



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

## STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

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

**7.30 PM, TUESDAY 3 MAY 2022**

Emily Scott  
**General Manager**

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

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

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

### Live Streaming of Meetings

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

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

## AGENDA

### PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

#### 1. Apologies/Leaves of Absence

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

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

#### 4. Confirmation of Minutes

PD/4.1/22.05	Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 5 April 2022 .....	4
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#### 5. Reports

PD/5.1/22.05	Waverley Park Plan of Management - Exhibition .....	15
PD/5.2/22.05	Social and Affordable Housing Review Project - Findings and Recommendations .....	22
PD/5.3/22.05	87-99 Oxford Street and 16-22 Spring Street, Bondi Junction - Classification of Land.....	33
PD/5.4/22.05	Bicycle Ridership Survey Engagement .....	37
PD/5.5/22.05	Bus Privatisation Inquiry - Submission.....	68

#### 6. Urgent Business

#### 7. Meeting Closure

## CONFIRMATION OF MINUTES PD/4.1/22.05



**Subject:** Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 5 April 2022

**TRIM No:** SF21/6065

**Author:** Richard Coelho, Executive Manager, Governance and Risk

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### RECOMMENDATION:

That the minutes of the Strategic Planning and Development Committee meeting held on 5 April 2022 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 committee meetings must be confirmed at a subsequent meeting of the committee, in accordance with clause 20.23 of the Code of Meeting Practice.

### Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 5 April 2022 .



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING  
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON  
TUESDAY, 5 APRIL 2022**

**Present:**

Councillor Steven Lewis (Chair)	Hunter Ward
Councillor Paula Masselos (Mayor)	Lawson Ward
Councillor Elaine Keenan (Deputy Mayor)	Lawson Ward
Councillor Sally Betts	Hunter Ward
Councillor Angela Burrill	Lawson Ward
Councillor Ludovico Fabiano	Waverley Ward
Councillor Leon Goltsman	Bondi Ward
Councillor Michelle Gray	Bondi Ward
Councillor Tony Kay	Waverley Ward
Councillor Tim Murray	Waverley Ward
Councillor Will Nemes	Hunter Ward

**Staff in attendance:**

Emily Scott	General Manager
George Bramis	Acting Director, Planning, Environment and Regulatory
Meredith Graham	Acting Director, Customer Service and Organisation Improvement
Dan Joannides	Acting Director, Community, Assets and Operations
Richard Sheridan	Interim Director, Finance and Governance

*At the commencement of proceedings at 7.30 pm, those present were as listed above.*

## **PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE**

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

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

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

### **1. Apologies/Leaves of Absence**

Apologies were received and accepted from Cr Wy Kanak.

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

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

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

- 3.1 C Lynch – PD/5.3/22.04 – Planning Proposal – Waverley Heritage Policy Implementation.
- 3.2 S Polkinghorne (on behalf of Uniting) – PD/5.3/22.04 – Planning Proposal – Waverley Heritage Policy Implementation.
- 3.3 J Stewart – PD/5.5/22.04 – 20 Illawong Avenue, Tamarama.
- 3.4 M Manton – PD/5.5/22.04 – 20 Illawong Avenue, Tamarama.
- 3.5 K and T Brooks – PD/5.5/22.04 – 20 Illawong Avenue, Tamarama.
- 3.6 R Galt – PD/5.5/22.04 – 20 Illawong Avenue, Tamarama.

### **4. Confirmation of Minutes**

**PD/4.1/22.04 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 6 July 2021 (SF21/281)**

#### **MOTION / UNANIMOUS DECISION**

Mover: Cr Lewis  
Seconder: Cr Murray

That the minutes of the Strategic Planning and Development Committee meeting held on 6 July 2021 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

## 5. Reports

### PD/5.1/22.04 Mill Hill Heritage Conservation Area Rezoning (A21/0431)

#### MOTION

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Proceeds with the rezoning of the Mill Hill Heritage Conservation Area from R3 Medium Density Residential to R2 Low Density Residential.
2. Implements all necessary changes to the permitted uses in the R3 Medium Density Residential Zone in the *Waverley Local Environmental Plan 2012*.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 2 SUCH THAT IT NOW READS AS FOLLOWS:

‘Implements all necessary changes to the permitted uses in the R2 Low Density Residential Zone in the *Waverley Local Environmental Plan 2012*.’

#### AMENDMENT (LAPSED)

Mover: Cr Goltsman

That clause 1 be amended to read as follows:

‘Investigates the intention of rezoning of the Mill Hill Heritage Conservation Area from R3 Medium Density Residential to R2 Low Density Residential, with officers to prepare a report to Council.’

THE AMENDMENT LAPSED DUE TO THE ABSENCE OF A SECONDER.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 2.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

#### DECISION

That Council:

1. Proceeds with the rezoning of the Mill Hill Heritage Conservation Area from R3 Medium Density Residential to R2 Low Density Residential.
2. After further investigation, implements all necessary changes to the permitted uses in the R2 Low Density Residential Zone in the *Waverley Local Environmental Plan 2012*.

#### Division

**For the Motion:** Crs Betts, Burrill, Fabiano, Gray, Keenan, Lewis, Masselos and Murray.

**Against the Motion:** Crs Goltsman and Nemes.

*Cr Kay was not present for the vote on this item.*

**PD/5.2/22.04 Design and Place State Environmental Planning Policy - Submission (SF21/1404)****MOTION**

Mover: Cr Murray

Seconder: Cr Fabiano

That Council endorses the submission to the NSW Department of Planning and Environment attached to the report (Attachment 1) on the draft Design and Place State Environmental Planning Policy.

THE MOVER OF THE MOTION THEN ACCEPTED THE ADDITION OF A NEW CLAUSE 2.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

**UNANIMOUS DECISION**

That Council

1. Endorses the submission to the NSW Department of Planning and Environment attached to the report (Attachment 1) on the draft Design and Place State Environmental Planning Policy (SEPP).
2. Council requests the Mayor to write to the Minister for Planning in support of the SEPP and its importance in addressing climate change.

*Cr Kay was not present for the vote on this item.*

**PD/5.3/22.04 Planning Proposal - Waverley Heritage Policy Implementation (A20/0261)****MOTION**

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Notes that the Waverley Heritage Policy was first adopted by Council on 8 June 2021.
2. Notes that Council requested further consideration of the following matters:
  - (a) Western boundary for the O'Brien Estate Urban Conservation Area (UCA).
  - (b) Western boundary for the Bondi Basin UCA (formerly named the Inter-War UCA).
  - (c) Group local listing for 50–58 Campbell Parade.
3. Adopts the amended Heritage Policy with the inclusion of the following amendments:
  - (a) Add a group local listing for 50–58 Campbell Parade.
  - (b) Amend the western boundaries of the O'Brien Urban Conservation Area and the Bondi Basin Urban Conservation Area (as shown in Attachment 1 – Proposed Heritage Maps).
4. Endorses the inclusion of the entire Waverley War Memorial Hospital site bounded by Birrell, Bronte, Church and Carrington Road as a local Heritage Conservation Area for inclusion as part of the planning proposal.



5. Notes the Waverley Local Planning Panel's advice on the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 2).
6. Supports the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 1) being forwarded to the Department of Planning and Environment (DPE) for Gateway Determination.
7. Notes that the planning proposal will implement the changes in the amended Waverley Heritage Policy, as well as the new proposed Waverley War Memorial Hospital Conservation Area. The planning proposal will also update existing item number A541 to rectify a housekeeping error.
8. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway Determination that may be issued by the DPE.
9. Requests the role of local plan-making authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

**AMENDMENT 1 (WITHDRAWN)**

Mover: Cr Betts

Seconder: Cr Burrill

That:

1. The following clause 3(c) be added to motion:

'Any further amendments listed under clause 6 below.'

2. Clause 6 be amended to read as follows:

'Supports the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 1) being forwarded to the Department of Planning and Environment (DPE) for Gateway Determination subject to the following amendments:

- (a) Delete item 12, 5 Penkivil Street, Bondi, from Attachment A, Schedule 5, Part 1 Heritage Items – General and the associated Heritage Map.
- (b) Amend the western boundary of the Bondi Basin Conservation area to be the middle of Wellington Street to align it with the western boundary of the O'Brien Estate Conservation Area on Heritage Map Sheet HER\_003 (page 104 of the agenda).
- (c) Delete properties in Rickard Avenue from the O'Brien Conservation Area in view of resident objections.

THE MOVER OF THE AMENDMENT THEN WITHDREW THE AMENDMENT.

**AMENDMENT 2**

Mover: Cr Betts

Seconder: Cr Burrill

That:

1. The following clause 3(c) be added to motion:

'Any further amendments listed under clause 6 below.'

2. Clause 6 be amended to read as follows:

‘Supports the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 1) being forwarded to the Department of Planning and Environment (DPE) for Gateway Determination subject to the following amendments:

- (a) Amend the western boundary of the Bondi Basin Conservation area to be the middle of Wellington Street to align it with the western boundary of the O’Brien Estate Conservation Area on Heritage Map Sheet HER\_003 (page 104 of the agenda).
- (b) Delete properties in Rickard Avenue from the O’Brien Conservation Area in view of resident objections.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

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

**Against the Amendment:** Crs Fabiano, Gray, Keenan, Lewis, Masselos and Murray.

THE MOVER OF THE MOTION THEN ACCEPTED THE ADDITION OF A NEW CLAUSE 3(c) AND AN AMENDMENT TO CLAUSE 6.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

**DECISION**

That Council:

1. Notes that the Waverley Heritage Policy was first adopted by Council on 8 June 2021.
2. Notes that Council requested further consideration of the following matters:
  - (a) Western boundary for the O’Brien Estate Urban Conservation Area (UCA).
  - (b) Western boundary for the Bondi Basin UCA (formerly named the Inter-War UCA).
  - (c) Group local listing for 50–58 Campbell Parade.
3. Adopts the amended Heritage Policy with the inclusion of the following amendments:
  - (a) Add a group local listing for 50–58 Campbell Parade.
  - (b) Amend the western boundaries of the O’Brien Urban Conservation Area and the Bondi Basin Urban Conservation Area (as shown in Attachment 1 – Proposed Heritage Maps).
  - (c) Any further amendments listed under clause 6 below.
4. Endorses the inclusion of the entire Waverley War Memorial Hospital site bounded by Birrell, Bronte, Church and Carrington Road as a local Heritage Conservation Area for inclusion as part of the planning proposal.
5. Notes the Waverley Local Planning Panel’s advice on the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 2).

