



STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

ATTACHMENTS UNDER SEPARATE COVER

7.30 PM, TUESDAY 3 MARCH 2020

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ATTACHMENTS UNDER SEPARATE COVER

PD/5.1/20.03 Draft Local Housing Strategy and Draft Village Centres Strategy - Exhibition

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DRAFT WAVERLEY LOCAL HOUSING STRATEGY

2020 - 2036

ACKNOWLEDGEMENT

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

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

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1 ABOUT THE STRATEGY

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1.1 Purpose

The NSW Department of Planning, Industry and Environment (DPIE) requires all Councils to prepare a Local Housing Strategy (LHS). It is Council's response to the housing components of the Greater Sydney Commission's (GSC) Region Plan (A Metropolis of Three Cities) and District Plan (Eastern City District Plan). The preparation of the LHS was also an action from the Waverley Local Strategic Planning Statement (LSPS). The LHS is a framework that will guide the future of housing in Waverley over the next 10 and 20 years. The figure below shows that the LHS forms part of a suite of strategies that will inform a comprehensive review of the Local Environment Plan (LEP) and Development Control Plan (DCP).

1.2 Report structure

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

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

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

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

Figure 1 Planning framework



Draft Waverley Local Housing Strategy

6 2 EXECUTIVE SUMMARY

2.1 Key findings

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

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

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

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

households are expected to take up the largest proportion of growth amongst household types. In the last five years, housing supply has been dominated by the completion of apartment buildings in Bondi Junction. This has represented a dwelling growth of 0.7% p.a. Prior to this peak supply, dwelling growth was 0.3% p.a.

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

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

2.2 Recommendations

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

Comparatively, in the last five years, Waverley's most significant housing growth was at 0.7% per annum reflecting the growth of Bondi Junction with the

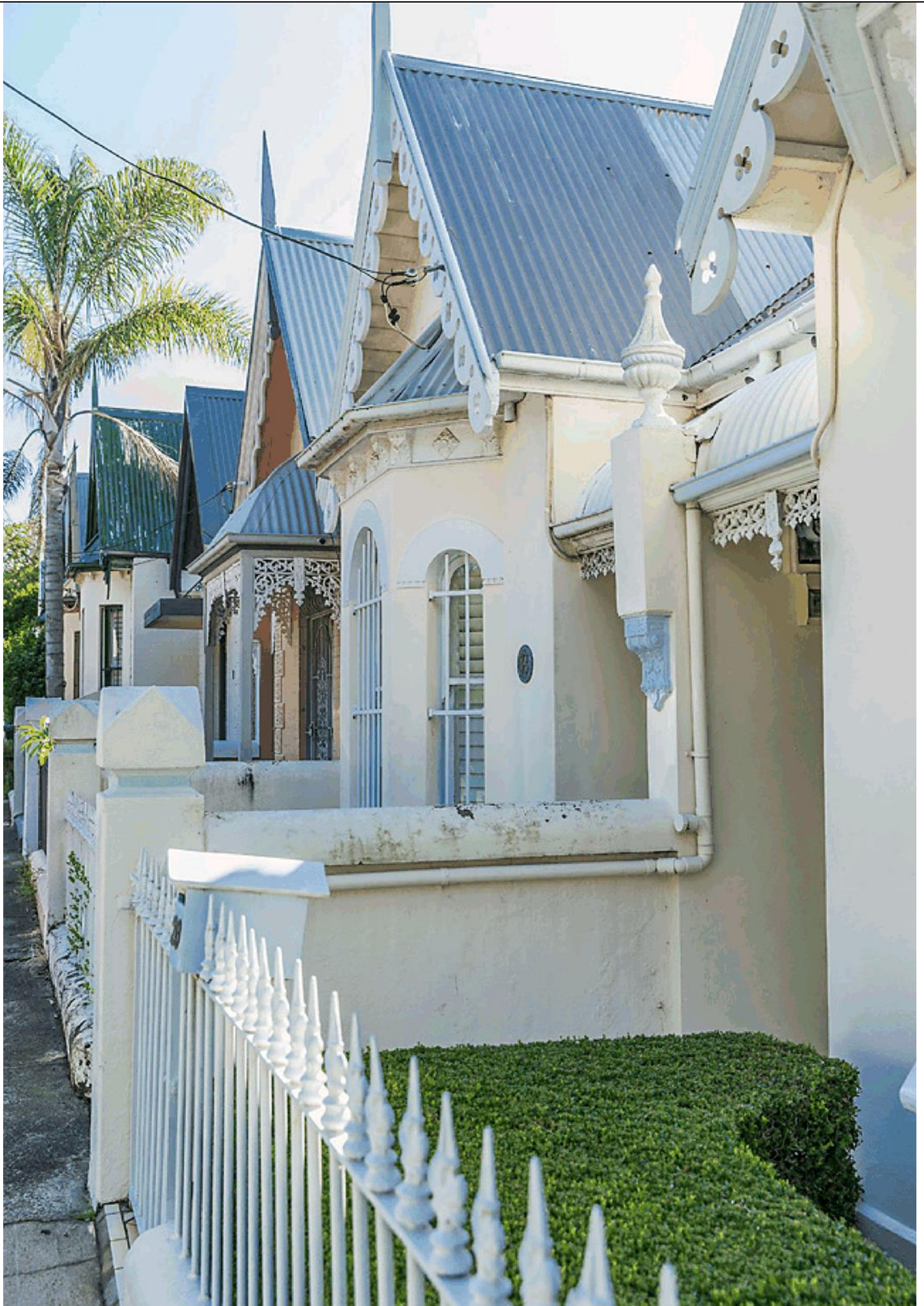
completion of several residential flat buildings. Prior to the significant growth of Bondi Junction, Waverley was growing at a rate of 0.3% p.a which has been primarily by infill development.

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

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

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

Priority H1 Manage housing growth sustainably and in the right locations.	The proposed housing target of 3,400 dwellings to 2036 can be accommodated without any changes to the planning controls. There may be instances where existing planning controls do not align with the existing built form or desired future character. Planning proposals will be considered in line with Principles for Change, where any change to the planning controls should result in the delivery of public benefit. Council will also continue to work with state government agencies to track the impact of growth on infrastructure.
Priority H2 Encourage a range of housing options to support and retain a diverse community.	Specific planning policies and legislation need to be reviewed to cater to particular housing needs. These include reviewing the bedroom mix for new development to promote three bedroom apartments, undertaking a detailed review of the applicability of the Seniors Housing SEPP and the Low Rise Medium Density Housing Code, and monitor the implementation of the short term rental accommodation policy framework.
Priority H3 Increase amount of affordable rental and social housing.	There are opportunities to investigate increasing monetary contributions to support the provision of affordable housing. This could be through an LGA wide contributions scheme and increasing VPA contributions to Council's affordable housing fund. There are several advocacy areas that should also be pursued with neighbouring Councils.
Priority H4 Improve liveability, sustainability and accessibility through high quality residential design.	New housing can minimise its impact on the environment. These include going above and beyond existing BASIX standards, implementing passive design principles and encouraging more planting through green walls, deep soil planting and permeable landscaping.
Priority H5 Ensure new development is consistent with desired future character.	Design guidance could be improved to encourage a consistent approach to the alteration and additions to older apartment blocks. Council officers are currently working on identifying areas of local character that warrant more tailored planning controls and where exemptions from the Codes SEPP would be appropriate. In addition, Council officers are also undertaking a review of Waverley's heritage items and conservation areas.



3 INTRODUCTION

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3.1 Background

Under section 3.8(3) and (4) of the Environmental Planning and Assessment Act 1979 (EP&A Act), all Councils are required to undertake a comprehensive review of their LEP and DCP to implement the Region Plan (A Metropolis of Three Cities) and District Plan (Eastern City District Plan) recently prepared by the NSW Government.

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

Waverley has an established built form which makes it the second densest LGA in Sydney. The most recent five years has seen peak housing supply through the ongoing redevelopment of the Bondi Junction strategic centre. There are no major urban renewal opportunities left in the LGA and future housing will be infill development. The strategies for future housing surround future supply opportunities, quality and range of housing supply and affordable rental housing.

3.2 Scope

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

The scope of the strategy was determined by the DPIE Local Housing Strategy guidelines. The strategy considers the relevant policy framework to consider the role of housing in Waverley in the wider Sydney context and broader infrastructure. From the wider policy context, it moves into an overview and description of the LGA. It then establishes the evidence base including the current demographic and housing profile, interpreting DPIE's population projection and forecast housing supply data for future housing demand, housing affordability and affordable housing supply and demand. It also has a draft housing target, as required by the state government. Lastly, the strategy includes priorities and actions that are summarised in the implementation and delivery plan.

10 4 POLICY FRAMEWORK

4.1 State Policy framework

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

4.1.1 A Metropolis of Three Cities

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

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

Objective 10: Greater Housing Supply

This objective outlines that a range of housing types, tenures and price points will be needed to meet the demand for 725, 000 homes across Greater Sydney to 2036. New housing supply and creating capacity for this needs to be in the right locations, linked to both optimise existing infrastructure and maximise investment in new infrastructure. The plan suggests locational criteria for urban renewal investigation and concentrating local infill development. The most applicable to Waverley include: accessibility to regional and high frequency transport services, accessibility to jobs, efficient interchanges with a

figure 2 - Policy ‘Line of Sight’



comprehensive walking and cycling network and around local centres. In an established area like Waverley, housing has and is already being realised in areas with these locational features.

Objective 11: Housing is more diverse and affordable

The GSRP identifies that affordability needs to be addressed by providing a range of housing types, particularly more affordable compact housing, as well as mandating affordable housing for sites subject to uplift in floor space. The GSRP also has an affordable housing contributions target for a contribution of 5-10% of the value uplift to be mandated as part of any uplift falls short of what is required in the Sydney housing market.

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

4.1.2 Eastern City District Plan

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

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

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

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

The current housing stock is made up of primarily apartments. Diversity and affordability could be further encouraged to ensure a range of apartment sizes are provided to cater to population needs. To date, significant apartment development has been concentrated in Bondi Junction due to access to the train station, jobs and services.

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

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

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

4.1.3 Local housing strategy guideline and template

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

4.2 Local policy framework

4.2.1 Community Strategic Plan 2018-2029

Under the Local Government Act 1993, all councils in New South Wales are required to prepare a Community Strategic Plan (CSP). The Community Strategic Plan must identify the community's main priorities and aspirations for the future. The most relevant theme from the CSP is Planning Development and Heritage with the overall vision statement being "by 2029, Waverley will have diverse, liveable and sustainable place." The CSP summarised the community's feedback on this section into five key themes.

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

These themes have shaped the priorities and actions for housing in Waverley.

4.2.2 Waverley Local Strategic Planning Statement

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

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

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

4.3 Key implications

Meeting dwelling targets

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

Range of housing supply

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

5 LGA SNAPSHOT

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

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

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

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

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

These maps overleaf show these features of the LGA.



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

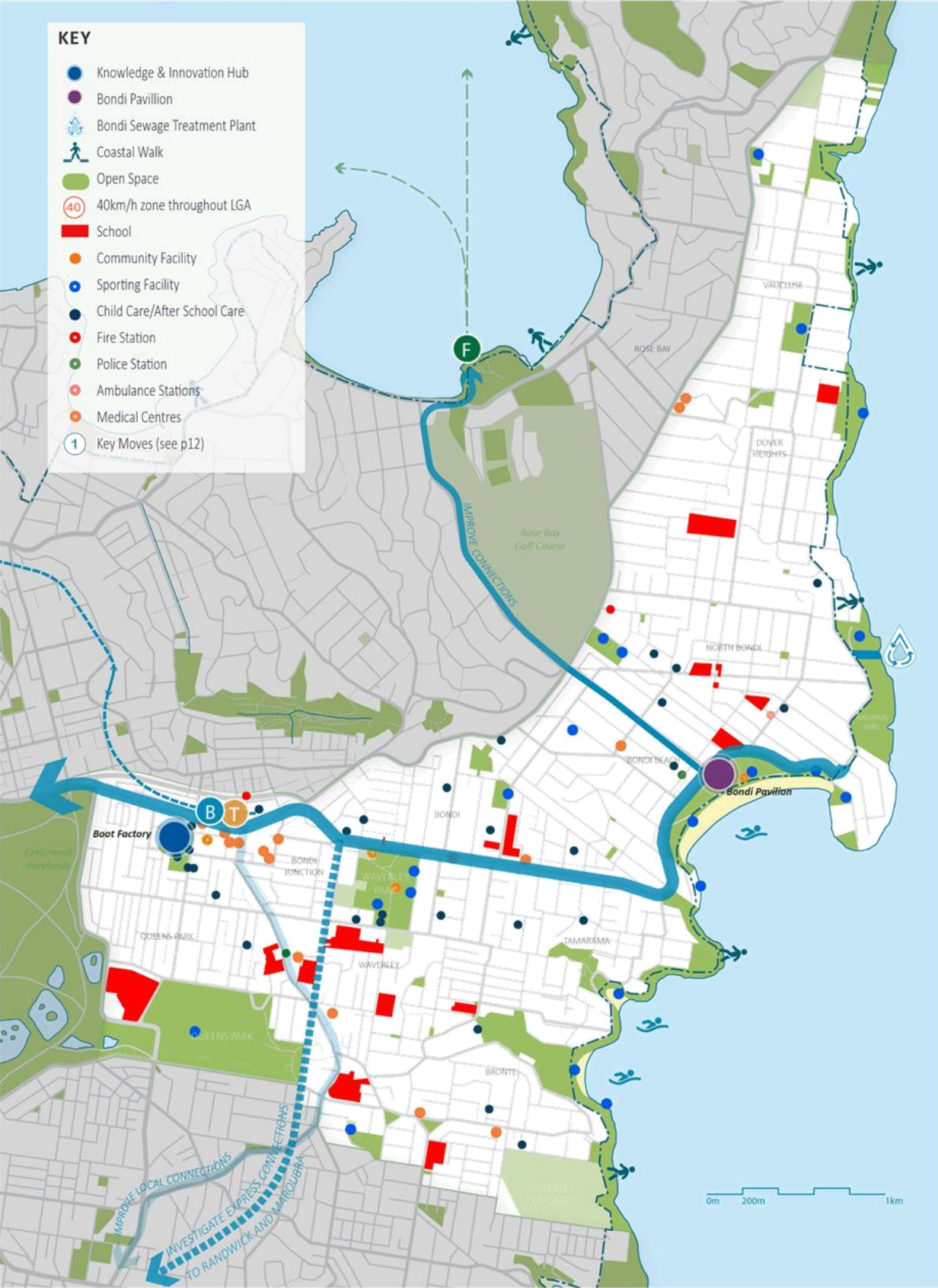
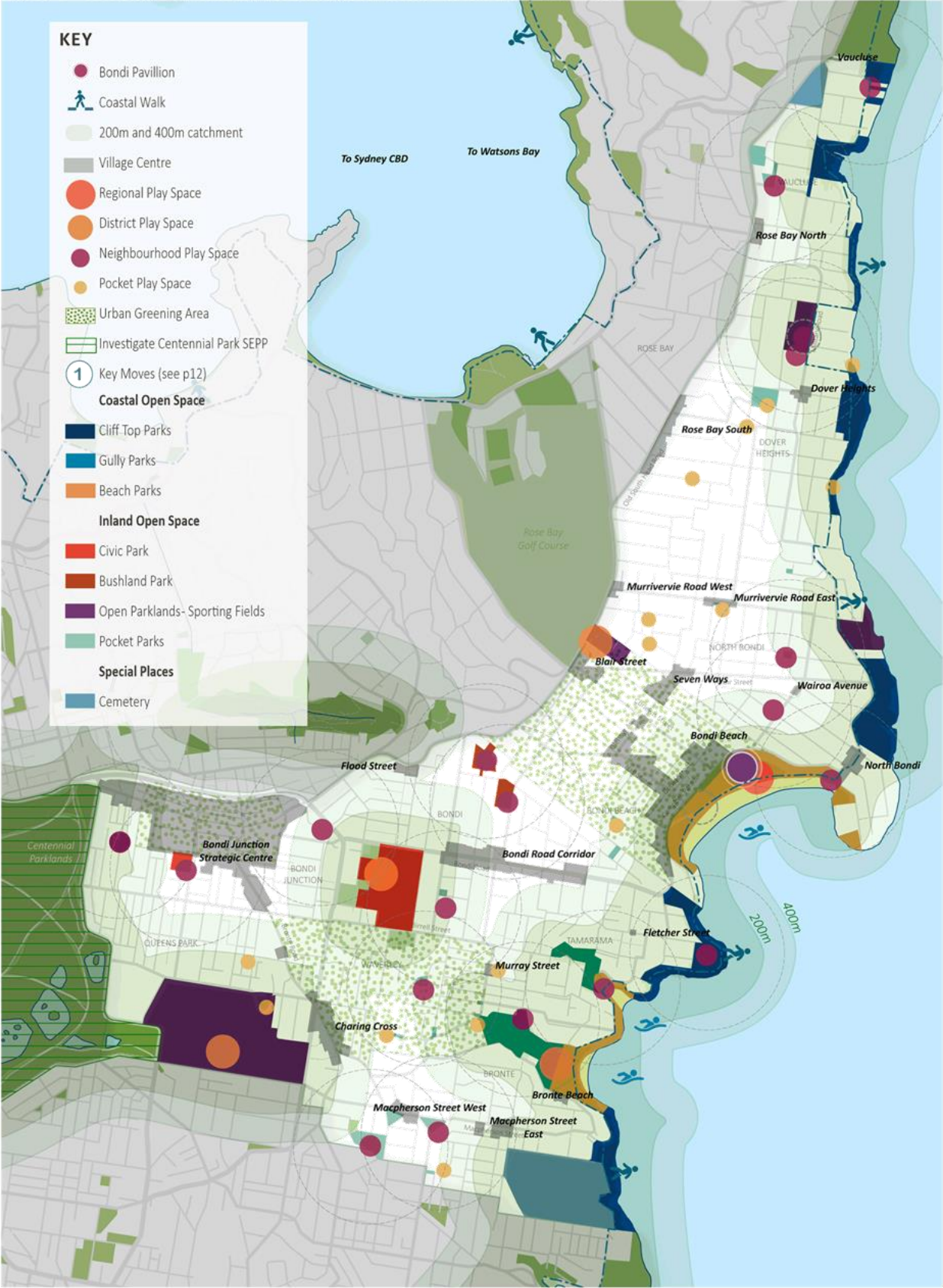


Figure 4 - Waverley Local Strategic Planning Statement Liveability Structure Plan



16 WAVERLEY AT A GLANCE



OUR LOCAL GOVERNMENT AREA

9.2km²

OUR DWELLINGS AND BUSINESSES



30,496
dwellings



34,000
registered businesses

MEDIAN AGE

35 years

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

OVERSEAS BORN RESIDENTS

38.4%

OUR SUBURBS

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



OVERSEAS BORN RESIDENTS TOP COUNTRIES

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

POPULATION



TOTAL POPULATION

73,300

PROJECTED POPULATION 2036

77,300

DENSELY POPULATED AREA

ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE

274



LANGUAGES

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

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



JEWISH COMMUNITY



Waverley's Jewish community of

10,076

residents makes up 15.1% of our total population

EDUCATION

17 NUMBER OF SCHOOLS

(including both primary and secondary)

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

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

DISABILITY

3%

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

HOUSING

AVERAGE HOUSEHOLD SIZE



2.3
people

RENTING HOUSEHOLDS

43%

MEDIAN WEEKLY RENT

\$620

SINGLE PERSON HOUSEHOLDS

27.7%

COUPLES WITH CHILDREN

23.8%

ECONOMY



\$4.36 billion
gross regional product

More than
27,546
jobs in Waverley

MEDIAN TOTAL INCOME/WEEK

for Waverley households in 2016 was

\$2,300 compared to **\$1,683**
for Greater Sydney

KEY EMPLOYMENT SECTORS

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

79.9% of Waverley properties are connected to the internet

Sources: ABS Census 2016, EconomyId, Australian Business Registry Data



6 EVIDENCE BASE

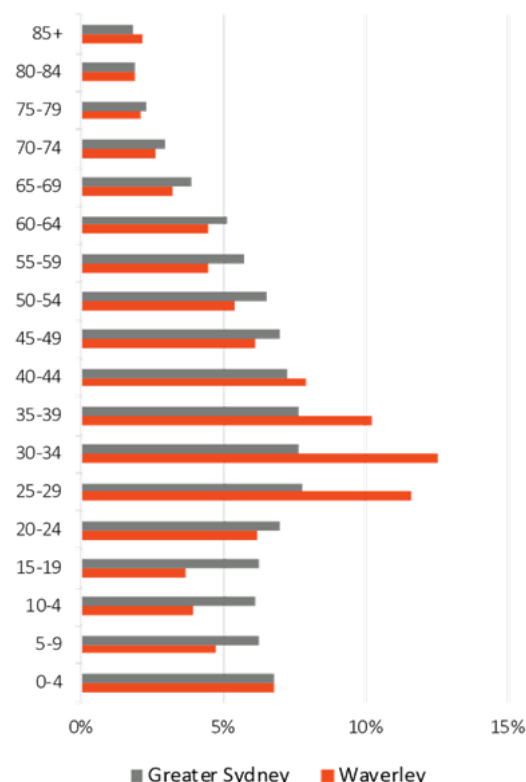
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6.1 Demographic profile

6.1.1 Age and population

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

Figure 5 - Age distribution in Waverley and Greater Sydney



Source: ABS Census, 2006, 2011 and 2016.

