

COUNCIL MEETING

A meeting of WAVERLEY COUNCIL will be held by video conference at:

7.00PM, TUESDAY 2 JUNE 2020

Ross McLeod **General Manager**

K.BM

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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 General Manager will read the following Opening Prayer:

There are no Questions with Notice.

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

The Mayor will read the following Acknowledgement of Indigenous Heritage:

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

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There are no items listed for closed session.

12. Meeting Closure

OBITUARIES CM/3/20.06

Subject: Obituaries

Author: Ross McLeod, General Manager



The Mayor will ask Councillors for any obituaries.

Council will rise for a minute's silence for the souls of people generally who have died in our Local Government Area.

CONFIRMATION AND ADOPTION OF MINUTES CM/5.1/20.06

Subject: Confirmation of Minutes - Council Meeting - 19 May 2020

TRIM No: SF20/42

Author: Richard Coelho, Governance and Internal Ombudsman Officer



RECOMMENDATION:

That the minutes of the Council Meeting held on 19 May 2020 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 Council meeting must be submitted to Council for confirmation, in accordance with section 375 of the *Local Government Act 1993*.

Attachments

1. Council Meeting Minutes - 19 May 2020 .



MINUTES OF THE WAVERLEY COUNCIL MEETING HELD BY VIDEO CONFERENCE ON TUESDAY, 19 MAY 2020

Present:

Councillor Paula Masselos (Mayor) (Chair) 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 Steven Lewis Hunter Ward** Councillor Will Nemesh **Hunter Ward** Waverley Ward Councillor Marjorie O'Neill 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 7.03 pm, those present were as listed above, with the exception of Cr Betts, who arrived at 7.04 pm, Cr Kay, who arrived at 7.06 pm, and Cr Keenan, who arrived at 7.11 pm.

At 9.30 pm, Cr Burrill left the meeting and did not return.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager read the following Opening Prayer:

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

The Mayor read the following Acknowledgement of Indigenous Heritage:

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

1. Apologies/Leaves of Absence

There were no apologies.

2. Declarations of Pecuniary and Non-Pecuniary Interests

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

- 2.1 Cr Goltsman declared a less than significant non-pecuniary interest in item CM/7.5/20.05(2) Small Grants Program 2019-20 Round 2, and informed the meeting that he volunteers in several capacities for COA Sydney and knows some of the volunteers.
- 2.2 Cr Nemesh declared a significant non-pecuniary interest in Item CM/7.5/20.05(2) Small Grants Program 2019-20 Round 2 , and informed the meeting that he is on the board of one of the organisations that is being recommended for funding, and that he will leave the meeting.

3. Obituaries

Jack Mundey

Council rose for a minute's silence for the souls of people generally who have died in our Local Government Area.

4. Addresses by Members of the Public

4.1 R Tanny (on behalf of COA Sydney) – CM/7.5/20.05(2) – Small Grants Program 2019-20 – Round 2.

ITEMS BY EXCEPTION

AT THIS STAGE IN THE PROCEEDINGS, THE FOLLOWING MOTION WAS MOVED, SECONDED AND DECLARED CARRIED UNDER PART 13 OF THE CODE OF MEETING PRACTICE:

MOTION / DECISION Mover: Cr Masselos

Seconder: Cr Keenan

That the recommendations for the following items be adopted as recommended in the business paper:

CM/5.1/20.05(2)	Confirmation of Minutes - Council Meeting - 5 May 2020
CM/7.3/20.05(2)	Investment Portfolio Report - April 2020
CM/7.4/20.05(2)	Fees and Charges 201-20 - Amendment - Hollywood Avenue Car Park Monthly
	Overnight Resident Parking - Adoption
CM/7.6/20.05(2)	Status of Mayoral Minutes and Notices of Motion
CM/7.7/20.05(2)	Audit, Risk and Improvement Committee Meeting - 19 December 2019 - Minutes

5. Confirmation and Adoption of Minutes

CM/5.1/20.05(2) Confirmation of Minutes - Council Meeting - 5 May 2020 (SF20/42)

MOTION / DECISION Mover: Cr Masselos

Seconder: Cr Keenan

That the minutes of the Council Meeting held on 5 May 2020 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

6. Mayoral Minutes

CM/6.1/20.05(2) Coronavirus (COVID-19) - Business Continuity (A20/0258)

MOTION / DECISION Mover: Cr Masselos

- 1. Notes the effectiveness to date of the business continuity arrangements that have been put in place by officers.
- 2. Notes that officers are working on a resumption of services strategy that is being/will be developed and implemented in accordance with recent public health orders and the three staged reopening 'roadmap' signalled by the Prime Minister.
- 3. Notes that the resumption of services strategy is being implemented flexibly with specific services to be resumed when the public health orders allow, when it is deemed safe to do so and as indicated as appropriate through officer risk assessments.
- 4. Notes that officers are:
 - (a) Exploring and taking steps to seek stimulus funding for appropriate council projects.

- (b) Taking steps to obtain commonwealth and NSW State Government assistance being made available to local government sector.
- 5. Officers report back on delivery outcomes of the business continuity and resumption of service strategy.

7. Reports

CM/7.1/20.05(2) Draft Operational Plan 2020-21 including Budget, Pricing Policy, Fees and Charges 2020-21 and Long Term Financial Plan (A19/0364)

MOTION Mover: Cr Masselos Seconder: Cr Keenan

- 1. Adopts the draft Operational Plan 2020-21, including the Budget and Statement of Revenue Policy, at Attachment 1 and resolves to publicly exhibit the plan for 28 days in accordance with the *Local Government Act 1993*.
- 2. Adopts the draft Pricing Policy, Fees and Charges 2020-21, including deferral of non-legislative fee increase to 1 January 2021, with the exception of Domestic Waste Charges, Cemeteries fees and new fees as detailed in this report and at Attachment 2 and resolves to publicly exhibit the draft Pricing Policy, Fees and Charges 2020-21 for 28 days in accordance with the *Local Government Act 1993*.
- 3. Adopts and resolves to publicly exhibit the Rating Structure for 2020–21 contained on page 64 of the draft Operational Plan 2020–21 at Attachment 1 together with the proposed Pricing Policy and Schedule of Fees and Charges 2020–21 at Attachment 2. In accordance with sections 497, 516, 518, 529 (2)(d), 534, 535 and 548(3) of the *Local Government Act*, the following rates and charges is set for every parcel of rateable land within the Waverley local government area for the period from 1 July 2020 to 30 June 2021:
 - (a) That an ordinary rate of zero point one one three eight six seven cents (0.113867) in the dollar subject to a minimum rate in accordance with section 548(3) of the Act, per assessment on all rateable land categorised Residential in accordance with section 516 of the Act and sub categorised Ordinary in accordance with section 529(2)(b) of the Act
 - (b) That an ordinary rate of zero point four nine three six seven zero cents (0.493670) in the dollar on all rateable land categorised Business in accordance with section 518 of the Act and sub categorised Ordinary in accordance with section 529 (2)(d) of the Act
 - (c) That an ordinary rate of zero point eight one five six three zero cents (0.815630) in the dollar on all rateable land categorised Business in accordance with section 518 of the Act and sub categorised Bondi Junction in accordance with section 529(2)(d) of the Act
- 4. Adopts and resolves to publicly exhibit the Domestic Waste Management Service Charge set at \$576 per service per annum for the financial year 2020-21 in accordance with section 496 of the *Local Government Act*.
- 5. Adopts and resolves to publicly exhibit the Stormwater Management Service Charge contained on page 67 of the draft Operational Plan 2020–21 in accordance with section 496A of the *Local Government Act* for the financial year 2020- 21 as tabled below:

Stormwater Management Service Charge					
Category	Unit	Fee or Charge			
Residential property	per property	25.00			
Residential strata property	per property	12.50			
Business property	per 350 m2 (or part thereof)	25.00			
Business strata property	per 350 m2 (or part thereof) levied equally to strata unit entitlement with a minimum of \$5	25.00			

- 6. Resolves to remove the internal restriction from the Property Strategic Reserve to allow the application of funds from this reserve to meet the capital funding requirements set out in the Draft 2020/2021 Operational Plan and Budget and those arising from revenue decreases in the 2019/20 financial year.
- 7. Notes that the 2020-21 Draft Budget and the Long Term Financial Plan (LTFP 5.2) and the 2020-21 Draft Operational Plan have been prepared to the extent possible in line with the objectives contained in the Community Strategic Plan (CSP), the Financial Sustainability performance objective set for the organisation by Council, and the Integrated Planning and Reporting requirements within the Local Government Act 1993 (including the requirement to run a 'balanced budget') but that preparation of the 2020-21 Draft Budget and the Long Term Financial Plan (LTFP 5.2) and the 2020-21 Draft Operational Plan has been significantly affected by the impacts on Council and the community from the COVID-19 pandemic.
- 8. Further notes that the COVID-19 pandemic has introduced significant uncertainty into Council's program and financial planning, particularly with respect to own source Council revenues, and that Council will need to closely monitor and manage programs and financial performance during 2020-21 via quarterly financial reviews.
- 9. Notes that the LTFP will be amended annually as more accurate information comes to hand and program, income and expenditure forecasts become more accurate and that Council will consider and utilise a range of options for achieving balanced budgets over the life of LTFP 5.2 likely including realising efficiencies and cost reductions within Council operations, applying reserve funds earlier than forecast in LTFP 5, reducing or rescheduling the capital expenditure program and increasing revenue to fund specific programs and initiatives.
- 10. Authorises the General Manager to make any necessary editorial and content changes to the Operational Plan, draft 2020-21 Budget and LTFP documentation for public exhibition in order to give effect to Council resolutions.

AMENDMENT (WITHDRAWN) Mover: Cr Betts
Seconder: Cr Kay

That:

1. Clause 6 be deleted and replaced with the following:

'Resolves to borrow \$6.44M from the Investment Strategy Reserve (Property Strategy Reserve) to allocate these funds to meet the shortfall of operational funds set out in the Draft 2020/21 Operational Plan and Budget, a portion of which has arisen from anticipated net revenue decreases due to the COVID-19 pandemic, and commits to repaying this loan during the current 2020-2031 Long Term Financial Plan (LTFP).'

2. The following clause be added to the Motion after clause 6:

'Council officers prepare a proposal, including options, for the 16 June 2020 Council meeting that identifies how these funds could be repaid at the earliest possible time during the LTFP without derestricting capital reserves.'

FORESHADOWED AMENDMENT Mover: Cr Wakefield

That clause 6 be deleted and replaced with the following:

'Resolves:

- (a) To maintain the current restriction on the Property Strategy Reserve and undertakes an extraordinary transfer of an amount of \$6.44 million from the Property Strategy Reserve for application to meet Council's capital funding requirements as set out in the Draft 2020/2021 Operational Plan and Budget and those arising from revenue decreases in the 2019/20 financial year.
- (b) To commit to return this transfer at the earliest opportunity, and a report is prepared for Council's consideration outlining how this will be done.'

AT THIS STAGE IN THE PROCEEDINGS, THE MOVER OF THE AMENDMENT WITHDREW THE AMENDMENT.

THE FORESHADOWED AMENDMENT NOW BECAME THE AMENDMENT.

THE MOVER OF THE MOTION THEN ACCEPTED THE AMENDMENT.

THE MOVER OF THE MOTION THEN ACCEPTED FURTHER AMENDMENTS TO CLAUSE 6.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

- Adopts the draft Operational Plan 2020-21, including the Budget and Statement of Revenue Policy, at Attachment 1 and resolves to publicly exhibit the plan for 28 days in accordance with the Local Government Act 1993.
- 2. Adopts the draft Pricing Policy, Fees and Charges 2020-21, including deferral of non-legislative fee increase to 1 January 2021, with the exception of Domestic Waste Charges, Cemeteries fees and new fees as detailed in this report and at Attachment 2 and resolves to publicly exhibit the draft Pricing Policy, Fees and Charges 2020-21 for 28 days in accordance with the *Local Government Act 1993*.
- 3. Adopts and resolves to publicly exhibit the Rating Structure for 2020–21 contained on page 64 of the draft Operational Plan 2020–21 at Attachment 1 together with the proposed Pricing Policy and Schedule of Fees and Charges 2020–21 at Attachment 2. In accordance with sections 497, 516, 518, 529 (2)(d), 534, 535 and 548(3) of the *Local Government Act*, the following rates and charges is set for every parcel of rateable land within the Waverley local government area for the period from 1 July 2020 to 30 June 2021:
 - (a) That an ordinary rate of zero point one one three eight six seven cents (0.113867) in the dollar subject to a minimum rate in accordance with section 548(3) of the Act, per assessment on all rateable land categorised Residential in accordance with section 516 of the Act and sub categorised Ordinary in accordance with section 529(2)(b) of the Act
 - (b) That an ordinary rate of zero point four nine three six seven zero cents (0.493670) in the dollar

- on all rateable land categorised Business in accordance with section 518 of the Act and sub categorised Ordinary in accordance with section 529 (2)(d) of the Act
- (c) That an ordinary rate of zero point eight one five six three zero cents (0.815630) in the dollar on all rateable land categorised Business in accordance with section 518 of the Act and sub categorised Bondi Junction in accordance with section 529(2)(d) of the Act
- 4. Adopts and resolves to publicly exhibit the Domestic Waste Management Service Charge set at \$576 per service per annum for the financial year 2020-21 in accordance with section 496 of the *Local Government Act*.
- 5. Adopts and resolves to publicly exhibit the Stormwater Management Service Charge contained on page 67 of the draft Operational Plan 2020–21 in accordance with section 496A of the *Local Government Act* for the financial year 2020- 21 as tabled below:

Stormwater Management Service Charge					
Category	Unit	Fee or Charge			
Residential property	per property	25.00			
Residential strata property	per property	12.50			
Business property	per 350 m2 (or part thereof)	25.00			
Business strata property	per 350 m2 (or part thereof) levied equally to strata unit entitlement with a minimum of \$5	25.00			

6. Resolves:

- (a) To maintain the current restriction on the Property Strategy Reserve and undertakes an extraordinary transfer of an amount of \$6.44 million from the Property Strategy Reserve for application to meet Council's capital funding requirements as set out in the Draft 2020/2021 Operational Plan and Budget.
- (b) To commit to return this transfer during the current 2020-2031 Long Term Financial Plan (LTFP).
- (c) That a report be prepared for Council's consideration outlining how this will be done.
- 7. Notes that the 2020-21 Draft Budget and the Long Term Financial Plan (LTFP 5.2) and the 2020-21 Draft Operational Plan have been prepared to the extent possible in line with the objectives contained in the Community Strategic Plan (CSP), the Financial Sustainability performance objective set for the organisation by Council, and the Integrated Planning and Reporting requirements within the Local Government Act 1993 (including the requirement to run a 'balanced budget') but that preparation of the 2020-21 Draft Budget and the Long Term Financial Plan (LTFP 5.2) and the 2020-21 Draft Operational Plan has been significantly affected by the impacts on Council and the community from the COVID-19 pandemic.
- 8. Further notes that the COVID-19 pandemic has introduced significant uncertainty into Council's program and financial planning, particularly with respect to own source Council revenues, and that Council will need to closely monitor and manage programs and financial performance during 2020-21 via quarterly financial reviews.
- 9. Notes that the LTFP will be amended annually as more accurate information comes to hand and program, income and expenditure forecasts become more accurate and that Council will consider and utilise a range of options for achieving balanced budgets over the life of LTFP 5.2 likely including realising efficiencies and cost reductions within Council operations, applying reserve funds earlier than forecast in LTFP 5, reducing or rescheduling the capital expenditure program and increasing

revenue to fund specific programs and initiatives.

10. Authorises the General Manager to make any necessary editorial and content changes to the Operational Plan, draft 2020-21 Budget and LTFP documentation for public exhibition in order to give effect to Council resolutions.

CM/7.2/20.05(2) Q3 Budget Review - March 2020 (A03/0346)

MOTION Mover: Cr Masselos
Seconder: Cr Keenan

That Council:

- 1. Notes that the Chief Financial Officer, as the responsible accounting officer, advises that the projected financial position of Council is satisfactory.
- 2. Notes the forecast financial impact of the COVID-19 pandemic and related restrictions and Council actions on the 2019-20 budget.
- 3. Adopts the variations to the 2019–20 Operating and Capital budgets in accordance with Attachments 1, 2 and 3 to this report.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 3.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

- 1. Notes that the Chief Financial Officer, as the responsible accounting officer, advises that the projected financial position of Council is satisfactory.
- 2. Notes the forecast financial impact of the COVID-19 pandemic and related restrictions and Council actions on the 2019–20 budget.
- 3. Adopts the variations to the 2019–20 Operating and Capital budgets in accordance with Attachments 1, 2 and 3 to this report, subject to the following amendment:
 - (a) Noting the projected financial implications on Council's 2019–20 budget caused by the COVID-19 pandemic, the shortfall of \$0.8 million be sourced from the Centralised Reserve and not the Investment Strategy Reserve as per the report.

CM/7.3/20.05(2) Investment Portfolio Report - April 2020 (A03/2211)

MOTION / DECISION Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Receives and notes the Investment Summary Report for April 2020 attached to this report.

2. Notes that all investments have been made in accordance with the requirements of section 625 of the *Local Government Act 1993* and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

CM/7.4/20.05(2) Fees and Charges 2019-20 - Amendment - Hollywood Avenue Car Park Monthly Overnight Resident Parking - Adoption (A18/0183)

MOTION / DECISION Mover: Cr Masselos

Seconder: Cr Keenan

That Council adopts the following fee for inclusion in the Hollywood Avenue Car Park section of the Pricing Policy, Fees and Charges 2019–20:

Category	Unit	2019/20 Fee or Charge \$	GST	Pricing Policy
Hollywood Avenue Car Park Monthly Overnight Resident Parking Permit (unreserved – available daily, arrive after 5.00 pm, exit before 9.00 am)	Per month	\$140	Taxable	E

CM/7.5/20.05(2) Small Grants Program 2019-20 - Round 2 (A20/0196)

Cr Goltsman declared a less than significant non-pecuniary interest in this item and informed the meeting that he volunteers in several capacities for COA Sydney and knows some of the volunteers.

Cr Nemesh declared a significant non-pecuniary interest in this item and informed the meeting that he is on the board of one of the organisations that is being recommended for funding. Cr Nemesh was not present at, or in sight of, the meeting for the consideration and vote on this item.

MOTION / DECISION Mover: Cr Lewis
Seconder: Cr Goltsman

- 1. Approves grants to the value of \$24,704 to individuals and organisations as set out in Table 1 of this Report, under its Community Services and Cultural Grants Program, to facilitate immediate support for activities relating to the coronavirus shutdown, with conditions where specified in Attachment 1.
- 2. Approves grants to the value of \$57,510 to individuals and organisations as set out in Table 1 of this Report, under its Small Grants Program (Round 2) 2019–20, with conditions where specified in Attachment 1.

3. Given the disruptions caused by the COVID-19 virus and as per Council's grants policy, invites unsuccessful applicants who wish to do so, to submit an unsolicited application for funding within the next 10 days. This will allow the applications to undergo proper assessment, with officer recommendations coming to the next council meeting.

R Tanny (on behalf of COA Sydney) addressed the meeting.

CM/7.6/20.05(2) Status of Mayoral Minutes and Notices of Motion (SF18/691)

MOTION / DECISION Mover: Cr Masselos

Seconder: Cr Keenan

That Council receives and notes this report on the status of mayoral minutes and notices of motion adopted by Council from September 2012 to April 2020.

CM/7.7/20.05(2) Audit, Risk and Improvement Committee Meeting - 19 December 2019 - Minutes

(SF20/986)

MOTION / DECISION Mover: Cr Masselos

Seconder: Cr Keenan

That Council notes the minutes of the Audit, Risk and Improvement Committee meeting held on 19 December 2019 attached to this report.

CM/7.8/20.05(2) Draft Flood Study - Exhibition (A17/0168)

MOTION Mover: Cr Wakefield

Seconder: Cr Wy Kanak

That Council:

- 1. Publicly exhibits the draft Waverley LGA Flood Study attached to this report for six weeks.
- 2. Convenes a Waverley Council Floodplain Management Committee meeting to review the findings of the public consultation.
- 3. Receives a further report for endorsement by Council of the final Waverley LGA Flood Study.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 1.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

That Council:

1. Publicly exhibits the draft Waverley LGA Flood Study attached to this report for six weeks, and sends

the report to the relevant precincts with an offer of a briefing or presentation should the COVID-19 health orders allow or via Zoom or other appropriate video conferencing platform.

- 2. Convenes a Waverley Council Floodplain Management Committee meeting to review the findings of the public consultation.
- 3. Receives a further report for endorsement by Council of the final Waverley LGA Flood Study.

CM/7.9/20.05(2) Child Safe Policy - Adoption (SF19/1354)

MOTION Mover: Cr O'Neill

Seconder: Cr Keenan

That Council adopts the Child Safe Policy attached to this report.

THE MOVER OF THE MOTION THEN ACCEPTED AMENDMENTS TO THE MOTION.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

That Council adopts the Child Safe Policy attached to this report, subject to the following amendments:

- 1. Section 4.1.5 In the first line, replace 'should' with 'must'.
- 2. Section 4.1.5 After 'Child Safety Officer' add 'and the General Manager'.
- 3. Section 4.1.5 In the second line, replace 'will' with 'must'.
- 4. Section 4.2(c) Replace 'under the age of 18' with 'or young people'.
- 5. Section 4.3.1 After 'obtain informed consent from the child' add '(whenever possible)'.
- 6. Section 6 For the 'Child' definition, replace '18 years' with '16 years'.
- 7. Section 6 Add a new definition of 'Adolescent' to read 'A person who is over the age of 10 years but under the age of 19 years'.

CM/7.10/20.05(2) Draft Inclusive Play Space Study - Exhibition (SF20/2230)

MOTION Mover: Cr Lewis

Seconder: Cr Wy Kanak

- 1. Publicly exhibits the draft Inclusive Play Space Study attached to this report for six weeks from June to July 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 study.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 1.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

That Council:

- 1. Publicly exhibits the draft Inclusive Play Space Study attached to this report for six weeks from June to July 2020, and a copy of the draft study be provided to Council's precincts.
- 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 study.

CM/7.11/20.05(2) Tender Evaluation - Bondi Pavilion Restoration and Conservation Project (A15/0272)

MOTION Mover: Cr Wakefield

Seconder: Cr Wy Kanak

- Treats the Tender Evaluation Matrix attached to this report as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2)(d)(i) of the Local Government Act 1993. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
- 2. Confirms the budget in the draft Long Term Financial Plan 5.2 of \$34,500,000 for the Bondi Pavilion Restoration and Conservation Project building works (including funding for construction costs, project contingency and professional fees) and \$5,200,000 for external landscape and public domain works related to the Bondi Park Plan of Management.
- 3. Declines to accept any of the tenders for the Bondi Pavilion Restoration and Conservation Project, in accordance with clause 178(1)(b) of the *Local Government (General) Regulation 2005*.
- 4. Declines to invite fresh tenders or applications as referred to in clause 178(3) (b)-(d) of the *Local Government (General) Regulations 2005*.
- 5. In accordance with clause 178(3)(e) of the *Local Government (General) Regulation 2005*, authorises the General Manager to enter into negotiations with the top three ranked tenderers as shown in the Tender Evaluation Matrix to agree contract terms.
- 6. Authorises the General Manager, or delegated representative, to finalise and agree terms and to enter into a contract on behalf of Council with the preferred tenderer following negotiations.
- 7. Notifies unsuccessful tenderers of the decision in accordance with clause 179 of the *Local Government (General) Regulation 2005*.

A PROCEDURAL MOTION, MOVED BY CR BETTS AND SECONDED BY CR KAY, TO LAY THIS ITEM ON THE TABLE SO IT CAN BE DISCUSSED IN CLOSED SESSION LATER IN THE MEETING, WAS THEN PUT AND DECLARED CARRIED.

LATER IN THE MEETING, A PROCEDURAL MOTION, MOVED BY CR LEWIS AND SECONDED BY CR BETTS, THAT THIS ITEM BE TAKEN FROM THE TABLE, WAS PUT AND DECLARED CARRIED.

Cr Burrill was not present for the vote on the Procedural Motion.

THE FOLLOWING MOTION WAS THEN MOVED BY CR MASSELOS AND SECONDED BY CR BETTS:

That Council moves into closed session to discuss this report as the discussion relates to a matter specified in section 10A(2)(d)(i) of the *Local Government Act 1993*. The discussion is likely to contain commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

THE MOTION WAS PUT AND DECLARED CARRIED.

Crs Burrill and Kay were not present for the vote on the Motion.

At 9.25 pm, Council moved into closed session.

THE FOLLOWING MOTION WAS THEN MOVED BY CR MASSELOS AND SECONDED BY CR WY KANAK:

That Council resumes in open session.

THE MOTION WAS PUT AND DECLARED CARRIED.

Cr Burrill was not present for the vote on the Motion.

At 9.36 pm, Council resumed in open session.

THE MOVER OF THE MOTION THEN ACCEPTED AMENDMENTS TO CLAUSES 5 AND 6.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

- Treats the Tender Evaluation Matrix attached to this report as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2)(d)(i) of the Local Government Act 1993. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
- 2. Confirms the budget in the draft Long Term Financial Plan 5.2 of \$34,500,000 for the Bondi Pavilion Restoration and Conservation Project building works (including funding for construction costs, project contingency and professional fees) and \$5,200,000 for external landscape and public domain works related to the Bondi Park Plan of Management.
- 3. Declines to accept any of the tenders for the Bondi Pavilion Restoration and Conservation Project, in accordance with clause 178(1)(b) of the *Local Government (General) Regulation 2005*.

- 4. Declines to invite fresh tenders or applications as referred to in clause 178(3) (b)-(d) of the *Local Government (General) Regulations 2005*.
- 5. In accordance with clause 178(3)(e) of the *Local Government (General) Regulation 2005*, authorises the General Manager to enter into negotiations with the top three ranked tenderers as shown in the Tender Evaluation Matrix to agree contract terms, with a view to entering into a contract in relation to the subject matter of the tender.
- 6. Authorises the General Manager, or delegated representative, to finalise and agree terms and to enter into a contract on behalf of Council.
- 7. Notifies unsuccessful tenderers of the decision in accordance with clause 179 of the *Local Government (General) Regulation 2005*.

At 9.30 pm, during the consideration of this item, Cr Burrill left the meeting and did not return.

8. Notices of Motions

CM/8.1/20.05(2) Separated Cycleway - Bondi Beach to Rose Bay Wharf (SF18/429)

MOTION / DECISION Mover: Cr Wy Kanak

Seconder: Cr Keenan

- Notes the recent announcement by Planning and Public Spaces Minister Rob Stokes for grants for Councils for immediate pilot projects for cycleways and pedestrian widening and longer-term projects.
- 2. Notes the unanimous decision in November 2017 that Council investigates building a separated bicycle path from Bondi Beach (to our local government area boundary) to Rose Bay Wharf as part of Waverley's People, Movement and Places study Signature Project 11 (Cycling Superhighways).
- 3. Immediately applies for a grant for the Bondi Beach, Bondi (to Waverley's LGA boundary) to Rose Bay Wharf cycleway.
- 4. Staff liaise with Woollahra Council to co-ordinate the development and implementation for the Old South Head Road to Rosebay Wharf section of the cycleway.
- 5. Investigates other projects, including opportunities (up to \$1 million) for longer-term projects such as extra crossing points and trialling lower speed limits, which have also been considered by Waverley Council.

CM/8.2/20.05(2) Coronavirus (COVID-19) - Stimulus Funding (A20/0245)

MOTION Mover: Cr Wy Kanak

Seconder: Cr Copeland

That Council:

1. Notes the recent announcement of the NSW State Government concerning COVID-19-related stimulus funding by Minister Stokes.

- 2. Notes that officers are exploring options for stimulus funding for Council to avail itself of COVID-19 stimulus funding to advance Council's resolution of 21 November 2017 regarding the Bondi Beach to Rose Bay separated cycleway, and other 'shovel-ready' projects.
- 3. Notes that officers are exploring any COVID-19 stimulus funding to assist Council's planned makeover of the Bondi Pavilion/Park/Beach Community Cultural Centre as state and national heritage items and as infrastructure impacted by international pedestrian and beach user attraction.
- 4. Council's Long Term Financial Plan and Budgeting process feature relevant amendments if this motion is supported.

THE MOVER OF THE MOTION THEN ACCEPTED AMENDMENTS TO CLAUSES 2 AND 4.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

- 1. Notes the recent announcement of the NSW State Government concerning COVID-19-related stimulus funding by Minister Stokes.
- 2. Notes that officers are exploring options for stimulus funding for Council to advance Council's resolution of 21 November 2017 regarding the Bondi Beach to Rose Bay separated cycleway, and other 'shovel-ready' projects.
- 3. Notes that officers are exploring any COVID-19 stimulus funding to assist Council's planned makeover of the Bondi Pavilion/Park/Beach Community Cultural Centre as state and national heritage items and as infrastructure impacted by international pedestrian and beach user attraction.
- 4. Council's Long Term Financial Plan and Budgeting process feature relevant amendments if Council is successful in gaining funding.

CM/8.3/20.05(2) Coronavirus (COVID-19) - Cleaning of Public Spaces (A20/0245)

MOTION Mover: Cr Burrill

Seconder: Cr Kay

That Council:

1. Investigates a program of improved cleansing and disinfection of public spaces including playgrounds, outdoor gyms and toilets in order to optimise hygiene standards across the municipality

2. Officers report back with the proposed approach, enhanced service level program and likely resourcing requirements.

THE MOVER OF THE MOTION THEN ACCEPTED AMENDMENTS TO CLAUSE 1.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

That Council:

- 1. Notes that a program of improved cleansing and disinfection of public spaces including playgrounds, outdoor gyms and toilets in order to optimise hygiene standards across the municipality has been developed and cleansing of public places commenced.
- 2. Officers report back with the proposed approach, enhanced service level program and likely resourcing requirements.

CM/8.4/20.05(2) Coronavirus (COVID-19) - Changes in Transport Demand (A20/0245)

MOTION Mover: Cr Wakefield

Seconder: Cr Copeland

- 1. Recognises that there are immediate and evolving changes in demand and movement patterns for various transport modes (car, share car, on-demand services, bus, bicycle and pedestrian) within, to and from Waverley as a result of COVID-19.
- 2. Recognises the Federal and State Government's intention of easing COVID-19-related restrictions, enabling more people to work, shop and visit.
- 3. Initially and urgently undertakes a preliminary assessment of what actions might be needed and could be undertaken to facilitate immediate and potential modal changes in transport demand in the short-term.
- 4. Subsequently prepares a report for consideration of longer-term changes.
- 5. Investigates options for short- and long-term changes including, but not limited to:
 - (a) Wider footpaths.

- (b) Extra pedestrian crossings.
- (c) Changes to traffic light signalisation.
- (d) Bike lanes.
- (e) Loading zones.
- (f) Drop off spaces.
- 6. Consults with relevant state government authorities including the RTA and Sydney Buses.
- 7. Approaches the relevant state government departments for immediate and longer-term grant funding.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 6.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION:

- 1. Recognises that there are immediate and evolving changes in demand and movement patterns for various transport modes (car, share car, on-demand services, bus, bicycle and pedestrian) within, to and from Waverley as a result of COVID-19.
- 2. Recognises the Federal and State Government's intention of easing COVID-19-related restrictions, enabling more people to work, shop and visit.
- 3. Initially and urgently undertakes a preliminary assessment of what actions might be needed and could be undertaken to facilitate immediate and potential modal changes in transport demand in the short-term.
- 4. Subsequently prepares a report for consideration of longer-term changes.
- 5. Investigates options for short- and long-term changes including, but not limited to:
 - (a) Wider footpaths.
 - (b) Extra pedestrian crossings.
 - (c) Changes to traffic light signalisation.
 - (d) Bike lanes.
 - (e) Loading zones.
 - (f) Drop off spaces.
- 6. Consults with relevant state government authorities including Transport for NSW and Sydney Buses.
- 7. Approaches the relevant state government departments for immediate and longer-term grant funding.

Cr Burrill was not present for the vote on this item.

9. Questions with Notice

There we no questions with notice

10. Urgent Business

There were no items of urgent business.

11. Closed Session

Item CM/7.11/20.05(2) – Tender Evaluation – Bondi Pavilion Restoration and Conservation Project was partly discussed in closed session.

12. Meeting Closure

THE MEETING CLOSED AT 9.38 PM.

SIGNED AND CONFIRMED

MAYOR 2 JUNE 2020

:

MAYORAL MINUTES CM/6/20.06

Subject: Mayoral Minutes

Author: Mayor of Waverley, Cr Paula Masselos



Mayoral minutes are permissible at Waverley Council meetings under the Waverley Code of Meeting Practice. Clauses 9.7–9.11 of the Code state:

Subject to clause 9.10, if the mayor is the chair at a meeting of the council, the mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that is within the jurisdiction of the council, or of which the council has official knowledge.

A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chair (but only if the chair is the mayor) may move the adoption of a mayoral minute without the motion being seconded.

A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.

A mayoral minute must not be used to put without notice matters that are routine and not urgent, or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.

Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the recommendation if adopted.

REPORT CM/7.1/20.06

Subject: Waverley Local Environmental Plan 2012 - Housekeeping

Amendment 2018 - Adoption

TRIM No: A18/0623

Author: Patrick Connor, Strategic Planner

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



RECOMMENDATION:

That Council:

- 1. Notes the matters raised in the submissions made on the *Waverley Local Environment Plan 2012* (WLEP) Housekeeping Amendment 2018 planning proposal.
- 2. Supports the planning proposal to amend the WLEP in respect of the items raised in the Planning Proposal.
- 3. Amends the WLEP 2012 in accordance with the Planning Proposal in conjunction with Parliamentary Counsel under the delegation received from the Department of Planning, Industry and Environment.
- 4. Notifies any affected property owners of Council's decision.

1. Executive Summary

The purpose of this report is to inform Council of the outcome of the public exhibition period for the Waverley LEP 2012 Housekeeping Amendment 2018 Planning Proposal (the PP) and gain Council's support to amend the LEP in accordance with the delegation received from the Department of Planning, Industry and Environment (DPIE).

The proposed amendments have been addressed as a result of previous Council legal advice and internal feedback from the Planning, Environment and Regulatory Services department. The exhibition period ran from 19 February to 20 March 2020, in which time a total of one submission was received. The submission received was from the Centennial and Moore Park Trust. After clarifying that the amendment proposed at Queens Park would not impact on the existing use of the park and was simply adding further protection to the endangered Eastern Suburbs Banksia Scrub identified on site, the submission was in support of the change.

As a result of the single supporting submission there are no changes proposed to the PP. Therefore, this report is requesting Council's support to amend the WLEP 2012 in accordance with the PP using the delegation received from DPIE.

2. Introduction/Background

A housekeeping review of the WLEP2012 ensures that the plan remains responsive to emerging planning matters, inconsistencies and errors. The report details the proposed amendments identified in the

2018/2019 calendar year. The proposed amendments are relatively minor in nature and respond to minor anomalies identified in the LEP.

The PP was sent to DPIE in October 2018 requesting Gateway Determination. A conditional Gateway Determination was received in October 2019 with a number of minor issues to be resolved and clarified before the PP could be placed on exhibition. Upon resolving the identified issues, the following amendments to the LEP were placed on exhibition as part of the Planning Proposal:

Minor anomalies/errors

- Identification of Boot Factory Lot and DP number in clause 6.7 of the LEP
- Apply consistent minimum lot size over the entirety of 581A Old South Head Rd, Rose Bay and Lot 1 DP 3375 The Plaza, Rose Bay.
- Correct out-of-date references to the EP&A Act 1979 in the LEP.

Zone and clause objectives

- Add an objective promoting active transport for all new developments to R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, B1 Neighbourhood Centre, B3 Commercial Core and B4 Mixed Use zonings.
- Amend Clause 4.4(1) to clarify the intent of the term desired future character

Exempt development

- Add murals on privately owned land to Schedule 2 Exempt Development, subject to certain criteria being satisfied.
- Add low-medium impact events on public land as exempt development, subject to certain criteria being satisfied.

Rezone Eastern Suburbs Banksia Scrub land to E2 Environmental Conservation

- Rezone land containing Eastern Suburbs Banksia Scrub at Queens Park from RE1 Public Recreation to E2 Environmental Conservation to give extra protection to the endangered flora.
- Rezone a road reserve at Loombah Road from R2 Low Density Residential to E2 Environmental Conservation to protect the Eastern Suburbs Banksia Scrub and Endangered Ecological Communities.

Add Terrestrial Biodiversity layer to remnant vegetation of Eastern Suburbs Banksia Scrub identified in Moriah College

 Add area identified as remnant vegetation of Eastern Suburbs Banksia Scrub within Moriah College to the Terrestrial Biodiversity Map

Remove minimum lot size

• Remove the minimum lot size from 66–68 Dover Road, Rose Bay to reflect the SP2 Infrastructure zoning and ensure consistency with adjoining SP2 zoned lots

Heritage item changes

ltem Number	Address	Description	Action	Reason
1376	66–68 Oakley Rd,	1930s style, brick	Remove map	The map identifiers are

	North Bondi and 60 Blair St, North Bondi	religious building, St Anne's Convent of Mercy	from 66-68	located on the incorrect properties and two lots are listed incorrectly in Schedule 5.
1354	18 and 20 Yanko Ave, Bronte	Federation Style Terrace House	Switch map identifiers from 18 Yanko Ave to 20 Yanko Ave	Council's heritage officer has indicated that the heritage mapping identifier is on the incorrect lot and needs to be placed on 20 Yanko Ave.
1307	75 Gardyne St, Bronte	Federation Style Bungalow	Add map identifier to Lot 23 Sec 2 DP 2806	The heritage item is located on Lot 23 Sec 2 DP 2806 and needs to be mapped to reflect this
N/A	South Head Cemetery	New State Heritage listing	Add map identifiers to South Head Cemetery and add to Schedule 5	The South Head Cemetery has recently been added to the State Heritage Register and as such needs to be added to Schedule 5
1128	33–35 Simpson St, Bondi Beach	Federation Bungalows	identifiers and remove from	The heritage item is no longer on this lot and therefore there is no reason for the lot to be in Schedule 5 or be mapped.

The public exhibition period ran from 19 February to 20 March 2020. During the public exhibition a total of one submission was received from the Centennial Park and Moore Park Trust. This submission was in support of the proposed changes outlined in the PP.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision		
Strategic Planning and	PD/5.2/18.10	That Council:		
Development Committee Meeting 8 October 2018		r t (ероі	rses the planning proposal attached to this rt that seeks the following amendments to Vaverley Local Environmental Plan 2012: Correct minor mapping and wording anomalies/errors. Add low–medium impact events on public land and murals to Schedule 2 Exempt Development. Add objective strengthening a desired future character outcome to clause 4.3 'Height of buildings' and clause 4.4 'Floor space ratio'
			-	public land and murals to Schedule 2 Exempt Development. Add objective strengthening a desired future character outcome to clause 4.3

(d) (e)	Add active transport objective to zones R4 High Density Residential, B3 Commercial Core and B4 Mixed Use. Zone changes to increase coverage of 'E2 Environmental Conservation' to protect Eastern Suburbs Banksia Scrub.
(f)	Amend Schedule 5 Environmental Heritage to correct item listings.
asses 227 B subm Gatev that t 227 B warra prope	ers undertake a preliminary heritage sment of 94 Carrington Road (also 223—bronte Road, Charing Cross) prior to eitting the subject planning proposal to way. If the heritage assessment determines the property at 94 Carrington Road (223—bronte Road) has sufficient merit to ent inclusion as a heritage item, then that erty be included as an additional adment to schedule 5.
Depa	ards the planning proposal to the rtment of Planning and Environment, ng a Gateway Determination.
Plann	ests that it assume the role of Relevant ing Authority in order to manage the c exhibition process for the planning osal.
exhib	s the planning proposal on public ition if permitted to do so, in accordance the Gateway Determination.

4. Discussion

The Waverley LEP Housekeeping Amendment 2018 PP was exhibited from 19 February to 20 March. During this exhibition period all affected landowners were notified of the document on exhibition and proposed changes so that they would have the opportunity to provide comment on the proposal. There was a total of one submission received during this period.

The Centennial Park and Moore Park Trust initially wanted to clarify if the proposed E2 zoning for the land would impact the existing land use rights of Queens Park. It was clarified that the Park could continue to operate as is and can continue to develop ancillary uses (seating, BBQ, playgrounds, etc.) to the existing use. Once this was clarified, the Centennial Park and Moore Park Trust made a submission in support of the proposed amendments.

It is noted that the Council resolution from October 2018 called for an investigation into whether the property at 94 Carrington Road, Waverley warranted inclusion in the Schedule of Heritage items. The Department of Planning Industry and Environment issued a Gateway Determination requiring the item to be removed from the Planning Proposal as it was not seen as minor in nature or rectifying an anomaly. The addition of 94 Carrington Road, Waverley to the Schedule of Heritage items is currently being assessed as part of the Waverley Heritage Review.

As there were no other submissions received it is considered that the affected property owners and community tacitly support the Planning Proposal to proceed without change. Therefore, this report seeks Council's support in amending the WLEP 2012 in accordance with the PP using the delegation received from DPIE.

5. Financial impact statement/Time frame/Consultation

Financial impact statement

There are no costs associated with sending the Planning Proposal to Parliamentary Counsel or DPIE for gazettal.

Time frame

The expected completion time of this Planning proposal is as follows:

Post-exhibition report to Council
 June 2020

Make the plan
 June - August 2020

Consultation

Consultation occurred between 19 February and 20 March 2020. During this time one submission was received that supported the Planning Proposal.

6. Conclusion

As the feedback from public exhibition is supportive of the proposed amendments, it is recommended that the planning proposal be supported for gazettal using the delegation received by the Department of Planning, Industry and Environment.

7. Attachments

Nil.

REPORT CM/7.2/20.06

Subject: Waverley Local Housing Strategy - Adoption

TRIM No: A19/0332

Author: Gabrielle Coleman, Strategic Planner

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



RECOMMENDATION:

That Council:

1. Adopts the Waverley Local Housing Strategy attached to this report.

2. Forwards the Waverley Local Housing Strategy to the Department of Planning, Industry and Environment for assurance.

1. Executive Summary

The purpose of this report is for Council to adopt the Waverley Local Housing Strategy. This strategy forms part of the environmental strategies that will inform the preparation of the *Comprehensive Waverley Local Environment Plan Review 2021* project (the Comprehensive LEP Review), The four phases of the Comprehensive LEP Review are:

- Phase 1 of the Comprehensive LEP Review 'The Health Check' (complete)
- Phase 2 of the Comprehensive LEP Review 'Prepare Draft Waverley Local Strategic Planning Statement' (complete)
- Phase 3 of the Comprehensive LEP Review 'Finalise Waverley Local Strategic Planning Statement' (current)
- Phase 4 of the Comprehensive LEP Review 'Prepare the LEP Planning Proposal' (current)
 - To inform the preparation of the comprehensive LEP and DCP, several environmental strategies have been prepared, including the Waverley Local Housing Strategy (LHS), Draft Waverley Village Centres Strategy, a draft Open Space and Recreation Strategy, a draft Heritage Review, a review of Bondi Junction Strategic Centre, and draft Local Character Statements. The preparation of both the LSPS and LHS is required by the NSW Government.

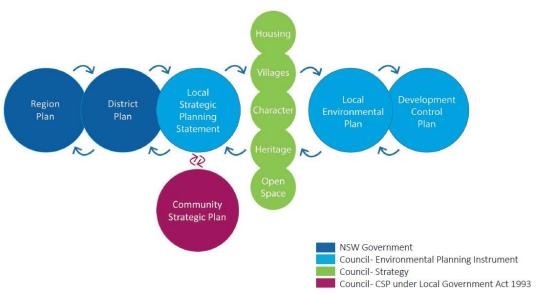


Figure 1. Planning framework.

2. Introduction/Background

Under sections 3.8(3) and (4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), all Councils are required to undertake a comprehensive review of their local environmental plans (LEPs) to implement the Region Plan (A Metropolis of Three Cities) and District Plan (Eastern City District Plan) recently prepared by the NSW Government. Council currently has one comprehensive LEP, the *Waverley Local Environmental Plan 2012* (WLEP), which applies to the entire local government area (LGA). The Review is a key step in the implementation of the District Plan in the Waverley LGA. The requirement to undertake a comprehensive review of the WLEP and Waverley Development Control Plan (WDCP) is welcome as it will allow Council to revise and clarify a strategic vision for planning in the area through the LSPS, and to review the current plans and policies that guide development.

Council undertakes a housekeeping review of the WLEP on a regular basis; however, the last comprehensive review was undertaken in 2012, when a combined LEP was prepared for all of Waverley that aligned with the Standard Instrument released in 2007 by the NSW Government.

As part of the Review process, the NSW Government requires that all Councils must undertake housing strategies to inform the comprehensive review. In 2019 the *Local Housing Discussion Paper* was prepared in line with guidelines released by the Department of Planning, Industry and Environment (DPIE). The discussion paper was placed on public exhibition with the draft LSPS. Feedback from this consultation and further work informed the preparation of the draft *Local Housing Strategy* which was endorsed by Council for exhibition over 6 weeks during April – May 2020. The Strategy has now been finalised.

The actions from the implementation and delivery plan of the strategy will go on to inform changes to the LEP and DCP.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision			
Strategic Planning and	PD/5.1/20.03	That Council:			
Development					
Committee		1. That Council publicly exhibits the draft Local			
3 March 2020		Housing Strategy and draft Village Centres Strategy attached to this report for 28 days.			

Strategic Planning and Development	PD/5.1/19.06	That	Counc	cil:		
Committee 4 June 2019		1.	Plani Wave Sumi perio	Endorses the Draft Waverley Local Strategic Planning Statement (Attachment 1) and Draft Waverley Local Strategic Planning Statement Summary (Attachment 2) for public exhibition for a period of no less than 28 days, subject to the following amendments:		
			(a)	and	ide indicative timing for short-, medium- long-term indicators in the 'Key to ons' table (page 5).	
			(b)	that econ	nd 'About the plan' (page 4) to clarify the scope of the LSPS addresses broader nomic, social and environmental issues, ell as land use planning issues.	
			(c)	Ame follo	nd the list of 'Key Issues' (page 9) as ws:	
				(i)	Change 'A holistic approach encompassing how climate change, biodiversity, and green space are managed' to 'A holistic approach to the management of biodiversity, green space, and adaptation and resilience to climate change.'	
				(ii)	Change 'A diverse economy that is less reliant on tourism' to 'A diverse and thriving local economy that is less reliant on tourism.'	
				(iii)	Add as a Challenge 'There are community concerns about how tourism is managed.'	
				(iv)	Change 'Additional public schools in Waverley, particularly a secondary school' to 'Additional public schools in the Eastern Suburbs, particularly a secondary school.'	
				(v)	Change 'More space in the Mill Hill Community Centre' and 'Improve use of Bondi Pavilion, including more events and activities at night' to 'Provide more space for community uses and events.'	
		2.	Pape		he Waverley Local Housing Discussion achment 3) for public exhibition at the	

4. Discussion

The NSW State Government requires that all Councils undertake a Local Housing Strategy. The purpose of the local housing strategy is to tie Council's vision for housing with State Government led strategic plans. The DPIE released guidelines for the content of the Strategy. The Strategy in Attachment 1 has an evidence base including the current and future demographic profile to understand who we are planning for, supply and demand for housing, and housing targets. It also includes recommendations for policy and legislation, advocacy and collaboration opportunities to guide the future of housing delivery in Waverley.

The Waverley LGA is an established area with residential development starting in the 1800s. Due to periods of housing booms, Waverley is now the second densest LGA in Australia, with an estimated 80 people per hectare. Apartments make up 66% of Waverley's current dwelling stock and the availability of detached housing continues to diminish. Given Waverley's location between CBD and beaches, Waverley is a desirable place to live and gentrification continues to threaten the displacement of older people and lower income households.

DPIE's dwelling projection for Greater Sydney is that it will grow by 2% per annum to 2036. The proposed housing target for Waverley reflects a growth rate of 0.4% per annum to 2036. Comparatively, in the last five years, Waverley's most significant housing growth was at 0.7% per annum reflecting the growth of Bondi Junction with the completion of several residential apartment buildings. Prior to the significant growth of Bondi Junction, Waverley was growing at a rate of 0.3% per annum which has been primarily by infill development. Whilst we have developed this target, it should be noted that ultimately the take up of the housing target will be left to the market and no changes to existing planning controls are proposed at this time as the targets can be accommodated within the latent capacity provided by existing controls.

The housing targets are outlined below:

- 0–5 year target = 1,250 dwellings (2.7% of the Eastern District target).
- 6–10 year target = 760 dwellings.
- 11–20 year target= 1,450 dwellings (2.2% of the Eastern District target).
- Overall housing target of 3,400 dwellings to 2036.

The future of housing in Waverley needs to be diverse and affordable to accommodate the changing needs of our community. This will be shaped by the following priorities:

- H1 Encourage a range of housing options to support and retain a diverse community.
- H2 Manage housing growth sustainably and in the right locations.
- H3 Increase amount of affordable rental housing and social housing.
- H4 Improve liveability, sustainability and accessibility through high quality residential design.
- H5 Ensure new development is consistent with desired future character.

5. Financial impact statement/Time frame/Consultation

Time frame

DPIE has set a time frame of three years for Waverley Council to complete the Comprehensive LEP Review, beginning in June 2018 and culminating in June 2021. Recommendations for the LHS to the comprehensive review will be included in a draft planning proposal which is proposed to be completed by late 2020.

Community engagement

Below is a summary of all direct consultation that informed the preparation of the Waverley Local Housing Strategy. Attachment 2 is a detailed list of all the comments received with Council officer's response and

whether the report was updated as a result of the comment. Attachment 3 is a summary of the changes made to the final Strategy as a result of the consultation process.

Stage 1 – Local Housing Discussion Paper

The Local Housing Discussion Paper was the evidence base document that provided recommendations for further investigation. The recommendations fell into three themes: future supply opportunities, diversity and range of housing supply and housing affordability. A survey was designed to collect the community's feedback on these themes to be further fleshed out into priorities and actions in the draft Strategy.

The discussion paper was on public exhibition from 28th June to 4th August 2019.

Communication methods:

- Presented to the combined Precinct convenors meeting
- Presented to Councillor workshop
- Advertising campaign in the Wentworth Courier and the Local East magazine
- Have Your Say website
 - Discussion paper available for perusal
 - Local Housing Survey
- Weekly Waverley Council newsletter
- Social media campaign

Summary of Have Your Say exhibition:

- 13 survey responses
- 440 downloads of the Local Housing Discussion Paper
- 42 submissions to the draft LSPS. The LSPS was on exhibition at the same time. There were 75 comments directly related to housing and are listed with Council's response at Part 2 below.

Stage 2 – draft Waverley Local Housing Strategy

The discussion paper evolved to become the draft Waverley Local Housing Strategy that was placed on public exhibition in early 2020. Existing sections in the discussion paper were updated including 6.3 Demand and 6.4 Supply, 6.5 Housing targets and the 7 Housing affordability sections. New sections were added including a discussion on 6.4.5 Sustainable housing, 6.4.6 Land use opportunities and constraints, and 8. Future housing. The feedback from Stage 1 consultation described above was utilised to prepare the draft Strategy.

The draft Strategy was on public exhibition from 25th March to 10th May 2020.

Communication methods:

- Notification e-mail sent to the precincts
- Presented to Councillor workshop
- Public notice in the Wentworth Courier

- Have Your Say website
- Weekly Waverley Council newsletter
- Social media campaign

Summary of Have Your Say exhibition:

- 9 submissions
- 81 downloads of the draft Waverley Local Housing Strategy
- 47 downloads of the draft Implementation and Delivery Plan

Summary of submissions made to the draft LHS

In total there were 9 submissions received to the draft LHS, made by the people/organisations: Bondi Beach Precinct, Bronte Beach Precinct, Property Council of Australia, Bridge Housing, Bondi Beach Cottage, Knight Frank/Whitten Family, Paul Singer on behalf of the FEWS block (Francis, Edward, Wellington and Simpson Streets), Anonymous (Have Your Say) and Council's Environment Team (internal).

Attachment 2 Part 3 includes a detailed list of the comments and Council's response. This is summarised below.

Priority H1 - Manage housing growth sustainably and in the right locations: Strong encouragement from the Property Council to work with landowners to identify strategic opportunities for rezoning and uplift where possible. The Bondi Beach precinct note that Bondi Beach is not the right location to continue developing with buildings that increase the density and compromise the natural environment and also question if social sustainability had been considered.

Priority H2 – Encourage a range of housing options to support and retain a diverse community: there was general support for this action. The Bondi Beach precinct raised concerns around the provision of backpacker accommodation.

Priority H3 – Increase amount of affordable rental housing and social housing: there was support from this action from Property Council, Bridge Housing and Bondi Beach Cottage. The Actions were updated to include suggestions about increasing the provision of social housing and working with the Land and Housing Corporation to achieve this. Property Council did not support pursing individual contributions scheme outside of the scope established by the GSC.

Priority H4 – Improve liveability, sustainability and accessibility through high quality residential design: there was general support for this action. Internal feedback from the Environment team was used to update the issues discussion and corresponding Actions under this priority.

Priority H5 – Ensure new development is consistent with desired future character: there was support for this action. Clarification was sought about Council's plans for outlining desired future character. This will be identified in the Local Character Discussion Paper.

Suggestions for considering uplift were made by proponents for the following sites: Robin Hood Hotel, 94 Carrington Rd, 203-209 and 223-227 Bronte Rd (currently a planning proposal with Council) and the 'FEWS' Block (Francis, Edward, Wellington and Simpson Streets). The LHS does not propose any changes to the LEP Zonings in support of any uplift as the current zonings enable Council to meet its designated housing targets. Council is completing a new LEP for exhibition towards the end of 2020 and the proponents should

Council Agenda 2 June 2020

make a submission while this document is on exhibition. A Planning Proposal would be considered against the LSPS, and any other relevant environmental studies.

Financial impact statement

There are no financial implications. The work is programmed within Council's work program and budget.

6. Conclusion

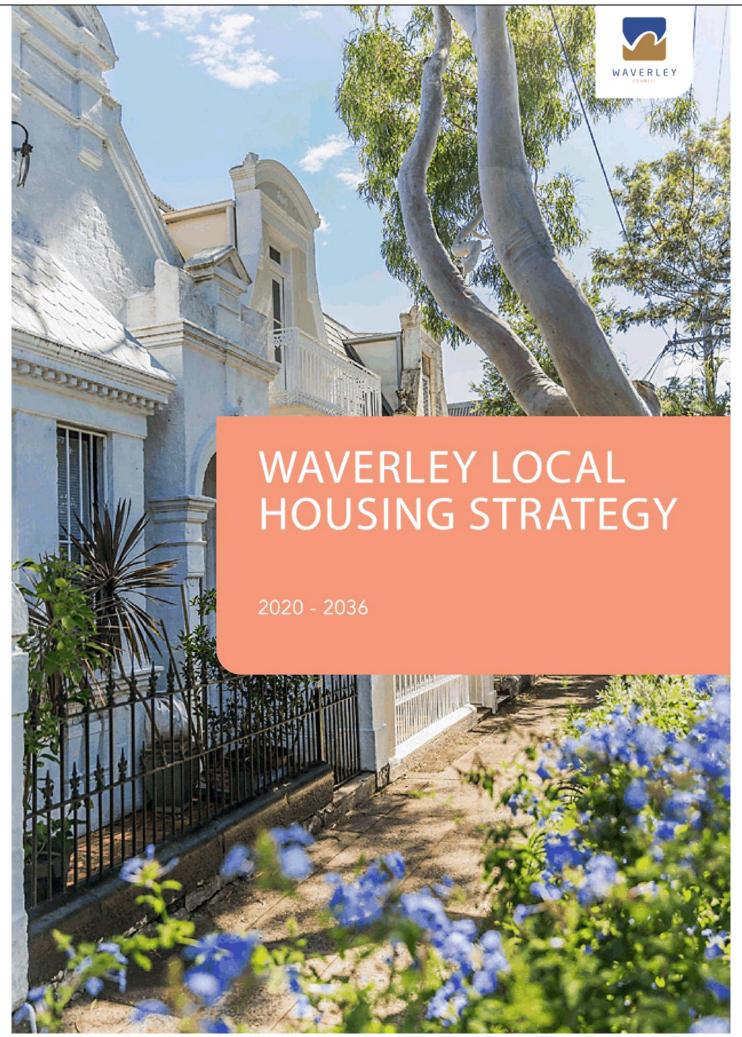
Under sections 3.8(3) and (4) of the EP&A Act, all Councils are required to undertake a comprehensive review of their local environmental plans (LEPs) to implement the Region Plan (A Metropolis of Three Cities) and District Plan (Eastern City District Plan) recently prepared by the NSW Government.

Council has now finalised the Local Housing Strategy, and a number of supporting draft environmental strategies to inform the comprehensive review of the LEP and DCP. This report recommends the adoption of this strategy to proceed with the comprehensive review.

7. Attachments

- 1. Waverley Local Housing Strategy <a> U
- 2. Submissions summary <u>U</u>
- 3. Changes made to the final Waverley Local Housing Strategy <a> .

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ACKNOWLEDGEMENT

We acknowledge the Bidjigal and Gadigal people who traditionally occupied the Sydney coast.

We also acknowledge Aboriginal Elders both past, present and emerging.

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Waverley Local Housing Strategy

CM/7.2/20.06- Attachment 1

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1 ABOUT THE STRATEGY

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1.1 Purpose

The NSW Government requires all Councils to prepare a Local Housing Strategy (LHS). It is Council's response to the housing components of the Greater Sydney Commission's (GSC) Region Plan (A Metropolis of Three Cities) and District Plan (Eastern City District Plan). The preparation of the LHS was also an action from the Waverley Local Strategic Planning Statement (LSPS). The LHS is a framework that will guide the future of housing in Waverley over the next 20 years. The figure below shows that the LHS forms part of a suite of strategies that will inform a comprehensive review of Waverley's Local Environment Plan (LEP) and Development Control Plan (DCP).

1.2 Report structure

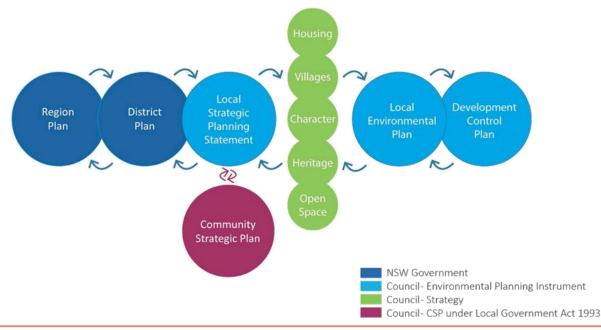
The draft strategy has been informed by several sources. Council undertook extensive community consultation for the preparation of the Waverley Community Strategic Plan (CSP). Further consultation on the draft LSPS and the Local Housing Discussion paper (LHDP) also uncovered important community feedback that informed the preparation of this

strategy. Furthermore, Council officers relied on ABS Census data, Profile ID, DPIE projections and housing supply data and supporting academic research to establish the evidence base.

The draft strategy has been prepared in line with the DPIE's Local Housing Strategy guidelines. It includes the following sections:

- Policy Framework analysis of both the State and Local planning policy framework and its relevance to the future of housing in Waverley.
- Local Government Area snapshot an overview of Waverley's urban structure and role in the Eastern District.
- Evidence base demographic profile, housing profile, future housing demand, future housing supply, land suitability analysis, and draft housing targets.
- Housing affordability affordable housing demand and supply, resultant latent demand for affordable housing, and affordable housing target.
- Future housing priorities, actions and implementation and delivery plan.

Figure 1 Planning framework



Waverley Local Housing Strategy

2 June 2020 Council

⁶ 2 EXECUTIVE SUMMARY

Key findings 2.1

Waverley's residents are younger and have a higher proportion of high income and professional households than Greater Sydney. Residents in Waverley are active and more likely to walk or use public transport, with lower car ownership, than the Greater Sydney.

Over the last ten years, there has been an overall decrease in the proportion of households living in detached housing and an increase in the proportion of households living in apartments. Waverley has the second highest population density (80 people/Ha) in NSW with 66% of residents living in flats, units or apartments, compared to the Greater Sydney average where about 60% of the population live in detached houses. Even in relatively less dense parts of the LGA such as Dover Heights, the population density of 42 people/Ha still places it in the top 5% of most dense SA2s in NSW (30th out of 576 SA2s). This reflects the skew of dwelling types towards apartments. Waverley's density is apparent when compared to neighbouring and suburban LGAs. Neighbouring Eastern Suburbs councils of Randwick (42 people/Ha) and Woollahra (48 people/Ha), are less dense than Waverley. Over the last 100 years, Waverley has taken a significant share of dwelling growth, proportionate to the size of the area, across Sydney.

Compared to Greater Sydney, Waverley has a high proportion of renters, which is linked to the predominant household types - including a younger demographic, more group homes and less couples with children compared to the Sydney average and the higher percentage of apartments. Overall, the larger proportion of higher density housing in Waverley, combined with locational features such as accessibility to Sydney CBD, retail amenity, services and leisure, attracts and retains the unique demographic mix of younger and smaller households.

NSW Government releases population projection and housing supply data. This indicates that the population is expected to grow to 77,300 people by 2036, which represents an annual average increase of 0.5% per annum. 'Lone person' and 'couple with

children' households are expected to take up the largest proportion of growth amongst household types.

In the last five years, housing supply has been dominated by the completion of apartment buildings in Bondi Junction. This has represented a dwelling growth of 0.7% p.a. Prior to this peak supply, dwelling growth was 0.3% p.a.

The supply pipeline has been geared towards one to two bedroom apartments which are more profitable in the market. The population projections highlight underlying demand for larger, affordable apartments that could suit couple with children households.

Housing stress is a current and very real issue in Waverley where 30% of renting households are in rental stress. 85% of low income households are in rental stress. It has led to a significant loss of key workers (see pg. 58) across the Eastern District, placing Waverley in the top five LGAs in Greater Sydney to have the smallest key worker population. The current sources of affordable housing are from what is approved under the Affordable Rental Housing State Environmental Planning Policy 2009 (ARHSEPP), Waverley Council's Affordable Housing program and what's available in the market. The current supply of affordable rental housing is only meeting 57% of demand. 43% of households in rental stress are not going to have their housing needs met in the current housing climate.

Recommendations

The District Plan requires that all Councils develop 6-10 year (2022-2026) and 11-20 (2027-2036) year housing targets. The GSC developed 0-5 year targets (2016-2021) for all Councils and Waverley's was 1,250 dwellings. This reflected the current housing supply pipeline that we were already on track to exceed. The proposed housing target of 3,400 dwellings to 2036 reflects a growth rate of 0.4% p.a to 2036. In comparison, DPIE's dwelling projection for Greater Sydney is that it will grow by 2% p.a to 2036.

Comparatively, in the last five years, Waverley's most

significant housing growth was at 0.7% per annum reflecting the growth of Bondi Junction with the completion of several residential flat buildings. Prior to the significant growth of Bondi Junction, Waverley was growing at a rate of 0.3% p.a which has been primarily by infill development.

The housing target projects a similar level of growth to historical supply because beyond being already significantly dense, there are number of additional constraints to any further growth above current capacity. There is only so much 'low hanging fruit' left i.e. feasible and profitable sites, and these have been picked up in the capacity assessment. Once these sites are redeveloped, the high number of existing

sites are predominantly strata titled reducing the amount of developable areas. The feasibility of these remaining non-strata areas is limited because much of these are Heritage Conservation Areas, heavily capitalised or in locations where single dwellings attract a higher premium compared to apartments (i.e. some apartment complexes have been converted to single dwellings). Whilst a housing target has been developed, it should be noted that ultimately the take up of the housing target will be left to the market.

The following housing priorities have been developed to guide the future of housing in Waverley. Detailed actions are in the implementation and delivery plan in Section 8 Future Housing.

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Manage housing growth sustainably and in the right locations.

The proposed housing target of 3,400 dwellings to 2036 can be accommodated without any changes to the planning controls. There may be instances where existing planning controls do not align with the existing built form or desired future character. Planning proposals will be considered in line with the *Principles for Change* outlined in the WLSPS where any change to the planning controls should result in the delivery of public benefit. Council will also continue to work with state government agencies to track the impact of growth on infrastructure.

Priority H2

Encourage a range of housing options to support and retain a diverse community.

Specific planning policies and legislation need to be reviewed to cater to particular housing needs. These include reviewing the bedroom mix for new development to promote three bedroom apartments, undertaking a detailed review of the applicability of the Seniors Housing SEPP and the Low Rise Medium Density Housing Code, and monitor the implementation of the short term rental accommodation policy framework.

Priority H3

Increase amount of affordable rental and social housing.

There are opportunities to investigate increasing monetary contributions to support the provision of affordable housing. This could be through an LGA wide contributions scheme and increasing VPA contributions to Council's affordable housing fund. There are several advocacy areas that should also be pursued with neighbouring Councils.

Priority H4

Improve liveability, sustainability and accessibility through high quality residential design. "New housing can minimise its impact on the environment. These include going above and beyond existing BASIX standards to improve the water and energy efficiency of new dwellings, expanding BASIX to include waste management and transport standards, developing passive design principles and a design guide to encourage incorporation of recycled content in building materials, shared gardens and compost systems, more planting through green walls and rooves, deep soil planting and permeable landscaping.

Priority H5

Ensure new development is consistent with desired future character.

Design guidance could be improved to encourage a consistent approach to the alteration and additions to older apartment blocks. Council is currently identifying areas of local character that warrant more tailored planning controls and where exemptions from the Codes SEPP would be appropriate. In addition, Council officers are also undertaking a review of Waverley's heritage items and conservation areas.