6. Supports the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 1) being forwarded to the Department of Planning and Environment (DPE) for Gateway Determination subject to the following amendment:
  - (a) Delete item 12, 5 Penkivil Street, Bondi from Attachment A, Schedule 5, Part 1 Heritage Items – General and the associated Heritage Map.
7. Notes that the planning proposal will implement the changes in the amended Waverley Heritage Policy, as well as the new proposed Waverley War Memorial Hospital Conservation Area. The planning proposal will also update existing item number A541 to rectify a housekeeping error.
8. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway Determination that may be issued by the DPE.
9. Requests the role of local plan-making authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

**Division**

**For the Motion:** Crs Fabiano, Gray, Keenan, Lewis, Masselos and Murray.

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

*C Lynch and S Polkinghorne (on behalf of Uniting) addressed the meeting.*

**PD/5.4/22.04 Sustainability Expert Advisory Panel (A10/0022)**

**MOTION**

Mover: Cr Keenan

Seconder: Cr Gray

That Council:

1. Changes the name of the Environmental Sustainability Advisory Committee to the Sustainability Expert Advisory Panel.
2. Adopts the terms of reference for the Sustainability Expert Advisory Panel attached to the report.
3. Invites expressions of interest for the appointment of community sustainability experts to take place in April 2022.

**AMENDMENT**

Mover: Cr Goltsman

Seconder: Cr Burrill

That clause 2 be amended to read as follows:

‘Adopts the terms of reference for the Sustainability Expert Advisory Panel attached to the report subject to the Chair of the Committee being an expert in environmental sustainability.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

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

**Against the Amendment:** Crs Fabiano, Gray, Keenan, Lewis, Masselos and Murray.

**FORESHADOWED MOTION**

Mover: Cr Goltsman

That Council defers this item to the next Council meeting.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

**DECISION**

That Council:

1. Changes the name of the Environmental Sustainability Advisory Committee to the Sustainability Expert Advisory Panel.
2. Adopts the terms of reference for the Sustainability Expert Advisory Panel attached to the report.
3. Invites expressions of interest for the appointment of community sustainability experts to take place in April 2022.

**PD/5.5/22.04            20 Illawong Avenue, Tamarama (SF22/866)****MOTION / UNANIMOUS DECISION**Mover: Cr Murray  
Seconder: Cr Fabiano

That Council:

1. Supports a planning proposal for the property at 7B and 5 Tamarama Street (legal description being Strata Plan 1737) to rezone the land from R3 to R2, with a maximum height of 8.5 m and FSR of 0.5:1 to match the surrounding R2 zone.
2. Forwards the planning proposal to the Department of Planning and Environment (DPE) for Gateway Determination.

**Division**

**For the Motion:** Crs Betts, Burrill, Fabiano, Goltsman, Gray, Kay, Keenan, Lewis, Masselos, Murray and Nemesh.

**Against the Motion:** Nil.

*J Stewart, M Manton, K and T Brooks and R Galt addressed the meeting.*

**PD/5.6/22.04            Oxford Street Mall Upgrade - Pedestrian Activity Monitoring (A14/0404)****MOTION**Mover: Cr Masselos  
Seconder: Cr Keenan

That Council:

1. Notes the activity monitoring of Oxford Street Mall, as set out in Table 1 of the report.
2. Approves the short-term infrastructure upgrades of Oxford Street Mall, as set out in the report, to be undertaken in the 2022–23 and 2023–24 financial years.

3. Undertakes a preliminary strategic audit and scoping exercise of Oxford Street Mall, reviewing the 2004 Graham Jahn masterplan for Oxford Street Mall, with a report on the findings to be prepared to Council.

**AMENDMENT**

Mover: Cr Betts

Seconder: Cr Burrill

That clause 3 be amended to read as follows:

‘Undertakes a preliminary strategic audit and scoping exercise of Oxford Street Mall, with a report on the findings to be prepared to Council.’

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

THE MOTION WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

**UNANIMOUS DECISION**

That Council:

1. Notes the activity monitoring of Oxford Street Mall, as set out in Table 1 of the report.
2. Approves the short-term infrastructure upgrades of Oxford Street Mall, as set out in the report, to be undertaken in the 2022–23 and 2023–24 financial years.
3. Undertakes a preliminary strategic audit and scoping exercise of Oxford Street Mall, reviewing the 2004 Graham Jahn masterplan for Oxford Street Mall, with a report on the findings to be prepared to Council.

**PD/5.7/22.04 NSW Public Spaces Charter (A22/0067)****MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos

Seconder: Cr Gray

That Council:

1. Defers becoming a signatory to the NSW Public Spaces Charter.
2. Requests the Mayor write to the Minister seeking clarification on Principle 7 (Local Business and Economies) with respect to allowing commercial activities on the sand that may require a development application.
3. Officers report back to Council with their findings.

**PD/5.8/22.04 Tamarama Park and Beach Plan of Management - Stage 1 Consultation (A21/0475)**

**MOTION / DECISION**

Mover: Cr Murray  
Seconder: Cr Fabiano

That Council:

1. Commences stage 1 consultation on the draft Tamarama Park and Beach Plan of Management for a minimum 28 days.
2. Officers prepare a report to Council following stage 1 consultation, summarising the consultation outcomes.
3. Note that the draft Plan of Management will be reported to Council prior to public exhibition, which is stage 2 of the consultation.

**6. Urgent Business**

There were no items of urgent business.

**7. Meeting Closure**

**THE MEETING CLOSED AT 9.22 PM.**

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**SIGNED AND CONFIRMED**  
**CHAIR**  
**3 MAY 2022**

**REPORT**  
**PD/5.1/22.05**

**Subject:** Waverley Park Plan of Management - Exhibition

**TRIM No:** A20/0656

**Author:** Neal Ames, Recreation and Open Space Planner

**Director:** Sharon Cassidy, Acting Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Endorses the draft Waverley Park Plan of Management attached to the report.
2. Seeks approval of the draft Plan of Management from the NSW Minister for Planning in accordance with the *Crown Land Management Act 2016*.
3. Authorises the Acting Director, Community, Assets and Operations to make changes to the draft Plan of Management as directed by the NSW Minister for Planning.
4. Publicly exhibits the draft Plan of Management, as amended following feedback from the NSW Minister for Planning, for 42 days.
5. Officers prepare a report to Council following the exhibition period.

**1. Executive Summary**

This report presents the draft Waverley Park Plan of Management for approval and endorsement. Once the draft Waverley Park Plan of Management is endorsed by Council it will be forwarded to the Minister for Planning for endorsement in accordance with Council's responsibilities under the *Crown Land Management Act 2016*. Once endorsed, a community consultation process will be undertaken with the draft Waverley Park Plan of Management to be presented to the community for feedback.

**2. Introduction/Background**

Council's Community Strategic Plan 2018-2029 details the following goals for our open spaces:

- 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.

Council's open spaces are planned for, and managed through, the Open Space and Recreation Strategy (OSRS) and parks plans of management. A plan of management is a document that defines the value, use, management practices, and intent for the public purpose for which the land has been reserved. The Waverley Park Plan of Management (WP PoM 2012) was adopted by Council in 2012. Over the last ten years the Action Plan contained within the WP PoM 2012 has been implemented, with new multi-purpose courts, amenities building, synthetic cricket training nets, St Marys Avenue parking, cricket site screens, synthetic field, lighting, path and landscape upgrades completed.

Since Council's adoption of the WP PoM 2012, Crown Lands updated the *Crown Land Management Act 2016* (CLM Act), which came into effect in June 2018. This legislation requires Council to update all our plans of management by June 2023. In October 2020, Council resolved to update a priority list of Plans of Management (PoM) to comply with the new CLM Act. To meet Council's obligations for Crown Land, it is now time to update the Waverley Park PoM.

The Waverley Park PoM is the first PoM drafted since the OSRS was adopted by Council in April 2021. The OSRS helps to understand the priorities for our parks to deliver quality greenspace and community recreation outcomes, as well as provide direction in their management. In addition, the recent Inclusive Play Study has further defined how Council plans and upgrades play spaces. All the preliminary ideas presented in the engagement material have been identified through these existing Council strategies. These strategies are based on community feedback and independent expert advice.

The initial consultation for the plan of management undertaken in late 2021 sought to understand how the park was used, level of satisfaction with the park's facilities, and how the community wanted to see the park used in future. In addition, some preliminary ideas for improvements were made available for feedback. These ideas were based on actions identified in Councils Open Space and Recreation Strategy (OSRS), Play Space Strategy, Inclusive Play Strategy and the WP PoM 2012. The feedback received through the initial consultation with both the community and key stakeholders, such as sporting clubs have been incorporated into the draft management plan.

Feedback was sought through an online survey, and the consultation was promoted by on-site posters, letterbox drops and email inviting residents to have a say. A series of stakeholder meetings took place with Sydney Water and sporting clubs who use Waverley Park. Council officers also hosted a series of webinars with the community. These webinars replaced face-to-face site meetings due to COVID-19 restrictions. In addition, a webinar briefing for Councillors was conducted on 28 September 2021.

Council and Crown Lands are required to formally endorse the draft plan and then the final plan. A project time frame was provided to all councillors at the Councillor workshop in March 2022 and is detailed below.