6.1.2 Income and employment

Waverley has a uniquely high proportion of high income households (39%) compared to Greater Sydney (28%). The number of high income households has been on an increasing trajectory since 1996 where just more than twenty years ago Waverley residents used to earn slightly more (105%) than the Sydney average – now they earn around 132% of the Sydney average. When zooming into the individual income quartiles the highest income group was the only category that increased in Waverley over 2006 to 2016 (44% to 47% - a 9% increase). At the same time, there has also been a decrease in low income households (17% to 16% - a 6% decrease), as well as 2nd and 3rd quartile incomes. The trend has been the opposite for Greater Sydney, where even though there is a more even spread of income earners across the quartiles, there was a decrease in high income households (29% to 28% - a 3% decrease) and an increase (24% to 25% - a 4% increase) in low income households. This highlights that Waverley has been undergoing gentrification and this is likely to continue into the future as land values and dwellings continue to get out of reach.

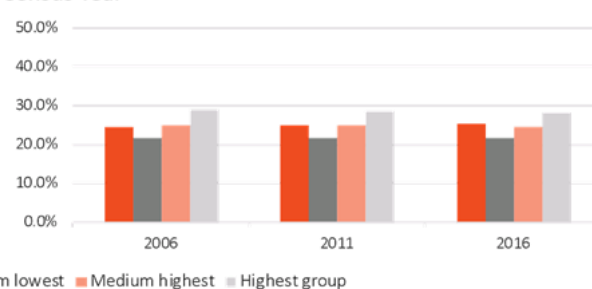
It becomes clear that the high proportion of high income earners can be attributed to the occupations Waverley residents are employed in. Most people in Waverley are professionals (39% compared to 26% in Sydney) followed by managers (19.7% compared with 13.7% in Sydney). The largest industries where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

Figure 6 - Waverley Individual Income Quartiles by Census Year



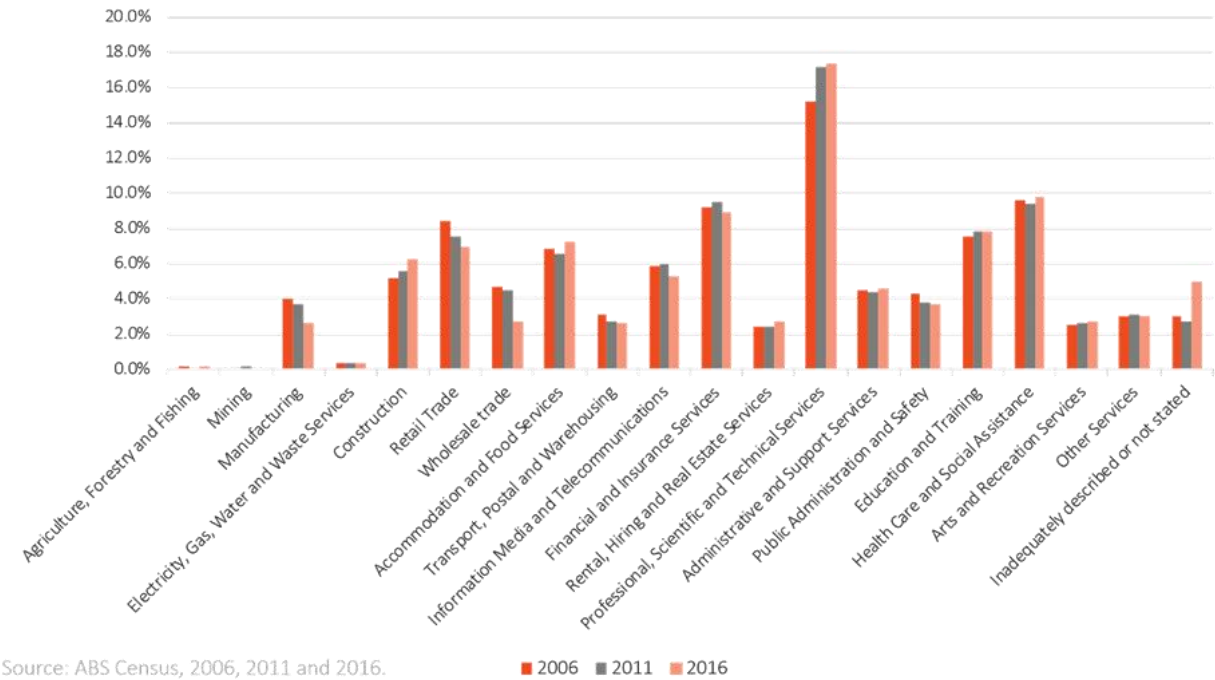
Source: ABS Census, 2006, 2011 and 2016.

Figure 7 - Greater Sydney Individual Income Quartiles by Census Year



Lowest group Medium lowest Medium highest Highest group

Figure 8 - Industries where Waverley residents are employed



Source: ABS Census, 2006, 2011 and 2016.

6.1.3 Travel habits

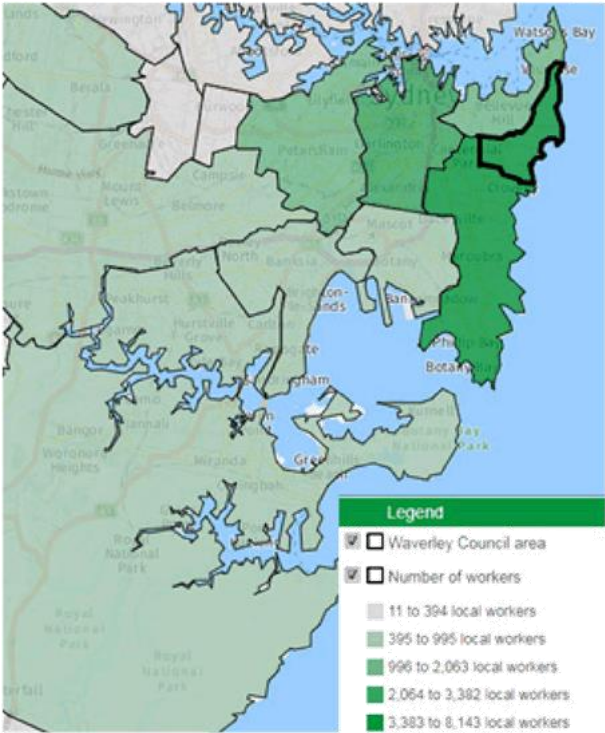
Approximately 66.5% of workers within the Waverley LGA live outside of the area whilst 33.5% live and work within the LGA.¹ This means that a large proportion of the workforce has to commute to Waverley from surrounding LGAs. Figure 9 shows places of residence of Waverley’s working population.

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

¹ Ibid

² Household Travel Survey, 2014, Transport for NSW.

Figure 9 - Place of residence of workers within Waverley



Source: Transport for NSW Household Travel Survey 2019.

6.1.4 Household size

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

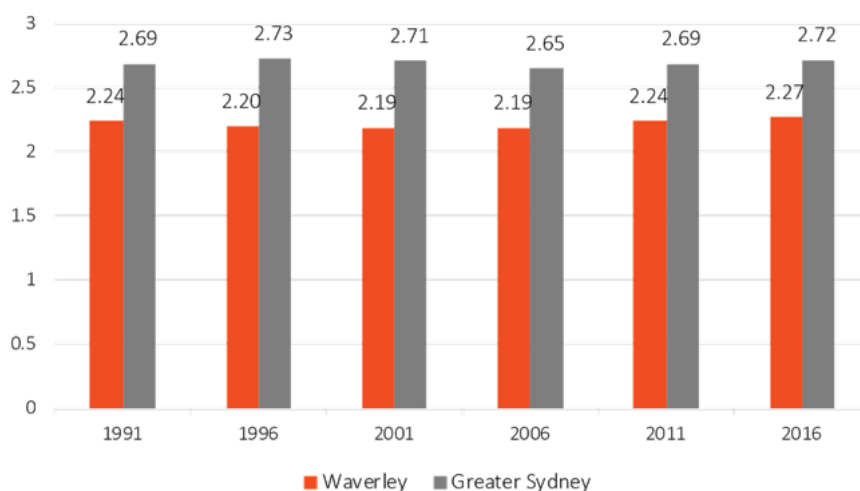
However, the trend towards shrinking households has reversed in recent years. It can be seen in the figure below that since 2006 the average household size has increased from 2.19 to 2.27. It is likely that affordability pressures have halted the decline in household size as new household formation has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

6.1.5 Household types

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

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

Figure 10 - Average household size - Waverley and Greater Sydney



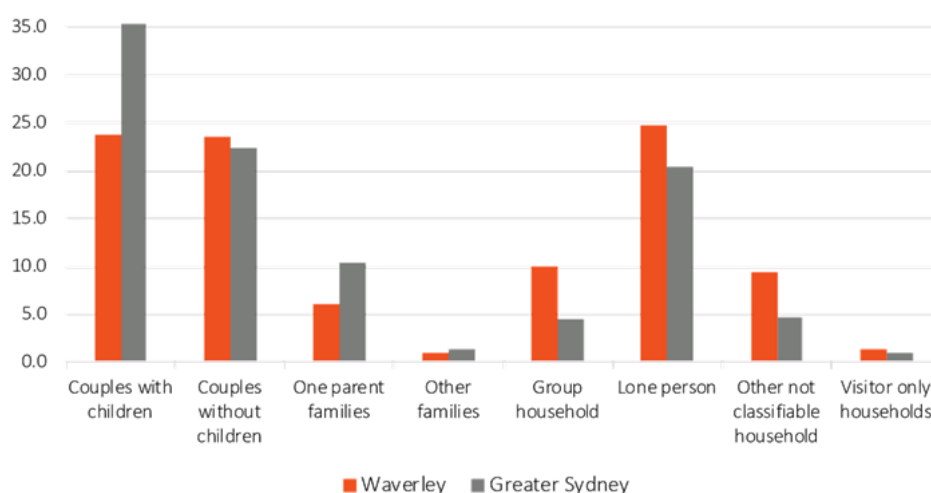
Source: ABS Census 2016.

³ Profile ID 2019.

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

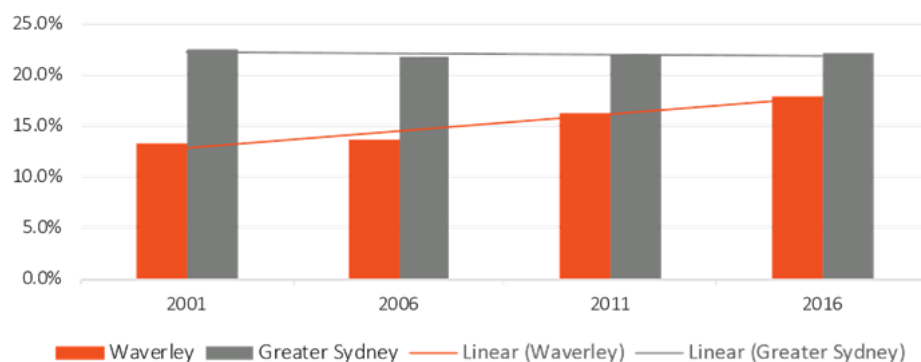
Research by the Grattan Institute shows that households are prepared to make housing trade-offs driven by affordability and lifecycle factors, which would lead them to choose more compact housing if available. For a big share of households, factors such as 'proximity to work' and 'being near a school' were ranked lowly, the inference being that people may choose their housing location first, and employment and education location second. It is noted that this may represent a shift from earlier findings and could be attributable to the rise of double-income households and the frequency with which Australians change jobs.⁴ Preferences varied within different segments of the population for different housing attributes.

Figure 11 - Household types in Waverley and Greater Sydney



Source: ABS Census 2016.

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



Source: ABS Census 2006, 2011 and 2016.

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

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

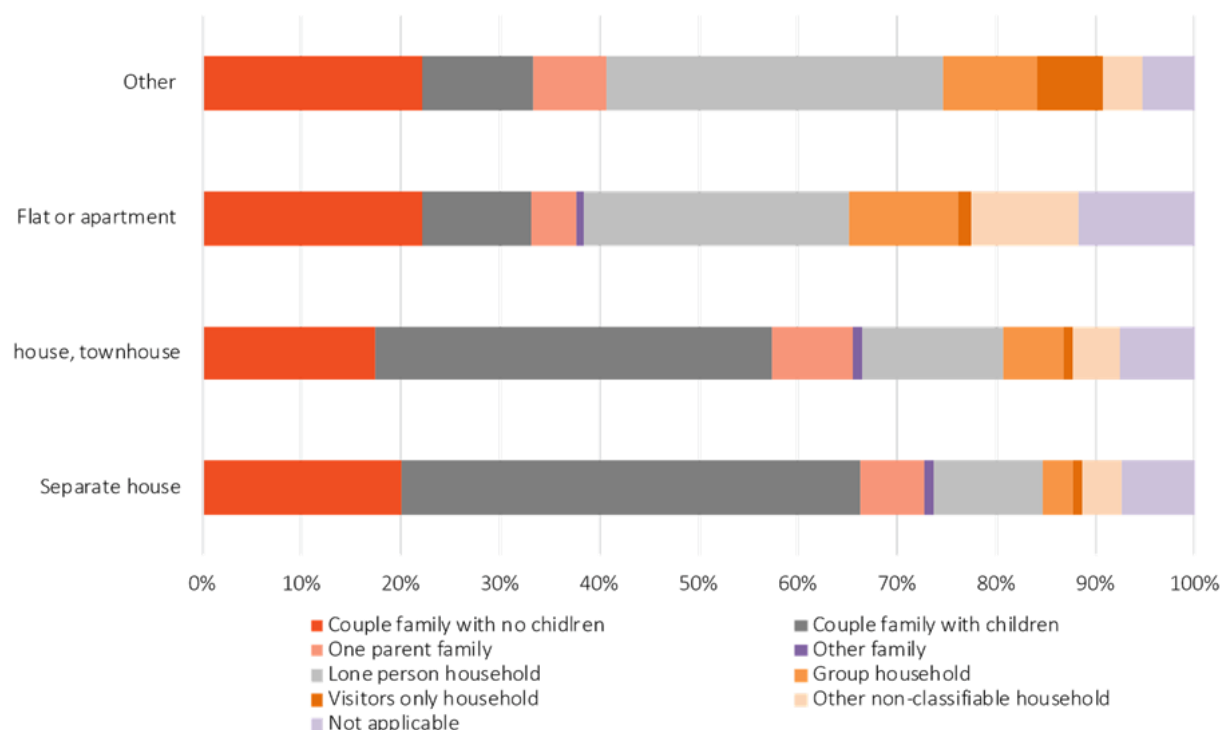
There has been an ongoing trend since 2006 for families to live in medium to high density housing in Waverley. 15% of households living in a flat or apartment are made up of families with children. This is a growing trend across Australia but markedly in Sydney where 30 per cent of women aged 35-39 with one child and ten per cent of those with two or more children were occupying a flat, unit or apartment.⁵ It should be noted that despite the increase in families

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

6.1.6 Summary

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

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



Source: ABS Census 2016.

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

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

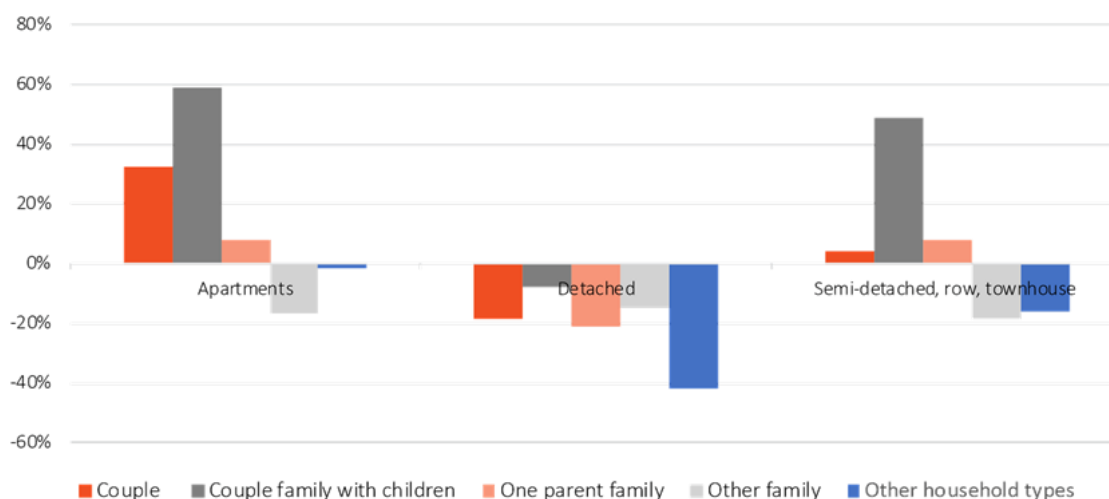
Waverley has a range of local industries where the largest local employers are retail trade, accommodation and food services, and health care and social assistance. These dominant local employment industries are a contrast to the employment industries of those who live in Waverley in terms of income.

Residents in Waverley are active and more likely to walk or use public transport, with lower car ownership, than the rest of Greater Sydney, given access to high frequency bus routes and a train station.

Waverley has a smaller average household size reflecting the greater rate of lone person and couples without children households living in apartments. It should be noted that household size is increasing again across Greater Sydney which is reflective of broader trends relating to affordability and its impact on delayed household formation or larger households grouping together to afford housing costs.

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

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



Source: ABS Census 2006, 2011 and 2016

6.2 Housing profile

6.2.1 Residential development history

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

6.2.2 Dwellings today

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

6.2.3 Dwelling types and density

In the 2016 census, Waverley had a population of 73,300 and a land area of 925 hectares (79 people/Ha). Waverley has the second highest population density in NSW following City of Sydney (87 people/Ha). This is reflected in its housing types where less than 20% of residents live in detached houses, around 20% live in terraces and duplexes, and the remaining 60% live in flats, units or apartments.⁶ This differs to Sydney where about 60% of the population live in detached houses.

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

Figure 15 - Housing typologies and the 'Missing Middle'



Source: Department of Planning, Infrastructure and Environment 2019

⁶Profile ID 2019.

Housing Typologies in Waverley

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Residential flat building



Art Deco residential flat buildings



Dual occupancy/duplex



Federation terraces.

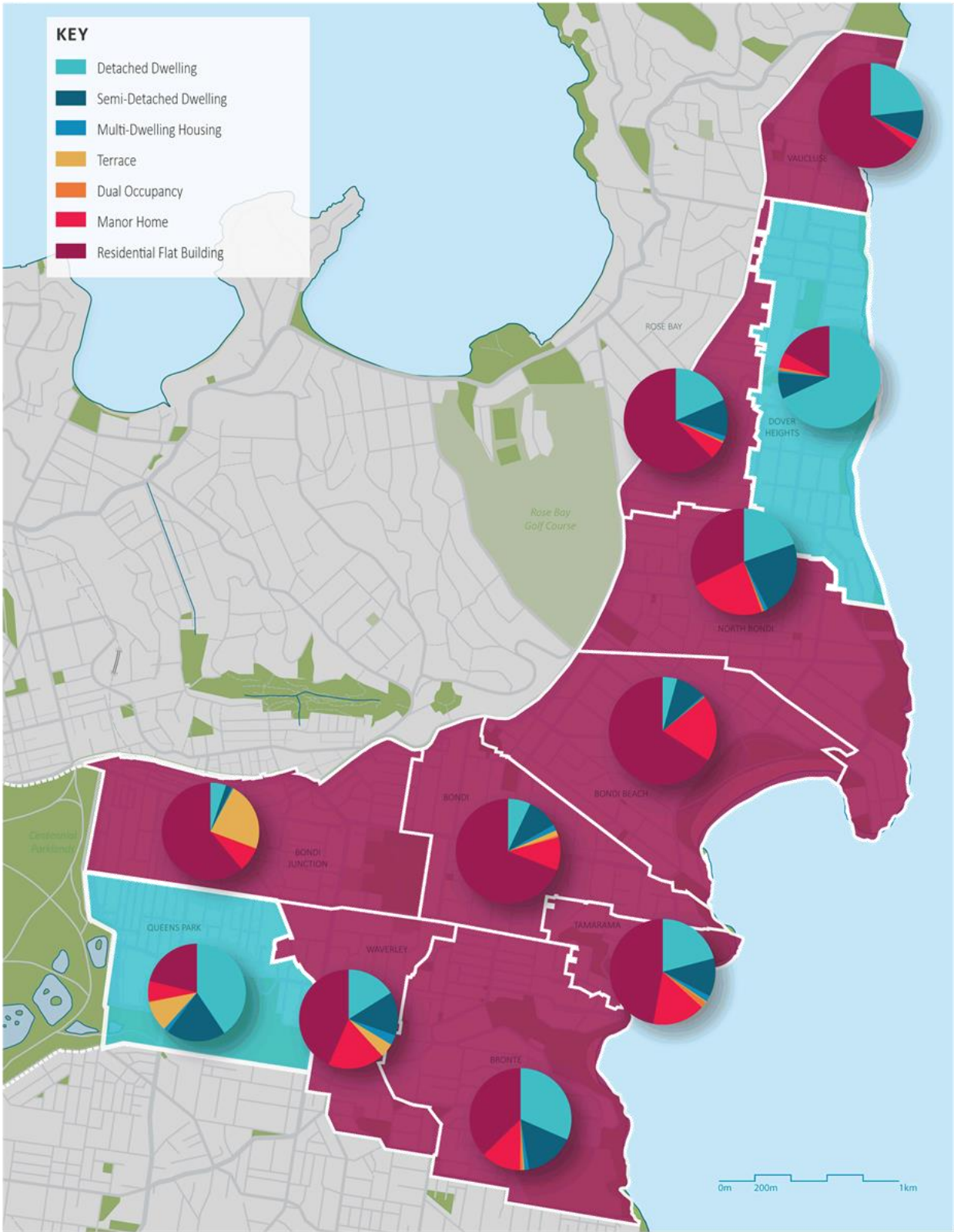


Shop-top housing.



Detached house.