Waverley Local Housing Strategy



3 INTRODUCTION

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3.1 Background

In 2018, major changes were made to planning legislation. These changes required all Councils to undertake a comprehensive review of their planning controls being the Local Environment Plan (LEP) and Development Control Plan (DCP). The purpose of the review was to give effect to the NSW Government's recently prepared Region Plan (A Metropolis of Three Cities) and District Plan (Eastern City District Plan).

The first step in the comprehensive review was the preparation of the first Local Strategic Planning Statement (WLSPS). Council adopted the inaugural LSPS in early 2020. Supporting the LSPS are a suite of environmental studies that make evidence-based recommendations for the comprehensive review. This Strategy forms the housing component of these environmental studies.

A key component in the preparation of the LSPS was the findings from extensive community consultation to the *Waverley Community Strategic Plan (2018-2029)* to develop Planning Priorities and Actions. This revealed how the community felt about the current state and future goals for housing in Waverley. It was identified that there is a desire to develop a holistic vision with respect to sustainable growth and development, increase affordable and social housing, avoid further high rise development and address the impact of Airbnb. Under the LSPS direction 'Housing the City,' the objective is to "facilitate a range of housing options in the right places to support and retain a diverse community."

3.2 Scope

This project's primary purpose is to respond to the GSC's Region and District Plans which sets out the State Government's growth strategy for the Local Government Areas (LGA) of Sydney. The draft Strategy responds to the State's housing priorities by applying them to the local Waverley context. The Plans also require that Councils must develop 6-10 year and 11-20 year housing targets. Community feedback from the CSP, the draft LSPS and the LHDP have also informed the development of the Strategy.

The scope of the strategy was determined by the Department of Planning, Industry and Environment (DPIE) Local Housing Strategy Guidelines. The Strategy considers the relevant policy framework to understand the role of housing in Waverley in the wider Sydney context. From the wider policy context, it moves into an overview and description of the LGA. It then establishes the evidence base including the current demographic and housing profile, interpreting DPIE's population projection and forecast housing supply data for future housing demand, housing affordability and affordable housing supply and demand. It also has a draft housing target, as required by the NSW Government. Lastly, the Strategy includes Priorities and Actions that are summarised in the Implementation and Delivery Plan.

Waverley Local Housing Strategy

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4 POLICY FRAMEWORK

4.1 State Policy framework

Planning policies at a state level directly impact the work that local government undertakes. The policies below outline the most relevant policies to planning for housing at a local level. This provides context to planning for future housing in Waverley.

4.1.1 A Metropolis of Three Cities

A Metropolis of Three Cities – the Greater Sydney Region Plan prepared by the GSC is the current metropolitan plan for Sydney. The Region Plan puts forward a vision for Greater Sydney of three 'Cities' of which Waverley falls into the 'Eastern Harbour City.' Each city has goals related to Infrastructure and Collaboration, Liveability, Productivity and Sustainability, as well as Ten Directions that relate to the whole of the Greater Sydney Region.

The most relevant theme to housing is Liveability and details objectives for consideration in planning for future housing. The relevant housing objectives to Waverley are outlined below.

Objective 10: Greater Housing Supply

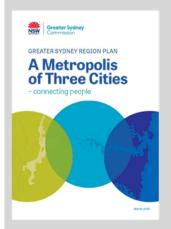
This objective outlines that a range of housing types, tenures and price points will be needed to meet the demand for 725, 000 homes across Greater Sydney by 2036. New housing supply and creating capacity for this needs to be in the right locations, linked to both optimise existing infrastructure and maximise investment in new infrastructure. The plan suggests locational criteria for urban renewal investigation and concentrating local infill development. The most applicable to Waverley include: accessibility to regional and high frequency transport services, accessibility to jobs, efficient interchanges with a comprehensive walking and cycling network around local centres. In an established area like Waverley, housing has and is already being realised in areas with these locational features.

Objective 11: Housing is more diverse and affordable

The Region Plan identifies that affordability needs to be addressed by providing a range of housing types,

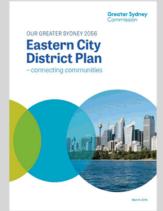
igure 2 - Policy 'Line of Sight'

Policy 'Line of Sight'



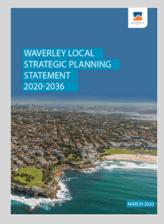
Region Plan

NSW Government 2016-2036 20 year plan, 40 year vision



District Plan

NSW Government 2016-2036 20 year plan, 40 year vision



Local Strategic Planning Statement

Waverley Council 2020-2036 10 year plan, 20 year vision



Community Strategic Plan

Waverley Council 2018-2029 10 year plan, 20 year vision

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particularly more affordable compact housing, as well as mandating affordable housing for sites subject to uplift in floor space. The Region Plan also identifies an affordable housing contributions target of 5-10% of the value uplift to be mandated as part of any uplift granted through rezoning.

Affordable housing contributions on 5-10% of the value uplift only is a weak response to the affordable housing crisis in Sydney. The affordable housing target should be generated from the ground-up as the notional 5-10% target based on uplift only seems mathematically improbable to be able to produce the required affordable rental dwellings. The target in the Region Plan carries too many assumptions and appears to be speculative at best. A target that is a percentage of the value of the whole development, not only of any uplift should have been considered. In large urban renewal precincts around the world, other Governments require between 20-50% affordable housing components to be delivered. Waverley will not see significant urban renewal therefore achieving a target like this on value uplift and will make little to no impact on providing affordable housing.

4.1.2 Eastern City District Plan

The Eastern City District Plan, prepared by the GSC, provides actions and strategies to implement the Aims and Objectives of the Region Plan A Metropolis of Three Cities. The following planning priorities set out in the District Plan are applicable:

E4: Fostering healthy, creative, culturally rich and socially connected communities

Waverley is an established community with distinct village centres and activity nodes that foster culturally rich and socially connected communities. With access to world class beaches and open space, Waverley residents have acces to healthy and active lifestyles.

E5: Providing housing supply, choice and affordability, with access to jobs, services and public transport

The current housing stock is made up of primarily apartments. Diversity and affordability could be further encouraged to ensure a range of apartment sizes are provided to cater to population needs. To

date, significant apartment development has been concentrated in Bondi Junction due to access to the train station, jobs and services.

E6: Creating and renewing great places and local centres, and respecting the District's heritage

Waverley is made up of a variety of distinct character areas defined by built form, landscaping and its diverse communities. Conservation areas demarcate historically significant areas such as Queens Park and Bondi Beach. Later periods of development in the northern suburbs of Dover Heights, Vaucluse, and Rose Bay reflect newer homes of a different architectural style altogether. Village centres dotted throughout the LGA provide local services and amenities and vary in size and quality.

E19 Reducing carbon emissions and managing energy, water and waste efficiently

Waverley is a leader in sustainability and this strategy should encourage energy efficiency innovation by incentivising highly energy-efficient buildings, encouraging building renovations that ensure lowcarbon and high efficiency performance, enabling green energy, water and waste infrastructure solutions.

E20 Adapting to the impacts of urban and natural hazards and climate change

It takes a range of policies and tools to reduce risks from natural and urban hazards. The way neighbourhoods and buildings are planned and designed can help communities adapt and be more resilient to extreme heat. Increased tree canopy and green ground cover will help minimise these effects.

These objectives are important considerations to ensure that housing contributes to making communities liveable and vibrant.

4.1.3 Local housing strategy guideline and template

The DPIE released a Local Housing Strategy guideline and template to assist Councils with preparing their local housing strategies. This is has been utilised and adapted to this strategy.

Waverley Local Housing Strategy

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4.2 Local policy framework

4.2.1 Waverley Community Strategic Plan 2018-2029

Under the Local Government Act 1993, all councils in New South Wales are required to prepare a Community Strategic Plan (CSP). The CSP must identify the community's main priorities and aspirations for the future. The most relevant theme from the Waverley Community Strategic Plan 2018-2029 is 'Planning Development and Heritage.' The community's feedback on this section was summarised as follows:

- Avoid further high rise development and overdevelopment in general
- Develop a holistic vision with respect to sustainable growth and development
- Protect our heritage buildings, particularly
 Waverley cemetery and the Boot Factory
- Provide more social and affordable housing
- Address concerns about the impacts of short term rental accommodation, many seeking regulation and management.

These themes have shaped the Priorities and Actions for housing in Waverley.

4.2.2 Waverley Local Strategic Planning Statement

The Waverley Local Strategic Planning Statement (LSPS) plans for Waverley's economic, social and environmental land use needs over the next 20 years (2016-2036). This is the first LSPS developed by Council. The LSPS gives effect to a number of strategic plans prepared by the NSW Government. This includes implementing the directions and actions of the Region and District Plans. The LSPS identifies Planning Priorities to protect and support our infrastructure, environment, how we live and work so that we can

thrive. It identifies short, medium and long term actions that Council will take to help achieve our vision for a sustainable well connected community, living in a stunning natural environment.

Planning for future housing comes under the liveability theme and specifically the direction, "housing the city." An action of this direction is to prepare this Strategy.

4.3 Key implications

Meeting dwelling targets

The Region and District Plans highlight that Sydney is going to continue to grow and housing must be provided to meet this projected population growth. Waverley is required to meet the 0-5 (2021) year housing target of 1,250 dwellings. The plans indicate a 20 year (2036) housing target for the total Eastern District of 157,500 dwellings. By extrapolating Waverley's current share of the 0-5 year housing target to apply forward to the 2036 target, Waverley would share 2.7% of the district's total future dwelling target.

Range of housing supply

There are limitations to the types of housing that can be provided in the Waverley LGA. Where it is permissible, residential flat buildings are going to be the most viable option for redevelopment where land values are significantly high. Therefore, creative solutions must be investigated into how future housing, which is going to be skewed towards residential flat buildings, can meet a range of housing needs.

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5 LGA SNAPSHOT

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The Waverley LGA is 9km2 and has a population of approximately 73,300 people. It is one of the most dense LGAs in Australia due to the established built form with distinct local character. Dwelling stock in Waverley LGA comprises mostly of residential flat Buildings and manor homes, with these two categories making up the majority of dwelling types in Vaucluse, Rose Bay, North Bondi, Bondi Beach, Bondi, Tamarama, Bronte, Waverley and Bondi Junction. Queens Park and Dover Heights suburbs comprise predominantly detached dwellings.

Waverley plays an important role in the Eastern District by connecting the city and the sea. The Waverley community currently enjoys access to world famous beaches and world-class open spaces for residents to participate in a range of recreation activities. This allows people to both connect with nature, enjoy active and passive recreation activities, and to support healthier lifestyles.

Our area is well serviced by libraries, community centres and hospitals including Prince of Wales, St Vincent's, Bondi Junction and the War Memorial Hospitals, as well as a concentration of health related businesses and services located in the Bondi Junction Strategic Centre.

Waverley has a much higher mode share of walking, cycling and public transport than Greater Sydney. Only half of all trips in Waverley are made by car, compared to two-thirds in the rest of Sydney. A third of all trips are on foot.

Bondi Junction Transport Interchange is a major transport hub that accommodates 86,500 passengers a day or 30 million a year. Bus routes leaving and entering the interchange connect to key destinations across the Eastern District including Randwick Health and Education Precinct, Sydney's Eastern Beaches, Sydney Airport, Eastgardens-Maroubra Strategic Centre, and Burwood.

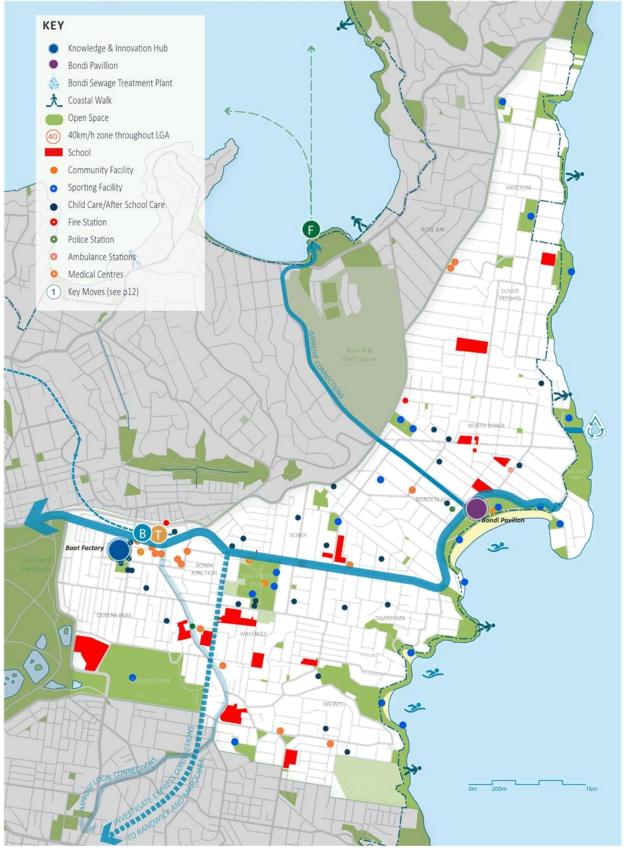
These maps overleaf show these features of the LGA.

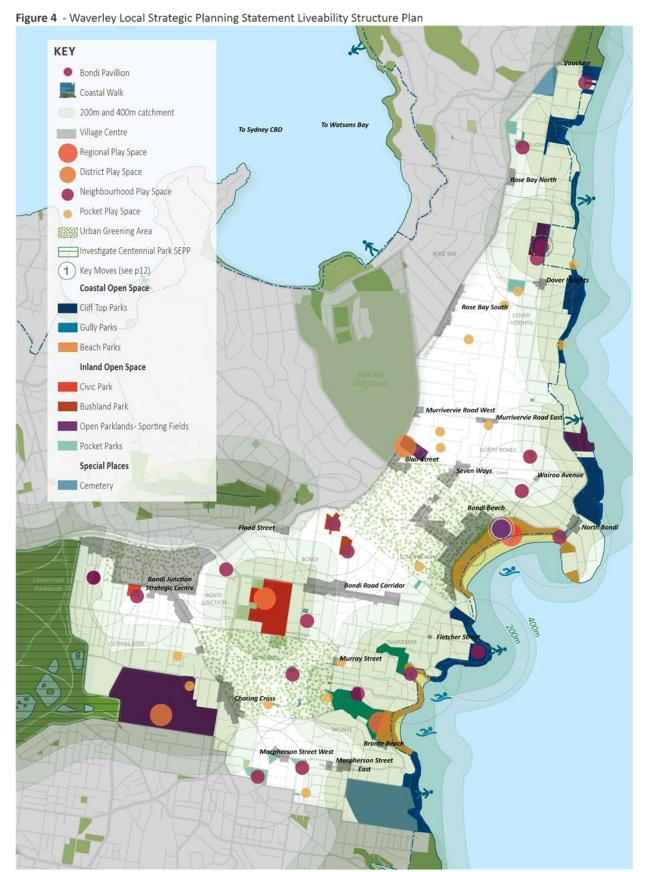


Waverley Local Housing Strategy

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Figure 3 - Waverley Local Strategic Planning Statement Infrastructure and Collaboration Structure Plan





Waverley Local Housing Strategy

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2 June 2020 Council

16 WAVERLEY AT A GLANCE



OUR LOCAL GOVERNMENT AREA

9.2km²

OUR DWELLINGS AND BUSINESSES



30,496 dwellings



34,000 registered businesses

MEDIAN AGE

- 16% of our residents are 0 -14 years old
- 8.9% are 15-24 years old
- 33.4% are 25-39 years old
- 28.7% are 40-64 years old
- 12.7% are more than 65 years old

OVERSEAS BORN **RESIDENTS**

38.4%

OUR SUBURBS

Bondi Beach, Bondi Junction, North Bondi, Bronte, Dover Heights, Queens Park, Rose Bay, Tamarama, Vaucluse and Waverley



OVERSEAS BORN RESIDENTS TOP COUNTRIES

United Kingdom, South Africa, New Zealand, Brazil and Ireland

POPULATION



TOTAL POPULATION

73,300

PROJECTED POPULATION 2036

77,300

DENSELY POPULATED AREA

ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE





LANGUAGES

68.8% of us speak English at home while 25.7% speak a language other than English

Russian is spoken by 2.2% of our residents, 2.1% speak Spanish, 1.9% Portuguese, 1.8% French and 1.7% Italian













JEWISH COMMUNITY



Waverley's Jewish community of

10,076

residents makes up 15.1% of our total population

HOUSING

AVERAGE HOUSEHOLD SIZE



2.3 people

RENTING HOUSEHOLDS

43%

SINGLE PERSON HOUSEHOLDS

27.7%

MEDIAN
WEEKLY RENT

\$620

COUPLES WITH CHILDREN

23.8%

EDUCATION

17 NUMBER OF SCHOOLS (including both primary and secondary)

39.5% of our residents aged over 15 years have a Bachelor or higher degree compared to 24.1% for Greater Sydney

20% of young people aged 15–24 years attended an educational institution including high school and/or a higher education facility, such as TAFE or university

DISABILITY

3%

of the population reported needing help in their day-to day lives due to health and disability

ECONOMY



\$4.36 billion gross regional product

More than 27,546 jobs in Waverley

MEDIAN TOTAL INCOME/WEEK

for Waverley households in 2016 was

\$2,300

compared to \$1,683 for Greater Sydney

KEY EMPLOYMENT SECTORS

Retail Trade, Health Care and Social Assistance, Accommodation and Food Services, Education and Training, and Professional, Scientific and Technical Services

79.9%

of Waverley properties are connected to the internet

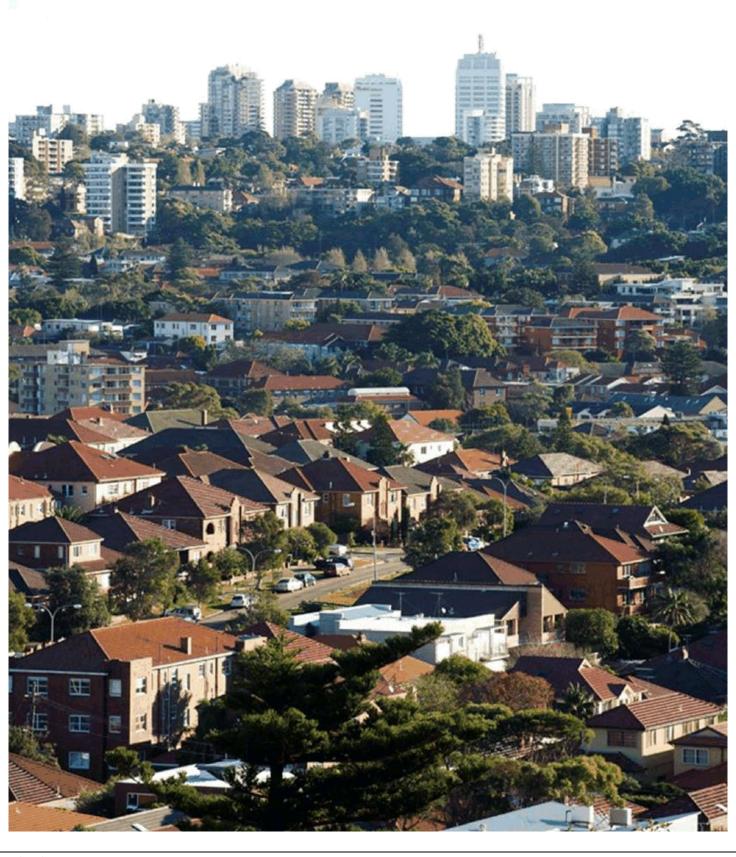
Sources: ABS Census 2016, Economy.Id, Australian Business Registry Data

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6 EVIDENCE BASE

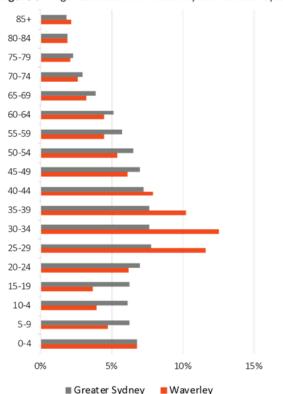
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6.1 Demographic profile

6.1.1 Age and population

The population of Waverley is approximately 73,300 people with a median age of around 35 years, which is slightly younger that Greater Sydney (36 years). There is also a lower proportion of school aged children (5 to 19 year olds) compared to Greater Sydney.

Figure 5 - Age distribution in Waverley and Greater Sydney



Source: ABS Census, 2006, 2011 and 2016.

6.1.2 Income and employment

Waverley has a uniquely high proportion of high income households (39%) compared to Greater Sydney (28%). The number of high income households has been on an increasing trajectory since 1996, where just more than twenty years ago Waverley residents used to earn slightly more (105%) than the Sydney average - now they earn around 132% of the Sydney average. When zooming into the individual income quartiles the highest income group was the only category that increased in Waverley over 2006 to 2016 (44% to 47%). At the same time, there has also been a decrease in low income households (17% to 16%), as well as 2nd and 3rd quartile incomes. The trend has been the opposite for Greater Sydney, where even though there is a more even spread of income earners across the quartiles, there was a decrease in high income households (29% to 28%) and an increase (24% to 25%) in low income households. This highlights that Waverley has been undergoing gentrification and this is likely to continue into the future as land values and dwellings continue to get out of reach.

It becomes clear that the high proportion of high income earners can be attributed to the occupations Waverley residents are employed in. Most people in Waverley are professionals (39% compared to 26% in Sydney) followed by managers (19.7% compared with 13.7% in Sydney). In 2016, the largest industries where people worked were in professional, scientific and technical services, financial and insurance services and health care and social assistance.

Figure 6 - Waverley Individual Income Quartiles by Census Year

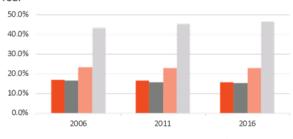
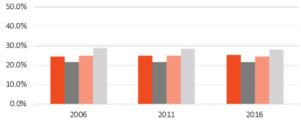


Figure 7 - Greater Sydney Individual Income Quartiles by Census Year



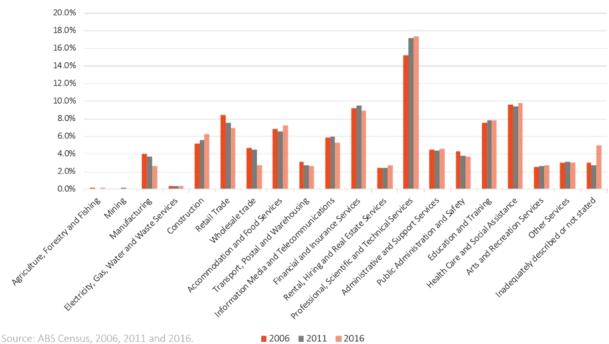
Source: ABS Census, 2006, 2011 and 2016.

Lowest group Medium lowest Medium highest Highest group

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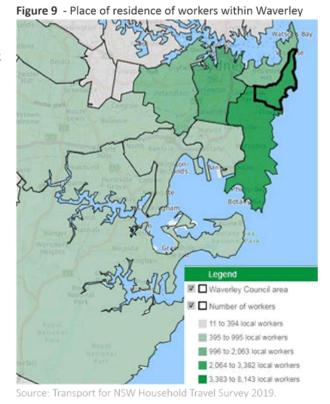
Figure 8 - Industries where Waverley residents are employed



6.1.3 Travel habits

Approximately 66.5% of workers within the Waverley LGA live outside of the area whilst 33.5% live and work within the LGA. This means that a large proportion of the workforce has to commute to Waverley from surrounding LGAs. Figure 9 shows places of residence of Waverley's working population.

Waverley's residents who work either in the LGA or elsewhere, are more likely to walk, cycle or use public transport as part of their journey to work (44%) compared to Greater Sydney (31%). Waverley has a lower rate of multiple car ownership than Greater Sydney and for non-work related trips people tend to walk in Waverley.² The established higher built-form density of Waverley and good access to public transport and amenities would likely foster such behaviour, and in turn attract future residents that value these attributes and who may or may not have a need for a car.



¹ Ibid

² Household Travel Survey, 2014, Transport for NSW.

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6.1.4 Household size

There has been a long-term trend across Australia for decreasing household sizes since the 1960s; influenced by increases in couple and single person households. The increase in couple households is partially due to the increasing propensity for couples to remain childless, but also the growing number of empty nesters. This trend was evident in Waverley, particularly in the period between 1991 and 2006 the average where the household size decreased from 2.24 to 2.19 persons.

However, the trend towards shrinking households has reversed in recent years. It can be seen in the figure below that since 2006 the average household size has increased from 2.19 to 2.27. It is likely that affordability pressures have halted the decline in household size as new household formation has been temporarily deferred (with children at home longer, for example). It also likely reflects the need to rely on a larger household such as share housing between young people studying and/or working in and around the area— and a delay in new household formations — to afford higher priced housing.

6.1.5 Household types

Household types are one of the most important demographic indicators as it reveals an "area's residential role and function" and provides "key insights into the level of demand for services and facilities".3 The most common household types in Waverley are lone person (24.7%), followed by couple with children (23.8%) and then couple only (23.5%). Waverley has a higher proportion of lone person, group and non-classifiable households than Greater Sydney, but a significantly lower proportion of couples with children. This reflects the age breakdown with the lower proportion of school children. In addition to the ABS categories for household types, it is worth noting that whilst available data on empty nesters is only indicative, in 2016, 'empty nesters' made up approximately 16% of households in Waverley, compared to 19% for Greater Sydney.

Whilst Waverley has a smaller proportion of couple with children households compared to Greater Sydney, there has been an increase in the proportion of families with children under 15 years old. It seems to be unique to Waverley when comparing this trend with Greater Sydney as seen in Figure 11 overleaf. This shows that Waverley is becoming an increasingly attractive place to live for young families.

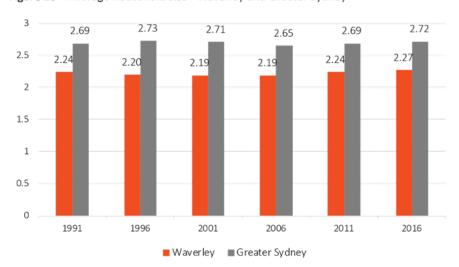


Figure 10 - Average household size - Waverley and Greater Sydney

Source: ABS Census 2016.

³ Profile ID 2019

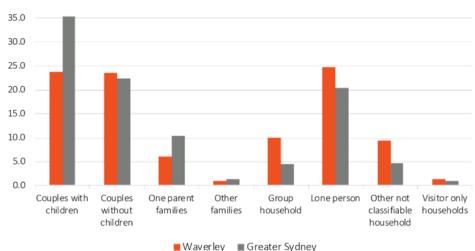
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The housing choices that people ultimately make are based on a complex bundle of elements, with different households preferring, or willing to trade-off, certain elements of this bundle for others. The economic theory suggests that the closer housing is to jobs and services the more likely households are to accept smaller, higher density housing. That is, they will 'trade-off' the cost of commuting with dwelling size. As well as the conventional 'economic' housing preference consideration (that is location versus dwelling size versus household budget), issues of tenure, lifecycle and lifestyle aspirations all contribute to both housing preference (unconstrained) and actual housing decisions.

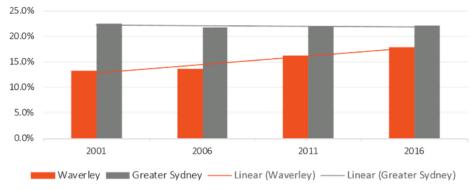
Research by the Grattan Institute shows that households are prepared to make housing trade-offs driven by affordability and lifecycle factors, which would lead them to choose more compact housing if available. For a big share of households, factors such as 'proximity to work' and 'being near a school' were ranked lowly, the inference being that people may choose their housing location first, and employment and education location second. It is noted that this may represent a shift from earlier findings and could be attributable to the rise of double-income households and the frequency with which Australians change jobs. Preferences varied within different segments of the population for different housing attributes.

Figure 11 - Household types in Waverley and Greater Sydney



Source: ABS Census 2016.

Figure 12 - Percentage of households with children under 15 in Waverley and Greater Sydney



Source: ABS Census 2006, 2011 and 2016.

⁴Kelly, J 2011, The Housing We'd Choose, Grattan Institute

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Waverley boasts accessibility to jobs and services, meaning households have made the trade-off for location over dwelling size. This is one of many factors that has resulted in two thirds (66%) of Waverley's households now living in a flat or apartment. The graph below shows that lone person (27%) and couple family with no children (22%) currently make up the largest proportion of households that live in a flat or apartment.

There has been an ongoing trend since 2006 for families to live in medium to high density housing in Waverley. 15% of households living in a flat or apartment are made up of families with children. This is a growing trend across Australia but markedly in Sydney where 30% of women aged 35-39 with one child and 10% of those with two or more children were occupying a flat, unit or apartment. It should be noted that despite the increase in families living

in apartments, factors such as affordability and declining availability of large housing stock such as semi-detached and detached housing are also part of the decision making to decide to live in apartments, rather than it being the first preference. Given the constraints of diversifying housing stock (see more in section 6.3 Demand and 6.4 Supply), the most 'available' housing option would be apartments rather than detached housing.

6.1.6 Summary

The demographic profile in Waverley has significantly changed over time. Waverley is younger and has a higher proportion of high household income earners working in professional scientific and technical services when compared to Greater Sydney. They are more likely to live in a flat or apartment than other household types. The demand to live close to the

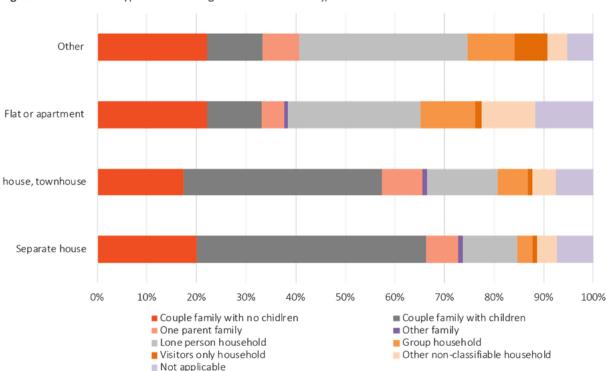


Figure 13 - Household types and dwelling structure in Waverley, 2016

Source: ABS Census 2016.

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⁵ Birrell, B & McCloskey, D 2015, 'The housing affordability crisis in Sydney and Melbourne: Part one the demographic foundations,' The Australian Property Research Institute.

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CBD and world class beaches has seen the attraction of higher income earners over the last twenty years who can afford increasingly expensive property prices, pushed up by high demand.

Waverley has a range of local industries where the largest local employers are retail trade, accommodation and food services, and health care and social assistance. These dominant local employment industries are in contrast to the employment industries of those who live in Waverley in terms of income.

Residents in Waverley are active and more likely to walk or use public transport, with lower car ownership, than the rest of Greater Sydney, given access to high frequency bus routes and a train station. Waverley has a smaller average household size reflecting the greater rate of lone person and couples without children households living in apartments. It should be noted that household size is increasing again across Greater Sydney which is reflective of broader trends relating to affordability and its impact on delayed household formation or larger households grouping together to afford housing costs.

There has been a notable increase in the number of families with children in Waverley. More than a third of families live in apartments as trade-off for living in an accessible area, rather than a larger dwelling elsewhere. This is likely a factor of the availability of relatively affordable apartments in comparison to detached housing.

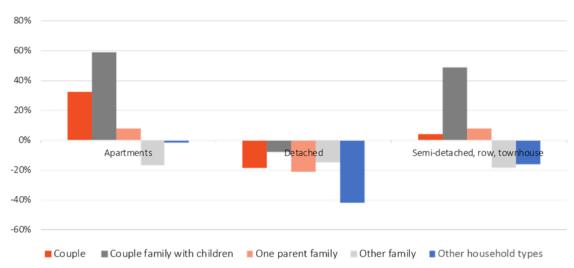


Figure 14 - Changing dwelling preferences for family households types, Waverley 2006-16

Source: ABS Census 2006, 2011 and 2016

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6.2 Housing profile

6.2.1 Residential development history

The earliest form of statutory land use planning in NSW was introduced with the gazettal of the Local Government Act 1919. This act empowered councils under Section 309 to regulate the use of land by means of 'Residential District Proclamations'. An amendment in 1928 extended the powers to the prohibition of residential flats, and a further amendment in 1940 added powers to regulate the permissible site coverage of flat buildings. Waverley took early advantage of the new powers under the act, with the first proclamation applying to the area bounded by Carrington Road, Salisbury Street, Henrietta Street and Victoria Street gazetted on 27 February 1920. Later came strategies and ordinances (now known as Local Environmental Plans) developed by Council to guide development with intermittent State Government influence. Since 2006 a standard template Local Environmental Plan, that is consistent across all local government areas, has been used in Waverley.

6.2.2 Dwellings today

Within each of the housing typologies there is considerable variation of architectural styles, densities and built form. This is especially apparent in Waverley where residential development occurred in ebbsand-flows, influenced by changing trends in living, household structures, and architectural fashions. The Waverley Architectural Mapping Project (WAMP) revealed that there are examples of properties from the Colonial, Victorian, Federation, Inter-war, Mid 20th Century, Late 20th Century and 21st Century architectural styles.

6.2.3 Dwelling types and density

In the 2016 census, Waverley had a population of 73,300 and a land area of 925 hectares (79 people/ Ha). Waverley has the second highest population density in NSW following City of Sydney (87 people/ Ha). This is reflected in its housing types where less than 20% of residents live in detached houses, around 20% live in terraces and duplexes, and the remaining 60% live in flats, units or apartments. This differs to Sydney where about 60% of the population live in detached houses.

The opportunity for growth in Waverley varies due to the differing levels of density within the LGA. For example North Bondi has 125 people per hectare and is the 7th densest SA2 in NSW (along with Bondi), while areas such as Dover Heights have a population density of 42 people per hectare. Ostensibly, based on average densities there is opportunity for growth in areas such as Dover Heights and Vaucluse. However, Dover Heights is still in the top 5% dense SA2s in NSW (30th out of 576 SA2s), with the population density of other LGAs across Greater Sydney being much lower. Neighbouring Eastern Suburbs councils of Randwick (42 people/Ha) and Woollahra (48 people/ Ha), are less dense than Waverley (Figure 15). From a more suburban context, Parramatta (30 people/Ha), Blacktown (15 people/Ha) and Liverpool (7 people/ Ha) have much lower densities still. This analysis suggests, from a density perspective, there is much more 'room to grow' in other LGAs across Greater Sydney and that naturally Waverley's population projections would moderate as Waverley takes a lower share of Greater Sydney's future population growth. Dwellings in Waverley are also smaller with an average of 1.9 bedrooms (compared to 2.7 bedrooms in Sydney).



Figure 15 - Housing typologies and the 'Missing Middle'

Source: Department of Planning, Infrastructure and Environment 2019

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⁶Profile ID 2019.

Housing Typologies in Waverley

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Residential flat building



Art Deco residential flat buildings



Dual occupancy/duplex



Federation terraces.

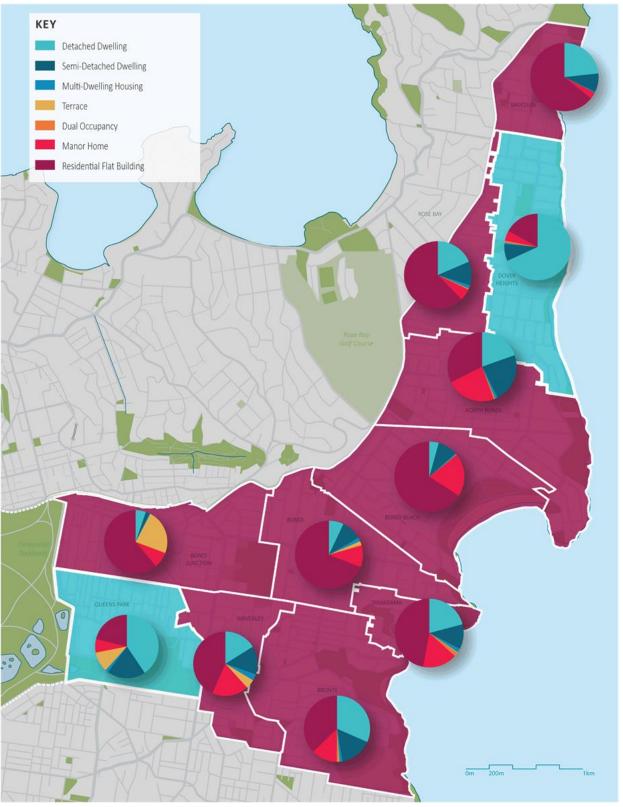


Shop-top housing.



Detached house.

Figure 16 - Housing typology mix



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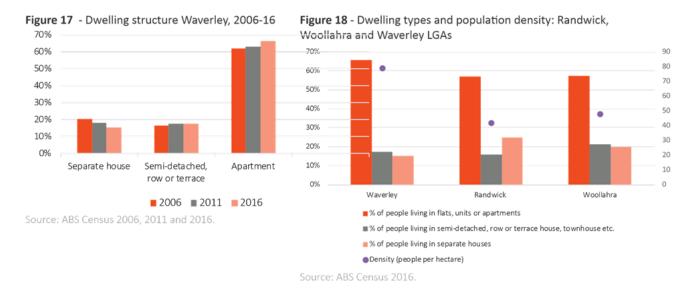
It is interesting to note that the density of both Randwick and Woollahra is similar despite considerably different housing typologies. Woollahra achieves its density with a high proportion of semidetached, terraces houses and towers; whereas Randwick achieves its density with apartments clustered in and around Coogee and Randwick. Moreover, the suburbs of Bondi Junction (96 people/Ha), Bondi Beach (112 people/Ha) and Paddington (96 people/Ha) all have a similar population density despite very different built-forms of high-rise, walk-up apartments and terraces, respectively.

A further breakdown of the dwelling types highlights why Waverley has one of the highest densities in Australia. Over the last ten years, apartments have grown from 62% to 66% of Waverley's housing stock; driven by the development of Bondi Junction. Meanwhile, separate houses have decreased from 20% to 15% in the same period. In an area that is already dense, it is not surprising that housing stock growth was dominated by apartments. A trend which will likely continue, with the replacement of detached dwelling stock with apartments.

6.2.4 Housing tenure

Tenure refers to whether someone owns or rents a property. Most households in Waverley have purchased or are paying off a mortgage (44%) followed by households who rent (41%). This is similar to the other Eastern Suburbs LGAs, however, Randwick has a considerably higher concentration of social housing (6%) compared to Waverley (1.8%) and Woollahra (0.4%).

Waverley (as well as Woollahra and Randwick) has a high proportion of renters (Figure 18). This is likely due to the younger demographic, more group homes, less couples with children and a transient population of working visitors. Recent media attention has been given to the declining rate of home ownership across Australia, particularly amongst 25-34 year olds. This has been used as a point to highlight the declining affordability of housing as first home buyers struggle to enter the market.⁷ This may not necessarily be the case in Waverley where the higher proportion of renters is most likely the result of the predominant household types - for example, younger demographic, more group homes and less couples with children compared to the Sydney average - and a higher percentage of apartments that are traditionally more likely to be rented than detached and semi-detached

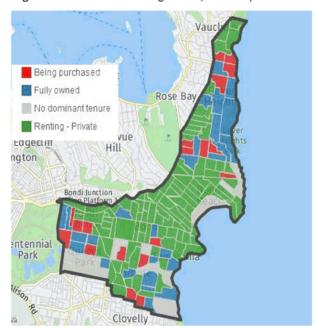


⁷ RMIT ABC Fact Check 2019, 'Labor says the home ownership rate for young people has fallen 20 per cent. Is that right?,' ABC news.

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houses. Moreover, the attraction of Bondi Beach and the Waverley lifestyle for overseas travellers and workers lends itself to a more transient population that is more likely to rent. This is evident where there is a much higher rate of rental properties in the Bondi basin (Bondi, Bondi Beach and North Bondi) and Bondi Junction compared to higher rates of home ownership and mortgage holders in Dover Heights, Rose Bay, Queens Park, Waverley and Bronte.

Figure 19 - Dominant housing tenure, Waverley.



Source: Profile ID 2018.

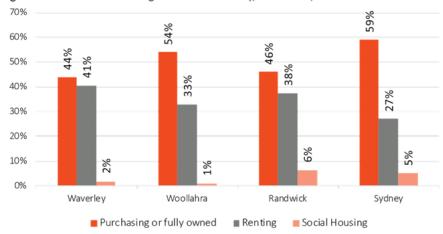
6.2.5 Summary

The Waverley LGA is an established area with residential development starting in the 1800s. The Waverley Architectural Mapping Project revealed that there are examples of properties from the Colonial, Victorian, Federation, Inter-war, Mid 20th Century, Late 20th Century and 21st Century architectural styles. Certain styles coincide with a specific architectural style, e.g. federation terraces, 21st century residential flat buildings that talk to different periods throughout Waverley's history that influenced development at the time.

Primarily due to the housing booms of the inter-war period and more recently, the last twenty years, Waverley has a significant proportion of apartments, making it the second dense LGA in Sydney. Apartments make up 66% of Waverley's current dwelling stock, conversely, separate houses have decreased from 20% to 15% in the same period.

Waverley has a high proportion of renters. The higher proportion of renters is most likely the result of the predominant household types – for example, younger demographic, more group homes, less couples with children and transient population of working visitors compared to the Sydney average – and a higher percentage of apartments that are traditionally more likely to be rented than detached and semi-detached houses.

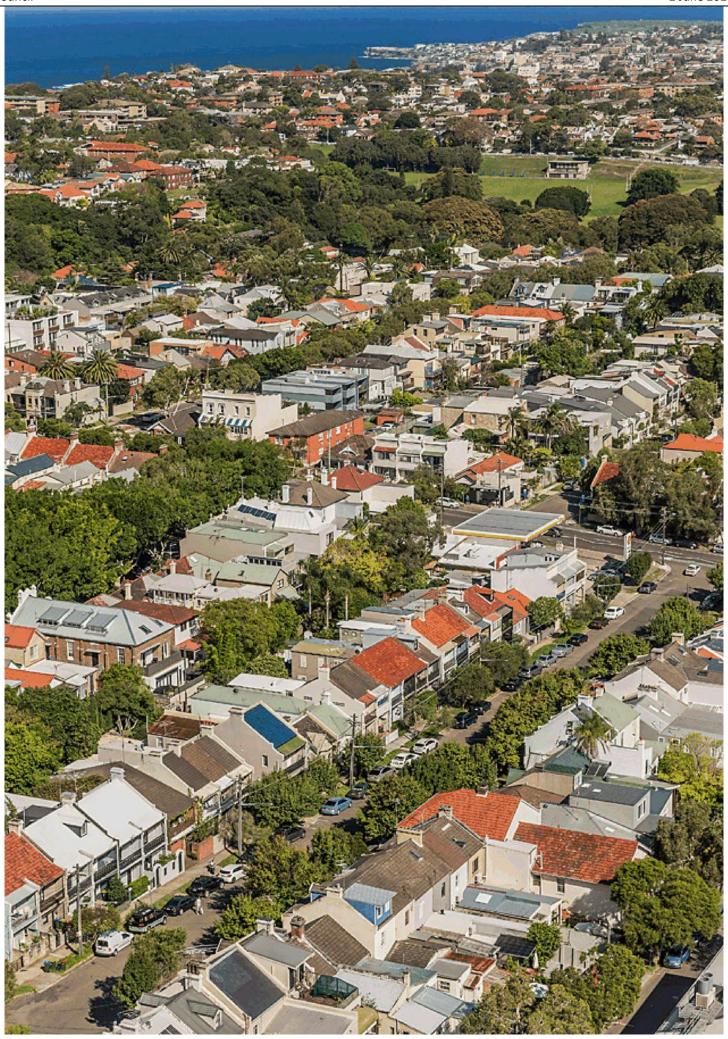
Figure 20 - Dominant housing tenure in Waverley, Woollahra, Randwick LGAs



Source: ABS Census 2016.

Note: total does not add up to 100% as 'Other tenure types' and 'Not Stated' has been excluded.

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6.3 Demand

This section looks at the future demand for housing based on the NSW Government's population projections and implied dwelling requirements. It also delves further into the likely future demand for housing for particular needs.

6.3.1 Population projections

The NSW Government's latest released population projections outlines several scenarios for each LGA in NSW. The projections include a 'main' projection, as well as 'high' and 'low' scenarios based on different assumptions on births, deaths, life expectancy and migration. The projection for Waverley shows an increase in population to 77,300 people by 2036; an annual average increase of 0.5%. The high projection outlines an increase in population to 82,350, while the low projection outlines a decrease in population to 71,800 people, most likely due to shrinking household sizes and affordability.

Waverley's demographic profile is also expected to change over the next 20 years to 2036 (Figure 20). The number of school aged (5 to 19 years) and over 45 year olds is expected to increase, while those aged 25 to 39 are expected to decrease. This would reflect an increase in the number of families (which has been on an increasing trajectory since 2001) and overall balancing out of the current spread of age groups.

All household types, except group households, will experience growth between 2016 and 2036. Figure 21 shows that from the base level in 2016, single parent households will experience significant growth of 28%. However, in the context of change amongst all households, lone person households make up 56% of the total increase in households (Figure 24). This is followed by couple with children households (24%). The total forecast household change is approximately 90% of the projected implied dwelling requirement; this assumes the current 90% occupancy rate

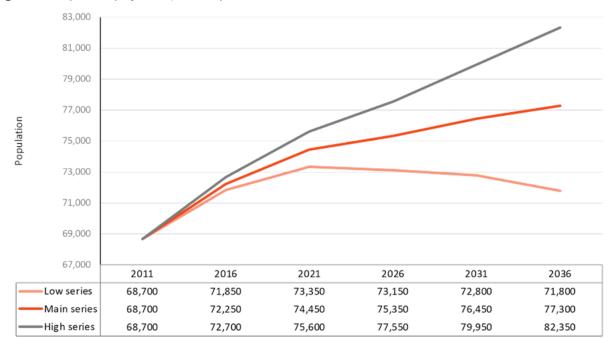
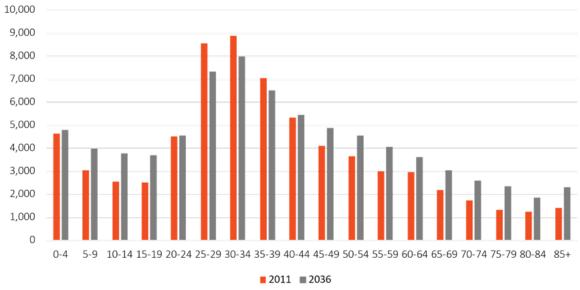


Figure 21 - Population projections, Waverley

Source: DPIE, 'LGA Population Projections', 2016.

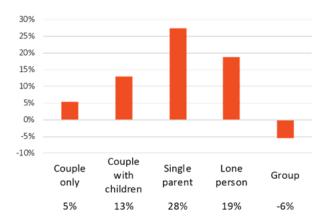
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Figure 22 - Population age profile projection, Waverley



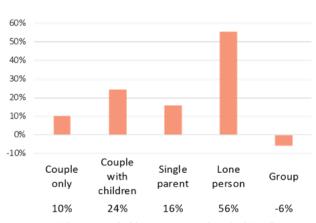
Source: DPIE, 'LGA Population Projections', 2016.

Figure 23 - Forecast % change in household types, Waverley Figure 24 - Proportion of household growth, Waverley 2016-2036



Source: DPIE, 'LGA Population Projections', 2016.

2016-2036



Source: DPIE 'LGA Household Projections and Implied Dwelling Requirements' 2016.

Note: Multiple family and other family types are excluded as they make up a small number of total households.

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6.3.2 Projected implied dwelling requirement

The NSW Government have provided implied dwelling requirements for Waverley based on future household composition. The implied dwelling requirement is devised from extrapolating how many dwellings would be required for the projected number of households. It assumes no changes in living arrangements and occupancy rates, except for factoring in the trend of adult children living at home longer because of increased participation in tertiary education and growing costs associated with home ownership. To this extent, the implied dwelling requirement is a 'top down' demand driven number (i.e. the expected future demand for dwellings), created by extrapolating macro-level trends across NSW and Greater Sydney and applying these to Waverley.

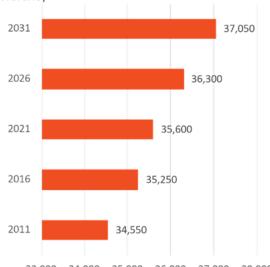
The projection outlines growth of approximately 2,500 dwellings over the next 20 years (2016-2036); an average rate of 125 dwellings per annum. This is slightly above the historical approvals rate of

approximately 120 dwellings per annum, excluding the recent apartment supply in Bondi Junction (see Section 6.4). The projections assume an implied requirement for 700 dwellings between 2016 and 2021.

6.3.3 Bedroom number projection

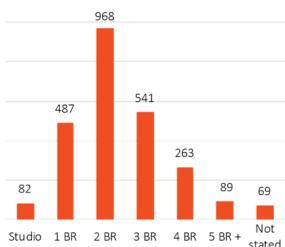
The NSW Government's latest released population By extrapolating the existing household-to-bedroom number relationship, and applying the 90% occupancy rate, there is expected to be greatest demand for two bedroom dwellings (968 or 39% of future demand), followed by three bedroom (541 or 22% of demand) and one bedroom dwellings (487 or 19% of future demand) (Figure 26). However, again this data is skewed by the existing stock and does not necessarily reflect underlying demand for future housing, which may favour greater diversity of family housing.

Figure 25 - Projected implied dwelling requirement, Waverley



33,000 34,000 35,000 36,000 37,000 38,000 Source: DPIE 'LGA Household Projections and Implied Dwelling Requirements', 2016.

Figure 26 - Dwelling projection by bedroom, Waverley 2011-2036



Source: DPIE 'LGA Household Projections and Implied Dwelling Requirements', 2016. Note: Multiple family and other family types are excluded as they make up a small number of total households.

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⁸ Department of Planning, Industry and Environment 2019, 'Household projections user guide'.

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6.3.4 Housing for particular needs

It is important to consider a more detailed level of demand analysis looking at particular needs that require a specific kind of housing stock. Often, this demand is not met by the market therefore the planning system needs to intervene to ensure that the delivery of better suited housing can be facilitated. In other words, that 'underlying demand' is met rather than just 'effective demand', which can simply represent the most profitable housing product.

Adaptable and accessible housing

The NSW Government's latest released population In Waverley, 3% of the population reported needing assistance with core activities. The number of people requiring assistance notably increases as the population ages where 17% of those aged over 65 years old and 85% over people aged 85 years old and over reported needing assistance with core activities.

There are existing policies and guidelines in effect to facilitate adaptable and accessible housing. The Disability Discrimination Act 1992 makes it unlawful to discriminate against a person with a disability regarding the provision of access to public buildings for the provision of goods and services, accommodation and employment unless this would cause 'unjustifiable hardship'. This primarily has an impact on vehicular and pedestrian access in and around new development. In relation to the design of new dwellings, the DCP requires 20% of dwellings in developments with 10 or more dwellings to be adaptable units in accordance with the Australian Standard AS 4299-1995 Adaptable Housing. It requires that all new dwellings (excluding detached housing and other low density residential) comply with the silver level of the *Liveable Housing Design Guidelines*. Purpose built housing for people with a disability is facilitated by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP). This is explored further in the next section.

Seniors housing

The population in Waverley aged over 65 years is projected to increase by 38% by 2036 to a total of approximately 8,800 residents. This represents 11% of the projected population. With this increase, the need for additional community health and aged care services and seniors residential facilities in the LGA is likely to increase. The allocation for aged care residential facilities set by the Australian Government is 80 beds per 1000 people for population aged over 70 years.

The demand for these services however is not isolated to Waverley residents, and facilities that address this need will help to serve the population of the Eastern Suburbs and Inner City. Table 1 outlines the projected demand and increase of Residential Aged Care (RAC) beds to 2036. This reveals a projected shortage of 1,880 RAC beds and 1,446 Independent Living Units (ILUs) in the Eastern Suburbs alone assuming there is no new net additional seniors housing (both RAC and ILUs).

Planning for seniors housing is an important consideration as the demand for aged care continues to grow. The governing legislation for seniors housing is the Seniors Housing SEPP. The assessment of new seniors housing also needs to consider State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65) and associated Apartment Design Guide (ADG), BASIX, Section J of the Building Code of Australia (BCA) and Seniors Living Policy: Urban Design Guideline for Infill Development. These policies and guidelines facilitate a spectrum of seniors housing typologies including residential care facility, hostel, group of self-contained dwellings (includes independent living units) or a combination of these.

State level policies override local planning instruments which has led to challenges with ensuring new seniors housing is consistent with what would be permissible under local controls. The SEPP overrides local planning instruments, namely by allowing

⁹ Waverley Council 2016, 'Research Report: The support and accommodation needs of older residents and the anticipated impacts of aged care reform'.

¹⁰ Department of Infrastructure, Planning and Natural Resources (DIPNR). 2004, 'A guide for councils and applicants, Housing for seniors or people with a disability, p.6.

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Table 1 - Projected seniors housing demand in Randwick, Waverley and Woollahra LGAs to 2036						
Year	Population aged over 70	Demand	Supply – demand gap			
Aged Care Demand - Currently 1,200 (beds)						
2016	25,300	2,176 (beds)	Current Shortage 976 (beds)			
2036	38,500	3,080 (beds)	Projected Shortage 1,880 (beds)			
Independent Living Unit (ILU) Demand						
2016	25,300	1,442 (dwellings)				

greater heights and floor space ratio standards. This inconsistency is more prominent when allowed on RE1 and RE2 sites with registered clubs, as it leads to a loss of recreation space and out of character development (see appendices for the application of the SEPP to Waverley LEP 2012 land use table). This is because seniors housing cannot compete with typical residential land uses on residential zoned sites. It is important that the planning system can facilitate appropriate housing in a way that is consistent with local character and doesn't compete with other important uses. Other Councils have sought to address this through zone objectives (where the SEPP allows seniors housing), for example:

- Sutherland Shire LEP 2015 R2 zone objective "to ensure the single dwelling character, landscaped character, neighbourhood character and streetscapes of the zone are maintained over time and not diminished by the cumulative impact of multi dwelling housing or seniors housing"
- Sutherland Shire LEP 2015- R3 zone objective "to encourage the supply of housing that meets the needs of the Sutherland Shire's population, particularly housing for older people and people with a disability".

The NSW Government are encouraging Councils to review how the seniors housing SEPP applies to heritage conservation areas. In February 2019, an amendment was made so that the Seniors Housing SEPP does not apply in Heritage Conservation Areas in Greater Sydney until 1 July 2020 to allow Councils to undertake their local strategic planning work.¹³

This is an opportunity to undertake a broader review on identifying future sites where seniors housing is currently permissible and opportunity sites where it would be most suitable.

Demand for diverse bedroom mix

Waverley is physically constrained in the diversity of dwelling types it can cater for, given the lack of undeveloped land, therefore future growth will be dominated by apartments. 'Effective demand' has led to the provision of one and two bedroom apartments, as these are the most profitable product for a developer, with a strong depth of demand. Three plus bedroom apartments are more typically delivered as a luxury product and are less in demand. Notwithstanding, given the propensity for families to locate and stay in the area, there is and will be increasing 'underlying demand' for a diverse offering of two and three bedroom apartments.

There is potential to meet seniors housing demand by diversifying bedroom mix in new apartments. Apartments and granny flats are growing as a popular housing choice for older people downsizing. A recent report by AHURI also found that for around half of its 2,400 survey respondents (who were all aged over 55), three was the most popular number of bedrooms, although two bedroom housing became more popular for people aged over 75. ¹⁴

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¹³Department of Planning, Industry and Environment 2019, 'Housing for seniors or people with a disability,' accessed 13 November 2019, < https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Housing-for-Seniors-or-People-with-a-Disability>.

¹⁴James, A, Rowley, S, Stone, W, Parkinson, S, Spinney, A & Reynolds, M 2019, 'Older Australians and the housing aspirations gap,' Australian Housing and Urban Research Institute.

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Downsizing.com.au, an over 55s housing portal, also completed a survey of 600 subscribers which found that 32% of respondents considered "urban convenience" as important criteria for choosing where to downsize.¹⁵

There may also be future unmet demand for larger apartments that cater to families with children.

Almost a quarter of Australian families now live in apartments¹⁶ as they similarly value having access and living within proximity to amenities such as parks, beaches and public transport. Families with children currently make up a smaller proportion of household types in Waverley, compared to Greater Sydney but this is expected to make up 24% of total household growth to 2036. Recent apartment delivery in Waverley – comprising predominantly one and two bedrooms – are not always suited to families with children or larger households.

There are currently no controls relating to bedroom mix in the DCP. If this continues to be left to the market, then there is potential that there will be insufficient housing suited to families or older people wanting to downsize who may be priced out of the area. Providing alternative housing options, such as larger apartments, will help to cater to underlying demand and the demographic mix of the LGA as it continues to change.

6.3.5 Summary

NSW Government's latest released population projections indicate that there could be an increase of 5,050 residents (2016-2036). Their implied dwelling projections (how many dwellings are needed to accommodate the projected population) for Waverley are for approximately 2,500 dwellings over the next 20 years (2016-2036); an average rate of 125 dwellings per annum.

The diversity of future housing is in part, defined by dwelling size and the number of bedrooms. There is expected to be greatest demand for two bedroom dwellings (968 or 39% of future demand), followed by three bedroom (541 or 22% of demand) and one bedroom dwellings (487 or 19%). This highlights the importance for a range of bedroom mix in new developments as Waverley will have to facilitate the projected growth in families, older people downsizing (requiring two bedrooms or more) and lone person households (requiring studio and one bedroom).

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There is currently and will continue to be demand for housing to meet particular needs. From a physical need, 3% of the Waverley population reported needing assistance with core activities increasing to 17% of those aged over 65 years. There will also be further pressure on the demand for seniors housing as the population over 65 years is expected to increase by 38% to 2036. This reiterates the importance of mandating enough adaptable and accessible housing options or more higher level care where required. Further work will need to be done understanding where the seniors housing SEPP is most appropriately applied in the LGA, including a broader review of the LEP zone objectives to ensure future development is consistent with local character.

¹⁵Urban Developer 2019, 'Smaller homes driving unmet downsizer demand,' accessed 22 November 2019 from The Urban Developer.

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6.4 Supply

Ahousing supply analysis has been completed to understand recent and future housing supply trends to compare these to projected demand. A capacity assessment looks at the capacity, and land use opportunities and constraints through a suitability analysis of the Waverley LGA.

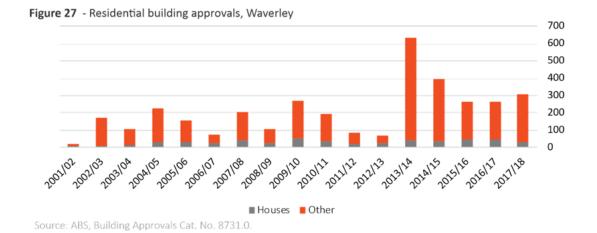
Overall, the supply assessment presents recent supply trends and how these correspond to existing residential settlement patterns, their relationship to demand and implications for future policy directions.

6.4.1 Recent supply trends

Areview of recent dwelling approvals in Waverley show that there have been fluctuations in approvals – likely driven by large development sites – with an average of approximately 120 dwellings approved per annum since 2001 (excluding the fluctuations in supply from Bondi Junction). From the 2013/14 financial year, approvals have increased dramatically, peaking at 643 dwellings, driven by several large tower approvals in Bondi Junction (Figure 24). The 'other' category represented in the graph includes non-detached forms of housing and is likely to be mostly comprised of apartments.

The dwelling supply over the past five years has been split by bedroom numbers and suburb. One bedroom apartments are the most prevalent bedroom type being supplied across Waverley (43%), followed closely by two bedroom apartments (40%). One bedroom apartments are the predominant type in Bondi Junction, which also has a higher share of studio apartments than the rest of Waverley. Conversely, Bondi Junction has the lowest proportion of three bedroom plus apartments in Waverley. The northernmost suburbs of Vaucluse and Dover Heights as well as Bronte and Tamarama have a much higher proportion of two and three bedroom dwellings than the rest of Waverley; albeit off a relatively low base (Figure 29).

Effective demand is what is being delivered by the market. There is demand from investors and smaller households, particularly in Bondi Junction, that makes it more profitable to provide smaller apartments. Anecdotal evidence shows that where three bedroom apartments are provided, they tend to be a 'luxury' product such as large penthouses. The population projections show that second to lone person households, family households will make up the greatest proportion of growth. This underlying demand may not be met by the current supply trends in the market.



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6.4.2 Supply pipeline

The future supply pipeline takes into account current residential developments that are either under construction or approved, as well as future likely development under current zoning and planning controls. The forecasts reflect current trends in residential construction and approval activity. Between 2019/20 to 2023/24, the forecasted supply pipeline is 1,300 dwellings. Majority of this will come from the B4 mixed use zone in Bondi Junction.

There is a large supply pipeline of developments in Bondi Junction expected to be delivered in the coming years. Figure 28 shows that there are approximately 406 apartments under construction and another 690 apartments in the pipeline as approved, but construction has not commenced and 411 apartments under assessment totalling approximately 1,500 apartments in the Bondi Junction supply pipeline. It is difficult to determine when this will be delivered given the fluctuations in building activity.

6.4.3 Seniors housing

NSW the Eastern Suburbs there are 35 dedicated seniors living facilities offering 2,000 beds from independent living units to higher levels of aged care in Waverley, Randwick and Woollahra. According to the latest housing supply data from NSW Government, there are 103 seniors housing units in the supply pipeline. The Seniors Housing SEPP provides planning incentives for the provision of seniors housing by allowing greater floor space and height controls than what is permitted in the LEP.

6.4.4 Supply trends

Short term rental accommodation (STRA)

There has been an increase in the use of private dwellings for short-term stays, manifest in the increasing ubiquity of online platforms such as Airbnb. Sydney is the 10th largest Airbnb market worldwide with listings concentrated in and around the Sydney CBD and the northern and eastern beaches.

Figure 28 - Bondi Junction supply pipeline

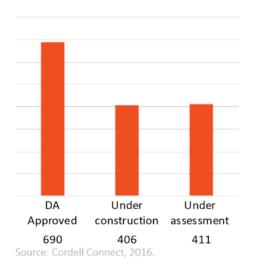
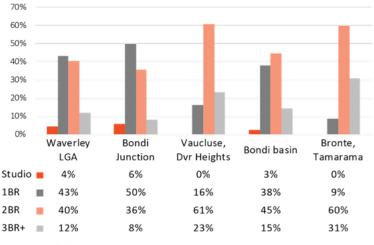


Figure 29 - Residential building approvals, by bedroom and suburb



Source: Cordell Connect, 2016.

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

There is increasing concern surrounding the impact of STRA on local housing markets, particularly its effect on rental levels. This impact, as well as the displacement of local residents, was the driving force behind a 'crackdown' on Airbnb and similar forms of STRA in Northern Europe and North America. In terms of the local impacts in Waverley, the number of entire dwellings listed on Airbnb is 350% higher than the residential vacancy rate of Waverley; constraining the supply of permanent rental housing and placing pressure on rents.

Low rise medium density housing code

The Low Rise Medium Density Housing Code allows one and two storey dual occupancies, manor houses and terraces to be carried out under a fast track complying development approval so long as it complies with all the relevant requirements in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. In the 2018/19 financial year, only one complying development certificate has been approved under the code in Waverley. It was for a dual occupancy in Dover Heights. The concern with the code is that it allows development that is inconsistent with local planning controls.

Local character statements

In March 2019, the Department of Planning, Industry and Environment (DPIE) released draft guidelines for the implementation of Local Character Statements and Overlay. Local character is what makes an area distinctive. It is the translation of land use and built form, the local economy, public realm and private spaces and the tradition and history of Aboriginal and non-Aboriginal cultures, intrinsically linked to individual places.¹⁷ The purpose of the statements and overlay is to elevate the consideration of local character in the assessment of new development. Council will pursue this work to identify areas of local character and create associated statements. The local character work should inform where the medium density housing code should not apply in the LGA.

Sensitive alterations and additions

Given the diminishing availability of lower value sites there is increased pressure to replace high value residential uses with even 'higher' value residential uses and densities. This trend is occurring in Waverley where houses are replaced by apartments and existing apartment complexes are further developed with additional apartments through alterations and additions.

This is pertinent for Inter War and older residential flat buildings. Adaptive reuse comes in the form of rooftop additions, either for additional rooms for the top level occupants (Figure 30), or whole new apartments (Figure 31). Rooftop additions are seen as an emerging market that are increasingly being used by the existing body corporate to pay for upgrades to the building. The additional level can often exceed development standards.

There are also different approaches to the design of these additions. Council has supported cohesive alterations that maintain the core form and articulation of the original building. Some additions are more subtle whereas others are more imposing (and potentially diminish / overwhelm the character existing building).

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¹⁷NSW Department of Planning, Industry and Environment 2019, *Draft Local Character and Place Guideline*.

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Figure 30 - Rooftop addition, Brighton Boulevard, Bondi Beach





Source: Google Streetview 2019

Figure 31 - Rooftop addition, Ramsgate Avenue, Bondi Beach





Source: Google Streetview 2019.

Figure 32 - Rooftop addition, O'Brien Street, Bondi Beach





Source: Google Streetview 2019.

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6.4.5 Sustainable housing

Sustainable housing can meet the needs of today without compromising the needs of future generations. It does this by maximizing quality and affordability and fostering optimal use of materials, water and energy resources, while ensuring adaptability and resilience to demographic and environmental changes.

Old Building Stock

Waverley is a densely populated area, with older residential building stock in the form of walk-up flat buildings, large multi-unit dwellings, terraces, manor homes, dual occupancies, and detached dwellings. A large amount of development, particularly in heritage conservation areas and any future character areas is likely to involve mainly alterations and additions to existing buildings.

