor to the internal face of the Waste Room to separate the activities of the adjacent Pottery Room/Creative Space from the use of the Waste Room	Modification made to design submitted for DA.
(g) Consistent with feedback from the community, expand the size of	Pottery room layout has been

the Pottery Room/Creative Space and decrease the size of adjacent the Waste Room.	agreed though further consultation.
(h) Ensure the first floor servery room is fit for multi-purpose use in association with the adjacent rooms	This is being actioned in the design development.
(i) Increase the size of the amenities in the Theatre Green Room	Modification made to design submitted for DA.
(j) An Aboriginal and Torres Strait Islander 'one-stop shop' enhancing the Bondi Pavilion's community cultural connections with the local traditional owner and broader Sydney Aboriginal islander community be investigated.	This is being investigated as part of the cultural programming of the Bondi Pavilion.
4. Approves progression to detail design and submission of an integrated development application.	DA submitted on 3 April 2019.
5. Notes that Council officers will report to December Council meeting with a timetable and costing for early works that can be undertaken with heritage exemption.	Completed.
6. Notes the previously endorsed Bondi Pavilion Stakeholder Committee recommendations.	Noted.
7. Notes the Bondi Pavilion Conservation Management Plan and the schedule of intrusive heritage elements, specifically:	Noted.
(a) The internal courtyard amphitheatre, and notes that Option 2a in the report—temporary demountable seating structure—is a suitable option for replacement of the amphitheatre in situ.	
(b) The glass extension on the north eastern corner of the Pavilion.	
8. Notes that the next phase of the Bondi Pavilion Restoration and Conservation Project requires development application assessment framed by the Bondi Pavilion Conservation Management Plan involving independent assessment officers, heritage consultants and the NSW Heritage Office, and that the development assessment will include a 28-day period for public consultation and submissions.	Noted.
9. Notes that the Bondi Park Cultural Landscape Conservation Management Plan has been submitted to the NSW Heritage Office but has not yet been endorsed.	Noted.
10. Notes that concept design outcomes in regard to the curtilage of the Bondi Pavilion including the eastern forecourt, the northern, southern and western areas will be the subject of more design and public consultation consistent with the Bondi Park Cultural Landscape Conservation Management Plan after adoption.	Noted.
11. Notes that the curtilage will include details of outdoor furniture for public and commercial use, amenity requirements, potential for a new outdoor amphitheatre, pedestrian and vehicle access as required, and paving and surface treatment.	Noted.



12. Prepares materials for an information board in the Bondi Pavilion detailing the adopted concept plans as specified in this resolution, as well as a timetable and works program.	Completed.
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### Early works to Commence in February 2020

Initially, Council intended on commencing early works to the external access road from Park Drive in February 2020. At that time, DA approval was anticipated in late October which allowed time to package these civil works, obtain quotations and commence in February 2020. However, due to the DA still being under review and a determination date of 19 December 2019, it is not possible to finalise the design for these works in time to package for construction in February 2020. These works will be completed with the main works when they are scheduled to commence in May 2020. This will not impact on the overall project timeline.

### Project staging

Council officers have been requested to consider the implications on staging the Bondi Pavilion construction project from a cost, program and risks and issues perspective. The following staging proposal was developed for consideration:

Stage 1 – Buildings and courtyard to the north of the central building section – this would include the construction of the new amenities, waste room and northern tenancy.

Stage 2 – Central building (including theatre, art gallery, welcome centre and new community spaces) and southern tenancy area.

Stage 3 – High Tide Room, music studios and community radio.

Stage 4 – Courtyard and external works.

Note the courtyard is required to be utilised by the contractor as a central compound throughout the entire staged construction process to provide for amenities, storage etc.

#### *Program implications of staging works*

An expression of interest to shortlist head contractors for the works has recently been completed. This process has confirmed the expectation that the un-staged construction works can be completed within 18 months as previously estimated by Council officers. The program includes an allowance for the successful commercial tenancies to move into the building six months prior to the completion of the building works to enable fit out.

It is difficult to quantify the impact of staging without detailed contractor programming, but based on the ability to work as per the usual DA conditions (7 am–5 pm Monday to Friday and 8 am–3 pm Saturdays) it is expected that the program would be extended by at least six months. Any changes to this—e.g. if work hours were limited or additional night works were required due to the commercial tenancy operations, theatre performances, art gallery exhibitions etc.—would result in a more significant extension to the program. It is estimated that the staging of construction would result in the earliest completion date of June 2022.

#### *Cost implications of staging works*

The project design is currently 60% complete. An updated cost estimate has recently been completed to reflect the design development. In order to assess the implications of staging, Council has engaged a quantity surveyor to prepare a cost estimate on this staging proposal.

The current cost plan is based on the 60% detailed design documentation and totals \$26,202,080 (excluding GST, contingencies and consultant and project management fees). It should be noted that this 60% cost estimate is subject to change as the design documentation progresses. The quantity survey is recommending approximately 20% contingency be allowed for a project of this nature.

The staging cost plan also based on the 60% detailed design documentation and totals \$30,164,263 (excluding GST, contingencies and consultant and project management fees).

The additional costs include, but are not limited to, additional preliminaries for a longer program, increased subcontractor costs for smaller packages and allowance for maintaining services (power, water etc.) to the building.

Note this staging cost estimate does not consider changes to working hours due to tenant requirements i.e. it assume that works can be undertaken as per the usual DA conditions (7 am–5 pm Monday to Friday and 8 am–3 pm Saturdays). Adjustments to this would likely add to costs.

#### *Other issues for consideration*

The impact on community and commercial tenant and users would be significant as they would operating adjacent to a construction site. Key disruptive/noisy activities would include demolition, façade restoration and asbestos removal.

The risk and safety to the building users will also increase as there will be heavy machinery, dust, noise and a high volume of vehicular movement to and from the site.

It is for these reasons that Council officers cannot recommend staging the construction project as the cost and program implications are significant and the impact on users operating adjacent to a construction site would be significant. Risks to safety, cost, program and reputation would be substantial.

#### **5. Financial impact statement/Time frame/Consultation**

Refer to section 4 above for details on cost and program status. Consultation was undertaken with the project architect and quantity surveyor, as well as the Project Control Group, in the development of this report.

#### **6. Conclusion**

It is strongly recommended that Council proceeds with a full closure of the Bondi Pavilion during construction as this is the most economical, safest and practical approach in delivering this project.

#### **7. Attachments**

Nil.

**REPORT**  
**PD/5.5/19.12**

**Subject:** 2A Edmund Street, Queens Park - Feasibility Study Outcome

**TRIM No:** A18/0175

**Author:** Matt Henderson, Senior Project Manager  
Genevieve Wilson, Senior Project Manager

**Director:** Emily Scott, Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Demolishes and builds a new two-storey social housing building at 2A Edmund Street, Queens Park (Option 3 in the feasibility study attached to this report).
2. In order to fund the project, brings forward the following amounts from the Long Term Financial Plan 2020/21–2030/31:
  - (a) \$350,000 in design funding to the 2020/21 financial year.
  - (b) \$1.85 million in construction funding to the 2021/22 financial year.

**1. Executive Summary**

The purpose of this report is to provide an update on the outcomes of the feasibility study for 2A Edmund Street, Queens Park, a social housing apartment block owned by Council. The feasibility study considered four options including three options for building upgrades and a full knock-down and rebuild (with both two-storey and three-storey options). Council officers are recommending Option 3, the demolition of existing and two-storey social housing new build, as the most feasible option, as this will provide a building with a lifespan of 50 years, relatively similar costs to the refurbishment options, a building compliant with the *Disability Discrimination Act* and a building more likely to receive development approval than the three-storey option.

**2. Introduction/Background**

2A Edmund Street is a social housing apartment block owned by Council. The building consists of two levels containing six units (three two-bedroom units per level) and is occupied by elderly long-term residents. The ground floor units (unit 2 and 3) are not tenanted due to severe damp. In 2015–16, Council and Bridge Housing (who are contracted to manage Council's social housing) began detailed investigations into the cause of persistent damp. The investigations indicated that there were serious issues with the building's sewerage, stormwater systems and failing brick skin.

In the development of Council's Strategic Asset Management Plan (SAMP 5), ATP (consulting engineers) completed a condition assessment on 2A Edmund Street. The condition assessment report rated this building with a building classification of 4 – 'relatively poor'. Due to the extensive work required to bring

the building to an acceptable standard, SJB Architects (SJB) was commissioned to undertake a feasibility study on the building to determine the building's best future use.

During SJB's investigations it was identified by Partridge (its structural engineer) that urgent structural works were required on the building immediately. Consequently, Partridge prepared a scope of works and a remediation contractor (Dapcor) was engaged under a procurement exemption for emergency works. The emergency remediation works included:

- Replacement of brick ties.
- Replacement of ground floor timber sub-floor.
- Brick reconstruction.
- Pest management.
- Installation of drainage and waterproofing.

Dapcor completed the remediation works that were inspected and certified by Partridge.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 17 September 2019	CM/7.11/19.09	That Council defers this item in order to hold a Councillor workshop to discuss alternative options for this property.

The initial Councillor workshop was conducted on 25 June 2019. The matter was also canvassed briefly at the workshop on 26 November 2019. It is proposed that the additional development assessment information added to this report be considered by Councillors in lieu of a full second Councillor workshop.

### 4. Discussion

SJB completed the feasibility study and reviewed the following design options:

- Option 1: minor renovation.
- Options 1A: minor renovation.
- Option 2: alterations and additions.
- Option 3: new build two-storey.
- Option 4: new build three-storey.

The feasibility study options were presented to Councillors at a Councillor workshop on 25 June 2019.

Options 1, 1A and 2 were considered less feasible by SJB and the Project Control Group (PCG) due to the limited longevity of the building. SJB confirmed that the building's longevity for a refurbishment would only see the building extended its building life to 10 years before undergoing further remediation works. Additionally, these three options provide the least financial value in relation to the property value and improvement.

Option 3, a new two-storey social housing apartment, is considered the most feasible option, as this will provide a building with a lifespan of 50 years, relatively similar costs to the refurbishment options, a building compliant with the *Disability Discrimination Act* and a building more likely to receive development approval than the three-storey option.

The existing two-storey residential flat building is located within the Waverley Local Environment Plan (LEP) R3 Medium Density Residential Zone which prohibits residential flat buildings. However, a like for like two-

storey residential apartment building is proposed based on Existing Use Right as set out at sections 4.65 to 4.70 of the *Environmental Planning and Assessment Act 1979*. In pursuing a like for like replacement, the future development application will be seeking to demonstrate that the redevelopment preserves the existing amenity to the adjoining house particularly in relation to overshadowing and access to sunlight.

A three-storey new build (Option 4) was considered but overshadowing modelling has shown that a three-level building would have a greater adverse amenity impact on the adjoining house than the existing building and would therefore be unlikely to receive development approval.

Other planning options considered included new affordable rental housing under Part 2 of State Environmental Planning Policy (Affordable Rental Housing) 2009. However, no floor space bonus is available where the development is not permitted under the LEP. Neither a two-storey or three-storey affordable housing building is permitted under the LEP, so this option was not pursued.

Therefore, it is proposed that the project progress to detailed design and development approval be sought for a two-storey social housing new build based on the argument of using the existing building envelope as the precedent.

The table below summarises the key features, pros and cons of each option.

*Table 1. Comparison of options.*

Description	Option 1 Minor Renovation	Option 1A Minor Renovation
<b>Key features</b>	<ul style="list-style-type: none"> <li>- General refurbishment of all existing apartments</li> <li>- Removal and replacement of kitchen joinery and appliances</li> <li>- Building classification will remain unchanged</li> <li>- Cost = \$1.6M (approx.)</li> </ul>	<ul style="list-style-type: none"> <li>- General refurbishment of all existing apartments</li> <li>- Removal and replacement of kitchen joinery and appliances in units 1, 2, 4 and 5</li> <li>- DDA Compliance to unit 3 and 6</li> <li>- Additions to awnings in lobby entry</li> <li>- Upgrade all bathrooms</li> <li>- Building classification will improve slightly</li> <li>- Cost = \$1.6M (approx.)</li> </ul>
<b>Pros</b>	<ul style="list-style-type: none"> <li>- General building improvements</li> <li>- Shorter relocation time for tenants</li> <li>- Simple fit-out</li> <li>- Use of existing building fabric</li> <li>- No development authority approvals required</li> </ul>	<ul style="list-style-type: none"> <li>- General building improvements</li> <li>- Shorter relocation time for tenants</li> <li>- Simple fitout</li> <li>- Use of existing building fabric</li> <li>- Complying Development Certificate in lieu of a Development Application</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>- Remedial works may not resolve issues if not correctly rectified</li> <li>- Tenants to be relocated for 6 months</li> <li>- Non-compliant building (DDA).</li> <li>- Buildings longevity approx. 10 years</li> <li>- Limited potential to improve thermal comfort, water and energy performance of building</li> </ul>	<ul style="list-style-type: none"> <li>- Tenants to be relocated for 6 months</li> <li>- Remedial works may not resolve issues if not correctly rectified</li> <li>- Non-compliant building (DDA)</li> <li>- Buildings longevity approx. 10 years</li> <li>- Limited potential to improve thermal comfort, water and energy performance of building</li> </ul>