Figure 16 - Housing typology mix



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

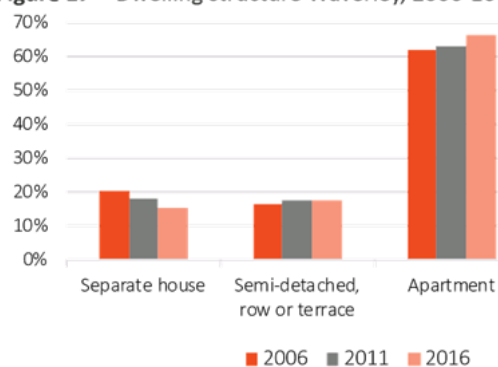
A further breakdown of the dwelling types highlights why Waverley has one of the highest densities in Australia. Over the last ten years, apartments have grown from 62% to 66% of Waverley's housing stock; driven by the development of Bondi Junction. Meanwhile, separate houses have decreased from 20%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

6.2.4 Housing tenure

Tenure refers to whether someone owns or rents a property. Most households in Waverley have purchased or are paying off a mortgage (44%) followed by households who rent (41%) and households who live in social housing (2%). This is similar to the other Eastern Suburbs LGAs, however, Randwick has a considerably higher concentration of social housing (6%) compared to Waverley and Woollahra.

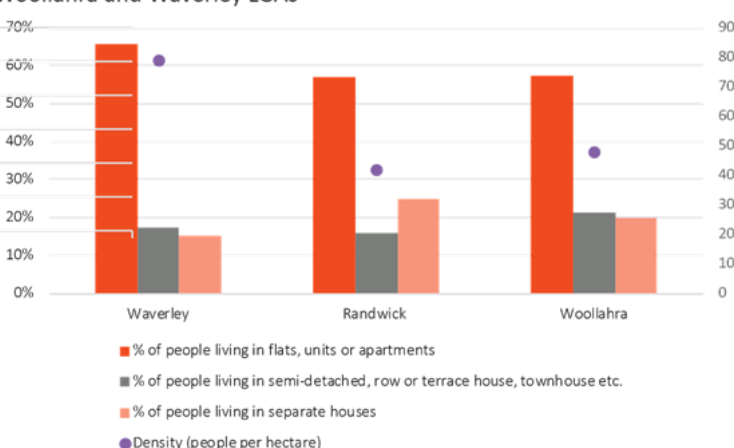
Waverley (as well as Woollahra and Randwick) has a high proportion of renters (Figure 18). Recent media attention has been given to the declining rate of home ownership across Australia, particularly amongst 25-34 year olds. This has been used a point to highlight the declining affordability of housing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

Figure 17 - Dwelling structure Waverley, 2006-16



Source: ABS Census 2006, 2011 and 2016.

Figure 18 - Dwelling types and population density: Randwick, Woollahra and Waverley LGAs

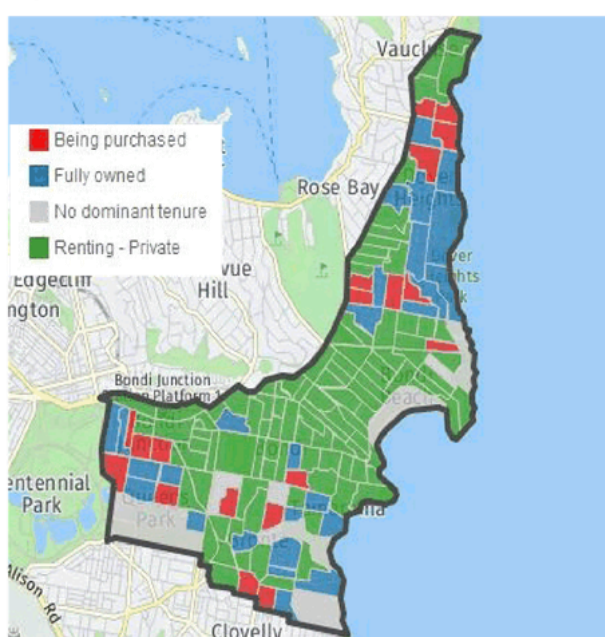


Source: ABS Census 2016.

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

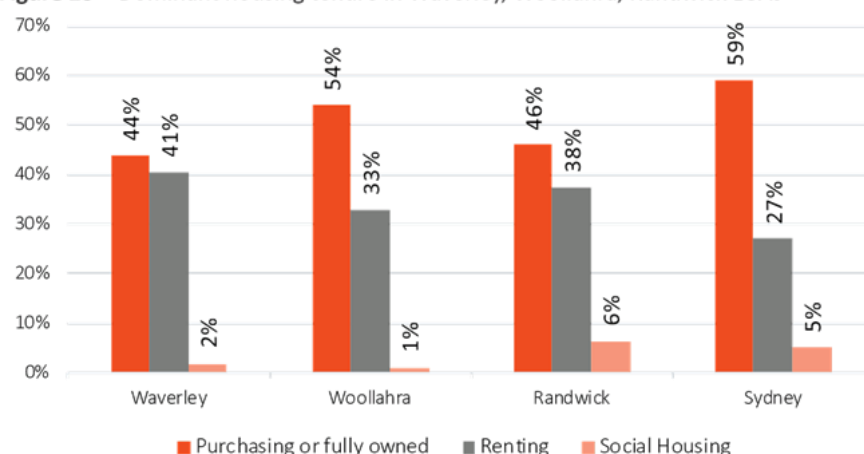
of Bondi Beach and the Waverley lifestyle for overseas travellers and workers lends itself to a more transient population that is more likely to rent. This is evident where there is a much higher rate of rental properties in the Bondi basin (Bondi, Bondi Beach and North Bondi) and Bondi Junction compared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

Figure 19 - Dominant housing tenure, Waverley.



Source: Profile ID 2018.

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



Source: ABS Census 2016.

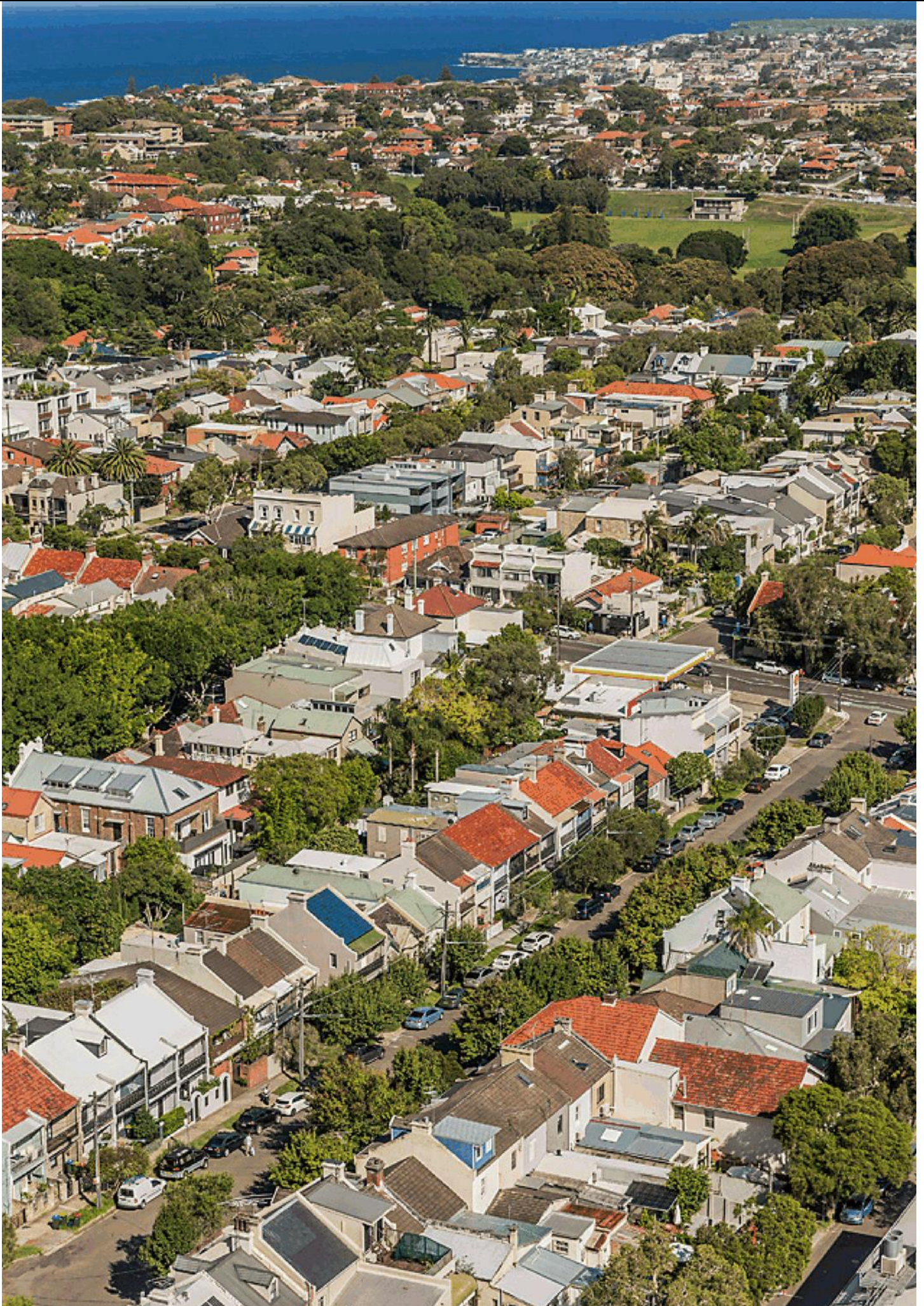
Note: total does not add up to 100% as 'Other tenure types' and 'Not Stated' has been excluded.

6.2.5 Summary

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

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

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



6.3 Demand

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

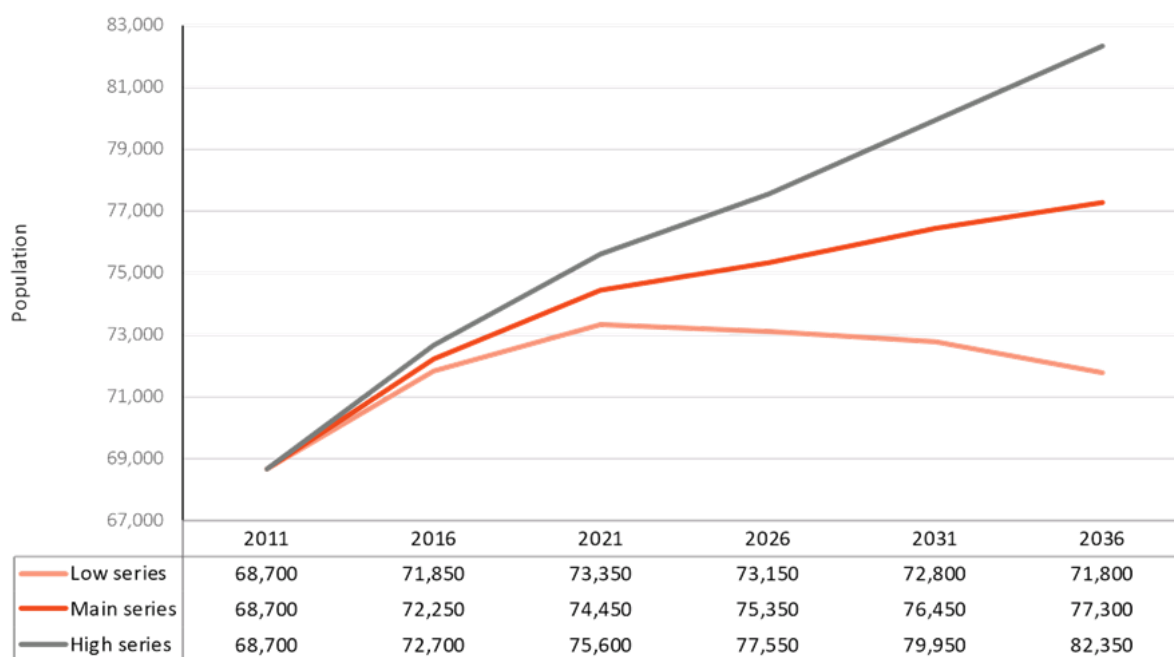
6.3.1 Population projections

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

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

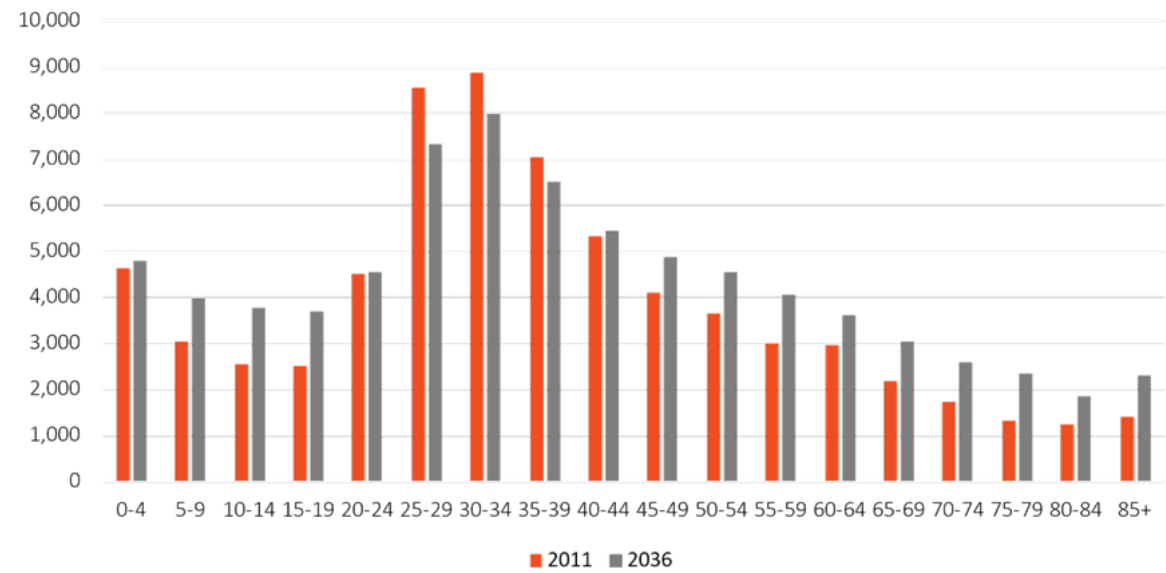
All household types, except group households, will experience growth between 2016 and 2036. Figure 21 shows that from the base level in 2016, single parent households will experience significant growth of 28%. However, in the context of change amongst all households, lone person households make up 56%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

Figure 21 - Population projections, Waverley



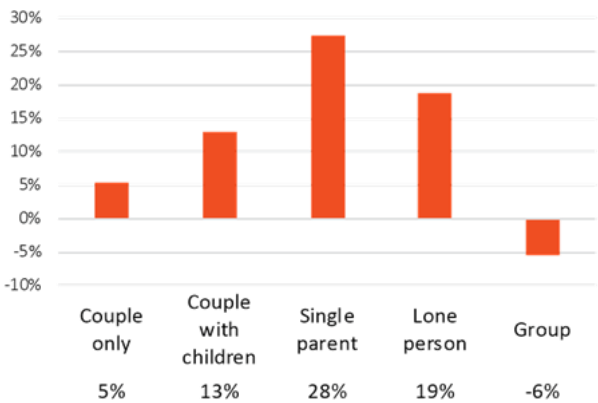
Source: DPIE, 'LGA Population Projections', 2016.

Figure 22 - Population age profile projection, Waverley



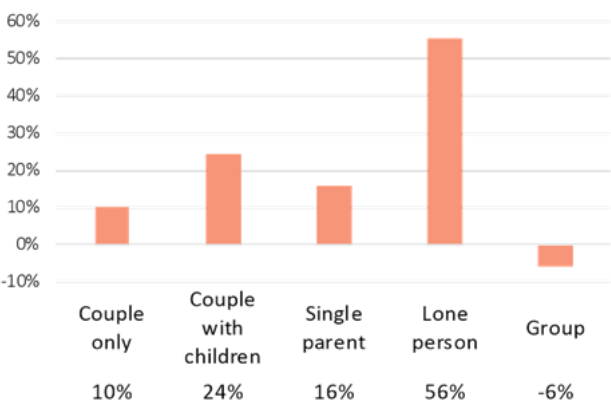
Source: DPIE, 'LGA Population Projections', 2016.

Figure 23 - Forecast % change in household types, Waverley 2016-2036



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

Figure 24 - Proportion of household growth, Waverley 2016-2036



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

6.3.2 Projected implied dwelling requirement

DPIE have provided implied dwelling requirements for Waverley based on future household composition. The implied dwelling requirement is devised from extrapolating how many dwellings would be required for the projected number of households. It assumes no changes in living arrangements and occupancy rates, except for factoring in the trend of adult children living at home longer because of increased participation in tertiary education and growing costs associated with home ownership.⁸ To this extent, the implied dwelling requirement is a 'top down' demand driven number (i.e. the expected future demand for dwellings), created by extrapolating macro-level trends across NSW and Sydney and applying these to Waverley.

The projection outlines growth of approximately 2,500 dwellings over the next 20 years (2016-2036);

an average rate of 125 dwellings per annum. This is slightly above the historical approvals rate of approximately 120 dwellings per annum, excluding the recent apartment supply in Bondi Junction (see section 6.4). The projections assume an implied requirement for 700 dwellings between 2016 and 2021.

6.3.3 Bedroom number projection

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

Figure 25 - Projected implied dwelling requirement, Waverley

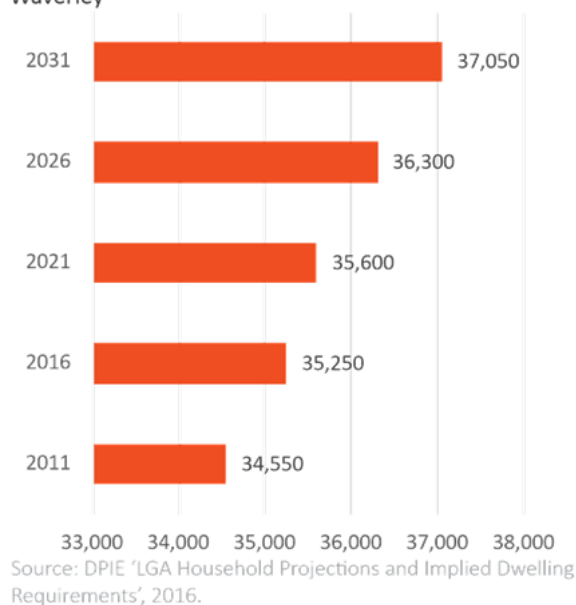
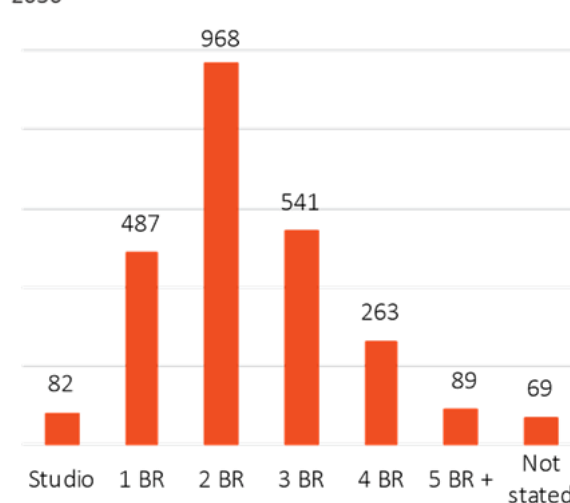


Figure 26 - Dwelling projection by bedroom, Waverley 2011-2036



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

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

6.3.4 Housing for particular needs

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

Adaptable and accessible housing

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

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

Seniors housing

The population in Waverley aged over 65 years is projected to increase by 38% by 2036 to a total of approximately 8,800 residents.⁹ This represents 11% of the projected population. With this increase, the need for additional community health and aged care services and seniors residential facilities in the LGA is likely to increase. The allocation for aged care residential facilities set by the Australian Government is 80 beds per 1000 people for population aged over 70 years.

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

Planning for seniors housing is an important consideration as the demand for aged care continues to grow. The governing legislation for seniors housing is the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The assessment of new seniors housing also needs to consider State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65) and associated Apartment Design Guide (ADG), BASIX, Section J of the Building Code of Australia (BCA) and *Seniors Living Policy: Urban Design Guideline for Infill Development*.¹⁰ These policies and guidelines facilitate a spectrum of seniors housing typologies including residential care facility, hostel, group of self-contained dwellings (includes independent living units) or a combination of these.

State level policies override local planning instruments which has led to challenges with ensuring new seniors housing is consistent with what would be permissible

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

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

Table 1 – Projected seniors housing demand in Randwick, Waverley and Woollahra LGAs to 2036

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

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

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

DPIE are encouraging Councils to review how the seniors housing SEPP applies to heritage conservation areas. In February 2019, an amendment was made so that the Seniors Housing SEPP does not apply in Heritage Conservation Areas in Greater Sydney until

1 July 2020 to allow Councils to undertake their local strategic planning work.¹³ This is an opportunity to undertake a broader review on identifying future sites where seniors housing is currently permissible and opportunity sites where it would be most suitable.

Demand for diverse bedroom mix

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

There is potential to meet seniors housing demand by diversifying bedroom mix in new apartments. Apartments and granny flats are growing as a popular housing choice for older people downsizing. A recent report by AHURI also found that for around half of its 2,400 survey respondents (who were all aged over 55), three was the most popular number of bedrooms, although two bedroom housing became more popular for people aged over 75.¹⁴

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

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

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

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

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

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

6.3.5 Summary

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

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

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

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

¹⁶Petersen F 2018, 'Apartment living is now a fact of Australian life. Meet the families going up, not out', ABC News, accessed 15 November 2019, <<https://www.abc.net.au/news/2018-08-08/apartment-living-families-in->

6.4 Supply

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

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

6.4.1 Recent supply trends

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

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

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

Figure 27 - Residential building approvals, Waverley



Source: ABS, Building Approvals Cat. No. 8731.0.