The BASIX SEPP aims to make all residential dwelling types in NSW energy and water efficient by mandating that all new residential buildings and alterations and additions with a cost over \$50,000 meet BASIX requirements. The BASIX standards represent the minimum acceptable level of water and energy efficiency, but the tool does not encourage exceedance of these targets or promote innovative design solutions which could create more sustainable buildings. Furthermore, the BASIX Alterations and Additions standards can only affect improvement to the new/altered component of the dwelling. This means that Council does not have an effective planning mechanism to improve efficiency of the majority of the building stock within Waverley. Maintaining existing building stock and upgrading the building systems to be more efficient is the most sustainable option for improving the performance of Waverley's building stock, as the embodied carbon already contained within the building is maintained.

Council has written to the Minister for Planning and Public Spaces to ask for a review of the BASIX standards. Waverley Council is working with other councils in the Eastern City District to help provide evidence and data to support a district wide, or precinct-based approach to raising the minimum BASIX standards.

Beyond BASIX, Council has successfully implemented the Building Futures program which works with Strata Corporations of buildings around the LGA to review the current performance of the building and find ways to improve the energy and water efficiency throughout the building.

Waverley Council could explore a mandatory wholeof-house energy & water rating scheme with minimum performance standards, which could be triggered at point of sale or point of lease. This would ensure that the existing housing stock is retrofitted, ensuring comfortable, affordable and sustainable housing for all Waverley residents.

Water security

Sustainable Homes reduce water use and minimize the impacts on stormwater and wastewater. Water resources are expected to decline with changes to rainfall patterns accompanying climate change. As populations grow, so do pressures on water use. Australia is the driest populated continent on earth, and yet Australians are the greatest per capita consumers of water in the world.

Conserving water resources, even in areas without shortages, helps reduce the need to build dams, protects river health by reducing the need to extract water, lowers energy requirements for treating and transporting water and wastewater, and reduces greenhouse gas emissions. Managing surface runoff and stormwater pollution helps to minimize impacts to streams and beaches.

Energy

Emissions from residential energy consumption accounts for around 20% of Australia's greenhouse gas emissions. The average household generates over 15 tonnes of greenhouse gas emissions every year from energy used for heating and cooling, hot water, as well as lighting and other electrical appliances.

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A Sustainable House reduces household energy consumption by applying passive heating and cooling design principles, utilising energy efficient appliances such as LED lighting and solar hot water heaters and providing on-site renewable energy through a roof top solar PV system. Modern Sustainable Houses may also utilise a battery to store excess solar electricity that can be used later in the evening – perhaps to charge an electric vehicle, or to be able to trade with other users on a micro-grid. The emergence of roof-top solar, battery storage, and electric vehicles is changing the picture of the home from an energy consumer, to an energy "prosumer". As electricity network regulations evolve and household electricity metering technologies improve, sustainable homes will become more interconnected with the electricity network helping to balance electricity demand across the grid, and in the future, potentially enabling Sustainable Houses to sell excess energy to their neighbours.

Biodiversity

The loss and destruction of biodiversity and habitat is an increasing issue across NSW. Trees, vegetation and habitat corridors are crucial for the survival of native fauna. Residential and street trees increase property values as well as providing ecosystem services such as habitat, cooling and reductions in storm water peak flows, and also psychological relief from stress. A Sustainable House supports local biodiversity through vegetation and deep soil zones.

Urban Heat Island Effect

Waverley is highly urbanized. The Urban Heat Island effect is caused by the absorption of heat into the surfaces of roads and buildings in our built up areas, amplified by the reflection of light from reflective buildings onto surfaces that absorb the extra heat. This combination leads to our built up areas becoming and staying hotter than an environment that has a lot of natural surfaces (vegetation) and shade.

A sustainable house does not contribute to the Urban Heat Island effect by using materials that reflect heat, and by providing adequate tree canopy and vegetation for shade, as well as deep soil areas rather than paved areas.

Climate Change

Climate change presents a threat multiplier to existing natural hazards in Waverley. Projected impacts of climate change in Waverley include an increase in the severity of storms, increased number of hot days per year, and reduced water availability. A sustainable house is resilient to increasing natural hazards

6.4.6 Land use opportunities and constraints

This section provides an understanding of the LGA and its development context by identifying the opportunities and constraints (including physical and environmental circumstances), which may influence where development occurs. The purpose of this analysis is to understand where future housing supply is likely to occur. This was informed by a suitability mapping exercise that layered the opportunities and constraints and cross referenced with capacity mapping.

Opportunity areas are those that have the highest amount of residential amenity. It reveals those areas that are the most ideal locations – all other things being equal – for new housing in the LGA. To identify areas of residential amenity, attributes have been identified that have a positive association with amenity/liveability. These attributes include access to:

- Open space including beaches, regional open space (Centennial Park), district open space (Waverley and Queens Park) and pocket parks.
- Village centres
- Public transport including a train station and bus corridors.

Constraints detail the land, development and planning constraints on the provision of new housing, where properties are considered unlikely to develop or where housing may be restricted under the planning framework.

The Waverley LGA boasts a high level of amenity, with accessibility to the Sydney CBD and world class open spaces and beaches. In the context of Sydney, there are no areas of the LGA that wouldn't be suitable for housing as there is generally good access to all the opportunities outlined above.

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Figure 33 - Land use constraints

Absolute Constraints

Relative Constraints

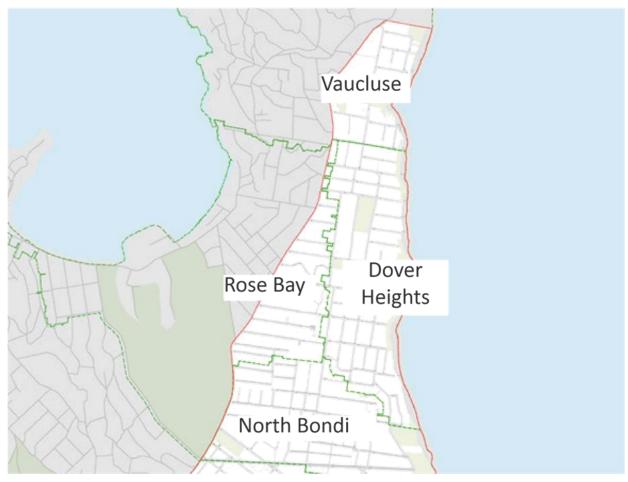
- Parklands
- Beaches
- Heritage items
- Heritage conservation areas
- Biodiversity areas
- Schools
- SP2 zone
- Roads
- Coastal inundation
- Geotechnical hazard

- Strata and company title
- Flood prone
- Biodiversity habitat corridor

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North of Blair Street - North Bondi, Rose Bay, Dover Heights and Vaucluse



There are a range of land use opportunities in the LGA north of Blair Street that have good amenity, making it attractive for new development and refurbishment of existing buildings.

The key transport corridors are the bus routes that run along Military Road and Old South Head Road with direct access to Bondi Junction and Bondi Beach. There is a good level of accessibility to local parks e.g. Caffyn Park, and district open space, e.g. cliff walks. Essential services are also found in local village centres in Rose Bay and Dover Heights.

With direct access to a public transport corridor, the Old South Head Corridor is relatively suitable for redevelopment. Development opportunities exist along Old South Head Road, where recent development trends show that 'low hanging fruit' of low scale shop top housing, detached and semi-detached housing have been demolished and rebuilt as residential flat buildings or shop top housing. There is still capacity in Dover Heights and Vaucluse to be realised in this corridor.

There are scattered development opportunities in Rose Bay. This is primarily due to the existing dwelling type of residential flat buildings in Rose Bay. Notwithstanding, there are larger lots with detached housing that could potentially redevelop to have net additional dwellings.

Figure 34 - Inter-War streetscape, North Bondi



Figure 35 - Pink lots indicate Inter-War style dwellings



e Inter-War style dwellings Figure 36 - Approved residential flat building



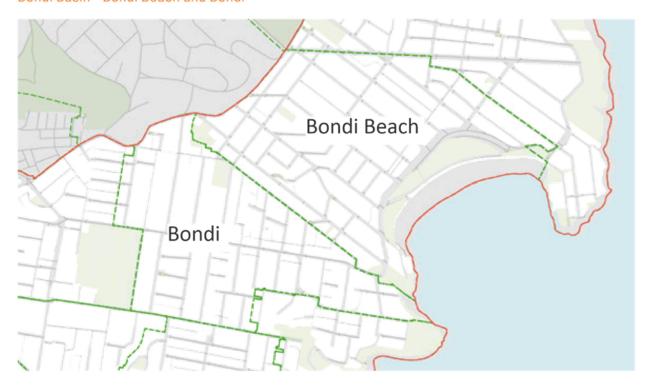
Similarly, sites with development capacity are scattered across Dover Heights. Where a site hasn't been developed in the last 20 years or heavily capitalised, opportunities exist for medium density housing.

North Bondi saw a significant construction boom in the Inter-War years after sand dunes were stabilised north of Bondi Beach. These streetscapes have been modified over time to suit changing household needs, but Inter-War character is still evident as seen in figure 35. Infill development is likely to occur in these areas through alterations and additions to detached, semi-detached and older residential flat buildings. Constraints to new development in the area include heritage items, terrestrial biodiversity, biodiversity habitat corridors, coastal management, and scattered nature of viable options for redevelopment.

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Bondi Basin - Bondi Beach and Bondi



The Bondi Basin incorporating the suburbs Bondi Beach and Bondi are the densest areas in the LGA. The prevailing dwelling type are residential flat buildings, with pockets of detached and semi-detached dwellings east of O'Brien Street and south of Bondi Road. There is a distinct Federation and Inter-War character in parts of the Basin as these were some of the last parts of the LGA to be sold and developed.

There are significant opportunities in the Bondi Basin that will continue to make it attractive for housing development. Bondi Road to Campbell Parade is a high frequency bus corridor and is also a hub of activity as two of the major village centres in the LGA. Furthermore, the iconic nature of Bondi and the world class beaches, and open spaces make it a destination for visitors and locals to live. The residential parts of Bondi Basin have access to highly sought after amenities, making it an expensive area to rent, purchase, and/or develop.

There are development opportunities of detached and semi-detached dwellings that are within the

R3 zone, varying in height limits of 9.5m to 12.5m. There are clusters of these sites in the eastern and western parts of Bondi Beach with access to the bus corridors on both Campbell Parade and Old South Head Road and in the eastern part of Bondi. Other future development will likely be through alterations and additions to existing semi-detached and detached dwellings and to older residential flat buildings.

The residential areas between Bondi Road and Birrell Street also have some development opportunities under the current controls. It is a tightly held area as there is immediate access to the Bondi Road commercial centre and transport corridor and proximity to Waverley Park and the beaches. Historically, the consistent rows of semi-detached and detached housing were key worker housing for commuters that utilised the tram along Bondi Road. The resultant subdivision pattern has resulted in a narrow lot pattern. This is a constraint to future redevelopment. Additional constraints to development include LEP heritage items and urban conservation areas.

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Figure 37 - Dark yellow lots indicate detached dwellings in Bondi Beach (WAMP 2018)



Figure 38 - Blue lots indicate residential flat buildings in Bondi (WAMP 2018)







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South of Birrell Street - Queens Park, Waverley, Bronte, Tamarama



The suburbs south of Birrell Street include Queens Park, Waverley, Bronte and Tamarama. The area is characterised by institutional, civic and religious uses, particularly around Waverley. There is access to transport connections to Bondi Junction, the CBD and south towards the rest of the Eastern suburbs. Bronte Beach and Queens Park are high quality recreational areas also located within the vicinity. Charing Cross and Macpherson Street are also key village centres that contain essential services for its immediate catchment.

The main constraint to development in these areas are heritage, available land for residential development, and coastal management.

Majority of Bronte and Queens Park are low density residential zones. This reflects the predominance of one to two storey dwellings. Remaining capacity exists on sites with one to two storey dwellings under the current planning controls. Given the low density zoning, this will mainly be utilised through

infill development such as alterations and additions to existing detached and semi-detached dwellings. There are three storey dwellings that would have either 'maxed out' or exceeded planning controls concentrated along the coastline in Bronte.

Waverley is zoned R3 residential, and the current FSR and height controls permit three storey building typologies. Waverley is highly accessible with frequent transport options along Bronte Road and Carrington Road. There is a concentration of social and cultural infrastructure in the area as there are several schools (e.g. St Catherine's, Waverley Public School, Waverley College) and health uses including the War Memorial Hospital. Charing Cross is also a well serviced village centre. Under the current controls, capacity remains on dwellings that are currently one to two storey dwellings.

Tamarama is also zoned R3 residential. The maximum height of building ranges from 8.5m to 9.5m storeys, permitting up to a three storey residential flat

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Figure 39 - Blue lots indicate three storey dwellings in Bronte (WAMP 2018)





building. This is a highly desirable area where the median rent for a house is three times the average for Sydney. The predominant dwelling typologies include detached, semi-detached and residential flat building typologies (46%, 26% and 15% respectively). Recent development has included the development of large detached housing, alterations and additions to increase the floor space of existing residential flat buildings and construction of new residential flat buildings. This kind of infill development will continue as capacity continues to be taken up.



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Bondi Junction



Bondi Junction has undergone record housing supply as a result of changes to the planning controls which permit mixed use towers. The Strategic Centre is bound by the Mill Hill, Botany Street and Woodstock Street Urban Conservation Areas. There are few remaining sites available for redevelopment. Collectively, the remaining sites could yield up to 200 dwellings. Council is currently preparing the Bondi Junction Urban Design (2011) to understand the implications of recent development in Bondi Junction in the context of the existing planning framework.



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6.4.5 Summary

Available data that goes back to 2001 shows that approximately 120 dwellings have been approved per annum since 2001. The majority of this is approvals for apartments. After the upzoning of Bondi Junction that allowed for 12 storey mixed use developments in 2010, there was a significant peak in approvals. At the peak in 2013/14, 643 dwellings were approved.

Dwelling supply over the past five years has been comprised mostly of one bedroom (43%) and two bedroom (45%) apartments. This is driven by effective demand from investors and smaller households for one and two bedroom apartments which is also more profitable for developers. There is underlying demand from larger households that may not be met with the way the current market is skewed.

Between 2019/20 to 2023/24, the forecasted supply pipeline across Waverley is 1,300 dwellings. Majority of this will come from the B4 mixed use zone in Bondi Junction. There are approximately 1,500 apartments under construction, approved, and under assessment in the Bondi Junction supply pipeline. It is difficult to determine when this will be delivered given the fluctuations in building activity.

Other forms of housing in the supply pipeline include seniors housing, with approximately 103 units to be delivered over the coming years.

The opportunities and constraints analysis uncover those areas with the highest amount of residential amenity in the context of Waverley. Future supply is likely to come in the form of infill development as there are no large urban renewal opportunities in the LGA and development capacity is scattered. The most opportune areas for development are those located near high frequency transport corridors and recreation. The main constraints include heritage, the high cost of land and strata and company title.

6.5 Housing targets

The District Plans provides 0-5 year housing targets (2016-2021) for all Councils. The LHS is required to develop the 6-10 year (2022-2026) and 11-20 (2027-2036) year housing targets. It does not suggest any changes to the planning controls to achieve this housing target.

6.5.1 Target development

The District Plan requires that all Councils develop 6-10 year and 11-20 year housing targets. The section outlines the development of a draft housing target. The demand and supply evidence were analysed to develop an appropriate target that accounts for projected demand and historical completions. The points explain the components of the Housing Targets table overleaf:

- Implied dwelling projections these are produced by the NSW Government based on populations projections.
- Constant share of GSC target -Waverley's share of the 0-5 year District Plan GSC housing target was 2.7%, with 2.4% of this share based on dwelling delivery in Bondi Junction. The dwelling supply during this 0-5 year period was more than double the dwelling completions in the last 20 years. This was mainly due to the large-scale redevelopment of Bondi Junction and redevelopment of large sites across the LGA. This was a unique spike in the number of dwelling completions that won't be repeated in the next 20 years, given that Bondi Junction is nearing capacity and there are no further large urban renewal type sites in the LGA. Therefore, the current 2.7% share of the District Plan target would be unreasonable to apply for the 6-10 years and the overall 20 year target.
- Historic annual completions- assumes that 6-10 year period (2022-26) includes medium term pipeline in Bondi Junction (i.e. dwellings currently under assessment) and the annual average historical take-up rate outside of Bondi Junction. The 11-20 year target is made up of the remaining capacity in Bondi Junction (approximately 200 dwellings) and the annual average historical take up rate of dwellings

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Table 2 - Housing Targets					
Target periods	2016-2021	6-10 year	11-20 year	2036 cumulative	Share of District Target
		Target developm	nent		
Implied projections	700	350	1,450	2500	1.6%
Constant share of GSC target	1,250	993	1,986	4229	2.7%
Historic annual completions	1,250	1,011	1,400	3661	2.3%
		Capacity sense-c	heck		
Scenario 1	1,250	734	1,467	3451	2.2%
Scenario 2	1,250	922	1,843	4015	2.5%
Scenario 3 (HMST)	1,250	1,325	2,649	5224	3.3%
Draft Target					
Draft target	1,250	761	1,450	3461	2.2%

Capacity sense-check

The purpose of the capacity sense-check in the table above is to understand Waverley's capacity to meet a devised target. The 1,250 dwellings is based on existing supply pipeline and the remaining capacity (from above) was spread evenly across the 6-10 year and 11-20 year time periods.

6.5.2 Housing target

A housing target of 3,400 dwellings to 2036 has been derived (Table 2). Of these 3,400 dwellings, 1,250 are already in the supply pipeline to be delivered in the 0-5 year period. This draft target makes up 2.2% of the total Eastern District target and can delivered be met under the current planning controls, even in the most 'conservative' capacity scenario one.

- 0-5 year (2016-2021) existing supply pipeline of 1,250 as outlined in the District Plan.
- 6-10 year (2022-2026) includes the medium term supply pipeline of 411 dwellings under assessment in Bondi Junction + the NSW Government implied projection for the same period.

 11-20 year (2027-2036) – NSW Government implied projection.

A vital piece of the capacity story in Waverley is the existing density. As outlined in the Housing profile Waverley is the second dense LGA in Sydney at 79 people/Ha. In relatively less dense parts of the LGA such as Dover Heights, the population density of 42 people/Ha still places it in the top 5% of most dense SA2s in NSW (30th out of 576 SA2s). This reflects the skew of dwelling types towards apartments where they now make up 66% of housing stock in Waverley. Waverley's density is apparent when compared to neighbouring and suburban LGAs. Neighbouring Eastern Suburbs councils of Randwick (42 people/Ha) and Woollahra (48 people/Ha), are less dense than Waverley. From a more suburban context, Parramatta (30 people/Ha), Blacktown (15 people/Ha) and Liverpool (7 people/Ha) have much lower densities still.

Over the last 100 years, Waverley has taken a significant share of dwelling growth, proportionate to the size of the area, across Sydney. This analysis suggests, from a density perspective, there is much more 'room to grow' in other LGAs across Sydney and that naturally Waverley's population projections would continually moderate as Waverley takes a lower share of Greater Sydney's future population growth.

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Beyond being already significantly dense, there are number of additional constraints to any further growth above current capacity. There is only so much 'low hanging fruit,' i.e. feasible and profitable sites left, and these have been picked up in the capacity assessment. Once these sites are redeveloped, the high number of existing sites are predominantly strata titled reducing the amount of developable areas. The feasibility of these remaining non-strata areas is limited because much of these are Heritage Conservation Areas, heavily capitalised or in locations where single dwellings attract a higher premium compared to apartments (i.e. some apartment complexes have been converted to single dwellings).

6.5.3 Infrastructure to support housing growth

Initial consultation with State government agencies points to the need for further work on understanding the capacity of local infrastructure. The operation of the existing road network would need to be modelled and analysed to determine the current level of service and would indicate how much spare capacity we have on the road network. This could be used to determine what uplift the road network could sustain if there were no improvements made or if there were localised intersection upgrades etc. to reduce congestion. Travel demand measures such as reduced parking and focussing growth in areas that are well serviced by public and active transport could be used to reduce car dependency and relieve pressure on the road network. Notwithstanding the need for transport modelling to develop a detailed understanding of constraints to growth, TfNSW did not raise any concerns with regards to the capacity of the network to accommodate forecast dwelling growth.

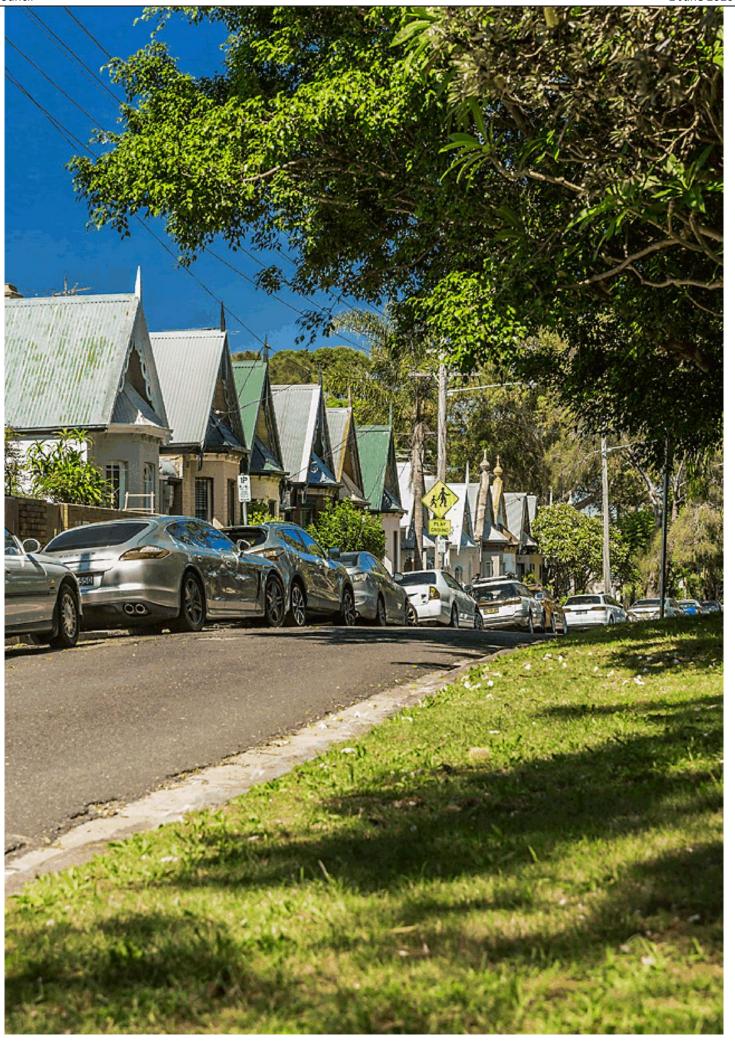
There is capacity in the local water and wastewater systems to accommodate some of the proposed development. However, some upgrades will be required to support the projected capacity. Further planning investigations in consultation with Sydney Water would be needed to determine the required upgrades.

6.5.4 Monitoring housing supply

It should be noted a housing target does not necessarily mean this is how many dwellings are going to be delivered. There is no available land in the LGA for residential uses that is not already built on and there are no significant urban renewal opportunities being led by Council or State Government. Therefore, housing growth will come through as infill development, i.e. in the form of modifications or the demolition and reconstruction of existing buildings. There are wider influences at play that will affect this type of future housing supply. Economic factors such as interest rates, the cost of construction and ability to access financing are largely the drivers behind housing construction activity. Therefore, whilst this strategy has set a 'target' as required by the state government, it is out of Council's scope to encourage the actual take up of existing capacity, i.e. housing construction.

The size and amount of housing supply should continue to be monitored against the housing target. As development capacity continues to be taken up, it may be found that the planning controls do not enable development. This could happen where the existing buildings already exceed current built form controls, or they are inconsistent with desired future character. The take up of capacity should be continually monitored to see how they are tracking against population projections and if housing is meeting the needs of Waverley's changing community. It may be that in the future, the effectiveness of the planning controls will need to be revisited to enable development where appropriate.

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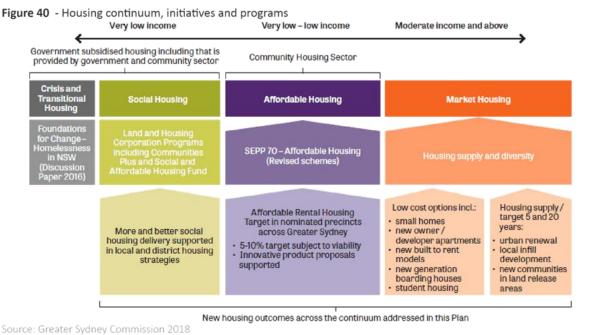
7 HOUSING AFFORDABILITY

'Affordable housing' is often used an umbrella term for a spectrum of affordable housing options. The figure below shows that these options include social housing, affordable rental housing, and certain types of market housing. The following sections will highlight that there is a clear and critical need to improve housing affordability in Waverley. A range of factors contribute to this need, including a combination of rising housing costs, population growth pressures and growing demand for inner-city living, in addition to limited land availability.

7.1 Affordable housing

Median household wage growth in Sydney has remained relatively stable, however house prices continue to climb resulting in a widening house price to income ratio. In Waverley the household income to house price ratio has risen from 4 in 1994 to 12 in 2016. The house price to income ratio indicates that Sydney median household income of \$1,750 would need to spend 12 times their annual gross income to purchase the average house in Waverley.

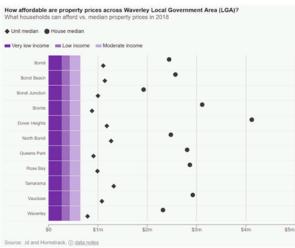
Term	Definition
Affordable rental housing	Housing that is owned by government or a registered community housing provider and rented to a mix of very low to moderate income households.
Housing stress	A household is categorised as being in housing stress where it spends 30% or more of household income on housing costs.
Low cost housing	Housing that is 'naturally' more affordable than other stock e.g. older boarding houses, granny flats
Social housing	To qualify for social housing, tenants must be on very low to low incomes, need to support to live independently and/ or have been unable to find affordable housing in the private market. Social housing includes public, community and Aboriginal housing. Public housing is managed by Department of Communities and Justice (DCJ formerly known as Family and Community Services) while community housing is managed by nongovernment organisations.



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Figure 41 - What households can afford vs. median property prices in 2018.



Source: Housing.ID 2019, Hometrack 2018

The affordability of housing currently available on the market is based on very low, low and moderate household incomes. The Greater Sydney median household income is used as opposed to the Waverley median household income because Waverley has a higher proportion of high income earners than Greater Sydney.

Median house prices across all suburbs in the Waverley LGA were well out of reach for very low, low and moderate income households in 2018. The purple gradation in the image below shows what very low, low and moderate income earners could afford based on spending 30% of their household income towards a mortgage. The median house price in all suburbs was a significant distance from what would be deemed an affordable mortgage.

Table 3 - Greater Sydney median household income ranges						
Very low income household Low income household Moderate income household						
Income benchmark	<50% of Gross Median H/H income for Greater Sydney	50-80% of Gross Median H/H income for Greater Sydney	80-120% of Gross Median H/H income for Greater Sydney			
Income range	<\$875	\$876-\$1,400	\$1,401-\$2,100			

Figure 42 - Waverley house price growth in context



Source: HNSW Rent and Sales Reports 1994-2016 / ABS 1994-2011 Income Data Note: Income extrapolated for years after 2011.

¹⁸Sydney income used to assess the relative affordability against Sydney.

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Median unit prices were closer to the affordable purchase range of very low, low and moderate income households but were still above what would be considered affordable. Median unit prices were particularly high, above \$1 million, in beachside suburbs such as Bondi, Bondi Beach, North Bondi and Tamarama.

Waverley's rent (for all dwellings) is 130% higher than the Sydney average. The median rent for a house of \$1,300/week is like the median price in that it is well beyond the affordable rental range. In particular, the disparity between rents in Waverley compared to Greater Sydney are more pronounced for three or more bedroom places. This reflects a high demand for this type of housing product in Waverley.

The median rent for a unit is \$680/week. The median unit rent is likely to be affordable for households on a moderate income. The median unit rent was at the top end of the moderate income affordability range in Bondi Junction, Bronte, Queens Park, Rose Bay and Waverley. When looking at the apartment types by bedroom number, the affordable units were for one and two bedroom apartments. Like rental prices for houses, there is a significant increase in price for three bedroom dwellings. This points to a demand for larger affordable units and the potential forced relocation for those residents who cannot afford these dwellings.

The above analysis highlights how Waverley has become severely unaffordable. This will be exacerbated by fluctuations in available housing supply, as Waverley continues to be a desirable place to live.

Figure 43 - Detached house weekly rental prices comparison - Waverley suburbs vs. Sydney suburbs

Source: Realestate.com. Note: excludes not stated, not applicable, nil or negative responses.

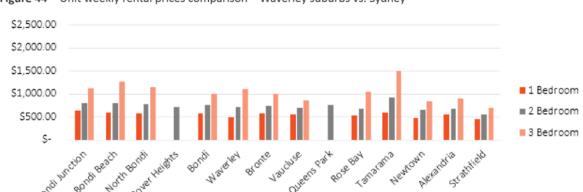


Figure 44 - Unit weekly rental prices comparison – Waverley suburbs vs. Sydney

Source: Realestate.com. Note: excludes not stated, not applicable, nil or negative responses.

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Table 4 - Social housing base level demand Waverley, 2016-2036						
2016 2021 2026 2031 2036						
Number of dwellings	510	571	576	588	600	

Table 5 - Base level affordable rental housing demand (2016-2036)						
2016 2021 2026 2031 2036						
Number of dwellings	3,438	3,847	3,885	3,962	4,044	

Demand for social housing

To qualify for social housing, tenants must be on very low to low incomes, need support to live independently and/or have been unable to find affordable housing in the private market. Social housing includes public, community and Aboriginal housing. Public housing is managed by Department of Communities and Justice (DCJ formerly known as Family and Community Services) while community housing is managed by non-government organisations.

A contributing factor to demand for social housing is homelessness. The ABS recognises a person as experiencing homelessness if they are living in a dwelling that is inadequate; has no tenure, or if their initial tenure is short and not extendable; or does not allow them to have control of, and access to space for social relations. There are six categories of homelessness including persons living in severely crowded dwellings, improvised dwellings, tents, or sleeping out ('rough sleepers'), in supported accommodation, staying temporarily with other households ('couch surfing'), living in boarding houses and in other temporary lodgings. Of the 116,427 people counted as being homeless on Census night 2016, the greatest proportion (51,088 or 43.9% of all homeless people) were those living in 'severely' crowded dwellings.¹⁹ From the available ABS data for Waverley, 15 people were recorded to be sleeping in an 'improvised home', tent or on the street on Census night 2016. This does not capture those in any of the five other homelessness categories described above and likely underplays the extent of homelessness in

Social housing demand is based on the current share of households who are currently in social housing. As

at 2016, social housing makes up 2% of total dwelling stock in Waverley which equates to 510 dwellings (assuming one household = one dwelling). This proportion is extrapolated forward to 2036 and five year increments up to then. By maintaining the 2%, 600 dwellings should be social housing by 2036, which means an additional 90 social housing units should be delivered. This forms a base level target for social housing to ensure no further net loss in the future (Table 4). It does not reflect the broader demand reflected in the waiting list time of 5-10 years for social housing in the Eastern Suburbs. The protection of social housing however is largely out of Council's jurisdiction as it is developed and managed by the state government.

Demand for affordable rental housing/key worker housing

Affordable rental housing is aimed to assist very low, low and moderate income earners who are unable to afford rent in the private market. Affordable rental housing is managed by a community housing provider on behalf of Council where the dwelling is rented out at a capped percentage (around 70-80%) of the market rent. Affordable housing is sometimes referred to as 'key worker' housing.

It is important to understand the demand for key worker housing as key workers are essential to the social and economic wellbeing of cities. The financial ability of key workers to live somewhere is often used as a measure of housing affordability because they are generally in lower-paid occupations and need to live close to their place of work because of irregular shifts (e.g. at night) or the need to respond to emergency situations. Typically, key workers are teachers, nurses,

¹⁹Australian Bureau of Statistics 2018, '2049.0- Census of Population and Housing: Estimating homelessness, 2016', accessed 12 November 2019, < https://www.abs.gov.au/ausstats/abs@.nsf/mf/2049.0>.

ambulance, paramedic and emergency services and police officers.

Key workers are essential to the social and economic wellbeing of cities. They typically include teachers, nurses, ambulance, paramedic and emergency services and police officers. The definition of a key worker could differ between places.

In 2016, there were 1,600 key workers on very low, low to moderate incomes living in Waverley. Between 2006 and 2011, there was a 15.2% net loss of these key workers in the Eastern Suburbs, and now Waverley LGA has the fifth lowest key worker population in Sydney. The loss of key workers is telling of the broader picture that Waverley has grown as an increasingly unaffordable area for very low and low income households. This entrenches and exacerbates disadvantages as it "can force long distance commutes and increasingly displace asset poor older and younger people from areas where they have historically lived; thereby excluding those who play a valuable role in the Waverley's economic and social fabric". ²¹

There are also people who work within Waverley on very low, low to moderate incomes who, while not designated as a part of the 'key worker' nomenclature, nevertheless form an important part of the economic function of Waverley. The top three local industries are retail, accommodation and food services and health care and social assistance industries. These lower income earners live across Sydney and are more likely to travel from outside the LGA (more than 10km) and therefore experience commutes of 1 hour or more. In total, there are approximately 20,000 local workers on very low, low to moderate incomes in Waverley.

To determine the forecast demand for affordable rental housing, households who need this housing are those who have very low, low or moderate household incomes and spend more than 30 per cent of this income on rent (i.e. are experiencing rental stress).

Housing stress is a critical measure of the need for affordable housing, as it shows the interplay between housing costs (rental and purchasing) and income levels. Housing stress has generally been defined as those households in the lowest 40% of incomes (i.e. very low, low or moderate income households) who are paying more than 30% of their usual gross weekly income on housing costs (rental or purchasing). Those experiencing mortgage stress are excluded from this demand analysis because they have the option of selling their asset and entering the private rental market.

Increasing housing stress caused by the loss of affordable housing has detrimental ramifications such as the displacement of long term residents in gentrifying areas, loss of cultural and social diversity, and key workers struggle to afford high housing costs proportionally to low incomes.

Rental stress is a growing issue across Sydney as more people choose or can only afford to rent in a competitive housing market. In 2016, 30% of households renting in Waverley are in rental stress, which makes up 13% of all households in Waverley. When broken down into the income brackets below,

Figure 45 - Households in rental stress



Source: Housing.ID 2019, ABS Census 2016.

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CM/7.2/20.06- Attachment 1

²⁰Gurran, N., Gilbert, C. Zhang, Y., Phibbs, P. 2018, "Affordability in Sydney", Report prepared for Teachers Mutual Bank, Police Bank and My Credit Union, The University of Sydney, Sydney.

²¹Judith Stubbs and Associates, 2016, SSROC Affordable Housing Submission: Background report part 1 – demographic and housing market analysis.

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there is a stark comparison between the proportion of households in rental stress when compared to Greater Sydney. This is markedly noticeable for very low income and low income households where 81% and 85% of these households are in rental stress. Based on anecdotal evidence, these households are likely to be those on a pension or single income families. The proportion of households in rental stress has been translated as a base level demand target for the provision of affordable rental housing. In 2016, 13% of Waverley households were in rental stress equating to 3,440 dwellings (assuming one household=one dwelling). This made up 11% of the total dwelling stock in 2016. Table 5 indicates the likely future demand for affordable rental housing, assuming the proportion of rental stress remains constant. It highlights that just to address the current proportion of households in rental stress, an additional 600 affordable dwellings will be required by 2036; equating to approximately 30 affordable rental dwellings per annum.

7.2 Affordable housing supply

The NSW Environmental Planning and Assessment Act 1979 has explicitly aimed to promote and retain affordable housing. State and local governments in New South Wales have a relatively long history of addressing affordable housing through planning legislation and policy, much of which was developed during the 1990s. The focus has been on protecting existing sources of low-cost housing, especially in metropolitan areas; overcoming barriers to diverse housing forms contained in local planning schemes; and allowing planning authorities some limited opportunities to seek contributions towards affordable housing programs.²²

Affordable Rental Housing State Environmental Planning Policy (ARHSEPP) 2009

The ARHSEPP was introduced to encourage the provision of new affordable housing developments and where low cost housing is lost, requiring a monetary contribution to offset the impact. The ARHSEPP applies to all LGAs in Greater Sydney and provides bonus floorspace provisions if new development provides a portion of new stock as

affordable housing for a fixed-term of 10 years. The ARHSEPP requires that where the demolition or strata subdivision of affordable rental housing is proposed, it must be offset by monetary contributions to be applied towards affordable housing.

Boarding houses

To encourage new affordable housing, the ARHSEPP provides a floor space bonus for boarding house development. In the period from 2009 to 2017, 73 boarding house rooms were approved, approx. 9 rooms per annum in the Waverley LGA. Research by City Futures demonstrates that boarding house developments generated under the bonus ARHSEPP provisions cater to a different market than traditional boarding houses. Of the 9,000 rooms provided by boarding house developments in the SSROC²³ region, around 50% were targeted student accommodation (typically clustered around university campuses). Of those boarding houses not specifically targeting student accommodation, the tenants are typically young, skilled and from a migrant background with a modest income. These boarding houses are low cost rentals but only marginally cheaper than one bedroom units. Therefore, new boarding houses are catering to a market for low cost housing, albeit not at the substantially discount rates of older style boarding houses. These new rooms will fill a gap in the market for low cost housing and it is expected that in the longer term will become relatively more affordable compared to existing stock.

Secondary dwellings

Secondary dwellings have long been part of Sydney's urban form. Secondary dwellings include laneway development in the form of converted garages or new studios above garages and are a relatively common development type in Waverley. The introduction of the ARHSEPP in combination with standardised planning controls made secondary dwellings a form of complying development, making it easier to develop this type of housing. The introduction of the ARHSEPP had an immediate impact on the number of approvals for secondary dwellings as they more than doubled between 2008 and 2013.

Due to the existing established form of the Waverley area, the built-up nature of existing sites and smaller lot sizes, it is difficult to get a secondary dwelling

²²Gurran N et al. New directions in planning for affordable housing: Australian and international evidence and implications, Australian Housing and Urban Research Institute (AHURI), June 2008

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approved via complying development. This is because complying development has strict design requirements that must all be met. Therefore, the approval pathway is generally through development application to Council where assessment is more merit based and specific to the subject site. Between 2006 and 2016, 80 secondary dwellings have been approved in the Waverley LGA. This represents 6.5% of the total number of new dwellings in the same period.²⁴ Despite their popularity, these dwellings are said to create undesirable amenity issues, such as overlooking, with neighbours often objecting to development applications.

Issues with the ARHSEPP

The key intention of the ARHSEPP is to facilitate more affordable rental housing by encouraging smaller and by nature, less expensive, dwellings into the local housing market. However, the SEPP purely relies on the smaller nature of the housing to make it affordable, with no formal requirements to cap rent at an affordable rate. In the 2016/17 financial year 20% of secondary dwellings were rented out on the private market and were more expensive than comparable product in the market. Anecdotal evidence indicates that the remaining 80% of secondary dwellings are being utilised under private, likely informal arrangements for extended family or adult children to live in. This reflects a wider shift towards multi-generational households for social and cultural reasons but also increasing housing affordability pressures particularly for young adults trying to get their foot in the market. Moreover, it is out of Council's control to monitor the rents to ensure that they are addressing the demand for affordable housing.

There are several operating flaws with the ARHSEPP which prohibit it from achieving its main objectives. Developers can bypass the requirement to offset the loss of affordable housing with monetary contributions by not providing historical data on the low rental status of the building as at 28th January 2000. Even when contributions are collected, they are not reinvested back into the Waverley LGA. Furthermore, developments only need to be available

at a discounted affordable rate for 10 years, not in perpetuity.

State Environmental Planning Policy 70 -Affordable Housing (Revised Schemes) (SEPP 70)

Ahe DPIE announced in early 2019 that all Councils will be included in SEPP 70. The premise of the SEPP is that it allows Councils to levy new development in areas where significant upzoning has occurred for affordable housing contributions. This is subject to an affordable housing needs analysis and viable contributions scheme. These contributions are then hypothecated to increasing the provision of affordable rental dwellings.

Waverley raised concerns in its submission to the draft SEPP 70 Guidelines that affordable housing contribution scheme should apply to all new development and that it is possible the guidelines misrepresent the Act²⁵ by only focusing on the 'rezoning' and not the 'initial zoning'.

Waverley's Affordable Housing Program

Waverley Council has had a longstanding commitment to the provision of affordable housing. The majority of Council's portfolio was acquired through an affordable housing policy. Developers at the time made a request for additional floorspace under a SEPP 1 variation at the development application stage. In most cases the additional floorspace was delivered by a dedication of a dwelling in perpetuity to Council for the purposes of affordable housing. Units were generated through this process between 1996 & 2010. In order to provide greater flexibility the policy was amended to permit either the dedication and transfer of completed dwellings to Council as affordable housing in perpetuity, providing dwellings for a set lease term, or through monetary contribution. Through this process Council secured 44 units of affordable housing, 22 in perpetuity and 22 on leases of varying periods. All but one of the lease periods has now ended. The distribution of properties and their target demographic is summarised below.

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²³Southern Sydney Region of Councils (SSROC) includes Canterbury-Bankstown, Burwood, Inner West, Sutherland Shire, Georges River, Bayside, Randwick, Woollahra, and Waverley Councils.

²⁴Troy, L., van den Nouwelant, R. and Randolph, B (2018) State Environmental Planning Policy (Affordable Rental Housing) 2009 and affordable housing in Central and Southern Sydney. City Futures Research Centre, Faculty of Built Environment, UNSW Sydney Australia.

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Table 6 - Waverley Council Affordable Housing Portfolio				
Program	Dwellings	Targets		
Affordable Housing Program	25 units	Ordinary working people on low to moderate incomes who can demonstrate a connection to Waverley		
Waverley Housing for Older People	47 units	People 55+ on very low incomes who can demonstrate a strong connection to Waverley		
Waverley Housing for People with a Disability	3 units	Clients of Waverley Council's Community Living Program for people with an intellectual disability with very low to low incomes		

The Policy could not be applied after the gazettal of Waverley LEP 2010 which required all FSR and HOB controls to be included in the LEP rather than the DCP. Variations to FSR were then required under Clause 4.6 which meant that the Waverley AH Program could no longer be applied. Consequently, a Voluntary Planning Agreement (VPA) Policy was prepared which proposed that any DAs exceeding the FSR be encouraged to enter into a VPA which shared the value of any additional floorspace 50/50 with Council and that this monetary dedication be used by Council for a public purpose. Generally, this would involve capital works improvements in the vicinity of the DA however 10% of the VPA monetary contribution continues to be allocated to Council's Affordable Housing Trust Fund which is used to develop or purchase additional affordable housing units. In 2016, Council invested a portion of its cash contributions in the joint purchase with Bridge Housing of a 4x2 bed unit block, for the purpose of provision of affordable housing.

7.2.3 Loss of affordable housing

An indicator of the loss of affordable housing is tracking boarding houses through Councils boarding house register. Councils records go back as far as 1996 and is updated every year. Since 1996, there has been a net loss of over 100 boarding house rooms in Waverley. This represents a decrease in the proportion of boarding house rooms from 2% to 1% of the total dwelling stock in a twenty year period.

The trends relating to boarding houses is at best a proxy for the broader picture relating to the loss of low cost housing. For example, using the data from

the boarding house register, in the period between 2010 and 2018 there was a net loss of 32 boarding rooms which equates to on average, the loss of 4 boarding rooms per annum. The Strategic Planning team completes referrals for the application of the ARHSEPP to new development applications. This allows Council to track where there is a loss of affordable housing. In addition to the demolition of a boarding house, the conversion of a company title block to strata title also results in a loss of affordable housing. In the 2017 / 2018 there were five applications that resulted in a loss of a total of 58 low cost, affordable rental dwellings. 58 low cost affordable rental dwellings are significantly higher than the average loss of 4 boarding house rooms per annum in the same year. Notwithstanding, there has been an overall loss of affordable housing and supply is not keeping up. The only provision of 'pure' affordable housing has been through Council's Waverley Affordable Housing Program where there has been 75 units delivered since 1996. During the same period there has been a loss of over 100 boarding house rooms, which is only an indicator of the broader loss across the LGA. The delivery of boarding houses and secondary dwellings in recent years do provide some form of low cost housing primarily because of their smaller nature which makes them a more affordable product on the housing market. Furthermore, where dwellings are affordable, it's only required to be for ten years.

7.3.4 Future affordable housing supply

As highlighted above, 80 secondary dwellings were approved between 2006 and 2016, which is

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approximately 10 secondary dwellings per year. That means approximately 200 secondary dwellings could be delivered in the next 20 years (10 x 20 years). Since the introduction of the ARHSEPP, 73 boarding house rooms have been approved in the Waverley LGA; approximately 9 rooms per year. Extrapolating this forward means approximately 180 (9 x 20 years) boarding house rooms could be delivered in the next 20 years.

Affordable dwelling forms have not been factored into the table above but are important to meeting the overall housing target to 2036. Affordable dwelling forms did not form part of the capacity assessment which looked at net additional dwellings through dual occupancies in R2 and apartments in R3, B4 and R4. These would be subject to different requirements which was not completed in this discussion paper. Notwithstanding, these should be monitored alongside dwelling completions into the future as they fill a gap in the spectrum of housing options. Consideration should also be given to how much one affordable dwelling form compares to a typical dwelling in terms of meeting demand.

7.2.5 Affordable housing supply gap

On a yearly basis, below is a summary of known supply of affordable rental housing in Waverley:

- Dedicated Council units 75 dwellings
- Low cost housing (approved through the ARHSEPP) – 19 dwellings (for a maximum of 10 years)

Based on what is currently on the market the following number of affordable (i.e. 30% of income) rental units were available to each income bracket:

Very low income – 7 dwellings

Known supply of affordable rental housing is 94 dwellings pa.

Market supply of affordable rental housing = 1, 789 dwellings pa.

Total supply of affordable rental housing = 1,883 dwellings pa.

- Low income 239 dwellings
- Moderate income 1,543 dwellings

As at 2016, 3,438 households needed affordable rental housing because they were either a very low, low or moderate income household spending 30% or more of their household income on rent. The current supply of affordable rental housing is only meeting 57% of demand. 43% of households in rental stress are not going to have their housing needs met in the current housing climate. This gap is also likely an underestimation of the actual gap between affordable rental housing supply and demand. It does not account for the fluctuations in available market supplied units, or that the affordability of units approved through the ARHSEPP is questionable given the latest research discussed above.

7.3 Affordable housing target

The District Plans indicate that Councils should aim to implement an affordable housing target of 5-10% of floor space for developments that experience uplift in the planning controls, subject to viability. The 5-10% would only apply to the additional floor space achieved through uplift. For example, if a development was rezoned to allow for 100sqm in addition to what was previously allowed on site, 10sqm of that would be dedicated to affordable housing, rather than across the whole development. This strategy does not recommend uplift in the planning controls due to the existing level of density and capacity to meet targets under the current controls.

A different approach to levying affordable housing contributions is proposed, including a lower contribution rate for all new residential floor space and a higher contribution rate on sites that experience uplift. Initial modelling and feasibility suggest that the following scheme could comprise the following elements:

- 1% phasing up to 3% over time on all new residential apartment development.
- 10-15% applying to sites that get uplift in the planning controls.

These targets alone will not close the affordable housing gap in Waverley but is a base level that could be achieved in collaboration with the State Government.

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7.4 Summary

Affordable housing refers to a spectrum of housing options including social housing, affordable rental housing, and certain types of market housing. There are few opportunities in Waverley to access affordable housing. Unaffordability has been a growing issue over the last two decades as household income to house price ratio has increased from 4 in 1994 to 12 in 2016. At present, Waverley is severely unaffordable. Waverley's rent for all dwellings is 1.3 times higher than the Sydney average. As a result, 30% of all renting households are in rental stress and most strikingly 85% of low-income households are in rental stress.

The current forms of affordable housing supply are not going to meet the relevant demand. Waverley has the fifth lowest key worker population in Sydney. Where key workers are on a very low, low and moderate income, this is contributing to overall demand for affordable housing. To meet the base demand, 11% of total dwelling stock needs to be affordable. Projecting this to 2036, this equates to an additional 600 affordable rental dwellings, or approx. 30 affordable rental dwellings per annum. Proposed affordable housing targets of 1-3% on all new development and 10-15% on development receiving uplift, while not meeting all underlying demand, will provide a pathway to increasing affordable housing in the LGA. Furthermore, to retain the current proportion (2%) and ensure no further net loss of social housing, 90 social housing units should be delivered by 2036. Whilst Council can continue to advocate for this, the state government owns and manages social housing.

The current sources of affordable housing are from what is approved under the ARHSEPP, Waverley Council's Affordable Housing program and what's available in the market. The current supply of affordable rental housing is only meeting 57% of demand. 43% of households in rental stress are not going to have their housing needs met in the current housing climate.



8 FUTURE HOUSING

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8.1 Consultation

Council continually engages with various stakeholders on housing issues. In 2017, Council undertook extensive community consultation as part of the preparation of the Waverley Community Strategic Plan 2018-2029. It was identified that there is a desire to develop a holistic vision with respect to sustainable growth and development, avoid further high rise development and overdevelopment in general, protect our heritage buildings, particularly Waverley Cemetery and the Boot Factory, provide more social and affordable housing and address concerns about the impact of Airbnb activities many seeking regulation and management.

In early 2019, the Local Housing Discussion Paper was prepared. This included a detailed evidence base that included a local trends analysis, a demand forecast, supply assessment and recommendations for further investigation in this strategy. This document was placed on exhibition with the draft Local Strategic Planning Statement.

The draft version of this Strategy was also placed on public exhibition. The following issues arose from various stakeholders.

Residents

The community has raised in multiple forums concerns regarding overdevelopment, particularly the impacts on traffic. Infrastructure provision with housing growth is coordinated with state government agencies, which Council will continue to do. Affordable housing was also a key concern for housing. Anecdotal evidence highlighted the detrimental effect of sky-rocketing housing costs on people's mental health and well-being. In addition, the loss of diversity in an area with key workers not being able to afford to live in or move to Waverley. There is widespread support for an affordable housing target and incentives for its provision.

Development Industry

The development industry supports a range of housing opportunities to support and retain a diverse community. It was indicated that housing targets should be articulated with opportunities for increased density suggested throughout the LGA. There was support for affordable housing, where an incentive-based approach is used to deliver this.

Community Housing Providers

Community housing providers voiced strong support to maximising available planning mechanisms to increase the amount of affordable rental housing in Waverley. The submissions reiterated the economic and social benefits of affordable rental housing and the role it plays in supporting job growth and economic prosperity for local communities.

NSW Government

NSW Government agencies provide input into planning processes affecting infrastructure such as public transport, major roads, social housing, schools, hospitals, major utility infrastructure and regional cycling routes. Council aims to work with NSW government agencies to ensure future housing is supported by the appropriate infrastructure.

8.2 Housing priorities

The vision for housing has been developed in line with the local policy framework. The overall CSP and LSPS visions talk to protecting and celebrating Waverley's natural assets, vibrant communities and embracing rich cultural heritage.

The following sections include a discussion of each priority and the relevant housing issues. Each section has a summary table of the actions relevant to that priority.

Waverley Local Housing Strategy



Priority H1 Manage housing growth sustainably and in the right location

Councils have a responsibility to ensure future housing growth is managed sustainably and in the right location. The NSW State Government requires that Councils develop a housing target. In response, Council has developed a housing target of 3,400 dwellings to 2036. Initial capacity modelling of the current planning controls indicates there is capacity to accommodate this housing target.

The housing target is based on historical supply trends and essentially reflects the same level of growth into the future, except for the latest housing supply of new residential flat buildings in Bondi Junction. The apartment boom in Bondi Junction has not been factored into future housing supply trends because it is not likely that there will be a significant redevelopment opportunity in the foreseeable future. No changes to the current planning controls are proposed to achieve the housing target, as latent housing capacity is expected to accommodate the projected population growth.

Waverley has recently experienced significant levels of housing growth, driven by redevelopment of the Bondi Junction strategic centre. There are limited opportunities for comparable redevelopment throughout the rest of the LGA. Future housing should be located close to transport and access, social infrastructure and essential services, community and cultural services and open space and recreation. Generally, all parts of Waverley have good access to these amenities, making it suitable for housing in the context of Greater Sydney.

There may be anomalies in the planning controls where the existing planning controls do not align with the existing built form or desired future character. This would need to be addressed in the preparation of the comprehensive review of the LEP or in future reviews of the LEP.

There may be circumstances where changing the planning controls can facilitate the realisation of housing capacity and achieve better planning outcomes. In other cases, changes to the planning controls could enable a built form that responds better to surrounding context and creates a better urban environment. Adjusting height and built form planning controls may also enable a development to proceed, which will help realise capacity. In these instances, site-specific or precinct planning proposals that allow for more housing should demonstrate delivery of public benefits, such as publicly accessible open space or affordable housing.

The Principles for Change document outlined in the LSPS includes principles that should be considered in the assessment of Planning Proposals. The purpose of the Principles is to ensure the proposals are considered holistically with all the priorities, objectives and actions of the District Plan, as well as Waverley's strategic priorities, are appropriately balanced in the decision-making process.

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Table 7 - Priority H1 Actions

In giving effect to the Greater Sydney Commission Eastern City District Plan, this housing priority delivers on the following planning priorities:

E5: Providing housing supply, choice and affordability with access to jobs, services and public transport

E6: Creating and renewing great places and local centres, and respecting the District's heritage

E10: Delivering integrated land use and transport planning and a 30 minute city

Action		Mechanism	Timeframe
H1.1	Continue to facilitate housing development utilising capacity available under current controls.	Policy and legislation	Ongoing
H1.2	Work with Transport for NSW to review the capacity of the traffic network in Waverley to understand the impact of any future dwelling growth.	Collaboration	Short-term
H1. 3	Work with Sydney Water to further understand the capacity of the existing water and wastewater network and the extent of upgrades that would be required to these systems to accommodate future growth.	Collaboration	Short-term
H1. 4	Any Planning Proposals to increase residential development capacity should be consistent with the Principles for Change as outlined in the LSPS, such as "Proposals should create demonstrable public benefit" and "Proposals should be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement."	Policy and legislation	Ongoing
H1. 5	Monitor the ongoing housing supply and take up of capacity against our housing targets. Where capacity is not delivering, consider opportunities for sensitive uplift.	Policy and legislation	Medium-term

Waverley Local Housing Strategy



Priority H2 Encourage a range of housing options to support and retain a diverse community

A current and future challenge for housing in Waverley will be to support social and cultural diversity through increasing housing diversity and choice. As more people are living in higher density developments, greater focus is needed to facilitate greater diversity and choice of housing that is fit-forpurpose and addresses the social and cultural needs of specific groups. The added layer to providing a diverse range of housing is that is also needs to be affordable. This is addressed further in Priority H3.

Seniors housing

The population in Waverley aged over 65 years is projected to increase by 38% by 2036 to a total of approximately 8,800 residents. This represents 11% of the projected population.

State level policies that facilitate the provision of seniors housing override local planning instruments, which leads to challenges ensuring new development is consistent with local character. Recent seniors housing development points to an opportunity to include zone objectives specifically relating to the provision of seniors housing. Namely ensuring that local character is maintained on sites where seniors housing would be permissible under the seniors housing SEPP.

Waverley has a targeted affordable housing program for older people, and the demand for this is growing. For non-home-owning retirees, Sydney's rental market provides very little affordability and even less security, with less the Anglicare Rental Affordability Snapshot (2018) noting that less than 1% of Sydney's listed rental properties on the market, including studio apartments, are affordable to either a couple or individual receiving the full aged pension.²⁵ Where seniors housing is provided, Council should advocate for affordable options.

Bedroom mix

There are currently no controls relating to bedroom mix in the LEP or DCP. If this continues to be left to the market, then there is potential that there will be insufficient housing suited to families or older people wanting to downsize who may be priced out of the area.

Low Rise Medium Density Housing Code

The Low Rise Medium Density Housing Code allows one and two storey dual occupancies, manor houses and terraces to be carried out under a fast track complying development approval so long as it complies with all the relevant requirements in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The issue with the code is that it can allow development that may not align with Council's planning controls for similar development.

Short term rental accommodation

A policy framework was announced in October 2018 which proposed a maximum 180 days per year usage of a dwelling for the purposes of STRA if the host is not present on site (i.e. entire home listings). The policy stated that STRA would be classified as 'exempt development' (i.e. not requiring planning permission) under the Exempt and Complying Development Codes SEPP for homes where a host is present (i.e. renting out a 'spare room') and for 'entire homes' where a host is not present; to a maximum of 180 days per year for entire homes. In April 2019, Council resolved that a submission be prepared to the Minister for Planning and Environment for Waverley Council's inclusion in the Ministerial Direction '3.7 Reduction in non-hosted short-term rental accommodation period' to reduce the period that 'entire homes' can be leased as short-term rental accommodation from 180 days to 90 days per year. A submission was sent on 24th June 2019 and was subsequently refused by the state government on 25th September 2019.

DPIE are currently undertaking a review of the policy framework for STRA. This will likely take effect in 2020.

²⁵Committee for Sydney 2019, 'Dignity and choice: An inclusive future for our aging population', p.11.

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Table 8 - Priority H2 Actions

In giving effect to the Greater Sydney Commission Eastern City District Plan, this housing priority delivers on the following planning priorities:

E3: Providing Services and social infrastructure to meet peoples changing needs

E4: Fostering healthy, creative, culturally rich and socially connected communities

Action		Mechanism	Timeframe
H2.1	Review bedroom mix for new development in planning controls with a view to promoting three bedroom apartments.	Policy and legislation	Short-term
H2.2	Undertake a more detailed review to confirm capacity for future seniors housing and, where seniors housing is currently permissible on non-residential land under the Seniors Housing SEPP, implement planning controls, and opportunity sites where it would be most suitable.	Policy and legislation	Short-term
	Investigate including zone objectives in the LEP to encourage seniors housing and that it is consistent with desired future character.		
H2.3	Monitor the implementation of the new Short term rental accommodation policy framework and continue advocating for improved controls where appropriate.	Policy and legislation	Ongoing
H2.4	Undertake further analysis and monitor the applicability of the Low Rise Medium Density Housing Code to assess whether Council's controls be updated to reflect the code to encourage Development Assessment pathway. This analysis should include a review of the minimum lot size for subdivision under the LEP and the code.	Policy and legislation	Short-term

Waverley Local Housing Strategy



Priority H3 Increase the amount of affordable rental housing and social housing

Housing affordability really requires a national approach, with significant intervention required by the state and federal governments to have any meaningful impact on addressing the issue holistically. There are mechanisms to address housing affordability outside of the planning system such as tax treatment of housing and grants controlled by the state and federal governments.

Notwithstanding, Council does have a role in providing, subsidising and facilitating housing for all aspects of the housing continuum. The provision of affordable housing will ensure that residents are not priced out of the area and very low to moderate income earners, such as students and key workers, can afford to live in Waverley.

Through collaboration and advocacy with neighbouring Councils, industry stakeholders and government agencies, Council will endeavour to make mechanisms scalable and effective beyond LGA boundaries.

Affordable housing contributions

The planning framework can be used to collect monetary contributions towards affordable housing. These contributions can be used to subsidise housing costs to increase housing affordability and also increase the amount of affordable housing.

There are two state environmental planning policies (SEPP) that currently do this- the Affordable Rental Housing SEPP (ARHSEPP 2009) and SEPP 70.

Council has advocated and will continue to advocate to DPIE to address the operating flaws of the ARHSEPP. These flaws include the lack of ability to levy for the loss of affordable housing, investing contributions back into Waverley and that built outcomes, particularly boarding houses, are affordable.

It was announced in 2019 that all Councils will be included in SEPP 70 which allows Councils to collect monetary contributions for affordable housing

in areas where there is significant uplift through planning controls. Whilst this Strategy does not make recommendations for areas of uplift, Council will aim to utilise this mechanism to apply an LGA wide affordable housing contribution rate.

Alternatively, Council will investigate an LGA wide affordable housing contribution rate. City of Sydney Council has just had a Planning Proposal approved for an LGA wide contribution rate starting at 1% and phasing it up to 3%. Waverley will also investigate the feasibility of introducing a similar contributions scheme to apply across the whole LGA. Initial modelling and feasibility suggest that the following scheme could comprise the following elements:

- 1% phasing up to 3% over time on all new residential apartment development.
- A higher levy of 10-15% applying to sites that get uplift in the planning controls.

These targets alone will not close the affordable housing gap in Waverley but is a base level that could be achieved in collaboration with the State Government.

Voluntary planning agreements

The mechanism to collect affordable housing contributions may be through a voluntary planning agreement (VPA). The current Waverley Planning Agreement Policy 2014 requires that for every VPA contribution, 90% of funds go towards capital works in the immediate vicinity of the development e.g. upgrade of parks, installation of play equipment, installation of lighting to parks, upgrade of the coastal walk and 10% goes towards Waverley's Affordable Housing Program. Since the introduction of the Waverley Planning Agreement Policy 2014, \$2.4 million has been negotiated towards Waverley's Affordable Housing fund.

Voluntary planning agreements are currently the only revenue stream for affordable housing in Waverley. It

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Figure 46 - Current funding model for affordable housing



Supporting assumptions:

Revenue from commercial floorspace = \$200,000 Average price of 1 bedroom dwelling in Bondi Junction = \$800,000 Number of years to save for 1 bedroom dwelling via current approach

is also the only planning mechanism that Council can fully control the collection of monetary contributions and where it gets invested. The evidence base in this strategy highlights that as housing and living prices continue to increase, continuing to live in the Waverley area cannot be justified for some of our long-term community members and workers on very low, low and moderate incomes. Housing in Waverley is extremely unaffordable where 30% of households that rent are in rental stress.

The funding split for VPA contributions will be reviewed as part of an update to the Planning Agreement Policy 2014. It is recommended that the update implement a framework that facilitates 100% of VPA contributions to be hypothecated to affordable housing, where appropriate. With no holistic scheme being led by State or Federal governments to address housing affordability, Councils must make the most of available mechanisms to take on this responsibility. Furthermore, capital works are required regardless of access to VPA funding so realistically they would find another funding source, often grant funding via the NSW Government. Therefore, the use of VPA funds for capital works may not be funding additional capital works but rather capital works that would have been funded via other sources or in later years in the Long Term Financial Plan.

Use of monetary contributions

Waverley Council has had a longstanding commitment to the provision of affordable housing. Between 1996 and 2010, Council secured 44 units for affordable housing and in 2016, Council invested a portion of its cash contributions in a joint purchase with Bridge Housing of a 4 x 2 bedroom unit block for affordable housing. Given the latest residential booms, this traditional model of purchasing older flat buildings is no longer viable or considered 'bang for buck'. Council cannot compete with developers who can pay a premium to renew these sites. Should Council continue the same approach to purchase apartments the current fund of approximately \$2.4 million could purchase two to three units.

Innovative affordable housing funding model

Council has recently negotiated a VPA for an in-kind contribution of commercial floor space in Bondi Junction. The net revenue from the floorspace is to be hypothecated to a public purpose in perpetuity, which in this case will be affordable housing. With Council's current model, the net revenue would be hypothecated to the affordable housing fund and will accrue until there is enough capital to purchase housing stock. Using this approach, it could take up to four years to purchase one dwelling for affordable housing, as outlined in the diagram below.

Waverley Local Housing Strategy

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Community Housing Provider (CHP) opportunities

Registered Community Housing Providers are a growing part of the social housing system, with the capacity to leverage their portfolio and attain access to funding streams to fund new affordable rental housing. Council has worked with a Community Housing Provider in the past to partner in the acquisition and ongoing maintenance of affordable housing.

Social, crisis and transitional housing

Waverley has a low proportion of social housing compared to other LGAs across Sydney. The amount of social housing should be increased across the LGA as it is aimed towards helping those most in need. Both Council and the State Government own social housing in Waverley. Council's social housing program is allocated to older people on a very low income.

Crisis and transitional housing is also available throughout Waverley for people seeking refuge from violent relationships, homelessness or any other circumstances that place them in a situation where they are without a home.

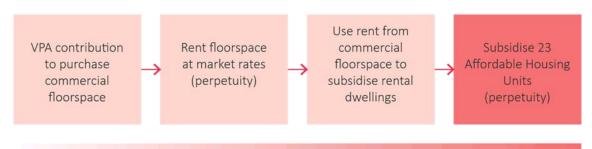
Alternative housing models

Waverley should encourage and facilitate new ideas for housing such as creative tenancy arrangements like shared co-operative living and new funding or delivery models.

Build-to-rent residential is an emerging asset class in Australia. Note, this is not a land use term and there are no restrictions limitis this in the LGA. The development type generally reflects a typical residential flat building but is designed and built specifically to be rented out over the long-term by institutional or private owners. This could add to rental stock in the area for those who cannot afford to purchase in the market.

Co-operative living/co-housing is a people-centred approach where housing is designed and developed for specific needs. It ensures choice and control in the housing market. There are many benefits from co-operative living such as catering for diverse household types at different stages of life, security of tenure, reduced living costs and self-management. It also provides the opportunity for innovative design focusing on vibrant communities, environmental sustainability and the productive use of shared spaces.