### 3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 15 March 2022	CM/7.11/22.03	That Council: <ol style="list-style-type: none"> <li>1. Notes the results and recommendations from initial Waverley Park Plan of Management community consultation.</li> <li>2. Proceeds to second stage community consultation to confirm fitness station concept design.</li> <li>3. Notes that the playspace and intergenerational fitness designs will be reported to Council at the May 2022 Council meeting.</li> <li>4. Notes the feedback received on the proposed Indoor Cricket Nets Facility concept design.</li> <li>5. Does not include provision for an Indoor Cricket Net Facility in the draft Waverley Park Management Plan</li> <li>6. Collaborates with Eastern Suburbs Cricket Club Cricket to address shortfalls in indoor training facilities, including</li> </ol>



		<p>consideration of appropriate existing facilities across the local government area.</p> <p>7. Notes that Council officers will present a report to Council on the draft Waverley Park Management Plan for endorsement and approval for community consultation in April 2022, which will also include sending the draft to the Minister for Planning for approval.</p>
<p>Operations and Community Services Committee 12 October 2021</p>		<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Continues with stage 1 consultation on the Waverley Park Plan of Management for a minimum 28 days, including specific consultation on the play space, fitness station (excluding the smaller fitness pods) and indoor cricket nets training facility: <ol style="list-style-type: none"> <li>(a) Noting that additional information will be provided on Council's website to support the Have Your Say website survey, including elements from Council resolution PD/5.3/20.11 concerning the indoor cricket nets training facility, provision of amenities and layout and location of the commercial café</li> <li>(b) Subject to not considering alternative surfaces such as hybrids or synthetics.</li> </ol> </li> <li>2. Notes that an email update on consultation outcomes for the Waverley Park Plan of Management, play space, fitness station and indoor cricket nets training facility will be provided to Councillors in November 2021.</li> <li>3. Subject to consultation outcomes, prepares a concept design for the play space and fitness station, with a report to Council in February 2022.</li> <li>4. Officers prepare a report to Council following the stage 1 consultation, summarising the consultation outcomes and presenting the draft Plan of Management for public exhibition.</li> <li>5. Notes that the time frame for endorsing a new Waverley Park Plan of Management has been extended and the expected timing for commencing construction of the indoor cricket nets is 2023 at the earliest.</li> <li>6. Investigates options to prioritise the following works, with a report to be prepared to Council detailing the scope and funding required: <ol style="list-style-type: none"> <li>(a) Combining and better configuring the two change rooms (Sports Court and Away Team/Visitors) to the</li> </ol> </li> </ol>

		<p>immediate south of the centre stairwell of the Margaret Whitlam Recreation Centre at the level of the playing field, subject to consultation with the Eastern Suburbs Cricket Club and other regular users of the facility.</p> <p>(b) Removing the non-structural blade wall at the northern end of the Margaret Whitlam Recreation Centre on the eastern side of Waverley Oval at the level of the playing field to provide much improved amenity and line of sight to the playing area.</p>
Council 20 April 2021	CM/7.6/21.04	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes the feedback received on the draft Open Space and Recreation Strategy during the public exhibition period between September and November 2020.</li> <li>2. Adopts the Open Space and Recreation Strategy attached to the report (Attachment 1) subject to the following amendment: <ul style="list-style-type: none"> <li>(a) Page 216 of the attachments under separate cover, after the first paragraph – Insert the following: <p>‘Section 2 of the <i>NSW Constitution Act 1902</i> recognises that Aboriginal people, as the traditional custodians and occupants of the land in New South Wales have a spiritual, social, cultural and economic relationship with their traditional lands and waters, and have made, and continue to make, a unique and lasting contribution to the identity of the State.’</p> </li> </ul> </li> </ol>
Council 20 October 2020	CM/7.6/20.10	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Pursuant to section 3.23 of the <i>Crown Lands Management Act 2016</i>, gives notice to the Minister administering the <i>Crown Lands Management Act 2016</i> of the initial categorisation of Bondi, Bronte, Tamarama and Waverley Parks Crown Reserves as detailed in Attachment 1 of the report.</li> <li>2. Authorises the General Manager to approve any minor amendments to the initial categorisations that may be required by Crown Lands.</li> <li>3. Notes that plans of management prepared prior to 2018 are required to be updated to comply with the new <i>Crown Lands Management Act 2016</i>.</li> <li>4. Updates the plans of management as prioritised in the report.</li> <li>5. Notes that the plans of management listed as a priority</li> </ol>

		<p>will be updated concurrently, and that the General Manager may reprioritise plans of management to respond to Crown Lands requirements if they change.</p> <p>6. Writes to the Crown Lands Area Manager requesting them to:</p> <p>(a) Appoint Council as Crown Land Manager for Gaerloch Reserve, Eastern Reserve, Raleigh Reserve and Clarke Reserve, which are devolved lands.</p> <p>(b) Formally confirm the earliest permissible time for the lodgement/assessment of the development applications for the Bondi Surf Life Saving Club and Bronte Surf Life Saving Club.</p> <p>7. Notes that there are capacity issues in completing all the requirements by the current deadline and that there are discussions underway with Crown Lands in relation to a possible extension of deadline and programming of work.</p> <p>8. Investigates options for recognising the cultural significance of land to First Nations people in NSW within plans of management.</p>
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#### 4. Discussion

##### What is different

The draft Waverley Park Plan of Management includes a number of inclusions that are in addition to management plans that Council has produced in the past. The following highlights should be noted:

- More focus on Traditional Owner connection with the park, including the official Native Title declaration. The plan highlights that Council is demonstrating its commitment to Traditional Owner connections to Country through not extinguishing any future claims over the park under the Native Title Act.
- The plan sets out the planning hierarchy that directs the development of management plans, including other Council strategies that direct open space planning.
- The open spaces of Waverley will face challenges in the future, including from over-use of our parks, to challenges from climate change. Therefore, the draft Waverley Park Plan of Management has been developed through an adaptive management model. This model, known as Thresholds of Change, is discussed in the plan, and will form the basis of management and maintenance decisions made for the park. This model will allow Council to clearly explain to the community management decisions, as well as manage the park for future generations.
- The plan discusses the concept of carrying capacity, defines what it is, and creates a narrative that clearly explains to stakeholders, including sports clubs, that the park has a limit to how much visitation can be sustained, and that Council will manage within the parks carrying capacity.

## What's next

We are now at the next step, as set out in the Crown Land Management Act (2017) and require Council endorsement of the draft, followed by the Minister's endorsement and then seek community feedback. Council endorsement of the draft does not mean the end to councillor's input and further opportunities will be made available for councillors to provide their input into the draft. The draft Waverley Park PoM is attached.

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

The PoM development is expected to be completed within the allocated budget. Several projects will result from the Action Plan that will be developed as part of the PoM. These projects will be funded from future capital works budgets and will be identified accordingly in the Long-Term Financial Plan. Other actions are expected to be funded by Council's operational budget. Some projects are suitable for a range of Federal and State grant programs and the Plan of Management will provide weight to these applications.

### Time frame

The time frame for development of the Waverley Park PoM is outlined in the following table:

Table 1. Time frame.

Serial	Activity	Date
1	Waverley Park Plan of Management, startup and background studies	May – Aug 2021
2	Initial Engagement Phase, including stakeholder engagement	Aug – Sep 2021
3	Council briefing	28 Sep 2021
4	Council report on engagement to Committee meeting	12 Oct 2021
5	Initial Engagement Phase resumed	Oct – Nov 2021
6	Email update to Council on playspace, fitness and cricket facility results	Nov 2021
7	Report to Council on PoM engagement for public exhibition	Mar 2022
8	Report to Council on draft PoM	May 2022
9	Draft to Crown Land to approve for public exhibition	May 2022
10	Draft Plan of Management engagement (public exhibition)	May – Jul 2022
11	Integrate feedback changes into final management plan	Jul – Aug 2022
12	Final management plan to Council for endorsement	Sep 2022
13	Endorsed management plan to Department and Minister	Oct 2022

### Consultation

Initial engagement was conducted from mid-October to mid-November 2021. In December 2021 an email update to Councillors detailed the results of engagement and sought approval to continue with the development of the draft PoM. During Mar 2022 a Councillor briefing on the results of the initial consultation was conducted as well as a Council report detailing the consultation outcomes and presenting the engagement summary report.

Once endorsement is received from the Minister for Planning, the draft PoM will be placed on public exhibition for a period of 42 days.

## 6. Conclusion

The engagement process has been vital for the future management of Waverley Park. The draft WPMP will be provided to the Minister for Planning, and once endorsed will be provided to the community for their feedback. This is an important step in the development of this critical planning document.

**7. Attachments**

1. Draft Waverley Park Plan of Management (under separate cover) .

**REPORT**  
**PD/5.2/22.05**

**Subject:** Social and Affordable Housing Review Project - Findings and Recommendations

**TRIM No:** SF20/3503

**Author:** Andrew Best, Executive Manager, Property and Facilities  
Tim Sneesby, Manager, Strategic Planning  
Annette Trubenbach, Executive Manager, Community Programs

**Director:** Sharon Cassidy, Acting Director, Community, Assets and Operations

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**RECOMMENDATION:**

That Council:

1. Notes the findings and recommendations of the Social and Affordable Housing Program and Portfolio Review Report prepared by SGS Economics and Planning attached to the report.
2. Updates the Affordable Housing Program Tenancy Policy to target highest priority households that are in severe housing stress to maximise the social outcomes achieved from Council's affordable housing portfolio.  
  
Endorses the award of a new contract to a community housing provider to manage Council's social and affordable housing tenancies following a tender process, with the new contract to reframe maintenance responsibilities and contain a robust performance management framework to ensure improved outcomes for tenants and Council, with a report to be prepared to Council to endorse the award of the contract.
3. Continues to support the funds raised through voluntary planning agreements to be paid into the Affordable Housing Contributions Reserve to be used to fund additional housing to expand Council's affordable housing portfolio only, in accordance with the Planning Agreement Policy.
4. Endorses entering a new partnership with a community housing provider to deliver additional housing stock under a delivery contract via an open tender process, noting that the partnership will allow Council to leverage off a community housing provider's access to significant State and Federal funding to increase Council's affordable housing portfolio, with a report to be prepared to Council to endorse the award of the contract.
5. Pursues additional opportunities outside of the community housing provider delivery contract to further increase housing stock, including regional partnerships or alternative models that may present themselves in the affordable housing space.
6. Notes that Council submitted the Affordable Housing Contributions Scheme to the Department of Planning and Environment in April 2021, with a decision expected by mid-2022.
7. Notes that it is proposed to retain vacant units in the portfolio to be used to temporarily house tenants from those units in the greatest need of refurbishment to allow for the asset management backlog to be addressed, with this only taking place if the vacant unit is in a satisfactory condition

and meets the tenants' needs.

## 1. Executive Summary

In October 2020, SGS Economics and Planning was appointed to undertake a holistic review of Council's Social and Affordable Housing (SAH) Program and Portfolio. The review project commenced in late 2020 with the final report being issued in April 2021. The report provides analysis in the following three key focus areas.

- Review of current management model and service delivery.
- Asset Management of the existing housing stock.
- How to deliver Council's goal of increasing social and affordable housing stock.

Several alternative management and delivery models were analysed as part of the review and input received from Councillors during two workshops and an online survey. The feedback received indicated there was a clear preference for Council to retain control and ownership of the social and affordable housing portfolio.