6.4.2 Supply pipeline

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

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

6.4.3 Seniors Housing

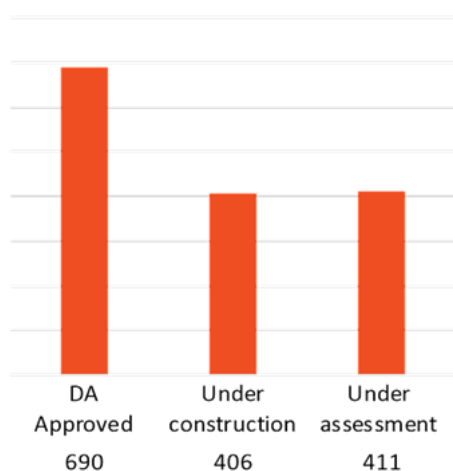
In the Eastern Suburbs there are 35 dedicated seniors living facilities offering services from independent living units to higher levels of aged care in Waverley, Randwick and Woollahra offering 2,000 beds. According to the latest housing supply data from DPIE, there are 103 seniors housing units in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

6.4.4 Supply trends

Short term rental accommodation

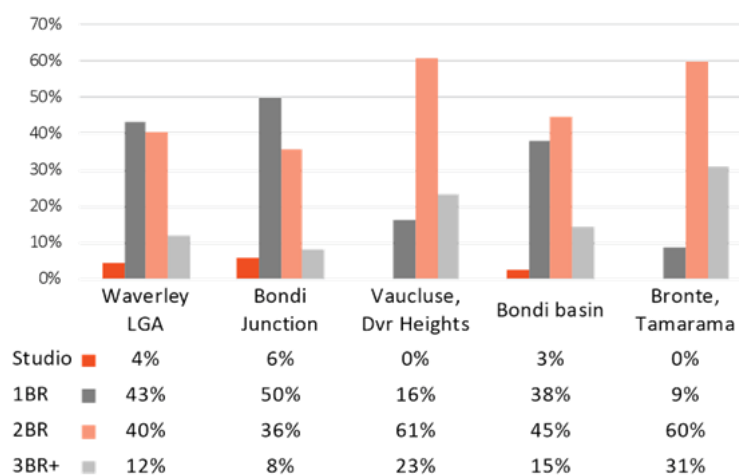
There has been an increase in the use of private dwellings for short-term stays, manifest in the increasing ubiquity of sites such as Airbnb. Sydney is the 10th largest Airbnb market worldwide with listings concentrated in and around the Sydney CBD and the northern and eastern beaches.

Figure 28 - Bondi Junction supply pipeline



Source: Cordell Connect, 2016.

Figure 29 - Residential building approvals, by bedroom and suburb



Source: Cordell Connect, 2016.

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

There is increasing concern surrounding the impact of STRA on local housing markets, particularly its effect on rental levels. This impact, as well as the displacement of local residents, was the driving force behind a 'crackdown' on Airbnb and similar forms of STRA in Northern Europe and North America. In terms of the local impacts in Waverley, the number of entire dwellings listed on Airbnb is 350% higher than the residential vacancy rate of Waverley; constraining the supply of permanent rental housing and placing pressure on rents. In economic terms, the argument that STRA impacts on affordability is a simple one. STRA effectively subsidises the demand for housing (while not increasing the supply of housing). Subsidised demand increases aggregate demand. Increased aggregate demand increases houses prices.

Low rise medium density housing code

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

with the code is that it allows development that is inconsistent with local planning controls.

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

Sensitive alterations and additions

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

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

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

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

Figure 30 - Rooftop addition, Brighton Boulevard, Bondi Beach



Source: Google Streetview 2019.



Figure 31 - Rooftop addition, Ramsgate Avenue, Bondi Beach



Source: Google Streetview 2019.



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



Source: Google Streetview 2019.



6.4.5 Sustainable housing

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

Old Building Stock

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

A large amount of development, particularly in heritage conservation areas and any future character areas is likely to involve mainly alterations and additions to existing buildings. The BASIX SEPP aims to make all residential dwelling types in NSW energy and water efficient by mandating that all new residential buildings and alterations and additions with a cost over \$50,000 meet BASIX requirements. The BASIX standards represent the minimum acceptable level of water and energy efficiency, but the tool does not encourage exceedance of these targets or promote innovative design solutions which could create more sustainable buildings. This means that Council does not have an effective planning mechanism to improve efficiency of the majority of the building stock within Waverley. Maintaining existing building stock and upgrading the building systems to be more efficient is the most sustainable option for improving the performance of Waverley's building stock, as the embodied carbon already contained within the building is maintained.

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

precinct-based approach to raising the minimum BASIX standards.

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

Water security

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

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

Energy

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

A Sustainable House reduces household energy consumption by applying passive heating and cooling design principles, utilising energy efficient appliances such as LED lighting and solar hot water heaters and providing on-site renewable energy through a roof top solar PV system. Modern Sustainable Houses may also utilise a battery to store excess solar electricity that can be used later in the evening – perhaps to charge an electric vehicle, or to be able to trade with other users on a micro-grid. The emergence of roof-top

solar, battery storage, and electric vehicles is changing the picture of the home from an energy consumer, to an energy “prosumer”. As electricity network regulations evolve and household electricity metering technologies improve, sustainable homes will become more interconnected with the electricity network – helping to balance electricity demand across the grid, and in the future, potentially enabling Sustainable Houses to sell excess energy to their neighbours.

Biodiversity

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

Urban Heat Island Effect

Waverley is highly urbanized. The Urban Heat Island effect is caused by the absorption of heat into the surfaces of roads and buildings in our built up areas, amplified by the reflection of light from reflective buildings onto surfaces that absorb the extra heat. This combination leads to our built up areas becoming and staying hotter than an environment that has a lot of natural surfaces (vegetation) and shade. A sustainable house does not contribute to the Urban Heat Island effect by using materials that reflect heat, and by providing adequate tree canopy and vegetation for shade, as well as deep soil areas rather than paved areas.

Climate Change

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

6.4.6 Land use opportunities and constraints

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

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

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

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

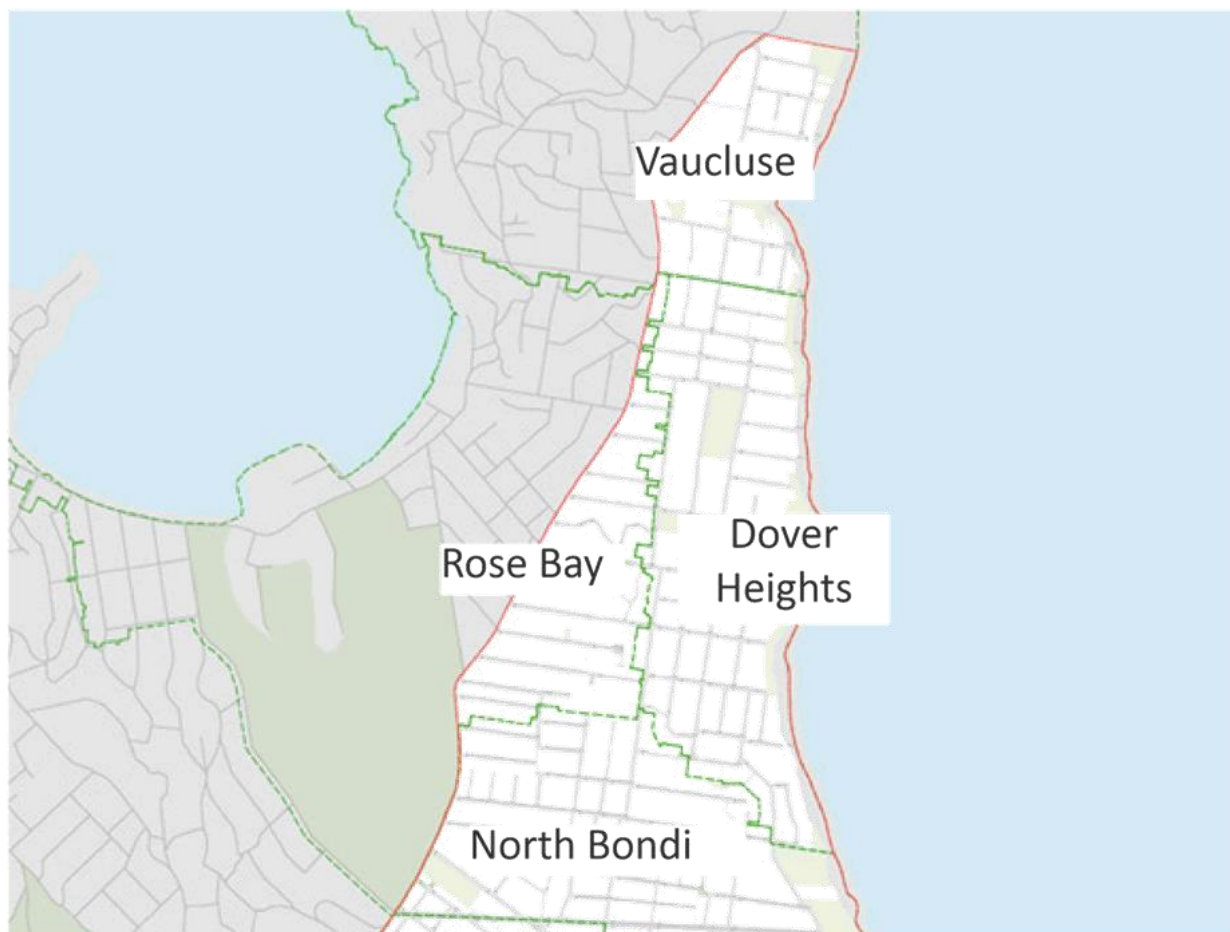
The Waverley LGA boasts a high level of amenity, with accessibility to the Sydney CBD and world class open spaces and beaches. In the context of Sydney, there are no areas of the LGA that wouldn't be suitable for housing as there is generally good access to all the opportunities outlined above.



Figure 33 - Land use constraints

Absolute Constraints	Relative Constraints
<ul style="list-style-type: none">• Parklands• Beaches• Heritage items• Heritage conservation areas• Biodiversity areas• Schools• SP2 zone• Roads• Coastal inundation• Geotechnical hazard	<ul style="list-style-type: none">• Strata and company title• Flood prone• Biodiversity habitat corridor

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



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

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

With direct access to a public transport corridor, the Old South Head Corridor is relatively suitable for redevelopment. Development opportunities

exist along Old South Head Road, where recent development trends show that 'low hanging fruit' of low scale shop top housing, detached and semi-detached housing have been demolished and rebuilt as residential flat buildings. There is still capacity in Dover Heights and Vaucluse to be realised in this corridor.

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

Figure 34 - Inter-War streetscape, North Bondi**Figure 35 - Pink lots indicate Inter-War style dwellings (WAMP 2018)**

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

North Bondi saw a significant construction boom in the Inter-War years after sand dunes were stabilised north of Bondi Beach. These streetscapes have been modified over time to suit changing household needs, but Inter-War character is still evident as seen above. Infill development is likely to occur in these areas through alterations and additions to detached, semi-detached and older residential flat buildings.

Figure 36 - Approved residential flat building

Constraints to new development in the area include heritage items, terrestrial biodiversity, biodiversity habitat corridors, coastal management, and scattered nature of viable options for redevelopment.

Bondi Basin – Bondi Beach and Bondi



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

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

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

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

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

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



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



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



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

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

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

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

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

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

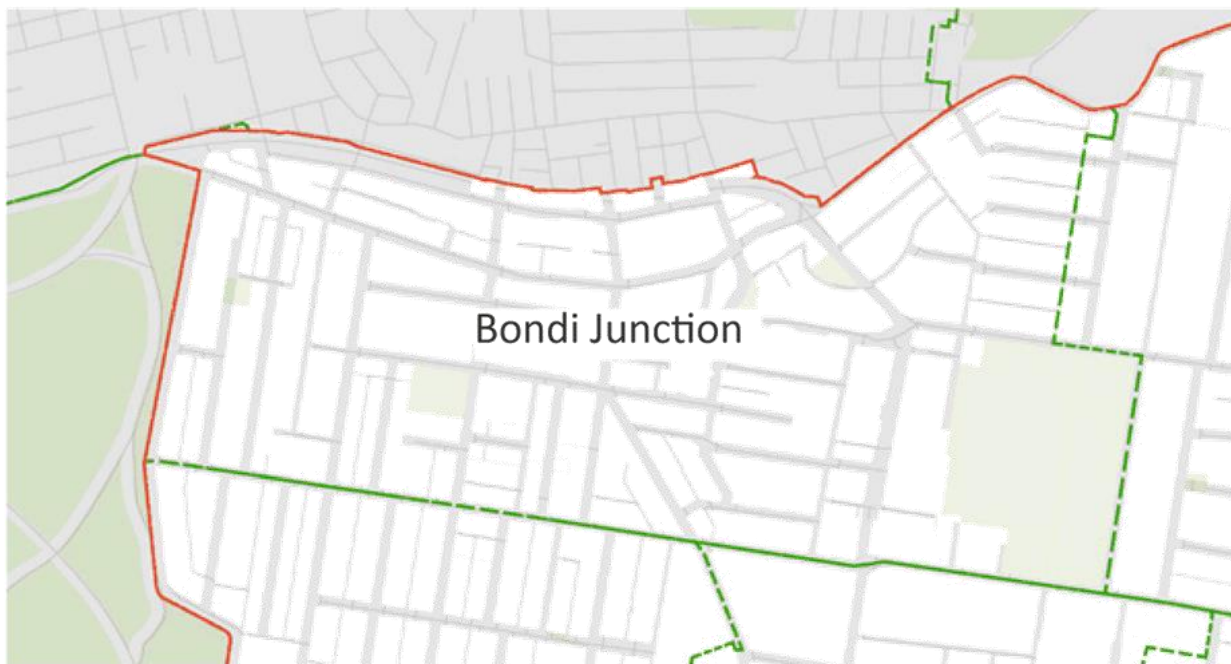
Figure 39 - Blue lots indicate three storey dwellings in Bronte (WAMP 2018)



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



Bondi Junction



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



6.4.5 Summary

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

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

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

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

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

6.5 Housing targets

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

6.5.1 Target development

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

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

Table 2 – Draft Housing Targets

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

Capacity sense-check

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

6.5.2 Draft housing target

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

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

- 11-20 year (2027-2036) – DP&E implied projection.

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

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

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

6.5.3 Infrastructure to support housing growth

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

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

6.5.4 Monitoring housing supply

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

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



7 HOUSING AFFORDABILITY

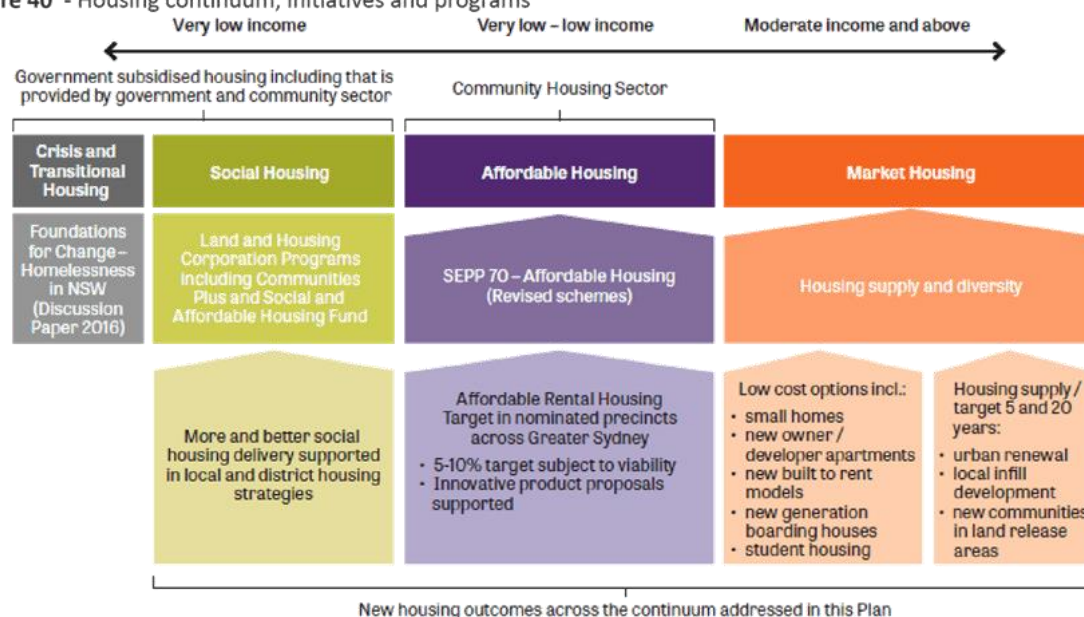
'Affordable housing' is often used an umbrella term for a spectrum of affordable housing options. The figure below shows that these options include social housing, affordable rental housing, and certain types of market housing. The following sections will highlight that there is a clear and critical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

7.1 Affordable housing demand

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

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

Figure 40 - Housing continuum, initiatives and programs



Source: Greater Sydney Commission 2018

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



Source: Housing.ID 2019, Hometrack 2018

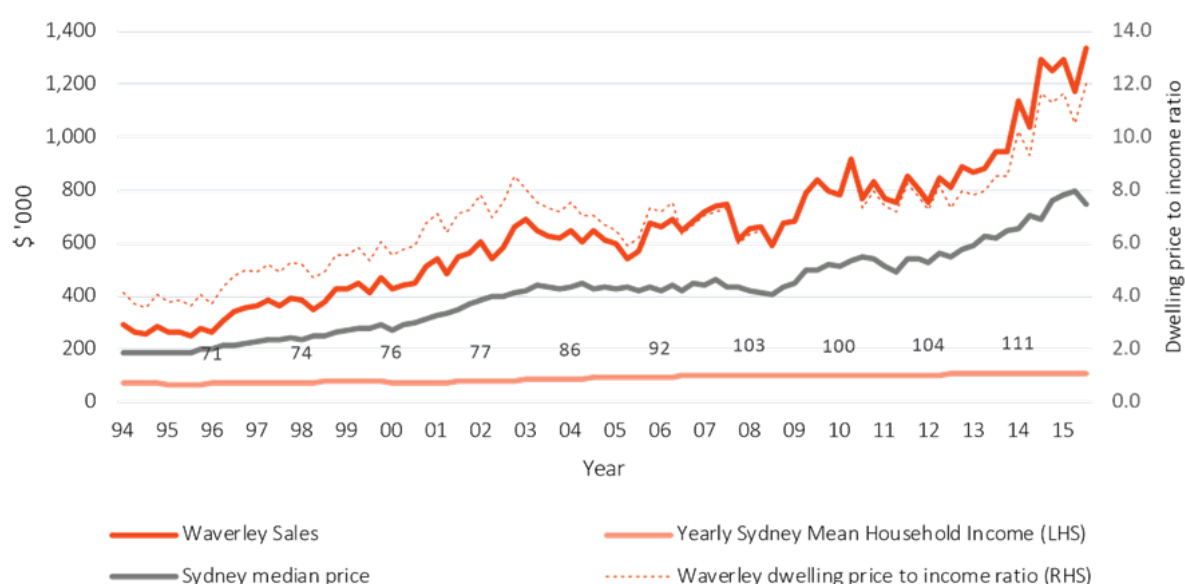
The affordability of housing currently available on the market is based on very low, low and moderate household incomes. The Greater Sydney median household income is used as opposed to the Waverley median household income because Waverley has a higher proportion of high income earners than Greater Sydney.

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

Table 3 - Greater Sydney median household income ranges

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

Figure 42 - Waverley house price growth in context



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

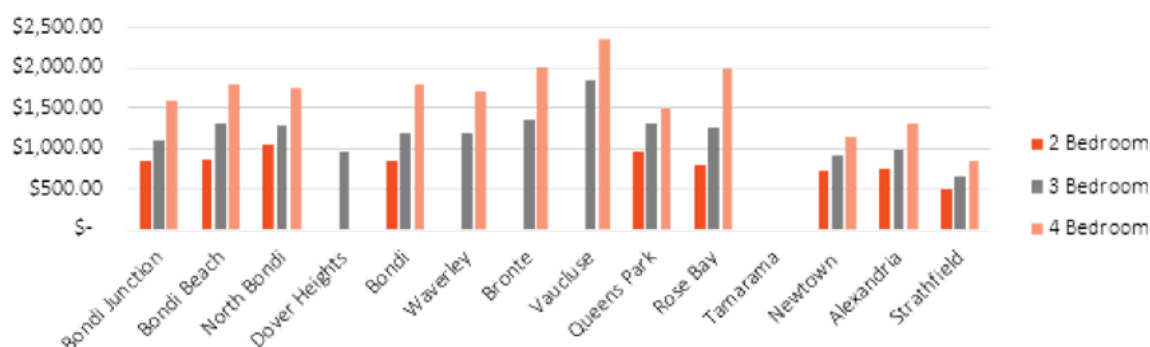
Median unit prices were closer to the affordable purchase range of very low, low and moderate income households but were still above what would be considered affordable. Median unit prices were particularly high, above \$1 million, in beachside suburbs such as Bondi, Bondi Beach, North Bondi and Tamarama.

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

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

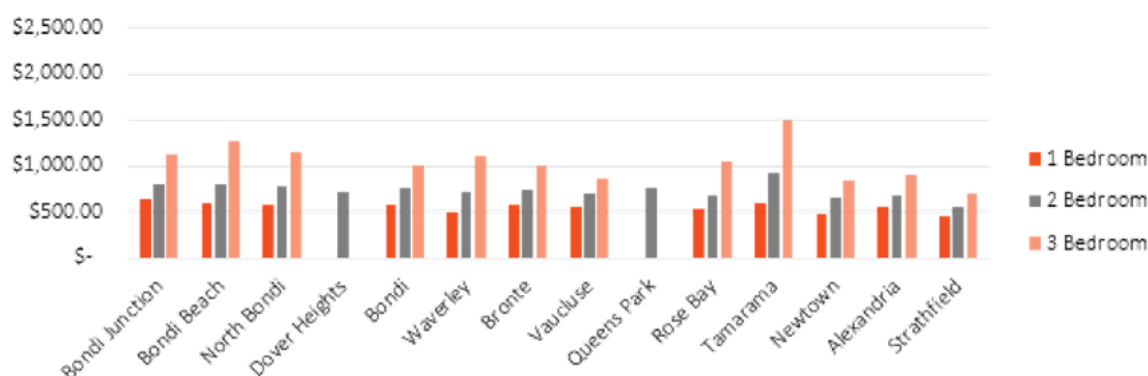
The above analysis highlights how Waverley has become severely unaffordable. This will be exacerbated by fluctuations in available housing supply, as Waverley continues to be a desirable place to live.