Figure 47 - Proposed funding model for affordable housing



perpetuity

Supporting assumptions: Price Annual \$550 \$28,600 Average market rent in Bondi Junction Avg. of 1 & 2 BR dwellings Affordable rent \$440 \$20,020 Based on 65-75% of weekly rent benchmark Rental difference \$8,580 Annual market rent minus affordable rent No. of dwellings subsidised annually Commercial floorspace revenue (\$200k) divided 'rental difference' 23 dwellings (\$8,500)

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Table 9 - Priority H3 Actions

In giving effect to the Greater Sydney Commission Eastern City District Plan, this Local priority delivers on the following planning priorities:

E3: Providing Services and social infrastructure to meet peoples changing needs

E4: Fostering healthy, creative, culturally rich and socially connected communities

Action		Mechanism	Timeframe
H3.1	Develop an affordable housing contributions scheme for all new apartment developments. Initial modelling and analysis suggests the scheme could comprise the following elements:	Policy and legislation	Short-term
	$\ensuremath{^{*}}$ A small levy (1-3%) applying to all new residential apartment development		
	st A higher levy (10-15%) applying to sites receiving uplift through planning controls.		
	$\ensuremath{^{*}}$ Contributions to offset the loss of affordable housing.		
H3.2	Update the VPA Policy to allocate 100% of VPA contributions towards affordable housing. Develop criteria to determine where this is appropriate.	Policy and legislation	Short-term
H3.3	In collaboration with the Housing Programs and Community Support team, investigate and implement new housing delivery models to maximise the provision of affordable housing.	Policy and legislation	Short-term
H3.4	Work with Randwick and Woollahra Council on a regional approach to addressing affordable housing.	Collaboration	Ongoing
H3.5	Advocate to the NSW Government for a more holistic approach to addressing affordable housing.	Advocacy	Ongoing
H3.6	Council should continue to investigate opportunities for the provision of affordable housing in partnership with community housing providers (CHPs).	Collaboration	Short-term
H3.7	Advocate for improvements to the Affordable Rental Housing SEPP 2009- specifically the date to determine where contributions are applicable, investing contributions back into Waverley and that built outcomes, particularly boarding houses, are affordable.	Advocacy	Ongoing
H3.8	Update relevant zone objectives to encourage the provision of affordable housing.	Policy and legislation	Short-term
H3.9	Continue supporting the increased provision of social, crisis and transitional housing. Look to working with the Land and Housing Corporation (LAHC) to increase the provision of this kind of housing.	Collaboration	Ongoing

Waverley Local Housing Strategy



Priority H4 Improve liveability, sustainability and accessibility through high quality residential design

Future housing should go above and beyond the minimum design and sustainability standards to ensure they are resilient and can be adapted for a range of needs. High quality housing is also liveable.

Sustainable housing

The buildings that are built today will need to last for future generations. They do this by maximising quality and affordability and fostering optimal use of materials, water and energy resources, while ensuring adaptability and resilience to demographic and environmental changes. The existing building stock will need to perform under the pressures of climate change, which means having increased thermal comfort and adaptability to the external temperature, minimising the power load, being prepared to reduce costs and damage from extreme storm events, and managing water more sustainably.

Sustainable housing should use materials that reflect heat, and by providing adequate tree canopy and vegetation for shade, as well as deep soil planting rather than paved areas. A way to manage the urban heat island effect is to integrate green roofs and facades, as well as plant and maintain canopy trees, and reduce paved areas. This provides more shade, and less reflective surfaces to reduce the urban heat island effect, but also increases habitat for plants and animals, as well as increasing permeable area on site to reduce stormwater runoff. An important environmental design element that is often forgotten is permeable landscaping (that is, areas that are not paved or concreted) which can be either planting or turf, which allows water to replenish the soil and water table beneath. This is important because it increases the health of the soil, reduces stormwater runoff into the ocean, and reduces the heat island effect by lowering the localised microclimate temperature.

Passive design

Passive design is architectural design that responds to the specific microclimate of a site to minimise the need for active power consumption and production. Passive design is very specific to each site and is therefore difficult to mandate or design a standard approach for. However, this approach would lead to not only minimising the load on the power grid, but also improving the general performance, comfort and lifespan of buildings. Typical Passive design approaches include clever selection of materials, the use of thermal mass and planting to create heat or cool through the day.

Accessible and Adaptable Housing

Accessible and adaptable housing enables people with disability and older people to live with independence and dignity, and age in place. Housing that is universally designed is more versatile and can better meet the changing needs of occupants, including families, over their lifetimes.

It is recommended that Council continue to apply its existing approach to requiring 20% of dwellings in developments with 10 or more dwellings to be adaptable units in accordance with the Australian Standard AS 4299-1995 Adaptable Housing and that all new dwellings (excluding detached housing and other low density residential) comply with the Livable Housing Design Guidelines Silver Level.

Design excellence

Planning controls are key to encouraging design excellence in new development. Waverley has a Design Excellence Advisory Panel that reviews development applications and pre-development applications and provides advice to Council staff and the determining authority (Waverley Local Planning Panel or Sydney Planning Panel) for a wide variety of development. Waverley regularly reviews and improves its own planning controls to ensure that new development is well-designed, provide a high level of amenity and sustainability for its residents and is a sensitive response the surrounding streetscape.

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Table 10 - Priority H4 Actions

In giving effect to the Greater Sydney Commission Eastern City District Plan, this Local priority delivers on the following planning priorities:

E6: Creating and renewing great places and local centres and respecting the District's heritage.

E19: Reducing carbon emissions and managing energy, water and waste efficiently.

E20: Adapting to the impacts of urban and natural hazards and climate change.

Action		Mechanism	Timeframe
H4.1	Continue to work with other agencies and advocate for increases to the BASIX Energy, Water and Thermal Comfort standards and develop BASIX standards for waste for new dwellings and alterations and additions, to not only improve the sustainability performance of buildings today, but also to improve the ongoing resilience of buildings to climate change into the future.	Advocacy	Short-term
H4.2	Investigate developing a design guide for controls relating to passive design, requiring buildings to be designed to respond to the environment and microclimate of a specific site. Investigate success of approaches in Victoria where Councils have a dedicated Ecologically Sustainable Design (ESD) Officer to assist certain projects to improve the passive design and other ESD approaches on a site by site basis.	Policy and legislation	Short-term
H4.3	Work with other agencies to develop guidelines for housing design and advocate for a mandatory whole-of-house energy & water rating scheme with minimum performance standards, to ensure that the existing housing stock is retrofitted and that new developments meet the minimum performance standards to ensure comfortable, affordable, sustainable housing for all Waverley residents.	Local Government Guidelines and Advocacy for change at State Government Level	Medium term
H4.4	Investigate developing a policy implementation plan and design guide for Green Roofs and Walls, which would outline a plan for how to increase urban vegetation to reduce heat in the Waverley LGA, as well as design guidelines for building green walls or roofs, deep soil planting and permeable landscaping.	Further research	Short-term

Waverley Local Housing Strategy



Priority H5 Ensure new development is consistent with the desired future character

The Waverley LGA has a rich diversity of architectural styles and dwelling types from detached dwellings by the beach, medium density townhouses and manor homes, to high-rise living in the Bondi Junction Strategic Centre. It is crucial that the local character and housing diversity in these areas is preserved as future housing growth will consist almost entirely of apartments in medium to high density development.

Local character

Local character is what makes one area distinctive from another. It is the way an area 'looks and feels'. Character is created through the interrelation of distinctive natural and built elements in the public and private domains, including topography, vegetation, streetscape, built form, activity types, as well as the emotional and cultural experience of a place.

Where the character of an area is highly valued, there are opportunities to maintain or enhance that character for the enjoyment of existing and future residents, workers and visitors. Respecting local character does not mean that change cannot occur, rather it means that good planning and design needs to be implemented to ensure new development builds on the valued characteristics of an area. Places which develop in response to an identified local character and agreed desired future character are likely to be more liveable, more sustainable and more productive. In response to the NSW Government's direction to elevate the consideration of local character in planning and decision making, Council is investigating how to integrate local character within the local planning system, first as part of the strategic planning process and then through its translation into statutory controls.

Heritage Review

Heritage forms an important part of local character. Waverley is required to maintain a list of heritage items and conservation areas that are significant to the local area under the Local Environmental Plan 2012 (Schedule 5). Protection of heritage is consistently raised as an important issue by our community. Council officers have recently prepared a heritage assessment to identify, analyse and assess the environmental heritage of the Waverley local government area, make practical recommendations for its conservation, recommend existing and ongoing heritage promotions and educate and inform Waverley's residents about heritage protection.

Sensitive alterations and additions

Given the diminishing availability of lower value sites there is increased pressure to replace high value residential uses with even 'higher' value residential uses and densities. This trend is occurring in Waverley where houses are replaced by apartments and existing apartment complexes are further developed with additional apartments through alterations and additions. There are also different approaches to the design of these additions. Council has supported cohesive alterations that maintain the core form and articulation of the original building.

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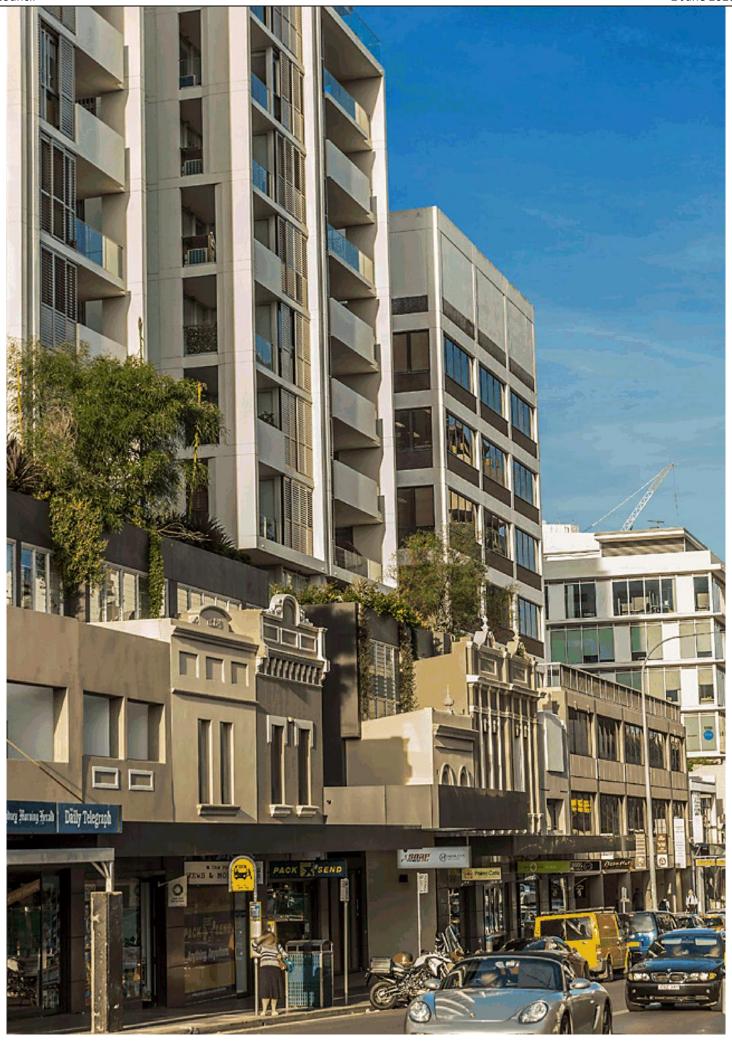
Table 11 - Priority H5 Actions

In giving effect to the Greater Sydney Commission Eastern City District Plan, this Local priority delivers on the following planning priority:

E6: Creating and renewing great places and local centres, and respecting the District's heritage

Action		Mechanism	Timeframe
H5.1	Complete Local Character Statement Discussion Paper to identify important areas of local character that warrant more tailored planning controls, including where exemptions could be sought from the Code SEPP.	Policy and legislation	Short-term
H5.2	Complete Heritage Review to identify, analyse and assess the environmental heritage of the Waverley local government area and make practical recommendations for its conservation.	Policy and legislation	Short-term
H5.3	Investigate reviewing the LEP and DCP controls to allow sensitive changes to older apartment blocks that encourages design excellence and improves sustainability outcomes without compromising the desired future character and amenity of the surrounding area.	Policy and legislation	Short-term

Waverley Local Housing Strategy



9 IMPLEMENTATION

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9.1 Mechanisms

Both planning and non-planning mechanisms will be used to achieve the visions and actions in this strategy. This section outlines the three overarching mechanisms available to local government to effect change in the housing space.

9.1.1 Advocacy

Council has a key role in advocating for the public interest to the state and federal government on housing issues. Council actively works with other local councils to discuss current housing issues to collectively address issues that occur across Sydney.

Advocacy can be achieved through submissions to planning legislation and policy reviews, inquiries and establishing working relationships with key stakeholders to discuss important issues.

9.1.2 Planning legislation and policy

Council's planning controls, including the Local Environment Plan and Development Control Plan, and supporting policies directly impact the amount and type of housing that will be delivered in Waverley. Following the finalisation of this strategy and other strategic studies, e.g. Village Centres Strategy and heritage review, a comprehensive review of the LEP will be completed. This comprehensive review will inform a Planning Proposal that will need to be prepared to make any changes to the LEP.

This strategy makes recommendations for opportunities to review planning controls or undertake further research to inform planning controls.

9.1.3 Collaboration

Council will work with other levels of government, other councils, academic institutions, business, not-for-profit groups and the community in addressing housing issues.

Working collaboratively provides the opportunity to learn new concepts and strategies from working in a multi-disciplinary group. It encourages innovative thinking and can link research with practice settings to strengthen a range of evidence based solutions. It also provides a process for public participation and an opportunity for groups and individuals to express their views about planning issues.

9.2 Monitoring and review

Council will monitor the progress of the priorities, objectives and actions of this strategy on an ongoing basis. This is essential to track its progress, ensuring accountability and transparency and ongoing adjustment, as required.

Monitoring and reporting to inform a review will involve:

- Annual reviews of the monitoring indicators in the implementation and delivery plan
- Review of this strategy and its actions where it requires significant amendment, should it become out of date with Council's and/or the District Plan's strategic priorities
- Review of housing supply against targets in accordance with the timeline

Waverley Local Housing Strategy

8.3 Implementation and delivery plan

	Issue	Action	Mechanism	Time- frame
Н1	Manage housing growth sus	tainably and in the right locations		
1.1	There is sufficient capacity under current controls to accommodate our housing target and meet housing needs up to 2036.	Continue to facilitate housing development utilising capacity available under current controls.	Policy and legislation	Ongoing
1.2	Traffic congestion is a significant concern for the community.	Work with Transport for NSW to review the capacity of the traffic network in Waverley to understand the impact of any future dwelling growth.	Collaboration	Short-term
1.3	Understanding water infrastructure capacity is key considering future housing growth.	Work with Sydney Water to further understand the capacity of the existing water and wastewater network and the extent of upgrades that would be required to these systems to accommodate future growth.	Collaboration	Short-term
1.4	Planning proposals are consistent with Council's strategic priorities.	Any Planning Proposals to increase residential development capacity should be consistent with the Principles for Change as outlined in the LSPS, such as "Proposals should create demonstrable public benefit" and "Proposals should be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement."	Policy and legislation	Ongoing
1.5	Notwithstanding existing ostensible housing capacity, not every lot will redevelop and should housing capacity not meet our housing target and accommodate sufficient supply, sensitive uplift in the planning controls may need to be undertaken. Furthermore, work should be undertaken to consider how population can be accommodated after 2036.	Monitor the ongoing housing supply and take up of capacity against our housing targets. Consider opportunities for sensitive uplift.	Policy and legislation	Medium- term
	Monitoring indicators # net annual dwelling increase	compared to housing target dential development that align with principle	s for shange	

of planning proposals for residential development that align with principles for change

	Issue	Action	Mechanism	Time- frame
H2	Encourage a range of housing onti	ions to support and retain a diverse cor	mmunity	
2.1	There is significant underlying future demand from families and downsizers requiring apartments larger than one to two bedrooms. Some Councils have mandated a percentage of apartments to be three bedroom in their LEP.	Review bedroom mix for new development in planning controls with a view to promoting three bedroom apartments.	Policy and legislation	Short- term
2.2	Ensuring there is capacity for future seniors housing developments as the population ages and address insensitive development approved on non-residential land under the Seniors Housing SEPP.	"Undertake a more detailed review to confirm capacity for future seniors housing and, where seniors housing is currently permissible on non-residential land under the Seniors Housing SEPP, implement planning controls, and opportunity sites where it would be most suitable. Investigate including zone objectives in the LEP to encourage seniors housing and that it is consistent with desired future character."	Policy and legislation	Short- term
2.3	Short term rental accommodation, such as Airbnbs has had a detrimental impact on the availability of long-term rental stock, flows on to rental affordability, as well as neighbourhood amenity. Council's submission seeking to reduce the No. of days unhosted Airbnbs can be let, from 180 to 90 days was refused by the Minister.	Monitor the implementation of the new Short term rental accommodation policy framework and continue advocating for improved controls where appropriate.	Policy and legislation	Ongoing
2.4	The Low Rise Medium Density Housing Code allows higher density forms than Councils LEPs, particularly with a provision allowing for smaller minimum lot sizes. Most Sydney Councils sought an exemption from the Code to review and update their controls. Waverley did not seek an exemption and we will monitor the impact to understand whether certain areas should be exempted from the Code SEPP.	Undertake further analysis and monitor the applicability of the Low Rise Medium Density Housing Code to assess whether Council's controls be updated to reflect the MDHC to encourage Development Assessment pathway. This analysis should include a review of the minimum lot size for subdivision under the LEP and the code.	Policy and legislation	Short- term
	Monitoring indicators % mix of studio, one bedroom, two be # and type of seniors housing delivere # of STRA dwellings in Waverley	edroom and three bedroom apartments ed IC and number of dwellings completed u		

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	Issue	Action	Mechanism	Time- frame
Н3	Increase amount of affordable re	ntal housing and social housing		
3.1	Affordable rentals are being eroded due to gentrification and redevelopment and long-term residents and key workers are provided with fewer opportunities for staying in the area.	"Develop an affordable housing contributions scheme for all new apartment developments. Initial modelling and analysis suggests the scheme could comprise the following elements: * A small levy (1-3%) applying to all new residential apartment development * A higher levy (10-15%) applying to sites receiving uplift through planning controls. * Contributions to offset the loss of affordable housing. "	Policy and legislation	Short- term
3.2	Funding an affordable housing program is very difficult given limited funding sources.	Update the VPA Policy to allocate 100% of VPA contributions towards affordable housing. Develop criteria to determine where this is appropriate.	Policy and legislation	Short- term
3.3	The current approach to delivering affordable housing is not working. There is a need to explore and develop new ideas to increase the amount of affordable housing.	In collaboration with the Housing Programs and Community Support team, investigate and implement new housing delivery models to maximise the provision of affordable housing.	Policy and legislation	Short- term
3.4	Affordable housing delivery should take an approach that considers how housing submarkets operate and the limited development sites in Waverley LGA.	Work with Randwick and Woollahra Council on a regional approach to addressing affordable housing.	Collaboration	Ongoing
3.5	The NSW Government limits mechanisms to make a meaningful impact on affordable housing delivery.	Advocate to the NSW Government for a more holistic approach to addressing affordable housing.	Advocacy	Ongoing
3.6	The Affordable Rental Housing SEPP 2009 is not meeting its objectives to deliver affordable housing outcomes. Contributions to offset the loss of affordable housing cannot be applied given a loophole in the legislation and new boarding houses are not being leased at an affordable rate.	Advocate for improvements to the Affordable Rental Housing SEPP 2009 - specifically the date to determine where contributions are applicable, investing contributions back into Waverley and that built outcomes, particularly boarding houses, are affordable.	Advocacy	Ongoing

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	Issue	Action	Mechanism	Time- frame
Н3	Increase amount of affordable re	ntal housing and social housing		
3.7	The current approach to delivering affordable housing is not working. There is a need to explore and develop new ideas to increase the amount of affordable housing.	Council should continue to investigate opportunities for the provision of social housing in partnership with community housing providers (CHPs) and neighbouring Councils.	Collaboration	Ongoing
3.8	LEP zone objectives do not include affordable housing.	Update relevant zone objectives to encourage the provision of affordable housing.	Policy and legislation	Short- term
3.9	There is an identified need for social, crisis and transitional housing.	Continue supporting the increased provision of social, crisis and transitional housing. Look to working with the Land and Housing Corporation (LAHC) to increase the provision of this kind of housing.	Collaboration	Ongoing
	Monitoring indicators # of affordable housing units % of affordable housing supply to tota \$ amount of monetary contributions			

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	Issue	Action	Mechanism	Time- frame
Н4	Improve liveability, sustainal	bility and accessibility through high qualit	y residential desi	gn
4.1	The current BASIX standards are well below what is required for Waverley Council to meet its community greenhouse gas reduction target of 70% by 2030 (based on 2003/04 benchmark) or the NSW Government to meet it's target of Net Zero Emissions by 2050 .	Continue to work with other agencies and advocate for increases to the BASIX Energy, Water and Thermal Comfort standards and develop BASIX standards for waste for new dwellings and alterations and additions, to not only improve the sustainability performance of buildings today, but also to improve the ongoing resilience of buildings to climate change into the future.	Advocacy	Short-term
4.2	There is a need to design and build quality housing that is comfortable to live in and energy and cost- efficient to run and that keeps people cool during extremes in temperature	Investigate developing a design guide for controls relating to passive design, requiring buildings to be designed to respond to the environment and microclimate of a specific site. Investigate success of approaches in Victoria` where Council's have a dedicated Ecologically Sustainable Design (ESD) Officer to assist certain projects to improve the passive design and other ESD approaches on a site by site basis.	Policy and legislation	Short-term
4.3	There is a need to reduce carbon emissions and improve energy and water efficiencies in the existing housing stock.	Work with other agencies to develop guidelines for housing design and advocate for a mandatory whole-of-house energy & water rating scheme with minimum performance standards, to ensure that the existing housing stock is retrofitted and that new developments meet the minimum performance standards to ensure comfortable, affordable, sustainable housing for all Waverley residents.	Local Government Guidelines and Advocacy for change at State Government Level	Medium- term
4.4	There is a need to reduce the urban heat island effect.	Investigate how to increase the urban canopy to reduce heat, as well as ways to encourage more planting as part of every development from trees to green walls or roofs, deep soil planting and permeable landscaping.	Further research	Short-term
	parameters to include commun tronic wastes in shared spaces increased energy and water per increased urban vegetation acre develop waste management an	rformance of residential buildings	ecovery such as te	

	Issue	Action	Mechanism	Time- frame
H5	Ensure new development is consis	stent with desired future character		
5.1	Certain areas of high value character can be unduly impacted by insensitive redevelopment. Council cannot control Code approved housing.	Complete Local Character Statement Discussion Paper to identify important areas of local character that warrant more tailored planning controls, including where exemptions could be sought from the Code SEPP.	Policy and legislation	Short- term
5.2	Waverley has lost and is at risk of losing buildings with heritage value, given ongoing development pressure.	Complete Heritage Review to identify, analyse and assess the environmental heritage of the Waverley local government area and make practical recommendations for its conservation.	Policy and legislation	Short- term
5.3	Inconsistent approach to the design of alterations and additions to older residential buildings. Some older apartment blocks require fire and safety upgrades and seek an additional level to pay for this. There are no guidelines for circumstances and approach for additions. There is also an opportunity to incentivise improved sustainability outcomes.	Investigate reviewing the LEP and DCP controls to allow sensitive changes to older apartment blocks that encourages design excellence and improves sustainability outcomes without compromising the desired future character and amenity of the surrounding area.	Policy and legislation	Short- term
		t Discussion Paper ttal of any recommendations for changes nes for sensitive changes to older apartm		

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10.1 Appendix A – Glossary

Abbreviation	Term
ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
CDC	Complying development certificate
CHP	Community housing provider
CSP	Community Strategic Plan
DCJ	Department of Communities and Justice formerly known as Department of Family and Community Services
DPIE	Department of Planning, Industry and Environment
GSC	Greater Sydney Commission
GSRP	Greater Sydney Region Plan
LGA	Local Government Area
LHDP	Local Housing Discussion Paper
LSPS	Waverley Local Strategic Planning Statement
SEPP	State Environmental Planning Policy
SEPP 70	State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)
SSROC	Southern Sydney Region of Councils
VPA	Voluntary planning agreement
WAMP	Waverley Architectural Mapping Project
WLEP	Waverley Local Environment Plan 2012

Term	Definition
Affordable rental housing	Housing that is owned by government or a registered community housing provider and rented to a mix of very low to moderate income households.
Housing stress	A household is categorised as being in housing stress where it spends 30% or more of household income on housing costs.
Low cost housing	Housing that is 'naturally' more affordable than other stock e.g. older boarding houses, granny flats
Social housing	To qualify for social housing, tenants must be on very low to low incomes, need to support to live independently and/or have been unable to find affordable housing in the private market. Social housing includes public, community and Aboriginal housing. Public housing is managed by Department of Communities and Justice (DCJ formerly known as Family and Community Services) while community housing is managed by non-government organisations.
Voluntary planning agreement	A planning agreement is a voluntary agreement or other arrangement between one or more planning authorities and a developer under which the developer agrees to make development contributions towards a public purpose.
Effective demand	The quantity of housing that owner occupiers, investors and renters are able and willing to buy or rent in the housing market.
Underlying demand	The need for housing based on the number of households in the population.

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10.2 Appendix B - Application of the Seniors Housing SEPP to Waverley LEP 2012 land use table

		B 1 11 11 1
Land Use Zone	Permissible*	Prohibited
R2	Yes Seniors housing, Dwelling houses	Any other development not specified in item 2 or 3 i.e. Registered clubs, Hospitals
R3	Yes Seniors housing, Any other development not specified in item 2 or 4 i.e. Dwelling houses, Residential flat buildings	Registered clubs
R4	Yes Residential flat buildings, Any other development not specified in item 2 or 4	Registered clubs
B1	Yes Seniors housing, Any other development not specified in item 2 or 4 [Registered club additional permitted use at 118 Ramsgate Avenue 'North Bondi RSL' and 113 Macpherson Street 'Bronte RSL']	Residential accommodation, Registered clubs, Hospitals
В3	Yes- where the land is currently being used for the purposes of a Registered club and a SCC has been issued	Residential accommodation
	Registered clubs, Any other development not specified in item 2 or 4	
B4	Yes- where the land is currently being used for the purposes of a Registered club and a SCC has been issued	Residential accommodation
	Registered clubs, Any other development not specified in item 2 or 4	
SP2	Yes- where a site compatibility certificate (SCC) has been issued (other than on land which development for the purposes of hospitals is permitted). Note: does not apply to dual occupancy development Land zoned for special uses including Health Services Facility, Educational Establishment, Place of Public Worship, as development that is ordinarily	-
	incidental or ancillary to development for that purpose	
RE1	Yes- where the land is currently being used for the purposes of a Registered club and a SCC has been issued Registered clubs	Any development not specified in item 2 or 3
RE2	Yes-where the land is currently being used for the purposes of a Registered club and a SCC has been issued Registered clubs	Any development not specified in item 2 or 3
E2	-	Seniors housing, Residential flat buildings, Any development not specified in item 2 or 3
	udes land within a HCA per cl.4A until 1 July 2020 and 'environmentally sensitives SEPP	e land' per Schedule 1 of

Seniors SEPP

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10.3 Appendix C – Capacity assessment

A capacity assessment has been completed to identify what lots still have capacity to accommodate additional dwellings on a lot by lot basis. Three scenarios were developed, two using data collected from the Waverley Architectural Mapping Project and one using the DP&E's Housing Mapping Scenario Tool (HSMT).

Bondi Junction

Beyond the supply pipeline outlined in section 6.4.5, there are a few remaining sites left in Bondi Junction. Using the HSMT, these sites collectively have a theoretical capacity of 200 dwellings.

Areas outside Bondi Junction

Three scenarios, differentiated by their base assumptions, were developed for the LGA outside Bondi Junction. The LGA was split into three areas North, Bondi Basin and South.

Methodology - Council approach

The following housing capacity analysis is an estimate of the net additional dwellings that can be accommodated under the current planning controls. The sources of data to complete the analysis were the Waverley Architectural Mapping Project and Council's land and property information database. It allowed for a fine grain analysis, including feasibility considerations.

Land Use Zones

Only lots where residential development is permitted has been included in this capacity analysis. Roads, footpaths, infrastructure zoned SP2 and commercial centres have been excluded.

Developable lots

The abovementioned zones permit residential but may not have capacity for additional dwellings due to site constraints, existing development on the site or legislative constraints. The following criteria were applied to exclude the lots that cannot be or are unlikely to be redeveloped.

Strata and company title

Lots under strata and company title were excluded as they were deemed too difficult and costly to negotiate with multiple owners to purchase the site. Also, these lots would require a higher development return to be an attractive option compared to development on other lots. Should development occur e.g. rooftop additions, on these sites it is unlikely it would significantly increase dwelling yield.

Heritage

All heritage items were excluded due to additional design provisions that must be met. Conservation areas were included as development is less restricted compared to a heritage items, so long as it is sensitive to the character of the conservation area.

Lot size

Lots had to be equal to or greater than the minimum lot size under the Medium Density Design Guide for a dual occupancy, which is 60% of the relevant LEP lot size to do torrens title subdivision.

Architectural style

Architectural style, particularly post war styles (1950s onwards), generally aligned with the year they were built. Anything that was built after 1990 would be 'too new' in the scheme of potential development sites to redevelop.

Number of storeys

Lots there were 3 or more storeys were excluded as it indicates that the site could already be heavily capitalised and unlikely to be redeveloped or if development was to occur it would not significantly increase dwelling yield.

Dwelling type

The Waverley Architectural Mapping Project collected data on dwelling typologies throughout the LGA. These typologies were defined according to the classification of medium density housing types in the DPIE's Low Rise Medium Density Housing Design Guide.

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3. Scenario testing

The abovementioned criteria was applied to the LGA and then split up into two scenarios accordingly:

Scenario One: excluded everything from two dwellings up to residential flat buildings.

Scenario Two: excluded everything from multi dwelling housing up to residential flat buildings.

4. Potential dwelling yield

Each scenario was then further categorised by zoning to work out the net dwelling yield.

Lots in R2

Where lots met the assumptions above, the net capacity was one dwelling. This assumes a duplex is built, which equals one additional dwelling after factoring the demolition of the existing dwelling.

Lots in R3, B1, B4

The maximum gross floor area (GFA) was calculated by multiplying the floor space ratio (FSR) control by the existing lot size. The development yield was then extracted by dividing the GFA by an average apartment size. The net capacity was then worked out by subtracting the existing dwelling.

Methodology – Housing Mapping Scenario Tool

The DP&E released the Housing Mapping Scenario Tool (HMST) to assist Councils with the preparation of their Local Housing Strategies. To identify developable lots, lots that were strata titled, heritage items were excluded from the capacity assessment.

Results

The results in the table below show that Waverley theoretically has the capacity to develop further under the current planning controls. The methodology developed by Council for scenarios one and two, identify the remaining 'low hanging fruit,' i.e. ideal developable sites that are not already heavily capitalised. These sites are older single detached homes less than two storeys under scenario one and older detached, semi-detached, terraces and dual occupancies less than two storeys under scenario two. Adding semi-detached, terraces and dual occupancies to scenario two identified additional capacity for 500 dwellings.

It is important to note that these figures are theoretical capacity estimates and not theoretical supply estimates, therefore it does not assume that Waverley will develop to maximum capacity.

Table 12 - Theoretical dwelling capacity results					
	Theoretical dwelling capacity estimate including alternative secondary dwellings				
Area	Scenario One	Scenario Two	HMST		
Northern suburbs + Southern suburbs + Bondi Basin	2,001	2,565	3,774		
Bondi Junction	200	200	200		
Total Dwelling Capacity	2,201	2,765	3,974		

Source: Waverley Architectural Mapping Project 2018, Waverley LEP 2012, NSW State Government Housing Mapping Scenario Tool.

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Waverley Local Housing Strategy

Council	2 June 2020

1. Response to submissions to Local Housing Discussion Paper and draft LSPS

The submissions table below was prepared for the exhibition of the draft Local Housing Discussion Paper and draft LSPS. This was included as an attachment to the Council report (4th February 2020) that adopted the LSPS as final. Updates made to the submissions table below include:

- Additional comments were received from Sydney Water and Transport for NSW. These have been included under 'Infrastructure to Support Housing Growth'
- The action/response column is consistent with the table that was included as an attachment to the LSPS finalisation council report. The comments only differ where more detail is provided relating to specific sections the comment relates to in the LHS.

Issue / Comment	Author	Action / Response
Liveability – housing supply		
 Comment - the role of Bondi Junction is best suited towards predominantly residential uses supported by other commercial and retail uses. Mirvac recommends Council continue to emphasise residential uplift in and around the core of Bondi Junction, to support a vibrant centre. Restrictions of residential FSR in favour of commercial floor spaces may unnecessarily limit development potential in BJ (p.2). 	Mirvac / EU	Noted and not supported. Council has submitted a Planning Proposal to DPIE to apply a non-residential FSR to the Bondi Junction Strategic Centre. Surrounding areas of the suburb of Bondi Junction will continue to remain residential.
 Support for "Priority 6 Facilitate a range of housing opportunities to support and retain a diverse community", and in particular notes the opportunity for mixed-use precincts within the LGA to can play a significant role in delivering on this planning priority. 	Mirvac / EU	Noted.
 Support for Priority 6 to facilitate a range of housing opportunities to support and retain a diverse community. 	Evolve Housing	Noted.
 Recommendation to offset the cost of additional non-resi FSR: Council investigate opportunities within BJ to accommodate more resi FSR; and Investigate opportunities to increase density at the periphery of the centre, allowing future growth of town centre. BJ do 'heavy lifting', in turn this would protect character of lower-density residential areas in LGA. LSPS to identify areas to accommodate additional residential density (i.e. Figure 2 of Mirvac submission). 	Mirvac / EU	Noted and not supported. Bondi Junction has recently accommodated the majority of residential growth in the LGA and there are limited opportunities for expansion of the high rise beyond current boundaries given fine grain character and heritage areas immediately adjoining Bondi Junction.
 Comment - reserve judgement on the housing targets until review of Sydney's housing supply. 	UDIA	Noted.

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Issue / Comment	Author	Action / Response
 Recommendation Council review housing targets following the finalisation of the other district plans (?). 		
 Recommendation for housing targets in the LHS should be incorporated within the final LSPS and the LSPS re-exhibited. Amend Action 1 (Priority 6) to reflect this. 	Mirvac / EU	The final LSPS has been updated to reflect the housing targets in the LHS.
 Comment - the Waverley LSPS must look beyond the existing controls will deliver in terms of housing and jobs growth and whether they will simply meet current targets. Concern is raised that Council views the housing target as a maximum, whereas it should be viewed as a minimum. 	Ethos Urban (260A Bondi Rd)	Noted. A discussion about housing targets at p. 51. The housing targets will be used as a guide to monitor housing supply and how it will meet future population growth, rather than a maximum or minimum.
Infrastructure to support housing growth (State government comments)		
 Comment – to assist Council in aligning growth with the delivery of water related services, Sydney Water requests that Council regularly inform Sydney Water of any changes to project population, dwelling and employment data. 	Sydney Water	Noted.
 There is some capacity in the local water and wastewater systems to accommodate some of the proposed development. However some upgrades will be required to support the full development. Further planning investigations would be need to determine the required upgrades. 	Sydney Water	Noted. An action has been included under Priority H1 Manage housing growth sustainably and in the right location to continue working with Sydney Water to keep them informed of any changes to planning controls.
 Sydney Water can also contribute to the master planning work for the various key development areas and advise on the range of water servicing alternatives available (e.g. basic water and wastewater services through to a more holistic water sensitive outcome such as greening and cooling as part of sustainable development). The opportunities with this will vary depending on the location and extent of the redevelopment. 	Sydney Water	Noted.
In response to the dwelling targets: • The operation of the of the existing road network (base 2019) would need to be modelled and analysed to determine the current level of service and would indicate how much spare capacity we have on the road network. This could be used to determine what uplift the road network could sustain if there were no improvements made or if there were localised intersection upgrades etc. to reduce congestion.	Transport for NSW	Noted. An action has been included under Priority H1 Manage housing growth sustainably and in the right location to work with Transport for NSW to review the capacity of the traffic network in Waverley to understand the impact of any future dwelling growth.
In response to potential threshold of the roads with projected growth: • The capacity of the road needs to be determined by calculating the traffic volumes generated by the future uplifts and also including the existing background traffic (factored up using the annual traffic growth rates till the future year). Once again needs to be modelled.	Transport for NSW	Noted. An action has been included under Priority H1 Manage housing growth sustainably and in the right location to work with Transport for NSW to review the capacity of the traffic

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Author	Action / Response
	network in Waverley to understand the impact
	of any future dwelling growth.
Mirvac / EU	Noted. The land use opportunities and constraints of the LGA have been detailed at pages 42-50 to detail where development is likely to occur based on the existing capacity of the current controls. See also <i>Priority H1</i> Manage housing growth sustainably and in the right location.
Bridge Housing	Noted. This is a key constraint for the delivery of affordable housing in Waverley. Council's intentions to address this are discussed under <i>Priority H3 Increase the amount of affordable rental and social housing.</i>
UDIA	Noted. Issues relating to the renewal of older residential flat buildings are discussed at pg. 76 Priority H5 Ensure new development is consistent with the desired future character.
Mirvac / EU	Noted. There are no changes to planning controls to allow for additional housing in specific locations. This can be addressed by site specific planning proposals that are in line with Council's strategic priorities.
Evolve Housing	Noted.
Evolve Housing	Noted. This point alludes to rezoning areas to collect contributions for affordable housing through SEPP 70. Whilst Council supports the provision of affordable housing, other options are discussed at pg. 70 <i>Priority H3 Increase the amount of affordable rental housing and social housing.</i>
	Mirvac / EU Bridge Housing UDIA Mirvac / EU Evolve Housing

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Issue / Comment	Author	Action / Response
Support for Planning Priority 6, Action 5 "Review planning controls to provide for diverse types of housing".	Bridge Housing	Noted. A diversity of housing types has been included in the LHS <i>Priority H2 Encourage a range of housing options to support and retain a diverse community.</i>
 Support for Planning Priority 6, Action 8 "Review demand for seniors housing in the Eastern suburbs area". 	Bridge Housing	Noted. Seniors housing demand has been discussed at pg. 34.
 Support for Planning Priority 6, Action 12 relating to the provision of student and worker housing, being undertaken urgently, particularly to support key workers in the area. 	Bridge Housing Evolve Housing	Noted. Demand for key worker housing is outlined at pg. 58.
 Support for the provision of a diverse mix of housing typologies and tenures to cater for the needs of people at all stages of their lives including the important provision of affordable housing. 	Evolve Housing	Noted. A diversity of housing types has been included in the LHS <i>Priority H2 Encourage a range of housing options to support and retain a diverse community.</i>
 Comment - alternative rental models are not referenced in LHS or LSPS. 'Build to rent' development models should be considered. Investigate planning concessions to further promote this alternative housing typology. Refer to submission for detailed information. LSPS should acknowledge that future planning controls should accommodate this housing typology, and appropriate density incentives to encourage best practice design and construction procedures. Recommendation to insert new action (Priority 6) investigating Build to Rent in commercial zones, consistent with the treatment of certain residential uses such as hotels. 	Mirvac / EU	Noted. Build to rent is acknowledged as an alternative housing model on pg. 73 but it is noted that is an ownership model and not a land use term. There are no restrictions limiting the development of this typology in the LGA.
 Recommend greater acknowledgement of the need for integrated housing options and greater social and cultural diversity within the LGA. There is an acknowledgement of the need for student and worker housing in Randwick Health and Education precinct but not throughout LGA in general - the LSPS only refers to people who can no longer afford to stay in Waverly. 	Resident Tom Rivard / Realm Studios Dr Samantha Graham / State of Mind	Noted. A range of housing, particularly affordable housing for particular needs is discussed at pg. 58 onwards. The actions also reflect this in <i>Priority H2 Encourage a range of housing options to support and retain a diverse community.</i>
Clarification sought. At p.31 there is mention of "lone person" households. Is this a typo? Should it be "one person" households?	Anonymous, Have Your Say (2)	Lone person households is a term utilised by the ABS.
Comment - Bridge Housing has considerable experience in the delivery of adaptable and accessible housing. Our organisation would appreciate the opportunity to engage with Council to discuss the practical application of delivery of this type of housing (Planning Priority 6, Action 6).	Bridge Housing	Noted. Council will continue to work with CHPs to deliver affordable housing where appropriate.

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Issue / Comment	Author	Action / Response
 Comment - Bridge Housing recognises that in some key locations, short-term letting is undermining the supply of affordable housing. However, in certain circumstances short- term letting can support the provision of affordable housing (e.g. genuine boarding house accommodation). This policy area should be carefully explored as part of the Affordable Housing Strategy (Planning Priority 6, Action 7). 	Bridge Housing	Short-term letting generally refers to holiday rentals such as AirBnB. Council recognises the importance of genuine boarding houses as a form of affordable housing in a discussion of affordable housing supply at pg. 60.
 Comment – Whilst the provision of crisis accommodation may be included within social housing it is highlighted that short-term accommodation provision is a key consideration in the area this should therefore be considered as part of the social housing provision or noted in addition to the social housing. Short-term crisis accommodation needs to be fit for purpose in terms of location and the type of accommodation it provides. This should be a consideration in the provision of the accommodation. Recommend Priority 6 be updated to reflect above. 	Bondi Beach Cottage	Crisis and transitional housing are highlighted in pg. 72 <i>Priority H3 Increase the amount of affordable rental housing and social housing.</i>
Liveability – affordable housing		
 Support for the inclusion of affordable housing within the LGA. " it keeps a greater, more diverse mix of people in the area, keeping people's minds and hearts open to 'difference' and addressing the (globally) rising levels of inequality in a way that is fairer and more considered than just following the 'gentrify / money talks' route that we may be drawn further into" - Dr Samantha Graham / State of Mind "More affordable housing in Waverley sends a signal to all-comers that the beauty of the coast and the LGAs facilities are open to all, and no dependent on having gone to the right school or entered the right profession." - Dr Samantha Graham / State of Mind" More affordable housing means a denser, more diverse resident population, which allows for more amenity and activity, more walkable neighbourhoods, and a transition to smaller dwelling houses, in favour of an increased provision of shared civic amenity develop a genuine Public Luxury" - Tom Rivard / Realm Studios 	Resident Tom Rivard / Realm Studios CHIA NSW Dr Samantha Graham / State of Mind	Noted.
 Recommend the LSPS recognise that housing affordability is an issue within the area. It should include some high-level measures of this need such as the proportion of households in the area who are in housing stress, and/or the proportion of very low- and low-income households in the area. The LSPS should commit to further quantifying and measuring the need for affordable housing within the LGA as a component of an LHS. 	Shelter NSW	Noted. This is discussed in Section 7, pg. 55 Housing affordability.

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Issue / Comment	Author	Action / Response
 Recommend Council to acknowledge the economic and social benefits of affordable rental housing and the role it plays in supporting job growth and economic prosperity for local communities. 	CHIA NSW	Noted. This is discussed in Section 7, pg. 55 Housing affordability.
 Recommend an Affordable Housing Strategy should be finalised prior to the finalisation of Council's LSPS. Findings of the Affordable Housing Strategy should be incorporated within the final LSPS. Amend Action 4 (Priority 6) to reflect this. 	Mirvac / EU	Noted. The final LSPS reflects the same priorities and actions in the LHS.
 Support for Council's commitment to preparing an Affordable Housing Strategy and an Affordable Housing Scheme to implement SEPP 70 locally (Planning Priority 6, Action 3). 	CHIA NSW Bridge Housing	Noted.
Support for the use of SEPP 70.	Evolve Housing	Noted.
 Comment - an Affordable Housing Strategy is currently listed as a short-term project (5- years), however should be undertaken as soon as possible with a target of completing this action as part of the current LEP Review process. 	Bridge Housing	Noted. The LHS including actions for affordable housing have been completed in time to inform the comprehensive LEP review.
 The LSPS should commit to developing a comprehensive LHS based on current housing growth, housing demand and growth trends. The LSPS should make clear that the LHS will identify and prioritise areas for growth. The LSPS should also state that the LHS will integrate principles related to affordable housing, including potentially a Local Affordable Housing Strategy and/or specific Affordable Housing programs. 	Shelter NSW	Noted. The LHS has been finalised and includes these considerations.
 Recommend Council establish clear five-year targets for the delivery of affordable housing and a framework that assesses the relative success rates of each identified mechanisms. 	Bridge Housing	Noted. This has been included on pg. 52.
 Support for Council's commitment to working with neighbouring councils of Woollahra and Randwick to develop a regional approach to affordable housing (Planning Priority 6, Action 13) and a collaborative effort in the region to maximise the delivery of affordable housing. 	CHIA NSW Bridge Housing Evolve Housing	Noted.
 Support for Planning Priority 6, Action 4. Suggest that a forum for developing ideas to leverage every available mechanism should be conducted as part of drafting the Affordable Housing Strategy. 	Bridge Housing	Noted. An action has been included to hold as forum relating to affordable housing models in Waverley.
 Comment - recognise the limitations of SEPP 70, particularly that only locations that are subject to substantial development uplift through zoning are eligible for inclusion in an Affordable Housing Contributions Scheme. This is not suitable for areas such as Waverley LGA where generally only infill development opportunities are available. Bridge Housing offers its support and assistance to Council in its submission on SEPP 70 and in exploring alternative options to increase affordable housing supply in the LGA (Planning Priority 6, Action 3). Bridge Housing believes that mechanisms such as floor space bonuses for AH and other similar mechanisms should be made available to inner metropolitan areas of Sydney. 	Bridge Housing	Noted.

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Issue / Comment	Author	Action / Response
 Support for the option of developers being able to make cash payment sunder SEPP 70 or alternative mechanisms. 		
 Recommend a commitment to seeking approval for SEPP 70 schemes is strongly desired. 	Shelter NSW	Noted.
 Recommend commitment to an explicit target for affordable housing (e.g. at least 10% of total floor space of new developments, preferably delivered on-site). 	Resident Tom Rivard / Realm Studios Dr Samantha Graham / State of Mind	Noted. A potential affordable housing target has been included on pg. 73.
 Recommend small number of developments that primarily target affordable housing instead of sprinkling 5-10% affordable housing in every development project. Consolidating affordable housing in a fewer projects would still achieve the required numbers for affordable housing. Delivery of affordable housing through such developments would achieve desired efficiency, in both development and operational phase and will remain available in perpetuity for affordable housing purposes. Waverley's 	Evolve Housing	Noted.
 Recommend Council acknowledge the GSC affordable housing targets. 	CHIA NSW	Noted. See pg. 63.
 Recommend Council identify how the council will work in partnership with community housing providers and the NSW and federal governments to deliver affordable rental housing in their communities. Recommend the LSPS should recommend further advocacy by Council to the NSW and Australian Governments for more social and affordable housing to be developed in the local area, to be funded by mechanisms outside of the planning system such as state and federal budgets. 	CHIA NSW Bridge Housing Shelter NSW	Noted. These actions have been included on pg. 73.
 Recommend Council investigate mechanisms for maximising the amount of affordable rental housing delivered through the planning system by leveraging registered community housing provider's borrowing to redevelop council owned land, social housing sites or other land resources. 	CHIA NSW Bridge Housing Evolve Housing	Noted. These actions have been included on pg. 73.
 Recommend use of an incentive-based approach to deliver affordable housing as opposed to a penalty, so not to impact the viability of the development in the area. Penalty imposed by inclusionary zoning has been empirically shown to increase house prices. Caution against SEPP 70 approach. 	UDIA	Noted.
 Recommend the delivery of affordable housing be incentivised rather than penalised and proactive councils and communities should be rewarded for accommodating additional affordable housing. The LSPS should include a statement to this effect. 	Bridge Housing	Noted.

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Issue / Comment	Author	Action / Response
 Support for the introduction of rent control mechanism for boarding houses in appropriate circumstances as part of Planning Priority 6, Action 9. 	Bridge Housing	Noted.
 Recommend Council advocate to the NSW Government to amend the ARHSEPP to require boarding housing dwellings to be let at affordable housing rents. 	Bridge Housing	Noted. This action has been included on pg. 73.
 Support for Councils intention to advocate for changes to improve its effectiveness [ARHSEPP]. Recommend requiring developers availing themselves of the planning concessions for RFB and boarding houses to not be able to receive an occupancy agreement until there is written confirmation from a registered CHP that a contract or management agreement is in place for the AH to be managed by a CHP. 	Evolve Housing	Noted.
 Recommend Council investigate whether new generation boarding Houses should only be allowed if developed with and managed by a community housing providers to ensure they are rented at affordable rents. 	Evolve Housing	Noted.
 Recommend Council investigate reduced car parking provision rates and other development standard variations to incentivise the delivery of affordable housing. 	Bridge Housing	Noted. Council currently does not require car parking to allow for more sustainable and affordable development.
 Recommend Council investigate opportunities to improve occupation of 1st floor apartments above shops in Charing Cross and other village centres. 	Resident	Noted.
 Recommend the explicit listing of planning mechanisms which can be used to support the delivery of affordable housing dwellings, such as S7.11 and S7.12 Contribution Plans. 	Resident Tom Rivard / Realm Studios Dr Samantha Graham / State of Mind	Noted. This has been included on pg. 73.
 Recommend the LSPS should make clear that all s7.11 and s7.12 Contributions Plans exclude affordable housing from contributions. 	Bridge Housing	Noted.
 Support provided for the following elements of the LSPS relating to the provision of affordable housing: Recognition of the rapid and continual expansion of the residential population of inner-metropolitan Sydney, and the pressure that continuing urban development will place on the Waverley LGA to provide affordable housing, improved social services, and community infrastructure while protecting shared green spaces. The LSPS (p. 9 and throughout) explicitly acknowledges that:	Resident Tom Rivard / Realm Studios Dr Samantha Graham / State of Mind	Noted.

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Issue / Comment	Author	Action / Response
to move outside the area due to housing stress and a lack of dwellings dedicated to low to moderate income earners; • b. The proportion of both young families and older residents (>70 y.o.) will continue to increase, as will the population density of the LGA overall, and that development will need to accommodate these demographic changes; but • c. Development is and will continue to contribute to the loss of existing low-cost housing as a result of gentrification, in combination with other factors such as the high proportion of short-term rental accommodation in the area. • Clear commitment to addressing the matter, through several mechanisms: • a. Action 6.1 – the preparation and implementation of the LHS, including targets for affordable housing; • b. Actions 6.3 and 6.9 – the commitment to apply for SEPP 70 to be effective in Waverley and to push for changes to ARHSEPP to make this as effective as possible; • c. The acknowledgement that affordable housing options are needed for residents on very low to moderate incomes throughout the LGA (A6.4), and specifically for students and workers in the Randwick Health and Education Precinct (A6.12) and seniors in the Eastern Suburbs (A6.8); • d. commitment to providing diverse and accessible (or adaptable) medium density housing options through a revision of planning controls (Priority 6 and 7).		
 Recommend LSPS include an action which acknowledges the Communities Plus program and Council's role in supporting LAHC in its implementation: Council will continue to work with the NSW Land and Housing Corporation to support the renewal of social housing within the LGA, consistent with the Communities Plus program, including through facilitating changes to the planning framework for public assets. 	LAHC	Noted.
 Recommend a strategy or action which advocates for additional social housing. Social housing is essential infrastructure. 	Shelter NSW	Noted. This has been included on pg. 73.
 Comment - continued gentrification, together with the LGA's desirable location close to the City, beaches and amenities continues to put a strain on the ability to meet housing needs for all sectors of the local community. 	Bridge Housing	Noted. This is detailed in Section 7 Housing Affordability.

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Issue / Comment	Author	Action / Response
 Comment - anecdotal evidence to suggest gentrification of the area and the squeezing out of affordable housing and more diverse members of the community. From professional experience [Company: State of Mind], witnessed the detrimental effect of sky-rocketing housing costs (and heating) on people's mental health and well-being. 	Dr Samantha Graham / State of Mind	Noted.
Comment - anecdotal evidence to suggest that teachers, nurses and other key people in the community struggle to live near where they work, unless they have two incomes.	Dr Samantha Graham / State of Mind	Noted.
 Comment - anecdotal evidence to suggest that every 5-7 years low income people leave, a strata of higher income people arrive. Particularly low income single mothers. Witnessed single mothers renting / living in lounge rooms to afford the rising rents and to provide continuity of education for their children. Now that the children have finished school, these people have left Waverley. 	Resident	Noted.
 Recommend Council advocate for reform of no-grounds evictions. This will give renters the stability and the peace of mind they need to fully participate in the life of their community. 	Shelter NSW	Noted.
Comment - the LHS does not recommend changes to planning controls as it would place unreasonable pressures on an already dense LGA. This contradicts multiple actions in the LSPS which reference review of planning controls to facilitate future development and support housing diversity, relieve rental pressure and encourage key worker, affordable or seniors housing. We do not support this statement and recommend it being removed from the LHS.	??	Noted. The LHS has been updated to include clear actions on how these priorities will be achieved at Section 8 <i>Future Housing</i> .
Implementation of LSPS / LEP Review		
Comment - there still may need to be a framework for site-specific planning proposals. Some sites that warrant a review may not be captured by larger scale precinct planning, may be located outside identified precincts or may be responding to emerging disruptive technologies but can still deliver great outcomes for the LGA and the community.	Ethos Urban (260A Bondi Rd)	Noted. The LSPS now includes <i>Principles for Growth</i> which provide a framework for ensuring that site specific planning proposals are consistent with strategic priorities.
Comment - zoning, FSR and height should be reviewed in locations (i.e. close proximity to BJ) that can support increased density to ensure that development potential can be realised and density appropriately located. Unlock medium density sites for redevelopment. A new action (Priority 6) should be included to give effect to this	Mirvac / EU	Noted. Bondi Junction Strategic Centre is surrounded by Heritage Conservation Areas, however there are many areas within Bondi Junction the suburb that are zoned for medium or high-density residential development.
 Concern over implementation timeframes slow. "Everything is annoyingly slow! We dont see any visible changes on Bondi beach in years! Only talks and discussions! No actual deeds! Everything stays the same as 5 years ago". 	Anonymous, Have Your Say (1)	Noted.

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Issue / Comment	Author	Action / Response
Site-specific Proposals		
• 260A Bondi Road – corner Bondi Rd / Imperial Avenue. Approx. 293m². Underdeveloped site that does little to contribute to the quality of Bondi Rd. Under the existing planning controls, it is not economically feasible to redevelop the site due to the highly constrained FSR. An indicative development concept has been prepared, consistent with the 12.5m HOB control (2-4 storeys). Renewal of the site would contribute to key actions under LSPS. Demonstrates that there are sites with high individual merit for a review of planning controls.	Ethos Urban (260A Bondi Rd)	Noted. Any changes to the development standards or controls of this site will need to be made to the LEP. These require a Planning Proposal led by either Council or a proponent. Council is completing a new LEP for exhibition towards the end of 2020. A submission could be made while this document is on exhibition. A Planning Proposal would be considered against the LSPS, and any other relevant environmental studies including the Local Housing Strategy, Village Centres Strategy and Open Space and Recreation Strategy. Noted. Any changes to the development standards or controls of this site will need to be made to the LEP. These require a Planning Proposal led by either Council or a proponent. Council is completing a new LEP for exhibition towards the end of 2020. A submission could be made while this document is on exhibition. A Planning Proposal would be considered against the LSPS, and any other relevant environmental studies including the Local Housing Strategy, Village Centres Strategy and Open Space and Recreation Strategy.
 15 Adelaide Street, Bondi Junction – recommend the site be identified for investigations to be zoned to allow additional uses and uplift as it is in proximity to Bondi Junction, existing public transport infrastructure and provides opportunities to deliver upon objectives of the draft LSPS. The site is currently zoned RE1. A site-specific planning approach and review of planning controls will facilitate redevelopment of the site in line with Council's LSPS objectives. Represents an opportunity to deliver housing, particularly affordable housing, as part of a mixed-use development, including community services, child care centre. Potential build-to-rent scheme. Maintain some level of publicly accessible open space if possible, through-site link from Fern Place, cycle-link. The Archdiocese submits that the following key matters be considered in the finalisation of the LSPS, Local Housing Strategy, Open Space and Recreation Strategy and subsequent new Waverley Local Environmental Plan 2021: o the Site be recognised as a key opportunity to deliver upon the priorities of the draft LSPS and LHDP such as provision of transit orientated development, community services and employment in strategic centres o in planning to implement needed housing, including diversity of housing typologies within Waverley, Council consider amending the planning controls for the Site, given its strategic location, and opportunity to deliver increased medium/high density housing within the LGA, and Council recognise within the future Open Space and Recreation Strategy that the Site is largely unsuitable to continue operating as private open space. The strategy should 	Catholic Archdiocese	

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Issue / Comment	Author	Action / Response
acknowledge the Site's development as an opportunity to resolve existing anti-social and disruptive conditions currently present.		
 47-49 and 53-57 Oxford Street, Bondi Junction – proposed redevelopment of the site is at then initial conceptual stage. Submission identifies the strategic significance of the site, consistency of proposal with LSPS planning priorities. The redevelopment of the Site can provide suitable responses which align with the vision of the LSPS. Therefore, it is requested that the Waverley Council considers the suitability of the Site to facilitate additional densities in this strategic location, to ensure a viable and sustainable future for the Bondi Junction Strategic Centre is provided. Refer to Willowtree and Roberts Day submission for further detail. 	Evolve Project Consulting / Willowtree Planning / Roberts Day	Noted. Any changes to the development standards or controls of this site will need to be made to the LEP. These require a Planning Proposal led by either Council or a proponent. Council is completing a new LEP for exhibition towards the end of 2020. A submission could be made while this document is on exhibition. A Planning Proposal would be considered against the LSPS, and any other relevant environmental studies including the Local Housing Strategy, Village Centres Strategy and Open Space and Recreation Strategy.
 439-445 Old South Head Road and 1 The Avenue, Rose Bay – proposed redevelopment of the site. Submission identifies significance of the site and consistency of the proposal with the LSPS planning priorities. It is requested that the Waverley Council considers the suitability of the Site to facilitate additional densities in this location, to ensure a viable and sustainable future for the Waverley LGA. Refer to Willowtree and Roberts Day submission for further detail. 	Evolve Project Consulting / Willowtree Planning / Roberts Day	Noted. Any changes to the development standards or controls of this site will need to be made to the LEP. These require a Planning Proposal led by either Council or a proponent. Council is completing a new LEP for exhibition towards the end of 2020. A submission could be made while this document is on exhibition. A Planning Proposal would be considered against the LSPS, and any other relevant environmental studies including the Local Housing Strategy, Village Centres Strategy and Open Space and Recreation Strategy.
 Comment – it is important that Charing Cross retail its height limits, understood to be based on two storeys to the street, with a third storey set back from the street frontage. Modern developments such as Axia at 284 Bronte Road show a successful application of this principle. 	Charing Cross Precinct	Noted. This is dealt with in more detail in the Village Centres Strategy.
 There are several key sites in the Charing Cross precinct that will probably be considered for redevelopment in the near future. They need to follow established design guidelines, rather than break with established rules through spot rezoning, possibly allied to assessment by persons unconcerned with local character or community. The obvious sites are: 	Charing Cross Precinct	Noted. This is dealt with in more detail in the Village Centres Strategy.

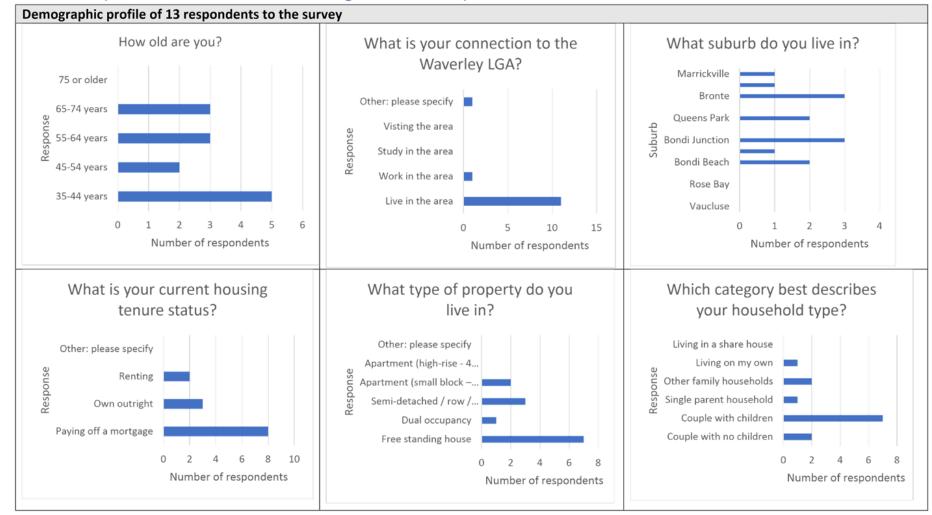
12

Issue / Co	omment	Author	Action / Response
•	 Reece at 98 Carrington Road Stamitiko Flats at 94 Carrington Road Charing Cross Hotel (203 Bronte Road) drive-in bottle shop in Carrington Road: part of an application for a major redevelopment named Charing Square with heights understood to exceed current controls Kennard's Hire at 340 Bronte Road It is recommended that Council, working with the local community, prepare specific design outcomes and controls for these sites; site-specific Development Control Plans would seem appropriate. It is requested that Council resolve to commission such studies and endorse appropriate controls at the earliest opportunity. FEWS Block (Francis, Edward, Wellington and Simpson Streets) – recommend Council consider the strategic benefit for the redevelopment of the site. Rezoning the site [from R2 to R3] will provide Council with the following strategic benefits: Allow Council to obtain dwellings within any development for low-cost housing Give Council the opportunity to sell what is otherwise redundant land it owns into any development. Provide additional housing in the Bondi Beach area with minimal, if any, impact on other residents 	FEWS	Noted. Any changes to the development standards or controls of this site will need to be made to the LEP. These require a Planning Proposal led by either Council or a proponent. Council is completing a new LEP for exhibition towards the end of 2020. A submission could be made while this document is on exhibition.
•	Alleviate some of the parking issues in the vicinity of the FEWS Block.		A Planning Proposal would be considered against the LSPS, and any other relevant environmental studies including the Local Housing Strategy, Village Centres Strategy and Open Space and Recreation Strategy.

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2. Survey results from the Local Housing Discussion Paper



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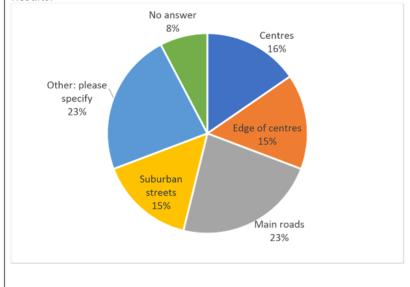
Theme A: Future supply opportunities

Question: What type of areas do you think are suitable for redevelopment?

Responses:

- Centres
- Edge of centres
- Main roads
- Suburban streets
- Other
- No answer

Results:



Additional comments

None. There is way too much development.

The most sensible places to build without negative impact on infrastructure, parking, noise and enjoyment of the area for existing residents.

Industrial, commercial or community properties.

Council response

Noted.

These are fundamental criteria when planning for future growth.

Council has a priority to retain what is left of industrial, commercial and community properties in the area. Once they are lost to residential uses they are unlikely to be converted back to these uses and are therefore lost permanently.

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CM/7.2/20.06- Attachment 2

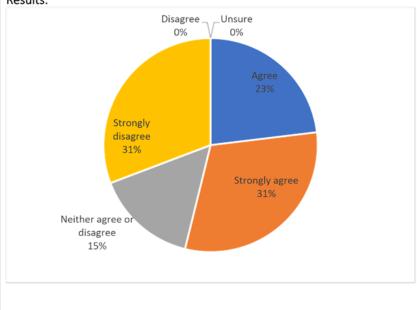
Theme B: Quality and range of housing supply

Statement: Council should investigate measures to encourage a range of alternative housing options e.g. micro apartments, boarding houses, secondary dwellings.

Responses:

- Agree
- Strongly agree
- Neither agree or disagree
- Strongly disagree
- Disagree
- Unsure

Results:



Nil additional comments.

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Theme C: Housing affordability Statement: Housing affordability is an issue within Waverley Nil additional comments. Responses: Agree Strongly agree Neither agree or disagree Strongly disagree Disagree Unsure Results: Unsure 0% Neither agree or _ disagree 0% Disagree 11% Strongly disagree 0% Strongly agree 56%

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Statement: Council should investigate measures to retain the same amount of affordable housing.