The high-level recommendation of the report is that Council retain and improve the current management approach for the Social and Affordable Housing program, with Council maintaining ownership of current housing stock and a Community Housing Provider (CHP) managing the tenants on Council behalf under a new contract that contains a robust performance management framework that is closely managed by Council officers.

Through its adoption of the Waverley Local Housing Strategy in June 2020, Council identified the expansion of its social and affordable housing portfolio as a priority action. The consultant's report recommends establishing enhanced partnerships for delivery with the community housing sector (as a separate delivery contract procurement process), possibly in partnership with a neighbouring Council. It is recommended that in a partnership model Council use contributions to leverage opportunities for CHPs to access Australian government financing support to expand the portfolio.

The report outlines that a key element of retaining the current approach is the need for significant modification to the financial model for the SAH program, to include additional funding annually as part of Council's Long Term Financial Plan (LTFP) for asset renewal, to ensure the condition of Council's housing stock is brought up to and maintained at an agreed service level.

This report provides a summary of the consultant's specific findings and recommendations in each of the three key focus areas with officer comments or recommendations provided against each item. This report seeks Council support to implement a range of specific recommendations as summarised in the report and included in the report resolutions.

## 2. Introduction/Background

In June 2020, Council endorsed the Waverley Local Housing Strategy (2020-2036) which included as a priority action Council's goal to increase the provision of affordable rental housing and social housing.

In September 2020, Council endorsed the Waverley Council Property Strategy (2020-2024) which included as a strategic action for officers to undertake a holistic review of Council's social and affordable housing property portfolio and program.

A Social and Affordable Housing Internal Working Group was established to oversee the delivery of the review project. The group comprises officers from the Property and Facilities, Community Programs and Urban Planning, Policy and Strategy departments.

In October 2020, SGS Economics and Planning was appointed to undertake a holistic review of the social and affordable housing program and portfolio. In early 2021 a Councillor workshop was facilitated by the consultants to seek Councillor input into desired outcomes from the review project. A further Councillor workshop was held at the end of the review where high level findings were presented and discussed. The final consultant's report is provided as Attachment 1 to this report.

Council endorsed the re-establishment of the Housing Advisory Committee (HAC) in October 2020. The Committee was reconstituted in early 2021 to explore and provide feedback on Council's social and affordable housing programs. The objective of the committee is 'to enable detailed consideration of analysis, service and program information on Social and Affordable Housing in the context of Council strategic and operational goals, and to provide perspectives and comment for consideration by both Council staff and Council.'

The Committee is advisory to Council and provides a variety of perspectives on matters such as housing needs, priorities, and potential approaches to achieving growth in provision. Following Council's endorsement, it is proposed that officers prepare a briefing session for the HAC to seek their feedback particularly in relation to the recommendations relating to increasing housing provision, and the identification of specific target groups.

This report summarises the key consultant findings and recommendations aimed at enhancing the delivery of the service, to meet Council's strategic goals in respect of the service and to ensure that existing housing stock is adequately maintained into the future. Officer comments or recommendations for endorsement by Council have been provided in relation to each of the consultant's recommendations.

The recommendations seek to improve the current management model for the social affordable housing service, to expand the provision of affordable housing stock, to ensure that the existing asset management backlog is addressed, and to ensure Council's housing portfolio is adequately maintained into the future.

### 3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 20 October 2020	CM/7.15/20.10	That Council: <ol style="list-style-type: none"> <li>1. Reinstates the Housing Advisory committee.</li> <li>2. Adopts the Housing Advisory Committee Terms of Reference attached to the report (Attachment 1).</li> <li>3. Appoints the Mayor, Cr Masselos, as the Chair, Cr Lewis, Cr Keenan and Cr Betts as members of the Committee.</li> <li>4. Seeks expression of interest for up to four community representative members of the committee to serve a 19-month term from their appointment in February 2021 to September 2022.</li> </ol>
Strategic Planning and Development Meeting 1 September 2020	PD/5.1/20.09	That Council: <ol style="list-style-type: none"> <li>1. Adopts the Property Strategy 2020-24 attached to this report (Attachment 1), subject to the following amendments:               <ol style="list-style-type: none"> <li>(a) Amend Introduction (page 3) as follows:</li> </ol> </li> </ol>



		<p>'Waverley Council (Council) is responsible for the management of property including land and built assets across the 9.2 km<sup>2</sup> of the local government area. Council's land and building portfolio has a value of \$583 million, of which \$156 million is Crown Land, including the buildings upon it.'</p> <p>(b) Amend Scope (page 3) as follows:</p> <p>'This Property Strategy applies to all Council property assets (land and buildings), that are either Council owned or managed (including Crown land), whether in full or part, or occupied by Council as lessee.'</p> <p>(c) Add the following sentence at the end of Scope (page 3):</p> <p>'Council owns considerable road assets which are not included in the scope of this Strategy. Council-owned roads are managed through Council's Strategic Asset Management Plan (SAMP).</p> <p>(d) Delete the word 'demands' from the first dot point under Key Principle 3 (page 10).</p> <p>2. Adopts the Leasing and Licensing on Council Managed Land Policy attached to this report (Attachment 2).</p> <p>3. Adopts the Property Acquisition and Disposals Policy attached to this report (Attachment 3).</p> <p>4. Adopts the Commercial Property Policy attached to this report (Attachment 4).</p> <p>5. Notes the status of the projects identified in the Property Strategy as strategic actions, to be delivered in the current financial year.</p>
Council 2 June 2020	CM/7.2/20.06	<p>That Council:</p> <p>1. Adopts the Waverley Local Housing Strategy attached to this report.</p> <p>2. Forwards the Waverley Local Housing Strategy to the Department of Planning, Industry and Environment for assurance.</p>

#### 4. Discussion

The review project focused on three key areas

1. Review of current management model and service delivery.

2. Asset Management of the existing housing stock.
3. How to deliver Council's goal of increasing social and affordable housing stock.

This report will summarise the consultants' detailed findings and recommendations in each of the three key focus areas and provide commentary in respect of each.

### **Review Area 1 – Current management model and service delivery**

A high-level summary of Council's current Social and Affordable Housing Program management model is provided below.

#### *Service model*

- Two services/portfolios – Affordable Housing and Social Housing. Council owns outright or in partnership with NSW Government or a Community Housing Provider (CHP).
- Delivery of service through management contract with a CHP. Complex issues with the properties or tenants are referred to Council staff.
- The current management contract is with Bridge Housing and expires in March 2023.

#### *Target groups*

- Majority of tenants are single person households. Number of single female households has increased as a proportion over time which is reflective of broader societal trends.
- Survey identified in 2020 an overall satisfaction rating of 92% in Waverley tenants with around half of Waverley's tenants responding to the survey.

#### *Funding and financing*

- Maintenance of existing portfolios is funded from rents, alongside other administrative expenses.
- General Council rates not used to subsidise the program – intended to be 'self-funding'.
- Surplus funds returned to the reserves for each portfolio. Reserve balance fluctuates with upgrades to properties. Current reserves are restricted.
- Current projects to address backlog of asset renewal through reserve funding where possible, including SAMP 10-year program.

#### *Asset management*

- Most of Council's Social Housing portfolio has been deemed to be of 'fair' condition and well maintained to an appropriate standard—though this is weighted to external/structural elements rather than internal.
- Age of Council's existing stock varies substantially. Made up of mostly 1-bed units, with some studio and 2-beds.
- Council's SAMP is transitioning to a 'Cost to agreed service level,' to achieve good internal standard for dwellings.
- At the time of the report, condition assessments have not been undertaken on the affordable housing portfolio and therefore capital renewal costs are not captured in SAMP budgets.

#### *Delivery model*

- Funding for new housing highly reliant on the Planning Agreement Policy, revenue from which is uncertain. Limited large scale redevelopment prospects left in the local government area (LGA).
- Delivery hampered by high land and unit prices.

- Opportunities to redevelop existing Council sites appears limited, though there may be opportunities with Not-for-Profit organisations.

The consultant provided some high-level observations in relation to Council's current management model of its Social and Affordable Housing Program. They identified that:

- There is a considerable need for additional social and affordable housing, due to high housing costs and housing stress for low-income households. Lone person households projected to remain in most stress to 2036.
- There is an asset maintenance backlog for the existing housing stock. Lifecycle costs for assets in the portfolio need additional funding allocated or risk deterioration of the stock.
- Council has had trouble in procuring new stock in Waverley LGA with high costs and limited redevelopment opportunities.
- A range of different approaches could be considered for social and affordable housing service – including better utilising CHP sector capacity and scale for financing, delivery and management – though high costs in eastern suburbs may still be an issue.
- The current financial position of the program is not self-funding when Asset Maintenance liabilities are considered.

The consultant undertook analysis of several alternative management options as part of the review. It became clear through the workshops undertaken with Councillors that Council wished to retain direct management of the service and as such the consultants have recommended that the management model be retained but have made the following recommendations aimed at improving the current model. Council should:

- (a) Refine the target groups for the Waverley Affordable Housing Program (WAHP) from targeting low-moderate income households to targeting as the highest priority lone person households in severe rental stress, single parent households in severe rental stress (where properties are available). Better social outcomes will be gained if there is less of a focus on providing housing to households on moderate incomes (and for example key workers) due to the limited housing that Council will be able to supply. This will require updates to Council's tenancy policies.

*Officer comment – The feedback of the Housing Advisory Committee will be sought in relation to the updating of target groups and Council's policy. The internal working group to be tasked with updating Council's current policy position to ensure that increased social outcomes are provided through Council's management of the service. The updated policy will be presented to Council for endorsement prior to going on public exhibition.*

- (b) Retain the current approach that has a CHP managing the social and affordable housing tenants for Council, and in future contracts reframe responsibilities of the CHP for proactive and responsive maintenance (and planning) including funding, established in a plan delivered by the CHP and monitored by Council. The services of future contracts for management should be delivered through a robust performance management framework that draws positive and proactive outcomes for tenants and Council, including asset management KPIs and achievement of agreed service levels.

*Officer comment – To undertake a Tender process to award a new contract to a CHP prior to the expiry of the current contract with Bridge housing in March 2023. The Tender should address the issues identified with the current contract as identified in the review to ensure that a better-quality service is provided.*

- (c) Better integrate property asset management, major projects and SAH service functions internally with focus on developing the capacity/expertise for significant asset renewal over next 10 years. In

addition, this integration should deliver integrated asset management system and processes that enables sharing of common data between the asset management team and the SAH services team. Stronger integration between the teams will be essential for major asset renewal, that will require effective engagement and trust being developed with tenants who will be impacted.