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



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

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



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

Table 4 – Social housing base level demand Waverley, 2016-2036

	2016	2021	2026	2031	2036
Number of dwellings	510	571	576	588	600

Table 5 – Base level affordable rental housing demand (2016-2036)

	2016	2021	2026	2031	2036
Number of dwellings	3,438	3,847	3,885	3,962	4,044

Demand for social housing

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

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

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

Demand for affordable rental housing

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

It is important to understand the demand for key worker housing as key workers are essential to the social and economic wellbeing of cities. The financial ability of key workers to live somewhere is often used as a measure of housing affordability because they are generally in lower-paid occupations and need to live close to their place of work because of irregular shifts

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

(e.g. at night) or the need to respond to emergency situations. Typically, key workers are teachers, nurses, ambulance, paramedic and emergency services and police officers.

In 2016, there were 1,600 key workers on very low, low to moderate incomes living in Waverley. Between 2006 and 2011, there was a 15.2% net loss of these key workers in the Eastern Suburbs, and now Waverley LGA has the fifth lowest key worker population in Sydney.²⁰ The loss of key workers is telling of the broader picture that Waverley has grown as an increasingly unaffordable area for very low and low income households. This entrenches and exacerbates disadvantages as it “can force long distance commutes and increasingly displace asset poor older and younger people from areas where they have historically lived; thereby excluding those who play a valuable role in the Waverley’s economic and social fabric”.²¹

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

To determine the forecast demand for affordable rental housing, households who need this housing are those who have very low, low or moderate household incomes and spend more than 30 per cent of this income on rent (i.e. are experiencing rental stress). Housing stress is a critical measure of the need for affordable housing, as it shows the interplay between housing costs (rental and purchasing) and income levels. Housing stress has generally been defined as those households in the lowest 40% of incomes (i.e. very low, low or moderate income households) who

are paying more than 30% of their usual gross weekly income on housing costs (rental or purchasing). Those experiencing mortgage stress are excluded from this demand analysis because they have the option of selling their asset and entering the private rental market.

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

Rental stress is a growing issue across Sydney as more people choose or can only afford to rent in a competitive housing market. In 2016, 30% of households renting in Waverley are in rental stress, which makes up 13% of all households in Waverley. When broken down into the income brackets below, there is a stark comparison between the proportion of households in rental stress when compared to Greater Sydney. This is markedly noticeable for very low income and low income households where 81% and 85% of these households are in rental stress. Based on anecdotal evidence, these households are likely to be

Figure 45 - Households in rental stress



Source: Housing.ID 2019, ABS Census 2016.

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

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

those on a pension or single income families. The proportion of households in rental stress has been translated as a base level demand target for the provision of affordable rental housing. In 2016, 13% of Waverley households were in rental stress equating to 3,440 dwellings (assuming one household=one dwelling). This made up 11% of the total dwelling stock in 2016. Table 5 indicates the likely future demand for affordable rental housing, assuming the proportion of rental stress remains constant. It highlights that just to address the current proportion of households in rental stress, an additional 600 affordable dwellings will be required by 2036; equating to approximately 30 affordable rental dwellings per annum.

7.2 Affordable housing supply

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

Affordable Rental Housing State Environmental Planning Policy (ARHSEPP) 2009

The ARHSEPP was introduced to encourage the provision of new affordable housing developments and where low cost housing is lost, requiring a monetary contribution to offset the impact. The ARHSEPP applies to all LGAs in Greater Sydney and provides bonus floorspace provisions if new development provides a portion of new stock as affordable housing for a fixed-term of 10 years. The ARHSEPP requires that where the demolition or strata subdivision of affordable rental housing is proposed, it must be offset by monetary contributions to be applied towards affordable housing.

Boarding houses

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

Secondary dwellings

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

Due to the existing established form of the Waverley area, the built-up nature of existing sites and smaller lot sizes, it is difficult to get a secondary dwelling approved via complying development. This is because complying development has strict design requirements that must all be met. Therefore, the

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

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

Issues with the ARHSEPP

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

There are several operating flaws with the ARHSEPP which prohibit it from achieving its main objectives. Developers can bypass the requirement to offset the loss of affordable housing with monetary contributions by not providing historical data on the low rental status of the building as at 28th January 2000. Even when contributions are collected, they are not reinvested back into the Waverley LGA. Furthermore, developments only need to be available at a discounted affordable rate for 10 years, not in perpetuity.

State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)

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

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

Waverley's Affordable Housing Program

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

The Policy could not be applied after the gazettal of Waverley LEP 2010 which required all FSR and HOB

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

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

Table 6 - Waverley Council Affordable Housing Portfolio

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

controls to be included in the LEP rather than the DCP. Variations to FSR were then required under Clause 4.6 which meant that the Waverley AH Program could no longer be applied. Consequently, a Voluntary Planning Agreement (VPA) Policy was prepared which proposed that any DAs exceeding the FSR be encouraged to enter into a VPA which shared the value of any additional floorspace 50/50 with Council and that this monetary dedication be used by Council for a public purpose. Generally, this would involve capital works improvements in the vicinity of the DA however 10% of the VPA monetary contribution continues to be allocated to Council's Affordable Housing Trust Fund which is used to develop or purchase additional affordable housing units. In 2016, Council invested a portion of its cash contributions in the joint purchase with Bridge Housing of a 4x2 bed unit block, for the purpose of provision of affordable housing.

7.2.3 Loss of affordable housing

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

The trends relating to boarding houses is at best a proxy for the broader picture relating to the loss of low cost housing. For example, using the data from the boarding house register, in the period between 2010 and 2018 there was a net loss of 32 boarding

rooms which equates to on average, the loss of 4 boarding rooms per annum. The Strategic Planning team completes referrals for the application of the ARHSEPP to new development applications. This allows Council to track where there is a loss of affordable housing. In addition to the demolition of a boarding house, the conversion of a company title block to strata title also results in a loss of affordable housing. In the 2017 / 2018 there were five applications that resulted in a loss of a total of 58 low cost, affordable rental dwellings. 58 low cost affordable rental dwellings are significantly higher than the average loss of 4 boarding house rooms per annum in the same year.

Notwithstanding the above, there has been an overall loss of affordable housing and supply is not keeping up. The only provision of 'pure' affordable housing has been through Council's Waverley Affordable Housing Program where there has been 75 units delivered since 1996. During the same period there has been a loss of over 100 boarding house rooms, which is only an indicator of the broader loss across the LGA. The delivery of boarding houses and secondary dwellings in recent years do provide some form of low cost housing primarily because of their smaller nature which makes them a more affordable product on the housing market. Furthermore, where dwellings are affordable, it's only required to be for ten years.

7.2.4 Future affordable housing supply

As highlighted above, 80 secondary dwellings were approved between 2006 and 2016, which is approximately 10 secondary dwellings per year. That

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

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

7.2.5 Affordable housing supply gap

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

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

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

- Very low income – 7 dwellings

Known supply of affordable rental housing is 94 dwellings pa.

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

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

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

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

7.3 Affordable housing target

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

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

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

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

7.4 Summary

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

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

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



8 FUTURE HOUSING

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8.1 Consultation

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

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

Residents

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

Development industry

The development industry supports a range of housing opportunities to support and retain a diverse community. It was indicated that housing targets should be articulated with opportunities for increased density suggested throughout the LGA. There was

support for affordable housing, where an incentive-based approach is used to deliver this.

Community Housing Providers

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

NSW government agencies

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

8.2 Housing priorities

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

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

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



Priority H1

Manage housing growth sustainably and in the right location

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

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

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

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

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

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

Table 7 – Priority H1 Actions

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

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

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

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

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



Priority H2

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

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

Seniors housing

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

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

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

Bedroom mix

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

Low Rise Medium Density Housing Code

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

Short term rental accommodation

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

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

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

Table 8 – Priority H2 Actions

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

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

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

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



Priority H3

Increase the amount of affordable rental housing and social housing

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

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

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

Affordable housing contributions

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

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

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

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

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

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

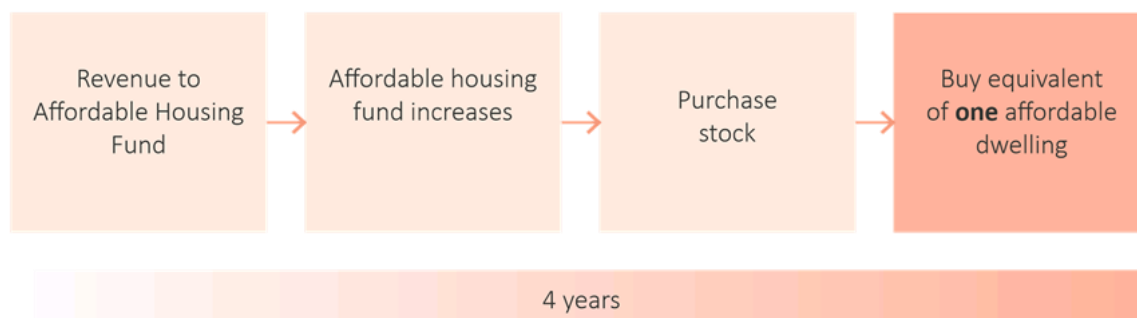
- 1% phasing up to 3% over time on all new residential apartment development.
- A higher levy of 10-15% applying to sites that get uplift in the planning controls.

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

Voluntary planning agreements

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

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

Figure 46 - Current funding model for affordable housing**Supporting assumptions:**

Revenue from commercial floorspace = \$200,000

Average price of 1 bedroom dwelling in Bondi Junction = \$800,000

Number of years to save for 1 bedroom dwelling via current approach

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

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

Use of monetary contributions

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

Innovative affordable housing funding model

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

Community Housing Provider (CHP) opportunities

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

Social housing

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

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

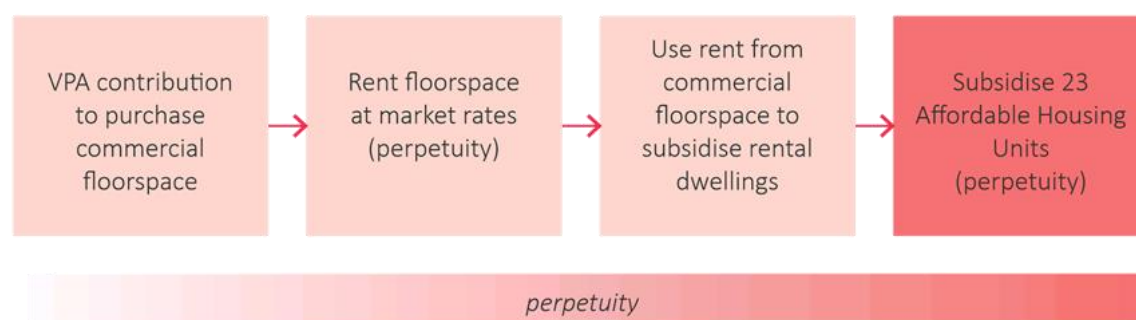
Alternative housing models

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

Build-to-rent residential is an emerging asset class in Australia. The development type generally reflects a typical residential flat building but is designed and built specifically to be rented out over the long-term by institutional or private owners. This could add to rental stock in the area for those who cannot afford to purchase in the market.

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

Figure 47 - Proposed funding model for affordable housing



Supporting assumptions:

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

Table 9 - Priority H3 Actions

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

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

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

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



Priority H4

Improve liveability, sustainability and accessibility through high quality residential design

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

Sustainable housing

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

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

Passive design

Passive design is architectural design that responds to the specific microclimate of a site to minimise the need for active power consumption and production.

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

Accessible and Adaptable Housing

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

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

Design excellence

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

Table 10 - Priority H4 Actions

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

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

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

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

Action		Mechanism	Timeframe
H4.1	Continue to work with other agencies and advocate for increases to the BASIX standards, to not only improve the performance of buildings today, but also to improve the ongoing performance of buildings into the future.	Advocacy	Short-term
H4.2	Investigate developing a design guide for controls relating to passive design, requiring buildings to be designed to respond to the environment and microclimate of a specific site. Investigate success of approaches in Victoria where Councils have a dedicated Ecologically Sustainable Design (ESD) Officer to assist certain projects to improve the passive design and other ESD approaches on a site by site basis.	Policy and legislation	Short-term
H4.3	Investigate how to increase the urban canopy to reduce heat, as well as ways to encourage more planting as part of every development from trees to green walls or roofs, deep soil planting and permeable landscaping.	Further research	Short-term



Priority H5

Ensure new development is consistent with the desired future character

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

Local character

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

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

Heritage Review

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

Sensitive alterations and additions

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

Table 11 – Priority H5 Actions

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

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

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



9 IMPLEMENTATION

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9.1 Mechanisms

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

9.1.1 Advocacy

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

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

9.1.2 Planning legislation and policy

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

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

9.1.3 Collaboration

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

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

9.2 Monitoring and review

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

Monitoring and reporting to inform a review will involve:

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

8.3 Implementation and delivery plan

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	Issue	Action	Mechanism	Time-frame
H1 Manage housing growth sustainably and in the right locations				
1.1	There is sufficient capacity under current controls to accommodate our housing target and meet housing needs up to 2036.	Continue to facilitate housing development utilising capacity available under current controls.	Policy and legislation	Ongoing
1.2	Traffic congestion is a significant concern for the community.	Work with Transport for NSW to review the capacity of the traffic network in Waverley to understand the impact of any future dwelling growth.	Collaboration	Short-term
1.3	Understanding water infrastructure capacity is key considering future housing growth.	Work with Sydney Water to further understand the capacity of the existing water and wastewater network and the extent of upgrades that would be required to these systems to accommodate future growth.	Collaboration	Short-term
1.4	Planning proposals are consistent with Council's strategic priorities.	Any Planning Proposals to increase residential development capacity should be consistent with the Principles for Change as outlined in the LSPS, such as "Proposals should create demonstrable public benefit" and "Proposals should be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement."	Policy and legislation	Ongoing
1.5	Notwithstanding existing ostensible housing capacity, not every lot will redevelop and should housing capacity not meet our housing target and accommodate sufficient supply, sensitive uplift in the planning controls may need to be undertaken. Furthermore, work should be undertaken to consider how population can be accommodated after 2036.	Monitor the ongoing housing supply and take up of capacity against our housing targets. Consider opportunities for sensitive uplift.	Policy and legislation	Medium-term
Monitoring indicators # net annual dwelling increase compared to housing target # of planning proposals for residential development that align with principles for change				

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

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	Issue	Action	Mechanism	Time-frame
H3 Increase amount of affordable rental housing and social housing				
3.1	Affordable rentals are being eroded due to gentrification and redevelopment and long-term residents and key workers are provided with fewer opportunities for staying in the area.	"Develop an affordable housing contributions scheme for all new apartment developments. Initial modelling and analysis suggests the scheme could comprise the following elements: * A small levy (1-3%) applying to all new residential apartment development * A higher levy (10-15%) applying to sites receiving uplift through planning controls. * Contributions to offset the loss of affordable housing. "	Policy and legislation	Short-term
3.2	Funding an affordable housing program is very difficult given limited funding sources.	Update the VPA Policy to allocate 100% of VPA contributions towards affordable housing. Develop criteria to determine where this is appropriate.	Policy and legislation	Short-term
3.3	The current approach to delivering affordable housing is not working. There is a need to explore and develop new ideas to increase the amount of affordable housing.	In collaboration with the Housing Programs and Community Support team, investigate and implement new housing delivery models to maximise the provision of affordable housing.	Policy and legislation	Short-term
3.4	Affordable housing delivery should take an approach that considers how housing submarkets operate and the limited development sites in Waverley LGA.	Work with Randwick and Woollahra Council on a regional approach to addressing affordable housing.	Collaboration	Ongoing
3.5	The NSW Government limits mechanisms to make a meaningful impact on affordable housing delivery.	Advocate to the NSW Government for a more holistic approach to addressing affordable housing.	Advocacy	Ongoing
3.6	The Affordable Rental Housing SEPP 2009 is not meeting its objectives to deliver affordable housing outcomes. Contributions to offset the loss of affordable housing cannot be applied given a loophole in the legislation and new boarding houses are not being leased at an affordable rate.	Advocate for improvements to the Affordable Rental Housing SEPP 2009 - specifically the date to determine where contributions are applicable, investing contributions back into Waverley and that built outcomes, particularly boarding houses, are affordable.	Advocacy	Ongoing

	Issue	Action	Mechanism	Time-frame
H3	Increase amount of affordable rental housing and social housing			
3.7	The current approach to delivering affordable housing is not working. There is a need to explore and develop new ideas to increase the amount of affordable housing.	Council should continue to investigate opportunities for the provision of social housing in partnership with community housing providers (CHPs) and neighbouring Councils.	Collaboration	Ongoing
3.8	LEP zone objectives do not include affordable housing.	Update relevant zone objectives to encourage the provision of affordable housing.	Policy and legislation	Short-term
	Monitoring indicators # of affordable housing units % of affordable housing supply to total dwelling stock \$ amount of monetary contributions for affordable housing			

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	Issue	Action	Mechanism	Time-frame
H4 Improve liveability, sustainability and accessibility through high quality residential design				
4.1	The current BASIX standards are well below what is required for the State to meet it's target of Net Zero Emissions by 2050	Continue to work with other agencies and advocate for increases to the BASIX standards, to not only improve the performance of buildings today, but also to improve the ongoing performance of buildings into the future.	Advocacy	Short-term
4.2	There is a need to reduce power consumption and production to reduce emissions.	Investigate developing a design guide for controls relating to passive design, requiring buildings to be designed to respond to the environment and microclimate of a specific site. Investigate success of approaches in Victoria where Council's have a dedicated Ecologically Sustainable Design (ESD) Officer to assist certain projects to improve the passive design and other ESD approaches on a site by site basis.	Policy and legislation	Short-term
4.3	There is a need to reduce the urban heat island effect.	Investigate how to increase the urban canopy to reduce heat, as well as ways to encourage more planting as part of every development from trees to green walls or roofs, deep soil planting and permeable landscaping.	Further research	Short-term
Monitoring indicators increased energy and water performance of residential buildings completion of 'passive design' guidelines increased urban canopy across the LGA				

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

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10.1 Appendix A – Glossary

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

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

10.2 Appendix B – Application of the SEPP to Waverley LEP 2012 land use table

Land Use Zone	Permissible*	Prohibited
R2	Yes Seniors housing, Dwelling houses	Any other development not specified in item 2 or 3 i.e. Registered clubs, Hospitals
R3	Yes Seniors housing, Any other development not specified in item 2 or 4 i.e. Dwelling houses, Residential flat buildings	Registered clubs
R4	Yes Residential flat buildings, Any other development not specified in item 2 or 4	Registered clubs
B1	Yes Seniors housing, Any other development not specified in item 2 or 4 [Registered club additional permitted use at 118 Ramsgate Avenue 'North Bondi RSL' and 113 Macpherson Street 'Bronte RSL']	Residential accommodation, Registered clubs, Hospitals
B3	Yes- <i>where the land is currently being used for the purposes of a Registered club and a SCC has been issued</i> Registered clubs, Any other development not specified in item 2 or 4	Residential accommodation
B4	Yes- <i>where the land is currently being used for the purposes of a Registered club and a SCC has been issued</i> Registered clubs, Any other development not specified in item 2 or 4	Residential accommodation
SP2	Yes- <i>where a site compatibility certificate (SCC) has been issued (other than on land which development for the purposes of hospitals is permitted). Note: does not apply to dual occupancy development</i> Land zoned for special uses including Health Services Facility, Educational Establishment, Place of Public Worship, as development that is ordinarily incidental or ancillary to development for that purpose	-
RE1	Yes- <i>where the land is currently being used for the purposes of a Registered club and a SCC has been issued</i> Registered clubs	Any development not specified in item 2 or 3
RE2	Yes- <i>where the land is currently being used for the purposes of a Registered club and a SCC has been issued</i> Registered clubs	Any development not specified in item 2 or 3
E2	-	Seniors housing, Residential flat buildings, Any development not specified in item 2 or 3
* excludes land within a HCA per cl.4A until 1 July 2020 and 'environmentally sensitive land' per Schedule 1 of Seniors SEPP		

10.3 Appendix C – Capacity assessment

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

Bondi Junction

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

Areas outside Bondi Junction

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

Methodology – Council approach

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

1. Land Use Zones

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

2. Developable lots

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

Strata and company title

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

Heritage

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

Lot size

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

Architectural style

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

Number of storeys

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

Dwelling type

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

3. Scenario testing

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

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

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

4. Potential dwelling yield

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

Lots in R2

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

Lots in R3, B1, B4

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

Methodology – Housing Mapping Scenario Tool

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

Results

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

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

Table 12 – Theoretical dwelling capacity results

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

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

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“The design of the built environment must seek to address growing economic and social disparity and inequality, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities”

- Evaluating Good Design / Better Methods , Government Architect New South Wales



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INTRODUCTION

1.1 Purpose of the Strategy

The purpose of the Village Centres Strategy is to provide a comprehensive and up-to-date policy and strategy review, as well as a detailed urban design review, of the local and neighbourhood centres within the Waverley LGA. The Strategy responds to an objective set out in the Greater Sydney Region Plan A Metropolis of Three Cities (2018) and the Eastern City District Plan (2018) for increased place-based planning across Sydney.