Responses:

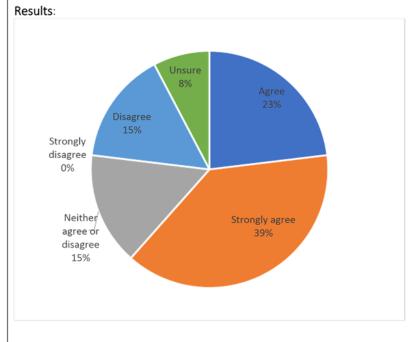
Agree

Strongly agree

Disagree Unsure

Strongly disagree

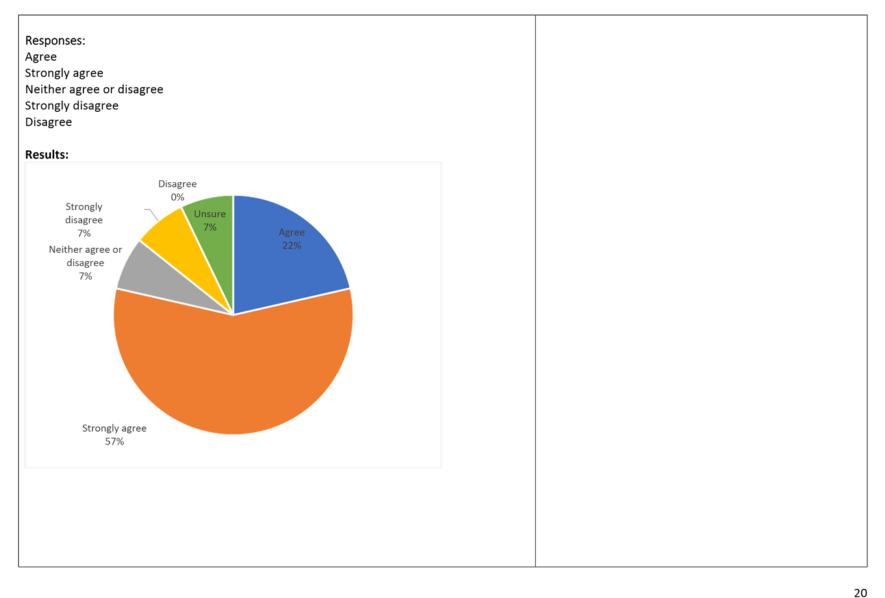
Neither agree or disagree



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Statement: Council should investigate measures to increase the same amount of affordable Nil additional comments. housing. Responses: Agree Strongly agree Neither agree or disagree Strongly disagree Disagree Results: $\mathsf{Disagree} \mathrel{_} \mathsf{Unsure}$ 0% 0% Neither agree or disagree Strongly disagree 0% 15% Strongly agree 54% Statement: All new development should provide a contribution to affordable housing. Nil additional comments.

2 June 2020 Council



Statement: Development that is getting an uplift above controls should provide monetary Nil additional comments contributions towards affordable housing. Responses: Agree Strongly agree Neither agree or disagree Strongly disagree Disagree Results: Unsure Disagree 15% 0% Strongly disagree 16% Neither agree or disagree 0% Strongly agree 46%

21

Statement: Do you think the VPA monetary contribution split of 90% towards public domain and 10% towards affordable housing is right?

Responses:

I don't agree with voluntary contributions for additional floor space

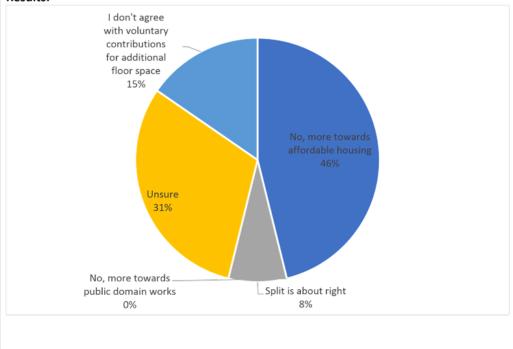
No, more towards public domain works

Split is about right

No, more towards affordable housing

Unsure

Results:



Nil additional comments

22

Question: Do you have any additional comments about affordable housing delivery models?

Responses:

Why isn't it just x% (I'm not sure what the right percentage is) of any new development mandated to be affordable? Otherwise, developers can pay a tax (ad valorem) if they wish to not include affordable housing.

At least one onsite parking space for every affordable housing development to ease parking congestion.

No to micro apartments as are not affordable - just benefit developers. We need more low cost accommodation for essential workers. Don't involve developers in planning. Too much corruption.

In my work I have recently been looking at affordable housing provision, as well as diversity in tenure types, in EU and US countries and have really come to understand just how dismal Australia is in this regard. We are so far behind and desperately need real action on this not just more talk and voluntary options.

Which ever model is eventually agreed upon, can the planners please take current and future car and pedestrian traffic into account in the strategy. The Waverley area is already under significant car / parking stress and strain and new developments typically do not take this major into account. A strategy that is designed to just pack more people into the area to meet an imposed population target will have a negative impact on the community both in the short and long term.

The provision of affordable housing should be a priority for the council.

I completely disagree with developers getting additional floor space in exchange for a contribution. They make a huge amount of extra profit, for a very small cost. Meanwhile existing residents suffer indefinitely.

Council response

These comments highlight support for providing affordable housing and low cost housing for essential workers. As with all new development, there are concerns about increasing unreasonable impacts on the traffic network. This is an important consideration that is included in the actions under *H1 Manage housing growth sustainably and in the right locations*, to work with state government agencies for future infrastructure planning. Council has also introduced a maximum 0 car parking rate to reduce reliance on cars and encouraging the use of public transport.

The comments also indicate a desire for Councils to share in the benefits gained by developers through new development. This is in line with Council's value capture policy that encourages developers to enter into a voluntary planning agreement. This allows Council to receive 50% of the profit gained from additional floor space. The additional floor space is only approved if it meets all the relevant planning controls as any new DA would.

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Question: Any other comments about the future of housing in Waverley that have not been raised in this survey?

Responses:

Stricter regulations on total guest numbers and guests-per-room in long-let backpacker and holiday rentals.

Where will my children going to live? My family will be priced out of their neighbourhood so we have a major issue looming in our future. The area needs to retain its diversity and not just be a playground for the rich.

It is cruel that people are forced out of the area they have lived in for many years because of unavailability of affordable housing - you are at the mercy of market forces if you are renting.

I grew up in Waverley Council and have lived there most of my life (Bondi mostly), but I believe it is only a matter of time before I leave solely due to affordability. I have watched every one of my friends and family, except one brother, leave because of this issue. There is no community in Waverley anymore, unless you are very wealthy.

The solutions proposed all lead to cheaper housing for backpackers etc (eg boarding houses - which seem to attract rubbish & bad behaviour). What about solutions for families? This is a missing consideration which the council has ignored.

Council response:

Data outlined in the LHS backs up these anec dotes about locals being forced out of the area due to housing affordability. This is a key concern for Council and has been echoed in the LHS.

Housing options for families has been considered at section 6.3.4 Housing for particular needs on page. 35 of the LHS.

The operation of boarding houses is governed by the Boarding Houses Act.

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3. Submissions to the Draft LHS

Issue / Comment	Author	Action / Response
Housing supply		
Housing targets	PCA	Noted.
 It is appropriate that Council begin the process of identifying the areas where these additional dwellings can be delivered. 		
 Section 6.3.4 Housing for particular needs (particularly seniors housing) We have members involved in the operation of retirement accommodation and they have told us about their difficulty acquiring new sites for these facilities as they must compete with other residential developers for sites as they become available. In order to be commercially feasible, often aged care facilities and seniors housing must pursue sites where traditional residential developers are not permissible such as sites owned by registered clubs and religious institutions. Incorporation of communal spaces, health and community facilities, as well as adaptable/accessible housing design not present in normal residential development often means the available yield is greatly reduced when compared to a standard residential developer. We encourage Council to review how it can meet expected future demand and what changes to its planning controls are required to increase supply of this type of accommodation. 	PCA	Noted. The discussion on the provision of housing has been updated to reflect these points. This would tie in with a review of sites where the Seniors Housing SEPP would make seniors housing permissible.
 It is understood the commencement of the Low Rise Medium Density Housing Code in the Waverley LGA occurred in July 2018. Since that time there has been one complying development certificate issued under this Code for a dual occupancy in Dover Heights. As it stands this Code is unlikely to have any significant impact on either housing diversity or affordability within Waverley. 	PCA	Noted.
 With the ongoing pandemic, a shift in housing strategy may be welcomed by the community as a whole. With the median age group being 35 in the precinct, I would also agree that shifting towards medium density housing (3+ bedrooms) would be a suitable idea as this age cohort grows older and seeks to expand. A lack in supply will likely trigger an exodus in residents to other, more affordable areas. A few suggestions to address this would be: Increasing the ratio of 2/3 bedroom apartments in proposed high rise/medium rise apartments encouraging mixed use development incorporating retail below and medium density apartments above 	Anonymous (Have Your Say)	Noted.

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Issue / Comment	Author	Action / Response
 Consider adjustments to zoning of existing medium density residential (R3) 		
to mixed use (B4). The existing transport infrastructure will make it		
advantageous to link and expand parts of the Bronte road and Ebley Street		
corridor. These two roads mentioned have existing elements of mixed use		
zoning which may benefit from expansion into R3 zoning areas as they may		
be soon become heritage/conservation areas		
Priority H1 – Manage housing growth sustainably and in the right locations		
We strongly encourage Council to work with landowners to identify strategic	PCA	Noted.
opportunities for rezoning and uplift where possible to assist Council meet local		
housing demand and targets.		
 If housing growth sustainability in the right locations is an actuality not just an 	Bondi Beach	Noted.
ethereal vision, then Bondi Beach is not the right location to continue developing with	Precinct	
buildings that increase the density, remove mature trees, especially those that form		
wildlife corridors, increase shadowing and reduce the existing green space by building		
to the edges of the block.		
Bondi Beach is on a peninsular. There are limited ways to enter and exit this area.		
Bondi Beach is an internationally recognised destination (and Council is intent on		
keeping it this way 12 months of the year), so it is already is heavily populated, not just		
by residents. There is concomitantly a heavy traffic flow.		
Does housing growth sustainability take social sustainability into account?		
Social sustainability is an often overlooked aspect of sustainability, as sustainable		
development discussions often focus on the environmental or economic aspects of		
sustainability. All three dimensions of sustainability must be addressed to attain the		
most sustainable outcome possible. https://www.esg.adec-innovations.com/about-		
us/faqs/what-is-social-sustainability/		
Priority H2 – Encourage a range of housing options to support and retain a diverse community		
The Property Council is generally supportive of the implementation of Priority H2	PCA	Noted.
(through actions H2.1 to H2.4). We endorse Council's intentions regarding Action H2.2,		
including undertaking a review of the planning controls applying to seniors housing to		
encourage more production of this type of accommodation to meet future needs.		
 Affordable housing is now the NSW State Government's euphemism for backpacker 	Bondi Beach	Noted. Affordable housing is a broad ranging term
accommodation - see DA-170/2019 and DA-426/2019. Therefore the residential	Precinct	that is not solely backpacker accommodation. It
streets in Bondi Beach are not the place to build them. Council is aware of the many		typically refers to housing for people on very low,
problems that residents have experienced over the years with what was formerly		low and moderate incomes.

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Issue / Comment	Author	Action / Response
 known as Lamrock Lodge. Now that the 2 houses next to Lamrock Lodge are in the process of being demolished to make way for 'affordable housing' - with Waverley Council Planning Dept's approval - see DA-170/2019 - a further decline in residential amenity will occur. As it will in the residential area of Edward St , where a DA has been lodged for the replacement of 3 houses with affordable housing - see DA-426/2019. It is noted that the Waverley Council Planing Department does not have any criteria to measure 'social sustainability' - see quote in H1. 		
Council is urged to seek an exemption to the Code.	Bronte Beach Precinct	Noted. Council have had one application under the Low Rise Medium Density Housing Code since its inception in July 2018. Council are completing a review of the applicability of the code to determine if an exemption should be sought.
Priority H3 – Increase amount of affordable rental housing and social housing		
 The need for accommodation and especially crisis accommodation is something we experience first-hand with a necessity to meet the existing as well as the future community members requirements. To this end we support the maintenance of the current provision of Social Housing and encourage the increase to not only meet the existing demand but also grow as the population increases, specifically with a review of short-term crisis accommodation support. 	Bondi Beach Cottage	Noted.
 Under the Priority H3, social housing for crisis and transitional accommodation for people seeking refuge is referred to, with the WLHS noting that "Waverley has a low proportion of social housing compared to other LGAs across Sydney. The amount of social housing should be increased across the LGA as it is aimed towards helping those most in need". Council's acknowledgement and assistance to provide social housing is strongly supported, especially for those people seeking crisis and transitional housing. 	Bondi Beach Cottage	Noted.
 However, it is highlighted that the actions provided in Table 9 in relation to Priority H3 do not relate to the provision of social housing or facilitate a response to the social housing requirements illustrated in the discussion on this priority. It is our opinion and request that actions to stimulate the provision of social housing, including crisis and transition housing, be reviewed for inclusion. This will ensure the acknowledgement and implementation of action on this noted social housing requirement. 	Bondi Beach Cottage	Noted. Table 9 has been updated to include an action relating to supporting the provision of social housing including crisis and transition housing.
The Property Council does not support the development of individual contribution schemes for affordable housing by local councils. We support the implementation of the targets within the policy parameters developed by the GSC and the development	PCA	Noted and not supported. The GSC approach to providing affordable housing would fail to make any meaningful impact on affordable housing provision in Waverley. Therefore, Council is

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Issue / Comment	Author	Action / Response
of a consistent process for the collection and distribution of funds for affordable housing across Sydney managed by the State government.		pursuing alternative innovative models to address this.
 We do not support Action H3.2 which will change Council's VPA policy to require 100% of VPA contributions being allocated to affordable housing. In some instances, there may be higher priority infrastructure or public benefits needed by the local community, such as open space, precinct-based drainage works or community facilities. 	PCA	Noted. Criteria would be developed to determine where infrastructure is a more appropriate public benefit for particular VPAs.
 We therefore support the proposed affordable housing targets of 1-3% on all new development and 10-15% on development receiving uplift, to provide a pathway to increasing affordable housing in the LGA. 	Bridge Housing	Noted.
 A key strategy for increasing social housing supply by State Government is through the redevelopment of existing and underutilised social housing sites. The Communities Plus program involves the redevelopment of large sites to deliver integrated social, affordable and private market housing, while smaller redevelopments are undertaken by Land and Housing Corporation's (LAHC) Projects Division. For Waverley Council, the small-scale redevelopment or renewal of existing social housing stock in its LGA may have the most potential to increase supply. It is recommended that Council approach LAHC regarding the potential redevelopment of existing social housing assets in its LGA. 	Bridge Housing	Noted. Table 9 has been updated to include an action to work with LAHC to increase the provision of social housing.
 There are currently some clusters of social housing in the Waverley LGA. These sites may be able to be leveraged to deliver further opportunities. Similar land resources owned by not-for-profits and other State-owned resources may provide opportunities to deliver social and affordable housing 		
 Support was given to all actions under Priority H3. Recommendations for further consideration include: It is also considered that new generation boarding houses should be subject to similar rent control provisions as affordable housing. New generation boarding houses are likely to be an important mechanism to deliver more diverse housing opportunities within the LGA. 	Bridge Housing	Noted.
 As well as working with other councils, Waverley Council should also meet with key CHPs and promote partnerships in order to consider how there can be a joint approach to address affordable housing. 	Bridge Housing	Noted.

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Issue / Comment	Author	Action / Response
 It is recommended that, for smaller developments, monetary contributions towards affordable housing be pooled to deliver affordable housing in appropriate locations in other parts of the LGA. 	Bridge Housing	Noted. Council already does this by collecting funds in the Waverley Affordable Housing Fund.
 It is agreed there should be more social housing but not more affordable housing which is the NSW State Government's euphemism for backpacker accommodation. 	Bondi Beach Precinct	Noted.
 On the topic of housing affordability, some councils charge vacant properties (identified by no water or electricity use) a tax. https://www.rbkc.gov.uk/council-tax/council-tax-empty-properties Waverley Council could charge a tax and the money could be used to help fund affordable housing, particularly for essential workers 	Bronte Beach Precinct	Noted. Council is seeking revenue streams for affordable housing.
Priority H4 – Improve liveability, sustainability and accessibility through high quality residential de	esign	
 Initiatives to encourage improved sustainability in existing and new residential buildings are supported. The implementation process needs to be well managed and we understand the Department of Planning, Industry and Environment is looking at changes to BASIX as part of a new design-focused SEPP. 	PCA	Noted.
Detailed feedback received to provide more context to the issues and corresponding actions under this priority.	Internal Environment team	Priority and actions have been updated in line with feedback.
Priority H5 – Ensure new development is consistent with desired future character		
 We would support a process to identify local character areas to achieve better tailored planning controls to ensure new development respects existing local character. However, we do not want to see local character controls developed solely as a means to seek an exemption from certain State Planning Policies which in certain areas are the only means available to maintain supply of aged care facilities and affordable housing. 	PCA	Noted.
 We encourage Council to look at its LEP and DCP controls to find ways for owners of older apartment blocks to carry out sensitive alterations and additions as proposed through action H5.3. 	Bondi Beach Precinct	Noted. Council is investigating at this.
 If new development is to be consistent with desired future character, then that future desired character needs to be spelt out. What is the desired future character for Bondi Beach? There are conflicting messages from Waverley Council in this regard. Heritage Conservation zones have been named, but Council's Planning Department, to quote 1 		Noted. Council is currently completing the Local Character Discussion Paper which sets out options for the future character of Bondi Beach and other areas in the LGA.

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Issue / Comment	Author	Action / Response
instance, glossed over the word 'heritage' in DA-13/2017 1 Sir Thomas Mitchell Rd		
Bondi Beach. (See attached objection from Bondi Beach Precinct to this DA)		
Site specific planning proposals		
Robin Hood Hotel, 94 Carrington Rd, 203-209 and 223-227 Bronte Rd A Planning Proposal for the precinct (identified as 'Key Site A' in the draft Village Centres Strategy) [was submitted in mid-April 2020, revising and reducing the density of the previous proposal submitted in 2018. The proposal creates a destination within Charing Cross and provides the potential capacity for approximately 60 dwellings within the precinct. The urban design concept is consistent with desired future character of Charing Cross identified by the community, and will provide substantial public benefits, increased amenity and	Knight Frank/Whitten Family	Noted. Council is currently assessing this revised proposal.
landscaping, a diversity of retail offering, employment and well located high-quality housing.		
FEWS Block (Francis, Edward, Wellington and Simpson Streets) – recommend Council consider the strategic benefit for the redevelopment of the site by rezoning the site from R2 to R3.	FEWS Block	Noted. Any changes to the development standards or controls of this site will need to be made to the LEP. These require a Planning Proposal led by either Council or a proponent. Council is completing a new LEP for exhibition towards the end of 2020. A submission could be made while this document is on exhibition. A Planning Proposal would be considered against the LSPS, and any other relevant environmental studies including the Local Housing Strategy, Village Centres Strategy and Open Space and Recreation Strategy.

4. Councillor workshop 11/02/2020

A Councillor workshop was held to inform Councillors of the Local Housing Strategy on 11th February 2020. The questions and comments below were raised and were responded to in writing by Council officers.

Question/comment Q: about the significant increase in "Family Households" as traditionally people would have left to the suburbs (family households are increasingly choosing to live in amenity rich locations etc.)— check the 24% increase— does this come from DPIE?	Response The Department of Planning, Industry and Environment (DPIE) releases population projections which include a forecast in the change in household types. The 24% represents the proportion of growth in family households. In other words, of the future growth in households in the LGA, 1 in 4 (24%) are expected to be parent(s) with children households. This analysis shows the composition of future household growth in the context of other households. Lone person households continues to take up the predominant growth amongst household types in Waverley which is 56% of total growth.
	The LHS also includes analysis of the absolute increase in different household types, from 2016 levels. For example, the increase in family households by 2036 is expected to be 13% higher than it is now.
Q: wouldn't the market be delivering 3 beds if they were needed?	The analysis demonstrates strong underlying demand for 3 bed apartments to accommodate growth in family households. It is important to differentiate between underlying demand and effective demand. Underlying demand reflects a given populations' preferences for housing types, whereas effective demand reflects what the market delivers based on profitability.
	There is demand for all types of apartments, but 1-2 bedroom places are most profitable in terms of \$ per sqm. As dwellings are also considered as an investment, the demand for new dwellings is often influenced by investor demand. There is strong depth of demand for 1-2 bedroom units as a preferred asset, which helps drives demand for these types of apartments.
	Evidence shows that households make a series of trade-offs when choosing dwellings, based on location and size. Families do typically trade off location for size, which is why they often move from the LGA. However, new literature is demonstrating that families increasingly prefer amenity-rich locations.
	Other Councils such as the Hills Shire have mandated a minimum requirement for 3 bedroom apartments in new RFBS and the Minister for Planning has advocated for more family apartments. If we don't encourage 3 bedroom apartment development and influence the market, our demographic profile will shift in accordance to align with the makeup of new housing, which is mostly 1 and 2 bedroom apartments.
Q: how much can we actually interrogate the State's predictions	We have provided input to the housing supply forecasts but the Department does not invite feedback on population projections. The population projections are developed at a macro level for Greater Sydney and then disaggregated to an

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	LGA level based on historical growth rates, information about major residential projects/land release/ planned precincts, as well as an understanding of each LGAs capacity.
Traffic and quality of life, and infrastructure are already being impacted	We have had discussions with Sydney Water, Education, Health and Transport for NSW as part of workshops convened by the GSC. The state authorities are advised of the local projected housing and population growth by DPIE and the GSC. The authorities believe the capacity of the infrastructure to absorb future growth is adequate.
Have we done any assessment on neighbouring councils housing targets + their impacts on our area? E.g. Woollahra and the impact of housing growth along Old South Head Road.	Woollahra has the lowest projected annual growth rate in metropolitan Sydney. Most of their housing growth is likely to be accommodated in the centres and is unlikely to have a significant impact on the capacity of Old South Head Road. (see comments above).
What's the impact on our budget and on infrastructure public benefit works that would otherwise eventuate?	This questions relates to the recommendation that the VPA policy be updated to allow for 100% of funding to be hypothecated to affordable funding, where appropriate. It should be clarified up front that not every VPA would be split in this way and when the VPA Policy is updated the circumstances where VPA funding would go towards AH will be clearly outlined. The policy currently only recommends 10% affordable housing and 90% to capital works. There are very few mechanisms available to Council to collect monetary contributions for affordable housing and currently VPAs are the only funding source available for Councils to leverage. The Policy update will include justification, methodology and criteria where 100% should apply and where an alternative public benefit or public work should be provided. The methodology to generate funding does not change. The allocation of future funding may change dependent upon adoption of a future policy and Council's direction. AH is an issue that both Councillors and the community (through the CSP) have indicated strong support. The underlying objective is to deliver a more considered and holistic AH program for Waverley. The purpose of VPAs is that they should fund what goes above and beyond what is already funded in the capital works budget. If VPAs are funding a capital project that already has another funding stream in the LTFP, then effectively the VPA funds are allowing this hypothecated funding to be reallocated elsewhere in Council's budget – hence the VPA funds are actually being used to boost consolidated revenue and Councils ability to fund other non-infrastructure sources. Ultimately, the impact of allocating more VPA income to affordable housing does not impact on the budget.
Can you define affordable housing for me? Does it include boarding houses, for example?	Waverley's affordable housing program consists of units targeted at housing older people, people with a disability and people on a very low, low or moderate income that demonstrate a connection to Waverley. To date, Waverley has not acquired boarding houses for the affordable housing program.

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Changes made to the LHS

This is a summary of the changes that have been made as a result of the consultation to the LHS

Page	Section / Planning Priority	Change	Issue / Comment	Source			
General	General						
	Throughout	Typos and Grammar	Spelling and grammatical errors have been corrected throughout the document.	Internal			
1 Introduc	ction						
3	3.1 Background	More context given to the background of the document.	Section lacks context without explanation of the abbreviations.	Internal			
4 Policy Fr	ramework						
11	4.1.2 Eastern City District Plan	Added objectives E19 and E20 relating to sustainability.	These objectives are in the implementation and delivery plan under priority H4 without any context.	Internal			
6 Evidence	e Base						
28	6.2.4 Housing tenure	Included reference to Waverley's transient population as a reason for the high proportion of renters.	Question about the impact of 'backpackers' and working tourists on the high proportion of renters.	Internal			
34	6.3.4 Housing for particular needs	Seniors housing Added a comment that the SEPP overrides local planning controls as an incentive to provide seniors housing over just residential uses.	This would give more context as to why the SEPP allows overriding local planning controls.	External			
8 Future F	lousing						
65	8.1 Consultation	Updated to reflect the public exhibition of the Draft LHS	Required update to reflect latest public exhibition period.	Internal			
72	Social housing	Heading updated to include reference to crisis and transitional housing	The subheading didn't fully reflect the discussion.	External			
73	Table 8 – Priority H3 Actions	Included an action to support the provision of social, crisis and transitional housing	This was missing from the actions even though it was outlined in the discussion. It is also important that the strategy clearly indicates its support for this kind of housing.	External			

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Page	Section / Planning Priority	Change	Issue / Comment	Source
75	Table 10 – Priority H4 Actions	This was also included in the Implementation and Delivery Plan Updated the actions with more detail. These were also included in the Implementation and Delivery Plan.	The actions required more detail.	Internal

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WAVERLEY

REPORT CM/7.3/20.06

Subject: Hugh Bamford Reserve and Williams Park Plan of

Management - Adoption

TRIM No: A19/0099

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

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



That Council:

1. Notes the feedback received from the Public Exhibition period during February and March 2020 for the Hugh Bamford and Williams Park Plan of Management.

2. Adopts the Hugh Bamford and Williams Park Plan of Management attached to this report pursuant to section 40 of the *Local Government Act* in accordance with section 3.23(6) of the *Crown Lands Management Act*.

1. Executive Summary

A plan of management is a document that defines the value, use, management practices and intent for the broad public purpose for which the land has been reserved. In 2018, Council resolved (CM/7.15/18.04) to prepare a Plan of Management for Hugh Bamford Reserve and Williams Park which has been reserved for the use of 'public recreation'.

In line with the Council resolution and an initial stage of community consultation in March and April 2019, a draft plan was prepared. The draft plan was made available for community and stakeholder and Crown Land consultation from the 22 August to 3 October 2019. In light of the feedback on the draft Plan of Management, the plan was updated. At the request of Crown Lands, the most significant change to the draft plan was the inclusion of 'express authorisation' for future leases and licences for the land. In order for Council to finalise the plan, it was placed on public exhibition from the 12th of February to the 26th of March 2020. No objections were made to the Plan of Management or the Express Authorisation of leases and licences. It is now recommended that Council adopt the Plan of Management.

This report details the feedback Council received during the recent consultation in 2020 and requests that Council adopt the Plan of Management.

2. Introduction/Background

Williams Park and Hugh Bamford Reserve comprise a mix of parcels of land including community Land (Council owned), Crown Land (owned by the State) and parcels of road reserve formed by road closures. Council is the Crown Land Manager for the Crown land.

The Crown Land Management Act 2016 (CLM Act) commenced on 1 July 2018, was introduced to govern the management of Crown land in NSW. The CLM Act introduces significant changes to the management of Crown land in NSW. Specifically, Councils will now manage their dedicated or reserved land as if it were

public land under the Local Government Act 1993 (LG Act). Hugh Bamford Reserve and Williams Park is expected to be classified as 'community land' under the LG Act, meaning that councils are required to have plans of management for the land.

A Plan of Management for Hugh Bamford and Williams Park was drafted in consultation with stakeholders and the community as well as expert advice on the heritage significance of the reserves. The Draft Plan included provision to retain existing key infrastructure, such as the training field at Hugh Bamford Reserve and the nine-hole golf course on Williams Park under a different management model as well as incorporating enhancements.

In August and September 2019, the draft plan was presented to the community, stakeholders and Crown Lands. There was general community support for the overarching vision of the plan and most of the key ideas. Opinions were divided on the idea of introducing golf-free days and times. The intent of this proposal is to make Williams Park publicly available offering the maximum potential benefit to the community while ensuring safety of users from golf balls 'in play'. The shared use concept is a means of maintaining the golf use and the existing landscape character of the course while enabling broader public access, use and benefit of the park. Some golf players did however see the proposal as limiting compared with their current use of the site. This feedback was weighed up against the long term viability of maintaining the golf course under its current arrangement as the golf membership and use is low compared with other golf courses and public parks. Other ideas presented in the plan were supported, the following figures illustrate some of the key ideas proposed in the Plan of Management.

During this consultation Crown Lands provided further feedback on the leasing and licencing terminology contained within the draft plan. In response to Crown Land feedback the draft plan was amended. Council intends to continue a number of existing leasing and licencing arrangements in the Reserves, including the Bondi Golf Club, training on Hugh Bamford sports field, events and multisport activities. As Hugh Bamford and Williams Park is subject to leasing and licencing, a plan of management must provide 'express authorisation' for leases and licences or other estates over community land. It is important for the Plan of Management to clearly articulate any leasing and licencing to the community as these arrangements limits the ability of the public to use that land as it's reserved for the exclusive use of one or more groups. To ensure the community had an opportunity to express their views of the leasing and licencing the plans were put on public exhibition from the 12th of February to the 26th of March 2020. The public exhibition period is now completed.



Figure 6.1 Design and setting: The Masterplan



Figure 6.2 Getting around the parks: The Masterplan



Figure 6.5 Community culture and heritage: The Masterplan



igure 6.7 Management and maintenance The Masterplan

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 10 December	CM/7.3/19.12	That Council:
2019		1. Pending approval from Crown Lands, publicly
		exhibits the amended draft Hugh Bamford and
		Williams Park Plan of Management attached to this
		report for a period of 42 days.
		2. Authorises the Director, Community, Assets and
		Operations, to approve any minor amendments
C	CN 4 /7 4 O /4 O OO	requested by Crown Lands prior to public exhibition.
Council 20 August 2019	CM/7.10/19.08	That Council:
		1. Treats Attachment 1 to this report as confidential in
		accordance with section 11(3) of the Local
		Government Act 1993, as it relates to a matter
		specified in section 10A(2)(d)(i) of the Local Government Act 1993. The attachment contains
		commercial information of a confidential nature that
		would, if disclosed prejudice the commercial position
		of the person who supplied it.
		2. Places the draft Hugh Bamford and Williams Park
		Plan of Management attached to this report on public
		exhibition for the period of 42 days during which
		submissions may be made to Council in accordance
		with section 38 of the Local Government Act 1993.
		3. Notes that the NSW Department of Planning,
		Industry and Environment (Crown Lands NSW) will
		receive a copy of the draft Plan of Management.
		4. Notes that officers will provide a further report to
		Council following public exhibition seeking adoption of
		the Plan of Management.
Council 17 April 2018	CM/7.15/18.04	That Council:
·		1. Commences the preparation of a Plan of
		Management for Hugh Bamford Reserve and Williams
		Park, and that the heritage artillery emplacements
		under the reserve be included in the Plan.
		2. Funds the preparation of the Plan of Management
		from the SAMP Reserve.
		3. Notes that the Open Space Strategy scheduled for
		completion in 2018–19 will include a priority program
		of additional Plans of Managements that require
		review or drafting in order to comply with the new
		Crown Lands Act 2016.

4. Discussion

Feedback has now been received from the community on the draft Plan of Management with the inclusion of 'express authorisation' for future leases and licences for the area.

During the exhibition period (12 February to 26 of March 2020) an ad was placed in the Wentworth Courier inviting the community to have a say. A web based information package and survey were set up on Councils Have a Say page. During the consultation period, the web page received 127 visits and the support

documents were downloaded 56 times. Only 4 formal submissions were made. See Attachment 1 for the consultation report detailing the submissions including the Bondi Golf and Diggers Club and the Bondi to Manly Walk Supporters Incorporated Association.

All the submissions received were positive about the Plan of Management. One submission received requested more detailed heritage information to be included in the plan. Further details of the heritage of the site is included in a detailed Heritage Study which will be made publically available. As no objections were made and the feedback was largely positive it is recommended that the draft Plan of Management for Hugh Bamford Reserve and Williams Park be adopted by Council. To review the full Plan of Management refer to Attachment 2.

While this round of consultation did not receive a large volume of responses, it should be noted that there were two previous rounds of consultation including face-to-face meetings with the community and stakeholders. At these earlier stages Council received 273 online submissions and 2 written submissions as well as attendance of approximately 56 people at the Have a Say Day. Due to the nature of the recent consultation being focused on leasing and licencing the broader community did not engage with the topic.

5. Financial impact statement/Time frame/Consultation

The preparation of the PoM document is funded under the 2019/2020 Capital Works program. This project is within budget. It is intended that the implementation of the Plan of Management will be funded from future Capital Works Programs. There is currently no funding in the 2020/2021 financial year.

The next steps include the development of a detailed Master Plan that will consider wayfinding, lighting, waste management and a review of golf course layout, as identified in the PoM. As the Bondi Golf and Diggers Club lease has expired a new one will be drafted on adoption of the Plan of Management. The lease arrangement will need to detail the shared use arrangements whereby Williams Park will be made available for public use during 'golf free' hours or days.

In implementing this important new arrangement it is expected that Council will need to design and install wayfinding signage, provide improvements to the level of amenity and promote the use of Williams Park to the public. As no specific budget has been set aside, funding will be provided for within other budgets over time such as the signage budget.

6. Conclusion

Council resolved to draft a Plan of Management for Hugh Bamford and Williams Park. The Plan of Management has now been prepared drawing on three rounds of community engagement. The preparation of the plan was also underpinned on heritage advice as the land contains both locally and state significant heritage items.

The community have expressed support for the plan and it is therefore recommended that the Hugh Bamford and Williams Park Plan of Management be adopted by Council. On adoption of the Plan, a copy will be made available to Crown Lands.

7. Attachments

- 1. Public Exhibition Feedback $\sqrt[4]{}$
- 2. WC Bamford Williams POM Final <a>J .

Project Report: Hugh Bamford Reserve and Williams Park Plan of Management 12-Feb-2020 to 27-Mar-2020



Project Highlights	
Total Visits	127
New Registrations	1
Video views	0
Photo Views	0
Document Downloads	56

AWARE PARTICIPANTS	94
Aware Actions Performed	Participants

Visited at least one Page 94

0

Admin Notes

ENGAGED PARTICIPANTS	2				
Engaged Actions Performed	Registere d	Unverifie d	Anonym s		
Contributed on Forums	0	0	0		
Participated in Surveys	2	0	0		
Contributed to Newsfeeds	0	0	0		
Participated in Quick Polls	0	0	0		
Posted on Guestbooks	0	0	0		
Contributed to Stories	0	0	0		
Asked Questions	0	0	0		
Placed Pins on Places	0	0	0		
Contributed to Ideas	0	0	0		

INFORMED PARTICIPANTS	40
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	37
Visited the Key Dates page	3
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	37
Contributed to a tool (engaged	2

Contributed to ideas	0	U	0						
				EN	IGAGEMENT TOOL	S SUMMARY			
Forum Topics	0	Guestbook	0	Places	0	News Feeds	1	Ideas	0
Qandas	0	Quick Polls	0	Stories	0	Survey Tools	Λ		_

ı	Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
l	1001 Type	Engagement roof Name		VISITORS	Registered	Unverified	Anonymous

SurveyTools Submission: Hugh Bamford and Williams Park PoM Published 9 2

	INFORMATION WIDGET SUMMARY									
DOCUMENT S	6	рнотоѕ	0	VIDEOS	0	FAQS	0	KEY DATES	1	

Widget Type	Engagement Tool Name	Visitors	Downloads/Views
Document	Draft Williams Park and Hugh Bamford PoM with Highlighted Changes	34	39
Document	Hugh Bamford Williams Park Consultation Summary Report October 2019	6	6
Document	Site Plan	6	6
Document	Council Report 10 December 2019 PoM Hugh Bamford and Williams Park	5	5
Document	EP_Draft PoM Hugh Bamford and Williams Park	0	0
Document	HB WP PoM_Consultation Summary Report_April 2019	0	0
Key Dates	Key Date	3	4



Submission to the Hugh Bamford Reserve and Williams Park Plan of Management

I write to express the strong support of Bondi to Manly Walk Supporters for the proposed plan to include a publicly accessible walk around the outer rim of the North Bondi Golf Course.

Such a walkway would inevitably become part of the Bondi to Manly Walk which links all of the existing coastal and harbour-side walking tracks and paths on public land between Australia's two most famous surf beaches - Bondi Beach and Manly Beach - in an 80 kilometre walk around the foreshore of Sydney Harbour.

Background to the Establishment of the Bondi to Manly Walk

In September 2018 after years of consultation, discussion, advocacy and many, many meetings, *Bondi to Manly Walk Supporters* signed an MOU to establish the Walk with nine major landholders around Sydney Harbour.

Since then, all those partners - the six Local Councils: Waverley, Woollahra, City of Sydney, North Sydney, Mosman and Northern Beaches; two state agencies, the National Parks and Wildlife Service & Place Management NSW; and the Sydney Harbour Federation Trust at the federal level - have worked very closely and cooperatively with *Bondi to Manly Walk Supporters* to make the Walk a reality.

The partnership was publicly launched in November 2018 at an event where the Mayors from each of the six Councils, as well as the heads of the state and federal agencies, all spoke.

In the months after that launch *Bondi to Manly Walk Supporters* also signed MOUs with five additional State agencies with smaller, but critically important, landholdings along the Bondi to Manly Walk. Those agencies are the Royal Botanic Gardens, Roads and Maritime Services, the Port Authority of NSW, Taronga Zoo and the Sydney Opera House.

The Bondi to Manly Walk was officially opened on 8 December last year. Every Mayor spoke at the launch as did relevant State Government Ministers. State and Federal MPs representing electorates along the Walk - from all shades of political opinion - attended. The Official Opening attracted major domestic and international media coverage.

Hugh Bamford Reserve and Williams Park Plan of Management

Bondi to Manly Walk Supporters strongly supports enabling public use and access to this area through the building of an appropriate walking track. Currently, the Bondi to Manly Walk tracks along Military Road before crossing over into Hugh Bamford Reserve.

A new path would provide local, national and international walkers a unique opportunity for unsurpassed cliff-top views of the Sydney coastline. We have no doubt that the opening up of the Williams Park section of the headland to a public cliff-side walk would make this section of the Bondi to Manly Walk one of the most spectacular coastal walking sections on the entire 80km length of the walk, and would be well used by local and visiting walkers.

We note that this area also contains one of our nation's most significant Aboriginal heritage sites. Bondi to Manly Walk Supporters have an exceptionally strong and supportive relationship with the Traditional Owners of the land the Bondi to Manly Walk traverses. We would support their views and requirements regarding access to this site and the actual positioning and course of the walkway near any rock engravings.

Opening up this site of deep cultural significance, to respectful, and appropriate viewing by walkers would significantly enhance the cultural value of Williams Park, and improve opportunities for Indigenous owned and run businesses to promote cultural walking tours around this important site.

Waverley Council has been an unwavering supporter of the Bondi to Manly Walk, and Bondi to Manly Walk Supporters looks forward to continuing to work very closely with the Council to make this very significant improvement to the Walk at North Bondi.

We would be delighted to speak further with the Council at any stage or appear before any hearings that may be held into the Hugh Bamford Reserve and Williams Park Plan of Management.

We sincerely believe a new walkway around the outer rim of the Golf Course would be a fantastic improvement to an already globally iconic walk.

Elle Pacholski

(Executive Director - Bondi to Manly Walk Supporters Incorporated Association)



120B Underwood Street, Paddington 2021 0411 783 959 elle@bonditomanly.com www.bonditomanly.com



25th March 2020

TO WHOM IT MAY CONCERN

Since 1935 the Bondi Golf Club has welcomed players from all over Australia and the world to tackle the challenging course and take in the beautiful views. Amalgamating with Bondi Diggers Club in the mid 1990's, Bondi Golf and Diggers Club Ltd now hosts over 17000 rounds of golf per year and has become a mainstay of the local community.

As well as a strong membership for golf competing throughout the week, the golf course is on the bucket list of thousands of tourists from around the globe who marvel at the 360 degree views including Bondi Beach, the city and the amazing coastline. The Club also caters for Junior Golf clinics throughout the year and, being a short 9-hole golf course it is very suitable to senior members and social golfers.

The Clubhouse has grown to become another important part of the Bondi community. It is seen as the last bastion for Locals, with great food and beverage offerings plus entertainment and promotions throughout the week. Many functions are held throughout the year such as birthdays, reunions, Charity lunches, corporate gatherings and of course Christmas parties.

Bondi Golf and Diggers Club currently leases Williams Park from Waverley Council and is keen to continue in a way that aligns with the recent Plan of Management.

The Club has managed the space for many years, making sure it is a beautiful and welcoming place for locals and tourists alike, and welcomes the continuation of its relationship with the Waverley Council.

Thanking you,

Board of Directors

Bondi Golf and Diggers Club Ltd

From: Have Your Say Waverley

To: Open Space

Subject: completed Submission: Hugh Bamford and Williams Park PoM

Date: Saturday, 14 March 2020 9:37:02 PM

just submitted the survey 'Submission: Hugh Bamford and Williams Park PoM' with the responses below on Hugh Bamford Reserve and Williams Park Plan of Management.

Please provide your comments below.

1. Murrivere Road was built originally to take basalt rock (and maybe later Bondi block sandstone from Clyde St) on railway tracks from Ben Buckler to Old S Head Road before the sand dunes at north Bondi were "tamed" and the Promenade and roads built. It was the only way out of North Bondi; basalt intrusions were significant landmarks though there is little graphic record as they were mostly quarried before photography began. 2 Bondi Points: basalt at Ben Buckler was carved by Aboriginal people into points for skinning animals and other uses, and traded across the nation. Many points were found on Bondi Beach and several are in the Australian Museum. Suggest reference is made to this - along with the geology of the Bondi fault which traverses the Park 3. Investigate potential for boardwalk on cliff edge to link along eastern end of Hastings Parade residential allotments (rear) to Hastings Parade through to Ben Buckler / Ray O'Keefe Reserve 4. Edges: Park edges are important. These are addressed e.g. footpath on Military Road, better grading of embankment along rear of Hastings Parade properties - suggest also define design requirements for any fences and/or boundary treatment with rear or side of private properties sharing boundaries with the park/s and/or whether gates and other openings are permitted. 5. support negotiations with Sydney Water to achieve a coastal link on the eastern end of the Sydney Water property. 6. support bush restoration and improvements to existing remnant bush

From: Have Your Say Waverley

To: Open Space

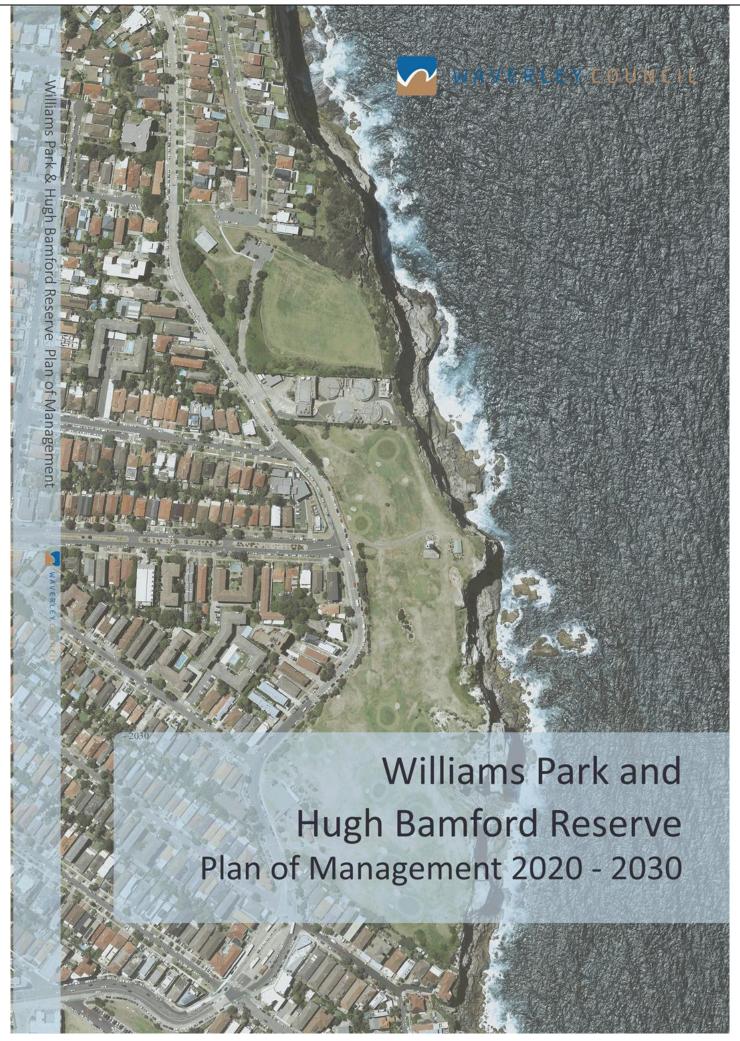
Subject: completed Submission: Hugh Bamford and Williams Park PoM

Date: Tuesday, 31 March 2020 11:25:36 AM

just submitted the survey 'Submission: Hugh Bamford and Williams Park PoM' with the responses below on Hugh Bamford Reserve and Williams Park Plan of Management.

Please provide your comments below.

I have read the POM in detail and overall I am happy with the suggestions and upgrades. I would like to state that I am in FAVOR of GOLF FREE DAYS I am also in favor of the linking Hugh Bamford and Williams Park via a cliff top link I am also in favor of making a new footpath in Williams Park on the East side of Military Road and upgrading all of the vegetation to natives between the new footpath and the gold course Thank you for letting me know you received this OK All the best



Acknowledgement of country

Waverley Council acknowledges the Bidjigal and Gadigal people, who traditionally occupied the Sydney Coast and we also acknowledge Aboriginal Elders both past and present.

Vision for reconciliation

Our vision for reconciliation is for Waverley to be a vibrant, resilient, caring, and inclusive community where Aboriginal and Torres Strait Islander peoples:

- Practice and celebrate their culture and heritage proudly;
- Are honored for their survival and resilience, and supported to continue to overcome adversity;
- Are respected and acknowledged as First Nations peoples with the right to determine their own futures.
- Demonstrate and celebrate their living culture and ongoing heritage proudly.

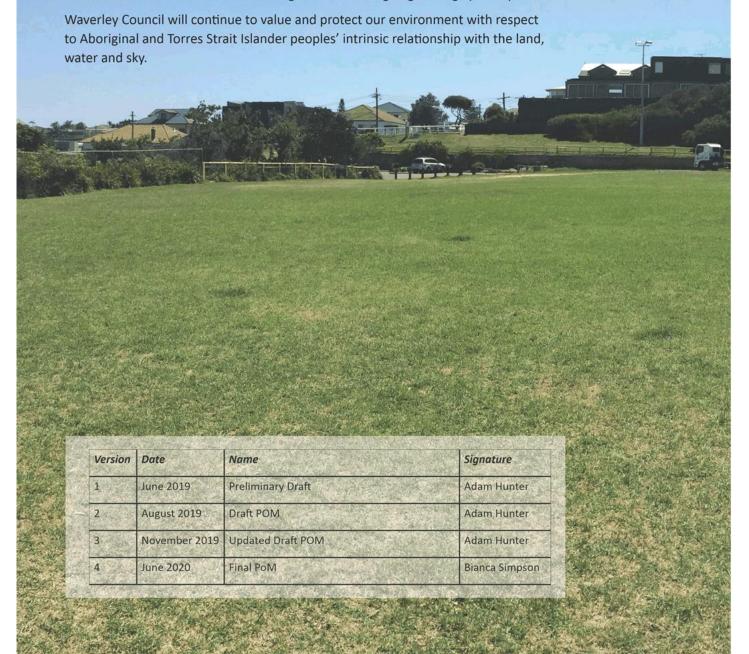


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Introduction and Purpose

1

1. Introduction and Purpose

1.1. What is a Plan of Management and Master Plan?

A plan of management is a document providing a strategic framework to guide the sustainable use, improvement, maintenance and management of public land. The plan provides directions and identifies important actions to achieve what is envisioned for the land. These directions and actions are formed through research and consultation with the community to identify an approach to sustainable future use and management of the site. The plan seeks to balance the interests of all users of the land, including the local community, residents, businesses and visitors. Plans of management also serve to consolidate information about a site and it's users.

In conjunction with a plan of management, a master plan can be developed. A master plan is a comprehensive long-term plan illustrating an integrated approach and design direction for a site. Together a plan of management and master plan describe an agreed vision and provide strategic and operational direction for the improvement and management of a site for an defined period.

1.2. Why one is needed for Willams Park and Hugh Bamford Reserve

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi. Nestled above the intense day and night activity of Bondi Beach, they provide a retreat from that world that is both calming and invigorating, with a unique mix of natural and cultural qualities. A Plan of Management for the parks has been prepared to guide community use and manage the natural and cultural values that the parks provide for the Waverley community. The plan addresses both parks because while the Bondi Sewerage Treatment Plant lies between the parks, they can and should function as contiguous open space, providing natural systems and recreational opportunities that integrate and complement each other.

The parks are not currently covered by a site-specific plan of management but are partially addressed by the generic plan of management entitled *Coastal Reserves PoM 2013* which applies to Hugh Bamford Reserve.

There are a range of issues that need to be addressed in the parks through a holistic long term approach that is not addressed in the generic plan. As such, it is appropriate that a plan of management be prepared.

The Williams Park and Hugh Bamford Reserve Plan of Management also includes a Master Plan illustrating the key actions under each management topic.

1.3. Purpose of this Plan

This Plan of Management aims to ensure that the values of Williams Park and Hugh Bamford Reserve are conserved and enhanced, including the environmental, scenic, recreational, heritage, cultural and social values.

There is potential for the parks to play a greater role for community use while conserving existing values. This Plan of Management aims to set out a pathway to appropriately manage the site and improve community facilities to meet current and future demands over the next ten years.

1.4. The Plan's Scope and Process

The Plan of Management has been completed in line with the requirements of the *Crown Land Management Act 2016* and *Local Government Act 1993*. It has been developed in partnership with key stakeholders and the community and is based on evidence-based research and background studies.

A broad range of consultation activities were programed over two stages, to gain stakeholder and community feedback to assist in setting the direction, vision and values identified in this plan.

The methodology for developing the Plan of Management is set out below:

Research and background studies: The first stage focused on information-gathering, including mapping and research to understand current issues and opportunities for the site. A specialist heritage assessment was also undertaken.

Consultation stage one: To clarify the vision, values and design direction for Williams Park and Hugh Bamford Reserve over the next decade, it was essential to engage with residents, local businesses and visitors. A user survey, intercept interviews, Have a Say Day, and Stakeholder Workshop were undertaken to source community input.

Draft Plan of Management: The Plan of Management and Master Plan were drafted based on the outcomes of previous tasks. The draft Plan of Management outlined what future works would take place, their priority, and main actions for delivery.

Consultation stage two: On approval from Council, the draft Plan of Management was released for a second round of consultation.

Final Plan of Management: Following consultation, the Plan of Management was updated. The Plan will be submitted to the the Crown Lands Department. Minor changes were made to the document to ensure compliance with the Local Government Act 1993.

Public Exhibition and Finalisation: The Plan was placed on Public Exhibition being available for public comment. No objections were raised and the Plan was recommended for adopton by Council.

Williams Park and Hugh Bamford Reserve Plan of Management



Figure 1.1 Study Area

Williams Park and Hugh Bamford Reserve Plan of Management



Site Context

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2. Site Context

2.1. The Study Area and Surrounds

Williams Park and Hugh Bamford Reserve are located in North Bondi approximately ten minutes walk from Bondi Beach, and are bounded by steep sea cliffs to the east and Military Road to the west. The Parks are made up of a mix of parcels of land including Community Land, Crown Land and a parcel of road reserve formed by road closures. Council is the Trustee Manager for the Crown Reserve Trust. The gazetted reserve, No. 93444 is known as Hugh Bamford Reserve and Williams Park.

The total combined park area is approximately 9.7 hectares. Williams Park comprises 7.3 hectares of this, and is currently under lease to the Bondi Golf and Diggers Club Ltd. Hugh Bamford Reserve forms the northern precinct of the Crown Trust lands separated from the southern precinct of Williams Park by the Bondi Sewerage Treatment Plant (STP) owned and operated by Sydney Water.

Hugh Bamford Reserve is predominantly cleared land on a highly modified and filled area. Past filling works have created a half size playing field in the east that is complemented by a carpark, community hall, grassed amphitheatre and lookout with spectacular views south towards Bondi and onto Malabar Headland, and west towards the city and harbour. Williams Park is likewise modified over much if it's area, in particular in the north where it lies over the subterranean tunnels and chambers of the Bondi STP. The park is typified by an undulating topography sloping towards the south and south west. The elevated location along the sea cliffs and southerly aspect offers spectacular panoramic views over the ocean, to Bondi Beach, and west to the City.

Despite past clearing, remnant vegetation in Hugh Bamford Reserve contributes the largest area of *State Environmental Planning Policy 19 - Bushland in Urban Areas* vegetation in the LGA, and the Parks are identified for their corridor potential in Council's *Biodiversity Action Plan 2014-2022*.

Williams Park and Hugh Bamford Reserve contain locally significant heritage items as listed in the *Waverley Local Environmental Plan 2012*. The parks adjoin the Bondi Sewage Treatment Plant that is of state heritage significance and is listed on the Register of the National Trust of Australia.

2.2. Regional and Local Context

Waverley Local Government Area (LGA) offers many attractions to locals and tourists, including the internationally recognised beaches of Bondi, Tamarama and Bronte. Waverley also offers the Bondi to Bronte Coastal Walk, an interconnecting walkway with views that attract joggers and walkers daily. Centennial Parklands is next to Waverley and is one of the most visited urban parks in Sydney.

Williams Park and Hugh Bamford Reserve are located within the eastern suburbs of North Bondi in Sydney, about eight kilometres by road from the Sydney Central Business District. The parks are connected to the Sydney Buses network with local bus routes running along Military Road to and from Bondi Beach. Refer to Figure 2.1 for regional context.

Waverley LGA lies within the Central District of the Greater Sydney Commission's District Plan. The Eastern City District includes the City of Sydney and extends west to Rhodes and Burwood, south to Sans Souci, and east to the eastern and south-eastern suburbs. The Eastern City District has a population of 1,013,200 people. Residents of the area are attracted to the lifestyle and natural features, including some of Sydney's prime coastline and public parklands. Bondi Junction is a strategic centre within the Eastern City District accommodating retail, employment and local services for the community focused around a transit interchange. ¹

The Waverley LGA estimated resident population for 2018 was 74,114 with a density of 80.16 persons per hectare². This was higher than the Greater Sydney estimated resident population density of 4.23 persons per hectare.³ The estimated resident population of the suburb of North Bondi was 10,454 in 2018, and they resided in 3,998 dwellings, with an average 2.6 people per household.⁴ This is a density of 85.28 persons per hectare, higher even than the Waverley LGA density.

In North Bondi 82.8% of the dwellings are medium to high density, with 49.6% medium density dwellings. The greater concentration of higher density dwellings is likely to attract more young adults and smaller households.⁵

The age structure of the Waverley LGA provides important insights into the level of demand for age-based services and facilities. According to Australian Bureau of Statics 2016 Census data, the proportion of young workers (aged 25 to 34 years) is higher in Waverley LGA compared to Greater Sydney. The young workforce makes up nearly a quarter of the total populatio (23.6 per cent) compared to Greater Sydney's 16 per cent. Waverley also has a slightly lower proportion of 0- to 14-year-olds (16 per cent compared to 18.6 per cent in Greater Sydney, and a marginally higher proportion of working age population (15- to 64-year-olds) and residents aged over 85.6 However, North Bondi had a higher proportion of pre-schoolers and a lower proportion of persons at post retirement age than Waverley LGA in 2016.7 The median age of North Bondi is 34, lower than Waverley LGA's median of 35 and Greater Sydney's median of 36.

- 5 Waverley LGA Community Profile, viewed 18 March 2019 , https://profile.id.com.au/waverley/dwellings?WebID=150
- 6 Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, http://quickstat/1GSYD?opendocument
- 7 Waverley LGA Community Profile, viewed 18 March 2019 https://profile.id.com.au/waverley/service-age-groups?WebID=150

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¹ Australian Bureau of Statistics 2017, North Bondi Quick Stats, viewed 18 March 2019, http://quickstats.censusdata.abs.gov.au/census_services/ getproduct/census/2016/quickstat/SSC12984?opendocument

Waverley LGA Community Profile, viewed 18 March 2019, https://profile.id.com.au/waverley/about?WebID=150

³ Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Regional Profile, viewed 18 March 2019, http://stat.abs.gov.au/itt/risp?RegionSummary®ion=1GSYD&dataset=ABS_REGIONAL_ASGS2016&geocon cept=ASGS_2016&measure=MEASURE&datasetASGS=ABS_REGIONAL_ASGS2016&datasetLGA=ABS_REGIONAL_LGA2017®ionLGA=LGA_2017&re

⁴ Australian Bureau of Statistics 2017, North Bondi Quick Stats, viewed 18 March 2019, http://quickstats.censusdata.abs.gov.au/census_services/ getproduct/census/2016/quickstat/SSC12984?opendocument



Figure 2.1 Regional Context

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Waverley's community is highly educated: 44.5 per cent of people in the Waverley LGA have a tertiary qualification. This represents an increase of 4.2 per cent between 2011 and 2016. This is significantly higher than the 28.3 per cent of Greater Sydney. A further 9.3 per cent have a diploma or advanced diploma as their highest qualification.⁸

There is a larger proportion (39.9 per cent) of high income households in Waverley (that is, those earning \$2,500 per week or more). This is compared with 28.3 per cent for Greater Sydney households.⁹

2.3. Future Population

With an annual growth rate of between 1.3 per cent and 1.4 per cent, Waverley's population is projected to increase by approximately 13,000 to 83,570 by 2026. Waverley's birth rate is predicted to peak between 2020 and 2022 with 1,200 to 1,300 births expected to occur each year. The natural increase (births minus deaths) is currently around 800–900 per year.

The proportion of under 15-year-olds is set to rise to 18 per cent up from 16 per cent, while the proportion of older people (aged 65 and over) is predicted to increase from 12 per cent to 13 per cent.

The working population of Waverley is also growing. By 2026, Waverley's working-age population is expected to have increased by 12.9 per cent going from 51,000 in 2013 to 57, 570. This group will seek active and passive recreation opportunities, particularly on weekends. It can be expected that as a result, open spaces for recreation and exercise will come under further pressure.

With 12.7 per cent of the Waverley population aged 65 years and over, 3.0 per cent requiring ¹¹ssistance with core activities, and with the proportion of households with children expected to continue representing over 30.0 per cent of households in the LGA, it is essential for the upgrade and management of the parks to consider accessibility requirements.

More broadly, an increase in population density in the Eastern City District, as identified by the Greater Sydney Commission's Eastern City District Plan, indicates that use and access to Sydney's parks and recreation spaces will be under greater pressure from a growing population. Williams Park and Hugh Bamford Reserve provide a large coastal open space in Waverley LGA, with a district catchment servicing a dense and growing population. As such, the parks will continue to experience increased pressure to service the recreation and leisure needs of the growing community.

- 8 Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, http://quickstat/1GSYD?opendocument
- 9 Australian Bureau of Statistics 2017, Greater Sydney (GCCSA) Quick Stats, viewed 18 March 2019, http://quickstats.censusdata.abs.gov.au/censusservices/getproduct/census/2016/quickstat/1GSYD?opendocument
- 10 Resource for Ageing Population Planning, Local Government NSW 2012
- Australian Bureau of Statistics 2016 Census data and NSW 2019 Population Projections: Population, Household and Implied Dwelling Projections by LGA

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2.4. Users of the Park and Reserve

Council holds very limited data on visitation to Williams Park and Hugh Bamford Reserve. The half field sports training area and community hall both have regular bookings across the year, while the sports and fitness activities that run as commercial and community operations out of the golf club in Williams Park are also well patronised. Golf course use is relatively low compared to other public nine hole courses in Sydney and outlined in section 4.3.

To inform the Plan of Management process, a program of community and stakeholder engagement was undertaken. This has included:

STAGE 1 - Understanding

- Council-promotion of the engagement program via letterbox drops, social media, local newspapers
- · Council-managed 'Have a Say' on-line forum
- · Intercept interviews
- · Have a say day
- · Community workshop
- · Liaison with golf club
- Structured online survey (as part of Council's 'Have a Say' website)

With finalisation of the Draft Plan of Management, further engagement was undertaken which includes:

STAGE 2 - Ideas (Draft Plan of Management)

- Have a Say Day
- Key Stakeholder meetings
- Structured online survey (as part of Council's 'Have a Say' website)

STAGE 3 - Finalise (Final Draft Plan of Management)

- Key Stakeholder meetings
- Structured online survey (as part of Council's 'Have a Say' website)

An outline of the consultation findings are included below. This was derived from the *Williams Park and Hugh Bamford Reserve Community Engagement Report* prepared by Micromex, May 2019.

2.4.1. Stage 1 Engagement Findings

2.4.1.1. Intercept Interviews

Face-to-face interviws were conducted between 15 March – 25 March 2019 including Hugh Bamford Reserve, Williams Park and Campbell Parade Bus Terminus. The following is a summary of the main themes that emerged from the survey responses.

- The majority (88 per cent) of respondents visit the parklands as a destination, not a thoroughfare.
- The main form of transport to get to the parklands is by car (60 per cent).
- Over two-thirds of users (67 per cent) were using the open space of Hugh Bamford Reserve. 16 per cent were using the community hall at Hugh Bamford Reserve and 16 per cent were using the open space of Williams Park.



Figure 2.2 Local Context

Williams Park and Hugh Bamford Reserve Plan of Management

Most common activities, were:

- Both parks: dog walking / exercise (34 per cent), walking (28 per cent).
- Hugh Bamford Reserve: walking (42 per cent), dog walking / exercise (38 per cent)
- Williams Park: walking (50 per cent), sitting / relaxing (26 per cent).
- 72 per cent of users stay at the parklands for up to one hour.
- Of users of the parklands, 18 per cent visit Hugh Bamford Reserve daily or most days of the week.
- Of users of the parklands, 16 per cent visit Williams Park daily or most days of the week.

2.4.1.2. On-line survey

An online survey was open from 11 April to 16 May 2019. A total of 273 online responses were obtained (including 32 from the Stage 1 'Have a Say Day' participants). The profile of respondents was skewed towards males and those who had lived in LGA for more that 10 years.

As well as more targeted questions in relation to potential ideas for the parks, respondents were encouraged to provide more open ended feedback on issues that interested them. Key findings are listed below for each location:

Hugh Bamford Reserve

- · Highly valued for views
- Is a local treasure, hidden away
- Like it as it is
- · Like having views but also enclosed feel to park
- Could do with an upgrade to facilities generally
- Hall needs a face lift.
- Make toilets publicly accessible
- Provide more opportunities for children's play such as hard court, low key play equipment
- Ensure any access routes take into account current user groups such as Archery group.

Williams Park

- Highly valued for views and natural character
- Golf Course valued by community for natural qualities and low key character
- · The club (bar and bistro) is valued by the local community
- Local community hub away from the intensity of Bondi Beach
- People like the laid back 'old school' character of the club
- Did not want to see club become too big or modern
- Most recognised that work needs to be done to the building
- Multi-purpose spaces used for martial arts, fitness and the like were highly valued
- A general perception that the golf course is under used
- Locals do walk on the course informal coexistence that seems to work
- Others do not walk on the course due to perceived danger or do not know they can.

A summary of ideas raised in the outline and drop-in forums is included below:

Should Council explore wider community use of Williams Park?

Supportive Not supportive 48.6% 44.7%

Should Council explore continuation of the coast walk through the parks ?

Supportive Not supportive 57% 40%

Should vegetation management including weed control be a high priority?

Supportive Not supportive 80% 17.5%

Can heritage be better celebrated and interpreted in the parks?

Supportive Not supportive 71% 27%

The responses indicate that local residents in particular are concerned about change. More specifically they appear to be concerned about, how other uses or increased use of Williams Park might affect local amenity. At its core, this response also reflects a strong value of the low key, undeveloped nature of the parks and the natural qualities and character they provide. A key example of this is a concern about structured pathways and the impact that these could have on the natural character of the parks, in particular Williams Park.

2.4.2. Stage 2 Engagement Findings

A Draft PoM was put out to public exhibition from 22 August to 3 October 2019. Seventy seven on-line submissions were completed via Council's 'Have Your Say' website, and a further 17 through Council's 'Have Your Say' Pop Up on site at Hugh Bamford Reserve on August 31st

The following is a summary of the responses, as documented by Micromex in their Engagement Report 25 October 2019. The format of the on-line and pop up survey prompted responses to the PoM vision and the key management themes.

The Vision Statement:

Most respondents were supportive of the Vision Statement. The main reasons for supporting it were that it captures the old school appeal and local character of the precinct.

References to 'public / community use / shared use between golfers and non-golfers' was another dominant reason for supporting the Vision Statement. Conversely, for others the shared use aspect was also the main concern of those who were not supportive.

Support for Strategic Themes:

Respondents were mostly supportive or very supportive of the themes 'Design and Setting' (78%), 'Community, Culture and Heritage' (78%) and 'Enhancing the Environment' (75%).

Across all seven strategic themes, Micromex noted that

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Williams Park and Hugh Bamford Reserve Plan of Management

support was highest among those who visited Williams Park less often. This could suggest that respondents were more in favour of changes if they had less physical / emotional connections to the park compared with other user groups such as sport groups or club members for example.

Concerns regarding the Draft Plan of Management:

Overall, the main concern expressed both the online and during stakeholder engagement was the fear that the current use of the parks and facilities could be diminished or negatively impacted by some of the proposed actions for instance:

- · Golf free days at Williams Park
- Walkways through could impact golf usage (Williams Park) and archery practice (Hugh Bamford Reserve).
 However this option did appeal to less frequent visitors to Williams Park.
- The Club House is regarded as a shared hub between golf users and martial arts clubs. Users of the Club House expressed concern that a facility upgrade ould lead to a change in facility management or the introduction of Council Operations officers to the facility.

Observations:

The following observations were made in regard to respondents' shared during the have a say forums.

The concept of shared use and 'golf-free days' is based on the current reality that Council needs to consider how open space offers the maximum potential benefit to the community. The level of golfing use of Williams Park has been marginal now for a number of years while at the same time constraining other public use of this large open space. The shared use concept is a means of maintaining the golf use on site and the landscape character of the course while enabling broader public access use and benefit of this site.