Description	Option 2 Alterations and Additions	Option 3 New Build Two-Storeys
<b>Key features</b>	<ul style="list-style-type: none"> <li>- General refurbishment of all existing apartments</li> <li>- Removal and replacement of kitchen joinery and appliances in units 1, 2, 4 and 5</li> <li>- DDA Compliance to unit 3 and 6</li> <li>- Additions to awnings in lobby entry</li> <li>- Upgrade all bathrooms</li> <li>- Addition of terrace and balconies to all units</li> <li>- Building classification will improve slightly</li> <li>- Cost = \$1.7M (approx.)</li> </ul>	<ul style="list-style-type: none"> <li>- Knock down and rebuild most feasible option</li> <li>- Key design elements:</li> <li>- Accessible Communal Lift</li> <li>- Accessible Apartment (unit 2)</li> <li>- X6 One Bedroom Units (3 per level)</li> <li>- Outdoor Terrace/Balcony</li> <li>- Building classification will improve to excellent</li> <li>- Cost = \$1.85 (approx.)</li> </ul>
<b>Pros</b>	<ul style="list-style-type: none"> <li>- General building improvements with DDA compliance (units 3 and 6)</li> <li>- Shorter relocation time for tenants</li> <li>- Simple fitout</li> <li>- Use of existing building fabric</li> <li>- Potential to increase energy and water performance efficiency</li> </ul>	<ul style="list-style-type: none"> <li>- New build and new facilities</li> <li>- Accessible Lift</li> <li>- Greater DDA compliance</li> <li>- Buildings longevity approx. 40+ years</li> <li>- Minimal cost in comparison to Options 1, 2 and 3</li> <li>- Potential to significantly improve thermal comfort, energy and water performance of building</li> <li>- Management of demolition waste to enable reuse and recycling where possible</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>- Remedial works may not resolve issues if not correctly rectified</li> <li>- Tenants to be relocated for 6 months</li> <li>- Buildings longevity approx. 10 years</li> <li>- Development Application required</li> <li>- Limited potential to improve thermal comfort, water and energy performance of building</li> </ul>	<ul style="list-style-type: none"> <li>- Tenants will need to be relocated for at least 12 months</li> <li>- Council approval issues non-compliance with FSR</li> <li>- Disruption to neighbours</li> <li>- Development Application required</li> <li>- Less bedrooms than existing</li> </ul>
Description	Option 4 New Build Three-Storeys	
<b>Key features</b>	<ul style="list-style-type: none"> <li>- Knock down and rebuild most feasible option</li> <li>- Key design elements:</li> <li>- Accessible Communal Lift</li> <li>- X3 Accessible Apartments</li> <li>- X9 One Bedroom Units (3 per level)</li> <li>- Outdoor Terrace/Balcony</li> <li>- Building classification will improve to excellent</li> <li>- Cost = \$2.6M (approx.)</li> </ul>	

<b>Pros</b>	<ul style="list-style-type: none"> <li>- New build and new facilities</li> <li>- Accessible Lift</li> <li>- Greater DDA compliance</li> <li>- Buildings longevity approx. 40+ years</li> <li>- Minimal cost in comparison to Options 1, 2 and 3</li> <li>- Potential to significantly improve building thermal comfort, energy and water efficiency</li> <li>- Management of demolition waste to enable reuse and recycling where possible</li> </ul>	
<b>Cons</b>	<ul style="list-style-type: none"> <li>- Development approval unlikely</li> <li>- Amenity impacts to neighbours including overshadowing</li> <li>- Tenants will need to be relocated for at least 12 months</li> <li>- Disruption to neighbours</li> </ul>	

### Option 5 – Sale

Councillors also raised the option of selling the property. This is an option available to Council. Council would avoid redevelopment or upgrade costs associated with the other options, and would realise funds from sale that could be applied to other social housing projects. While a full valuation has not been undertaken, Council could expect to receive land value plus a development potential premium, less demolition costs. This could yield between \$2–\$3 million. Council could also explore leasing back social housing as part of any new development on the site.

Option 5 is not recommended, although could be pursued if Council was of a mind to. A key reason is that sites for social housing are not easy to come by, and Council has had difficulty competing for sites in the market. If Council wishes to continue to provide social housing, this site should be retained for that purpose.

### 5. Financial impact statement/Time frame/Consultation

The total anticipated funding required for engaging a head consultant to deliver the detailed design documentation is estimated to be \$350,000, with construction estimated to cost \$1.85 million.

The Long Term Financial Plan currently allocates design funding in 2023–24. It is proposed to bring this design funding forward to 2020–21, with construction in 2021–22.

### 6. Conclusion

The recommended approach is to proceed with design and construction for Option 3, a two-storey new build, as this option offers the best value for money to council and will provide a disability compliant building with a lifespan of 50 years.

### 7. Attachments

1. SJB - Feasibility study [📄](#)

SJB Architects



# Project Update

2A Edmund Street  
Queens Park NSW 2022

20 March 2019 | Version 01



SJB Architects



**Project**

2A Edmund Street, Queens Park  
NSW 2022

Ref 5876  
Date issued: 20 March 2019  
Version: 01  
Prepared by: SH  
Checked by: SH

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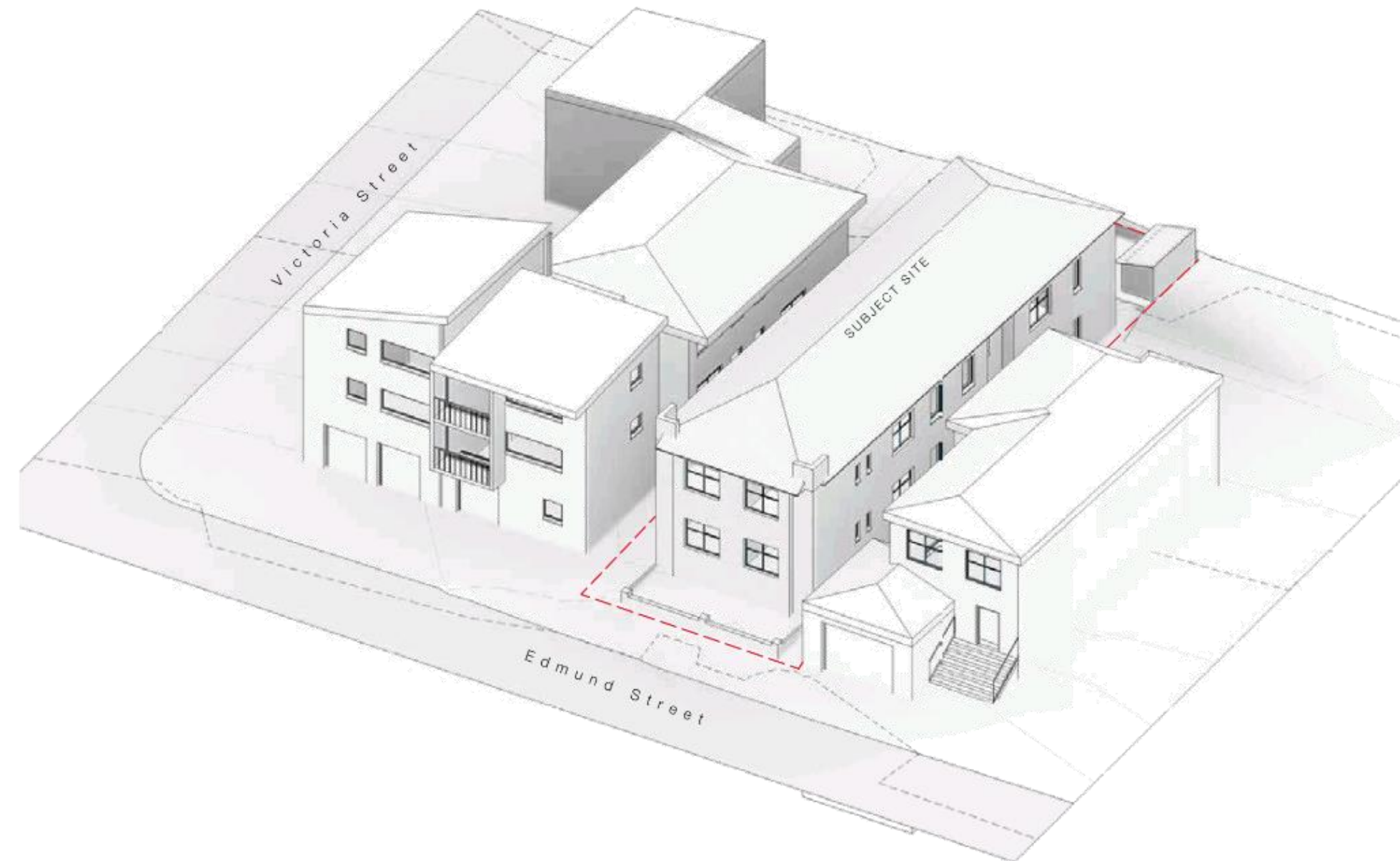
In collaboration with



## 1.1 Feasibility Investigations

A study was undertaken to inform the feasibility and development potential of the site, including;

- **Option 1:** Minor Renovation
- **Option 1A: Renovation**
- **Option 2:** Alteration & Additions
- **Option 3:** New Build (2 Storeys)
- **Option 4:** New Build (3 Storeys)



# Background



## 1.1 Location Map

2A Edmund Street is located in the Eastern Suburbs of Queen's Park, approximately 7km from Sydney CBD.

The site is a Social Housing Block, under the ownership of Waverley Council and managed by social housing provider Bridge Housing. Built circa 1940s, the building is a block of 6 units, 3x 2 bedroom apartments per level, across 2 storeys, with the western facade fronting Edmund Street.

The property is bounded by Queen's Park to the South, connecting the eastern fringe of the large public urban park - Centennial Parklands. A high traffic intersection meets Bronte, Victoria & Carrington Streets to the East, and the iconic Bondi Beach 4kms on the far North East Coast.

Residents are well connected to local amenity with Bondi Junction positioned directly 1km north, and close proximity to the local bus stop on Bronte Road.





## 1.2 Key Objectives

This feasibility study is to investigate the value proposition of:

1. Renovations
2. Alterations/additions
3. New Build (2 storey low risk approval)
4. New Build (3 storey high risk approval)

The study is to focus on socio-economic and environmental considerations and to examine & review:

- The need for affordable &/or social housing
- Accessibility
- Environmental performance
- Communal spaces
- Restoration or reuse of existing structure
- Maintenance & longevity
- Health and safety
- Structural adequacy
- Damp and water proofing issues





1.3 Site Photographs



1. Street View of Subject Site



2. Street Elevation of Subject Site



3. View of Existing Brickwork Treatment



4. View of Adjacent Properties



5. Letterboxes



6. Garbage Bin Enclosure shared with adjacent block - 17-23 Victoria St.



7. Rear Clothes Drying



8. Northern Pathway Access



9. Northern Wall, looking towards Edmund St.



10. Northern Wall, Entry



11. Communal Laundry at Entry

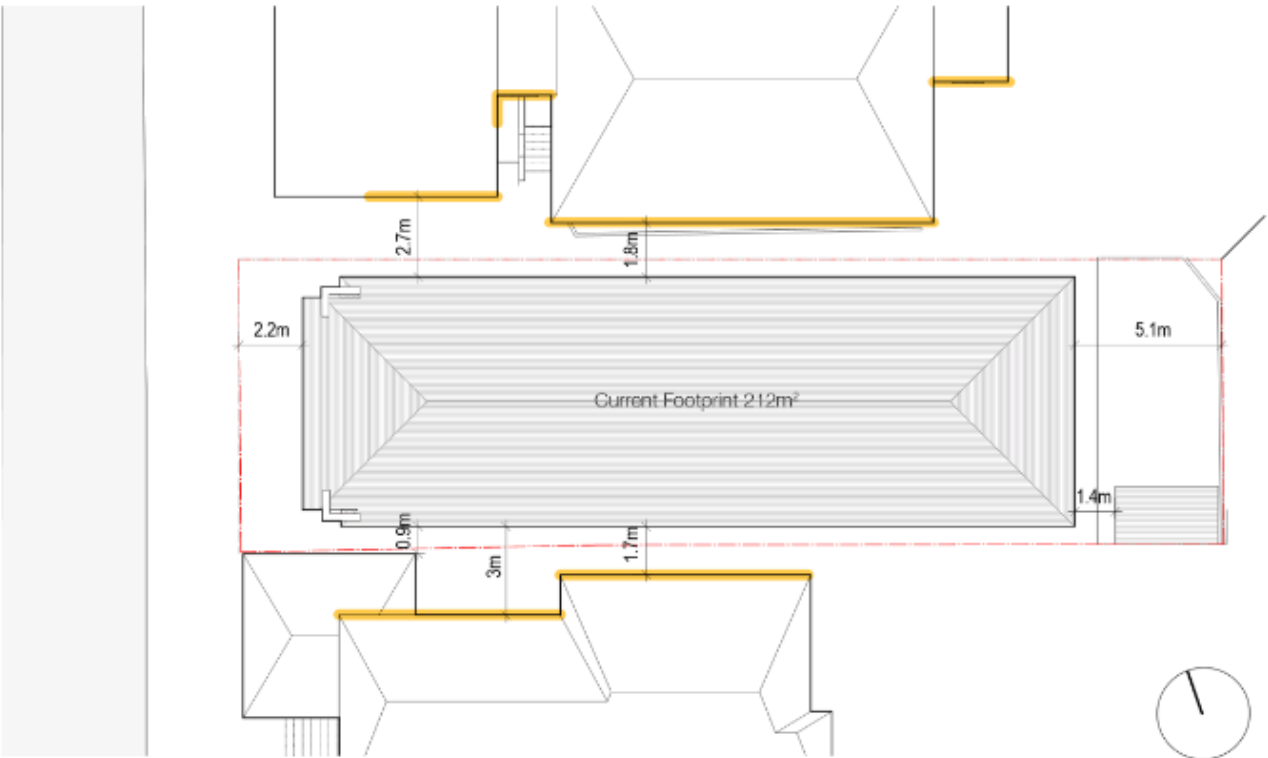


12. Communal Stairwell

A large, stylized number '2' is positioned on the left side of the slide. It is composed of two overlapping shapes: a white '2' in the foreground and a light purple '2' behind it. The background of the slide is a solid light purple color.