This document is intended to provide a shared community vision for the future of our centres to 2036, which may result in changes to development controls, as well as capital works projects to deliver some of the transport, public domain and sustainability upgrades suggested in this strategy.

The strategy will be used to inform council decision making in regards to Planning Proposals and Development Applications, and to make recommendations for the future of Waverley's commercial centres and public domain. It will also inform the comprehensive review of the LEP and DCP. Recommendations coming out of the Village Centres Strategy are significant for future improvements and plans in terms of liveability, sustainability, housing and productivity of our community and LGA.

Responding to Development Pressures

Waverley is an area that has easy access to great places, a range of employment opportunities, and goods and services, and is close to spectacular beaches, open space and recreation facilities. As Waverley is such an attractive place to live and work, there will always be pressure to redevelop areas, which will continue to come to Council for assessment in the form of Development Applications to provide infill development within existing development controls, and Planning Proposals that seek to change the development controls or provisions for potential sites.

Waverley and neighbouring areas have seen an increase in development in village centres, replacing 1 and 2-storey neighbourhood shops and shop-top housing buildings with 3 - 4 storey mixed use buildings, and sometimes larger developments. These new developments often lack active street frontages due to the requirement for basement car-parking, waste storage and services associated with modern development. This has resulted in increased vehicle crossovers and building servicing at street frontages a veneer of 'tokenistic' retail. In turn this has reduced fine grain street frontages, pedestrian amenity and safety and reduced commercial floorspace and local services. This strategy aims to prevent the erosion of the character of Waverley's Village Centres.

1.2 The Importance of Village Centres

Waverley's villages and local centres are much-loved icons that contribute significant heritage and character and provide valuable services and employment not only to Waverley's community, but to the Greater Sydney and international visitors as well.

The Greater Sydney Region Plan A Metropolis of Three Cities (2018) outlines the importance of local centres:

Local centres are important for access to day to day goods and services. These centres create a strong sense of place within the local community. Local centres are collections of shops and health, civic or commercial services. Larger local centres, such as those anchored by a supermarket, can form the focus of a neighbourhood. Supermarket-based centres also provide local employment, accounting for close to 18 percent of all Greater Sydney's jobs.

While local centres are diverse and vary in size (floor space), they play an important role in providing access to good and services close to where people live. Increasing the level of residential development within walking distance of centres with a supermarket is a desirable liveability outcome.

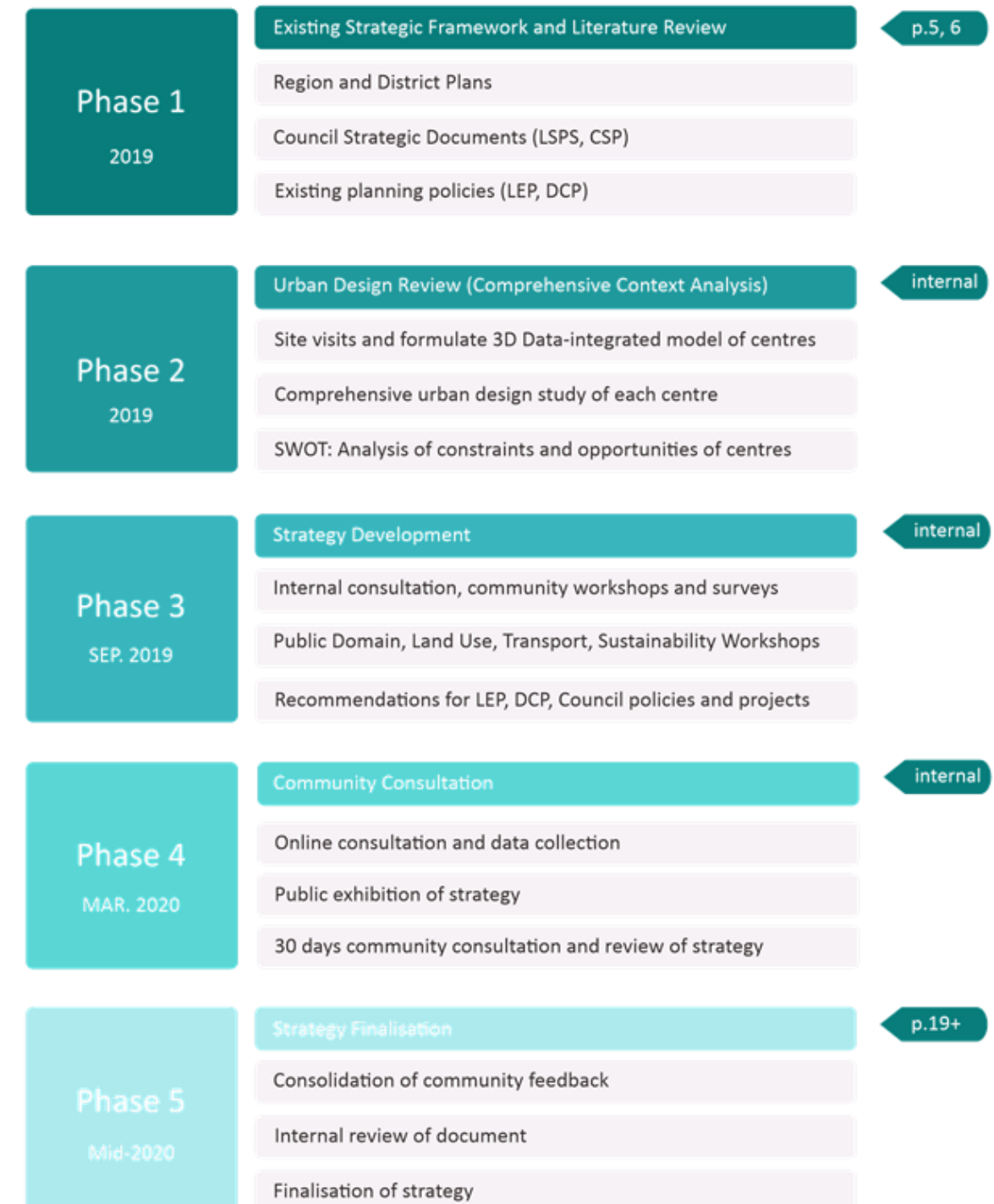
Enhancing the accessibility, connectivity and amenity of walking and cycling paths in and around centres is required to improve walk-ability. Improving road and footpath environments within centres enhances the centres function as a destination and contributes to the vitality and viability of the centre. Enhanced walk-ability can also be achieved through provision of a fine grain urban form with a diversity of commercial spaces and public places, and co-location of services and infrastructure.

The management of local centres is best considered by developing a place-based strategic planning process.



1.3 Strategy Timeline and Methodology

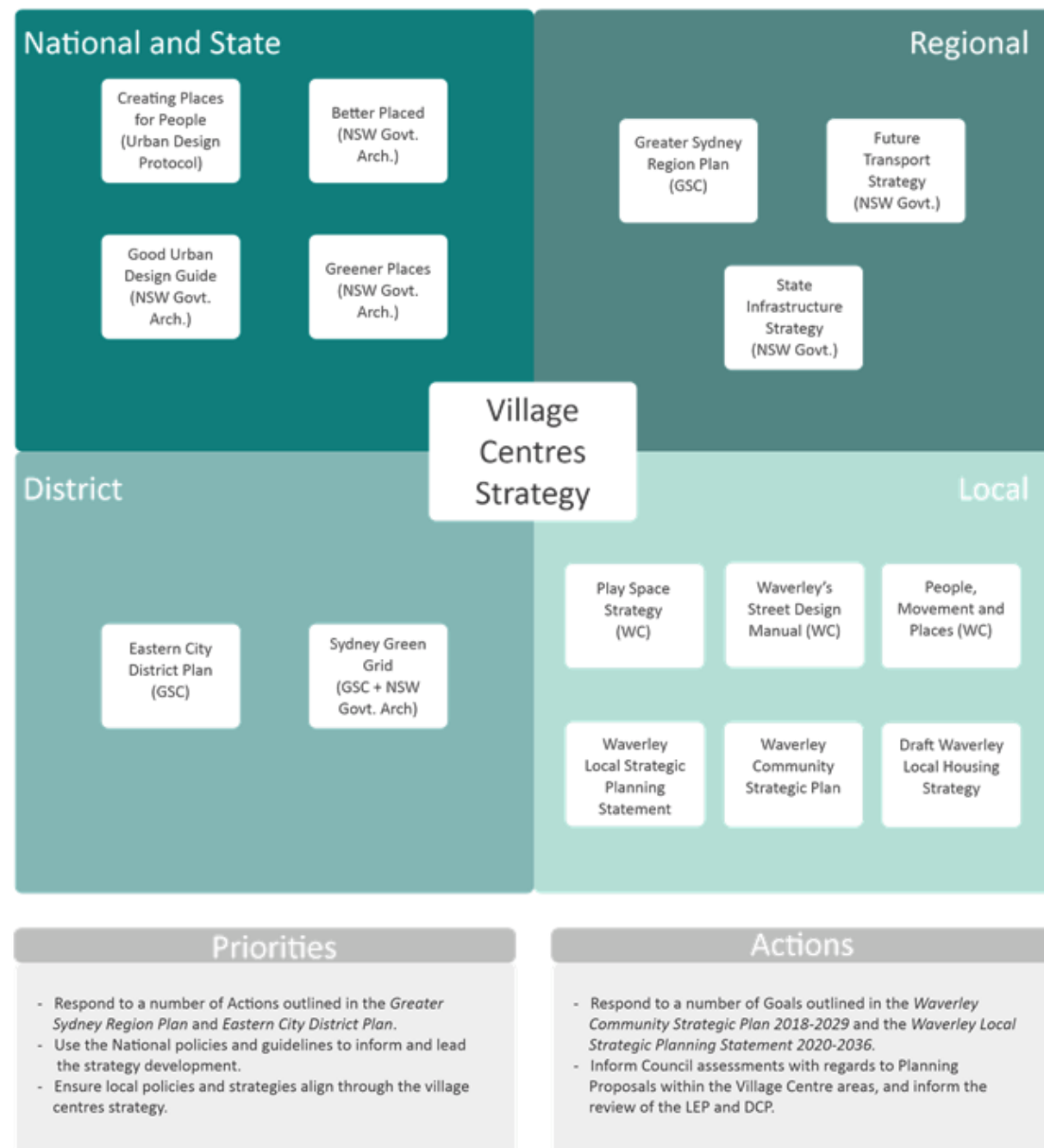
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CONTEXT AND STRUCTURE

1.4 Relationship to other documents

The Waverley Village Centres Strategy has been used to inform the *Waverley Local Strategic Planning Statement* (LSPS) and is influenced by National, State, Regional, District and Local policies. This Strategy has been prepared concurrently to the draft Waverley Local Housing Strategy.



1.5 Structure of this Document

A Waverley Village Centres Urban Design Review was prepared to inform this Strategy, and provided an in-depth analysis of all village centres including planning controls, built form, commercial uses, land ownership, heritage value, public domain analysis, community consultation summaries, a SWOT analysis and built form testing. Bondi Junction Strategic Centre has not been included in this study, as it was informed by the Bondi Junction Urban Design Review prepared and implemented in 2011. Council is currently undertaking a separate study to determine the successes and shortcomings of the implementation of that Review.

Using this detailed analysis, and feedback from the community gathered through workshops and an online survey, a desired future character for each village centre has been derived, key ideas identified and priority recommendations listed and highlighted in diagrammatic format.

This document, the Waverley Village Centres Strategy (VCS) provides a contextual overview of the Waverley LGA, presents the community consultation feedback which was used to inform the place-based strategies, and illustrates a proposed strategy for each of the village centres. The Strategy aims to identify priority projects and areas for improvement as derived from analysis of centres and the overall strategy.

Terminology

This document refers to all centers (excluding Bondi Junction Strategic Centre) as village centres. 'Village Centres' is a commonly used planning term to describe a place where there are shops, services, and places to gather.

The Waverley DCP currently outlines the following sub-categories of Village Centres: Town Centre, Village, Small Village, and Neighbourhood Centre. These have previously been used to provide an indication of the desired character and development for each centre in the DCP, however these categories do not align with the LEP land use zoning categories of B4 Mixed Use, B1 Neighbourhood Centre. The DCP sub-categories were based on a previous Sub-Regional Strategy, which has since been superseded by the *Greater Sydney Region Plan* and the *Eastern City District Plan*. The new Plans utilise the following centre classifications: Metropolitan Centre (i.e. Sydney CBD), Strategic Centre, and Local Centre. The Plans establish a new framework, and this Strategy proposes an appropriate updated village centres hierarchy for Waverley of:

- Strategic Centre (i.e. Bondi Junction),
- Local Centre,
- Neighbourhood Centre.

The strategy pages for each centre outline whether there is a recommended change in the centres hierarchy from the current DCP to a revised DCP structure.

1.6 Aims of the Village Centres Strategy

The aims of this Strategy are to:

- Respond to a number of Actions outlined in the *Region Plan*, *Eastern City District Plan* and *Waverley Local Strategic Planning Statement*.
- Respond to a number of Goals outlined in the *Waverley Community Strategic Plan 2018-2029*.
- Inform the preparation of Local Character Area Statements.
- Protect and enhance the local character and identity of the village centres.
- Investigate precinct-based sustainability measures available in each centre.
- Ensure that our local villages can meet the retail amenity and business services needs of the community now and in the future.
- Reinforce and support villages that are accessible and support active transport modes.
- Inform Council determinations with regards to Planning Proposals within the Village Centre areas.
- Inform the preparation of the Comprehensive Local Environmental Plan (LEP) and Development Control Plan (DCP) review.

1.7 Frequently Used Terms

Plans or Policies

CSP	Community Strategic Plan
DCP	Development Control Plan
District Plan	Eastern City District Plan, Greater Sydney Commission, 2018
LEP	Local Environmental Plan
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
VCS	Village Centres Strategy (this document)
Region Plan	Greater Sydney Region Plan, A Metropolis of Three Cities (GSC)

Organisations

GSC	Greater Sydney Commission
DPIE	Department of Planning Industry and Environment
TfNSW	Transport for NSW

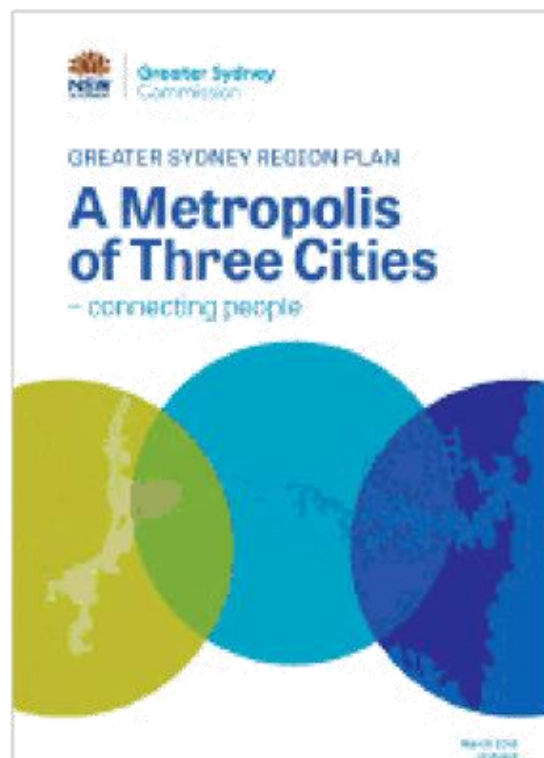
Other

LGA	Local Government Area
PP	Planning Proposal
VPA	Voluntary Planning Approval

POLICY CONTEXT: WAVERLEY

1.8 NSW Government

Greater Sydney Region Plan

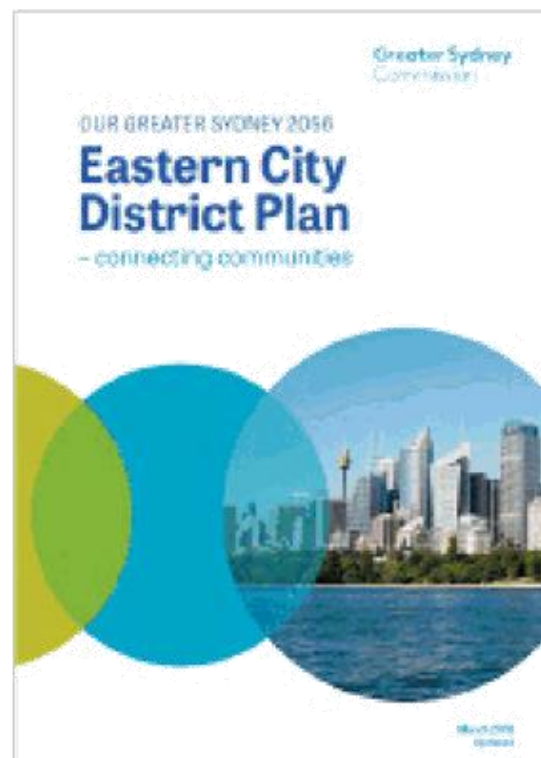


- Prepared by the NSW Government
- 40 year vision for Greater Sydney to 2056
- Ten Directions aligned to four themes: Infrastructure & Collaboration, Liveability, Productivity, Sustainability

The aim of the plan is to bring new thinking for land use and transport patterns to influence Greater Sydney's liveability, productivity and sustainability by spreading access to social and cultural infrastructure, jobs and services across the region. It does this by creating three 'cities' which will provide everyone access to jobs, services and recreation opportunities within 30 minutes.

The three cities are divided into five Districts, and each District has an associated 20 year implementation plan, called a District Plan.

Eastern City District Plan



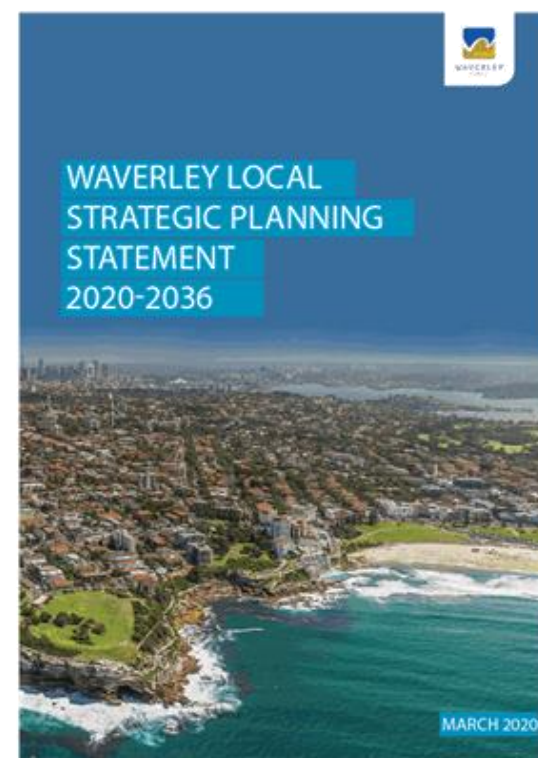
- Prepared by the NSW Government
- 20 year implementation plan to 2036
- Planning Priorities and Actions are aligned to the four themes: Infrastructure & Collaboration, Liveability, Productivity, Sustainability, and also outlines how the plan will be implemented
- Council's Local Strategic Planning Statement (LSPS) is required to give effect to the Region and District Plan

The Eastern City District is an established area with rich cultural heritage, world class educational institutions, and easy access to the global marketplace with the CBD and airport within 30 minutes. Lifestyle, entertainment and employment choices abound.

Key challenges that the Eastern City District faces include a high cost of living, and ageing transport and utility infrastructure. Key opportunities include access to a well educated workforce, abundant opportunities for work and education, recreation, access to world class open spaces and natural assets, and access to a range of cultural facilities.

1.9 Waverley Council

Waverley Local Strategic Planning Statement



- Prepared by Waverley Council
- 20 year vision and implementation plan to 2036
- Planning Priorities and Actions aligns to the same four themes and also outlines how the plan will be implemented
- The NSW Government is required to take the LSPS into consideration when reviewing the Regional and District Plans

The LSPS provides an overview of the strategic vision for the Waverley LGA in the context of the Eastern City District, and identifies changes required to the Waverley LEP and DCP to give effect to the District and Region Plan.

Some of the key issues that the Statement looks to address include increasing tree canopy and improve biodiversity, tackling affordable housing and housing affordability to maintain our diverse population, improving our waste practices and reducing waste, improving the performance of our building stock and adaptability to climate change, and maintaining our heritage and cultural assets through redevelopment pressures.

Waverley Community Strategic Plan

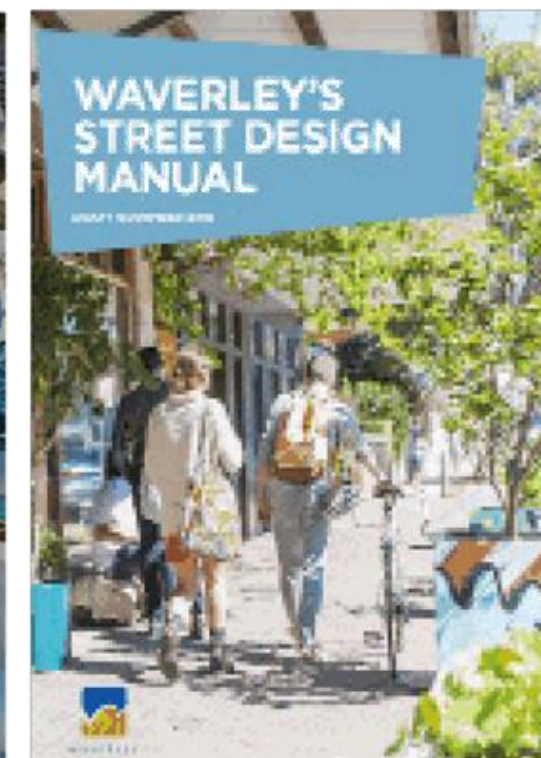


- Required under by the Local Government Act
- Prepared with significant community consultation
- Outlines the community's vision for Waverley and an implementation plan

Provides the community's vision for Waverley and outlines the key goals and strategies that Council will implement and aim to deliver on. This Plan feeds into all of Council's operational, delivery and financial planning.