The concept of walking access through Williams Park as outlined in this PoM focuses on minimal infrastructure and change to the character of the site. No formalised walking paths are proposeed, walking access is proposed to be over the existing grassed surfaces - other than some minor works at existing park entries to prevent further erosion that is currently occurring. The plan does foreshadow potential to consider a future formalised walking loop / path around Hugh Bamford Reserve that would cater for universal access as currently both parks provide minimal opportunity for users with a disability to use the parks. Such a path could link to potential future lookout points at the cliff edge, which community members with disability cannot currently access.

The over grass access on Golf Free Days will not impact golf use on golf days by creating new path infrastructure. If Council does consider future universal access around Hugh Bamford Reserve, this should be designed to consider other uses of the field area.



Image: Have a Say Day at Hugh Bamford Reserve

Finally, the proposals for the redevelopment of the aged Golf and Diggers Club as outlined in sections 6.1 and 6.6 emphasise the protection of the club's community hub role and the opportunity for the building to make a positive contribution to the character of the park. Council's preference is to support this and to redevelop the building itself and then curate the leasing of the facility. This aims to ensure the retention of existing community roles to cater for existing and future demand for services (as outlined in section 6.1).

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Planning Context

3

3. Planning Context

3.1. Ownership and Management

Crown land is governed by the Crown Land Management Act 2016 (CLM Act). It provides a framework for the NSW Government, local councils and community members to work together to care for, control and manage Crown reserves. It ensures that Crown reserves are responsibly managed and that natural resources such as water, flora and fauna and scenic beauty are conserved, while still encouraging public use and enjoyment of the land. The CLM Act 2016 abolished reserve trusts and reserve trust managers under the former Act, and provided for the appointment of local councils (and others) as 'Crown land managers' in respect of land which was previously held by reserve trusts.

3.2. Crown Lands Management

The Crown Land Management Regulation 2018 provides clarity and certainty for Crown land managers, tenure holders, and users of Crown land about how parts of the CLM Act are implemented. Importantly, the Regulation covers a range of operational matters relevant to Crown land managers including:

- the protection of Crown land, including activities prohibited and penalty notice offences on Crown land
- the management of Crown land, including the requirements of non-council CLMs
- · information on activities, dealings and holdings.

The objectives and principles of Crown land management are key values that guide the management of Crown land to benefit the people of NSW, and to ensure that Crown land is managed for sustainable, multiple uses.

3.2.1. Objectives of Crown land management

The objectives of the *Crown Land Management Act 2016* under section 1.3 are identified as:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW
- Facilitate the use of Crown land by the Aboriginal people
 of NSW because of the spiritual, social, cultural and
 economic importance of land to Aboriginal people and,
 where appropriate, to enable the co-management of
 dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management

3.2.2. Principles of Crown land management

The principles of Crown land management as identified in the *Crown Land management Act* section 1.4 include:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land,
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- (c) that public use and enjoyment of appropriate Crown land be encouraged,
- (d) that, where appropriate, multiple use of Crown land be encouraged,
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

3.2.3. Public Purpose

Crown lands are to be used for the original purpose for which they were dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the original purpose of the reserve and the use does not impact on native title rights and interests under the *Native Title Act 1993*.

The public purpose for Hugh Bamford Reserve and Williams Park as crown reserves is public recreation.

3.2.4. Leasing and Licencing on Crown Reserves

Under the Crown Lands Management Act 2016, a lease or licence is a type of tenure that gives permission to occupy and use Crown land for a specified purpose and term. The CLM Act enables council Crown land managers to enter into leases and licences under the Local Government Act once a compliant plan of management is in place or the land is classified as operational, whichever occurs first. Council cannot enter into agreements for use, as lessor or licensor, on devolved reserves. The leasing and licensing of Crown land ensures there is legal and suitable occupation of Crown land.

The council Crown land manager is required to ensure all monies received from the use of community land is directed to maintaining and sustaining long-term use and enjoyment of the reserve/s. The income generated from leasing and licencing is a primary form of funding for a Crown land manager. It allows a Crown land manager to cover long-term running costs (at a minimum) and invest over the long term for future generations to use and enjoy the Crown land in their community.

All Crown land managers should have lease and licence agreements in place with users of the reserves that they manage. Refer to section 6.7 for leases and licenses authorised by this Plan of Management.

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Williams Park and Hugh Bamford Reserve Plan of Management



Figure 3.1 Land Ownership

Williams Park and Hugh Bamford Reserve Plan of Management

3.2.5. Classification and Categorisation of Crown Lands

The document Developing plans of management for community land Crown reserves - guidelines, December 2018, identifies that Council managers of Crown Reserves must ensure there is a compliant Plan of Management for all Crown land that they manage as community land. This must be in place within three years of the commencement of Part 3 of the Crown Lands Management Act (that is, by 30 June 2021). This is to ensure that Crown land is lawfully used and occupied, which is an essential part of Council's role as the manager of Crown land.

Under the *Crown Lands Management Act*, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in section 36 of the Local Government Act. The initial category must be assigned as soon as practicable after a council's appointment as a Crown land manager. It is important that the initial category aligns closely with the original gazetted reserve purpose, and this should be the over-arching consideration of a council manager when notifying the initial category. The Local Government Act requires plans of management to identify:

- · the category of land;
- · objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

The nature and use of community land may not change without an adopted Plan of Management. A Plan of Management for community land must identify management categories for the open space. The Local Government Act sets out a framework for making decisions around categorisation:

Local Government Regulation 2005 - Guidelines for categorisation

Provides criteria for deciding which categorisations are most applicable to a piece of community land.

Local Government Act 1993

Identifies core objectives for categories. Objectives provide goals towards which management efforts are directed. A plan of management must identify how it is going to achieve these and any other objectives.

The applicable categorisation and core objectives for management are listed in section 6.6 of this PoM. These are also illustrated on Figure 6.6 Community Land Categorisations in section 6.

3.2.6. Plans of management and native title

As outlined in the document *Guidelines For Council Crown Land Managers* December 2016, plans of management for Crown reserves must be compliant with the statutory requirements prescribed by the both *Crown Lands Management Act* and *Local Government Act*. This includes a requirement for council crown land managers to obtain written advice from a qualified native title manager that any plan of management covering Crown Land that is not 'excluded land'.

Excluded land is defined in the *Crown Lands Management Act* (CLM) to include:

- a) Land subject to an approved determination of native title (as defined in the *Native Title Act 1993* of the Commonwealth) that has determined that:
- All native title rights and interests in relation to the land have been extinguished, or
- There are no native title rights and interests in relation to the land.
- b) Land where all native title rights and interests in relation to the land have been surrendered under an indigenous land use agreement (as defined in the *Native Title Act* 1993 of the Commonwealth) registered under that Act,
- An area of land to which section 24FA protection (as defined in the *Native Title Act 1993* of the Commonwealth) applies,
- Land where all native title rights and interests in relation to the land have been compulsorily acquired,
- e) Land for which a native title certificate is in effect.

 Section 8.7 of the CLM Act and the *Native Title Manager Workbook* clearly set out that written native title manager

 advice is required before a council Crown land manager does
 any of the following:
- a) Grants leases, licences, permits, forestry rights, easements or rights of way over the land
- b) Mortgages the land or allows it to be mortgaged
- c) Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- d) Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a POM that allows a dealings in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

Councils Native Title manager has been and will continue to be consulted in all relevant aspects of Native Title pertaining to the land that is covered by this PoM.

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3.3. Heritage Significance

As part of the Plan of Management a Heritage Review Study was undertaken by GML Heritage. Detailed findings of this study are provided in section 4.5, however the following Statement of Significance encapsulates the important heritage conservation values of the parks:

"Williams Park and Hugh Bamford Reserve are recreational and scenic public coastal clifftop landscapes of natural and cultural value, which include items of state and local heritage significance".



Image of Aboriginal rock engravings at Williams Park (Source GML Heritage Review 2019)







Images of the excavation of the Ben Buckler gun battery by Sydney Water in 1984 (Source GML Heritage Review 2019)

3.4. State Planning Context

The principal planning legislation in New South Wales is the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) that governs planning and development assessment. The Act requires a determining authority to have written consent from the legal owner of any affected land before granting consent for development. Development on Crown Land in Williams Park and Hugh Bamford Reserve and would require Crown Lands approval for any development application. The NSW Environmental Planning and Assessment Act 1979, regulations, state planning policies and the Waverley Local Environmental Plan 2012 apply to all development in Williams Park and Hugh Bamford Reserve. This legislation defines the process that any proposal must follow. When managing Williams Park and Hugh Bamford Reserve, Council must comply with all relevant laws that apply to the use of the community land. This includes the Crown Land Management Regulation 2018 as outlined in section 3.2 along with:

- Local Government Act 1993: requires plans of management to be prepared for public land and reserves under the responsibility of local councils. It requires that Council-owned community land be 'categorised' according to the function desired by the community. Councils must manage this land in accordance with the 'core objectives' specified in the Act.
- State Environmental Planning Policy (Infrastructure) 2007: provides for development permitted without consent and exempt development on State land.
- State Environmental Planning Policy (Exempt and Complying Development Codes 2008): provides for development permitted without consent and exempt development of State land. Exempt development includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecues and signs.
- Coastal Management Act 2016 No 20: The objects of this Act are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State
- State Environment Planning Policy (Coastal Management) 2018: guides development in coastal areas, including land adjacent to beaches, estuaries, coastal lakes, coastal wetlands and littoral rainforests. Hugh Bamford and Williams Park falls within a Coastal Environment Area and Coastal Use Area (the Coastal Vulnerability Area has not been mapped at the time of drafting this Plan). The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including but not limited to the following management objectives: managing development in the coastal zone and protect the environmental assets of the coast, and establishing a framework for land use planning to guide decision-making in the coastal zone.
- State Environmental Planning Policy 19 Bushland in Urban Areas: Williams Park and Hugh Bamford Reserve contain bushland covered by this Policy. In this Policy, 'bushland' means land on which there is vegetation that is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and

Williams Park and Hugh Bamford Reserve Plan of Management

floristics of the natural vegetation. The PoM should be consistent with the aims of this Policy.

- The Disability Discrimination Act (DDA) 1992: applies
 to existing premises, including heritage buildings, those
 under construction, and future premises. It extends
 beyond the building to include outdoor spaces in Williams
 Park and Hugh Bamford Reserve. This Act recognises
 the importance of providing equality, dignity and
 independence to people with a range of abilities. This Act
 means it is unlawful to discriminate against people with a
 disability in the provision of access to premises.
- The Companion Animals Act 1998: requires environmental initiatives by Councils to promote responsible animal ownership. Williams Park and Hugh Bamford Reserve are used by dog walkers.

3.5. Regional and Local Planning Context

3.5.1. Regional and Metropolitan Planning

The following regional and metropolitan plans are relevant to this Plan of Management.

The Sydney Regional Coastal Management Strategy 1998 aims to ensure that ecological integrity is maintained and when available, coastal zone resources are fairly and equitably used by the public and commercial interests alike, so that the long-term benefits derived by the community can be optimised. The Strategy also aims to maintain adequate and appropriate access to the coast, so that it is possible to enjoy a range of recreational opportunities.

The NSW Department of Planning and Environment sets out metropolitan plans that inform Waverley's Local Environmental Plan and Council's policy position by providing direction on matters including housing, jobs, affordable housing and open space. Relevant metropolitan plans include:

- Greater Sydney Region Plan: A Metropolis of Three Cities.
 Aims to re-balance growth and deliver its benefits more equally and equitably to residents across Greater Sydney.
 A Metropolis of Three Cities will transform land use and transport patterns, boosting Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth to all its residents. Some of the objectives of the plan are to:
- Objective 25. The coast and waterways are protected and healthier
- Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
- Objective 28: Scenic and cultural landscapes are protected
- Objective 31. Public open space is accessible, protected and enhanced
- Eastern City District Plan: provides the 'district-level planning that connects local planning with the longerterm Greater Sydney Region Plan. Some relevant priorities include:
- Planning Priority E18. Delivering high quality open space

3.5.2. Local Planning Context

The following local planning documents are of specific relevance to this Plan of Management.

The Waverley Local Environmental Plan (2012): Williams Park and Hugh Bamford Reserve are zoned RE1 Public Recreation. The northern lot adjoining Hugh Bamford Reserve is zoned E2 Environmental Conservation. The LEP contains a listing of environmental heritage referred to as Schedule 5. This includes Williams Park - North Bondi Golf Course which is identified as a Local Landscape Conservation Area. Refer to Figure 3.2.

The Local Environmental Plan makes provision for development of land within the coastal zone for the purpose of implementing the principles in the NSW Coastal Policy. The LEP outlines conditions of development consent within the coastal zone such as: providing and maintaining public access along the foreshore; suitability of the development in relation to the surrounding area and the natural scenic quality (including the location and bulk, scale, size); impact on the amenity including overshadowing and view loss; visual amenity and scenic qualities of the coast; and biodiversity and ecosystems.

Waverley Development Control Plan 2012: Williams Park and Hugh Bamford Reserve contain recognised habitat, habitat corridor and habitat buffer.

Draft Waverley Community Strategic Plan: is Council's overarching strategic plan. This guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. Several directions within this plan apply to Williams Park and Hugh Bamford Reserve including Recreation and Open space:

- 3.1. Improve health and quality of life through a range of recreational opportunities and quality open spaces
- 3.2. Expand the network of parks and open spaces, sporting and recreational facilities

The Waverley Coastal Risk Management Policy 2012: the geotechnical risk map applies to Williams Park and Hugh Bamford Reserve.

Other Council Policies and Guidelines recognised in planning and management of Hugh Bamford and Williams Park include:

- The Access and Mobility Policy 2011–2015
- Waverley Coastal Risk Management Policy 2012
- Waverley Council Recreation Needs Study 2008
- · Waverley Public Domain Technical Manual

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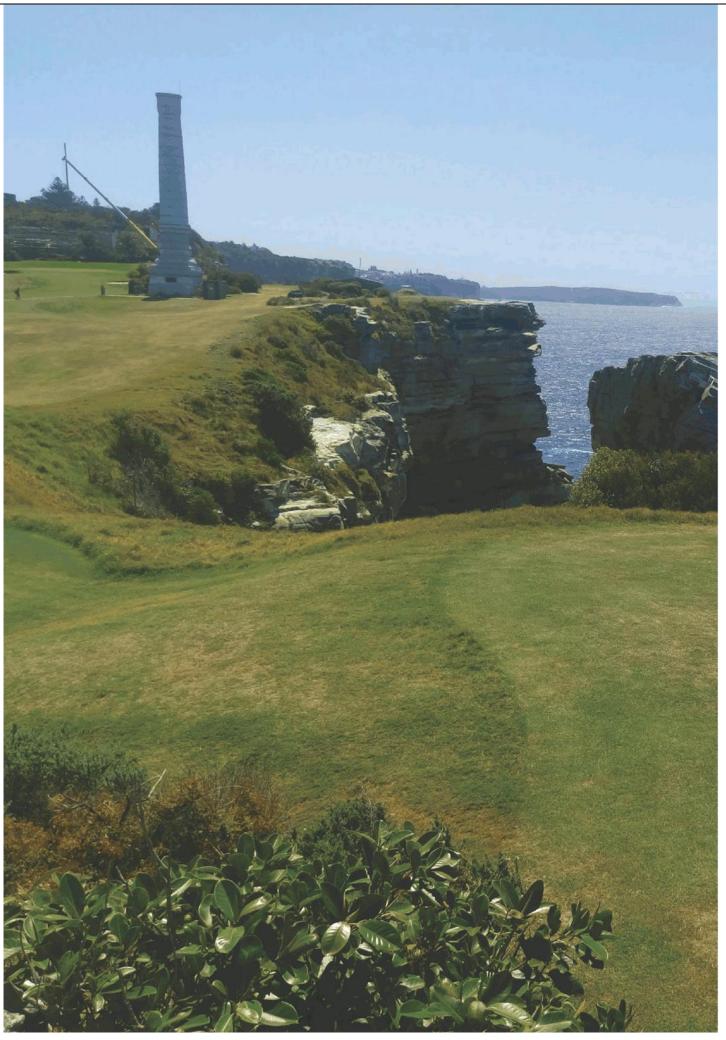
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Figure 3.2 Excerpt from the Waverley LEP 2012 Heritage Map

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Site Analysis

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4. Site Analysis

The following chapter brings together information gathered from site investigations and specialist reports. To coordinate information and ensure important aspects are adequately addressed, the chapters have been organised into major themes:

- Design and Setting:
- · Getting to and Around the Park;
- · Playing and Relaxing;
- · Enhancing the Environment;
- · Community, History and Culture; and
- · Management and Maintenance

4.1. Design and Setting

This section provides an analysis of the site's visual and physical characteristics. Such characteristics are considered to be defined by the design of spaces and buildings, planting types and design, and the types of materials used. People's experience of the place is also considered. Consequently, safety and community values, views and landscape setting are also considered to characterise a site.

4.1.1. The Setting

The suburb of North Bondi is characterised by its coastal location and elevation. The well established low to medium density suburb is bounded by Ramsgate Ave, Mitchell St, Muriverie Rd, Military Rd, Bondi Golf Course and the Pacific Ocean. At the north end of Campbell Parade, the North Bondi Beach bus terminus and associated strip of local shops and cafes is less than 500m to the south of Williams Park. Refer to Figure 2.2 for local context.

The western boundary of both Williams Park and Hugh Bamford Reserve adjacent Military Road varies from low grassed embankments to steeply vegetated slopes which limit clear views into the open spaces. The north and south boundaries are fringed by detached residential properties. The eastern edges are flanked by the coastal cliff edge which rises up to 40m above the Pacific Ocean. In Hugh Bamford Reserve this edge is typified by a mix of remnant vegetation, regeneration planting and weeds. To Williams Park the edge is more open with predominantly mown grass up to the cliff edge and only small patches of low remnant vegetation, weeds or rocky outcrops.

The open space within both parks is characterised by extensive areas of maintained grassland.

The elevation of both spaces provide spectacular views of the ocean, southern coast line, Bondi Beach and Sydney CBD. The key interruption to these views is the Bondi STP Buildings which also physically separate the parks.

4.1.2. Landscape Character

The unique topography and size of the parks generate a series of zones with distinct landscape characters. These zones support certain types of recreational uses. Consideration of these characters in planning and design is essential in reducing conflicts between use and users.

The parks are separated physically by the Bondi STP facility, which acts as a margin between their varied characters. Hugh Bamford Reserve is largely a level open grass area bordered by steep embankments or vegetated areas creating a sense of enclosure. Williams Park is an undulating and expansive open grassed space exposed to the weather and providing expansive panoramic views.

Within these two broad characters several sub zones can also be identified. These areas are generally well defined by topography and site elements, such as planting and fences. The areas suit particular uses such as organised sports, relaxing, walking, dog walking, or informal ball games and exercising. Figure 4.1 defines six landscape character areas: the Coastal Cliff Edge, Park, Embankment/Slopes, Bushland Edge, Golf Course and the Club Building Precinct. These areas are further defined below:

Coastal Cliff Edge

The Coastal Cliff Edge lies along the eastern boundary of both Hugh Bamford Reserve and Williams Park. These areas are semi-accessible with fences and /or gated access in Hugh Bamford Reserve, while the zone in Williams Park is easily accessible. The cliff edge in Hugh Bamford is adjacent a vegetated area, which varies in quality from good remnant vegetation to heavily weed impacted and poor quality vegetation. Through Williams Park the zone varies from mown grass, rocky outcrops, remnants of historic quarrying activities, flat rock areas with historic carvings to remnant vegetated areas and weedy areas.

The zone provides views up and down the coastline, to the cliff faces, wave cut rock platform at the base of the cliffs and to the remnant of the basalt vein at the cliff base which once ran through the park.

Park

Park comprises the filled level area at the top of the access road / ramp from Military Road. This area provides for passive recreation, parking and a half playing field area used by a wide range of community groups. Panoramic views are available from the park to the City CBD, Harbour bridge, southern coastline and across the Waverley LGA. Sub-areas of the park include:

- Upper Park: passive open grassed area which includes a small amphitheatre and viewing node, carpark, and community hall
- Active Park: level playing field area, fenced or barrier on 3 sides, partial views across the LGA and to the coastal headlands south of Bondi.

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Figure 4.1 Design and Setting-Existing Conditions

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Embankment / Slopes

The south and western embankments of the parks are steeply sloped. The slopes are heavily vegetated by woody weeds, native vegetation and trees. There is limited public access, with an existing gate in the arris / steel mesh style fencing located in the fenceline adjacent the Community Hall in Hugh Bamford Reserve, and several informal track accesses through the Williams Park edge to Military Road.

Bushland edge

The Bushland Edge is an area of predominantly remnant vegetation which is listed under SEPP19 - Bushland in Urban Areas. This area can be accessed from Wentworth Street via a grassed lane which opens out into a small enclosed grassed space to the rear of residential properties. The remnant vegetation is separated from this area by a fence.

Golf course

An undulating open grassed landscape with dramatic ocean views and views to southern headlands. The area integrates the natural sandstone cliffs with the modified grasslands beyond. To the periphery of the golf course on the north, west and southern boundaries, modified levels and in places a steep inaccessible embankment, limit views from Military Road into the parkland. Mixed vegetation including shrubs, trees and weed encroachment typifies the road edge.

Club building precinct

Site of the original 1930s club building in the south west corner of Williams Park adjoining Military Road. The precinct includes the Golf and Diggers Club building, remnant Sandstone Clubhouse (currently used for storage) and associated facilities, and landscaped garden areas including stone block retaining walls.

4.1.3. Views

The elevated topography of the study area enables spectacular views over Bondi Beach, the coastal headlands, the Pacific Ocean and Sydney CBD and Harbour. There are a variety of vantage points which provide varied visual experiences from very natural coastal views to strongly cultural views over a dense town scape. The major views moving from north to south are described following and are indicated on Figure 4.2 opposite.

Arriving at the top of the stairs near the Hugh Bamford Community Hall and from the Wentworth Street edge of the park, a framed view toward the Sydney CBD and 180 degree views over the reserve and south are available. There is a structured viewing space south of the Community Hall in Hugh Bamford Reserve which captures the view south towards Bondi Beach and provides glimpses of Williams Park.

There are various vantage points within Williams Park providing spectacular views of the coastal cliffs and across the golf course to Bondi Beach and beyond. The most notable of these is from the rock above the raised Golf Tee (number 5) which provides 360 degree views, and at the north eastern boundary of the golf course, above hole number 5.

The view from the Golf Club House dining area also provides



Coastal cliff edge



Park



Embankment



Bushland



Golf course



Club building precinct

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Figure 4.2 Design and Setting- Key views from the site

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very attractive views towards Bondi Beach.

Views to the parks are also significant considerations in park planning and management. Figure 4.3 on the opposite page outlines key views to the site. The elevation and distinctive form of the Sewer Vent Stack provides a distinctive landmark from a number of locations Local views and vistas into the parks include:

- along Blair Street from the intersection of Gould Street;
- Wallis Parade; and
- Campbell Parade near the intersection of Brighton Boulevard (glimpses of the golf course and club building).

The study area is also visible from other key landmarks in the LGA including:

- · Bondi Beach, Notts Avenue;
- Marks Park/Mackenzie's Point;
- Bronte/Calga Place;
- Waverley Cemetery/Coastal Walk; and
- · Ocean Street/ Clovelly Bowling Club.

4.1.4. Parks and Planting Design

Both Williams Park and Hugh Bamford Reserve are predominantly modified landscapes typified by large areas of maintained grassland. Both contain areas of remnant vegetation predominantly along the cliff top edge. The condition of the areas of remnant vegetation varies from good to very poor.

There has not been major planting undertaken in the parks in recent times although bush care activities are carried out through the Hugh Bamford Reserve area. Council landscape plans for Hugh Bamford Reserve from 1990 and 1995 proposed cultural tree plantings of a mix of exotic and native species. These plans appear to have never been fully implemented.

The steep embankments from Military Road up to the level grassed areas of Hugh Bamford Reserve contain a small area of remnant vegetation with the remainder planted species and / or woody weeds. As noted above the volunteer Bushcare group and Council employed professional bushcare workers carry out revegetation works in these areas.

There are some larger canopy trees present at the top of the embankment adjacent to the Community Hall. The level open space areas consist of mown grass.

The embankment above the Bondi STP adjoining Hugh Bamford Reserve has been determined as unstable with slumping issues going to back to 2012. Interim stabilisation measures were installed in 2013 but it is necessary for a long term solution to be implemented to protect the adjoining sewer infrastructure. Sydney Water have previously prepared options for Council approval for the works and are currently re-reviewing options to determine the best way forward. The embankment will require revegetation after any stabilisation works are implemented.

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The Williams Park golf course area contains zones of planted vegetation around the club house terraces, maintenance shed and Sewer Vent Stack. These include a mix of native and exotic shrub species. Some of the shrub planting around the club house has been formally hedged. Other areas are overgrown including to the front of the old club house building.

The boundary along Military Road has been planted with a mix of native and exotic shrub and tree species. The quality and condition of planting varies and there is weed encroachment including golf course grasses.

4.1.5. Built Form

The Community Hall in Hugh Bamford is a single-storey brick building located in the north west corner of the reserve below Wentworth Street. The building includes a timber floored hall with capacity for 100 people, change rooms with toilets, shower, kitchen facilities, and storage room for trestle tables and chairs. The building was designed and built in the 1950s by Waverley Council. The building is set into the surrounding topography with a stone retaining wall to the north and eastern facades.

Plans for the Bondi Golf Club house building were first made in 1935 with the shell of the original club building still standing today in the south western corner of the course. The adjoining Golf and Diggers Club building was built in the 1960s. The Club is a two-storey brick and concrete structure with a service area and some parking located beneath the building. The building is leased by Council to the golf club and there are multiple users which utilise the facilities and fitness rooms. The Club building is excavated into the natural topography on the eastern and northern edges. The building is in a state of disrepair and is at the end of it's safe and useful life.

A single storey, green corrugated iron maintenance shed for the golf course is located to the east of the Sewer Vent Stack. The shed is surrounded by a landscaped shrub garden.

The heritage listed sewer vent stack originally from the 1880s and then rebuilt in the early 1900s is visible across the site and from adjoining areas. The structure is surrounded by cyclone fencing with a barbed wire top course. Just south of the stack is associated infrastructure including a painted brick generator shed, ventilation chimneys and series of concrete hatches to access the underground treatment plant. The concrete surface of the hatches has been painted green.

4.1.6. Urban Furnishing/Materials and Finishes

Hugh Bamford Reserve has a range of park furnishings including seating, rubbish bins, bollards, and vehicle access gates to serve recreational use and access.

The primary paving material throughout the reserve is concrete. Retaining walls are generally constructed from natural sandstone blocks. Fencing and balustrade types vary through the reserve including: arris rail fencing; arris rail fencing with chain mesh infill; post and infill panels of vertical stainless steel flat bars; and galvanised steel balustrades.

CM/7.3/20.06- Attachment 2



Image: View from Notts Avenue, to the south of Icebergs (1)



Image: View from path above Clovelly Bowling & Recreation Club (4)



Figure 4.3 Design and Setting- Views to Study Area

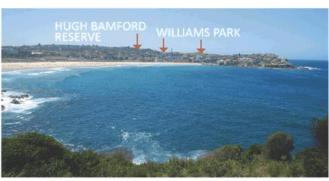


Image: View from Marks Park, Tamarama (2)



Image: View from Waverley Cemetery (3)

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There are minimal park furnishings in Williams Park reflecting its informal role for general public use and ongoing management by the Golf Club lessees. There are varying types of retaining walls across the Golf Course site including sandstone walls of different styles and quality, dry-stone basalt walling and concrete walls. The limited pathways vary in material including asphalt, concrete and stone flag paving.

The original stone flag paving around the old club house is in poor condition with missing stones and an uneven surface. There are sections of chain mesh fencing along the western boundary of the golf course and to the east of the club house which act as ball stop safety fences. These fences are in generally poor condition.

4.1.7. Lighting

There is sports lighting to the playing field in Hugh Bamford Reserve. This includes one lighting mast with a second set of lights positioned on the Emergency Communications Tower, this infrastructure only lights a part of the field limiting the useful area of the field at night. There is no other external lighting provided in the reserve carpark, around the community hall or to the access road.

The steps (the 'rock-cut stairway') down to Military Road are not lit and only receive limited light spill from street lights due to the step orientation and overhanging tree canopy. Council plans for the carpark upgrade do not currently include lighting.

Signage indicates that the Hugh Bamford Carpark is shut at 9:30pm. However when the field is booked for training the road access remains open with field lights programed by Council staff.

The golf course in Williams Park is not lit. There is limited external lighting in the vicinity of the club house building.

4.1.8. Safety

The Intercept Survey 2019 suggested that most people felt safe in the parks. Although not promoted as publicly accessible, there is daily use of the Golf Course area in Williams Park for walking, and some community members and golfers believe that this is an acceptable co-existence. Walkers and golfers can access freely the steep cliff edges and despite the inherent danger.

4.1.9. Community Values

Community values of the reserves were canvassed in the consultation program for the Plan of Management. This is

detailed in the Williams Park and Hugh Bamford Reserve Community Engagement Report prepared by Micromex in May 2019. The key consultation activities were outlined in section 2.4 of the plan.

Those engagement activities along with liaison with Council officers and elected Councillors enabled an understanding of the key community values of the parks. These are listed below:

Natural

The parks have a strongly natural character integrating dramatic natural features with parkland landscape.

Casual

The parks are largely undeveloped and have a low key casual character.

Refuge and respite

The parks provide a peaceful retreat from the intensity of Bondi Beach.

Local

The parks have a local character and exemplify the qualities that locals value about "old school" Bondi. In addition the facilities including Hugh Bamford Reserve and the multipurpose spaces to the Club are very popular.

4.1.10. Major Issues - design and setting

- The natural qualities and low key local character of the parks are highly valued by the community. Any park improvements should have regard for these unique characteristics.
- The parks provide key viewing points to the natural coastline and across the harbour and Bondi. Any park improvements or new facilities have regard for views.
- There is limited lighting to access paths for night sports use of Hugh Bamford Reserve.
- The lighting of the playing field currently limits the useful area of the field at night.
- The Golf and Diggers Club building is dated, requires major maintenance works, and needs to be significantly or most likely replaced.
- There is no public access to toilet amenities in Hugh Bamford Reserve unless the hall is booked.
- There is a lack of shade in the parks
- Weedy infested areas, poorly maintained vegetation detract from the landscape setting and natural character.

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Image: natural qualities are highly valued by the community



Image: Golf Club building is dated and requires major remediation



Image: Limited shade is available in the parks



Image: Weed encroachment is a major influence on landscape character

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4.2. Getting to and around the Park

This section looks at the various modes of movement to and from the park; entry and exit points; and wayfinding and circulation in and around the park. Refer to Figure 4.2 for the location of entries and other access issues.

4.2.1. Getting to the Park

The pedestrian access points to Hugh Bamford Reserve include:

- · the low key stairway access from Military Road;
- the access road ramp from Military Road; and
- · from the Wentworth Street interface in the north.

Williams Park access points include:

- the informal entry from the verge near the Sewerage Treatment boundary (which links to an informal track across the golf course);
- · the asphalt service access road; and
- several entry points either side of the Golf and Diggers
 Club building at the south end of the park.

Entrances range from formal signposted accessways to informal tracks and can include steps, step-free access, kerb ramps, sloping concrete paths, informal dirt and grass tracks, and shared vehicle accessways. Existing entrances with steps are not deemed compliant with current National Building Code and Australian Standards (lack of tactile warning markers, step nosings and handrail dimension compliance).

There are some car-share pods in the North Bondi area, as an alternative to travelling by bus, private vehicle, or walking. A carshare space is located adjacent Williams Park, opposite the junction with Blair Street. The Randwick Waverley Community Transport (RWCT) service also provides transport services for the frail, aged, people with disabilities and the transport disadvantaged. Presently RWCT owns and operates seven vehicles and provides around 55,000 trips per year.

Walking

The Coastal Walk continues south through North Bondi by deviating away from the coastline along Military Road. The route continues adjacent to Williams Park and Hugh Bamford Reserve, connecting to the north end of the Bondi Beach promenade, and linking to the south via the Campbell Parade footpath as identified on Council's Walking in Waverley & Woollahra map and information brochure.

Public Transport

Waverley is serviced by a comprehensive and well used public transport system with regular trains to Bondi Junction and numerous bus routes connecting the locality to the City, Bondi Junction, Dover Heights, and Bronte. Bondi Junction is on the Eastern Suburbs and Illawarra train line operated by CityRail.

Sydney Buses currently run a number of regular bus services from Bondi Junction to North Bondi with three routes passing adjacent to the study area along Military Road.

Routes 379, 323 and 380 provide access to the Williams Park

/ golf course with Routes 323 and 380 continuing on Military Road past Hugh Bamford Reserve. Another three services, Routes 333, 379 and 323, commence and terminate at the bus stand on Campbell Parade to the south of Williams Park/ golf course. Bus stops for services heading toward Bondi Beach are not served by a single connecting footpath on the Williams Park verge and there is no provision of pedestrian ramps for crossing the road.

Cars and Parking

The Hugh Bamford Reserve carpark provides 15 spaces. This carpark is closed each evening at 9:30pm or when booking users finish use of the field and Community Hall. Current council plans to upgrade the carpark allow for the provision of one additional bay for 16 spaces in total (including one marked accessible bay).

Parking is also possible along the access ramp to the carpark. There is a parking area beneath the Golf and Diggers club building in Williams Park providing 11 spaces. There is on street parking both sides of Military Road and adjoining local streets with varied time restrictions.

There are currently no taxi ranks servicing North Bondi.

Bike Routes

The Waverley Bike Plan 2013 identifies the section of Military Road adjacent the study area as part of the Coastal Cycleway recreation route that runs along the coastline to connect Sydney Harbour to Botany Bay. This routes is designated as a mixed-traffic cycle path. This bike route also connects mixed-traffic cycle routes on Blair Street and Campbell Parade.

It is possible to access Hugh Bamford Reserve by bicycle via Military Road and the access road to the carpark and or via Wentworth Street on the north side of the park. Both entrances are gated and locked at sunset with no provision for cyclist access around the gate on the Military Road entry/exit.

Current Council proposals to upgrade the Hugh Bamford carpark indicate that the gate on the footpath from Wentworth Street would be replaced with removable bollards.

There is currently no provision for cycle parking in either Hugh Bamford Reserve or in Williams Park near the Golf and Diggers Club building.

4.2.2. Getting around the Reserve / Park

The Intercept Survey revealed that a high proportion of people did not have difficulty getting around the area. However commonly cited impediments include the steep gradient on the vehicular access up to Hugh Bamford ramp, no connecting footpaths to facilities, and minimal directional signage on Military Road to announce park entrances and location.

Walking

Within Hugh Bamford there is one formal pathway leading from Wentworth Street to the carpark up to the access road.

The steps in the north west corner of the reserve from Military

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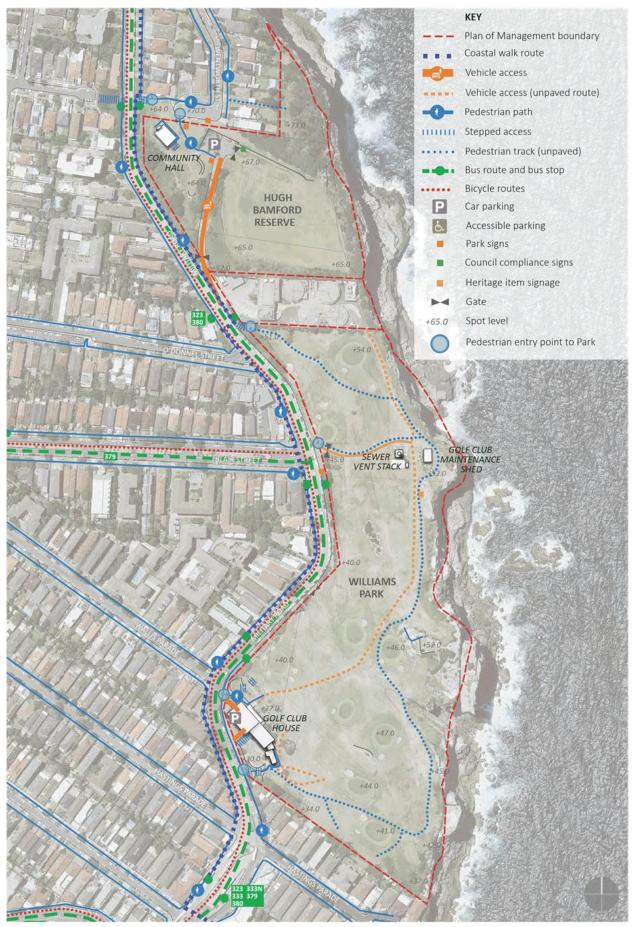


Figure 4.4 Getting to and Around the Park- Existing Conditions

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Road are connected to Wentworth Street by a separate concrete pathway. In addition there is a paved pathway around the east, north and west sides of the Community Hall, but no connecting paths to park entries and or the carpark. Access to the amphitheatre, viewing area and around the playing field is informal across grassed areas. Pedestrians can walk up the vehicular road, but this can be hazardous at times with service vehicles manoeuvring into the Bondi STP, and vehicles accessing the Hugh Bamford carpark.

Within Williams Park there are formal path routes either side of the club building from Military Road. Access across the golf course is informal with some routes more evident through wearing of the grass. There is a small section of concrete pathway on the north side of the raised tee at hole number 5.

Formal path materials around the club building vary from asphalt, concrete, to sandstone flagging.

Universal Access

Universal Access in the built environment takes into account the needs of people of all ages and abilities so that each visitor has equitable access. ¹² As part of the development of the Plan of Management an on site review of existing access arrangements was undertaken. This review revealed that most of the entries and access points into the parks do not comply with standards such as the *National Construction Code 2016* and *Australian Standards 1428 Design for Access and Mobility (2009)*. Furthermore, the condition of existing paths and stairs is often poor with cracked and uneven surfaces.

Some of the facilities provided within Hugh Bamford Reserve are not accessible from a formalised path and do not cater for those with mobility impairments. These facilities include seats and viewing areas.

Public access to the golf course is not permitted without authority. However apart from signage there are no physical barriers preventing informal access and the course is regularly traversed by local walkers. There are no formal paths within the golf course, with the exception of a section of concrete path at the base of the raised tee (number 5). Stairway access into Williams Park does not comply with standards and there are no connecting formal paths to points of interest or facilities. Access to all areas of the Club house and surrounds do not cater for people with mobility impairments. Steps and paths are in varying materials and condition and do not meet current standards.

Vehicle Access in the Park

The primary service vehicle access to Williams Park is located off Military Road at the junction of Blair Street. This access also provides for large vehicle access to the rear of the Bondi STP for maintenance operations.

Service vehicle access to Hugh Bamford Reserve is located within the carpark at the top of the access road from Military Road. A secondary vehicle access point is located on Wentworth Street.

The following vehicles typically access Hugh Bamford Reserve:

- garbage trucks, to empty garbage bins from the bin collection area;
- parks maintenance vehicles, to deliver supplies such as mulch and remove green waste, sportsfield grass maintenance;
- service vehicles, to maintain existing building assets such as the community hall;
- · emergency vehicles; and
- · helicopter, in the case of medical emergency.

Signage and Wayfinding

Both Williams Park and Hugh Bamford Reserve have painted timber park name signs located within the verges adjacent the open spaces.

Hugh Bamford Reserve has small park information signs positioned on posts at either end of the concrete footpath on the west side of the reserve which include an aerial plan and information on the off leash dog area and dog prohibited areas. In addition, there are several stand-alone compliance signs detailing dog compliance and no camping. There is no park signage on Military Road to indicate access to Hugh Bamford or announce the presence of the reserve.

Signage in Williams Park is limited to compliance signage with to regards authorised access into the park. There is also currently a range of advertising signage and banners displayed by the Golf Club and its sub-lessees in various locations along the Military Road boundary.

There is a plaque commemorating the re-engraving of the Aboriginal rock engravings by Waverley Council adjacent to the engravings. On the sewer vent stack a plaque commemorates the erection of the stack by the Metropolitan Board of Water Supply and Sewerage. Other signage within the golf course relates to the operation and use of the golf course, for example tee numbers.

Cliff Edge Access

The cliff edge in Williams Park is unfenced. While there is no formal pathway along the edge, visitors are often seen walking and dog walking in the area. The cliff edge varies from mown grass on fill, rock slabs, rocky outcrops and some remnant vegetation with varying degrees of erosion to the edges.

Public access to the cliff edge adjacent Hugh Bamford Reserve playing field is limited. The edge is fenced off and there is a buffer zone of vegetation. There has been ad-hoc access into the bushland vegetated area to the north of the half playing field, by people and dogs as well as for illegal camping.

The 2010 Coastal Risks Hazards Vulnerability Study identified the cliff edge as a risk to people and recommended that signs warning of cliff face instability were installed at a minimum and preferably fencing installed. ¹³

¹² The Australian Institute of Architects, 2008, Universal Access Policy

³⁶ Williams Park and Hugh Bamford Reserve Plan of Management

¹³ Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

4.2.3. Major Issues - getting around the park

- There is no marked provision for an accessible parking space in Hugh Bamford Reserve.
- Pathways do not connect to facilities.
- Existing stairs and handrails are not compliant with current standards.
- Access to facilities including toilets in Hugh Bamford Reserve is only permitted if the hall is booked - there is no general public access.
- Pedestrian access into to the parks is limited. There is no provision for pedestrians on the access road ramp to Hugh Bamford Reserve.
- There is limited way finding signage and or references to the coastal walking route on existing park signage.
- There is limited interpretative signage for either the natural and cultural heritage items or views within either the park or reserve.
- Access to the cliff edge within the golf course is unrestricted with a lack of warning signage.



Image: Existing stairs are not compliant



Image: Some access points into park are simple 'goat tracks'



Image: There is limited wayfinding signage



Image: Access to the cliff edge is un-restricted

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CM/7.3/20.06- Attachment 2

4.3. Playing and Relaxing

Hugh Bamford Reserve is a well used parkland and supports a wide range of active and passive recreational activities including sports training, archery, exercising, walking, jogging, viewing, dog walking and relaxing. The predominant use of Williams Park is for golf although there is informal use by walkers, dog walkers and by visitors to view the aboriginal carvings and panoramic views. Refer to Figure 4.3 for the location of current recreational facilities and park uses.

4.3.1. Recreation Facilities

Hugh Bamford Reserve Hall

- Situated in the north west corner of the reserve
- Timber floored hall (20m x 9m) with capacity for 100 people, change rooms with toilets, shower, kitchen facilities, and a storage room for trestle tables and chairs
- Accessed via steps from Military Road or via the driveway and carpark.
- There is a step to enter into the building which is not compliant with the Disaibility Discrimination Act (DDA).
- Can be booked Monday to Friday 8am to 9pm, Saturday and Sunday 8am to 5pm.
- Suitable for multisport activities, low impact exercise classes and children's birthday parties.

Hugh Bamford Reserve:

- · Half size playing field with flood lighting for night training
- · Amphitheatre and viewing space

Williams Park:

- Club building leased to Bondi Golf and Diggers Club Ltd
- Golf course leased to Bondi Golf and Diggers Club Ltd

The Golf Club and Course lease states the purpose of the lease is for: The playing of golf on the golf course and the social and recreational gatherings of Club members, guests and visitors in the Clubhouse and for no other purpose. (Council - Lease)

4.3.2. Recreation Activities

The intercept surveys and have a say day indicated the following in relation to existing park use:

Walking

Walking is one of the most popular activities in the parks. This mainly comprises informal walking over grass through Hugh Bamford Reserve or through the Golf Course in Williams Park.

Dog Walking

Dog walking is a very popular activity. Hugh Bamford Reserve has a designated off-leash area to the south east of the Community Hall.

Exercising

Hugh Bamford Reserve is a popular destination for exercise and fitness. Visitors typically exercise in the morning. Waverley Council sets guidelines for commercial fitness operators and manages commercial training permits. Councils policy sets the limit for groups in Hugh Bamford Reserve at 18.

Organised Recreation

Hugh Bamford's level grassed area is often used as an informal kick-about area in addition to a training space for organised ball sports, rugby and archery. The field must be booked for formal sports and recreation use. The field is booked for approximately 20 hours per week in winter and only 4 to 7 hours a week in summer. The Community Hall is booked for a variety of activities including dance groups, and health and fitness classes all catering for a range of age groups.

Golf Course use

The Bondi Golf Course is an established and well known and loved presence in North Bondi. Its low key character and level of activity is valued by local residents as contributing to an attractive ambience and character.

However statistics indicate that the North Bondi Golf Course is under used in relative terms. Figures onwards from 2014 indicate that there have been between 10,000 - 12,000 starts during the last five years per annum. Generally public nine hole courses are expected to average 30,000 starts on the basis of the report commissioned by Council by Fair Play in 2016 which noted the following benchmarks:

- 20,000 starts per annum (poorly performing)
- 35,000 starts per annum (very well performing)

Waverley Council is under pressure for open space areas for both organised recreation and informal recreation as reinforced by Councils *Recreational Strategy 2019* in progress at time of writing of this plan. Williams Park is one of the larger open spaces managed by Council, and Council is obligated to consider how it can best meet the needs of the local and district community. This plan must consider how Williams Park can best meet the needs of Council and the community working within the constraints of the site's natural and cultural values.

In addition to ensuring that the open space offers a sustainable range of recreational benefits, there are a number of environmental objectives that should be pursued within Williams Park. The eastern edge of Williams Park is a zone of environmental sensitivity encompassing the cliff edge of varied stability, Aboriginal and European heritage sites, and pockets of coastal heathland. It would be desirable to consolidate this zone to make it more viable and resilient.

Finally as with all urban golf links, there are potential safety issues not just with public walkers through the course, but to cars and properties along the Military Road edge. A significant amount per annum has been paid out in damages since 2010 by the club for balls leaving the course area. The *Well Played report 2016* says the arrangement of the course should be reviewed with potential for it to be played clock-wise rather than anti clockwise in addition to other potential refinements that could aid safety.

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Figure 4.5 Playing and relaxing- existing conditions

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Bushcare

A volunteer Bushcare group has operated in Hugh Bamford since in 1999 and continue to meet monthly. Council also employs professional bushcare workers to undertake works.

Events

Based on the Council's approved Fees and Charges, the approval for the use of Hugh Bamford for 'one-off temporary events' is based on the impact and time of the proposed activity as detailed under the *Waverley Council Events Policy* 2015.

Williams Park is currently operated under lease therefore the use of it's facilities for private events are under the terms and conditions of the current lease.

Hugh Bamford Community Hall can be booked for children's birthday parties in 4 hour time slots on weekends.

4.3.3. Major Issues - playing and relaxing

- Limited shade trees to support passive recreational use.
- · Conflict of dogs off-leash with other users.
- Dogs accessing vegetated embankment area below the viewing area and the bushland in the north east corner of Hugh Bamford Reserve.
- People and dogs accessing remnant bushland areas causing disturbance and damage to these areas.
- No access compliant entry to building.
- Lack of natural light and ventilation to Community Hall building.
- Drinking water is not available in the public open space.
- Community benefit and equity of Golf course use of Williams park with relatively low number of playing starts per annum.
- Sub leasing of multi purpose spaces to Golf Club is currently management by Golf Club with limited Council input and control.

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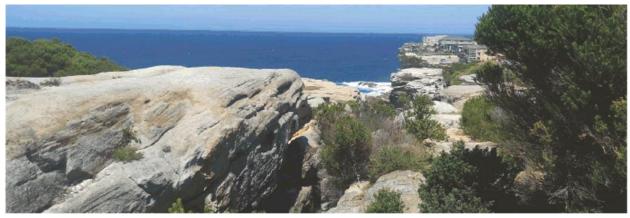


Image: Unauthorised access to remnant bushland areas



Image: worn grass areas and dogs accessing vegetated embankment below viewing area



Image: no accessible entry to community building

4.4. Enhancing the Environment

This section analyses the key natural conditions and assets of the site including micro-climate, geology and soils, topography, hydrology, flora and fauna, and sustainability. It is noted for context that the natural environment and setting (including views, open space, peace, greenery / nature / wildlife) are the most highly ranked of community values identified through the consultation for the Plan of Management undertaken during 2019. Refer to Figure 4.4 for reference.

4.4.1. Microclimate

Sydney's climate is generally temperate, with four reasonably discernible seasons. It is mainly sunny throughout the year with cool, mild winters and hot, humid summers. Sydney's mean annual rainfall is 1,212mm. Average temperatures range from between 14.13-20.3 degrees celsius in winter, to 23-29 degrees celsius in summer. Williams Park and Hugh Bamford Reserve adjoin elevated sandstone cliffs exposed to all weather conditions in particular to the south and west. The coastal environment presents extreme conditions including salt spray, strong winds, and heavy wind driven rainfall. The northern perimeter of the Hugh Bamford Reserve playing field is afforded some protection to easterly winds by the fringing bushland, but winter southerly or westerly conditions can be uncomfortable in both parks.

4.4.2. Topography

The landform of both parks have undergone major modification since European settlement. This is as a result of various activities from quarrying stone, military use, and excavation for sewerage infrastructure. Filling works were carried out within Williams Park over the sewerage infrastructure and adjoining rocky and thin soils to enable grass establishment for the golf course from the 1930s. Filling works were also required to create the level half field area at Hugh Bamford Reserve. This included the covering of the remnants of the Ben Buckler Gun Battery which is conserved under the fill material. The cliff edge ranges up to RL 52 AHD in Williams Park and RL 65 AHD in Hugh Bamford Reserve. The sandstone cliff edge is approximately 830m in total length.

Hugh Bamford Reserve is characterised by an elevated position above Military Road. The playing field and steeply vegetated slopes fall to the south and west. There is a level difference of approximately 15m from the road access on Military Road to the top of the reserve. Williams Park is characterised by an undulating landform shaped for the golf fairways and greens. The course generally slopes from north to south with a difference in elevation of approximately 18m. The park edges to the west and south are relatively steep and are either grassed or vegetated. The far south western edge of the site contains a series of stone retaining walls around the elevated club house precinct.

There are other smaller walls within the course used to retain fill and create level golf tees and greens.

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4.4.3. Geology and Soils

The cliff faces comprise Hawkesbury Sandstone bedrock of Triassic age (between 251 million and 199 million years old). Uplift and deformation of the Sydney Basin has led to the pattern of jointing and faulting in the rock faces, along with the different erosion rates of the igneous dykes that cut through the rock strata. The wave cut platforms observed along the bases of many of the cliff faces are likely to have developed during inter-glacial sea level highs. ¹⁵

A Coastal Risk and Hazards Vulnerability Study undertaken in 2011 identified that the cliff face below Hugh Bamford Reserve was characterised by an undercut feature over the base of the cliff. Intermittent overhangs were recorded over the remainder of the cliff face and in particular at the base of the vegetated upper portion of the cliff top area. Overhangs are features that will require ongoing monitoring for the long term stability in this highly erosive environment.

The cliff face below Williams Park contains a number of different geological features. These include:

- a continuous not quite horizontal shale band (max height about 2m), which is more erodable than adjoining materials and as a result has formed overhang features within the sandstone at or above the shale band.
- a not quite vertical cliff face of stepped profile with numerous blocks of sandstone (typically boulder size) scattered along the wave cut platform.
- a not quite vertical gully feature representing an igneous dyke which is more eroded than surrounding material.
- a not quite vertical sided gully feature near the crest of the gully within the golf course which reveals sandy fill material.

The presence of these features and the ongoing differential weathering (by wave and wind action) contribute to the potential for geotechnical hazards such as cliff line collapses. ¹⁶ Evidence of the basalt vein which once extended through the site but was mined extensively in the past, is still visible from the wave cut platform at the base of the cliffs in the central portion of the cliff face to Williams Park.

The southern half of Williams Park is also located in an area of acid sulphate soils potential (Class 5) as defined by the Acid Sulfate Soils Risk Mapping by NSW Office of Environment and Heritage.

Beyond the natural geological factors of the site, the presence of underground tunnels and operational spaces under the golf course and half field areas as indicated on Figure 4.4 need to be considered in any plans for the site. The structural and waterproofing requirements identified by Sydney Water engineers suggest that there is limited scope for change or construction over these areas.

¹⁴ http://www.weatherzone.com.au/climate/station.jsp?lt=site&lc=66062, viewed 21/01/17

¹⁵ Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study

¹⁶ ibid



Figure 4.6 Enhancing the Environment- existing conditions

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4.4.4. Hydrology and Services

Williams Park and Hugh Bamford are not directly impacted by tides. The Coastal cliff edge and rock shelf below is impacted by wave action, tides and ultimately by any changes in sea level.

Sea level rise is a gradual process and will have medium-to long-term impacts. National and international projections of sea level rise along the New South Wales coast estimate a rise of up to 40cm by 2050 and 90cm by 2100, relative to 1990 mean sea levels. There is no scientific evidence to suggest that sea levels will stop rising beyond 2100 or that the current trends will be reversed. It is difficult to assess the potential impact of predicted more intense storm events as a result of climate change and sea level rise on cliff face stability it is considered reasonable to assume that more intense storm events and elevated sea levels will result in elevated erosion rates over a greater height of cliff face. This may affect buildings, infrastructure, recreational facilities and amenity.¹⁷

The sites are identified as at risk of geotechnical hazard in the geotechnical hazard map detailed in Council's Coastal Risk Management Policy 2012, and Part B4 of the Waverley Development Control Plan 2012. Accordingly a geotechnical risk assessment will need to be done as part of any future development applications for park buildings or other major works.

There is limited stormwater infrastructure in both parks. Hugh Bamford Reserve has stormwater infrastructure within the carpark and access road. Sydney Water is reviewing the drainage to the embankment along the southern side of the half field grassed area as part of its retaining wall review.

There is evidence of a proposed drainage or sewer line on the southern boundary of the golf course according to sketch plan from 1949, 'Proposed improvements to Drainage of Williams Park. Sewer Infrastructure' although this has not been verified.

4.4.5. Sustainability

Council and external consultants have been investigating the feasibility of using non-potable water to meet the irrigation demands of Bondi Golf course and Hugh Bamford Reserve. To date, those investigations have concluded that there is no cost effective alternative water supply option for North Bondi Golf Course or Hugh Bamford Reserve. Options investigated included:

- · Sewer mining via Sydney Water
- Stormwater Harvesting
- Groundwater Harvesting

Groundwater harvesting based on the research to date was the only option was seen as potentially viable. However preliminary investigations in 2004, 2009 and 2017 all concluded there is a high degree of uncertainty that a sustainable yield could be harvested to meet irrigation demands.

17 Worley Parsons EcoNomics, December 2011, Waverley Coastal Risks and Hazards Vulnerability Study In order to confirm if a sustainable yield could be harvested, a test bore would be required which would cost approximately fifty thousand dollars to construct. In 2017, Council received advice from geotechnical consultants that the construction of a test bore in the locality was not recommended given the geology of the area and the coastal cliff location.

A further option that should be closely explored is the potential for roofwater harvesting of the redeveloped or new buildings on site. This has potential to contribute to the irrigation water supply for the parks but it appears unlikely that it could fully meet these requirements. It is expected that careful use of a proportion of mains water would be needed to supplement any harvested water solution.

In addition to rainwater harvesting any new buildings should seek to be best practise in terms of energy efficiency with potential for solar collection one of many strategies that should be integrated to design and feasibility.

Fauna and Flora

Flora and Fauna are important values for the parks. The following outlines the key aspects for each of the park areas:

Remnant Vegetation

Remnant native vegetation at Hugh Bamford Reserve occurs in two (2) distinct areas, as Sea-cliff Scrub and Heath between the sea-cliffs and the residential properties on Wentworth Street, and as two patches of Moist Heath on the south-west facing cliff-line between the field areas and Military Road.

The small parcel of bushland on the north eastern boundary of Hugh Bamford Reserve contains remnant Sydney coastal heath vegetation. Remnant vegetation is managed under Council's *Biodiversity Action Plan 2014-2020*. This area contributes the largest area of SEPP 19 Bushland in Urban Areas vegetation in the LGA. ¹⁸

Vegetation condition across all remnant areas ranges from 'Very Poor' to 'Good' (SBRC, 2010) although a large portion of the remnant is in good condition as a result of bush regeneration activities regularly undertaken by professional contractors and a local bushcare group.

Nine (9) of the thirty four (34) indigenous plant species recorded within the remnants¹⁹ (SBRC, 2010) are considered rare in the Council area. Those include *Banksia marginata*, *Banksia serrata*, *Billardiera scandens*, *Callistemon citrinus*, *Callistemon linearis*, *Lambertia formosa*, *Parsonsia straminea*, *Pimelea linifolia* and *Platysace lanceolata*.

Waverley Council has adopted and is implementing the *Biodiversity Action Plan - Remnant Sites* (BAP) to protect remnant vegetation and re-establish native species in areas dominated by exotic weeds. Works are carried out by the Bushcare groups, and professional bushcare workers employed by Waverley Council.

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¹⁸ Total Earth Care, 2014, Reserve Biodiversity Action Plan- Remnant Sites

¹⁹ Sydney Bush Regeneration Company, 2010, Waverley Flora Study Report

Connectivity planting is recommended in the BAP to support the remnant vegetation in numerous locations.²⁰

The cliff edge along Williams Park supports a significant corridor of linked Sydney coastal heath vegetation. Although lacking in species diversity an opportunity exists to protect and restore this vegetation community. Remnant vegetation in Williams Park is not currently covered under Council's Biodiversity Action Plan (BAP) 2014-2020 but will be accounted for in future revisions of this plan.

Habitat

The diverse bushland occurring at Hugh Bamford Reserve supports a range of high quality habitats for both native flora and fauna species. Dense native (and exotic) undergrowth interspersed with exposed sandstone and low-growing groundcovers provides foraging, shelter and basking habitats for native skinks and small birds. Open and closed shrubby and taller vegetation provides perching and nesting opportunities for small to medium sized native birds, and other nectar producing plant species present as a food resource, attract insects - an important food source for small birds.

Permanently moist cliff-soak areas within and surrounding the moist heath vegetation supports habitat, of low-moderate quality for native frogs. The majority of the soils within the Hugh Bamford Reserve remnant are considered to be original and provide unique habitat on cliff-tops and upper cliff-faces for native flora species considered rare elsewhere across the LGA.²¹

Additionally, the cliff edge along Hugh Bamford Reserve and Williams Park forms part of the biodiversity corridor identified and protected in Councils Local Environmental Plan 2012 and DCP 2012. The corridor aids wildlife movement, interbreeding and recolonisation through the provision of habitat and buffer vegetation. The 2011 Biodiversity Study of the Waverley LGA identified those potential habitat corridors which link the best habitat within the LGA and have the greatest potential for corridor improvement.

The coastal areas of the LGA vegetation communities (including Williams Park and Hugh Bamford Reserve) are unique within the LGA and record the highest abundances of small bird species while native reptile diversity was high. There is opportunity to strategically replant these areas without comprising their value as open space. ²²

Improvements to these areas would go toward meeting Council's target of forty per cent of remnant vegetation in good condition by 2030 as setout in the *Waverley Environmental Action Plan 2018-2030*.

4.4.6. Major Issues - enhancing the environment

- Remnant vegetation no longer being discernible from replanted areas
- Extensive edge zones between maintained grass and natural bushland that require management
- Weed control is difficult to effectively and safely manage on cliff edges
- Areas in poor condition require resources to control weeds
- Priority weed infestations requiring treatments by professional contractors until infestation is sufficiently controlled
- From time to time foxes and other pest animals require management.
- From time to time stormwater quality needs to be managed.
- Continued and further support required for volunteer Bushcare groups and resourcing for professional contractors.



Image: Embankment planting in poor condition requires weed control



Image: Extensive edge zones between maintained grass and natural bushland

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²⁰ Total Earth Care, 2014, Biodiversity Action Plan- Remnant Sites 2014-2020

²¹ ibid

²² Australian Museum Business Services, 2011, Biodiversity Study of the Waverley Local Government Area.

4.5. Community, Culture and Heritage

The cultural heritage qualities of Williams Park and Hugh Bamford Reserve were amongst the most highly ranked of community values identified through the consultation for the parks undertaken during 2019.

As part of the Plan of Management process, a heritage study was prepared by GML Heritage. The following summary has been derived from the Williams Park and Hugh Bamford Reserve Heritage Review Study 2019.

4.5.1. Statements of Heritage Significance

The park's possess a range of cultural heritage values which must be conserved and managed but which can add value to community and recreational experiences the parks can offer. As part of the plan of management process new Heritage Inventory Sheets have been prepared by GML for the Ben Buckler Gun Battery and for the Sewer Vent Stack.

A Statement of Significance for Williams Park and Hugh Bamford Reserve was provided in the *Williams Park and Hugh Bamford Reserve Heritage Review Study 2019* by GML Heritage:

"Williams Park and Hugh Bamford Reserve are recreational and scenic public coastal clifftop landscapes of natural and cultural value, which include items of state and local heritage significance.

The former Murriverie Quarry was utilised by both the Darug Aboriginals and settlers, and has natural heritage value as it was formed by a significant geological event in the Triassic creating the topography. The geological monument of the former Murriverie Quarry is an aesthetically distinct and rare natural feature. The area of natural vegetation in Hugh Bamford Reserve is a rare example of original coastal vegetation in the Waverley LGA.

The extant rock engravings represent past customs and associations with the place which have historical and aesthetic values, as well as continuing significance to the Darug people today. Evidence of additional engravings, use of the quarry, cultural material, or Aboriginal remains, are important to the Darug's community and to the history of Waverley.

The Sewer Vent, as part of the greater Bondi Ocean Outfall Sewer (BOOS) infrastructure, was the first completed major sewerage line to cater for both the city and suburbs of inner Sydney. Its construction was a key factor in the establishment of the Metropolitan Board of Water Supply and Sewerage. The Sewer Vent, along with the BOOS system, are rare surviving examples of functional nineteenth-century public infrastructure.

Williams Park and Hugh Bamford Reserve were named after individuals who were strong advocates of public open space and recreation in the local area. The Inter-War style club house facilities designed and built by the Municipality of Waverley represents a commitment to public open space and recreation by the council in the 1930s. The Bondi Golf Links demonstrates key characteristics of a Links course.

The Ben Buckler gun emplacement and the Ben Buckler battery site is the best surviving example of the three outer-coastal batteries built at the turn of the twentieth century and has potential to provide significant insights into late-Victorian defence technologies.

The rock-cut stairway and other archaeological features within the study area have potential to yield information not otherwise obtainable from historic resources regarding use and occupation.

Individually and combined, Williams Park and Hugh Bamford Reserve are distinctive open coastal landscapes on the dramatic ocean cliff escarpment of North Bondi. They provide visually appealing sweeping views of the Pacific Ocean, to Bondi Beach and across Rose Bay to Sydney Harbour".

4.5.2. Aboriginal Heritage

For over 1,000 generations Aboriginal people have lived in the area that now forms the Eastern Suburbs. They lived in Sydney before and during the depths of the last ice age (25,000–15,000 years ago). They witnessed the formation of the coastal dune systems and the rapid rise in sea levels. The density of Aboriginal occupation of this area is supported by ethnohistoric sources that provide a picture of coastal Aboriginal life.

Rock engravings at Hugh Bamford Park, Bondi Golf Club, Ben Buckler, Mackenzie's Point and the South Bondi Cave attest to Aboriginal cultural life that sought to document not only the natural world and their interaction with it, but a rich mythology that was brought to life in song, ceremony and oral tradition. The carvings south in Williams Park, next to the sewage treatment plant, show various fish species. The largest group shows an eight-metre-long figure of a shark attacking a male figure that resembles an iguana/lizard figure—perhaps the first record of a shark attack at Bondi. More controversial are the carvings at the northeast of the site, considered to be non-Aboriginal in origin. In 1912, Lawrence Hargrave, aviator and historian, claimed the carving of a ship resembled the Santa Maria which Columbus sailed to America in 1492. It is believed that the carving is actually the product of quarrymen working at the nearby Murriverie Quarry. 23

The Bondi Basalt is likely to have been harvested and crafted into objects such as axe and hatchet heads by Aboriginal peoples and traded over great distances with groups that did not have access to such materials.

With the arrival of the First Fleet came the introduction of diseases and growing pressure on land use as Aboriginal people were progressively prevented from accessing their traditional sources of food and raw materials. However, almost a century after the First Fleet arrived, Aboriginal people continued to live and work in Sydney. They continued to gather oysters and fish with traditional spears, adapting new materials such as umbrella wires to act as the prongs. Nine small Aboriginal settlements also appeared between Rushcutters Bay and Vaucluse, where personal and economic relationships were established with European landowners.

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²³ GML Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study



Figure 4.7 Community, Culture and Heritage- existing conditions

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Members of Eastern Suburbs families like the Wentworth, Cooper and Hill families encouraged Aboriginal people to camp at their residences, engaging local Aboriginal men as servants or boatmen.

Some Europeans learnt and understood Aboriginal languages. Reciprocal obligations between European and Aboriginal people in this area led to coexistence on estates at Rose Bay and Vaucluse and along New South Head Road for decades after the 1850s.

A network of sites along the eastern coastline, including campsites, fishing spots and hunting grounds as well as ceremonial sites and tribunal grounds, remained mostly accessible as did travel between Bondi and Rose Bay up until the 1870s. Other oral history accounts locate Aboriginal families still camping at North Bondi in the 1920s before the wider upgrade of the area. Aboriginal people were known to camp at Ben Buckler and enjoy 'the ocean waves, with their wives and children'. Bondi resident, Obed West, recalled as late as 1925 that 'young Aboriginal men in football jumpers [were] spearing fish and lobsters around the Bondi Baths area.' These accounts demonstrate the centuries-old continuity of Aboriginal cultural and economic connections to this landscape.