# Site Analysis

2.1 Existing Site Coverage Condition



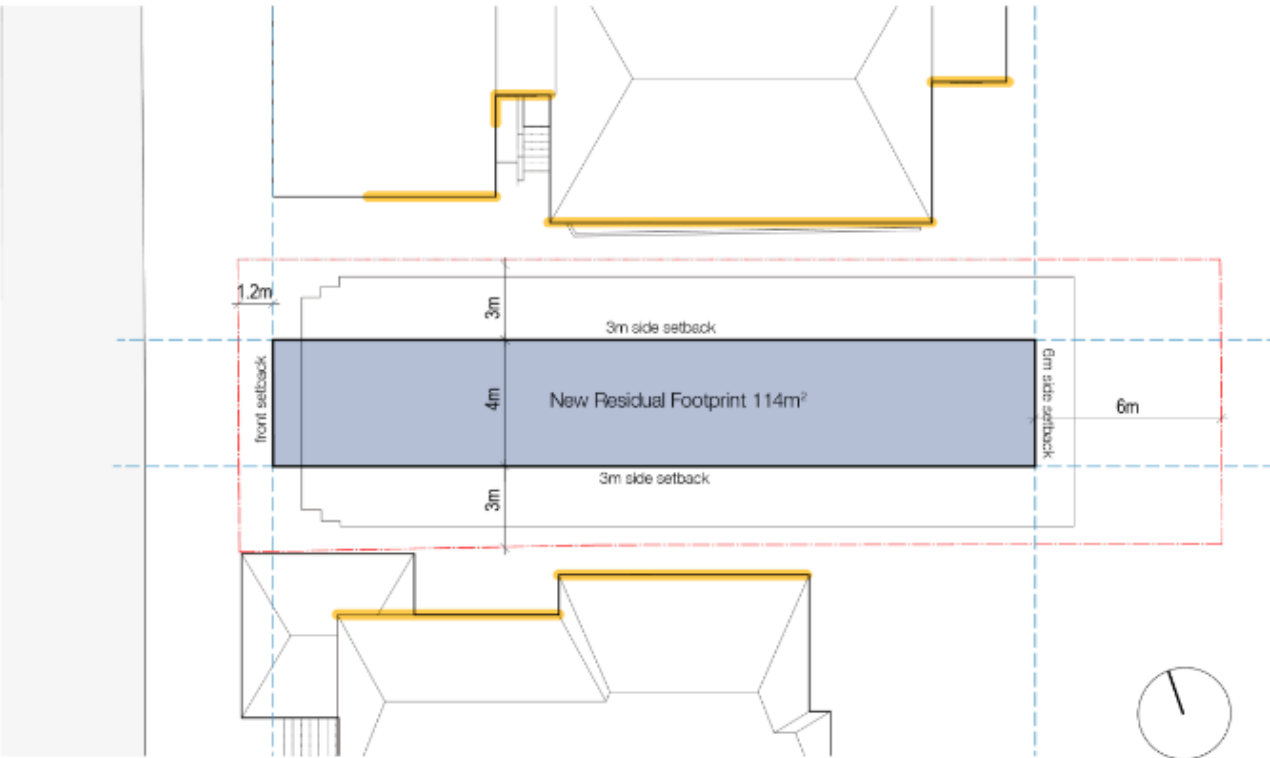
The site features a 2 storey residential flat building with 6 units. The current building footprint is built close up to the site's side boundaries and is in close proximity to neighbouring habitable rooms, illustrated in the diagram above.

Legend

- Site
- Boundary Setbacks
- Habitable Rooms
- New Residual Footprint After Development Controls

SJB

2.2 Compliant Development Footprint



Under the Waverley Development Control Plan 2012 and SEPP 65's Apartment Design Guide, the permissible footprint of a new compliant development is highly constrained by setback regulations.

The key setback controls are as follow:

- Front Setback: Aligned to existing street-scape and frontages
- Back Setback: 6m from back boundary
- Side Setbacks: 3m minimum from side boundary for non-habitable rooms, and 6m for habitable rooms. (This assumes screening between habitable & habitable is incorporated)

As illustrated in the diagram above, the residual complying developable area after application of setback controls would yield a smaller footprint than existing building form.

Due to these constraints, Option 3 (re-build of site) would assume a re-development hinged on the argument of using existing condition envelope as a basis. Although this is a common development strategy, it is inherently risky to use precedent as justification for non-compliance



2.3 Existing Site Condition

Summary of Current Design Level of Compliance

	LEP Permissible	Existing	Comments
Site Area		343m <sup>2</sup>	
Height of Building (HOB)	9.5m	9.5m to front 8.4m to rear	Current HOB is compliant
Gross Floor Area (GFA)	206m <sup>2</sup>	377m <sup>2</sup>	Existing development is 171m <sup>2</sup> in excess of permissible GFA
Floor Square Ratio (FSR)	0.6:1	1.1:1	Existing development exceeds permissible FSR

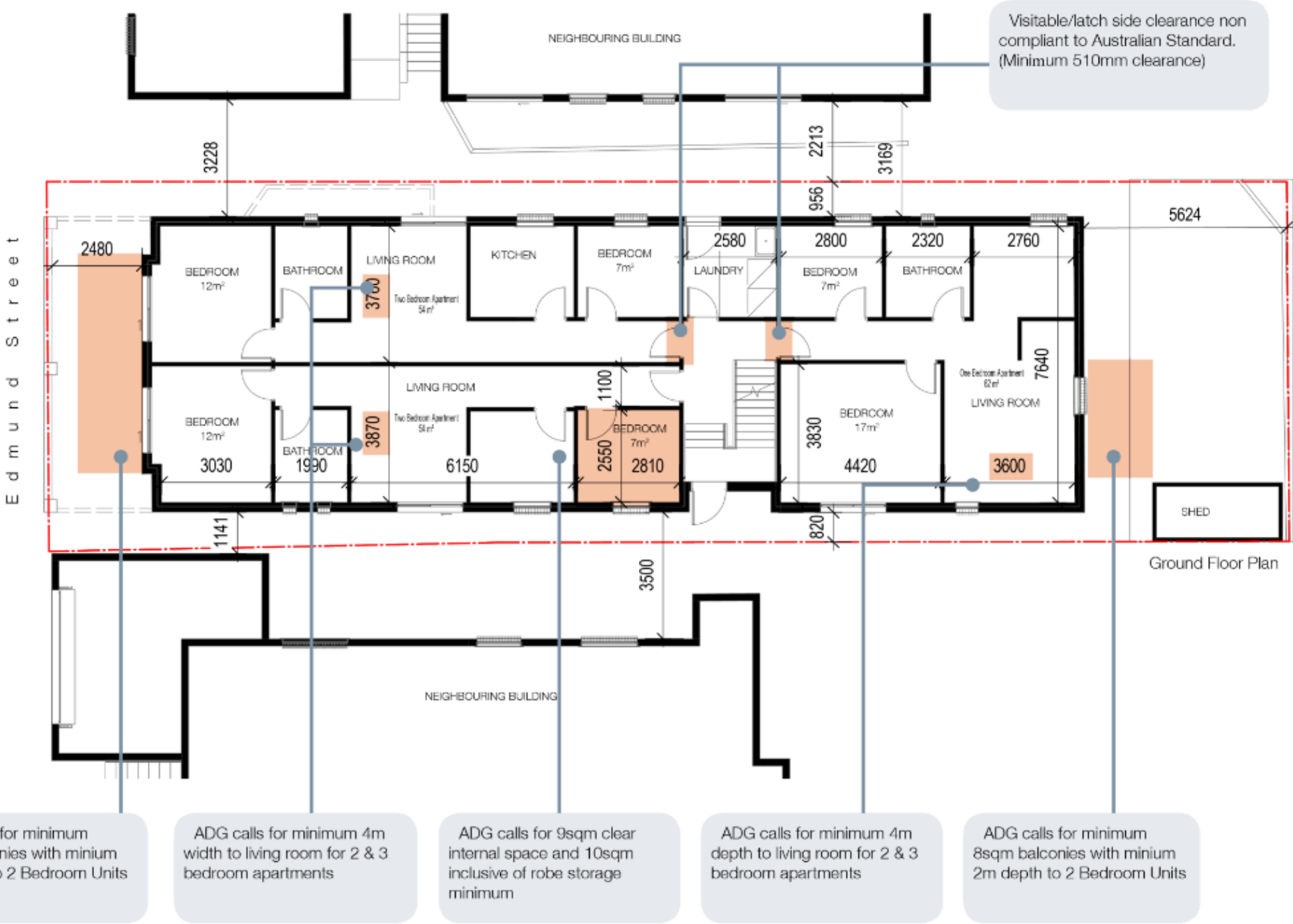
Definitions:

Height of Building : in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building

Gross Floor Area : the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor

Floor Space Ratio : The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

*\*Disclaimer - Plan and dimension are indicative only and are based on surveyed envelope. An internal survey is required to be carried out to ascertain correct dimension.*



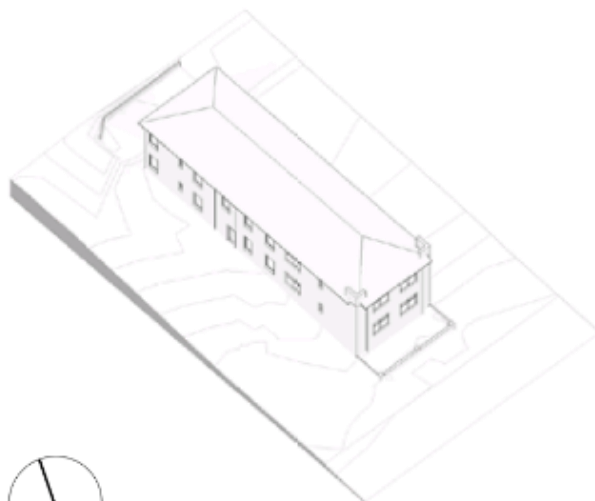


### 3.1 Option 1\_Minor Renovation

Option A features essential upgrades to the existing building. It includes general upgrades to all units, facade, and external pathways.

Key features of this Option includes;

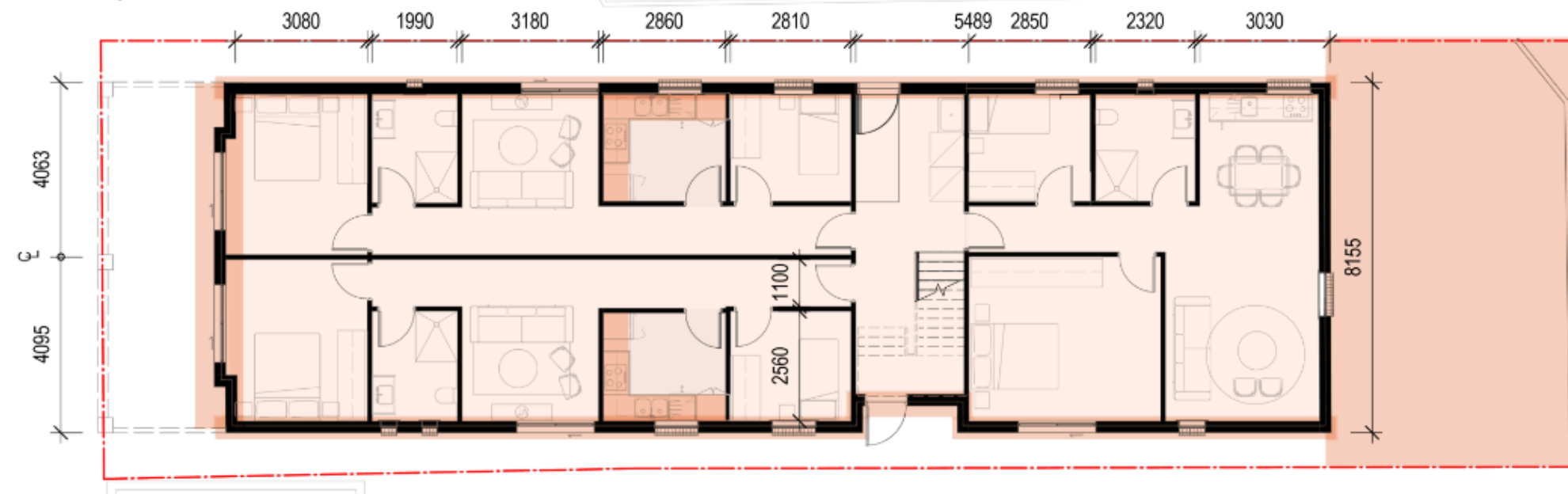
- General refurbishment of existing apartments
- Removal and replacement of kitchen joinery and appliances in Units 1,2,4&5