Key challenges that Waverley faces include overdevelopment, ageing and insufficient transport and utilities infrastructure, the loss of existing affordable housing through redevelopment, the impact of visitors on the amenity and environment, competitive market pressures causing loss of commercial development to residential development.

Other Waverley Strategies



Streets are our largest community asset. They connect the public to goods and services by increasing the mobility of people, goods and ideas. Streets are also important places for people and civic life; people gather, socialise, shop, work, eat, walk and catch transport. It's where social and economic activity is focussed and local character is both expressed and is influenced.

The purpose of the Strategy is to provide comprehensive design principles, guidance and considerations for upgrades to village centres and streetscapes for the Local Government Area (LGA) of Waverley Council. The accompanying Public Domain Technical Manual (PDTM) provides a coordinated, standard palette of materials, finishes and furniture to guide the street works and maintenance of village centres, parks, open spaces and streets throughout the LGA in accordance with the guidelines set out in this strategy.







DISTRICT CONTEXT ANALYSIS

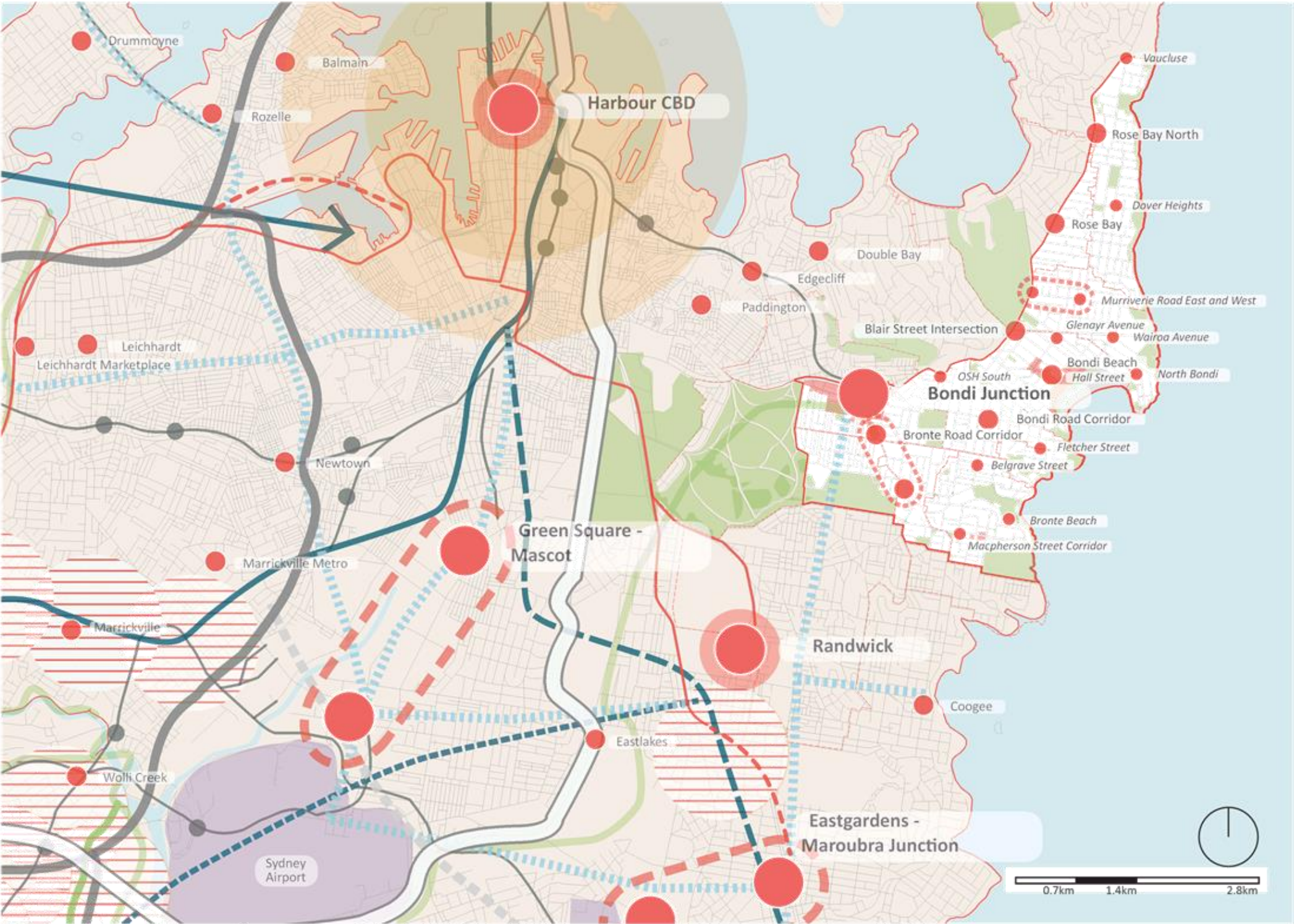
1.10 Waverley in Context

Waverley forms an important scenic and cultural element of the Eastern Harbour City, being the most direct connection from the CBD to Sydney’s spectacular coastline. Waverley supports the vision in the Region Plan as it applies to Waverley, as this vision involves mainly improvements to infrastructure to support an already very densely populated area of Sydney. Ageing infrastructure, demands on public transport, and housing affordability are key issues that Waverley faces. Climatic challenges such as increased storm events and hot days will place additional strain on infrastructure and services. Similar to many other areas of Sydney, Waverley has an ageing population and will need to ensure adequate housing options and services are provided through the LGA to support our communities to age in place.

The Eastern City District is an established area rich with cultural heritage, world class educational institutions, and easy access to the global marketplace with the CBD and airport within 30 minutes. Residents and visitors have a range of lifestyle, entertainment and employment choices available to them. Waverley Council is generally supportive of the Region Plan vision for the Eastern Harbour City, which is to improve connectivity and accessibility to the assets and opportunities within the District, and to enhance and celebrate our diverse and colourful City. Waverley Council has a collaborative working relationship with our neighbouring councils, and through shared strategies we are leading the way in sustainability initiatives and environmental management programs.

Waverley supports healthy lifestyles by an iconic and spectacular coastline, and is easily connected to the extensive range of employment, education and entertainment opportunities that the Eastern City District has to offer. A constellation of lively villages is surrounded by world class open-spaces and recreation facilities, leafy vibrant neighbourhoods with character-filled streets, and access to stunning scenic views. Active transport (walking and cycling) is encouraged and supported with quality separated bike lanes and footpaths, and efficient public transport options to connect the community further afield.

	Neighbourhood Centre
	Local Centre
	Strategic Centre
	Health and Education Precinct
	Metropolitan Centre
	Waverley LGA



WAVERLEY'S VISION FOR 2036

1.11 Waverley's Village Centres Summarised

Vision

Our commercial centres are prosperous and a focal point for activity, and our vibrant places and cultural venues are designed to enable easy and safe movement for all, and provide numerous opportunities to participate in arts and culture.

Strategy

To celebrate the heritage and character of our village centres throughout the LGA, protect and enhance their character, improve transport connections and opportunities for active transport in particular, to increase the amount of public space for gathering, and to ensure our centres are safe, lively and attractive places to be.

To achieve these outcomes, this VCS proposes:

- 1 To work with Transport for NSW (TfNSW) and neighbouring councils to deliver key transport infrastructure projects to improve accessibility to Bondi Beach via Bondi Road and Curlew Street
- 2 To work with TfNSW to improve bus service and capacity along Old South Head Road and Bronte Road
- 3 Prioritise public domain improvements in:
 - Bondi Beach
 - Bondi Road
 - Curlew Street
 - Charing Cross
 - Rose Bay North and South
- 4 Provide sustainability upgrades and public domain upgrades across all centres

Context

Waverley's village centres are diverse and vary in size – from smaller clusters of neighbourhood shops to larger bustling centres – they provide essential access to day-to-day goods and services, as well as employment opportunities, close to where people live. Walkable neighbourhoods support healthy lifestyles and an active street life, which enhances community connections, safety and the success of local businesses, and improves social and economic participation. Waverley has a much higher mode share of walking, cycling and public transport than Greater Sydney, where a third of all trips are on foot, underpinned by vibrant and accessible centres. A loss of services in village centres can result in a loss of vibrancy and activity, longer travel times for shopping and increased car use, which in turn can result in increased congestion, parking difficulties and loss of amenity and convenience.

Waverley's village centres are much-loved icons that contribute significant heritage and character and are a focal point for neighbourhoods providing important places for our community to gather and celebrate. Where they include key public transport stops, they are an important part of a 30-minute city.

Given the importance of our centres for goods and services, employment opportunities and as a place for community to build and maintain social capital and sense of community, it's important that their role in our communities is maintained and improved into the future. This entails that planning controls should protect and promote the right mix of uses and scale of development, while improving the public domain with high quality public places – streets, plazas and parks – that foster social interaction and active lifestyles.

This goal is supported by the Eastern City District Plan, which outlines a number of place-based planning principles that should be considered for planning centres:

- Provide, increase or improve local infrastructure and open space
- Protect or expand retail and/or commercial floor space
- Protect or expand employment opportunities
- Increase residential development in, or within walkable distance of, the centre
- Providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres

Waverley will give effect to the District Plan Priorities by delivering strategies and policies in line with the vision and relevant to the local context and community as outlined in the CSP Action 4.2 "Ensure Bondi Junction and Waverley's villages continue to have a diverse range of businesses, local jobs and services", as well as the LSPS Planning Priority 8: "Connect people to inspiring and vibrant places, and provide easy access to shops, services, and public transport".

The Village Centres Strategy demonstrates the strong character of each of the commercial centres, and the need for their character to be maintained and enhanced. Going forward, the analysis and recommendations in the study do not highlight the need for uplift or major change, more-so an identification and analysis of local service provisions and sustainability measures to preserve our natural and built environment in the future.



TRANSPORT AND ACCESSIBILITY



ACCESSIBILITY TO LOCAL
SHOPS AND CAFES



PUBLIC TRANSPORT,
CYCLING & WALKABILITY



KEY IMPROVEMENTS FOR
MOBILITY AND TRANSPORT

One of the key reasons that Waverley's village centres are so successful is their ease of access. Our centres are mostly located adjacent to dense residential neighbourhoods that provide easy access via foot to local shops and cafes, which encourages a local community feel.

Other services that are more bespoke attract clientele from across the Eastern Suburbs either via public transport or private vehicles. As Waverley continues to become a more sustainable place to live and work, our focus is on how we ensure our key places are easily accessible via public transport, and that walking and cycling around our centres is pleasant.

The majority of our village centres can be accessed via public transport, however Council is working with the NSW Government to improve connection times and bus capacity to encourage more people to travel via public and active transport (walking and cycling).

There are three key transport and accessibility improvement projects proposed. These are:

- **Bondi Road Corridor**
Council is working with Transport for NSW to develop a bus rapid transit route with priority lanes, reduced carparking in peak travel times, and continuous bike lanes provided in laneways off Bondi Road.
- **Bondi Beach**
The bus rapid transit route is proposed to continue to Bondi Beach to move more passengers more efficiently at peak times, and new bike lanes are proposed in and around the centre
- **Curlew Street**
A new bike path is proposed, and improved amenity for walkers and cyclists to better connect Bondi Beach with the Rose Bay Ferry Terminal, lessening some of the passenger load from the Bondi Road bus route.

In addition to these key projects, the Bronte Road and Old South Head Road corridors are likely to undergo routine service improvements, and the remainder of a co-designed principal bicycle network will continue to be implemented with TfNSW and neighbouring councils.

Waverley Council acknowledges that parking in centres is a critical service for particular groups of people in our community, including those with limited mobility, the elderly, and parents with prams and smaller children. All of the village centres will continue to provide an adequate amount of parking to service these members of the community, as well as short stay parking. As Waverley becomes a more sustainable community with more people travelling via public and active transport, there will be opportunities to be able to reclaim additional space to create new public parks and places. In delivering public domain improvements, Waverley Council will ensure that our places become more accessible for those with limited mobility, through the implementation of our *Disability Inclusion Action Plan 2017-2021*.



Draft Waverley Village Centres Strategy

HOUSING AND LIVEABILITY



SUFFICIENT CAPACITY
IN EXISTING PLANNING
CONTROLS TO
ACCOMMODATE OUR 20
YEAR HOUSING TARGETS

The draft Local Housing Strategy demonstrates that we have sufficient capacity in existing planning controls to accommodate our 20 year housing targets. Notwithstanding, not all sites with capacity will develop and hence there may be opportunities to accommodate housing growth in other sites across the LGA to accommodate Waverley's housing targets.



DESIGN QUALITY OF
NEW BUILDINGS AND
MANAGEMENT OF HERITAGE
AND CHARACTER BUILDINGS
IS A PRIORITY GOING
FORWARD

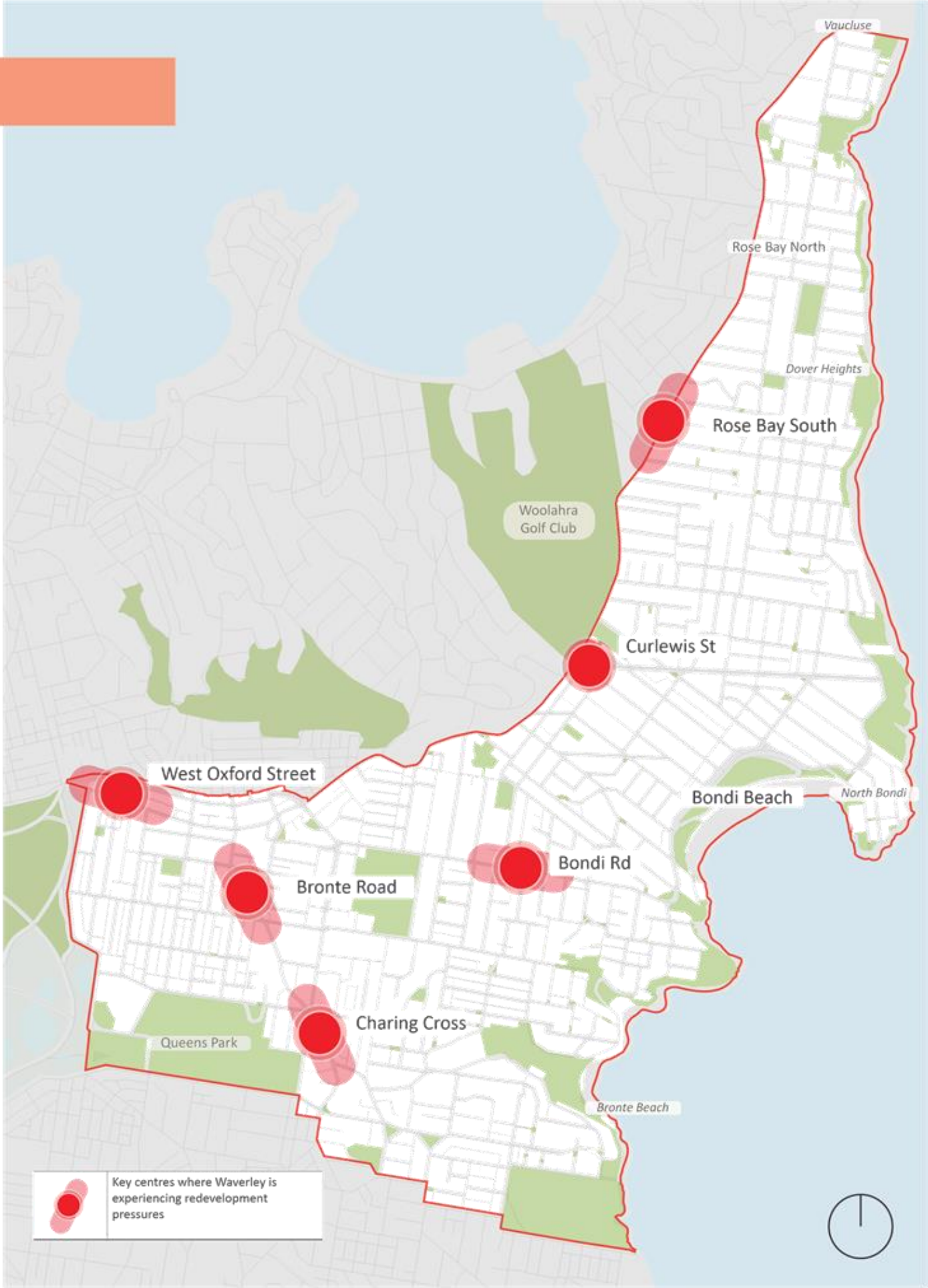
The Region and District Plans note the importance of place-based planning and locating housing in and around centres to improve access to goods and services, public transport links and foster walkable communities. Additional residential development within a five-minute walk of a centre focused on local transport, will help to create walkable local centres.



PLACE BASED
PLANNING AND
LOCATING HOUSING IN
AND AROUND CENTRES

However, housing should not compromise a centre's primary role to provide goods and services and the opportunity for the centre's employment function to grow and change over time. Similarly, negative impacts such as the replacement of retail frontages with car access and the pricing out of 'lower order' retail and commercial uses (i.e. mechanics) is an ongoing challenge that our area faces. Where there are opportunities for renewal, additional development beyond existing development standards should only be considered where a significant public benefit can be offered, such as the creation of a new public place or the provision of a community space.

Waverley is an area that has easy access to great places, a range of employment opportunities, and goods and services, and is close to spectacular beaches, open space and recreation facilities. As Waverley is such an attractive place to live and work, there will always be pressure to redevelop areas. To assist the community in having a say over how they want the area to change in the future, this Village Centres Strategy identifies the maximum preferred built form for the centres. This will enable Council to better assess whether a Planning Proposal is appropriate for an area, based on the community's shared vision.



Draft Waverley Village Centres Strategy

ECONOMIC PRODUCTIVITY



LOW VACANCY RATES IN
COMMERCIAL CENTERS



RETAIL AND HOSPITALITY
ARE THE LARGEST
COMMERCIAL TYPOLOGY



POPULATION IN WAVERLEY
HAS INCREASED BY 10,000
SINCE 2006



ENCOURAGE ECONOMIC
DIVERSITY AND SUPPORT
SMALL BUSINESS



Draft Waverley Village Centres Strategy

The last comprehensive analysis of Waverley's village centres retail performance was completed in the 2006 Hill PDA study 'Waverley local village centres: economic assessment'. This study suggested that the centres were trading reasonably well and outlines a hierarchy of centres (excluding Bondi Junction strategic centre) as: Bondi Beach as a Town Centre, Bondi Road as the only village centre, and all other centres as small village centres. Centres have different functions depending on their scale and the catchment they serve and not all centres need or should have the same mix of uses. For example, local residents can grab a morning coffee at Bronte after a walk or swim; they can dine out in Bondi Beach in the evening, followed by drinks at a local small bar; tradespeople and locals can get tools and supplies, lunch and an after-work drink from Charing Cross; while local start-ups or business services can establish themselves in any centre. It is important that the network of centres as a whole provide for all types and scale of retail and commercial uses.

Since 2006, new supermarkets have opened in Bondi Beach and Charing Cross, while across the LGA there has been a decrease in convenience retail, light industry (i.e. mechanics) and increase in food services (i.e. cafes & restaurants) and personal services (i.e. health and beauty salons), reflecting a pattern of gentrification since at least 2006. Some retail formats have largely disappeared including local video stores and printers. Population in Waverley has increased by 10,000 since 2006, which has implications for retail demand.

The retail sector in Australia is experiencing tough trading conditions, with suggestions that trading is worse than the GFC. This has impacted businesses in Waverley LGA, with some shop closures, but overall the village centres are performing well with a low vacancy rate ranging between 5-7%. A vacancy rate of 5% is considered a 'natural' attrition rate allowing for the turnover of businesses.

In retail planning terms it is desirable to maintain an adequate supply of vacant floorspace because this allows new retailers to enter the local market and promotes competition. This is particularly important if there is strong demand for representation in a centre from prospective tenants.

Furthermore, these vacancy rates indicate that these centres are performing a vital role, that retail and commercial space should be maintained and that there is underlying demand for additional centre retail / commercial floorspace. As a result, it will be important to protect existing centre uses, particularly for low-cost start-up space and low-value uses such as light industry. This could involve rezoning existing uses where they don't have a business zoning and investigating controls for ensuring at least a maintenance or an increase in commercial / retail floorspace provision (i.e. a minimum non-residential FSR in any redevelopment). Opportunities for centre expansion should be identified where logical.