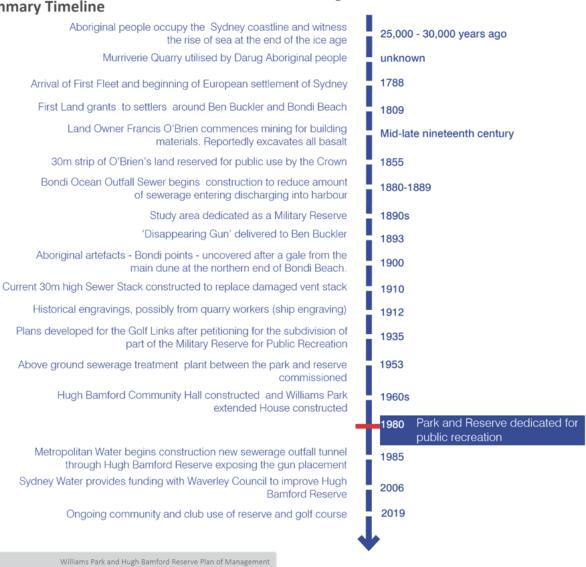
Raymond de Cusack, a 'student of Aboriginal carvings' and the man commissioned by the Waverley Council to re-groove the engravings in Williams Park in 1964, stated that 'the area was the main ceremonial ground where the Biddigal tribe of Aborigines held their sacred rituals and danced their corroborees until about the early 1800s'.

Francis O'Brien was the first European land owner after Crown subdivision of the area containing the former Murriverie Quarry. His son Thomas O'Brien discovered Aboriginal skeletal remains and an open campsite in Williams Park, and discussed that the basalt vein at the Murriverie Quarry was the only possible source for several stone tools he found in the local

The origin of an engraving of the sailing ship and a 'grotesque figure of a small human' (now lost) located in Williams Park has been attributed to both Aboriginal and European artists. However, the historical record is now impossible to confirm.

Both Williams Park and Hugh Bamford Reserve contain tangible evidence of past use and occupation by Aboriginal people. The engravings also have visual and aesthetic appeal. The Aboriginal engravings are significant evidence of local marine species and terrestrial resources used and valued by the Darug.

Summary Timeline



The view from Hugh Bamford Reserve over the gully to Bellevue Hill and North Bondi, leading to the Rose Bay tribunal area and through to Sydney Harbour, is visually striking and believed to have been important for Darug Aboriginals, providing visual connections between Aboriginal places.²⁴

4.5.3. European Heritage

The broader suburb adjoining the study area was Crown land until subdivided in 1854. Lots were subsequently bought by settler Francis O'Brien which encompassed Hugh Bamford Reserve and Williams Park. O'Briens grants were later acquired for military purposes before 1893. Francis O'Brien began quarrying the basalt and sandstone from Murriverie Quarry in the 1850s. To facilitate the mining of the basalt, he built a tramway from Old South Head Road to cart away the stone, however, it is unknown whether the tram tracks extended into Williams Park. O'Brien reportedly quarried the entire basalt vein from the dyke and his son lamented that the significant beauty of the area had been impacted by his undertaking.

Sewage Works

The Bondi Ocean Outfall Sewer is a large, underground gravitational sewer constructed by the NSW Public Works Department between 1880 and 1889 to service the population and businesses of the City of Sydney and surrounding suburbs. The line of the gravitational sewer extends eastwards from the city to the northern (Ben Buckler) headland of Bondi Beach where it originally discharged below the cliffs (Williams Park). The original underground chamber and sewer vent were constructed at Ben Buckler headland in 1888. The chamber, measured approximately 9m by 7m by 9.5m, was carved out of sandstone 43m below ground level.

The chamber was connected to a vent running vertically up to ground level, above which a circular brick stack reached a further 17m in height above ground. As early as 1910 the original sewerage stack at Ben Buckler was experiencing structural difficulties. The discharge from artillery from the adjacent coastal fortress was a likely culprit. The original stack was also considered too low to effectively dissipate odours. In 1910 the original stack was demolished and replaced with a 30m-high stack made with 42cm thick reinforced concrete walls. The hydrogen sulphide gas produced by the sewage continued to cause cracking and spalling in the concrete throughout the twentieth century which has necessitated numerous repair works. The above ground sewerage treatment plant located between Hugh Bamford Reserve and Williams Park was commissioned in 1953 and included the extension of existing underground chambers to develop a state-of-the-art subterranean sewage treatment plant (STP), and diverted all flows away from the original outlet. The Sewer vent no longer acted over the main sewer, but continues to assist with air circulation for the underground areas of the STP.

Coastline Defence

During the 1890s, the focus of Sydney's military defence shifted from the harbour to fortifications along Sydney's Eastern Suburbs in reaction to anticipated assaults from new iron-clad, steam powered warships. As a result, antibombardment guns were installed at a number of clifftop locations with the first of three 'disappearing guns' delivered to Ben Buckler. The gun was manned at the outbreak of the First World War in 1914 and again in 1918 in response to two German raiders on the coast. However the facility subsequently became disused. Elements of the Ben Buckler Gun Battery extended from Rodney Park to the north of Hugh Bamford Reserve and to Williams Park in the south. (Refer Figure 4.8 below)

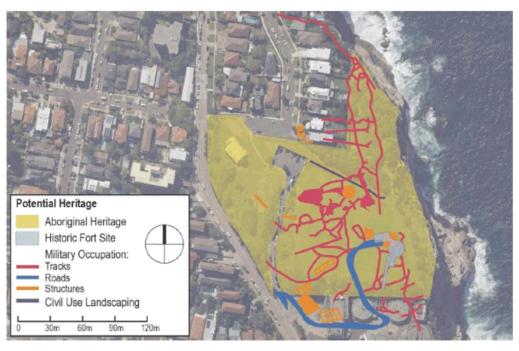


Figure 4.8 Potential heritage items within Hugh Bamford Reserve (GML 2019- Figure 5.2)

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²⁴ GMI Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

These included a Fire Command Post, a 'married quarters' and several undocumented structures visible on aerial photography from 1943.

A letter dated 16 March 1928 from the Department of Defence in Canberra to Mr W. M Marks Esq. M.P indicates that Council had requested that the military owned land of Williams Park and Hugh Bamford Reserve be subdivided for the use by council for a public park, residential developments or a combination of both. The initial request in 1928 was rejected, but a later dated letter from 1928 indicates that permission to subdivide in the area was granted. By 1935 the southern portion of the battery had become Williams Park and contained the Bondi Golf Links.

The gun was officially de-commissioned in 1945 and the military vacated the site in the early 1950s. By 1954 several public open space schemes were being discussed by Waverley Council for the remaining portion of the battery in Hugh Bamford Reserve. Works to cover the battery with fill to create a level playing field, passive recreation area and gymnasium were completed by the late 1950s and early 1960s. Earthworks undertaken by the Water Board in 1984 to construct the Bondi Submarine Outfall Declined Access Tunnel (BSODAT) accidently uncovered part of the gun emplacement. The top of the central portion of the structure, the outer walls and some internal rooms of the structure were exposed by machine excavator and labourers. The site was reburied and the playing field reinstated once the Water Board works were completed.²⁵

4.5.4. Community and Cultural History

Public Lands and their Protection

From the mid-nineteenth century, Sydneysiders were drawn to the Waverley seaside for picnics, recreation and entertainment. During the 1930s, beach culture boomed against the backdrop of the Depression. Families could find affordable and leisurely entertainment along the beach promenades. Bondi was especially popular and able to draw up to 50,000 people to the beach on summer days. Public consciousness of protecting the coastline and it's environment began as early as 1880 with the NSW Anti-Pollution of Air and Water League. They were dismayed that the Bondi Ocean Outfall Sewer installed in 1890 would only channel Sydney's raw sewage back onto the beaches. Their fears were confirmed as human waste from 5,000 acres of Sydney was sent into the ocean at North Bondi's cliffs. Surfers and swimmers made the link between their own health and that of the beach. However it was not until the 1960s that greater global awareness of the environment began to shape government policy. A treatment plant was completed in 1966 but was viewed as inadequate by environmental standards. Increasing social commentary during the 1970s and 1980s, the prominence of sewage at Sydney beaches, and the overwhelming smell at beaches like Bondi sparked community activism. Action groups such as STOP (Stop the Ocean Pollution) and POOO (People Opposed to Ocean Outfalls)

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lobbied government to produce alternative ways to manage the waste problem.

Bondi became the very public face of this campaign as businesses rallied together to articulate the negative economic impacts on their livelihood. In 1989, 200,000 people gathered for a concert at Bondi to protest the beach pollution, a groundswell that could no longer be ignored. The same year, the water monitor Beach Watch was instigated which conducted twice-weekly water quality sampling and daily pollution assessments. Later Beach Watch was incorporated into the Environmental Protection Authority.

Today this part of coastline remains an integral part of cultural and recreational life. Sydneysiders and many from further abroad 'continue to think of time spent at the beach as healthy recreation – good for mind, body and soul.' Public accessibility to the coast and the pleasures afforded to the community has led to a push over centuries to maintain this environment for future generations to enjoy.

The petitioning by Waverley Council for the subdivision of part of the Ben Buckler Gun Battery as an area of public recreation began as early as 1928. Plans to convert the area into the Bondi Golf Links did not eventuate until 1935. The Links style, having originated during the fifteenth century refers to coastal area that includes sand dunes and few trees. A links style course uses the terrain, including windswept dunes, to create golf holes with minimal intervention. In Scotland, links style courses emerged on coastal farmland where the infertile sandy soil was not suitable for grazing or agriculture. The Bondi course consists of nine holes and boasts spectacular scenery and a challenging layout. The original club house is still extant today and plans for a cloak room and starters box exist. It is unknown if it was ever constructed but based on the plans it would be located under the current Golf and Diggers Club which was built in the 1960s.

Hugh Bamford was the president of the Bondi Public School Parents and Children's Committee (P&C committee) from 1942 until his sudden death in 1958. He was a tireless advocate for local facilities and amenities for furthering the education of the children at the school. The petition for the naming of the Hugh Bamford Reserve began before his death and is representative of his standing in the community. The current playing field and community hall in Hugh Bamford Reserve was designed in the early 1950s, but not constructed until the early 1960s. The community hall, designed as a gymnasium with change rooms and toilets for the playing field by the Municipality of Waverley engineers remains an important community facility.

Hugh Bamford Reserve and Williams Park are used by locals and visitors alike. People visiting the park enjoy the off leash dog walking areas, half field, walking and the scenic views out to the ocean and across to Bondi Beach and harbour. The Bondi Golf Club continues to be accessible to both local residents and tourists as a sporting facility and open landscape and continues to have a local member base.²⁷

²⁵ GMI Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

²⁶ ibid

²⁷ GMI Heritage, 2019, Williams Park and Hugh Bamford Reserve Heritage Review Study

4.5.5. Major Issues - Community, Culture and Heritage

- Varied community awareness of historical and cultural significance of the site, including Aboriginal cultural significance.
- Limited public access to sites within Williams Park due to hazards associated with use as a golf course.
- Potential loss of rock engravings and geological monuments due to weathering, erosion and degradation
- Existing park facilities do not meet community needs.
- Not all heritage items identified by GML Heritage in 2019 study are identified as items of local significance in Council's Local Environmental Plan and some items listed in the LEP are duplicated and or difficult to locate.
- Public access to areas of remnant natural vegetation is negatively impacting the regeneration process.

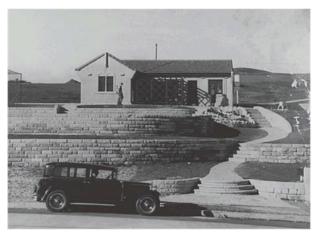


Image: Bondi Golf Links Club House from Military Road, c 1930.



Image: Partially uncovered Ben Buckler gun emplacement in Hugh Bamford Reserve, October 1984.



Image: Detail of Murriverie Quarry before the use of the site by Bondi Golf Links showing examples of prismatic sandstone, columnar sandstone and basalt. (Source: Waverley Library photo No. 1692)

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4.6. Management and Maintenance

Hugh Bamford Reserve including the associated Community Hall and stormwater infrastructure is maintained and managed by Waverley Council. Williams Park is currently leased to the Bondi Golf and Diggers Club and Council is not (under the terms of that lease) involved in any maintenance of the Golf Course area. Council has maintained an ongoing role in management issues related to the coastal edge and to heritage items such as the Aboriginal rock engravings. Council has however recently needed to become involved in the maintenance of the Golf Club building as assessments identified serious issues with the condition of masonry and structural elements. Council has funded a series of stabilising works that will enable the building to continue to be used for the next 5 years. However in the longer term the most practical and cost effective solution will be to replace the building.

Details of the on-site facilities and their use is documented in the preceding chapters. This section of the report outlines the services that Council provides in managing and maintaining the site to ensure the place is well kept. Refer to Figure 4.7 for reference.

In maintaining and managing the parks the following considerations apply:

Activities and Events:

- licenced fitness trainers are permitted to use Hugh Bamford Reserve in accordance with Council's Commercial Fitness Training Policy.
- Hugh Bamford Reserve can also be used for 'one-off temporary events' – the approval for events is assessed on the potential impact and time of the proposed activities, detailed under Council's Use and Hire of Public Open Spaces.
- Use of both parks for commercial photography is subject to application and approval and must be undertaken in accordance with Councils policies.

Waste Services:

- Bins are collected by garbage trucks daily, both garbage and recycling trucks enter the park.
- Waste is collected from the Community Hall when cleaned by Council staff on a weekly basis.
- Two general waste bins are located either side of the carpark.
- Waste is collected from the bin collection area beneath the golf club building adjacent Military Road.

Park Maintenance:

- Council oversee all the maintenance requirements of Hugh Bamford Reserve.
- Council currently utilise equipment stored at the shed in Williams Park to assist with maintaining the park. Council is generally responsible for maintaining assets such as turf, gardens, paving, roads, fences and handrails.
- Council is also responsible for cleaning the facilities and amenities throughout Hugh Bamford Reserve.

 Williams Park / golf course is under lease and the golf course maintenance is undertaken by the Bondi Golf and Diggers Club.

Building Maintenance:

- Council maintain and repair the Hugh Bamford Reserve Community Hall including the amenities within the building.
- The Golf Club Building is the responsibility of the Bondi Golf and Diggers Club under the terms of their lease
- Due to the age and condition of the building Council are assisting in 2019 with some critical remedial works.

Parking:

- Parking to High Bamford Reserve is managed by Council, refer to Getting to and Around the Park for details.
- Parking to the Golf and Diggers Club is managed by the Club

Environmental Services:

- Council is responsible for identifying and implementing energy, water savings and renewable opportunities within Hugh Bamford Reserve. This includes identifying ways to reduce waste to landfill; encouraging visitors to use sustainable transport options; educating the community on the environmental significance of the area; and preparing for the future impacts of climate change.
- Waverley Council has adopted and is implementing the Biodiversity Action Plan - Remnant Sites 2014-2020 to manage and protect the remnant vegetation and bush regeneration with a combination of works by professional bushcare contractors and an active volunteer bushcare group.
- Williams Park remnant vegetation is not currently covered under Council's Biodiversity Action Plan (BAP) 2014-2022 but will be accounted for in future revisions to this plan.
- Safety and Regulations: Council Park Rangers patrol
 Hugh Bamford Reserve, enforcing regulations to promote
 safety and equitable access for visitors. Activities that
 adversely affect other patrons' pleasure of the park are
 regulated. On occasion rangers and other Council staff
 need to manage antisocial behaviour.
- Controlled activities include dog walking, consumption
 of alcohol, commercial training, ball games, bicycle
 riding, skateboard riding, use of portable barbecues and
 littering. Dogs are allowed off-leash in the grassed area
 around the Hugh Bamford Community Hall.
- Dogs are prohibited from the playing field area. Dog regulation signage could be improved to assist in owner education and enforcement.
 - The following regulations are enforced in the park:
- No camping or staying overnight
- No organised ball games
- No commercial activities
- No skateboards or rollerblades
- No kites or kite activities
- No portable barbecues or open fires
- Dogs are prohibited on the playing field.

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Figure 4.9 Management and Maintenance- existing conditions

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Leases, Licences and Hire:

 Various licences exist within the park to deliver services and products including those for mobile vendors and fitness trainers.

Williams Park / Golf Course:

- the Golf Course including the club building is under its own lease arrangements with Council that expired in late 2018
- Golf use is operated and managed by the Golf Club.

Sydney Water Sewer Infrastructure:

- Sydney Water holds a number of easements within both Williams Park and Hugh Bamford Reserve.
- Figures 4.6, 4.7 and 4.9 illustrate the extent of underground tunnels/chambers constructed as part of the Bondi STP which lie underneath the northern section of Williams Park and under Hugh Bamford Reserve.
- Removal of material above tunnels/chambers has potential for impacts on stability of underground structures. Any changes to above ground conditions would require assessment of the Geotechnical and Geological risks in liaison with Sydney Water.
- Occasional access is required by a large vehicles to the rear of the Sydney Water Treatment Plant via the vehicle access into Williams Park (and the Bondi Golf Course) adjacent the Blair Street junction.

Service and maintenance access

- Service vehicles access the reserve from Military Road or Wentworth Street. The access is gated and locked at 9:30pm.
- Vehicles that require access include the garbage truck, Parks staff with utilities.
- Access to the playing field is gated and generally left locked unless maintenance tasks are being undertaken to the playing field.
- Occasional access is required by a large vehicles to the rear of the Sydney Water Treatment Plant via the vehicle access into Williams Park adjacent the Blair Street junction.
- Emergency vehicle access is available to Hugh Bamford Reserve during daylight via the carpark access road
- Emergency vehicle access is available to Williams Park at the maintenance access road opposite Blair Street

Consultation as part of the plan of management in 2019 identified that the community recognises the major challenge of weed management in the parks and would like to see better outcomes in this and other aspects of landscape maintenance.

4.6.1. Major Issues

- · Poor condition of Golf Club building
- Funding of building replacement
- Identifying preferred management approach for replacement club building
- Developing strategy for maintenance of edge zone between maintained grass and natural bushland
- Accommodation for Parks maintenance staff is not adequate - in particular if Council is to assume greater involvement with Williams Park maintenance
- Visual / spatial impact of existing maintenance shed near Sewer Vent Stack is detrimental to park character
- Irrigation of golf course is not adequate to reduce compaction of grass
- There is a wide spectrum of views about dog access and use of the parks, from too lenient to too strict.

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Image: The existing club is nearing the end of its useful and practical lifespan

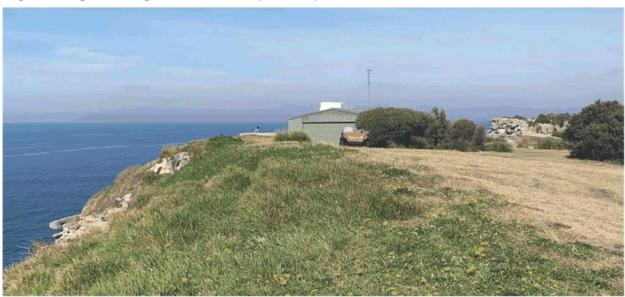
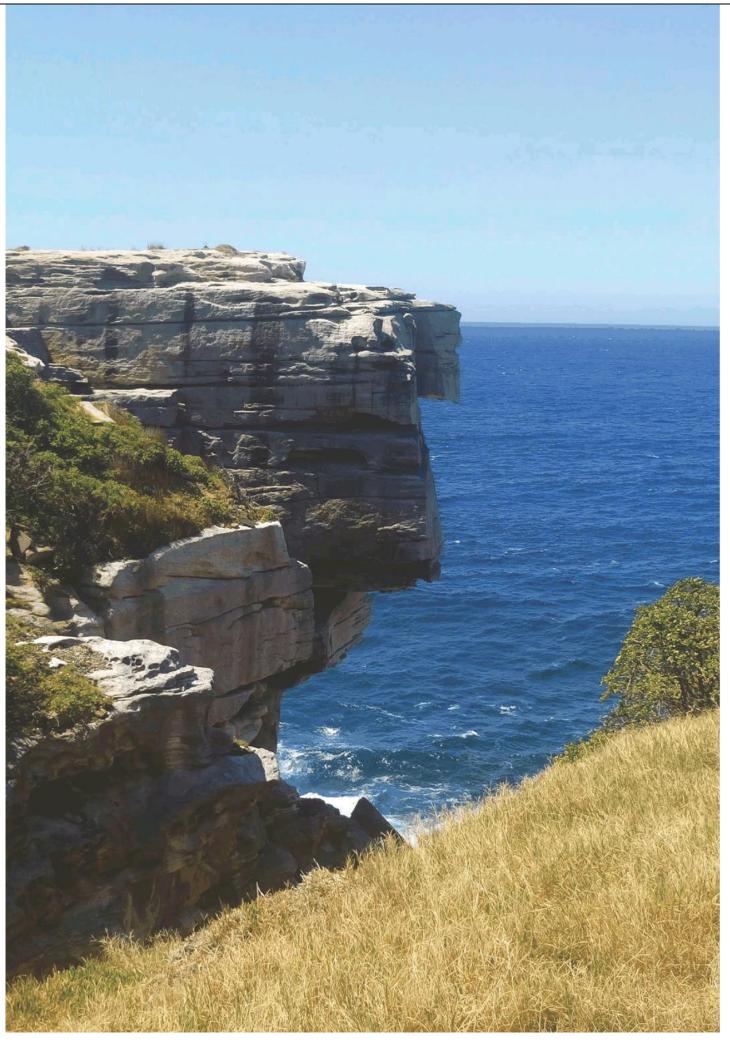


Image: The existing maintenance shed blocks and detracts from views at this key cliff top location



Image: Council currently maintains an involvement in maintenance issues in Williams Park related to the cliff edge

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Vision and Directions

5

5. Vision and Directions

5.1. Vision Statement

A vision for Williams Park and Hugh Bamford Reserve was drafted based on community feedback on what people liked and wanted to see in the future. The vision is essential as it sets the tone for all future works and practices within the two open spaces. The following statement captures the aspects of what people love about Williams Park and Hugh Bamford Reserve and want retained in the future:

Williams Park and Hugh Bamford Reserve are much valued and loved open spaces for the local community of Bondi.

Nestled above the intense day and night activity of Bondi Beach they provide a **retreat** from that world that is both calming and invigorating with its unique mix of natural and cultural qualities.

At their core the parks are first and foremost valued as **natural places**. The drama and majesty of the plunging sandstone cliffs are juxtaposed with the rolling grasslands shaped by earlier generations. The experience of this natural landscape and the contrast it provides to the dense urban fabric of the adjoining neighbourhoods is fundamental and essential.

The spectacular panoramic views from the parks reflect this diversity ranging from the rugged natural outlooks of the coastline and ocean (in which Whale sightings are not uncommon) to the iconic views west to Sydney Harbour and the Harbour Bridge, and south across Bondi Beach.

It is recognised that a diverse overlay of past **cultural heritage** influences has had a strong hand in shaping the place, ranging from the rock art and embedded storylines of Sydney's **first peoples**, to the defences of Sydney Harbour and Sydney's largest ocean sewer outfall.

The parks and the Bondi Golf Club facility also embody a strong **local character**, and are seen as important places for locals to immerse in and experience **local community** away from the frenetic high paced environment of Bondi Beach.

The simple "old school' nature of many park features is seen as reflecting and supporting this character and an important quality to be conserved.



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5.2. Objectives

The following objectives will guide the future development and management of Williams Park and Hugh Bamford Reserve in line with the vision opposite. The objectives have been tested and are responsive to the site analysis, consultation feedback and best-practice principles outlined throughout this report. For ease of reference and consistency the objectives are focused under the same themed headings as previous chapters.

5.2.1. Design and Setting

- A1. Maintain the pre eminence of the open green space and natural setting of the parklands.
- A2. Maintain the casual and "low key" character of the parklands and facilities.
- A3. Enable memorable experiences for all users by celebrating the site's unique character and scenic qualities by providing opportunities to safely enjoy views and outlooks.
- A4. Ensure any built form architectural and landscape design reflects and compliments the natural setting and character along with being best practice and design excellence.
- A5. Ensure materials and finishes fabric is of a high quality, are robust, designed to befit the setting, and considers the relationship to natural cliffs and vegetation.
- A6. Improve the continuity and coverage of natural vegetation on the site.
- A7. Provide a sense of arrival to the site at the pedestrian access points to the parklands.
- A8. Improve the parks visual relationship with the Sydney Water facility and reduce the visual impact of the facility on park and neighbourhood character.

5.2.2. Getting to and around the Park

- B1. Provide easily identified, distinct arrival points into the park.
- B2. Provide compliant all weather access from the Hugh Bamford Reserve carpark to the Community Hall.
- B3. Provide an informal walking route across grass that links to key viewing points and other park features.
- B4. Provide continuous footpath access to western edge of parks (within the Military Road verge).
- B5. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.
- B6. Consider over time an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel where most compatible with landscape character.
- B7. Use vegetation to increase setback from cliff edge situations.
- B8. Investigate potential for a cliff top walkway between Hugh Bamford Reserve and Williams Park in liaison with Sydney Water.

5.2.3. Playing and Relaxing

- C1. Maintain and enhance sports training and related sports uses within Hugh Bamford Reserve and community rooms within the Club Building to Williams Park.
- C2. Provide adaptable and flexible spaces to accommodate a variety of interest groups.
- C3. Enable increased and safe informal recreational use of Williams Park for such pursuits as walking, sitting and viewing.
- C4. Provide high-quality amenities and facilities that support recreational users.
- C5. Prioritise activities that are intrinsic to the place, its natural and cultural values and that complement the physical site conditions.

5.2.4. Enhancing the Environment

- D1. Enhance and conserve the natural heritage of the site such as vegetation, land form of the cliff line and hydrology.
- D2. Manage park use and access to areas of environmental sensitivity.
- D3. Monitor and adapt to the impacts of increased frequency and/or severity of extreme weather events including climate change on the natural and built fabric of the parks.
- D4. Promote environmentally sustainable practices in the management and maintenance of the place.
- D5. Consider whole of life-cycle cost in the selection of materials and construction techniques.
- D6. Educate the community about the value of the site's unique environment.

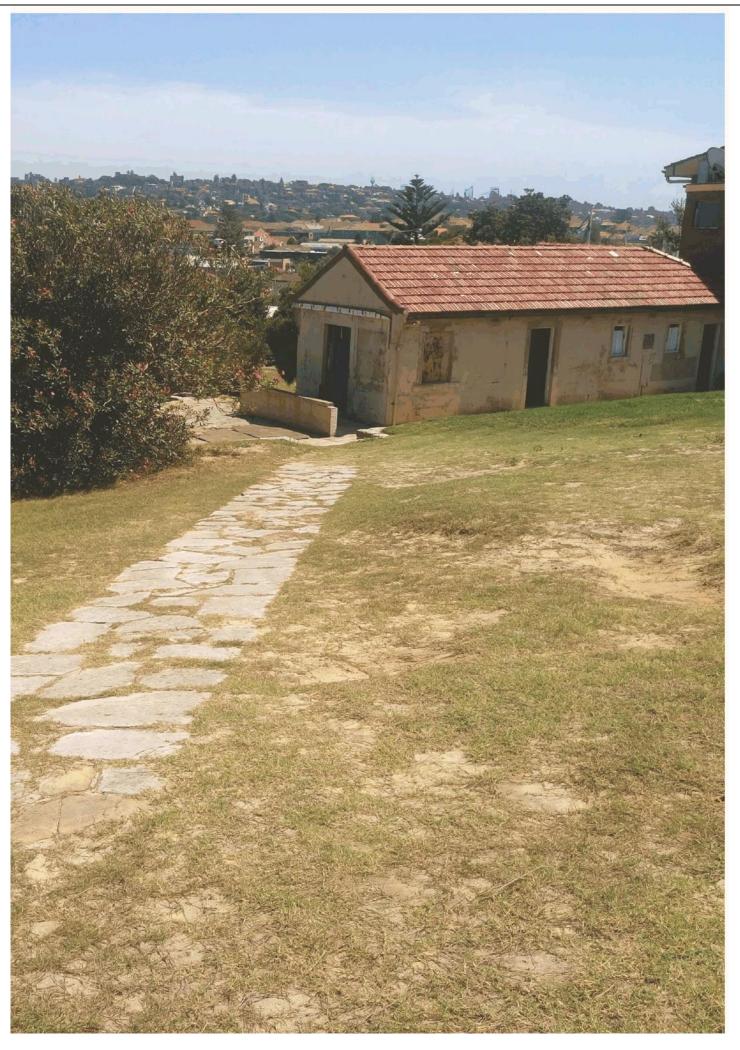
5.2.5. Community, Culture and Heritage

- E1. Conserve and maintain the built and cultural heritage fabric of the park.
- E2. Interpret and tell the story of the place, including Aboriginal and Historical themes and storylines.
- E3. Strengthen and express the community values of the site by maintaining and enhancing its local role and character including its role for community groups and activities.
- E4. Ensure the cultural landscape is expressed in the design and management of the site and appropriately integrated with the natural environment.

Management and Maintenance

- F1. Maximise the safety of the park environments for users at all times.
- F2. Recognise the challenges of safety in the coastal cliff edge environment and apply established precedents for managing access that do not compromise the natural experience.
- F3. Facilitate increased community use of Williams Park and its facilities and provide the park and facilities with sustainable ongoing management.
- F4. Ensure facilities are well-maintained and appropriately serviced.
- F5. Review and reinforce compliance and regulations that enable a range of users to enjoy the park safely.
- F6. Manage vehicle access in the park.

Williams Park and Hugh Bamford Reserve Plan of Management



The Master Plan and Action Plan

6

6. The Master Plan and Action Plan

The Master Plan illustrates how the vision and directions may be realised over the next 10 years. Where specific proposals may turn out to be impractical due to changing circumstances, reference will be made to the vision and values in formulating amendments. The Master Plan has been broken down into a series of maps that address each theme. The Master Plan and Action Plan is the working part of a plan of management. It details the key actions and implementation priorities needed to achieve the vision of the Plan of Management for Williams Park and Hugh Bamford Reserve. The following tables describe the objectives of the Action Plan, how they will be achieved, who will be responsible, the timeframe, the availability of funding, the desired outcomes and the monitoring and reporting required. Each table detailing the Action Plan is broken down into the following headings:

Directions (ie A1, A2, A3 etc): In order to achieve the vision for Williams Park and Hugh Bamford Reserve, a series of values were developed as identified in Section 5. The values provide the main reference point for each set of actions and combine to achieve the vision.

Who: There are many Council divisions involved in carrying out the actions of this Plan. The Executive Managers of these areas are responsible for ensuring the actions are undertaken. These include:

•	Infrastructure Services	IS
•	Waste and Cleansing	WC
•	Major Projects	MP
•	Urban Planning Policy and Strategic	UPPS
•	Environmental Sustainability	ES
•	Human Resources, Risk and Safety	HRRS
•	Engaging	EW
•	Community Services	CS
•	Property Services	PS
•	Open Spaces	OS

Other organisations responsible for the implementation of the Plan of Management include:

Bondi Golf and Diggers Club

Time: The actions are prioritised and will be achieved in the:

- Short term (S) 0–1 year
- Medium (M) 1–5 years
- Long term (L) 5–10 years
- Ongoing (O)

Funding implications (\$):

- Existing funding (E) is mainly associated with recurrent park maintenance costs, planning and development.
 Works identified need to be prioritised annually and take into account the maintenance and upgrades required in all of the parks in the Waverley Local Government Area.
- Other works are to be included in the Long-Term Financial Plan (LTFP). These LTFP projects will need to be prioritised by Council.
- To-be-determined funding (TBD) involves an initial investigation and preparation of a business case to Council. Further details of funding opportunities are outlined in Chapter 7.
- Opportunities to obtain grant funding (G) are also noted.

Performance: The Action Plan identifies suggested performance targets and measures for each action.

Williams Park and Hugh Bamford Reserve Plan of Management

6.1. Design and Setting

The community values of Williams Park and Hugh Bamford Reserve are defined by the space's natural setting and landscape character. To conserve and enhance the place future design works will need to carefully consider both the functions and uses to be addressed, and respond to the natural and cultural landscape characteristics.

There are a range of opportunities to conserve and at the same time enhance these values while improving the usability of the parks for the community. The plan aims to draw from the existing character influences and optimise the experiences provided by both natural and cultural views and vistas from a range of locations. Refer to Figure 6.1 for key recommendations. The plan seeks to expand the usability of the open spaces in particular to Williams Park. However this must be facilitated in a manner that conserves the nature and quality of experience that the natural landscape provides. The positioning and type of facilities is to be carefully considered and the conservation of a landscape character where the natural landscape is dominant is to guide planning and design and related decision making.

To guide future development building controls have been drafted in the following section. Future building works must comply with these controls and guidelines.

6.1.1. Buildings in the Park – Building Controls

This plan allows for building upgrades and includes guidelines for the design of building work.

6.1.1.1. General Requirements

Development consent must not be granted to development within Williams Park and Hugh Bamford Reserve unless the consent authority considers that the development conforms to the current *State Environment Planning Policy* (SEPP), *Waverley Local Environment Plan* (LEP), exhibits design excellence, and reflects the character goals setout in this plan. In determining whether the development exhibits design excellence, the consent authority must consider the following matters:

- Development Applications must conform to the SEPP.
 With particular emphasis on:
- SEPP (Coastal Management) 2018, Part 2 Development Controls for Coastal Management Areas
- Development Applications must conform to the Waverley LEP. With particular emphasis on:
- Part 5, Clause 5.5 Development within the Coastal Zone, and
- Part 5, Clause 5.10 Heritage Conservation.
- Development Applications should be referred to the Design Excellence Panel.
- Whether the form and external appearance of the development will improve the quality and amenity of the public domain.

CM/7.3/20.06- Attachment 2



Figure 6.1 Design and setting: The Masterplan

Williams Park and Hugh Bamford Reserve Plan of Management

- Whether the development has a detrimental impact on view corridors.
- · How the development addresses the following matters:
- The suitability of the land for development.
- Existing and proposed uses, and mixing uses.
- Heritage issues and site constraints.
- The relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form.
- Bulk, massing and modulation of buildings.
- Environmental impacts such as sustainable design, overshadowing, wind and reflectivity.
- The achievement of the principles of ecologically sustainable development, refer to actions under Enhancing the Environment for guidance.
- Pedestrian, cycle, vehicular and service access, circulation and requirements.
- The impact on, and any proposed improvements to the park.
- Principles of View Sharing.²⁸

a. The Williams Park Club building

The Club building to Williams Park has historically been aligned with the Bondi Golf Club and has housed the Golf Club operation, a bistro and bar to the upper level and a series of community spaces leased for community sports and other activities. To the east of the main building is a 1935 sandstone shed structure that housed the original club. This has a local heritage listing in the Waverley LEP.

The buildings as of mid 2019 are in poor condition, Council has undertaken works to stabilise the structure. An Engineering report indicated that a knock down and re-build was the most practical option functionally and financially for Council in the medium to long term.

As such this plan recommends that a Council owned facility is redeveloped when it comes to the end of its useful life. A new building is anticipated to be on the existing club building site and can cater for existing and expanded community use and benefits. Future development must be designed to accommodate sporting and community organisations and support the recreational activities in the park by providing toilets and staff amenities with space for a Council parks office.

In summary, future development should consider the following Building uses

- Community bistro and bar
- Leased space for golf club operations
- Community activity spaces for leasing / rental by service providers to sports recreation activities
- Council parks office to support parks operations staff and their activities
- Publicly accessible toilets to serve Williams Park
- Multipurpose half court space adjoining upper level within Williams Park for ball games and event use

In addition to the General Requirements, the following building controls must be considered in the redevelopment of the Williams Park club building:

- Setbacks
- Setbacks and building envelope to be identified by separate Council study.
- · Basement Parking
- Provide basement parking to serve tenants of the building
- provide access to the Council Parks office facility
- Massing, Design and Visual impact.
- Building heights (with the exception of existing structures, proposed balustrade or, proposed lifts, or proposed plant) to be determined by future Council study.
- Building plant and machine rooms must be screened.
- Consider key view corridors from the park to Bondi Beach
- Access and vehicles.
- Maintain unrestricted and direct pedestrian access along Military Road footpath.
- Provide direct pedestrian access from the Williams Park walking routes either end of the new development.
- Not allow vehicle maneuvering or parking to cross pedestrian building entrances and pedestrian paths of travel
- Environment and Heritage
- Building upgrade must consider the impact on the cliff and coastal environment in accordance with the relevant State and Local Government policies on heritage and environment.
- Building must conserve or interpret as determined by future Council studies the heritage value of the Golf Club shed and path / stair access east of the building to Military Road.²⁹

b. Hugh Bamford Community Hall

This plan recommends investigation of the following improvements to the community hall building:

- · Provide publicly accessible toilets
- Introduce windows on some facades for natural light
- Investigate potential deck area adjoining building to extend functionality of internal space

6.1.1.2. Alternative Designs

Notwithstanding any of the building development controls, alternative designs will be considered where it is demonstrated that the building development controls above do not result in the best planning and design outcome. Alternative designs can be prepared subject to compliance with the criteria listed below and consistency with the *Vision and Directions* in Section 6, and the *General Requirements* in *Design and Setting* of the Williams Park and Hugh Bamford Reserve Plan of Management.

- Alternative designs should demonstrate there are no additional adverse impacts, when compared to the building development controls, relating to heritage, views, visual bulk, access, overshadowing, and the public domain.
- Alternative designs should demonstrate rationale and quantifiable evidence for deviating from the building development controls.

Williams Park and Hugh Bamford Reserve Plan of Management

CM/7.3/20.06- Attachment 2

²⁸ NSW Caselaw, Tenacity Consulting vs Warringah Council [2004] NSWLEC 140, Viewed 27 April 2018, https://www.caselaw.nsw.gov.au/decision/549 f893b3004262463ad0c6

²⁹ GML Heritage, Heritage Assessment of Williams Park and Hugh Bamford Reserve 2019

6.1.2. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
A1. Ma	intain the pre eminence of the natural setting of the parklands				
A1.1	Ensure building design address future needs, is visually unobtrusive, does not detract from the natural landscape character of the park, is in keeping with the Landscape Conservation Area status of Williams Park.	0	IS, MP, PS, UPPS	Design realises objectives Design review at key milestones	LTFP
A1.2	 Ensure landscape design: Maintains the natural topography; Maintains and reveals views through the parks and to the beach and cliff line; Maintains areas of exposed natural rock where practical; Maintains the natural character of Williams Park; Maintains the natural character of views at the cliff edge; Uses informal planting design in the parks; and Maintains the landscape conservation area status of Williams Park 	0	IS	Design realises objectives Design review at key milestones	LTFP
A1.3	Maintain and reveal views through the site.	0	IS, OS, ES	Views maintained Design review & Monitor vegetation on site	LTFP / E
A2. M	aintain the landscape character of the parklands and facilities				
A2.1	Consider the design and materials fabric of any proposed works in the context of the desired retention or the landscape character to the parks.	0	IS	Character conserved All implementation works subject to design review	LTFP
A2.2	Consider Hugh Bamford Reserve for the potential future provision of a universally accessible all weather path loop that can provide a walking loop around the park and access to the proposed viewing points.	L	IS, CS	Universal access improved while character maintained Implementation of access & review	LTFP
A3. En	able memorable experiences for all users by celebrating the siting opportunities to safely enjoy views and outlooks	e's uniq	ue chara	cter and scenic qualitie	s and
A3.1	Investigate design and implement small viewing platform at north east corner of Hugh Bamford Reserve to view natural coast and ocean from top of cliff.	L	IS	Level of use Illegal bush access reduced Assessment on site Community feedback	LTFP
A3.2	Investigate design and implement new park entry off Wentworth Street to view panoramic views across Bondi Beach and bay and south along coast.	М	IS	Level of use Assessment on site Community feedback	LTFP
A3.3	Design and implement upgrade of existing semicircular viewing area over Bondi Beach and bay including paved apron and view / heritage interpretation. Interpret significance of views to harbour from various points for Aboriginal people.	S	IS	Level of use Assessment on site Community feedback	LTFP
A3.4	Investigate design and implement seating and viewing platform set back from rock platform near existing maintenance shed and heritage sewer stack. Design to encourage viewing from setback location due to greater elevation.	L	IS	Level of use Reduced access near cliff edge Assessment on site Community feedback	LTFP
A3.5	Investigate design and implement minor upgrade of golf tees as sitting and viewing areas in liaison with Golf Club - to enable enhanced use on "golf free days" or at "golf free times".	М	IS, PS	Level of use Assessment on site Community feedback	LTFP

Williams Park and Hugh Bamford Reserve Plan of Management

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Item	Action	Time	Who	Performance Targets & measures	\$
A4. En	sure any built form architectural and landscape design reflects character along with being best practice and design excellence	and con	nplemen	ts the natural setting ar	nd
A4.1	Ensure future building works are complimentary to their surroundings. Works to ensure compliance of new building works to the building controls outlined in the Master Plan.	0	IS, PS	Design realises objectives Design review at key milestones Post occupation assessment	TBD
A4.2	Develop a detailed Landscape Master Plan for the site. Works must ensure: Design meets objectives outlined in the Plan of Management; Access routes integrate with new / existing park features; and Proposals integrate with coordinated approach to interpretation.	S	IS	Design realises objectives Design review at key milestones Post occupation assessment	Е
A4.3	Investigate, design and implement upgrades to the Hugh Bamford Community Hall to address a range of issues as outlined in 6.1.1.3: Provide publicly accessible toilets; Introduce windows on some facades for natural light; and Investigate potential deck area adjoining building to extend functionality of internal space	М	MP, IS, PS	Design realises objectives Design review at key milestones Post occupation assessment	LTFP
A4.4	Develop a planting schedule and materials palette based on Council's Public Domain Technical Manual that preserves the integrity of the site and considers significant view corridors.	S	IS	Schedule completed Vegetation assessment on site	Е
A4.5	 Develop a lighting plan for the park that considers: Pole top lighting to major pathways in area of Williams Park Community Club building and Hugh Bamford Reserve Community Hall; Lighting the entire area of training field at Hugh Bamford Reserve; Lighting to the access routes to Hugh Bamford Reserve; and Lighting to buildings. 	S	IS	Lighting plan completed Lighting recommendations implemented Assessment on site	LTFP
	sure materials and finishes fabric is of a high quality, is robust, dationship to natural cliffs and vegetation.	lesigned	to befit	the setting, and consid	ers
A5.1	Ensure future planting design is consistent with the character areas / vegetation types identified in A.4.	0	IS, OS, ES	Design realises objectives Design review at key milestones Assessment on site	LTFP
A5.2	Ensure the selection of materials is appropriate to its setting as per A2.1.	0	IS	Character & functional objectives met Design review at key milestones	Е
A6. Im	prove the continuity and coverage of natural vegetation on the	site			
A6.1	Plan and implement consolidation of vegetation corridors as per actions identified in D.	S	ES, IS	Corridors implemented Assessment on site	LTFP
A7. Pro	ovide a sense of arrival to the site at the numerous pedestrian a	ccess po	oints to t	he parklands	
A7.1	Upgrade existing access points as per B1 having regard for character objectives identified at A2.	S	IS	Entries implemented Assessment on site	LTFP
A8. Im on parl	prove the parks visual relationship with the Sydney Water facili k and neighbourhood character	ity and r	educe th	ne visual impact of the f	acility
A8.1	Supplement buffer vegetation as per D1.	S	IS, ES	As for A6.1	LTFP
A8.2	Liaise with Sydney Water for potential to enhance the visual treatment of the facility frontage to Military Road. This could include modifications to the gate and buildings facade beyond to provide an enhanced visual frontage.	M	IS	Character of frontage improved Assessment on site	LTFP Syd Wat

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Image: Bondi Golf & Diggers Club House from Williams Park

Williams Park and Hugh Bamford Reserve Plan of Management

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6.2. Getting to and around the Park

Williams Park and Hugh Bamford Reserve provide a challenging environment for decision making regarding access and accessibility. In addition to generally being undulating to steep topography, key community values around the natural setting and an undeveloped character dictate that any access needs to be sensitively planned and implemented. This plan generally recommends that in the short to medium term no hard surfaced paths or tracks are provided through Hugh Bamford Reserve and Williams Park. This is with the exception of the accessible path link to the Community Hall from the carpark at Hugh Bamford Reserve, and at the threshold of entries into the parks where a hard surfaced apron is necessary.

The plan recommends that in the longer term a hard surfaced path loop might be considered to the perimeter of Hugh Bamford Reserve which could provide universal access to the proposed coastal viewing points, and take advantage of the carpark and manageable gradients. Within Williams Park generally hard surfaced paths are to be avoided in order to conserve the natural landscape character of the coastal cliff edge. Access to the proposed redeveloped Community Club facility from Military Road on the site of the existing Golf Club building should be upgraded, taking into account the local heritage values of the existing sandstone steps and walling to the east of the club site. Generally all entry points to the park should be upgraded to be more visible and welcoming and provide a safe and functional access into the park. A paved threshold and relevant signage should be provided at each of these locations.

To the eastern side of Military Road it is proposed to consolidate the existing fragmented verge footpath to provide a continuous pedestrian linkage along the park frontage. This will provide safe access from kerbside parking to park the entry points and to existing bus stops. In several locations the slope of the existing bank and existing trees will preclude working within the existing verge to provide a pedestrian path. In these locations it is proposed to widen the verge by removal of some kerbside parking (estimated as 7-8 spaces overall) to facilitate the pedestrian path. This work should also consider the safety and functionality of pedestrian access crossing Military Road from east-west streets including Murrieverie Road, O'Donnell Street, Blair Street and Walls Parade. Where possible the works can integrate safe crossing facilities at these locations. The Military Road works should be considered in early conceptual design in integration with other proposed traffic initiatives to Military Road, to ensure that a considered and coordinated solution is provided.

To the access road to the Hugh Bamford Reserve carpark it is proposed that a pedestrian walking zone is defined through line marking to provide a safer walking route for those who use this steep access.

Refer to Figure 6.2 for a summary of these key recommendations.

Williams Park and Hugh Bamford Reserve Plan of Management

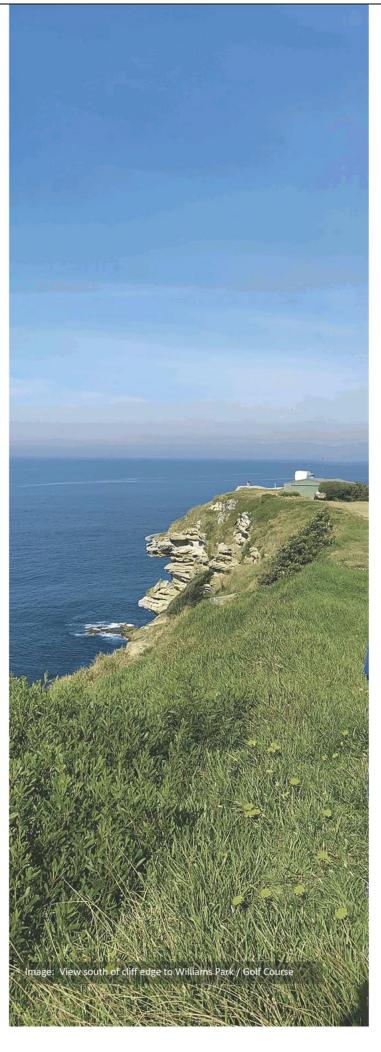




Figure 6.2 Getting around the parks: The Masterplan

Williams Park and Hugh Bamford Reserve Plan of Management

6.2.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
B1. Pro	vide easily identified, distinct arrival points into the park				
B1.1	Military Road at Murrieverie St i. Upgrade existing entry with improved handrails. ii. Make good walking steps. iii. Provide signage.	S	IS	Quality of access improved Level of use Assessment on site	Е
B1.2	Military Road at access road to Hugh Bamford Reserve carpark i. Provide pedestrian transition from footpath to designated shared zone to access road. ii. Paint mark shared zone as preferred zone for pedestrian movement. iii. Provide signage.	S	IS	Quality & safety of access improved Level of use Assessment on site	LTFP
B1.3	Military Road at south boundary of Sydney water facility near O'Donnell Street i. Provide hard surfaced threshold at entry and up slope to rear of golf tee to prevent erosion at entry. ii. Provide signage.	М	IS	Quality & safety of access improved Level of use Assessment on site	LTFP
B1.4	Military Road at Blair Street maintenance road i. Provide hard surfaced walkable access past boom gate. ii. Provide signage.	M	IS	Quality & safety of access improved Level of use Assessment on site	LTFP
B1.5	Military Road at Walls Parade i. Provide hard surfaced access path from Military Road footpath as part of Club building redevelopment. ii. Provide signage.	L	IS	Quality & safety of access improved Level of use Assessment on site	LTFP
B1.6	Military Road at sandstone steps east of club i. Provide hard surfaced access path from Military Road footpath as part of Club building redevelopment. ii. Provide signage. iii. Review potential for interim works to make this entry safer and easier to use	L	PS, IS, MP	Quality of access improved Level of use Assessment on site	LTFP
B1.7	New Entry at Wentworth Street i. Investigate potential for provide new pedestrian entry to park directly to carpark level. ii. Carry out community consultation. iii. Integrate viewing area with steps as per 6.1.1.3. iv. Provide signage.	L	IS	Quality of access improved Level of use Assessment on site	LTFP
B2. Pro	vide compliant all weather access from the Hugh Bamford Rese	erve car	park to	the Community Hall	
B2.1	 Implement compliant universal access and all weather path access from carpark to doors of Community Hall as per current Council works plan. 	S	IS	Quality of access improved Level of use Assessment on site	Е
	vide an informal walking route across grass that links to key viev				
B3.1	 Investigation and planning i. Review precedents of grassed walking routes to identify likely management challenges and develop approach. ii. Review and confirm the walking route and map as basis for implementation and promotion iii. Coordinate opening and implementation with "Golf Free" day implementation to Williams Park as per 6.3 	S	IS, PS	Level of use Informal character maintained Design review Assessment on site	LTFP
B3.2	 i. Implement localised regrading of golf course embankments at key locations to improve ease of walking access: -adjacent Sydney Water boundary near Military Road (entry 3) -to residential boundary in the south east corner of Williams Park 	M	IS	Level of use Informal character maintained Design review Assessment on site	LTFP

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Item	Action	Time	Who	Performance Targets & measures	\$
B3.3	Signage and marker strategy i. Develop integrated approach to wayfinding and walking route markers with heritage interpretation as per B3.5 - build in potential to retrofit heritage interpretation component to marker posts. ii. Develop materials and design approach and prototype	S	IS	Wayfinding approach developed Implementation on site	LTFP
B3.4	 Hugh Bamford Reserve i. Implement supporting actions where possible - related to other park features on the walking loop (such as viewing point, fence upgrades) ii. Implement walking route marker posts 	M	IS	Interpretive experience improved Level of use Assessment on site	LTFP
B3.5	Williams Park i. Coordinate with investigation and planning of Golf Free days / Golf free times i. Implement supporting actions where possible - related to other park features on the walking loop (such as viewing point, infill planting) ii. Implement walking route marker posts	М	IS	Golf free days enable quality walking use Assessment on site	LTFP
B4. Prov	ide continuous footpath access to western edge of parks (with	in the N	/lilitary	Road verge).	
B4.1	Investigation and design coordination i. Identify and coordinate with related projects to Military Road. Pursue effective compromise between traffic bus and pedestrian objectives ii. Undertake community consultation	S	IS	Coordinated design framework available Design review	LTFP
B4.2	Design i. Develop design for implementation of integrated project taking into account: -continuous pedestrian path adjoining kerb -integration with park entries -integration with safe crossing points to Military Road -integration with other Military Road traffic works	S	IS	Design realises objectives Design review at key milestones	LTFP
B4.3	Implementation i. Implement works on site	M	IS	Works complete Assessment on site	LTFP



Image: Steep verge areas on Military Road will require localised earthworks and low walling to enable pedestrian path construction. To specific areas removal of parking is required to continue path

Williams Park and Hugh Bamford Reserve Plan of Management

Item	Action	Time	Who	Performance Targets & measures	\$
B5. Imp	lement a wayfinding strategy for the parks.				
B5. Imp	Implement a wayfinding strategy for the parks. Wayfinding System Implement a wayfinding strategy for Williams Park and Hugh Bamford Reserve with consideration of the following: i. Support legibility and cohesion to and throughout the park by using consistent sign systems, colour/contrast, street furniture, trees, landmarks and other landscape features; ii. Improve signage locations so they are placed at major decision-making points and all primary and secondary points into the park; iii. Ensure that the physical placement, installation and illumination of signs enhances legibility when viewed from a distance; iv. Create an informed and complete user experience by ensuring the coverage of signage throughout the entire park area; v. Use consistent signage text, graphic style, pictograms and locations. Increase font and map size and contrast, use a plain background for printed information; vi. Improve communication of directional and warning messages for all park users, including people who are blind or have a vision impairment. Consider using Braille and tactile elements/information at major access points; vii. Incorporate interactive wayfinding technology into signage and information; viii.Ensure sign mapping identifies and provides information on accessible paths and step-free paths; ix. Provide information at an optimal height so that it is clearly visible by a person while either seated or standing; x. Provide adequate colour contrast between the sign and the symbol and the surface surrounding the sign – eg. wall or background; and xi. On Green Links signage, provide information on accessible pathway networks and links.	S	IS	Wayfinding experience improved Level of use Assessment on site Community feedback	TBD
B5.2	pathway networks and links. Promotion and awareness i. Provide off-site information on access and mobility to and within the parks. Develop an Access Guide that includes information on transport options, accessible parking and transport, drop-off area, access pathways and the like. ii. Provide detailed information on Council's website on accessible compliant public transport links and how to arrive	0	CS, ES	Level of use Level of awareness Assessment on site Community feedback	TBD
	at the parks. sider over time an adequate proportion and distribution of univ		accessi	ble facilities connected	by
	ble paths of travel where most compatible with landscape chara		ıc	Lovel of	TOO
B6.1	Monitor potential for a partial connection or full access loop to Hugh Bamford Reserve providing all weather compliant access. Connect to park features such as lookouts, nature play and the like implemented to date and which may be implemented in the future.	L	IS	Level of use Informal character maintained Design review Assessment on site	TBD
B6.2	Williams Park i. Provide at grade access from Military Road frontage into redeveloped Club Building. ii. Provide lift access from basement parking into redeveloped Club Building.	L	IS	Level of use Safe & equitable access available Design review Assessment on site	TBD

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Item	Action	Time	Who	Performance Targets & measures	\$
B7. Use	vegetation to increase setback from edge situations.				
B7.1	 i. Review locations where safety or environmental conditions make it desirable to set back / control pedestrian movement. ii. Plan and implement wider vegetation buffer at identified embankment / cliff edges or other control measures. 	0	IS	Level of use Informal character maintained Design review Assessment on site	TBD
B8. Inve	stigate potential for a cliff edge link between Hugh Bamford Re Water	serve a	nd Will	iams Park in liaison with	1
B8.1	Investigation and liaison i. Liaise with Sydney water for the potential provision of a cliff boardwalk access across the seaward side of the Sydney Water facility to create an iconic park experience and optimum viewing point to cliffs and ocean. ii. Explore funding opportunities. iii. Investigate geotech and structural constraints iv. Benchmark other similar coast walk scenarios and examine security and safety strategies.	L	IS	Feasibility established Project supported Investigation outcomes Project status	TBD
B8.2	Design i. Undertake engineering design in liaison with Sydney water. ii. Develop design integrating walking platform and sitting / viewing opportunities.	L	IS	Design completed Objectives met Design review	TBD
B7.3	Implementation i. Secure funding. ii. Implement. iii. Manage in liaison with Sydney Water.	L	IS	Quality of access improved Level of use Assessment on site	TBD



Image: View north towards Sydney Water facility and proposed location of cliff walk
Also in foreground zone of potential widening of vegetation buffer adjoining embankment edge / cliff edge

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6.3. Playing and Relaxing

The plan of management seeks to ensure that Hugh Bamford Reserve and Williams Park maximise recreation and leisure benefits for the Waverley community. This has to be achieved in the context of the conservation of the key natural and heritage values of the parks.

At the time of writing in 2019 Waverley Council was in the process of developing an Open Space and Recreation Strategy for the LGA. Interim outcomes from this work confirmed that the Council area is significantly under resourced for sports fields in relation to local demand for sports activities. Council is focussed on supporting active recreation in the community and as one of the larger open spaces in the Council area Williams Park should come under consideration for its potential to help address broader recreational needs. This could be further justified by the relatively low usage levels of the Bondi Golf Course in relation to other public nine hole courses in Sydney, and the need to consider uses that could increase the community use and benefit of the open space.

To inform such a discussion the plan of management process has included the investigation of Williams Park for potential sports field development. This identified that the undulating landform and available space make the provision of a sports field even at minimum senior competition size problematic. In particular the context of landscape and visual management requirements for the site under the Landscape Conservation Area listing in the Waverley LEP, means that the scale of earthworks and potential civil structures would likely create unsustainable impacts.

In addition the need to provide for off street parking to support a sports field facility adds to the potential impacts both to the landscape setting and to local traffic and amenity.

As such the plan recommends that while the existing sports usage of the half field at Hugh Bamford Reserve is maintained and enhanced with better access to toilets and drinking fountains, a playing field at Williams Park is not supported.

To address the anomaly of the limited use of Williams Park beyond golf, it is proposed that a shared use regime is planned and implemented. In this proprosed approach Golf remains as a core use of Williams Park but on specific days and at specific times Williams Park is proposed to be "Golf Free". The aim is to encourage broader walking and passive recreational use of the park which does occur currently but is constrained due to the safety issues with walking access over an active Golf Course.

Refer to Figure 6.3 for key recommendations.



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Williams Park and Hugh Bamford Reserve Plan of Management



6.3.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
C1. Ma	aintain and enhance sports training and related sports uses wit within Club Building to Williams Park	hin Hu	gh Bam	ford Reserve and comm	unity
C1.1	 Hugh Bamford Reserve recreational use i. Continue sports club and community group use of Hugh Bamford Reserve for sports and related uses. ii. Maintain day to day use of level grassed area at Hugh Bamford as a community village green. iii. Continue community group use of Hugh Bamford Reserve Community hall for community activities. 	0	IS, PS	Level of use Role in district provision Strategic assessment Community feedback	Е
C1.2	Dog access i. Maintain current off leash dog controls to Hugh Bamford Reserve. ii. Monitor potential for time managed off leash dog access to sports field area of Hugh Bamford Reserve (for example off leash dog access allowable up till 6.30am and after 7.00pm in summer). iii. Golf free public access to Golf Course area to be on leash only.	0	IS	Dog access sustainably maintained On site assessment Community feedback	Ε
C1.3	Williams Park Maintain and enhance the capacity of a Williams Park Community Club facility to provide for a variety of community group usage.	0	IS, PS	Club retained Club Patronised Assessment	Е
C2. Pro	vide adaptable and flexible spaces to accommodate a variety o	of intere	est grou	ıps.	
C2.1	Hugh Bamford Reserve Provide adequate facilities to support day to day recreational use but avoid enhancements or facilities which can limit the long term flexibility of use.	0	IS, PS	Diverse use maintained On site assessment Community feedback	TBD
C2.2	Williams Park Investigate enhancements which facilitate passive recreational access and use of the park without unduly impacting golf usage.	0	IS	Diverse use facilitated On site assessment Community feedback	TBD
C3. Ena	ble enhanced informal recreational use of Williams Park for su	ich pur	suits as	walking, sitting and vie	wing
C3.1	Liaise with Golf Club to plan and manage Golf Free days and time slots.	S	IS	Effective plan established <i>Plan in place</i>	TBD
C3.2	Review golf course layout in collaboration with Golf Club and identify and implement opportunities to reconfigure layout and playing format to enhance safety to Military Road and on course.	S	IS, PS	Course function & safety improved Design review	TBD
C3.3	Trial and refine Golf Free days and time slots.		IS	Feasibility established Assessment	TBD
C3.4	Enhance passive recreational amenity through seating and other elements to Williams Park.	S	IS	As for C2.2	TBD
C4. Pro	vide high-quality amenities and facilities that support recreation	onal use	ers		
C4.1	 i. Monitor the provision of facilities across the parks to cater effectively for / and support community use. ii. Ensure facilities provision and use is compatible with the conservation of natural qualities and low key character within the parks. 	0	IS	Park use and experiences enhanced On site assessment Community feedback	TBD

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Item	Action	Time	Who	Performance Targets & measures	\$
C5. Prio	oritise activities that are intrinsic to the place, its cultural value n	s and w	vhich co	omplement the physical	
C3.1	Do not permit overtly commercial use of the park or any high-impact events that are inappropriate to the location. Do not permit high-impact events as classified in <i>Waverley Councils Events Policy 2015</i> .	0	EW	Informal park character maintained On site assessment Community feedback	E
C3.2	Support occasional community events and not-for-profit organisations hosting charity events, in accordance with the Waverley Council Outdoor Events Management and Delivery Guidelines, Waverley Council Events Policy, and Waverley Council Venue Hire Grants Program.		EW	Community role of parks enhanced Strategic assessment Community feedback	Е
C3.3	Plan and implement nature based play environments to the fringes of Hugh Bamford Reserve.		IS	Family play role of parks enhanced Level of family use Community feedback	LTFP
C3.4	Plan and implement half court facility integrated with redevelopment of Williams Park Club building. Develop as shared use hard stand space suitable to be used for community events with potential community arts component.	L	IS, EW	Youth role of parks enhanced Level of youth use Community feedback	LTFP



Image: View south from golf tee in area of tee for hole 5. Views from the course are highly valued as part of passive recreational experiences

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6.4. Enhancing the Environment

In planning for the future, the key intrinsic value of Williams Park and Hugh Bamford Reserve is the unique natural environment.

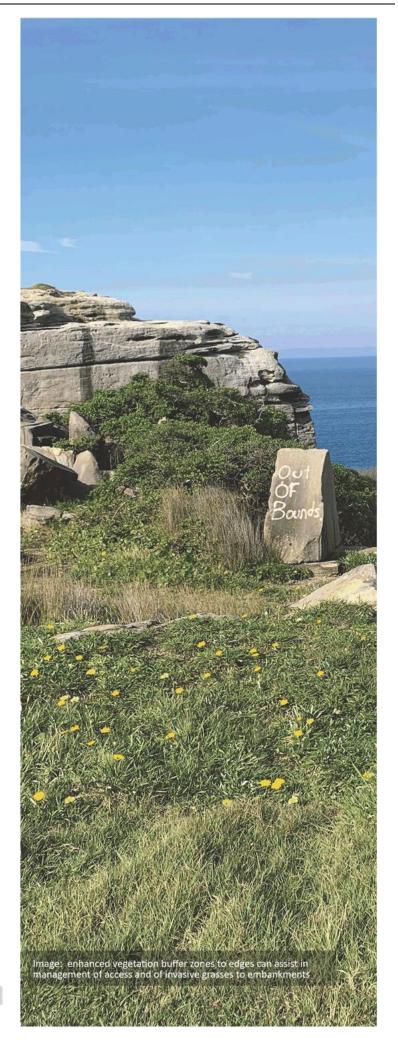
Consequently, environmental values are at the forefront of any future works in the park and integrate with many proposals identified under other themes and their respective action plans.

To date, Council has completed strategic plans and are underway implementing actions that aim to conserve remnant vegetation and to support and improve the existing bushland of the parks.

This Plan of Management does not provide actions that relate directly to the management of bushland or remnant vegetation, but aims to support these works by aligning the master plan and action plan with the works scheduled, particularly in the Biodiversity Action Plans and Ecological Restoration Action Plans. Council will continue to coordinate, support and engage Professional Bush Regenerators and liaise with volunteer bushcare groups to undertake the actions identified in these environment and ecological specific plans.

There is more work to do, particularly in managing weeds within the parks, and in ensuring that recreational use effectively co-exists with the natural environment.

Consequently, the Master Plan and Action Plan focuses on these works. Refer to Figure 6.4 for major recommendations.