*Officer comment – As part of the Organisational Development Program and Structure Review presented to the 12 April 2022 Council meeting, it is proposed that the responsibility for the procurement and ongoing management of a new CHP contract be repositioned to within the Property and Facilities team. It is intended that the new contract will leverage off a CHPs capacity to effectively deliver capital renewal works to alleviate the asset management back log that exists across the portfolio. In addition, the inter-departmental Social and Affordable Housing Internal Working Group will continue to meet to coordinate the work required to implement the review recommendations and to incorporate feedback received through the Housing Advisory Committee into these actions.*

- (d) Review the financial model for the SAH program by providing the additional capital renewal funding identified in this report on an annual basis to ensure a financially sustainable program. This will allow for the achievement of the agreed service level standard for both the social housing and affordable housing portfolios through the next SAMP update and funding within the Council Long-Term Financial Plan.

*Officer comment – Recommendations in relation to the asset management model and service levels are provided in Review Area 2 below.*

## **Review Area 2 – Asset Management of the existing housing stock.**

The review identified the need for several improvements in relation to the way that Council currently coordinates the asset management of its Social and Affordable housing stock with a focus on facilitating significant asset renewal over the next 10 years. The condition assessments undertaken in 2018 showed the internal fit outs of some units being in a sub-standard condition. It should be noted that condition assessments are being undertaken on Council's entire social and affordable housing portfolio as part of the development of SAMP 6, which includes the provision of a fifteen-year capital expenditure plan.

The consultant has made the following recommendations regarding the asset management of the existing housing stock.

- (a) Develop a clear definition for the Service Level for the social and affordable housing units that aligns with Council's asset condition standard. Council through the development of SAMP 6 has indicated it is moving from 'Cost to Satisfactory' which generally compares with 'fair' condition (also identified as condition 3) to 'Cost to Agreed Service' a standard that aligns with community expectations and could be higher than 'fair' condition. The informal standard for SAH units of a 'nice place to live' should be developed into a clear definition of a standard that is aligned with Council's asset condition standard.

*Officer comment – This recommendation has already been adopted. All Social and Affordable Housing properties have been assessed as part of the building portfolio condition assessment project currently underway. The properties have been integrated into Council's existing asset management framework, utilising the existing category structure of 1 – Very Good to 5 Poor.*

- (b) Establishment of a 15-year capital renewal expenditure plan for the Affordable Housing portfolio based an assessment of the current condition and considering the standard of maintenance that aligns with Cost to Agreed Service. Noting that some housing units appear to be approaching 20-years since its last major renewal, urgent attention is required.

*Officer comment – This recommendation has already been adopted. The building portfolio condition assessment project currently underway includes assessments of the internal fit outs of all Affordable Housing units and an update in relation the condition of Council’s Social Housing stock. The assessments include a 15-year capital maintenance renewal program which has been included in future year SAMP estimates in the LTFP and which prioritises the units in poorest condition to bring them up to a good condition. The project is expected to be completed in June 2022.*

- (c) Review of the 15-year capital renewal expenditure plan for the Social Housing portfolio based an assessment of the current condition and considering the improved service level standard of maintenance that aligns with Cost to Agreed Service principle. The update of the 2018 capital renewal expenditure plan for the Social Housing portfolio is also required as a matter of priority.

*Officer comment – This recommendation has already been adopted as outlined above.*

- (d) Council demonstrate leadership in delivering compliance upgrades, including disabled access and BCA compliance as part of the capital renewal program, to ensure that Council housing assets meet current accessibility requirements.

*Officer comment – The condition assessment project currently underway includes an audit of all Council buildings from a compliance perspective. It should be noted that given the age of some of the Social Housing unit blocks they do not meet current BCA/DDA standards e.g. provision of lifts. It would be expected that full DDA/BCA compliance would be achieved through any future large-scale redevelopment of the buildings.*

- (e) Noting the extent and complex nature of the asset renewal requirements over the next 10 years, adopt a program management approach with adequately structured governance arrangements for this extensive capital renewal program. This could mean resourcing of Council’s major projects team to achieve the 10-year renewal plan, which would require an expertise in the PMO and/or in project management of building projects.

*Officer comment – The capital renewal expenditure program being developed as part of the current building portfolio conditions assessment project identifies priority upgrades to be delivered as part of Council’s annual building renewal program. There is the opportunity through the award of a new CHP contract to leverage off a CHPs experience, and established framework for delivery of maintenance across their portfolio. It is proposed to the requirement for the CHP to deliver and coordinate upgrades is included in the Tender specification for the upcoming procurement of a CHP.*

- (f) Retain as vacant a number of affordable housing units, as they fall vacant, to be used as part of the asset renewal program. The purpose will be to allow opportunities for capital renewal to occur in tenanted SAH units, with the opportunity for current tenants to temporarily relocate in the local area while these works are undertaken. This would need to be made available with considerable sensitivity to the needs of current tenants, and temporary relocation should be offered on a voluntary basis only with support from Council to manage this disruption. This would potentially allow greater speed of delivery of asset renewal plans aimed at ensuring units meet an agreed service level.

*Officer comment – As highlighted earlier in the report, there is an identified asset management backlog across Council’s housing portfolio. The issue of how best to carry out the necessary upgrades while minimising disruption to the tenants will need to be coordinated with care. It is proposed to relocate the tenants from the unit most in need of refurbishment as identified through the condition assessment project into the next unit that becomes vacant that is in a good condition and meets the tenants needs. This process will be repeated until such time as the backlog can be addressed.*

**Review Area 3 – Planning and delivery of additional social and affordable housing stock.**

One of the strategic goals identified in the Local Housing Strategy endorsed by Council in June 2020 is the desire to increase the service through the expansion of its SAH stock. The review project undertook an analysis of several alternate delivery models to achieve this goal.

The review report highlights the following actions that could be considered as part of Council's future planning for the expansion of its SAH stock.

- (a) Introduce in the short-term a SEPP 70 affordable housing contribution scheme for the LGA as the basis for securing affordable housing contributions long-term, in identified precincts or sites where rezoning is being proposed.
- (b) Advocate to the NSW government that the application of an inclusionary approach, with a low rate for all residential and non-residential development in the LGA, is the preferred long-term mechanism to implement SEPP 70 in Waverley and allow Council to provide additional supply of social and affordable housing.

*Officer comment – The above two recommendations have already been adopted. The Waverley Affordable Housing Contributions Scheme has been submitted to the Department of Planning and Environment in April 2021 and is awaiting a decision. The Scheme identifies a specific percentage of 1% on all new residential apartment development to be affordable and 10% on sites receiving uplift through planning proposals. Officers expect to be advised of the outcome in mid-2022.*

- (c) Raise concerns with the NSW government regarding the recently announced reforms that would act to restrict the ability of Council to utilise Voluntary Planning Agreements for affordable housing contributions.

*Officer comment – This recommendation has already been adopted. A Council submission was made objecting to these reforms to the NSW Government.*

- (d) Continue to explore establishment of alternate recurrent funding through the planning system e.g. contributions from commercial floorspace to provide recurrent lease income for Council that may be used for affordable housing delivery.

*Officer comment – This recommendation has already been adopted. The VPA for the Whitton Lane office suites which Council has recently taken into its portfolio requires that the annual rent received is to be paid into the Affordable Housing Contributions Reserve to be used to increase the affordable housing portfolio.*

- (e) Retain current Reserve funding that has been collected specifically for the purpose of funding additional affordable housing provision, through contributions from developers, for the delivery of additional social and affordable housing provision that expands the current portfolio.

*Officer comment – This recommendation reinforces the intent of the funds collected from VPAs being for the delivery of additional housing, not the maintenance or capital renewal of housing, as this monetary contribution is effectively in lieu of floorspace. The intent is that the Affordable Housing Program Reserve, which collects surplus rental funds from the program, would be used to fund the affordable housing service including maintenance and renewal, while the Affordable Housing Contributions Reserve collected from VPAs is used to fund additional housing.*

- (f) Establish a partnership with a Community Housing provider to deliver additional social and affordable housing, seeking to leverage the community housing sectors access to finance from the Australian Government for the delivery of future affordable housing. These should test the

market through a competitive process that allows for competition based on CHPs demonstrating additional value in SAH provision, potentially for 5-year delivery contracts.

- (g) Investigate whether these delivery partnerships would best leverage additional value if transfer of the ownership of new SAH stock to a delivery CHP was included. In principle it is recommended that Council not increase its ownership of additional SAH assets and seek CHP ownership and responsibility for future SAH and the asset management responsibilities on the condition that the housing is retained in perpetuity for affordable housing, with access by the Waverley community.

*Officer comment – CHPs have access to significant State Government grant funding to deliver new affordable housing stock in addition to low-cost loans from NHFIC National Housing Finance and Investment Corporation. Council leveraging off the CHPs access to these funds is considered the most effective way by which Council is able to expand its affordable housing portfolio. It should be noted that any additional housing stock gained via this model will be owned by the CHP and not Council.*

*Regarding (f) and (g), It is recommended that Council supports establishing a new partnership with a CHP to deliver additional housing stock under a five-year delivery contract. Any future Tender would require the CHP to demonstrate their expertise and experience in successfully accessing state and federal funding.*

*The proposed new delivery model to be presented to the HAC for their feedback, with a report to be brought back to Council for endorsement.*

- (h) Expand the region in which Council seeks to deliver future affordable housing to include the Waverley LGA, the Randwick LGA, and the Woollahra LGA, to allow greater opportunity for partnerships and to achieve better value for money in delivery of additional stock.
- (i) Investigate opportunities for regional collaboration (through pooling of funds and joint procurement of delivery partnerships) to part fund new social and affordable housing stock, particularly with neighbouring Councils such as Randwick Council that may have established an affordable housing contribution and are envisaging significant contributions being realised as a result of development.

*Regarding (h) and (i), it is recommended that Council supports pursuing opportunities for the delivery of additional housing stock through regional partnerships e.g. entering into a delivery contract with CHP in partnership with a neighbouring Council.*

- (j) Continue to explore partnership opportunities on a case-by-case basis with CHPs, not for profits, and other landholders that facilitate additional affordable housing supply.