- Major Refurbishment
- General Refurbishment
- New Addition

*\*Disclaimer - Plan and dimension are indicative only and are based on surveyed envelope. An internal survey is required to be carried out to ascertain correct dimension.*

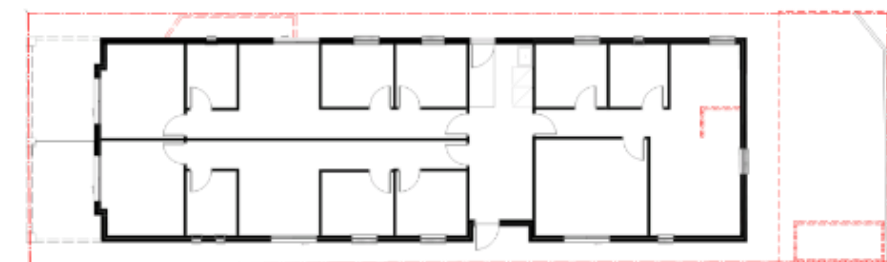
Scope of Works Plan - Ground Floor



Plan - Ground Floor



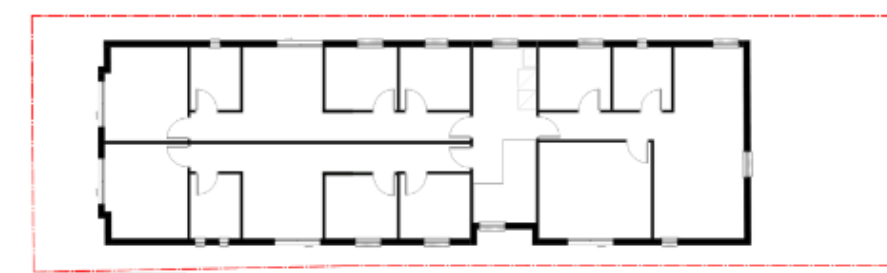
Demolition Plan - Ground Floor



Plan - First Floor



Demolition Plan - First Floor

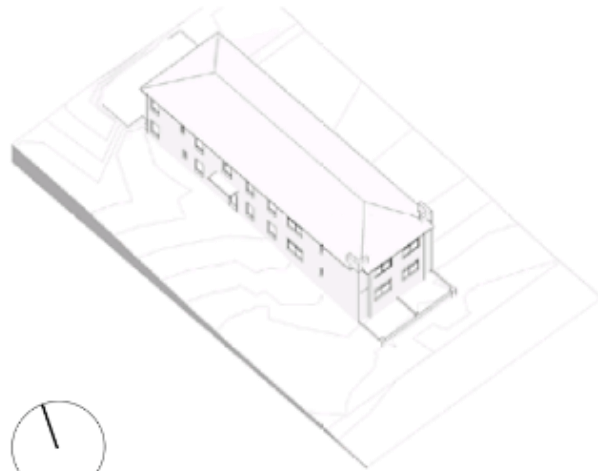


3.2 Option 1A\_Renovation

Option 1A features advised upgrades to the existing building. In addition to Option A, It includes a refit of existing bathrooms, addition of awnings above the northern entry, fit out of Unit 3&6 to meet DDA compliances, and additional upgrades to windows and sill.

Key features of this Option includes;

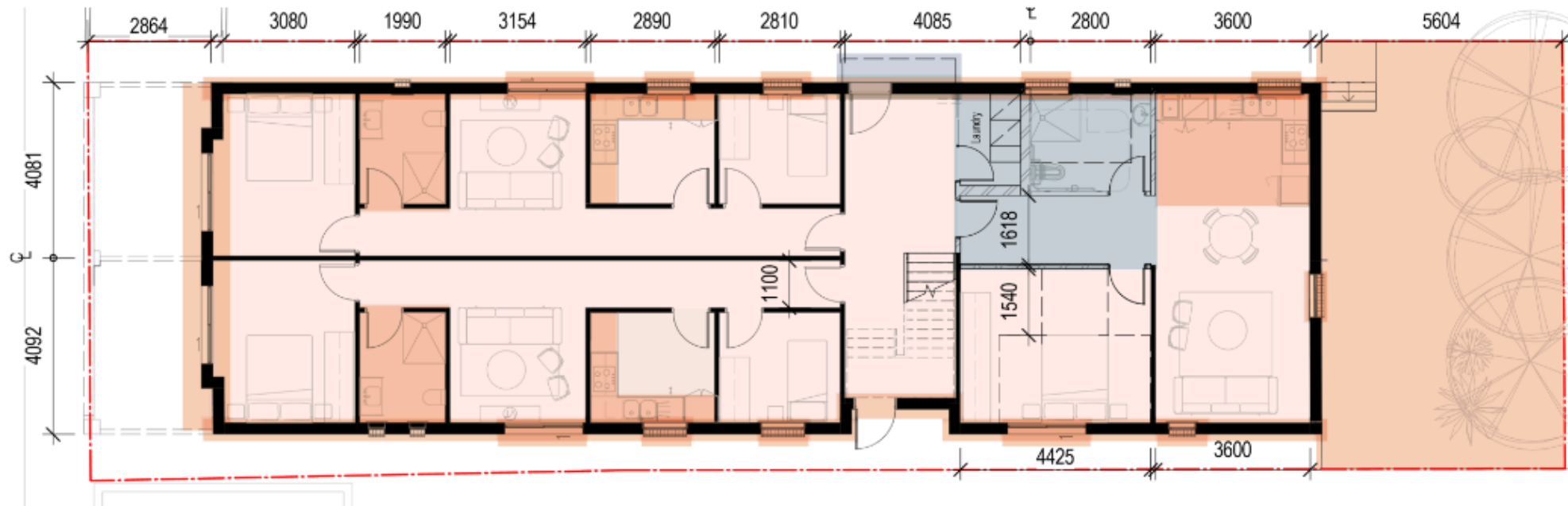
- General refurbishment of existing apartments
- Removal of a bedroom in rear apartment to accommodate laundry unit
- DDA compliance to Unit 3&6
- Removal and replacement of kitchen joinery and appliances in all units
- Addition of awnings in lobby entry
- Upgrade to all bathrooms



- Major Refurbishment
- General Refurbishment
- New Addition

\*Disclaimer - Plan and dimension are indicative only and are based on surveyed envelope. An internal survey is required to be carried out to ascertain correct dimension.

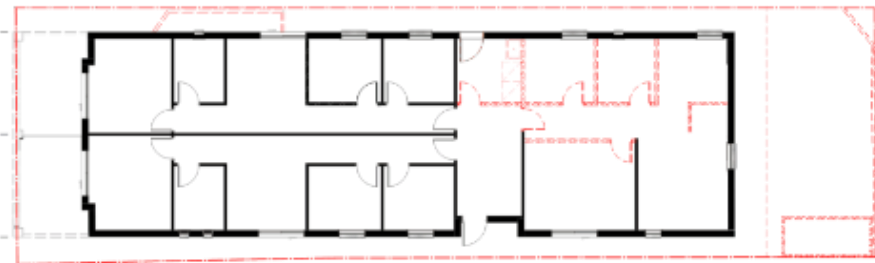
Scope of Works Plan - Ground Floor



Plan - Ground Floor



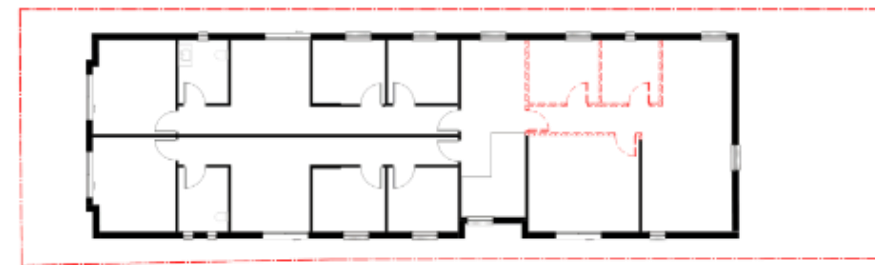
Demolition Plan - Ground Floor



Plan - First Floor



Demolition Plan - First Floor



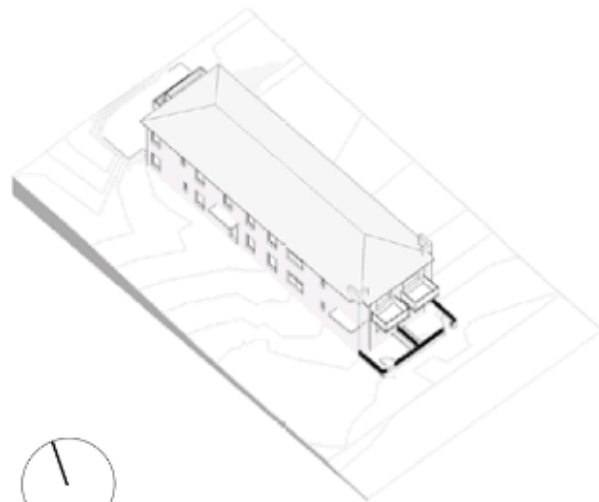


### 3.3 Option 2 Alterations & Additions

Option 2 features desired upgrades to the existing building. In addition to Option A&B, Option 2 includes the addition of balcony and terraces to the building's front and rear units and full retrofit of kitchens in front units (including demolition of existing kitchen walls).

Key features of this Option includes;

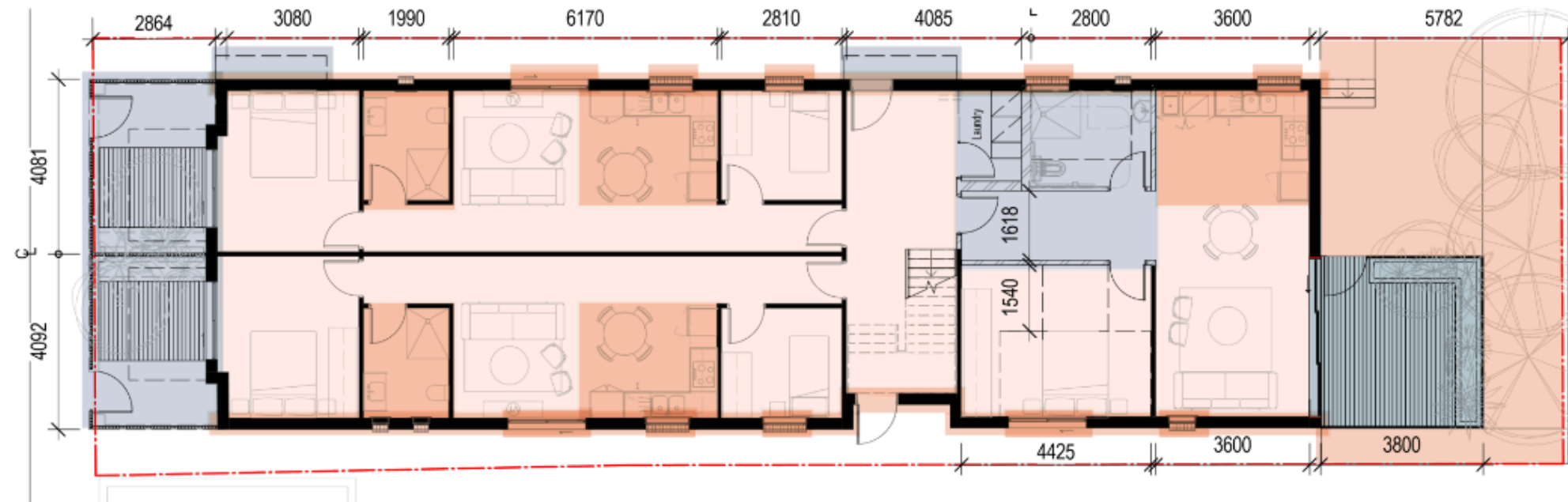
- General refurbishment of existing apartments
- Removal of a bedroom in rear apartment to accommodate laundry unit
- DDA compliance to Unit 3&6
- Removal and replacement of kitchen joinery and appliances in all units
- Addition of awnings in lobby entry
- Upgrade to all bathrooms
- Addition of terrace and balconies to all units.