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Figure 6.4 Enhancing the environment: The Masterplan

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6.4.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
D1. Enh	nance the natural heritage of the site such as vegetation, land	form ar	nd hydr	ology.	
D1.1	Support actions identified in the Biodiversity Action Plan - Remnant Sites 2014-2020.	О	ES	Actions implemented Strategic review	Е
D1.2	Update the Council wide Biodiversity Action Plan 2014-2020 to include Williams Park.	0	ES	Plan revision completed Monitor completion	Е
D1.3	Support habitat by increasing connectivity and width of native vegetation zones and by progressively managing weed encroachment to the coastal edge.		IS, ES, OS	Habitat zones increased Weed % reduced On site assessment	LTFP
D1.4	Support habitat by increasing connectivity and width of native vegetation zones and by progressively managing weed encroachment to the Military Road edge of the site and to boundaries of the Sydney Water facility and residential edges.	0	IS, ES, OS	Habitat zones increased Weed % reduced On site assessment	LTFP
D1.5	Continue to support the Bushcare program and professional contractors to undertake regeneration to remnant vegetation in accordance with the Biodiversity Action Plan - Remnant Sites 2014-2020.	0	ES	Bushcare activity continues On site assessment	E
D1.6	In liaison with Golf Club to investigate opportunities to introduce narrow drifts of native groundcover and shrub planting through the golf course between holes. Implement planting.	0	IS, PS	Habitat zones increased On site assessment	LTFP
D1.7	Coordinate replacement of fencing to locations in Hugh Bamford Reserve and Williams Park with actions D1.4 and D2.1 and provide planted zone to the front of fencelines where possible to reduce visibility.	S	PS, IS	Fencing replaced Reduced visibility On site assessment	LTFP
D1.8	Retain the rolling natural landform and character of the site in particular to Williams Park, minimising any regrading, or walling construction that has potential to change the character of the site and views to it.	0	IS	Natural character maintained Design review 'On site assessment	TBC
D2. Ma	nage park use and access to areas of environmental sensitivit	V			
D2.1	Provide vegetation buffers to edge of steep embankments and cliffs to assist with access management and enhance habitat values.	S	IS, ES, OS	Habitat zones increased Weed % reduced On site assessment	LTFP
D2.2	Improve management of junction of maintained grass to native vegetation areas to control exotic grass infestation of natural vegetation zones as part of bush regeneration works.	S	ES, OS	Sustainable edge management Weed % reduced Liaise with maintenance staff On site assessment	LTFP
D3. Mo	nitor and adapt to the effects of climate change.				
D3.1	Reduce demand for potable water for management of recreational grassed areas within the parks.	0	ES	Potable water use reduced Assess usage	TBD
D3.2	Design buildings and landscape works to consider environmental sustainability and adaptation to future climatic conditions.	0	ES, MP, PS	Sustainability objectives met Design review	TBD
D4. Pro	mote environmentally sustainable practices in the manageme	ent and	mainte	nance of the place.	
D3.1	Assess the condition of the existing irrigation system to the Golf Course and repair/replace as required.	0	IS, PS	Conditions improved Potable water use reduced Assess status	TBD

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Item	Action	Time	Who	Performance Targets & measures	\$
D3.2	Investigate extending the irrigation system to Hugh Bamford Reserve and integrating stormwater harvesting.	S	ES, IS, OS	Conditions improved Potable water use reduced Assess status	TBD
D3.3	Develop a sustainable waste management plan for the parks.	S	ES, IS	Plan in place Plan implemented Assess status	LTFP
D3.4	Reduce and minimise water use and waste-water generation, works to consider: i. Continue to harvest water from the stormwater system and monitor rates and use to ensure adequate supply for park irrigation and building use; ii. Ensure staff awareness of the importance of resource conservation; iii. Visitor education on the importance of water conservation through appropriate signage; and iv. Installation of water-saving devices on taps and use of water-saving appliances.	S	ES	Conditions improved Potable water use reduced Energy use managed Assess status	TBD
D3.5	Conserve energy and resources throughout the park and buildings, works should: i. Generate renewable energy; and ii. Use energy-efficient fixtures and appliances.	0	PS, ES, MP	Conditions improved Potable water use reduced Energy use managed Assess status	TBD
D4. Cor	nsider whole of life-cycle cost in the selection of materials and	constr	uction 1	techniques.	
D4.1	Explore options for the improvement and implementation of environmental sustainability through such measures as site design, layout and building design: i. Consider the use of local materials in the construction of buildings and infrastructure; ii. Design buildings with the local climatic conditions in mind, with consideration of local heating and cooling requirements; and iii. Minimise impact on the environment through appropriate footprint design and techniques.	0	ES, PM, PS	Sustainability performance improved Potable water use reduced Energy use managed Assessment of environmental performance	TBD
	cate the community about the value of the sites unique envir	onmen			
D5.1	Support programs that provide environmental education on-site.	0	IS, ES	Awareness and understanding improved Community feedback	E
D5.2	Incorporate environmental information on promotional materials and signs.		IS, ES	Awareness and understanding improved Presence of signage and availbility of promotional material Community feedback	TBD

Williams Park and Hugh Bamford Reserve Plan of Management

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6.5. Community, Culture and Heritage

Williams Park and Hugh Bamford Reserve present a unique suite of cultural heritage qualities which need to be effectively conserved and managed. At the same time there is also great potential to add to the recreational experience of the parks and the local area, through the expression and celebration of those heritage qualities.

The Plan of Management aims to reveal the site's heritage values by integrating interpretative mediums to draw attention to, and explain the origins and heritage value of, the heritage items within the parks.

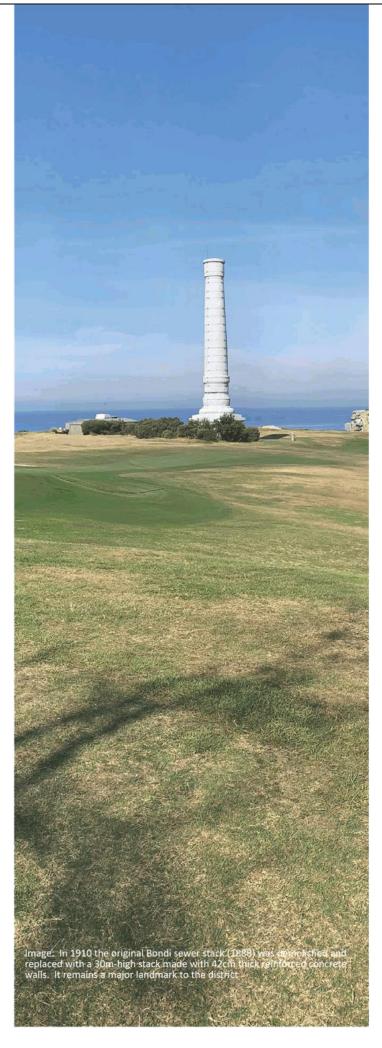
Each of the heritage features in the parks has potential to be interpreted as part of a coordinated approach that places that element in the broader natural contexts of the natural environment, Aboriginal Cultural Heritage and European Cultural Heritage. It is recommended that the heritage approach to the parks is multi-layered explaining the integration between the natural, Aboriginal and European narratives.

Potential to plan and implement interpretive "events" that provide an ephemeral but impactful awareness of heritage values with the community should also be explored as part of the heritage interpretation approach.

Additionally, the plan recommends to continue supporting existing and future community uses and groups that benefit from the site and its facilities.

Heritage conservation, management and interpretation must be undertaken in consideration of the *Heritage Study Review* for Williams Park and Hugh Bamford Reserve 2019 by GML heritage which is appended to this Plan of Management

Refer to Figure 6.5 for key recommendations.



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Figure 6.5 Community culture and heritage: The Masterplan

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6.5.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
E1. Con	serve and maintain the heritage fabric of the park.				
E1.1	 Approach The heritage significance of Williams Park and Hugh Bamford Reserve is conserved and managed for future generations. The full range of identified and potential heritage values will be considered including natural and cultural. The parks will be managed as a continuous and integrated cultural landscape. Any works on the ground will be guided by heritage inputs Any physical works proposed shall be assessed so as not to give rise to a material impact. A heritage Impact Statement is required for any works proposed in the park. 	0	UPPS	Heritage elements conserved and appreciated Design review Heritage review On site assessment	TBD
E1.2	 Conserve heritage significance Undertake a cautious approach - change as little as possible. Avoid constructions that would adversely affect the heritage. significance of Williams Park and Hugh Bamford Reserve. Regularly inspect heritage items to assess condition and identify any actions required. Use most recent technologies to record engravings and monitor condition periodically. Prepare conservation strategies for individual heritage items where significant change is proposed. The natural cultural and social values of the parks should be weighted equally. manage to enhance presentation and public appreciation of heritage values. 	0	UPPS	Heritage elements conserved and appreciated Design review Heritage review On site assessment	TBD
E1.3	 Engage with community i. The coexistence of Aboriginal and historical values needs to be considered and given equal weight during planning. ii. The significant associations between the place and people who value the place need to be respected, retained and not obscured. 	0	CS	Effective aboriginal community engagement Consultation occurs Consultation evaluated	TBD
E1.4	i. Facilitate and enquiry i. Facilitate and encourage engagement and involvement of people for whom the parks have significant association and meanings. ii. Understand the research potential of various heritage elements within the parks.	0	IS, CS, UPPS	Research encouraged Research potential optimised Monitor research	TBD
E1.5	Keep good records i. Where changes or works are undertaken ensure decisions are recorded and made available.	0	IS, UPPS	Recording undertaken and maintained Monitor records	TBD
E1.6	A continuous cultural landscape i. As per E1.1 manage as a continuous cultural landscape - explore potential physical connections between the parks. ii. The visual relationships between the parks including views and landscape should be protected and enhanced.	0	IS, UPPS	Physical links optimised Visual links optimised Monitor on site	TBD
E1.7	Heritage listings iii. Update Waverley LEP Heritage Map and schedule 5 with current information to remove duplicate sites and adjust location of known items. iv. Visual relationships between the parks including views and landscape should be protected and enhanced.	0	UPPS	LEP updated Visual links conserved Design review Monitor on site	TBD

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Item	Action	Time	Who	Performance Targets & measures	\$
E1.8	Ben Buckler Gun emplacement 1893 i. Commission a CMP for the complete Ben Buckler gun battery site not just the gun emplacement. ii. Investigate potential impacts of uncovering of remnant emplacement infrastructure as a potential long term interpretation strategy. iii. Interpret Ben Buckler gun battery site	М	UPPS	CMP prepared Interpretation implemented Design review Assess on site	TBD
E1.9	Rock cut stairway i. Ensure weed management and condition management of built elements. ii. Provide interpretation to explain history.	S	UPPS IS	Effective management Design review Assess on site	TBD
E1.10	Vegetation remnant to north east corner of Hugh Bamford Res i. Close area to public access including upgraded fencing. ii. Provide signage and surveillance and policing of no access.		IS	Bush condition improved Illegal access reduced Assess / monitor on site	TBD
E1.11	Aboriginal engravings Williams Park i. Use latest technology to scan & record Aboriginal engravings. ii. Liaise with NPWS and Aboriginal stakeholders to review best measures to improve drainage around rock outcrop.	S	CS, UPPS	Scanning complete Liaison complete Drainage improved Completion Assess on site	TBD
E1.12	European engravings Williams Park i. Use latest technology to scan & record European engravings.		UPPS	Scanning complete Completion	TBD
E1.13	Vent Sewer stack i. Provide interpretation as part of coordinated approach. ii. Remove maintenance shed with creating of Parks Office at redeveloped Club building.	M	IS	Interpretation implemented Shed removed Completion	TBD
E1.14	Murrieverie Quarry and geological feature i. Undertake structural assessment of the geological monument for its protection, preservation and interpretation. ii. Provide interpretation of geological significance and Aboriginal and European use in coordinated approach.	S	IS, UPPS	Assessment completed and actioned Interpretation implemented Completion	TBD
E2. Inte	rpret and tell the story of the place including Aboriginal theme:	s and 's	toryline	es'.	
E2.1	Develop an integrated approach to signage on the site that integrates wayfinding with interpretation.	М	IS	Integrated signage Design review Completion	TBD
E2.2	Continue consultation with the La Perouse Local Aboriginal Land Council (LALC) on matters such as conservation and interpretation.	0	CS	Effective engagement Ongoing liaison	Е
E2.3	Provide information on the Indigenous heritage of the area and incorporate these stories within the existing Waverley heritage trails network.	М	UPPS CS	Interpretation implemented Completion	TBD
E2.4	Integrate natural and cultural heritage themes including European heritage of STP and Gun battery and the naming of the two parks.	М	UPPS IS	Interpretation implemented Completion	TBD
E3. Stre	ngthen and express the cultural values through supporting com	nmunity	group/	s and activities.	
E3.1	Continue Council's bush care program to support Bushcare groups, providing materials and volunteer support and training.	0	ES	Bushcare continues Ongoing activity	Е
E3.2	Collaborate with Bondi Golf Club to plan and implement Golf Free Days and in the ongoing management and maintenance of Williams Park related to broader public use.	0	IS, PS	Shared use realised Assess trials Refined approach	E
E3.3	Continue to support the sports clubs and community activity groups which use the park and club / hall facilities.	0	PS	Use continues Review of use	Е
E4. Ens	ure the cultural landscape is expressed in the design and manag	gement	of the	site.	
E4.1	Ensure the visual setting of the park and beach are conserved by considering main views when assessing and/or designing new development or rebuilding existing infrastructure in the park.	0	IS	View conserved Design review and assessment	TBD

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6.6. Management and Maintenance

As outlined in section 3.4, under the Crown Reserves Management Act 2016, Council managers must assign to all Crown land under their management one or more categories of community land referred to in section 36 of the Local Government Act. It is important that the category aligns closely with the original reserve purpose. The reserve purpose for Williams Park and Hugh Bamford Reserve is 'for public recreation'. The recommended categorisations for the parks as identified on Figure 6.6 have regard for this reserve purpose in addition to the specific natural and cultural characteristics and values of the site. Categorisations have taken into account the Local Government Regulation 2005 -Guidelines for categorisation as outlined in the table on the following page. This table also outlines the core objectives for management of each of the recommended community land categorisations.

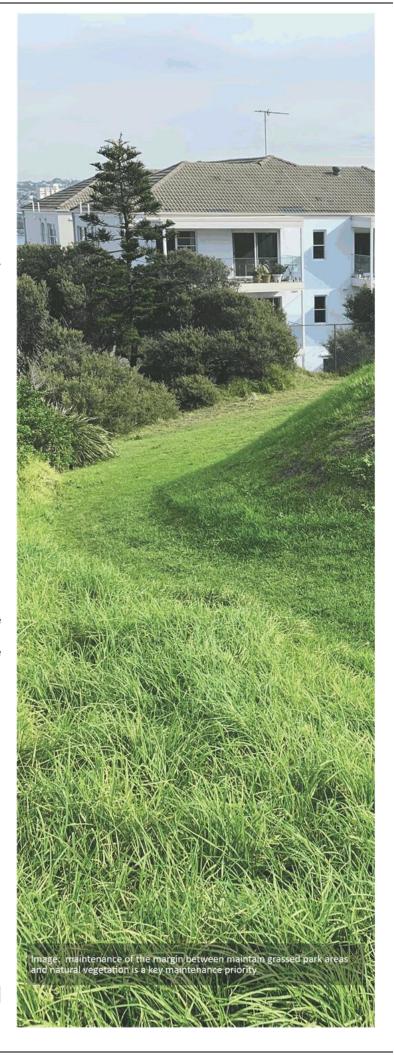
Maintenance responsibilities across Williams Park and Hugh Bamford Reserve currently lie across a number of stakeholders. The Golf Course area of Williams Park is currently maintained by the Bondi Golf Club as a requirement of it's lease agreement. Similarly it is responsible for maintenance of the club building. However due to the financial challenges of the club, Council has had to step in to fund a range of stabilisation works in the club building in 2019 to make it suitable for ongoing habitation.

Council maintains Hugh Bamford Reserve in accordance with its sport field maintenance regime and has ongoing commitments related to vegetation management and the cliff edge zone in Williams Park. Across both parks one of the key maintenance and management challenges is the maintenance of the junction of maintained grass with natural vegetation, and the encroachment exotic grasses and weeds into natural areas.

With the implementation of Golf Free days that will increase general community access to and use of Williams Park and the proposed redevelopment of the Williams Park club building recommended by this plan of management, it is necessary the existing maintenance and management responsibilities within Williams Park be reviewed.

This plan recommends that Council in collaboration with the Golf Club assume an agreed role in ongoing maintenance of the Golf Course area of Williams Park in particular in relation to the operation and follow up to Golf Free days / times. Further the plan recommends that the existing Golf Club building complex be redeveloped by Council as a Council asset that can serve a range of community uses as outlined in 6.1.1.2.

Refer to Figure 6.7 for key management and maintenance recommendations.



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Figure 6.6 Community land categorisation: The Masterplan

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Community Land Management:

Guidelines for categorisation: Local Government Regulation 2005

Core Objectives for Community Land Categories: Local Government Act Amendment 1993

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Natural Area (Bushland)	(1) Land that is categorised as a natural area should be further categorised as bushland under section 36 (5) of the Act if the land contains primarily native vegetation and that vegetation: (a) is the natural vegetation or a remainder of the natural vegetation of the land, or (b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality. (2) Such land includes: (a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or (b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or (c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.	The core objectives for management of community land categorised as bushland are: (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and (d) to restore degraded bushland, and (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and (g) to protect bushland as a natural stabiliser of the soil surface.
Natural Area (Escarpment)	Land that is categorised as a natural area should be further categorised as an escarpment under section 36 (5) of the Act if: (a) the land includes such features as a long cliff-like ridge or rock, and (b) the land includes significant or unusual geological, geomorphological or scenic qualities.	The core objectives for management of community land categorised as a Natural Area (Escarpment) are: a) to protect any important geological, geomorphological or scenic features of the escarpment, and (b) to facilitate safe community use and enjoyment of the escarpment.
Sportground)	Land should be categorised as a sportsground under section 36 (4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games	The core objectives for management of community land categorised as a sportsground are: (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences

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Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Park	Land should be categorised as a park under section 36 (4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others	The core objectives for management of community land categorised as a park are: (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
General Community Use	Land should be categorised as general community use under section 36 (4) of the Act if the land: (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)

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Figure 6.7 Management and maintenance The Masterplan

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6.6.1. Action Plan

Item	Action	Time	Who	Performance Targets & measures	\$
F1. Ens	ure that the park and beach environments are safe for users at	all time	es.		
F1.1	Shared use of golf course Maintain and promote awareness of the co-operative use of the Golf Course area of Williams Park for Golf and walking day to day. Provide signage at park entries advising of golf course use and hazards along with golf free times. Plan and implement Golf Free days / time slots as per actions C3.1-3.3.	S	IS, PS	Shared use successfully implemented Assessment of trials Refined approach	TBD
F1.2	Review golf course layout in collaboration with Golf Club and identify and implement opportunities to reconfigure layout and playing format to enhance safety to Military Road and on course as per C3.2.	S	IS, PS	Function and safety improved Design review On site monitoring	TBD
F1.3	Investigate, plan and implement measures to improve safety of park users including increased vegetation buffers, provision of defined lookout points at key locations and provision of viewing / seating that encourage use as per F2.1-2.3 below.	S	IS, PS	Function and safety improved Design review On site monitoring	TBD
F1.4	Ensure safety is considered in all design projects with the parks and buildings and continue to work with relevant stakeholders (local Police and Safety Committee) to address identified safety concerns.	0	IS	Function and safety improved Design review On site monitoring	E
F1.5	Provide information on park regulations and access.		IS	Regulations are understood On site monitoring Community liaison	Е
F1.6	Improve passive surveillance at north east corner of Hugh Bamford Reserve with provision of coastal outlook platform to encourage safe use in this area.	L	IS	Vandalism reduced Experiences enhanced Vandalsim records Usage review	LTFP
	ognise the challenges of safety in the coastal cliff edge environ ing access	ment a	nd app	ly established precedent	s for
F2.1	Investigate, plan and implement increased native vegetation buffer to already vegetated embankments that prevents / discourages access closer to cliff edge.	S	IS, ES	Safe use by public Design review Monitoring of illegal access	LTFP
F2.2	Provide discrete structured lookout at north east corner of Hugh Bamford Reserve that enables safe viewing of dramatic sandstone cliffs.	L	IS	Park experiences enhanced Usage review	LTFP
F2.3	To open sandstone cliff outcrop just south of sewer vent provide sensitively design elevated deck / platform set back from cliff edge that enables viewing overlook from higher perspective, interpretation and sitting edge and provide an alternative to getting close to the cliff edge. Support with appropriate level of warning signage.	L	IS	Level of safe use Safe access near cliff edge Design review Assessment on site Community feedback	LTFP
F2.4	Provide warning signage along the coastal edge that guides users as to the safe route to walk and advises of hazards	S	IS	Safe access near cliff edge Design review Assessment on site Community feedback	E
	ilitate increased community use of Williams park and its faciliti able ongoing management	es and I	provide	the park and its facilitie	s with
F3.1	Plan and implement Golf Free days / time slots as per actions C3.1-3.3.	S	PS, IS	Shared use successfully implemented Assessment of trials Refined approach	TBD

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Item	Action	Time	Who	Performance Targets & measures	\$
F3.2	Redevelop the Golf Club building as a Council owned Community Club facility. Refer to section 6.1.1.2 of this plan.	L	PS, MP	Needs addressed Park character enhanced Design review Usage review	TBD
F2. Ens	ure facilities are well-maintained and appropriately serviced.				
F2.1	As part of collaboration with Golf Club regarding Golf Free days - develop agreement for Council assistance / support with maintenance through Golf Course area.	S	PS	Effective and sustainable park maintenance Assessment of maintenance	TBD
F2.2	Investigate and implement improved maintenance of exotic grass edge to natural bushland and implement to surrounds of Williams Park and Hugh Bamford Reserve		OS, IS	Reduced grass encroachment Assessment on site	TBD
F2.3	Investigate stormwater harvesting to new building works and other sources.	M	ES, MP, PS	Water harvesting contributes to site water supply Assessment / monitoring	LTFP
F2.4	Relocate on site parks storage to new facility within proposed redevelopment of Golf Club building precinct. Demolish existing shed near Sewer Stack.	M	PS, IS	Impact of depots on local area reduced Design review	LTFP
F2.5	Monitor waste management within the parks and in particular the potential for enhanced rubbish management in Williams Park.	0	ES, IS	Sustainable waste management <i>Monitoring</i>	LTFP
F2.6	Document maintenance regime to buildings and implement.		PS	Effectiveness and cost Monitoring	Ε
F2.7	Undertake a regular planned maintenance program for the parks.		os	Effectiveness and cost Monitoring	Е
F2.8	Ensure a continual upgrade of grassed areas, entries, signage vegetation and other park assets in line with Strategic Asset Management Plan (SAMP).	0	IS	Quality of park use Effectiveness and cost <i>Monitoring</i>	Е
F2.9	Undertake reactive maintenance of the park such as graffiti removal.	0	os	Effectiveness and cost Monitoring	Е
	iew and reinforce compliance and regulations that enable a ra	nge of ι	isers to	enjoy the park and beac	h
safely.	Continue to manifesthe use of the descriptions become the description	0	ıc	Custoinable use	-
F3.1	Continue to monitor the use of the dog off-leash areas. Undertake any necessary campaigns to educate dog-walkers about regulations and dog-owner responsibilities. Enforce regulations as required.	0	IS, HRRS	Sustainable use Monitoring Community liaison	E
F3.2	Integrate compliance signage with a signage and wayfinding strategy and update signs accordingly. Ensure the relevant information to allow for practicable enforcement of regulations, such as timed dog off leash.	M	IS	Effective awareness and understanding Monitoring Community liaison	TBD
F3.3	Review, monitor, and actively enforce the commercial fitness groups' and personal trainers' lease agreements and agreed use of the park. To manage and reduce wear and tear on the lawn and park infrastructure, and ensure groups are in compliance with the agreement terms.	0	EW	Sustainable use Monitoring Community liaison	Е
F4. Ma	nage vehicle access in the park			p.	200
F4.1	Maintain current vehicular and emergency access to Hugh Bamford Reserve via access road.	S	IS	Access available Monitoring	TBD
F4.2	Review emergency access requirements for Williams Park in context of Golf Free days (emergency access potentially via maintenance access at Blair Street intersection.	S	IS	Access available Monitoring	TBD

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6.7. Leases Licenses and other estates

Leases and licenses formalise the use of community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use.

Council's ability to lease or licence Crown reserves managed as community land such as at Hugh Bamford Reserve and Williams Park, is authorised by section 3.22 of the CLM Act, which requires the preparation of a community land plan of management, adopted by council, to authorise the occupancy and use agreement.

To ensure that usage or occupation of the reserve is appropriate for the lease or licence, a council Crown Land manager must always consider:

- compliance with the legislation, related policies and guidelines
- compatibility with the purpose (any tenures not considered compatible with the reserved Crown land purpose should be discussed with the Department of Industry)
- environmental impacts of the activities to be permitted by the lease or licence
- appropriate term (period of occupation) of the lease or licence
- land capability of the reserve to support the proposed lease or licence
- · current and future use of the land
- · native title rights
- Aboriginal land claims
- if development consent is required and has been obtained (and other consents under the Environmental Planning & Assessment Act 1979)
- obtaining market value (or applying a rebate to market value) and providing a proper return to the public for use of the public land. For more information about market value and granting of rebates please refer to the fact sheet for market rent and rebates
- provisions for periodically updating (annually using the Consumer Price Index) and reviewing the rent (minimum rent review period of at least three years), the termination of the lease or licence in the event of a revocation of the reserve, the indemnification of the council Crown land manager, the Crown and the NSW Government against claims for compensation, and that appropriate insurances are in place

Refer to the following page for express authorisation of leases and licenses under this plan of management.

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Image: The existing North Bondi Golf and Diggers Club undergoing stabilising structural works during 2019

Express Authorisation of leases, licences and other estates

As stipulated by the Local Government Act 1993 Council may only grant a lease, licence or other estate if:

- The plan of management expressly authorises the lease, licence or there estate; and
- The purpose of the lease licence or other estate is consistent with the core objectives for the category of land (Local Government Act S.46(2)); and
- The lease, licence or other estate is for a purpose listed in section the Local Government Act S.46(1) (b).

The Local Government Act 1993, section 46 requires that a lease or license applying to community land to be to granted in accordance with an express authorisation contained within a plan of management. A lease will be required where exclusive occupation or use of all, or part, of an area is proposed unless it is exempt by the provisions of section 47D of the Local Government Act 1993.

The purposes of any leases and license must be consistent with the core objectives of the category of land as applicable and any reservation or dedication purpose(s), and as outlined in the Local Government Act 1993 and other applicable legislative requirements. As outlined in section 3.2.3 of this document, the public purpose for Hugh Bamford Reserve and Williams Park is Public Recreation.

This Plan of Management authorises leases or licences for community purposes as determined by Council, for a term not exceeding thirty (30) years. For leases and licences exceeding twenty one (21) years the provisions of section 47 of the Local Government Act must be applied and the approval of the Minister for Local Government sought.

Existing Leasing and Licencing and other Arrangements in the Reserves

The following leasing and licencing and other arrangements take place in the reserve and are intended to continue under this Plan of Management:

 The Bondi Golf Club was founded in 1935. In 2004 the Bondi Golf Club and the Bondi Diggers (founded in 1926) amalgamated to form the Bondi Golf & Diggers Club (the Club). The Club currently operates under an expired lease at the Hugh Bamford and Williams Park Reserve. Facilities include the golf course, two-storey clubhouse, adjacent storage building (original golf clubhouse) and a small number of car-parking spaces (11).

Services provided by the Club to its members, local community and visitors include golf play (competition and social play), golf retail (equipment and merchandise), food and beverage, functions and gaming. It has a small number of 'sub-leases' with local organisations (requiring consent of Council) including a martial-arts school, community radio station and entertainment agent.

The continued operation of the Golf Club may be permitted under this Plan of Management. As such this plan of management expressly authorises a new lease for the purpose of operating the Golf Course including Pro Shop and Golf Course maintenance and food and beverage in accordance with the park use recommendations as outlined in this PoM

- The Hugh Bamford sports field is used for training purposes, from time to time the field has been used by sporting clubs under a licence agreement or a regular/ casual hire agreement. It is intended that the field will continue to be used under either of these arrangements. This plan of management expressly authorises the use of the sports field for sports and recreational activities by sporting and recreational clubs and organisations.
- Hugh Bamford Reserve is authorised for use on a non-exclusive basis by Personal Trainers. Such Trainers require a permit and must agree with the conditions under Councils Commercial Fitness Group and Personal Trainers Policy. The intent in this Plan of Management is that personal trainers will continue their use of the reserve. This Plan of Management expressly authorises the use of Hugh Bamford Reserve for fitness activities by commercial fitness groups and personal trainers.
- The Community Hall in Hugh Bamford is suitable for multisport activities, low impact exercise classes and children's birthday parties. The Hall can currently be booked Monday to Friday 8am to 9pm, Saturday and Sunday 8am to 5pm.
 - Hirers require a regular/casual hire agreement, regular hire is allocated through an annual Expression of Interest process to ensure equity of access. Casual bookings are accepted on an ad hoc basis. It is intended that the hall will be hired out for continued use suitable for multisport activities, low impact exercise classes, meetings and children's birthday parties.
- Events are also permitted with an events permit, events must comply with the conditions under Councils Events Policy and Outdoor Event Management and Delivery Guidelines

Future Express Authorisation of leasing, licencing and other estates allowed by this Plan of Management

In addition to the ongoing use of the reserve as indicated above, from time to time other leases and licences may be granted in line with the reserve purpose which is for Public Recreation and the categorisation objectives of the land as outlined below.

Williams Park

Williams Park includes the categorisation of 'park'. This plan of management authorises the lease, licence or grant of any other estate over the land categorised as 'park' for use as park, recreation and the casual playing of games, consistent with the objectives of the categorisation such as to 'encourage, promote and facilitate recreation, cultural, social and educational past times and activities and passive recreational activities or pastimes and for the casual playing of games'.

Williams Park Building

As outlined in section 6.1.1 of this PoM it is recommended that the existing building is redeveloped by Council to maintain current or similar functions and services within a new purpose designed building. The building and curtilage has been categorised as 'general community use', this plan of management expressly authorises the lease, licence or grant of any other estate over the area and building for the operation of community and recreation organisations consistent with the objectives of this category for public

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recreation 'to meet the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public'.

The holder of the Community Club lease or licence may be responsible for management of subleasing of community activity spaces within the building for community activities consistent with the core objectives of General Community Use. Prior approval from Council would be required for any subleasing.

Hugh Bamford Sports Field

It is proposed that the half sports field be allocated on up to a four year basis for each summer and winter season subject to Councils terms of hire agreement. As such the area identified as 'sportsground' this plan of management expressly authorises the lease, license or grant of any other estate over the land categorised as 'sportsground' for sporting and recreational uses consistent with the objectives of the categorisation such as to 'encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and to ensure that such activities are managed having regard to any adverse impact on nearby residents.'

Easements and other estates

Easements across community land for the purpose of public utilities, providing pipes, conduits or other connections under the surface of the ground, for the connection of premises adjoining the community land to a facility on the community land shall be authorised by this plan of management, and shall be subject to the following criteria:

- there is no feasible alternative to connecting to a facility on the community land,
- · there is no significant impact on the reserve, and,
- where the proposal involves the creation of an easement and/or a restriction on the future development potential of the property, compensation assessed by the Valuer General's Office shall be payable to Council.

In all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement.

6.8. Compliance restrictions

Compliance and regulation in open spaces such as; parks, reserves, urban centres and beaches, are an important part of keeping the community safe and our environmental assets clean and sustainable.

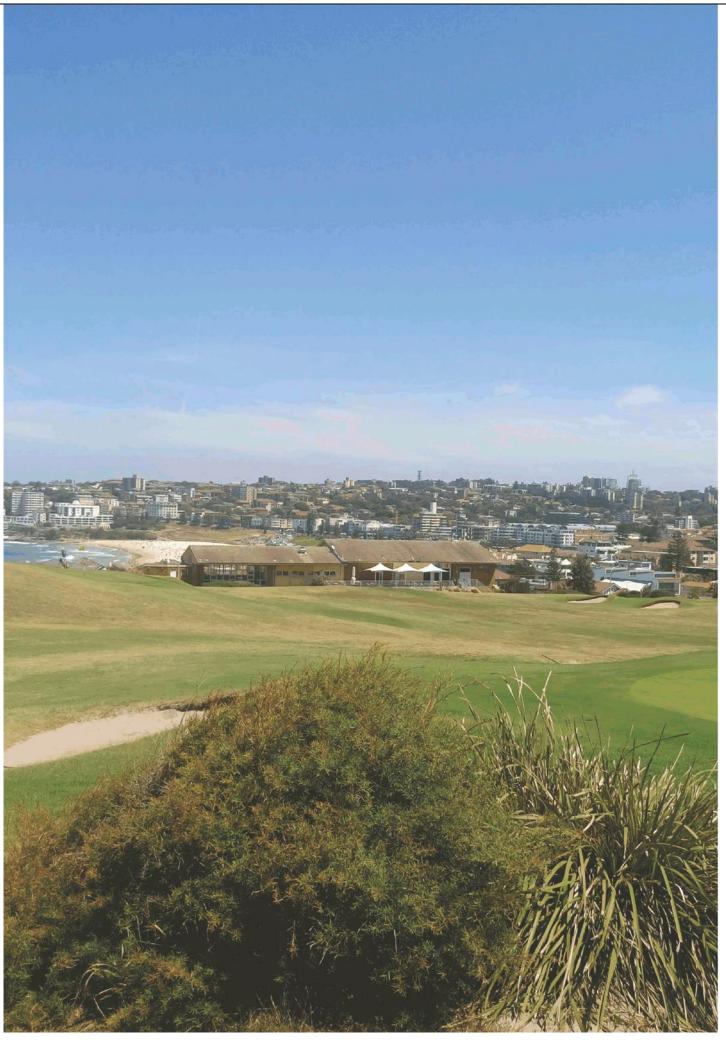
Regulations of permitted or prohibited activities should be outlined in Council's Plans of Management and on the Council website. Compliance information is also currently found on park signs.

The following activities are prohibited in Hugh Bamford Reserve and Williams Park based on Council's revised compliance framework for parks of February 2019.:

- No portable barbecues or open fires
- No camping.

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Implementation and Funding

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7. Implementation and Funding

7.1. Funding Sources

Funding for implementing the Plan of Management will either be allocated for future upgrade works (capital works) or maintenance and management of the parks. Funding for the management and maintenance is currently provided through Council's annual budget allocation.

To fund the proposed upgrade works Waverley Council plans to set aside Capital Works funds in future years that will cover a number of the proposals in the shorter-term plan.

Council's budget for the Plan of Management is not expected to accommodate all proposals in the short- or long-term plan. Additional funding options that may be investigated include:

- State and Federal grants
- · Voluntary Planning Agreements
- · Section 94 planning contributions
- Partnerships with community groups or businesses.

The amount of funding through these streams is difficult to anticipate as it is dependent on development and grant programs. Regardless of the type of current or future enterprises Council must also ensure that legitimate costs of upgrading the park are recouped wherever possible.

7.2. Performance Indicators

To effectively implement the Action Plan performance indicators are required to demonstrate that the desired outcomes from the plan have been achieved.

The Action Plan identifies suggested performance targets and measures for each action. In addition the following means are considered practical survey methods to supplement and complement monitoring the progress and performance of the Action Plan:

- Surveys: Carry out surveys and questionnaires
 periodically (approximately every five years),
 accompanied by a survey of user numbers in various
 parts of the area; qualitative and quantitative in nature.
 This survey/questionnaire should establish any changes
 in park usage, visitor experience and perceptions, etc.
 Additionally, online surveys could be undertaken to
 request feedback on the implementation of particular
 programs and management strategies.
- Register of correspondence: review of letters, emails and community requests received each year (positive and negative) on various subjects related to the park.
 This register can be used to indicate general trends and changes in issues and opportunities and the management of the space.
- Photographic survey: taken at key and consistent locations every five years to establish degrees of change (either positive or negative). This could be compared with aerial photographs reviewed every five years.

7.3. Review and Monitoring

If the Plan of Management is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated. Changes that may need to be addressed include new legislation, changes in community values, project priorities, funding resources and new opportunities for future upgrades.

Given that community expectation and requirements change over time, this plan also needs to have some flexibility to adapt to any changes of circumstance.

It is recommended that the plan be reviewed in the following sequences and time spans:

- · Annually; review progress of action plan.
- Every two years: review management and administration structures and update priorities.
- Every five years: undertake a major review of all values based on revised analysis and issues and amended planning legislation. Review outcomes against survey information, photographic record and register of correspondence.
- Every ten years: review the Plan of Management.

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Williams Park and Hugh Bamford Reserve Plan of Management

REPORT CM/7.4/20.06

Subject: Dogs Off-leash in Mackenzies Bay

TRIM No: A20/0275

Author: Alexandra Jobin, Recreation and Landscape Planner

Bianca Simpson, Service Manager, Open Space and Recreation

WAVERLEY

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



That Council:

1. Continues to prohibit dogs at Mackenzies Bay.

2. Installs fencing around planted and remnant vegetation near the pedestrian pathway.

3. Replaces the entrance sign and relocates it to the top of the Mackenzies Bay stairs.

4. Continues assessing the suitability of other potential off-leash dog areas.

5. Undertakes an education campaign to inform the community on why dogs are prohibited at Mackenzies Bay

1. Executive Summary

Dogs are prohibited at Mackenzies Bay, though for years it has been a popular location for locals to bring their off-leash dogs. In February 2020, Council received a *change.org* petition to create an off-leash dog area at Mackenzies Bay. That month, the topic was debated in a Council meeting, resulting in a resolution instructing officers to investigate the suitability of Mackenzies Bay as a potential off-leash dog area.

This report summarises the findings of the investigation in response to the Council motion and provides recommendations for Council. The investigation considers:

- The environmental, topographical and coastal context of the site.
- The current use of the site.
- Consultation with key Council stakeholders.
- Community values, social benefits and risks associated with off-leash dog areas.
- The provision of off-leash dog areas in Waverley LGA and surrounding LGAs.
- Relevant legislation, studies, guidelines and strategies.

These considerations led to the development of three options. These were to either:

- formalise Mackenzies Bay as an off-leash dog beach;
- allow on-leash dogs; or
- maintain dog prohibition.

The investigation found that the most viable option was to maintain the dog prohibition. Supporting recommendations to maintain Mackenzies Bay as a dog-prohibited area and to address other related issues are to:

- Install low fencing around planted and remnant vegetation near the pedestrian pathway.
- Replace sign and re-locate to the top of the Mackenzies Bay stairs.
- Continue assessing the suitability of other potential off-leash dog areas in Waverley LGA.
- Undertake a campaign to educate the community on why dogs are prohibited at Mackenzies Bay.



Figure 1. Mackenzies Bay without sand.
Source: Waverley Council Open Space and Recreation Team.

2. Introduction/Background

Mackenzies Bay is a small rocky inlet located near a dense residential area just south of Marks Park and approximately 100m north of Tamarama Beach. It is located in the Bondi Intertidal Protected Area where seashore animals benefit from a special type of protection.

Through seasonal changes and other environmental factors, a small beach occasionally forms at Mackenzies Bay. When present, the beach is 50m long at most, making it one of the smallest beaches in NSW. Access to the area is via a concrete path and stairs onto large rocks. Access requires visitors to be 'sure-footed' and is not suitable for everyone.

There is a small parcel of remnant vegetation, mainly native marine grass, at Mackenzies Bay. This parcel of vegetation has reduced significantly over the years and, based on specialist advice, could not be identified during the latest survey of the site earlier in 2020. However, as the original soil remains, there is an opportunity to regenerate the remnant vegetation.

According to consultation with Council stakeholders, Mackenzies Bay is also an important location for coastal birds to stop and rest on the rocks.



Figure 2. Mackenzies Bay with sand.

Source: Dave Keeshan, 2007. Retrieved from: https://flic.kr/p/2e6GwY

Based on consultation with Council lifeguards and rangers, and on the 2005 *Coastal Risk and Safety Signage Report* prepared by Life Saving Victoria prepared for Waverley Council, Mackenzies Bay is a relatively hazardous location. This is due to the presence of large and slippery rocks, some of which are submerged, strong currents and strong waves. Please refer to the table below for hazard ratings of Mackenzies Bay and other nearby beaches inspected for the report.

Location	ABSAMP Hazard Rating
North Bondi	4
Bondi	6
South Bondi	7
MacKenzies	7
Tamarama	8
Bronte	7

Figure 3. Australian Beach Safety and Management Program hazard ratings for beaches inspected. Source: Life Saving Victoria, 2005. Coastal Risk and Safety Signage Report.

The main users of Mackenzies Bay are surfers who generally launch off the rocks and surf towards Tamarama. Surfers use the bay throughout the week with a particularly high usage on weekends. Dog owners and their off-leash pets form the other main user group of Mackenzies Bay.

Dogs are prohibited at Mackenzies Bay, though for years the area has been a popular location for local dog owners. As reported in a 2012 article from the Waverley Library Local History Collection, 'dogs are banned on all Waverley beaches, including Mackenzies Bay, but as it is not officially a beach it is not patrolled, making it popular with dogs and their owners. For this reason it is known colloquially as 'dog beach''.

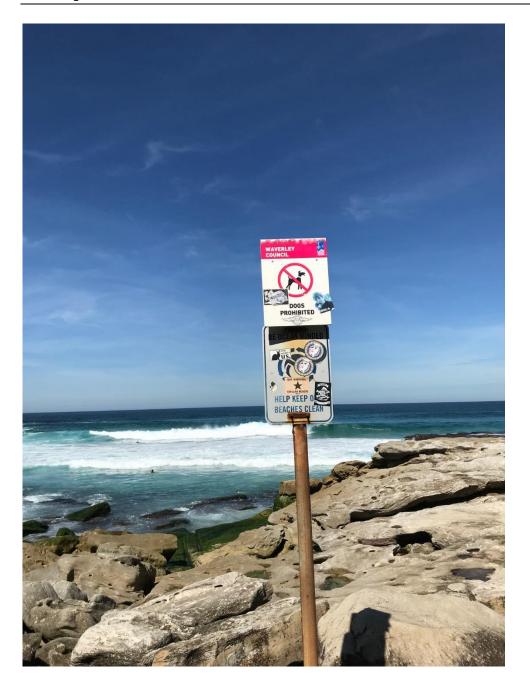


Figure 4. Dogs are currently prohibited at Mackenzies Bay. Source: Waverley Council Open Space and Recreation Team.

Swimmers and sunbakers also use Mackenzies Bay, though to a much lesser extent than surfers and dog owners. However, usage of Mackenzies Bay for swimming and sunbaking has been increasing and is most popular for these user groups when the beach appears.

In February 2020, Council received a *change.org* petition to create an off-leash dog area at Mackenzies Bay. The topic was debated in a Council meeting, resulting in a Council resolution on 18 February 2020 (CM/8.7/20.02) to investigate the suitability of Mackenzies Bay as a potential off-leash dog area.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council 18 February 2020	CM/8.7/20.02	That Council:
16 rebluary 2020		Investigates that Mackenzies Bay, Tamarama, be a daily off-leash dog area.
		Officers prepare a report for Council to consider public exhibition/community consultation of any proposal.
		3. Notes that Mackenzies Bay includes a 'pop-up beach', as it changes from a rocky inlet to a sandy beach, and back, due to environmental factors.
		4. Notes that residents have used Mackenzies Bay over many years for exercising their dogs even though it is designated as 'dogs prohibited'.
		5. Notes that there is a community change.org petition that has over 600 names supporting that dogs be permitted at Mackenzies Bay (at the time when the motion was lodged with Council on 14 January 2020).
		6. Notes that there is a community change.org petition that has around 1,200 names supporting that dogs be permitted at Mackenzies Bay.

4. Discussion

This section of the report was informed by consultation with key Council stakeholders, Waverley Council's *Draft Open Space and Recreation Strategy 2020-2030*, and other supporting documents, including:

- City of Newcastle's Dogs in Open Space Plan (2016).
- Wollongong City Council Dogs on Beaches and Parks information http://council.wollongong.nsw.gov.au/services/household/pets/Pages/DogsonBeaches.aspx#gref
- The South Australian Dog and Cat Management Board's Unleashed: A guide to successful dog parks (2013).
- Companion Animals Act 1998 (NSW).

Council stakeholder consultation

This report was largely informed by consultation undertaken with key Waverley Council stakeholders from various teams, including Environmental Sustainability, Compliance, and Lifeguard Services and Beach Safety.

As mentioned in the introduction, dog owners have been bringing their off-leash dogs to Mackenzies Bay for years despite dog prohibitions. Some stakeholders expressed concerns regarding the current impact of off-leash dogs on Mackenzies Bay's natural environment, particularly given the containment of Mackenzies Bay within the Bondi Intertidal Protection Area. Stakeholders noted that dogs scare away birds and are partially responsible (along with humans) for damaging the local vegetation, both native and planted. Some stakeholders also indicated that dog owners occasionally do not pick up their dog's faeces. This

reportedly has a negative impact on the local environment by altering the soil nutrient profile and water quality.

In contrast, other stakeholders indicated that, from experience, human activity is generally more detrimental to beaches and coastal environments (i.e. sand and vegetation) than dog activity.

Stakeholders indicated that they had never received complaints, reports of conflict between a dog and another user, or reports of any other types of safety incidents involving dogs at Mackenzies Bay. While there have been some safety incidents at Mackenzies Bay, these generally involved surfers, the main users of Mackenzies Bay.

Stakeholders indicated that Mackenzies Bay isn't readily accessible as the stairs from the pedestrian pathway give onto large rocks that are often wet and slippery. This contributes towards making it difficult for rangers to enforce the dog prohibition.

Community values and social benefits

Waverley Council's *Draft Open Space and Recreation Strategy 2020-2030* identified over 10,000 dogs in Waverley LGA. The draft strategy highlights that community members strongly value public open space. Specifically, residents with dogs value parks and reserves – particularly dedicated off-leash dog areas – as places for their dogs to get some activity.

As outlined in the City of Newcastle's 2016 *Dogs in Open Space Plan*, national surveys have found that an increasing number of people consider their dogs to be part of the family. Dogs provide companionship, a reason to exercise and socialise. The plan also states that dogs are important companions for older people and people living alone as they provide company and give a reason for individuals to socialise with others, thereby contributing to community health and well-being.

The South Australian Dog and Cat Management Board identified a series of benefits associated with dog parks in *Unleashed: A Guide to Successful Dog Parks* (2013). These include benefits for dogs, their owners and the broader community, such as physical and mental exercise for dogs, social well-being and mental health for owners, and improving responsible dog ownership.

Unleashed: A Guide to Successful Dog Parks highlights that there are also potential social impacts associated with off-leash dog areas. The South Australian Dog and Cat Management Board indicate that, while dog-inflicted injuries at dog parks are rare, people may still perceive a risk of being bitten.

However, there is a risk of dog bites in dedicated off-leash dog areas when unsupervised children are present. Indeed, according to the 1997 *Dog's 'n' kids: A resource kit for health professionals promoting dog bite prevention and socially responsible dog ownership* by the Royal Children's Hospital cited in *Unleashed: A Guide to Successful Dog Parks*, 'many dog bites occur when children are playing around dogs. Their high pitched noise and uncoordinated attempts at showing affection may cause the dog to feel threatened and it may act defensively or trigger a chase response'.

Local and regional off-leash dog area provision and design

There are no universally recognised guidelines for the provision and design of off-leash dog areas. However, some organisations have attempted to establish guiding principles.

The minimum legislative requirement is of one public place with a dedicated off-leash dog areas per LGA as indicated in s13(6) of the NSW *Companion Animals Act*. However, the City of Newcastle's *Dogs in Open Space Plan* recommends one off-leash dog area per 8,000 persons.

With a population of 72,106 persons and nine off-leash dog areas dispersed throughout the LGA, Waverley Council provides an adequate number of off-leash dog areas according to the *Companion Animals Act*

minimum legislative requirement and the City of Newcastle benchmark. Nonetheless, during consultation for the *Draft Open Space and Recreation Strategy 2020-2030*, community members expressed the need for more off-leash dog areas, particularly around the Bondi basin. The draft strategy confirms the shortage of off-leash dog areas in this specific location of the LGA, with some residents of Bondi Beach, North Bondi and Rose Bay walking approximately 10 minutes to reach an off-leash park dog park. As such, one of the strategy's actions is to increase the provision of off-leash dog areas in this part of the LGA. Specifically, the strategy identifies an opportunity for a new off-leash dog area at Barracluff Park.

While there is a shortage of off-leash dog areas in the Bondi Basin, this does not apply to the study area: there is an adequate provision of these facilities in and around the Tamarama and Bronte suburbs. There are two off-leash dog areas located near Mackenzies Bay. These are available at Bronte Park and Marks Park. Both areas have restrictions on when dogs can be kept off-leash.

There is one off-leash dog beach located in the eastern suburbs. It is located at Dumaresq Reserve in Rose Bay, Woollahra. Dogs are permitted here before 8.30am and after 4.30pm.

Options

Based on consultation, review of relevant background information, legislation and the current provision rate of off-leash dog areas, we believe there are three potential options regarding an off-leash dog area at Mackenzies Bay. These are described below.

1. Formalise Mackenzies Bay as an off-leash dog beach

This option would see the creation of an official off-leash dog area at Mackenzies Bay. This is what the signatories of the *change.org* petition are calling for.

In addition to addressing the petition request, an advantage of this option is that it would help address a community-identify shortage of off-leash dog beaches in the eastern suburbs region where the only off-leash dog beach is located in Rose Bay, Woollahra.

This option would require extensive engagement with the local community to ensure there would not be significant conflict between dogs and other users. This would likely include creating a Have Your Say website, a short survey, community information sessions and/or pop-ups, and some signage informing the public of the project and related consultation activities.

Were this option to proceed, Council would have to undertake a number of actions to make the site compliant with off-leash dog requirements. According the *Draft Open Space and Recreation Strategy 2020-2030*, these include installation of signage, bins, dog bag dispensers and bubblers with dog bowl. Other core infrastructure and optional amenities outlined in *Unleashed: A guide to successful dog parks* includes:

Core infrastructure:

- o Pathways (internal and external).
- Ground surfaces (e.g. grass, mulch, gravel, sand, concrete).
- Landscaping (e.g. vegetation, screen planting, mounding).

Optional amenities:

- Site lighting
- o Facilities (e.g. toilets)
- Notice board
- Dog equipment.

There are additional infrastructure requirements for fenced off-leash dog areas.

The City of Newcastle's *Dogs in Open Space Plan* also outlines site suitability criteria for off-leash dog areas. This has broad application across other local government areas and the criteria is useful in assessing site suitability in populated coastal environments. The assessment of the criteria in Mackenzies Bay is presented in the table below.

Table 1. City of Newcastle's Dogs in Open Space Plan criteria and relevance to Mackenzies Bay.

Focus	Criteria	Relevance to Mackenzies Bay
Profile and access	The site should be central to the population, accessible to vehicles and pedestrians and be easily seen and known by the community. However, dogs offleash may not be appropriate at high profile sites (due to potential impacts on the site character or other users).	There are existing challenges with vehicle access to the area due to limited parking near Mackenzies Bay and more generally along the coastal walk between Bronte and Bondi Beach. Further, this coastal walk is a high profile site.
Size	The area available for dogs off-leash must be at least 0.3ha in size and the whole site should be at least double this size to allow for other uses, support infrastructure and landscaping.	The exact size of Mackenzies Bay is unclear due to its changing nature. However, it would likely respect size criteria.
Character suitability	The site must be public open space with an open reserve or park character. The site must not be a sportsground or a natural area.	Mackenzies Bay does not respect this criteria as it could be identified as a foreshore area – a sub-category of natural areas as defined under the Local Government Act.
Impacts on people	Potential impacts on residents and other reserve users must be minimal, including no risk to children and adults playing sport, walking and cycling, using a play space or pursuing other recreation activities.	Impacts on people would be minimal as dogs and their owners currently make up part of the main user group along with surfers. However, there could be a greater conflict of use as the bay becomes more popular, particularly when there is sand which tends to attract a greater number of swimmers and sunbakers.
Impacts on site character	There should be minimal impact on the visual appeal, landscape and function of the reserve due to the dedication of an offleash area or the inclusion of a fenced dog park. This includes ensuring any potential future enhancements to a reserve for recreation, sport or linear connections are not affected by a dog off leash area.	The site would generally respect this criteria, though the inclusion of a fence may affect the visual amenity of the bay.
Impacts on natural environment	Sensitive natural environments should not be impacted on. This includes sites with high biodiversity and environmentally sensitive natural watercourses, wetlands and coastal vegetation, endangered ecological communities and threatened species habitat.	An off-leash dog area at Mackenzies Bay would not comply with this criteria as it is an important resting spot for coastal birds, contains remnant vegetation and is located in the Bondi Intertidal Protected Area.

Given the site's topography, addressing the requirements outlined in the *Draft Open Space and Recreation Strategy 2020-2030* and in *Unleashed: A guide to successful dog parks* would likely be challenging and costly. Additionally, the site is not suitable to according to the City of Newcastle criteria.

Were Mackenzies Bay to become an official off-leash dog area, it would have to be promoted as such on Council's website. This would likely lead to an increased usage of the area by dog owners and their pets. Given the hazardous nature of Mackenzies Bay as outlined in consultation and in the *Coastal Risk and Safety Signage Report*, actively encouraging a greater number of people to come here could lead to greater safety risks as new users may not as familiar with the Mackenzies Bay conditions as current local users.

For these reasons, officers do not recommend that this is a viable option.

2. Allow on-leash dogs

This option would permit local dog owners currently using the site to continue doing so without contravening any rules and getting fined provided their dog is on a leash. This option would not trigger the need for Council to implement a series of costly measures to comply with off-leash dog area requirements and site suitability principles.

This would comply with s13(1) of the *Companion Animals Act* which stipulates that 'a dog that is in a public place must be under the effective control of some competent person by means of an adequate chain, cord or leash that is attached to the dog and that is being held by (or secured to) the person'.

However, this option would not be suitable as Mackenzies Bay is becoming increasingly popular with the general population as a bathing area. Dogs in general – whether on- or off-leash – may also present an environmental risk for the sensitive fauna and flora of Mackenzies Bay.

Further, through the *change.org* petition, community members have called for Mackenzies Bay to be recognised specifically as an official off-leash dog area. As a result, this option would not respond to community demands as owners would be required to keep their dogs on a leash at all times.

3. Maintain dog prohibition

This is the 'do nothing' option.

From a social perspective, maintaining dog prohibitions at Mackenzies Bay could lead to community frustration, particularly for those who signed the *change.org* petition and locals who have used the bay as an off-leash dog area for years.

Due to the long history of ongoing use of Mackenzies Bay as an off-leash dog area, Council stakeholders interviewed for this report believed local dog owners would continue using the area as such despite dog prohibitions being maintained. As a result, if it were decided that dogs should indeed be prohibited from Mackenzies Bay, this rule should be enforced by Council rangers. Council rangers would be required to continue managing work health and safety processes in relation to site accessibility.

It is worth noting that dog owners would be sensitive to increased enforcement of dog prohibition given long and ongoing use of the bay as an off-leash dog area. It would therefore be preferable for early enforcement to focus on community education and issuing warnings rather than fines.

Further, as noted in consultation, Mackenzies Bay is becoming increasingly popular with a range of users – particularly when a beach appears. The risk of conflict between dogs and other users will therefore become increasingly likely over time.

From an environmental perspective, this option would likely offer the greatest opportunity to regenerate remnant vegetation, protect coastal animal habitat and manage water quality. Further, according to s14(1)(h) of the *Companion Animals Act*, dogs should be prohibited from Mackenzies Bay – whether on- or off-leash – as Mackenzies Bay is included in the Bondi Intertidal Protected Area, a wildlife protection area.

For these reasons, this is the preferred option.

Supporting recommendations and additional considerations

Although the recommended option for Mackenzies Bay is to 'do nothing' by maintaining dog prohibition, we propose a few supporting recommendations that will improve the social and environmental conditions of the site.

We recommend:

- Installing a low fence to separate planted and remnant vegetation from the pedestrian pathway. This would minimise damage to the vegetation and would promote growth and regeneration.
- Replacing the signs currently located in vegetation with a new sign at the top of the stairs leading down to Mackenzies Bay. The existing sign is corroded as shown in the image below and its location is not immediately visible.
- Continue assessing the suitability of other sites in the LGA for off-leash dog areas, such as Barracluff Park
- Approaching early enforcement of dog prohibition as an education campaign to mitigate the risk of
 community frustration. Education activities could include rangers communicating to dog owners
 the greater environmental sensitivity of the area, placing 'no dogs allowed sensitive
 environmental area' stickers on the stair landing, organising a social media campaign, or
 temporarily placing Council officers on site for them to proactively engage with dog owners as they
 enter Mackenzies Bay.



Figure 5. Corroded sign at the top of Mackenzies Bay stairs. Source: Waverley Council Open Space and Recreation Team.

Council may wish to investigate upgrading the stairs connecting the pedestrian pathway to Mackenzies Bay. The bottom steps are slightly eroded and damaged due to wear and tear. While this is not a priority, upgrades may be required in the medium to long term as the area becomes increasingly popular.

5. Financial impact statement/Timeframe/Consultation

Financial impact

There are some costs associated with the supporting recommendations detailed above. Estimated costs and timeframes for implementation are detailed in the table below.

Recommendation	Estimated cost	Timeframe
Install fencing around planted	\$6,000 to \$10,000	Medium term / as funding
and remnant vegetation		becomes available
Replace sign	\$2,190	Short term / funded from existing budgets
Continue assessing suitability of other potential off-leash dog areas	N/A – accommodated in Council's operational budget	Short term / ongoing
Education campaign	N/A – accommodated in Council's operational budget	Short term / ongoing

Consultation

As the recommended option is to maintain current regulations, community consultation will not be required.

6. Conclusion

Although dogs are currently prohibited at Mackenzies Bay, community members have been using the site as an off-leash dog area for years. Through a *change.org* petition, the community recently requested that Mackenzies Bay become an official off-leash dog area. The purpose of this investigation was to look into the feasibility of doing so.

This investigation considered a range of factors and concludes that the site is not a suitable location for an off-leash dog area. This investigation did consider other options, including simply lifting the prohibition and allowing on-leash dogs. However, the most viable option is nevertheless to maintain the off-leash dog prohibition.

To enable this and to address other related issues, supporting recommendations are to:

- Install low fencing around planted and remnant vegetation near the pedestrian pathway
- Replace sign at the top of the Mackenzies Bay stairs
- Continue assessing the suitability of other potential off-leash dog areas in the LGA
- Undertake an education campaign to inform the community on why dogs are prohibited at Mackenzies Bay.

7. Attachments

Nil.

REPORT CM/7.5/20.06

Subject: Nib Literary Award Sponsorship

TRIM No: A20/0129

Author: Matthew Fallon, Manager, Cultural Programs

Director: John Clark, Director, Customer Service and Organisation Improvement

WAVERLEY

RECOMMENDATION:

That Council:

- 1. Treats the attachment to this report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(d)(i) of the *Local Government Act 1993*. The attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
- 2. Approves the sponsorship proposal as outlined in this report.
- 3. Authorises Council officers to enter into an agreement with the party that submitted the proposal to be the Principal Sponsor of The Nib Literary Award for the years 2020 2022.

1. Executive Summary

The Nib Literary Award is Waverley Council's national literary award. The award offers a \$20,000 annual main prize given in recognition of excellence in research in the creation of a literary work. A number of smaller prizes are also awarded. The previous three-year agreement with Principal Sponsors Mark and Evette Moran has now expired. This report seeks approval from Council to enter into a new 3 year agreement with a Principal Sponsor.

The proposal is compliant with Council's Sponsorship Policy and Council officers recommend entering into this sponsorship agreement.

2. Introduction/Background

The Nib Literary Award was established as the Westfield/Waverley Library Award for Literature in 2002. Its longevity and esteem comes from its status as the only national literary award recognising excellence in research in the creation of literary works by Australian authors regardless of subject and genre.

Over the years, Council has made several attempts to attract new sponsorship for the award. In 2014 a sponsorship prospectus was distributed at an event designed to launch The Nib for that year. The Nib has also been included in Council-wide sponsorship initiatives.

As a result of these actions, The Nib attracted financial support for the People's Choice Prize from local aged care business Mark Moran Group and from the North Bondi, Rose Bay and Bondi Junction RSL sub branches, for the Military History Prize (2014 – 2018). In years past, The Nib has also attracted in-kind support from the Wentworth Courier, Eastside FM, and Bondi Icebergs as community partners. Other event

sponsors have included the Friends of the Waverley Library, Gertrude & Alice Bookstore Café, and Copyright Agency Limited.

In 2017, Mark and Evette Moran (Mark Moran Group) extended their support for The Nib Literary Award, committing \$30,000 per year for the three years 2017 – 2019, as part of an increased sponsorship package including naming rights. The Council has been very grateful for this generous sponsorship which has enabled the event to thrive as literary award. This sponsorship agreement has now expired.

Through discussions with Council Officers a potential sponsor has submitted a proposal for sponsorship of \$30,000 annually for the years 2020 – 2022.

A confidential extract from proposal documentation is attached which includes identification of the proposed sponsor. The identity of the proposed sponsor is to remain confidential, in accordance with the provisions of the Local Government Act, 1993 until such time as, and if, Council resolves to accept the sponsorship.

The Nib Literary Award will celebrate its 20th anniversary in 2021. This important milestone highlights Waverley Council's long-term vision and commitment to building a creative, engaged and cohesive community.

3. Relevant Council Resolutions

Meeting and date	Minute No.	Decision
Council	CM/4.1/17.06	That Council:
6 May 2017		
		1. Treats Attachment 2 to this report as confidential in accordance with section 10A (2) (d) i of the Local Government Act 1993. The attachment contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.
		2. Notes the success of the 2016 Nib Waverley Library Award for Literature as outlined in the attached Draft Evaluation Report.
		3. Approve the sponsorship proposal as set out in the confidential attachment to this report.

4. Discussion

The Nib Literary Award is on a positive trajectory with the number of entries remaining strong and the quality of submissions being very high.

The Nib has been successful in developing a strong network and following among authors and publishers alike, leading to a committed award community. In its lifespan, 109 authors have been shortlisted for the award. Despite it being a national award, over the last few years almost ten percent of submissions were drawn from Sydney's eastern suburbs, elevating local authors to consideration on a national stage. Many members of The Nib Advisory Group have been involved with the award from its inception.

In order to continue to grow and improve, The Nib needs to continue to strengthen its community and sectoral links. It is a considerable endorsement of the award that interest exists for a Principal Sponsor to commit substantial financial support over the years 2020 – 2022.

Council officers have held discussions with the prospective sponsor and proposed sponsorship benefits have been developed with agreement in principle received from that party. The following is the list of those sponsorship benefits:

Naming rights

Naming rights for the awards are part of the sponsorship proposal

Communications and marketing

- Principal Sponsor acknowledgment on all Nib print and digital marketing
- Optional logo presence at all Nib Literary Award associated events (banners, screens, etc)
- Acknowledgement on all Nib social media posts and Nib media releases
- Verbal acknowledgement at all Nib Literary Award prize ceremonies, associated programs and events
- Speaking opportunities at all Nib Literary Award prize ceremonies, associated programs and events

Council's Sponsorship Policy provides a list of principles to guide sponsorship agreements and the sponsorship proposal has been reviewed by Council officers in accordance with this policy.

The above list of sponsorship benefits would be included in the sponsorship agreement signed by both parties.

5. Financial impact statement/Time frame/Consultation

Financial impact

The proposed sponsorship is for \$30,000 plus GST annually for the next three years 2020 – 2022. Council has budget to stage the Nib however, the proposed sponsorship provides financial capacity to continue to deliver the event to the standards achieved over the past few years.

Council officers are also committed to further enhancing the award by seeking additional external funding via government grants and complementary, smaller-scale sponsorship arrangements.

Consultation

Feedback regarding the proposed sponsorship has been gathered from the Nib Advisory Group – consisting of long-term community members, industry representatives, award judges and Waverley Library staff.

Other stakeholders will be informed following Council's decision.

6. Conclusion

Securing the relationship and accompanying financial support will contribute towards enhancing the national reputation of the Nib Literary Award in recognising and rewarding excellence in Australian literary research and high quality writing.

If approval is granted to finalise contractual arrangements, this funding will ensure that the award continues with its existing status for the next three years. This will also assist Waverley Council to meet outcomes outlined in the Waverley Community Strategic Plan, highlighting Waverley's unique place in the Australian contemporary cultural landscape.

7. Attachments

1. Nib Literary Award Proposal 2020 (confidential) .

NOTICE OF MOTION CM/8.1/20.06

Subject: Animal Registration Fees

TRIM No: A06/0149

Submitted by: Councillor Nemesh

Councillor Goltsman



MOTION:

That Council:

- 1. Notes the surge in animal adoptions during the coronavirus period.
- 2. Notes that animal registrations are statutory fees and charges and are set by NSW State Government.
- 3. Writes to the Minister for Local Government, the Hon Shelly Hancock MP, requesting the State Government review and reduce the statutory fees and charges associated with animal adoption.
- 4. Investigates the allocation of up to \$20,000 from the fees collected from the registration of animals within the *Companion Animals Act* to deliver obedience training of animals adopted by Waverley residents.

Background

It has been widely reported during the coronavirus period that there has been a surge in animal adoption. Animals play a significant part in the lives of their owners including improving health and wellbeing. It is important for government to recognise these benefits and support those who wish to adopt. It is also important for Waverley Council to support its residents who chose to adopt animals by providing obedience training which will assist to reduce anti-social animal behaviour.

General Manager's comment

There has been an increase in animal adoptions during the coronavirus period.

Animal registration fees are statutory fees set by the state government. Registration for a de-sexed animal is currently \$57.00 and \$25.00 for a pensioner. The current registration fee is for the life of an animal and are not considered by staff to be excessive.

Approximately \$40,000 is generated from the registration of fees under the Companion Animals Act each year. It may be considered appropriate for some of this income to be used to help deliver obedience training of animals in the Waverley community. However, this will need to be investigated and evaluated in the next budget preparation process as Council does not operate on a "jam jar" financial management methodology, and all anticipated revenues are allocated through the Budget process. To that end, Clause 4 of the Notice of Motion which asks Council to investigate this concept is appropriate.

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Peter Monks

Director Planning, Environment and Regulatory

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URGENT BUSINESS CM/10/20.06

Subject: Urgent Business

Author: Ross McLeod, General Manager



In accordance with clause 9.3 of the Waverley Code of Meeting Practice, business may be considered at a meeting of Council even though due notice of the business has not been given to councillors. However, this can happen only if:

- 1. The business to be considered is ruled by the chair to be of great urgency on the grounds that it requires a decision by Council before the next scheduled ordinary meeting of Council, and
- 2. A motion is passed to have the business considered at the meeting.

Such a motion can be moved without notice.

Only the mover of the motion can speak to the motion before it is put. A motion to have urgent business transacted at the meeting requires a seconder.

For business to be considered urgent, it must require a decision by Council before the next scheduled ordinary meeting of Council.

The mover of the motion must, when speaking to the motion, explain why he or she believes it requires a decision by Council before the next scheduled ordinary meeting of Council.

CLOSED SESSION CM/11/20.06

Subject: Moving into Closed Session

Author: Ross McLeod, General Manager



There are no confidential reports for consideration.

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.