*Officer comment – It is important that Council remains agile in the affordable housing space and is open and able to respond when new potential delivery models present themselves. As such a new delivery contract with a CHP would not provide exclusivity so that officers are able to respond to new opportunities that may arise with potential partners.*

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

The Housing Advisory Committee was reconstituted in early 2021. Following Council's consideration of the consultant's report and endorsement of the recommendations in this report, it is proposed that officers prepare a briefing session for the HAC to seek their feedback particularly in relation to the report recommendations related to delivery options to increase service provision and updates to target groups and Council's policy position.

It is proposed that the Social and Affordable Housing Internal Working Group continue to meet in the coming months to ensure that the recommendations are implemented, and the necessary further work is progressed through a multi departmental response.

## **6. Conclusion**

An internal working group was established in late 2021 to oversee the delivery of the Social and Affordable Housing Review project. The group comprises of officers from the Property and Facilities, Community Programs and Urban Planning, Policy and Strategy departments.

As part of the project SGS Economics and Planning were engaged to undertake a detailed and holistic review of Council's affordable housing program. Through consultation undertaken with Councillors during the review project it was established that Council wished to continue with the direct management and ownership of its program and portfolio.

This report seeks Council endorsement of a number of recommendations based on the consultants' findings that aim to improve the current management model for the social affordable housing service, to expand the provision of affordable housing stock, to ensure that the existing asset management backlog is addressed, and to ensure Council's housing portfolio is adequately maintained into the future.

Following Council endorsement of this report the Internal Working Group will continue to meet to coordinate the implementation of the recommendations. Further input will be sought from the HAC during this phase of the project and further reports will be brought back to Council as required.

## **7. Attachments**

1. Social and Affordable Housing Program and Portfolio Review – Final Report (under separate cover) .



**REPORT**  
**PD/5.3/22.05**

**Subject:** 87-99 Oxford Street and 16-22 Spring Street, Bondi Junction - Classification of Land

**TRIM No:** SF18/2505

**Author:** Jaime Hogan, Senior Strategic Planner

**Director:** George Bramis, Acting Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. In accordance with section 34 of the *Local Government Act 1993*, publicly exhibits for 28 days its intent to classify as operational land the commercial office Suites 2, 4, 5 and 6 of 87–99 Oxford Street, Bondi Junction, and Suite 1 of 16–22 Spring Street, Bondi Junction (Lots 128, 129, 131, 132 and 133 of DP 1274466).
2. Creates a covenant under section 88D of the *Conveyancing Act* for transparency regarding the use of the premises.

**1. Executive Summary**

This report relates to the ongoing management of a voluntary planning agreement (VPA) associated with the approved development application (DA-498/2017) at 87–99 Oxford Street and 16–22 Spring Street, Bondi Junction. The Planning Agreement relates to the dedication of 505sqm of commercial floor space and associated common space to Council for the purpose of leasing the premises and 100% of the resultant funds being dedicated to Council's affordable housing fund.

In regard to the future use of these lots, under section 31(2) of the *Local Government Act 1993*, there is a requirement for Council to classify land before it acquires it, or within three months after it acquires it.

If this does not occur within three months of acquiring the land, then section 31(2A) states the land is taken to have been classified under the *Local Government Act* as community land and in the current circumstances these lots are unable to be leased out as required by the VPA.

In addition, this report recommends that a public positive covenant is created under section 88D of the *Conveyancing Act 1919* to impose obligations on the owner of the land to ensure the continuous public purpose of the use of the land.

**2. Introduction/Background**

The development application was approved by the Sydney Eastern City Planning Panel on 13 December 2018 for the demolition of existing buildings and construction of 14 storey mixed use building with four levels of basement car parking and offer to enter into a VPA to the value of \$5,164,236.85.

Council officers initiated negotiations for an in-kind dedication of commercial floor space on level one of the approved development in lieu of the monetary contribution. The contribution enabled the acquisition

of 505sqm of commercial floor space and associated common space. The net revenue from the leasing of commercial tenancies would fund a public purpose, in this instance the funds going directly to Council's affordable housing fund.

Council's Planning Agreement Policy allows for in-kind contributions, as well as monetary contributions. The main in-kind contributions that it allows for are affordable housing and commercial floor space. Commercial floor space dedication has been encouraged, particularly in Bondi Junction, given that it is important for Council to offset the loss of commercial floor space, achieve the aims of the following strategic documents: Bondi Junction Commercial Centre Review, Waverley Economic Development Strategy, Community Strategic Plan, draft Local Strategic Planning Statement as well as the commercial floor space focus and jobs targets for Bondi Junction as outlined in the Greater Sydney Commission's Eastern City District Plan.

Land and floor space in Waverley local government area is very expensive. The dedication of floor space provides a significant opportunity to create new dedicated and specialised community space for Bondi Junction and the broader community. The provision of a revenue generating asset also provides a sustainable long-term source of revenue towards a public purpose.

The VPA for the Whitton Lane office suites requires that the market rent received from leasing the suites be paid into the Affordable Housing Contributions Reserve to be used to expand Council's affordable housing portfolio.

Council has obtained legal advice in relation to its temporary use of the office suites to accommodate Council staff while the Council Chambers is undergoing refurbishment. The legal advice has confirmed that transferring funds equivalent to the market rent into the Affordable Housing Contributions Reserve meets the requirements of the VPA. Based on the legal advice on 4 April 2022 the Executive Leadership Team approved the use of office suites as temporary staff accommodation.

Once the refurbishment of these other buildings is complete council staff will return to them and an external leasing agent will be used to find suitable long-term tenants from the private market to occupy Whitton Lane.

This may only occur if the premises are classified operational land, as provided for under the *Local Government Act 1993*.

### 3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 18 February 2020	CM/7.12/20.02	That Council: <ol style="list-style-type: none"> <li>1. Notes that Council authorised the Mayor and General Manager to sign and execute the planning agreement and affix the Council seal to the documentation at the December Council 2019 meeting.</li> <li>2. Notes that the VPA contribution is for the in-kind dedication of commercial floor space in perpetuity and that, in part, some of the floor space must be used for community purposes.</li> <li>3. Requires that all commercial units, with the exception of the multi-purpose community facility, be rented at market rates, and ensures that 100% of the total revenue generated by the properties is allocated to</li> </ol>

		Waverley's Affordable Housing Program.
Council 10 December 2019	CM/7.9/19.12	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Endorses the draft Planning Agreement attached to this report applying to land at 87–99 Oxford Street and 16–22 Spring Street, Bondi Junction.</li> <li>2. Authorises the Mayor and General Manager to sign and execute the agreement and affix the Council seal to the documentation.</li> <li>3. Notes that the VPA is for the provision of floor space, and that, generally, Council's policy is that monetary VPA contributions are spent in the immediate vicinity of the development to which they relate.</li> <li>4. Investigates allocating 15–25% of any monies generated by the VPA to affordable housing, and that a report comes back to Council.</li> </ol>

#### 4. Discussion

Council has obtained legal advice that confirms Council may lease some of the suites to itself at market rental while the Chambers and Mill Hill buildings are undergoing refurbishment which require staff to be temporarily housed elsewhere.

Once the refurbishment of these other buildings is complete, Council staff will return to them and an external leasing agent will be used to find suitable long-term tenants from the private market to occupy Whitton Lane.

This may only occur if the premises are classified operational land, as provided for under the *Local Government Act 1993*.

#### Classification of land

Public land is managed under the *Local Government Act 1993* based on its classification. All public land must be classified as either community land or operational land. The purpose of classification of land is to identify clearly that land made available for use by the public is community land and land which is not is operational land.

How public land is classified determines the ease or difficulty with which a council can have dealings in public land, including its sale and leasing or licencing. It also provides for transparency in councils strategic asset management or disposal of public land.

Under section 31(2), before a council acquires land, or within three months after it acquires land, a council may resolve that the land be classified as community land or operational land. If the land is not classified under subsection (2), it is at the end of the three-month period taken to have been classified under a local environmental plan as community land.

While the land remains unclassified, the land may not be used for any purpose other than that for which it was being used immediately before it was acquired. In this instance, being a newly built development, there are no alternative uses available to Council, hence classification is required.

Accordingly, it is recommended that Council resolve to classify the land as operational as soon as reasonably possible, and at the latest within three months of acquiring the land. The land was acquired by Council on 12 April 2022. In addition, the provisions of the VPA provide the commercial suites are leased out and/or used for a community tenancy hub with 100% of the revenue to go towards social and affordable housing.

Under section 34 of the *Local Government Act 1993*, Council must provide public notice of the intent to classify the land and allow for 28 days for the public to make a submission. Accordingly, it is proposed that Council resolve the intent to classify the land, and place a public notice including the terms of the proposed resolution and a description of the public land concerned on exhibition for 28 days only, in order to ensure that the three month deadline is met.

### **Covenant**

Council has obtained legal advice that the creation of a public positive covenant under section 88D of the *Conveyancing Act 1919* would be advisable for Council to ensure public transparency over the use of the land. A covenant of this nature would ensure in an ongoing way that the following information is clearly available in the public realm:

- How Council came to own and manage the subject lots via the process of the planning agreement.
- The purpose for which the management of the subject lots is for, that is for the purpose of commercial rental and the income of which is to be dedicated to Council's affordable housing program for the life of the development.

Once Council has endorsed the covenant, Council officers will instruct the preparation of the covenant by Council's consultant solicitors.

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

There are no financial implications as a result of classifying the land.

The classification of the land is required within three months of Council acquiring the land, and a public exhibition period of 28 days is required. Council acquired the lots on 12 April 2022, meaning that the land needs to be classified by 12 July 2022. Council will therefore need to classify the land at its meeting on 21 June 2022, subject to any feedback received during the public exhibition.

### **6. Conclusion**

Council at its meeting on 18 February 2020 endorsed the VPA for the premises of 87–99 Oxford Street, which has now been executed. For the premises to comply with the VPA that has been executed, the classification of the land as operational is required. It is recommended that Council endorse the intent to classify the land and place the intent to classify on public exhibition for 28 days in accordance with the *Local Government Act 1993*.

In addition, the creation of a public positive covenant on the site is recommended to ensure public transparency over the use of the land is advisable, which requires Council's endorsement to proceed.

### **7. Attachments**

Nil.