- Major Refurbishment
- General Refurbishment
- New Addition

*\*Disclaimer - Plan and dimension are indicative only and are based on surveyed envelope. An internal survey is required to be carried out to ascertain correct dimension.*

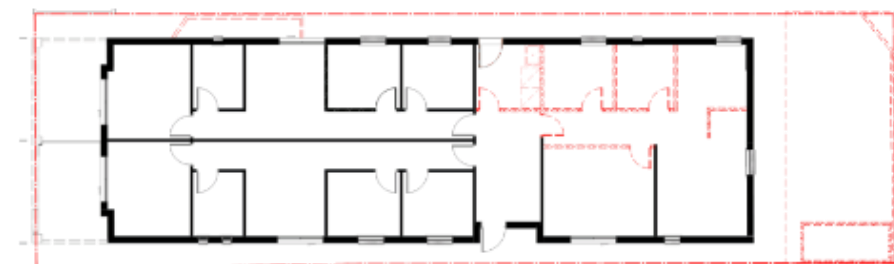
Scope of Works Plan - Ground Floor



Plan - Ground Floor



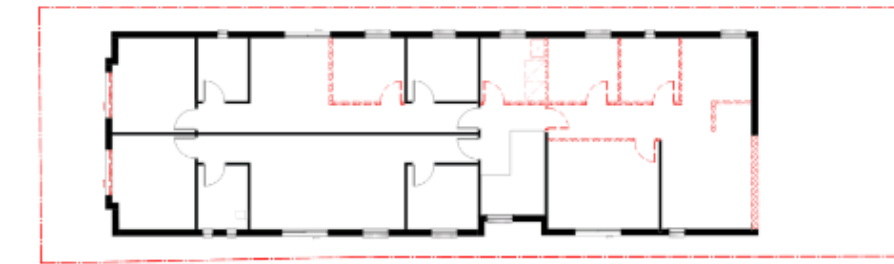
Demolition Plan - Ground Floor



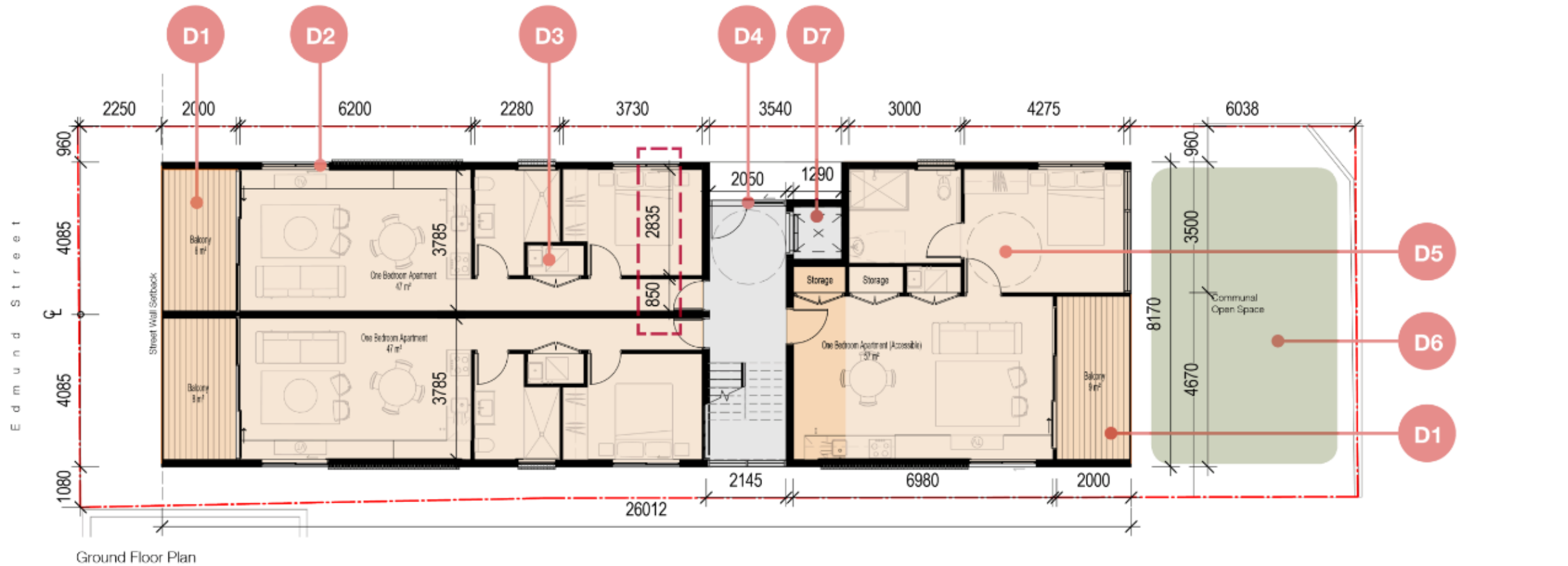
Plan - First Floor



Demolition Plan - First Floor



3.4 Option 3\_New Build (2 Storeys)



Option 3 features a 2 storey new built building with 6 apartments, including 2 accessible apartment in the rear. The apartments features individual built in laundry and balconies for amenity (nested within the current envelope).

The existing building footprint is maintained as the building envelope for the new built, as it would not be feasible to construct a building based on current setback controls.

The 2 storeys proposed for Option 3 falls outside the compliant FSR. The overall being 0.6:1, however a 0.97:1 is proposed resulting in a minor risk of approval with Council.

**Key Features:**

- D1 - Nested balconies within existing building footprint
- D2 - Windows for natural ventilation and solar amenity
- D3 - Internal laundry area
- D4 - Core and breakout area
- D5 - Accessible apartment in rear of building
- D6 - Communal open space located in rear of site
- D7 - Accessible communal lift

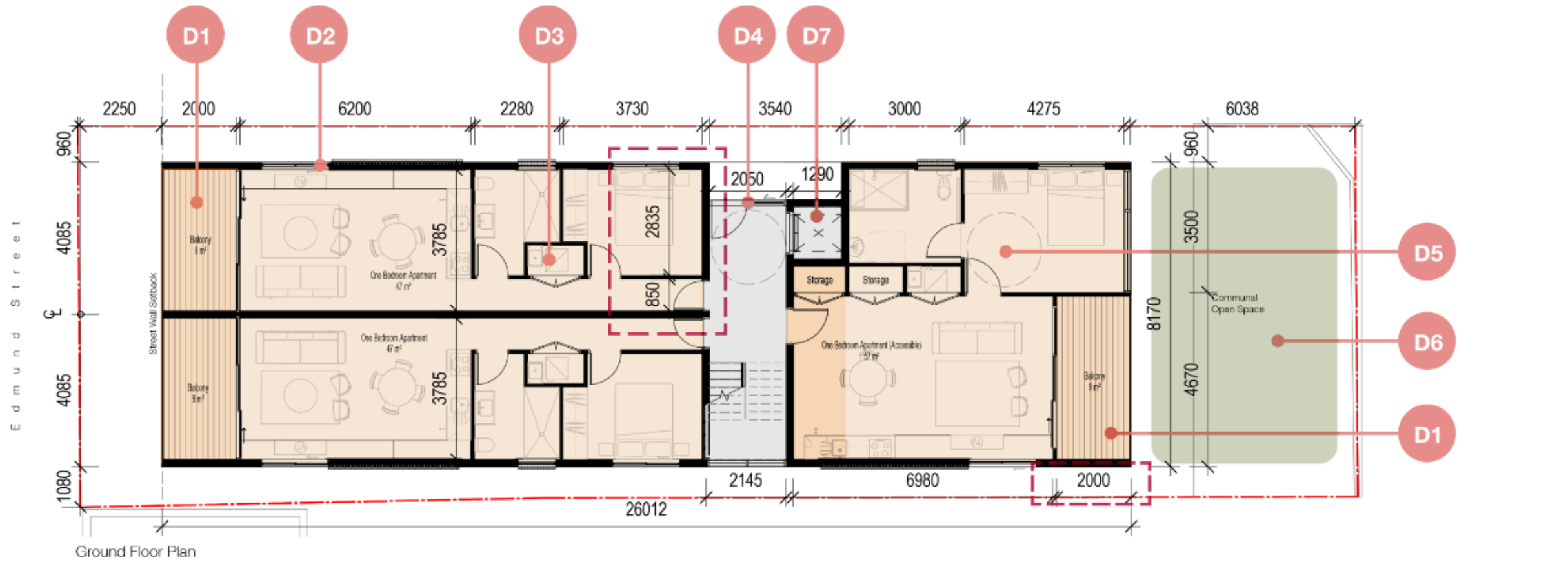
Yield	6 Apartments		
Storeys	2		
GFA	335m²		
HOB	6.4m		
FSR	0.97:1		

	GFA	Apartment	Height*
Ground Floor	170m²	3	3.1m
First Floor	165m²	3	3.3m
Total	335m²	6	6.4m

- Non-Compliance
- 1 Bedroom Apartment
- Balcony
- Building Core

\*Design is preliminary and subjected to further investigation if Option were to proceed

3.5 Option 4 - New Build (3 Storeys)



Option 4 features a 3 storey new built building with 9 apartments, including 3 accessible apartments at the back of the block. The apartments features individual built in laundry and balconies for amenity (nested within the current envelope).

The existing building footprint is maintained as the building envelope for the new built, as it would not be feasible to construct a building based on current compliant setback controls.

The 3 storeys proposed for Option 4 falls outside the compliant FSR. The overall being 0.6:1, however a 1.46:1 is proposed resulting in a major risk of approval with Council.


The additional bulk and scale will have to be assessed via negative impacts on surrounding neighbours include; privacy, acoustic, solar, view and increased parking concerns.

Key Features:

- D1 - Nested balconies within existing building footprint
- D2 - Windows for natural ventilation and solar amenity
- D3 - Internal laundry area
- D4 - Core and breakout area
- D5 - Accessible apartment in rear of building
- D6 - Communal open space located in rear of site
- D7 - Accessible communal lift

Yield	9 Apartments		
Storeys	3		
GFA	500m²		
HOB	9.5m		
FSR	1.46:1		

	GFA	Apartment	Height*
Ground Floor	170m²	3	3.1m
First Floor	165m²	3	3.1m
Second Floor	165m²	3	3.3m
Total	500m²	9	6.4m



Non-Compliant

1 Bedroom Apartment

Balcony

Building Core

\*Design is preliminary and subjected to further investigation if Option were to proceed

### 3.6 Third Storey Massing Investigation



Option 3 - 2 Storey Scheme



Option 4 - 3 Storey Scheme





# Precedents

## 4.2 SJB - 144 Commonwealth Street - Surry Hills





## 4.1 SJB - Ralph Street - Alexandria



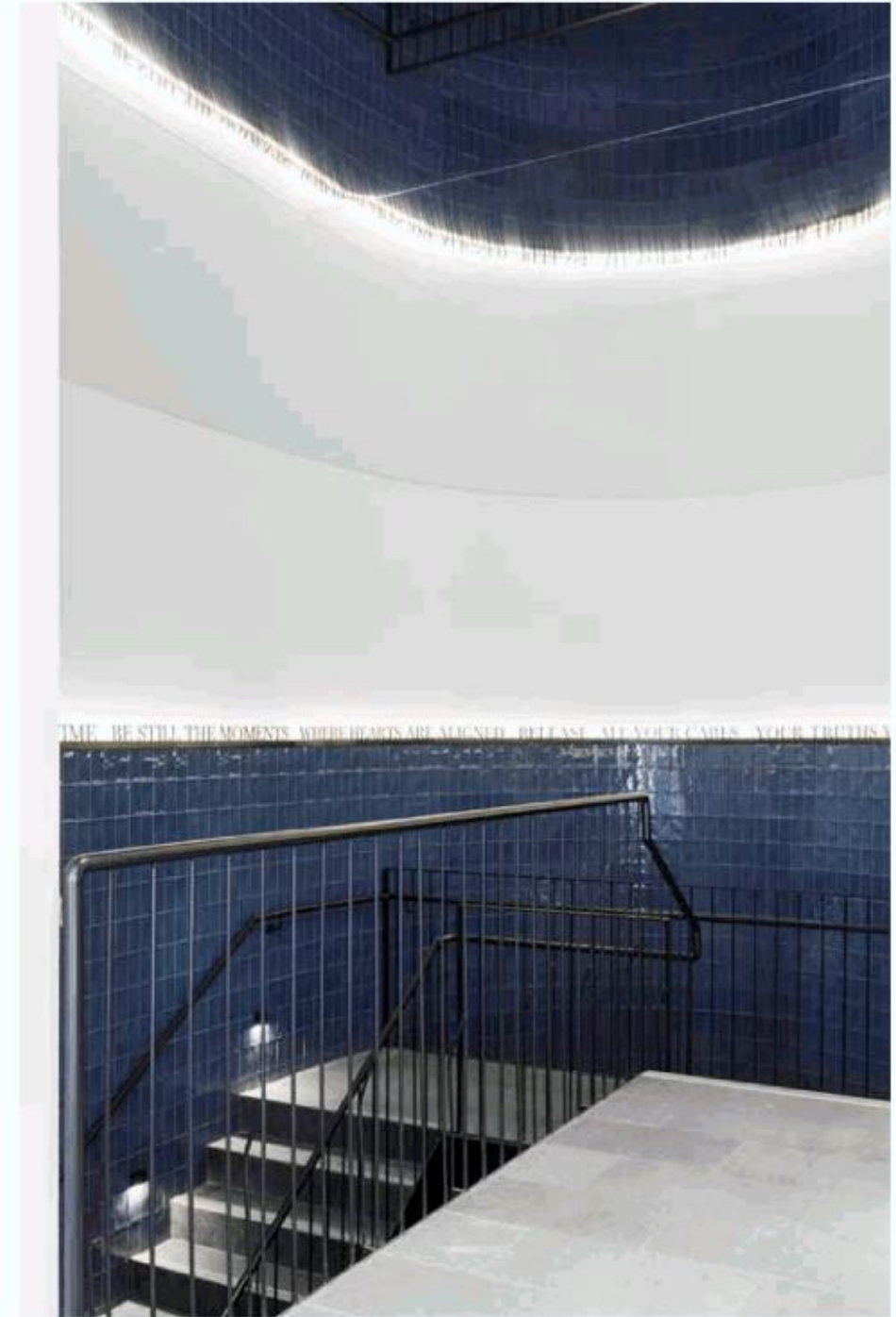


## 4.3 SJB - 17 Danks Street - Waterloo





#### 4.4 SJB - 41 Birmingham Street - Alexandria







## 5.1 Feedback Discussion

### Option Summary

1. Renovations
2. Alterations/additions
3. New Build (2 storey low risk approval)
4. New Build (3 storey high risk approval)

### Key Criteria

- The need for affordable &/or social housing
- Accessibility
- Environmental performance
- Communal spaces
- Restoration or reuse of existing structure
- Maintenance & longevity
- Health and safety
- Structural adequacy
- Damp and water proofing issues





**REPORT**  
**PD/5.6/19.12**

**Subject:** Minutes - Waverley Cycling Advisory Committee Meeting -  
8 May 2019 and 4 September 2019

**TRIM No:** A18/0188

**Author:** Carolyn New, Sustainable Transport Officer

**Director:** Peter Monks, Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. Receives and notes the minutes of the Cycling Advisory Committee meetings held on 8 May 2019 and 4 September 2019 attached to this report.
2. Notes that the minutes are available on Council's website.