**REPORT**  
**PD/5.4/22.05**

**Subject:** Bicycle Ridership Survey Engagement

**TRIM No:** A11/0612

**Author:** Clint Yabuka, Manager, Strategic Transport  
Carolyn New, Sustainable Transport Officer

**Director:** George Bramis, Acting Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council:

1. Notes the community responses received from the Bicycle Ridership Engagement Survey and particularly the strong community concern about the safety of riding a bicycle in Waverley and the absence of safe bicycle lanes.
2. Conducts community workshops to discuss and investigate potential separated bicycle routes that will inform the development of a revised Waverley Bike Plan.

**1. Executive Summary**

This report is to advise Council of the findings from the Bicycle Ridership Engagement Survey that was conducted in August and September 2021.

This engagement survey sought community comment upon their willingness to ride a bicycle in Waverley, their concerns about riding if they do so already and what would help them to ride in Waverley more often.

There was strong concern expressed for the safety of bicycle riding in Waverley and the absence of safe bicycle lanes from almost all respondents regardless of their level of riding experience or how often they currently ride in Waverley.

**2. Introduction/Background**

This report discusses the community responses to the survey that sought information and commentary about riding a bicycle in Waverley and what would help our community ride more often. The survey did not propose any new plan or proposals to the community.

Between 5 August and 13 September 2021, Council's Strategic Transport team undertook a survey engagement with the general community as the first stage of developing a new Bicycle Strategy and Action Plan. The purpose of this engagement was to gain an understanding from the community of their habits with respect to riding in Waverley and offer the community the opportunity to articulate their thoughts and ideas in consideration of developing the new Bicycle Strategy and Action Plan. The need for a revised bicycle plan is to incorporate the Transport for NSW Principal Bicycle Network of safe separated cycleways thereby unlocking the potential for grant funding to deliver these projects.

## Bicycle Ridership Survey

To identify concerns of Waverley residents a detailed survey was developed that identified a range of factors including riding frequency, degree of comfort with varying types of riding infrastructure, and desired destinations. This initial round of engagement sought community comment regarding these factors. Questions sought people's perceptions of existing bicycle infrastructure in Waverley and what bicycle infrastructure should be provided in the future to help people ride a bike more often. There was no proposal and no plan provided as part of the survey. Rather, the engagement sought information from our community about their perceptions and what they want. A draft plan and accompanying information will be provided in subsequent consultation phases as described below:

- Phase 1: Community engagement – gathering information.
- Phase 2: Develop draft Plan.
- Phase 3: Community consultation – draft route plan and infrastructure typologies.
- Phase 4: Review and develop Plan.
- Phase 5: Community consultation – draft route plan and infrastructure typologies.
- Phase 6: Review and finalise.

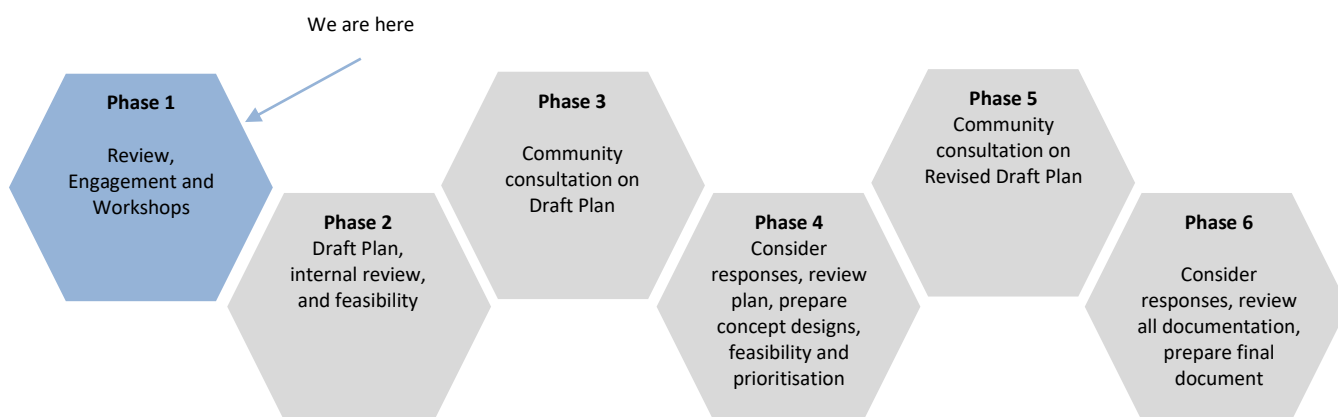


Figure 1. Consultation phases.

The figure below is from Transport for NSW (TfNSW) research into bicycle riding behaviours and attitudes across the broader community. It identifies that there are a small percentage of people who ride frequently, and this includes people who ride for transport. Similarly, there is a group who are not interested in riding. However, there is a significantly larger segment of our community that would be interested in riding more often if they felt safe doing so, this group is up to 72% of the broader community.

Segment overview: there are 7 segments in the population that have different bike-riding behaviours and attitudes

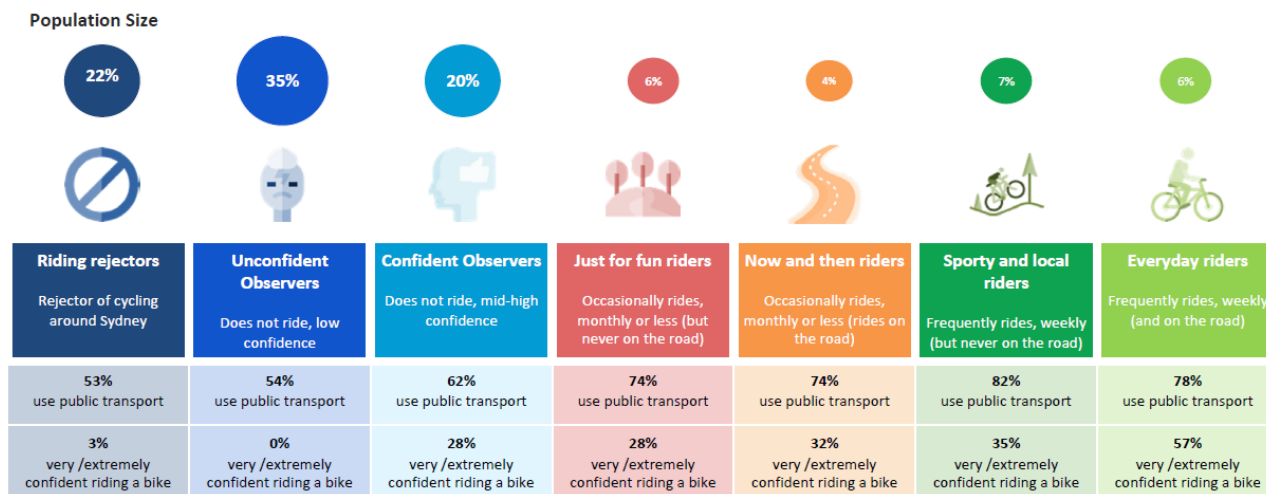


Figure 2. Bicycle riding behaviours (source: TfNSW – Active Transport Campaign Toolkit, May 2021)

### Phase 1 Community Engagement – Information Gathering

The first stage of community engagement was undertaken to gather community input to the development of a new Bicycle Strategy. This community engagement was conducted via a Have Your Say page and offered the community the opportunity to:

- Complete a detailed survey.
- Identify concerns by placing pins on a map.
- Map and share their bike riding routes.

To facilitate the Have Your Say feedback an on-line workshop was held on 7 September 2021. Due to the timing of this engagement, during the COVID-19 Delta wave, it was not practical to hold any public meetings or displays.

The community was made aware of this Have Your Say engagement via e-news, Have Your Say News, social media posts and email advice to stakeholders such as bicycle groups and precincts. Posters with QR links were also displayed in the windows of local bike stores.

### 3. Relevant Council Resolutions

Nil.

### 4. Discussion

The Have Your Say consultation was conducted between 5 August and 13 September 2021 and offered the community the opportunity to:

- Complete a detailed survey about their bicycle riding habits and preferences and to provide more detailed comments to questions.
- Place pins on a map of Waverley (and surrounding areas) identifying issues they experience with the existing local bike network and provide comments or suggestions.
- Share their bike riding routes that can be mapped via freely available apps.

The findings from the survey are unique to Waverley. From the 198 responses 86% were Waverley residents, 10% were residents of Woollahra or Randwick who regularly ride into Waverley and 4% were

people who ride to Waverley from inner Sydney local government areas (LGAs). There were 5% of respondents who do not ride a bike and these were all Waverley residents.

### **Have Your Say Survey**

The Have Your Say Survey consisted of 33 questions. These questions covered a range of topics including:

- Who is riding and their riding habits.
- Where they ride.
- How safe they feel riding around Waverley.
- Treatment types – Comfort Level.
- Bike parking.
- Wayfinding.
- General suggestions.
- About the consultation.

### **Responses from community to Have Your Say**

As a result of the engagement with the community the following was received:

- 198 survey responses.
- 373 pins on map (49 individuals).
- 7 individual written submissions.
- 2 bicycle group written submissions.
- 3 Route information maps.

### **Key findings from Phase 1 engagement**

- 86% of responses were from Waverley residents.
- 85% were from frequent or occasional bike riders.
- 69% felt unsafe riding around Waverley (another 13% who felt neither safe or unsafe).
- 16% felt safe riding in Waverley, (these are people who already ride frequently in Waverley).
- 95% are comfortable riding on separated bike paths (100% of respondents who ride).
- 72% are comfortable riding on shared path.
- 53% are comfortable riding on painted bike lane in mixed traffic at any speed.
- 19% felt comfortable riding with mixed traffic in a 50 km/h zone.
- 30% felt comfortable riding with mixed traffic in a 40 km/h zone.
- 54% felt comfortable riding with mixed traffic in a 30 km/h zone.

### **Engagement results – Survey**

There were a significant number of questions in the survey and the level of detail often provided indicated the high level of interest in this subject from the respondents.

Most of the questions required a response to be selected from a drop-down menu with a further 11 follow-up questions to allow an expanded response. There was one further question which provided the respondents with the broader opportunity to provide feedback or ideas that could be considered in developing the Bicycle Strategy.

The responses to the survey questions and the comments provided are detailed in the attached Engagement Report.



## About the consultation

*What is the person's interest in the Bicycle Strategy and Action Plan*

A large majority of respondents live and/or ride in the Waverley.

*Table 1. Source of motivation.*

Source of motivation	#	%
Live in Waverley	170	86
Ride in Waverley	142	72
Visit Waverley (recreation/work/education/friends/family)	37	19
Live in a neighbouring LGA	21	11
BIKEast member	11	5
Sporting club member	13	7
Other	10	5
Member of other BUG (Bicycle User Group)	8	4

*How people found out about the consultation*

*Table 2. Source of information.*

Source of information	#	%
Council's facebook/Instagram/twitter page	51	
HYS engagement newsletter	80	
Waverley Weekly newsletter	41	
Other	39	

The other sources were primarily word of mouth and specific social media that had been shared.

*Interest in stakeholder workshop*

It is envisaged that this engagement will be followed up by a series of stakeholder workshops, geographically based, to identify and prioritise alternative options for the priority routes and improvements to local routes. Respondents were asked if they were interested in participating in these workshops, identified as Central, South and North. These workshops will likely be held in June 2022 and include invitations to Councillors, relevant council staff, TfNSW representatives and neighbouring council staff. There was a high level of community interest in these workshops as follows:

*Table 3. Interest in stakeholder workshop.*

Workshop	#
Central – Bondi Junction to Bondi Beach	72
South – Bondi Junction & Bondi to southern suburbs	62
North – Bondi Junction and Bondi North to Vaucluse	40

## Summary of the survey response

Although most responses were received from frequent or regular riders, the responses indicate that many are committed riders, riding despite experiencing a lack of safety on Waverley roads. They have overwhelmingly stated their preference for:

- Separated bike paths 95% support (or 100% of riding respondents).
- Shared paths 72% support (although 21% of riders don't support).
- Painted bike lanes 53% support (although 40% uncomfortable).
- Uphill bike lanes 50% (although there are few of these to compare against).
- 30 km/h mixed traffic 55% support.
- 10 km/h shared zones 54% support.

The significant level of detail asked for in the survey is also an indication that most responses came from people who are quite passionate about bike riding and want safer and more useful bicycle infrastructure.

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

There is no financial impact from this engagement.

Grant funding is being sought for the development of the new Bike Strategy and Action Plan. Should this not be successful then council staff will develop the plan with the stakeholders identified for the workshops above.

As identified above the next stage of consultation is to conduct a series of bike route development workshops, these are tentatively scheduled for June 2022 and are intended to be held in person at Council Chambers.

## **6. Conclusion**

This engagement survey is the first stage in developing a new Bike Strategy and Action Plan for Waverley. The key reason for developing the revised plan is to increase bike riding participation in Waverley.

Increasing the amount of bike riding has multiple benefits:

- Increasing mobility options for residents and visitors and giving more people the choice to travel other than by car thereby reducing congestion and parking stress.
- Making short trips in and around Waverley an opportunity to connect with the local area and local shops rather than just places that people drive past.
- Improving health and wellbeing by providing more opportunities to integrate physical activity into everyday activities,
- Making our streets and places calmer and more welcoming.

A revised Waverley bicycle plan will incorporate the Transport for NSW Principal Bicycle Network of safe separated cycleways thereby unlocking the potential for grant funding to deliver these projects. The engagement survey found that separated cycleways were highly supported by our community and identified as a key enabler of feeling safe whilst cycling around Waverley. Safety was identified as the key barrier to riding more often.

While separated bike paths were identified as a preference, shared paths were considered an acceptable compromise where necessary to ensure separation from motor vehicles, especially on higher speed roads. Bike routes on the road mixing with traffic were only acceptable when traffic was travelling at very slow speeds, preferably 30 km/h.

The key recommendations arising as a result of this work are outlined below:

1. Officers to conduct community workshops to discuss and investigate potential separated bicycle routes that would be included in a revised Waverley Bike Strategy.

2. Results of this engagement and the community workshops inform the development of a new draft Waverley Bicycle Strategy for further community consultation.
3. The development of a new Bicycle Strategy to deliver the following objectives:
  - (a) Connecting key destinations through a network of separated cycleways.
  - (b) Provide a network of quiet local streets and connections.
  - (c) Support our residents by providing secure bike parking at destinations and residences.
  - (d) Provide education to improve behaviours and understanding of bike infrastructure.
  - (e) Supporting business and visitation.

## **7. Attachments**

1. Waverley Bike Plan Renewal - Engagement Survey Report 2021 [↓](#) .



# **Waverley Bike Plan Renewal:** **What would make Waverley a more inviting place to ride a bike?**

## **ENGAGEMENT SURVEY REPORT - 2021**

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

## Contents

Executive summary.....	2
Background.....	2
Approach: .....	5
Engagement methodology .....	3
Data overview.....	5
Detailed results – Have your say days .....	6
Detailed results – Online mapping tool .....	7
Detailed results – treatment specific (compiled from all channels of feedback).....	7
Stakeholder meetings.....	7
Conclusion .....	7
Appendix A – Flyer distributed to local residents.....	8
Appendix B – Flyer distribution map .....	9
Appendix C – Print advertising in the Wentworth Courier and the Beast and mayoral column .....	10
Appendix D – Facebook posts.....	11
Appendix E – Instagram posts .....	12
E-newsletters .....	13
Appendix F – Engagement e-newsletter .....	14
Appendix G – Consultation boards after have your say day. ....	15



















































**REPORT**  
**PD/5.5/22.05**

**Subject:** Bus Privatisation Inquiry - Submission

**TRIM No:** A11/0612

**Author:** Clint Yabuka, Manager, Strategic Transport

**Director:** George Bramis, Acting Director, Planning, Environment and Regulatory

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**RECOMMENDATION:**

That Council endorses the submission to the NSW Parliament Bus Privatisation Inquiry attached to the report (Attachment 1).

**1. Executive Summary**

Council is within Sydney Bus Region 9 and shares this region with Woollahra and Randwick Councils, in addition to part of the City of Sydney and Bayside Council Areas. Region 9 is the last Bus Region in Sydney to have its operation privatised. This occurred on Sunday, 3 April 2022.

The submission identifies the likely impacts to routes and frequency because of the privatisation of the operation of bus services as experienced in other Bus Regions in Sydney. The privatisation of public transport services occurs under the R6BSP Services Contract where key clauses relating to route planning (i.e. changes to routes and frequency) are redacted.

Refer to Attachment 1 for the submission and Attachment 2 for the Region 9 Area Map.

**2. Introduction/Background**

The terms of reference for the inquiry into the privatisation of bus services are via the Sydney Metropolitan Bus Contracts, and in particular:

- The modelling, rationale and process of privatising bus services.
- The impact on the commuting public through the loss of bus stops and services.
- The economic, social, safety, employment and environmental implications of bus privatisation.
- The transition to an electric bus fleet and supporting infrastructure.
- The impact of bus privatisation on worker pay and conditions.
- Any other relevant matter.

The committee will report by 1 October 2022.

### 3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 25 May 2021	CM/6.2/21.05	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Notes:           <ol style="list-style-type: none"> <li>(a) The development of Transport for NSW's new integrated transport network in Sydney's south-east, which will be introduced in late 2021.</li> <li>(b) That 25 bus routes will be withdrawn, 23 bus routes will be modified and 11 new bus routes introduced.</li> <li>(c) That the bus routes being cut are: 300, 301, 302, 309X, 310X, 314, 316, 317, 338, 353, 357, 372, 373, 376, 377, 391, 393, 394, 395, 400, 400N, L94, X40, X93 and X99.</li> <li>(d) That the bus routes being modified are: 303, 304, 307, 309, 313, 320, 339, 339X, 343, 348, 355, 363, 362, 370, 373X, 364, 374X, 377X, 392, 397, 399, 418, 420 and 420N.</li> <li>(e) That the following routes from Bondi Junction are not impacted by the changes: 200, 326, 327, 328, 333, 380, 381, 386, 387, 388.</li> <li>(f) That the following routes will only have stand changes at Bondi Junction station: 328, 355, 360.</li> <li>(g) That route 357 from Bondi Junction is replaced by new route 356.</li> <li>(h) That route 353 from Bondi Junction is replaced by new route 350.</li> <li>(i) That the promised reinstatement of the 378 did not eventuate.</li> <li>(j) That these changes impact the suburbs of Waverley, Bondi Junction and Queens Park in particular.</li> <li>(k) Concerns from schools in the Eastern Suburbs about the proposed reduction in bus services coupled with the already limited service availability for local school students.</li> </ol> </li> <li>2. Requests further information from Transport for NSW on route 389 and invites a representative to provide a Councillor briefing prior to the end of the consultation period and allowing sufficient time for a Council</li> </ol>

		<p>submission.</p> <p>3. Directs the Mayor to write to the Premier for NSW, the Hon Gladys Berejiklian MP; the Minister for Transport, the Hon Andrew Constance MP; the Member for Vaucluse, the Hon Gabriel Upton MP; the Member for Coogee, Dr Marjorie O’Neill MP; and the Member for Wentworth, Dave Sharma MP:</p> <p>(a) Affirming Council’s support for public transport.</p> <p>(b) Advising that as one of Australia’s most densely populated local government areas, Waverley residents rely very heavily on, and use, public transport.</p> <p>(c) Acknowledging the additional frequency and services on routes 313, 352, 362, 379 and new route 390X.</p> <p>(d) Requesting that adequate capacity is ensured on bus routes for Waverley residents, especially at peak times.</p> <p>(e) Calling on Transport for NSW to consider further extending the 362 service to Edgecliff station and increasing availability year-round to provide another public transport option for visitors to and from Bondi Beach and Bondi to City commuters.</p> <p>4. Makes a submission to the consultation presently being undertaken by State Transit, which closes on 18 June, advocating for the importance of public transport and requesting that adequate capacity is ensured on bus routes for Waverley residents, especially at peak times.</p> <p>5. Develops and implements a communications strategy to promote this community consultation to the broader community and to the precincts as a matter of urgency.</p> <p>6. Urgently requests:</p> <p>(a) That its officers be given access to the ministerial briefing papers that established the consultation, all resultant data and analysis and a statement by the State Government of its immediate intention in the medium- to long-term for public transport in the Eastern Suburbs.</p> <p>(b) That any intended workshops with Council be undertaken as a matter of urgency.</p>
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**4. Discussion**

See attachment.

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

Nil.

**6. Conclusion**

The attached submission identifies the likely outcome of privatisation of bus services in Region 9 as experienced in other parts of Sydney. These impacts are expected to be the incremental diminishment of service levels and the resulting detrimental impact upon the mobility options for many people.

**7. Attachments**

1. Submission to Bus Privatisation Inquiry [↓](#)
2. Region 9 Network Map (5 December 2021) [↓](#) .



