**1. Executive Summary**

In July 2018, Council adopted the Terms of Reference for the new Cycling Advisory Committee and appointed the members of this Committee.

The Terms of Reference state that 'Committee minutes are reported to Council or Council Committee for information. Minutes may include recommendations to Council for consideration.'

Attached to this report are the minutes of the Cycling Advisory Committee meeting held on 8 May 2019 and 4 September 2019.

**2. Introduction/Background**

Council resolved to establish a Cycling Advisory Committee in March 2018. Terms of reference were drafted and membership proposed following an expression of interest process. In July 2018, Council endorsed the Terms of Reference for the Committee and appointed members.

As per the Terms of Reference, the Waverley Cycling Advisory Committee aims to:

1. Ensure better cycling outcomes are achieved for the Waverley community, as measured by:
  - Increased cycling participation throughout the local government area (LGA) and the eastern city district.
  - Increased cycling participation amongst women, children, seniors and minority groups.
2. Enhance consultation between Council and the bike-riding community to advise and assist Waverley Council to better:
  - Plan for cycling networks, infrastructure and facilities.

- Build and maintain quality cycling infrastructure and facilities.
- Encourage cycling participation across the community including schools, businesses, families, individuals and visitors to the LGA.
- Coordinate efforts across different organisations including state and federal government agencies and representatives, the bicycle industry including share bike operators, neighbouring councils, and non-government organisations.

### 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Strategic Planning and Development Committee 4 June 2019	PD/5.4/19.06	That Council:  1. Receives and notes the minutes of the Cycling Advisory Committee meetings held on 14 November 2018 and 13 February 2019 attached to this report.  2. Notes that the minutes are available on Council's website.

### 4. Discussion

The Cycling Advisory Committee Terms of Reference note that:

- Committee agendas and minutes are public documents and are published on Council's website.
- Committee minutes are reported to Council or Committee for information. Minutes may include recommendations to Council for consideration.

Meetings of the Cycling Advisory Committee have been held on:

- Wednesday, 5 September 2018.
- Wednesday, 14 November 2018
- Wednesday, 13 February 2019.
- Wednesday, 8 May 2019.
- Wednesday, 4 September.

Minutes of the meeting held on 8 May 2019 and 4 September 2019 are attached to this report for Council's information. The minutes are available on Council's website.

The minutes of the 4 September 2019 meeting will be available to Council following their adoption at the next WCAC meeting, scheduled for 12 February 2020.

### 5. Financial impact statement/Timeframe/Consultation

The operation and administration of the Cycling Advisory Committee, which requires the commitment of Councillor, volunteer and staff resources, are usually covered by Council's operational budget.

Delivery of specific projects that may require additional budget would require Council approval.

### 6. Conclusion

Meetings for 2019 of the Cycling Advisory Committee were held on 13 February, 8 May 2019, 4 September and 13 November. Minutes of the meetings held on 8 May and 4 September are attached to this report. The next WCAC meeting is scheduled for 12 February 2020.

**7. Attachments**

1. WCAC - 8 May 2019 - Minutes [↓](#)
2. WCAC - 4 September 2019 - Minutes [↓](#)

## Waverley Cycling Advisory Committee Minutes

**Date:** Wednesday 8 May 2019

**Time:** 6pm

**Venue:** Waverley Library, Theory Room



### Attendance

Councillors	Cr Steven Lewis	Waverley Councillor and Committee Chair
	Cr George Copeland	Waverley Councillor
Council Staff	Clint Yabuka	Strategic Transport Manager
	Carolyn New	Sustainable Transport Officer
Committee Members	Anish Bhasin	BIKEast representative
	Tanya Bosch	BIKEast representative
	Kate Marshall	Community Representative
Guest Presenter	Geoff Reinhart	Centennial Parklands

### Apologies

Councillors	Cr Leon Goltsman	Waverley Councillor
Committee Members	Bastien Wallace	Community Representative
	Neil Lessem	Community Representative
	Wil Meaden	Community Representative
	Sue Scott	Community Representative

Item	Item	Action
1. Welcome to guest presenter and previous minutes.	The minutes from the February meeting were approved. Moved by SL and seconded by AB. February minutes to be reported to Council	CN
2. Queens Park Cycleway	GR presented on Queens Park Cycleway which is now on community consultation at <a href="https://www.centennialparklands.com.au/About-us/Parklands-Projects/Queens-Park-Cycleway-Project">https://www.centennialparklands.com.au/About-us/Parklands-Projects/Queens-Park-Cycleway-Project</a> till May 24.	

	<p>Proposal is for totally bike and pedestrian separated. Some sections separated by landscaping, others separated visually (white line).</p> <p>Copy of design and presentation provided by GR and distributed to committee members.</p>	CN
3. Bondi Junction Cycleway	Report provided from Bondi Junction Cycleway project manager. Council is still completing approval of the REF and commencement of construction depends on that approval.	
4. Bike Plan Review – Strategic Concepts	<p>There is a need to review the 2013 Bike Plan and develop a new Bike Plan. Some initial strategic concepts were discussed as documented below.</p> <p>Action: Further develop concepts for future meetings</p>	CN
4.1 Principle Bicycle Network (PBN)	<p>Council has worked with Transport for NSW on the draft Tier 1 and Tier 2 bicycle route, which are to be separated cycleways. Transport for NSW is developing the business cases. Once confirmed these routes are the framework for Waverley's next bike plan. This framework will be augmented by Tier 3 local routes.</p> <p>The PBN provides two alternative bike route between Bondi Beach and Bondi Junction, but these are major projects, one of which may never eventuate. The other route along Curlewis Street is dependent on Woollahra bike routes. This route is also dependent on funding for a traffic study and concept design and will takes years to complete.</p>	
4.2 Bondi Beach to Bondi Junction bike routes	<p>The only existing Junction to Beach bike route is poor quality and not feasible in downhill direction of Martins Avenue. Alternative short term bike route should be included within the bike plan review. Suggestions for further examination include</p> <ul style="list-style-type: none"> <li>- Martins Ave bike route is dependent on signalising the Wellington St and Bondi Road intersection as part of overall traffic management plan with several options which deters use of Martins Ave as a 'rat run'</li> <li>- Detour to a short section of Old South Head Road to avoid Martins Ave</li> <li>- Mix of lanes parallel to Bondi Road, backroads and short sections of shared – convoluted route.</li> </ul>	
4.3 Future Shared Paths	The committee has requested additional shared paths. To obtain funding and build new shared paths they need to be included in the bike plan. A shared path strategy should inform this process.	CN
4.4 Active Travel to School	Providing shared paths and bike routes is a requirement to enable active travel to school. For consideration in	

	Bike Plan review. Example – proposals for Arden Street shared path.	
5 Current Bicycle Projects		
5.1 Paul Street	Proposal to formalise existing on road route with road markings, bicycle warning signage, destination signage and shared path for crossing of Bondi Road went to community consultation in April. Mostly positive response. Report going to May Traffic Committee.	
5.2 Henrietta Street	Proposal for trial of collapsible lane dividers along contra-flow bike lane of Henrietta Street went to community consultation in April. Large response, majority positive but also significant opposition. Proposal for trial scaled back to Henrietta Street North where there are more conflict issues. Report going to May Traffic Committee.	
5.3 Old South Head Road	Old South Head Road shared path between Bondi Road and Bon Accord Avenue is planned for repaving later this year. Original line marking is faded but inadequate for today's two-way use. Concept designs for alternative path markings were consulted in 2017 and the design was implemented for the new shared path between Bon Accord Ave and Victoria Street. A simplified version is being prepared for a report to June Traffic Committee.	
6.Bike Week – 21 - 29 September	Discussion on possible events and history of events and outcome. Councillor Lewis and AB agreed to discuss potential events for BIKEast and Council partnership.	SL and AB
7. Matters Arising from Minutes	Deferred to next meeting	
NEXT MEETING (Confirmed)	Wednesday 14 August May, 2019, 6pm Waverley Library, Theory Room	
2019 MEETINGS	Wednesday 14 August (Confirmed) Wednesday 13 November.(Confirmed)	
COUNCIL WEB SITE REFERENCES		
Waverley Cycling Advisory Committee: <a href="http://www.waverley.nsw.gov.au/council/committees/waverley_cycling_advisory_committee">www.waverley.nsw.gov.au/council/committees/waverley_cycling_advisory_committee</a>		
Sustainable Transport: <a href="http://waverley.nsw.gov.au/transport">waverley.nsw.gov.au/transport</a>		
Council Agendas and Minutes (includes Traffic Committee): <a href="http://waverley.infocouncil.biz/">waverley.infocouncil.biz/</a>		
NSW Bike Week 2019 <a href="https://www.transport.nsw.gov.au/news-and-events/nsw-bike-week-2019">https://www.transport.nsw.gov.au/news-and-events/nsw-bike-week-2019</a>		

## Waverley Cycling Advisory Committee Minutes

**Date:** Wednesday 4 September 2019

**Time:** 6pm

**Venue:** Waverley Library, Theory Room



### Attendance

Councillors	Cr Steven Lewis	Waverley Councillor and Committee Chair
Council Staff	Clint Yabuka	Strategic Transport Manager
Committee Members	Anish Bhasin	BIKEast representative
	Tanya Bosch	BIKEast representative
	Wil Meaden	Community Representative
	Sue Scott	Community Representative

### Apologies

Councillors	Cr Leon Goltsman	Waverley Councillor
	Cr George Copeland	Waverley Councillor
Council Staff	Carolyn New	Sustainable Transport Officer
Committee Members	Bastien Wallace	Community Representative
	Neil Lessem	Community Representative
	Kate Marshall	Community Representative

Item	Item	Action
1. Previous minutes.	The minutes from the May meeting were approved. May minutes to be reported to Council	CN
2. Queens Park Cycleway	CY reported back on the results from consultation, noting that changes had been made to the design as a result of the feedback. These were adjustments to the design alongside the café intended to slow bikes thru 3 bends and provide specific pedestrian crossing points through marked crossing.  An additional suggestion that had been made by one of the stakeholders to convert the area alongside the area	



	outside the café as a shared plaza was not supported by the committee.	
3. Bondi Junction Cycleway	CY reported on the current status of the Bondi Junction Cycleway. Work has commenced with Stage 1, service investigation complete. Stage 2, Spring Street between Newland and Denison work has commenced.	
4. TfNSW Funding Applications - outcome	<p>Council was unsuccessful with all the active transport applications to TfNSW which included construction of Queens Park Cycleway and design for Curlewis Street corridor separated cycleway and Old South Road separated cycleway upgrade.</p> <p>It was also noted that the guidelines for applications for the year 2020/21 were being changed and not yet finalised. Consequently there will be a delay in the application period.</p>	
5. Projects update		
5.1 Henrietta Street	Recommendation to install lane dividers along Henrietta Street South only, 30kph advisory signage, warning signs where missing was reported to May Traffic Committee. This is a 9 month trial. Their recommendation was approval although the speed advisory signs were rejected. Council approved at June meeting. Road renewal, repaving and lane dividers to commence soon.	
5.2. Paul Street	Recommendation to install on-road pavement markers and shared path access to a shared use crossing of Bondi Road was reported to May Traffic Committee. Their recommendation was approval with an extension to a planter to direct bikes onto the shared path with better view of approaching pedestrians. Council approved at June meeting. RMS indicated support for use of shared bike/pedestrian lanterns. Funding for this project in 2019/20 is uncertain.	
5.3 Old South Head Road shared path upgrade	<p>Recommendation to upgrade pavement markings along Old South Head Road shared path between Bon Accord Ave and Bondi Road to the same standard as the Bon Accord Ave to Victoria Rd section was reported to August Traffic Committee. Their recommendation was approval. This needs to be approved by September Council meeting.</p> <p>Pavement renewal of the shared path from the red light camera infrastructure to Bon Accord Ave is anticipated this year.</p>	
6.Shared Bike Use in Waverley and surrounds	Demonstration of intensity and scope of use of the shared bikes in Waverley were presented to the committee.	

7. Bondi Beach to Bondi Junction Route	Discussion on potential improvements and alternatives to Martins Ave. Key dependency is the signalisation of Wellington Street and Bondi Road. Committee expressed support for alternatives and continuing to improve Martins Ave.	
8. Bike Plan Review – Strategic Concepts	Discussion on strategic review for a revised bike plan taking into consideration the proposed TfNSW Tier 1 and 2 routes, existing and proposed Tier 3 routes, proposals from BIKEast and other suggestions.	
9. Matters arising from minutes	Deferred to next meeting.	
NEXT MEETING (Confirmed)	Wednesday 13 November, 2019, 6pm Waverley Library, Theory Room	
2019 MEETINGS	Wednesday 13 November	
COUNCIL WEB SITE REFERENCES		
Waverley Cycling Advisory Committee: <a href="http://www.waverley.nsw.gov.au/council/committees/waverley_cycling_advisory_committee">www.waverley.nsw.gov.au/council/committees/waverley_cycling_advisory_committee</a>		
Sustainable Transport: <a href="http://waverley.nsw.gov.au/transport">waverley.nsw.gov.au/transport</a>		
Council Agendas and Minutes (includes Traffic Committee): <a href="http://waverley.infocouncil.biz/">waverley.infocouncil.biz/</a>		
NSW Bike Week 2019 <a href="https://www.transport.nsw.gov.au/news-and-events/nsw-bike-week-2019">https://www.transport.nsw.gov.au/news-and-events/nsw-bike-week-2019</a>		

**REPORT**  
**PD/5.7/19.12**

**Subject:** 194-214 Oxford Street and 2 Nelson Street, Bondi Junction  
- Voluntary Planning Agreement and Site Specific DCP

**TRIM No:** PP-1/2015

**Author:** Patrick Connor, Strategic Planner

**Director:** Peter Monks, Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. Notes that negotiations have occurred for a Voluntary Planning Agreement generated by the planning proposal at 194–214 Oxford Street and 2 Nelson Street Bondi Junction, with the proposed agreement to provide for contributions totalling \$7.45 million, with \$4.7 million as a cash contribution.
2. Publicly exhibits the proposed Voluntary Planning Agreement for a minimum period of 28 days.
3. Publicly exhibits the Site-Specific DCP for 194–214 Oxford Street for a minimum period of 28 days, in accordance with section 3.43 of the *Environmental Planning and Assessment Act 1979* and clause 18 of the *Environmental Planning and Assessment Regulations 2000*.

**1. Executive Summary**

The 194 Oxford Street Planning Proposal (PP) was approved by the Department of Planning and Environment and gazetted on the 20 September 2019. The sites included in the Planning Proposal were 194–214 Oxford Street and 2 Nelson Street, Bondi Junction. The gazettal of the PP increased the height of buildings on the sites from 15 m to 36 m, the FSR from 1.5:1 to 3.5:1, removed the heritage listing from four terrace houses and requires both a design excellence competition and a Site-Specific Development Control Plan (SSDCP). Any development that is to occur on these sites must go through a design excellence competition process as per clause 6.10 of the Waverley LEP. Clause 6.11 of the Waverley LEP requires Council to make a site-specific DCP for these sites to help inform the design excellence competition. The SSDCP has been drafted with objectives and controls pertaining to built form, design excellence, public domain and waste.

As part of the Planning Proposal negotiations the applicant has offered to enter into a Voluntary Planning Agreement (VPA) with Council. In June 2019 we received confirmation in writing of the applicants VPA Offer totalling \$7.45 million of which \$4.7 million is a monetary contribution and the remainder being the dedication of land and provision of a public plaza.

The SSDCP was prepared by Council staff in line with clause 6.11 of the Waverley LEP 2012. This report also notes that a VPA has been negotiated and a draft instrument will be prepared for exhibition and subsequent endorsement for Council. The VPA is an important tool in dealing with the additional pressure on infrastructure and the public domain and externalities caused by the level of development allowed for under the approved Planning Proposal

## 2. Introduction/Background

Council received this Planning Proposal in March 2015. The Planning Proposal was not supported by Council but was given Gateway Determination through a then Pre-Gateway Review (now called a Rezoning Review) in December 2016. Following public exhibition and despite a community consultation period that saw 396 submissions opposing the development and only 10 supporting it, and Council's unanimous opposition to the proposal, the Department of Planning, Environment and Industry decided to support the Planning Proposal and the plan was gazetted in September 2019. Clause 6.11 was added to the Waverley LEP as part of the gazettal of the Planning Proposal on the sites 194-214 Oxford Street and 2 Nelson Street, Bondi Junction in September 2019. Under clause 6.11, Council is required to prepare a site-specific DCP for 194-214 Oxford Street and 2 Nelson Street, Bondi Junction.

As part of the Planning Proposal negotiations, the applicant has offered to enter into a Voluntary Planning Agreement (VPA) with Council. In June 2019, the applicant provided a VPA offer totalling \$7.45 million of which \$4.7 million is a monetary contribution and the remainder being the dedication of land and provision of a public plaza.

## 3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Strategic Planning and Development Committee Meeting 2 April 2019	PD/6.1/19.04	<p>That the Mayor urgently write to the new Minister for Planning and Public Spaces, the Hon Robert Stokes MP, requesting:</p> <ol style="list-style-type: none"> <li>1. That the Minister take back his delegation from the Department of Planning and Environment with respect to the planning proposal for 194–214 Oxford Street and 2 Nelson Street, Bondi Junction.</li> <li>2. The Minister's refusal of the planning proposal for 194–214 Oxford Street and 2 Nelson Street, Bondi Junction.</li> <li>3. An urgent meeting with the Minister to present Council's objections to this proposed development.</li> </ol>
Council 18 July 2017	CM/7.1/17.07	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Not supports the planning proposal at 194–214 Oxford Street and 2 Nelson Street, Bondi Junction, for the following reasons: <ol style="list-style-type: none"> <li>(a) The proposed height and floor space ratio will result in an overdevelopment of the site and will present an unacceptable built form scale, particularly to Oxford Street.</li> <li>(b) The proposal has not sufficiently addressed the impacts of bulk and scale, and is not sympathetic to and does not provide an acceptable transition to the heritage items on the subject site (Norfolk Island Pine), in the surrounding area (Nelson Hotel) and Centennial Park.</li> </ol> </li> </ol>

		<ul style="list-style-type: none"> <li>(c) The majority of community feedback received opposes the proposal, with 69% of objections relating to increased traffic congestion, lack of parking and pedestrian safety.</li> <li>(d) The value of the public benefits offered as part of the planning proposal are not aligned with the expected value uplift of the proposal and does not comply with the Council's Planning Agreement Policy 2014. No planning agreement has therefore been entered into as part of this planning proposal.</li> <li>(e) The proposal does not provide affordable rental housing in accordance with the benchmarks stated in the draft District Plans, and is not consistent with Council's methodology for valuing uplift.</li> <li>(f) The proposal is inconsistent with the recommendations of the Government Architect's Office Final Report on the West Oxford Street Precinct Plan.</li> <li>(g) Inconsistency with the following directions under Waverley Together 3: <ul style="list-style-type: none"> <li>(i) L5a – Ensure planning controls for new buildings and building upgrades deliver high quality urban design that is safe and accessible, in which heritage and open space is recognised, respected and protected.</li> <li>(ii) L5b – Protect and maintain heritage significant buildings while ensuring they are fit for use.</li> <li>(iii) L5c – Consider the use of planning controls and agreements to provide improvements to built infrastructure.</li> </ul> </li> <li>(h) The 2013 Traffic Study (prepared by GTA Consultants) is inadequate as follows: <ul style="list-style-type: none"> <li>(i) The modelling is not acceptable due to the length of time since the survey was carried out.</li> <li>(ii) The intersection modelling, whilst acknowledging the existing congestion at the Oxford Street/Nelson Street intersections, does not provide any</li> </ul> </li> </ul>
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		<p>solutions.</p> <ul style="list-style-type: none"> <li>(iii) The intersection models need to be modelled as a network rather than individual intersections.</li> <li>(iv) The report fails to consider the impact of the proposed development on surrounding roads and local amenity.</li> <li>(v) The report does not address the issue of vehicles exiting the Osmund Lane shared lane into Nelson Street</li> </ul> <ol style="list-style-type: none"> <li>2. Agrees to forward this report and any other relevant information to the Department of Planning and Environment (DPE), acting as a delegate of the Greater Sydney Commission, to make a final decision regarding the planning proposal.</li> <li>3. Publishes an information sheet on Council's website explaining what actions developers have in regard to planning proposals.</li> </ol>
Council 15 December 2015	CM/7.1/15.12	<p>That Council does not support the planning proposal at 194-204 Oxford Street and 2 Nelson Street, Bondi Junction for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed height will result in the overdevelopment of the site and present an unacceptable built form scale, particularly to Oxford Street, in an area that borders the Mill Hill Conservation area.</li> <li>2. The proposal will result in unacceptable overshadowing of the public domain and Centennial Park.</li> <li>3. The proposal may set a precedent for adjoining sites seeking additional height and floor space.</li> <li>4. The proposal is not in the public interest of the West Oxford Street Precinct.</li> <li>5. The proposal is in excess of the current LEP height limit of 15m and the FSR of 1.5:1.</li> </ol>
Operations Committee 31 March 2015	OC/5.1/15.03(2)	<p><i>Relevant extracts.</i></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes that the West Oxford Street Design Charrette produced ideas for the future of West Oxford Street. The ideas were publicly exhibited and tested in a</li> </ol>

		<p>statistically valid survey.</p> <p>2. Notes the 'West Oxford Street Design Charrette Summary Report and Recommendations' prepared by the Government Architect's Office.</p> <p>...</p> <p>4. Agrees with the following approach that has been recommended based on the assessment of the submissions received from the public exhibition, the Government Architects Report and the ideas from the design charrette teams that for the Waverley LEP 2012 (WLEP) floor space ratio and height of buildings controls:</p> <p>...</p> <p>b) That any decision on whether changes to the WLEP 2012 are warranted relating to blocks 1, 2 and 3a as identified on Map 2 [provided below] be deferred until the assessment of the Planning Proposal received for 194–214 Oxford Street and 2 Nelson Street has taken place. Understand that the assessment and investigations will consider use, heritage, overshadowing, wind effects, impact on the skyline, views and vistas of Centennial Park, design excellence and traffic impacts.</p> <p>5. Sends an information sheet on the Planning Proposal received for 194–214 Oxford Street and 2 Nelson Street to the residents in the surrounding area up to Denison Street, Birrell Street and Syd Einfeld Drive and send a copy to Woollahra Council.</p> <p>...</p>
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#### 4. Discussion

##### Site Specific Development Control Plan (SSDCP)

The SSDCP (See Attachment 1) outlines objectives and controls for built form, design excellence, public domain and waste. The SSDCP will be incorporated as an amendment into the Waverley Development Control Plan 2012 for any future development application. The DCP lists controls for the creation of a public plaza, waste management and collection points and controls relating to built form outcomes.

The built form controls relate to addressing issues such as overshadowing and articulation to the streetscape. The design excellence competition outlines the guidelines by which any design excellence competition is to be run (this process will be undertaken by the applicant). The public domain controls outline how the public plaza is to be designed with regards to active frontages, street furniture, public art, footpaths, through site links and solar access within the plaza. Finally, the waste controls relate to the



amenity, access, collection and ongoing management of waste, for both residential and commercial uses on the site.

Clause (e) under the Built Form controls indicates that no additional height or floorspace will be supported for these sites. Whilst not a statutory provision, the addition of the DCP Clause will provide great assistance in opposing any potential future request for further additional floor space on the site under the VPA Policy which has been a significant issue of concern to Council and the community.

### **Voluntary Planning Agreement (VPA)**

As part of the Planning Proposal, the applicant has offered to enter into a Voluntary Planning Agreement (VPA) with Council. Over the course of several years, Council negotiated with the applicant and had completed two independent valuations. Initially in 2018, the applicant offered a total contribution of approximately \$3.5 million, with a cash contribution of \$400,000. Following further negotiations in early 2019, the applicant offered a total contribution of approximately \$6.9 million, with a cash contribution of \$3million. Following further negotiations and a meeting facilitated by the DPIE (formerly DPE), in June 2019 Council received confirmation in writing of the applicants VPA Offer totalling \$7.45 million of which \$4.7million is a monetary contribution and the remainder being the dedication of land along the southern portion of the Oxford Street sites and the creation and provision of a public plaza adjacent to Osmund Lane (Attachment 2).

The public domain improvements associated with the \$4.7million contribution have not been determined at this stage but under Council's current VPA Policy would typically go towards the Bondi Junction Complete Streets program and 10% towards affordable housing. In this instance it would be appropriate to target the expenditure of this funds more specifically when the VPA is advertised for public comments. This VPA contribution could go towards public domain / park works in the vicinity, such as improvements to the existing pedestrian and cycling bridge over Sid Einfeld Drive, public art, particularly given the location of this site and its prominence as an entrance to Bondi Junction, physical improvements to St James Road and the refurbishment of St James Park, or similar public domain improvements in and around the surrounding residential areas of Mill Hill and Grafton St.

## **5. Financial impact statement/Time frame/Consultation**

### **Financial Impact Statement**

The works involved with the public exhibition and finalisation of the DCP and VPA will be undertaken by Council staff. This is already within the existing budget.

### **Time frame**

Public Exhibition	December 2019 – February 2020
Report to Council	March 2020

### **Consultation**

The 194 Oxford Street SSDCP and VPA will be placed on public exhibition for a minimum of 28 days in accordance with section 3.43 of the *Environmental Planning and Assessment Act 1979* and clause 18 of the *Environmental Planning and Assessment Regulations 2000*.

Given that public exhibition will be occurring over the summer months, it is intended that the exhibition period will be extended to early February 2020 in order to assist interested parties to provide comment.

**6. Attachments**

1. Site Specific DCP [↓](#)
2. Agreed VPA terms [↓](#)

**E5 - 194-214 Oxford Street, 2 Nelson Street and Osmund Lane, Bondi Junction**

The following objectives and controls apply to 194-214 Oxford Street, 2 Nelson Street and Osmund Lane, Bondi Junction described as Lots 10, 11, 12 and 13 DP 260116, Lot 16 DP 68010, Lot 1 DP 79947, Lot 1 DP 708295 and SP 34942 (refer to Figure 1).



Figure 1 – Subject sites outlined in red

Where there are discrepancies between the controls of the DCP and others within this site specific DCP, these controls take precedence.

## Built Form

### Objectives

- (a) To provide high quality built form that addresses the corner of Syd Einfeld Drive, York Road and Oxford Street, Bondi Junction.
- (b) To establish building envelopes that are compatible with the existing character of Oxford Street.
- (c) To create high quality urban spaces that minimises overshadowing on Centennial Park and surrounding low scale residential areas.
- (d) To ensure buildings are environmentally innovative particularly with regard to water and energy conservation.
- (e) To ensure development responds respectfully to neighbouring heritage buildings, landscape and conservation areas.

### Controls

- (a) A three storey podium is to be provided fronting Oxford Street.
- (b) Architectural form is to be articulated to address the corner of Oxford Street, York Street and Syd Einfeld Drive.
- (c) The articulation of the podium level is to reflect a terrace-like subdivision pattern.
- (d) The tower location must reduce overshadowing of the surrounding residential areas, the southern footpath of Oxford Street and Centennial Park.
- (e) No additional height or floorspace ratio will be considered for these sites

## Design Excellence

### Objectives

- (a) To facilitate high quality architecture and urban design that addresses the corner of Oxford Street, York Street and Syd Einfeld Drive, Bondi Junction.

### Controls

- (a) A design competition must be carried out in accordance with the *Draft Government Architect NSW Design Excellence Competition Guidelines, 2018*.

## Public Domain

### Objectives

- (a) To provide a high quality and safe public domain with high pedestrian amenity.
- (b) To facilitate pedestrian movement and priority throughout the entire site.
- (c) To encourage high quality landscape design and deep soil landscaping.
- (d) To provide public art in prominent and publicly accessible locations.

### Controls

- (a) A public plaza is to be provided which fronts Nelson Street and incorporates the heritage listed Norfolk Island pine tree.
- (b) Buildings adjoining the public plaza must allow a minimum of 3 hours solar access to a minimum of 50% of its area on 21 June.
- (c) The area within the drip line of the heritage listed Norfolk Island pine tree must incorporate permeable materials.

Draft Waverley Development Control Plan 2012

- (d) A through-site link is to be provided between Oxford Street and Osmund Lane uncovered by any structure (except for the building awning) and must be publicly accessible at all times of the day
- (e) Active frontages are to be provided at street level
- (f) Street furniture and public art is to be provided within any public plaza
- (g) Awnings and footpaths are to be provided on all active frontages.
- (h) Stormwater drainage locations and landscaping are to be detailed in any plans submitted as part of a design excellence competition.
- (i) Under awning lighting is to be provided to achieve appropriate luminance levels for pedestrians (refer to relevant Australian Standards). Lighting should be recessed into the soffit of the awning.

## **Waste**

### **Objectives**

- (a) To ensure new developments and changes to existing developments are designed to minimize waste generation and maximize resource recovery.
- (b) To encourage waste storage facilities that are designed to enable source separation for recovery
- (c) To ensure waste and recycling systems are easy to use and complement Council's waste and recycling services.
- (d) To promote safe practices for storage, handling and collection of waste and recycling.
- (e) To prevent stormwater pollution that may result from poor waste and recycling storage and management practices.
- (f) To minimise amenity impacts during the storage, use and collection of waste and recyclables.
- (g) To prevent impacts to the environment that may result from litter, excess waste and illegal dumping.
- (h) To minimise interference of waste collection on pedestrian access, safety and amenity.
- (i) To minimise interference of waste collection on local traffic.

### **Controls**

#### **1. General:**

- (a) The Site Waste & Recycling Management Plan (SWRMP) is to be submitted in accordance with the Waverley Development Application Guide
- (b) Waste storage space is to be designed with flexibility to accommodate a future change in use to a use with a higher waste generation rate.

#### **2. Amenity:**

- (a) Waste and recycling storage areas must be visually and physically integrated into the design of the space.
- (b) Waste and recycling storage areas must be designed and located to avoid adverse impacts on the amenity of adjoining sites including noise, odour and visual impacts.
- (c) All public place waste and recycling receptacles must align with council's Public Domain Technical Manual.

#### **3. Access and Collection:**

- (a) On-site waste collection is to be accommodated within a basement or at grade within the buildings from a dedicated collection point or loading bay that does not impede pedestrian or vehicle movement within the development.
- (b) The on-site waste collection point is to be of a sufficient size to store all bins to be collected without interruption to the functioning of the development.

Draft Waverley Development Control Plan 2012

4. Ongoing management:

- (a) Ongoing management of the area is to be in accordance with the approved site waste and recycling management plan (SWRMP) of each development in the area to ensure that appropriate waste and recycling services are provided.
- (b) The SWRMP must be re-evaluated every 5 years and amended with relevant information.
- (c) Waste generated by a development must not exceed the maximum permitted generation rates for each building's use.

*Note.*

These sites have undergone a LEP amendment significantly intensifying their development standards and as such no VPA or request for uplift will be considered on these sites.



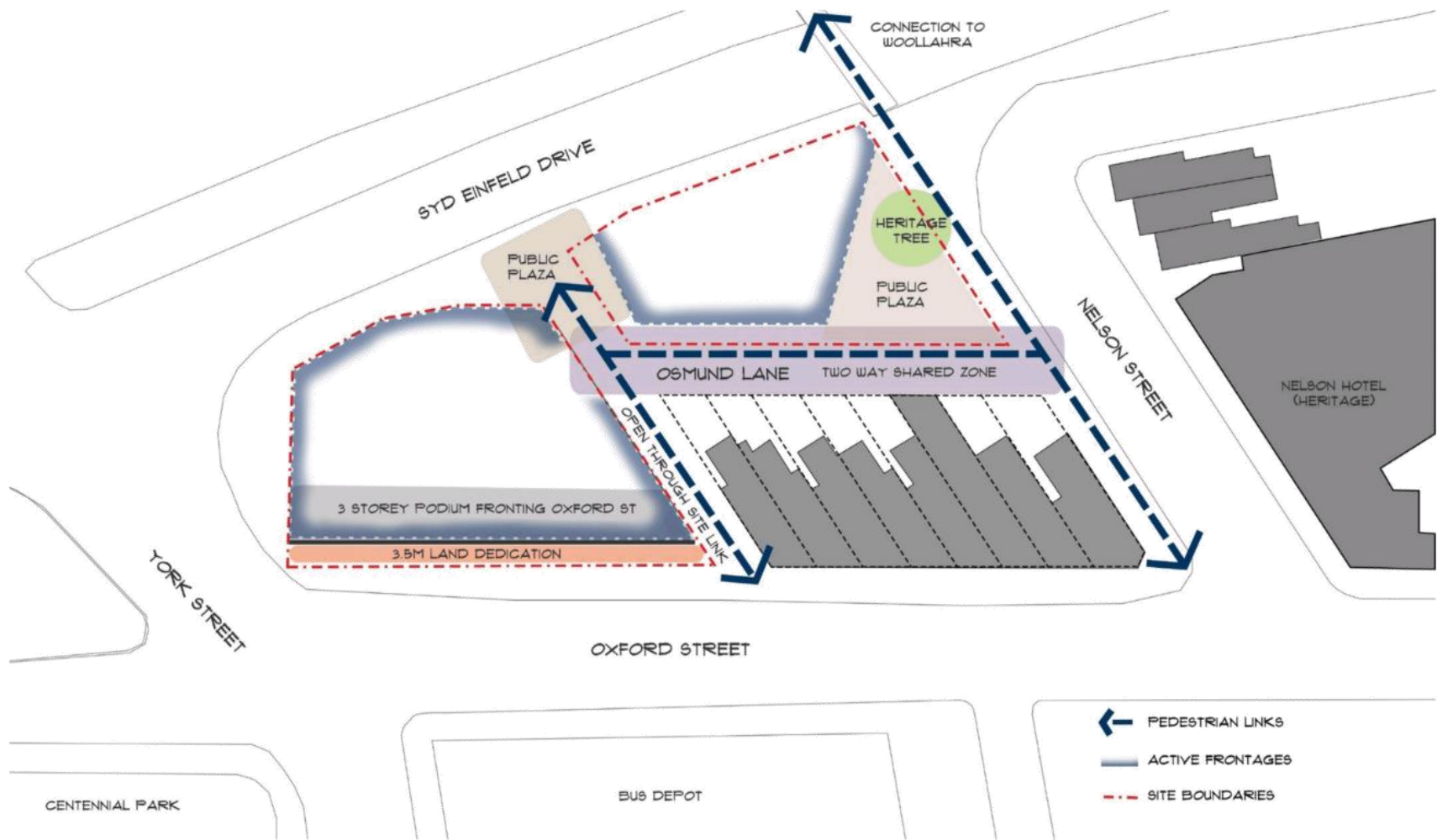


Figure 2: Possible concept plan for subject sites



City Plan Strategy & Development P/L  
ABN 58 133 501 774

14 June 2019

**Mr Peter Monks**

Director, Waverley Futures  
Waverley Council  
55 Spring Street,  
BONDI JUNCTION, NSW, 2022  
[peter.monk@waverley.nsw.gov.au](mailto:peter.monk@waverley.nsw.gov.au)

Dear Mr Monks,

**RE: PLANNING PROPOSAL - 194-214 OXFORD STREET AND 2 NELSON STREET, BONDI JUNCTION**

I refer to our meeting on 13 June 2019 at the Department of Planning & Environment regarding the terms of the voluntary planning agreement associated with the Planning Proposal for the west Oxford Street site.

I write to confirm the offer made verbally by the Proponent at the meeting, as follows:

Total VPA amount	<b>\$7.45 million</b>
Road / footpath dedication	\$1.6 million discounted
Public plazetta	\$1.15 million discounted
Monetary contribution	\$4.7 million

We therefore request that Council proceeds to draft the legal instrument incorporating the above. Given the timeframe associated with this project, we seek your best endeavours to expedite finalisation of the legal instrument. We will be liaising with the Department of Planning and Environment to finalise the planning proposal in parallel with this process.

Should you have any questions please do not hesitate to contact me on (02) 8270 3500 or [julietg@cityplan.com.au](mailto:julietg@cityplan.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Juliet Grant".

**Juliet Grant**  
Executive Director

**cc: Ms Amanda Harvey**

Director, Sydney Region East, Department of Planning and Environment

Suite 6.02, 120 Sussex St, Sydney NSW 2000  
P +61 2 8270 3500

[CITYPLAN.COM.AU](http://CITYPLAN.COM.AU)

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**CLOSED SESSION**  
**PD/7/19.12****Subject:** Moving into Closed Session**Author:** Ross McLeod, General Manager**RECOMMENDATION:**

That:

1. Council moves into closed session to deal with the matters listed below, which are classified as confidential under section 10A(2) of the *Local Government Act 1993* for the reasons specified:

PD/7.1/19.12      CONFIDENTIAL REPORT - 194-214 Oxford Street and 2 Nelson Street, Bondi Junction - Review of Decision

This matter is considered to be confidential in accordance with section 10A(2)(g) of the *Local Government Act*, and Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

2. Pursuant to section 10A(1), 10(2) and 10A(3) of the *Local Government Act 1993*, the media and public be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2) of the *Local Government Act 1993*.
3. The correspondence and reports relevant to the subject business be withheld from the media and public as provided by section 11(2) of the *Local Government Act 1993*.

**Introduction/Background**

In accordance with section 10A(2) of the Act, Council may close part of its meeting to deal with business of the following kind:

- (a) Personnel matters concerning particular individuals (other than councillors).
- (b) Personal hardship of any resident or ratepayer.
- (c) Information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
- (d) Commercial information of a confidential nature that would, if disclosed:
  - (i) Prejudice the commercial position of a person who supplied it: or
  - (ii) Confer a commercial advantage on a competitor of Council;
  - (iii) Reveal a trade secret.
- (e) Information that would, if disclosed, prejudice the maintenance of law.
- (f) Matters affecting the security of Council, Councillors, Council staff and Council property.
- (g) Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.
- (h) Information concerning the nature and location of a place or an item of Aboriginal significance on community land.
- (i) Alleged contraventions of any Code of Conduct requirements applicable under section 440.

It is my opinion that the business listed in the recommendation is of a kind referred to in section 10A(2) of the *Local Government Act 1993* and, under the provisions of the Act and the *Local Government (General) Regulation 2005*, should be dealt with in a part of the meeting that is closed to members of the public and the media.

Pursuant to section 10A(4) of the Act and clauses 14.9–14.10 of the Waverley Code of Meeting Practice, members of the public may make representations to the meeting immediately after the motion to close part of the meeting is moved and seconded, as to whether that part of the meeting should be closed.

## **RESUMING IN OPEN SESSION PD/8/19.12**

**Subject:** Resuming in Open Session  
**Author:** Ross McLeod, General Manager



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### **RECOMMENDATION:**

That Council resumes in open session.

### **Introduction/Background**

In accordance with clause 14.21 of the Waverley Code of Meeting Practice, when the meeting resumes in open session the chair will announce the resolutions made by Council while the meeting was closed to members of the public and the media.