SUSTAINABILITY

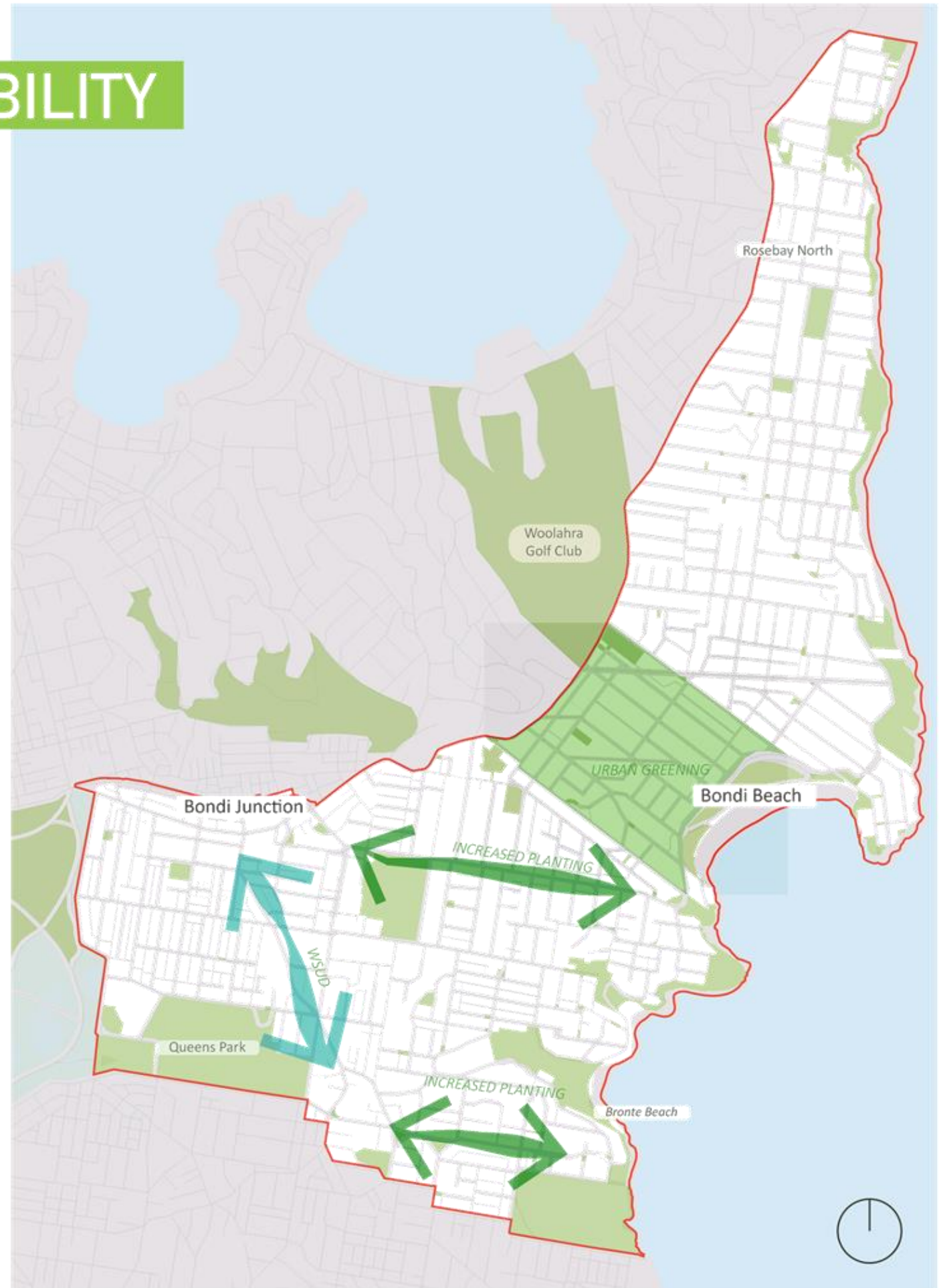


Waverley's sustainability vision is for the natural environment to remain pristine and well maintained, and our built environment to be resilient and efficient, minimising its impact on the environment.

A key challenge in Waverley is that a high proportion of our population is transient, generating a large amount of household waste when people move house in the form of illegal dumping or leaving litter behind when visiting the beach. Waverley also has many areas that are medium-high density residential uses that generate a lot of waste. Waste collection in our centres is an issue for pedestrian safety and amenity, and Council is investigating methods for precinct-based waste collection and management to address this issue.

Water Sensitive Urban Design (WSUD) treatments play an important role in better managing the quantity and water quality of stormwater and runoff from our urban areas. They can also provide opportunities for increased urban greening and canopy tree planting to help reduce the 'urban heat island effect'. The incorporation of WSUD through streets and open space will be a priority in urban design improvements in most centres, with some centres having particularly ideal site-specific opportunities as illustrated on the plan.

Urban Greening will also be improved in certain areas across the LGA, as identified in the LSPS.





COMMUNITY CONSULTATION



Draft Waverley Village Centres Strategy

Waverley Council engaged Cred Consulting to undertake a community engagement program to inform the development of the Strategy. Approximately 300 people gave feedback through August to September 2019 to inform the Waverley Village Centre Strategy via in-person workshops, intercept surveys conducted in the village centres, and an online survey.

Findings from the community engagement have informed the Strategy by identifying what makes each village unique, what people love about it, what people would like to see change and the character that they would like to see in the future.

The two engagement methods of online survey and community workshops served different but complementary purposes. The online survey sought to gather statistical data around community sentiment, and the community workshop provided an opportunity for more in-depth discussions around what makes a centre special and what the community wants to protect or change.

This summary provides a high level overview of the community engagement outcomes, derived from the Engagement Report.

The survey received a high level of engagement from locals online and on the streets. Top 3 centres with the most engagement:

- Macpherson Street - 59 respondents
- Bronte Beach - 35 respondents
- Charing Cross - 27 respondents

Top 3 centres with most workshop attendance:

- Bronte Village Centres (21 participants)
- Charing Cross and Bronte Road (Bondi Junction) Village Centres (25 participants)
- Bondi Basin (Hall Street) (14 participants)

COMMUNITY CONSULTATION



OVER 231 ONLINE SURVEY RESPONSES, 71 WORKSHOP PARTICIPANTS



6 HEADLINE THEMES EMERGED FROM COMMUNITY ENGAGEMENT TO INFORM THE STUDY

1. COMMUNITY-MINDED, LOCAL AND SAFE

Community engagement participants value village centres in Waverley as focal points of community life, and love bumping into neighbours on the street and chatting with local shopkeepers. Across all village centres, survey respondents were most likely to describe the desired future character of a centre as 'community-minded,' 'local' and 'safe.'

People told us there are opportunities to increase a sense of community in some centres, including through providing more places to gather in public space, such as comfortable seating and shade.

People think there are opportunities to enhance the safety of village centres during the day and at night, including for pedestrians and cyclists and for people of all abilities and ages, through more lighting at night, improvements to footpath surfaces, and provision of separated cyclepaths, pedestrian crossings and traffic-slowing initiatives.

2. VIBRANT VILLAGES AFTER DARK

Over 80% of workshop participants would like to see more places that provide dining and entertainment into the evening in the larger village centres. In most cases 'later opening hours' meant operating until 10-11pm, which is already permitted in many of our centres.

Across all workshops, there was strong support for more local Indigenous stories and artworks embedded into the public domain.

3. MORE GREENERY AND TREES BALANCED WITH PARKING NEEDS.

Across community engagement activities, participants told us that they would like to see more greenery and trees in their village centres. 'Sustainable/green' was the fourth most popular word used to describe the desired future of Waverley's village centres. While over 75% of workshop participants were more supportive of trees, they were less willing to sacrifice parking spaces for increased greenery, as this is seen to impact on access to local shops and services.

Because public spaces such as footpaths and roads in the Waverley LGA are already spatially constrained, participants liked the idea of taking innovative approaches to greening their village centres, such as planter boxes and public seating that incorporate plants. Rooftop gardens and communal courtyards were also popular ideas in most centres.

4. HERITAGE CHARACTER PROTECTED

Respecting and celebrating what makes each village centre special and unique was a priority across engagement activities, including built environment and heritage features and independent businesses. Generally across all workshops, there was support for setbacks on upper levels and zero lot setbacks. There was also strong support for continuous awnings to reflect the heritage character of the area, as well as to provide a sense of continuity, shade and weather protection.

Overall, workshop participants did not want to see high density in the heart of village centres, as this was not seen to be in keeping with the local character and may impact on sunlight access.

Over 80% of workshop participants were supportive of the idea that change may be required to retain cultural significance, but this should be done carefully to keep what is important.

5. INTERNATIONAL RESONANCE IN BONDI AND A LOCAL / FOCAL POINT

The Bondi beach area is an important focal point for local community life, and also attracts millions of visitors from across Sydney, Australia and overseas each year. Community engagement participants told us that planning for the Bondi Basin village centre should support local community life as well as visitation, while ensuring that our urban environment retains what makes this area special. Some workshop residents told us there are opportunities for this centre to be bold and ambitious and lead the way in sustainability and green initiatives.

6. VILLAGE IDENTITIES & SENSE OF PLACE

The majority of Waverley's village centres each have a unique identity or character. In part, this character is defined by the presence of distinctive terrace shopfronts, the businesses that operate in them, and the community that lives around them. Community workshop participants told us that there is opportunity to increase a sense of place in the Bronte Road (Bondi Junction) village centre.

Some workshop participants see opportunities for Charing Cross to become more like the Paddington Five Ways or Mosman high streets.

For the villages located along the coastline, generally participants would like to see the 'beach' vibe and connection to the local environment retained as a central character trait into the future.

PRIORITY IMPROVEMENTS

PRIORITY PROJECTS



Key Transport and infrastructure improvements to enhance service frequency and accessibility of our centers and neighbourhoods.



Key public domain improvements to enhance walkability, access activity on the ground plane.



Key environmental improvements to achieve Waverley's goal of moving towards zero carbon emissions.



Pocket parks, open space and the introduction of more planting within commercial centres.



Water Sensitive Urban Design Treatment. Cross-collaboration between engineers and project teams to ensure locations for WSUD are sustainable.



Waste Management. Investigation of commercial and multi-residential waste treatment to rid our streets of bins on the footpath.

The Village Centres Strategy revealed a number of key transport and infrastructure improvements, public domain improvements and environmental improvements required to enhance the street-scape and walk-ability, sustainability, productivity and liveability of our centres. **A snapshot of these key ideas is summarised below:**

- ① Investigation of Bus Rapid Transit on Bondi Road and acquisition of lanes and lots parallel to Bondi Road for Tier 1 Cycle routes.
- ② Pedestrianisation of Gould Street, Bondi Beach and to create a share-way along Hall Street, Bondi Beach.
- ③ Deliver bike paths and footpath upgrades along Curlew Street and investigate activation and expansion of this commercial centre.
- ④ Under-grounding of overhead power lines and wires in our village centres. The centres requiring undergrounding include: Old South Head Road, Dover Heights, Murrivier Road, Bronte Beach and Macpherson Street, Bronte Road, Belgrave Street and Fletcher Street.
- ⑤ Investigation of long-term project for solar-power catchment treatment on road surfaces in village centres to generate power off the grid. Centres identified as appropriate for this type of treatment due to location include: Bronte Beach, Curlew Street and North Bondi.

PUBLIC DOMAIN IMPROVEMENTS

The Village Centres Strategy highlighted a number of environmental improvements that will allow for quick-wins both in the medium to long term, to enhance the public domain improvement in our village centres. These quick-wins range from minor paving improvements, water sensitive urban design implementation, waste management suggestions and urban greening.

Key public domain and environmental improvements:

- a Turn the intersection at Avoca Street and Bondi Road into a Pocket Park with trees, public furniture and shade infrastructure.
- b Urban greening and planting along Bronte Road Corridor, Bondi Road Corridor and Macpherson Street Corridor.
- c Water Sensitive Urban Design Treatment along the Bronte Road corridor, due to its proximity to the Centennial park stormwater catchment and the Bronte Gully Catchment.
- d Waste Management: investigate or trial the use of a sub-surface waste management system for key commercial centres with a large number of services and uses. Centres in order of priority for investigation include: Bondi Basin, Bondi Road, Charing Cross, Macpherson Street, Bronte Road, North Bondi, Rose Bay North and Curlew Street.



DEVELOPMENT PRESSURES

1.12 Economic Diversity

As redevelopment occurs in our centres, Council seeks through its planning controls to ensure that there are retail or commercial uses delivered on ground floor, and first floor where appropriate. This is to ensure that there are local goods and services offered in local areas, as well as providing local employment opportunities. However Council has no way to guide what specific stores or uses will be delivered in those developments, beyond a 'retail' or 'commercial' use. These uses can change over frequently or spend many years in a location, however these are decisions that are made by the market.

What has happened in some areas is that we have seen the loss of more traditional local stores, being replaced with specialty retail or hospitality uses. In some cases, an entire strip of shops can be redeveloped in this way, which can lead to the loss in diversity of local essentials.

Whilst Council cannot guide the specific retail or commercial uses in the centres through planning controls, Council can investigate what other mechanisms could be used to encourage more diversity in certain locations, and to help support and protect small businesses.

1.13 Redevelopment Pressures and impacts on character

Our centres are highly desirable places to live and work, and as such they are subject to ongoing development pressures.

The recent trend for redevelopment in centres, particularly in traditional high-street typologies, is that new developments provide some tokenized retail on the ground floor, and apartments above this. To accommodate the desire for car-parking for these apartments, a basement garage is provided, as well as building services and waste facilities that require a street frontage for access. In the case where there is no rear lane-way to the property, the entrance to this basement and these services is provided to the high street. This design pattern results in the erosion of the previous high street with a continuous offering of retail or commercial uses, to now have 'dead zones' with vehicles crossing over the high streets.

Not only does this create a dangerous situation between pedestrians and vehicles, with an erosion of the public domain to private and service vehicles, but it also results in a less vibrant high street, as these uses are not active and do not invite engagement from passers by.

Waverley Council recently updated the DCP to address this issue, so that where a rear lane is not available, on-site parking is not supported. As this is an issue that many councils are facing, this is something that the State Government is looking into, to potentially redefine what creates an 'active street frontage', and what kinds of uses will be permitted.

Council is supportive of prohibiting on-site car-parking in these centres where there is no appropriate rear-lane access.



CENTRES HIERARCHY

Centre Types and Proposed Hierarchy

The commercial centres vary widely in size, activity and character. The hierarchy of the village centres stem from their commercial land use classification as well as their activity and character. The vision for the centres and purpose of the strategy is to meet the planning priorities, principles and actions outlined in the Eastern City District Plan and these actions apply to even the smallest of centres. Understanding the local context, history and character of these village centres will allow Council to maintain the existing character for the future and deliver services and amenity through the public domain for the local community, across the next 15 years while setting precedent for the future of Waverley's centres.

This analysis aims to rationalise the terminology used across the various plans and strategies.

- The Eastern City District Plan classifies centres as Metropolitan Centre, Strategic Centre, Local Centres and Neighbourhood Centres.
- The current Waverley LEP categorises Waverley's village centres under the following commercial zones within the Land Use Table in the LEP;
 - B4 Mixed Use
 - B1 Neighbourhood Centre
 The Standard Instrument provides for a B2 Local Centre zone, which Waverley LEP has not adopted.
- Waverley DCP uses the term local village centres as an umbrella term for all villages, and a hierarchy of local village centres from Town Centre, Village, Small Village and Neighbourhood have been allocated to the key centres in the DCP.

As a point moving forward, it is important that the village centre classifications and typologies are consistent across policy documents and strategies to maintain a standard term base and ensure future character is maintained through development and incoming proposals.

Further investigation is required to assess the B4 Mixed Use zoning of village centres and their alignment with the existing objectives in the Waverley LEP. There is a potential to investigate changing some B4 Mixed Use centres to B2 Local Centre to better reflect the hierarchy of the centres. The analysis undertaken in this document demonstrates that there is a large variation between the scale of B4 centres in Waverley, and that creating a new B2 Local Centre zone that permits similar uses, and applies more specific objectives to the nature of a medium sized centre, would be more appropriate.

Waverley's village centres are the framework for the LGA as a whole and it is through strategy, design, consultation and communication that Council will ensure the centres roles are maintained and the local character is preserved.

Centre Name	VCS/LSPS	Current LEP	Current DCP	Proposed LEP	Proposed DCP
Bondi Junction	Strategic Centre	B3 Commercial Core / B4 Mixed Use	Strategic Centre	B3 Commercial Core / B4 Mixed Use	Strategic Centre
Bondi Junction - West Oxford Street	Part of Bondi Junction Strategic Centre	B4 Mixed Use	Strategic Centre	B4 Mixed Use	Character Area of Bondi Junction
Bondi Junction - Bronte Road	Part of Bondi Junction Strategic Centre	B4 Mixed Use	Small Village	B4 Mixed Use	Character Area of Bondi Junction
Bondi Beach (Hall Street)	Local Centre	B4 Mixed Use	Town Centre	B2 Local Centre	Local Centre
Bondi Beach (Glenayr Avenue)	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
Belgrave Street	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
Blake Street	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
Bondi Road	Local Centre	B4 Mixed Use	Village	B2 Local Centre	Local Centre
Bronte Beach	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
Charing Cross	Local Centre	B4 Mixed Use	Small Village	B2 Local Centre	Local Centre
Curlewis Street	Local Centre	B4 Mixed Use	Nil	B2 Local Centre	Local Centre
Fletcher Street	Neighbourhood Centre	B1 Neighbourhood Zone	Nil	B1 Neighbourhood Zone	Neighbourhood Centre
Flood Street	Neighbourhood Centre	B1 Neighbourhood Zone	Small Village	B1 Neighbourhood Zone	Neighbourhood Centre
Macpherson Street	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
Murrivier Road (East and West)	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
North Bondi	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
Rose Bay North	Local Centre	B4 Mixed Use	Small Village	B2 Local Centre	Local Centre
Rose Bay South	Local Centre	B4 Mixed Use	Small Village	B2 Local Centre	Local Centre
Vaucluse	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre	B1 Neighbourhood Zone	Neighbourhood Centre
Wairoa Avenue	Neighbourhood Centre	B1 Neighbourhood Zone	Nil	B1 Neighbourhood Zone	Neighbourhood Centre



“All places have character – it is the ‘look and feel’ that makes one neighbourhood distinctive from another. Character is created through the interrelation of natural and built elements in both the public and private domains, including activity and use, design of the public domain and streetscape, interplay between buildings, architectural style and vegetation. The Village Centre Strategy aims to assess and further strengthen the character of our villages and commercial cores”

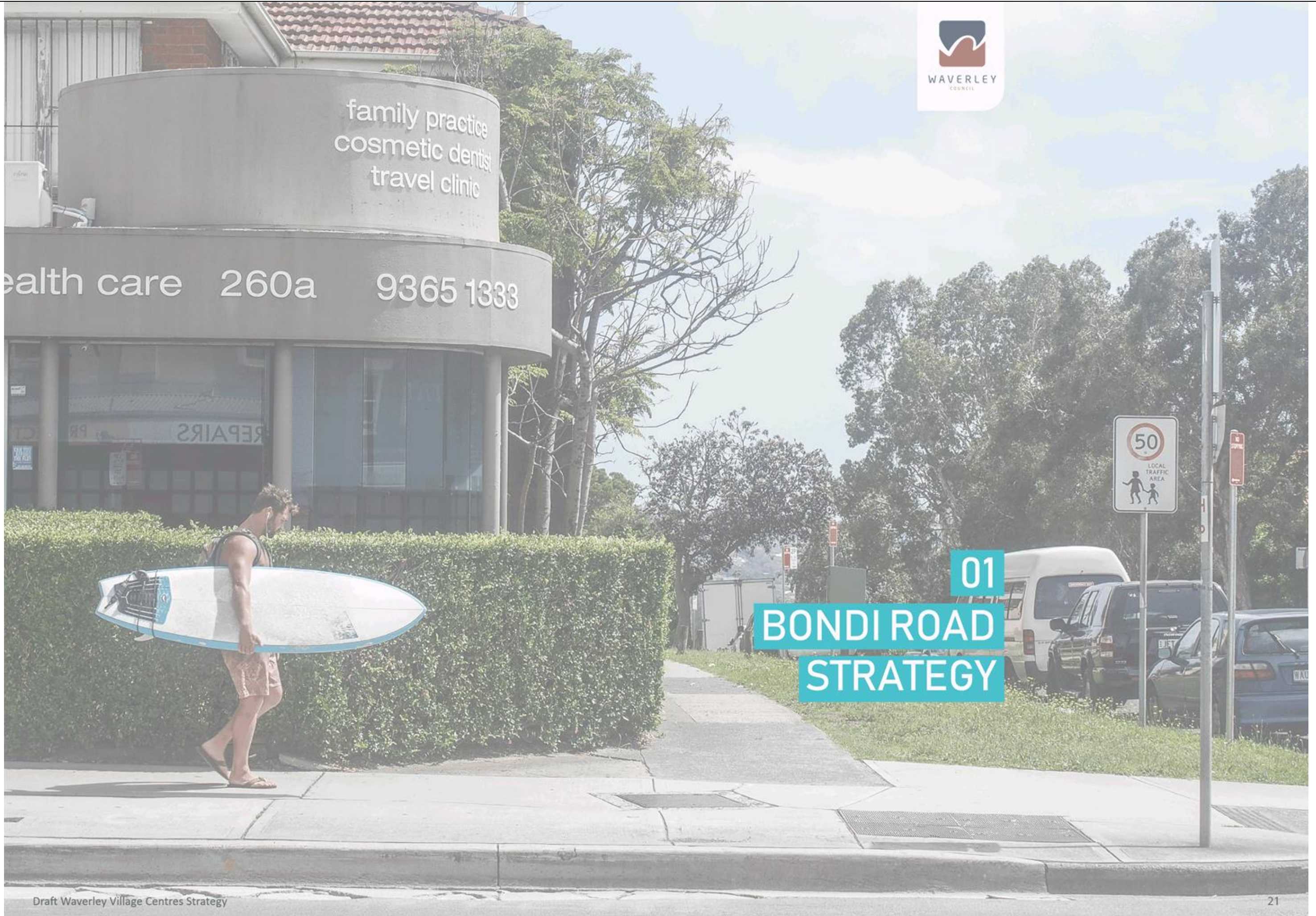
- Local Character and Place Guideline, February 2019, NSW Government Department of Planning

WAVERLEY'S VILLAGE CENTRES

Centre Strategies

Bondi Road	21
Bondi Beach	31
Hall Street	33
Glenayr Avenue	43
Curlewis Street	51
Bronte Road	59
Charing Cross	67
North Rose Bay at Towns Road	75
North Rose Bay from Liverpool Street	81
Macpherson Street	87
Wairoa Avenue	93
Old South Head Road at Flood Street	99
Bronte Beach	105
North Bondi	111
Murriverie Road	117
Murriverie Road East	119
Murriverie Road West	125
Belgrave Street	131
Fletcher Street	137
Blake Street	143
Vaucluse	145

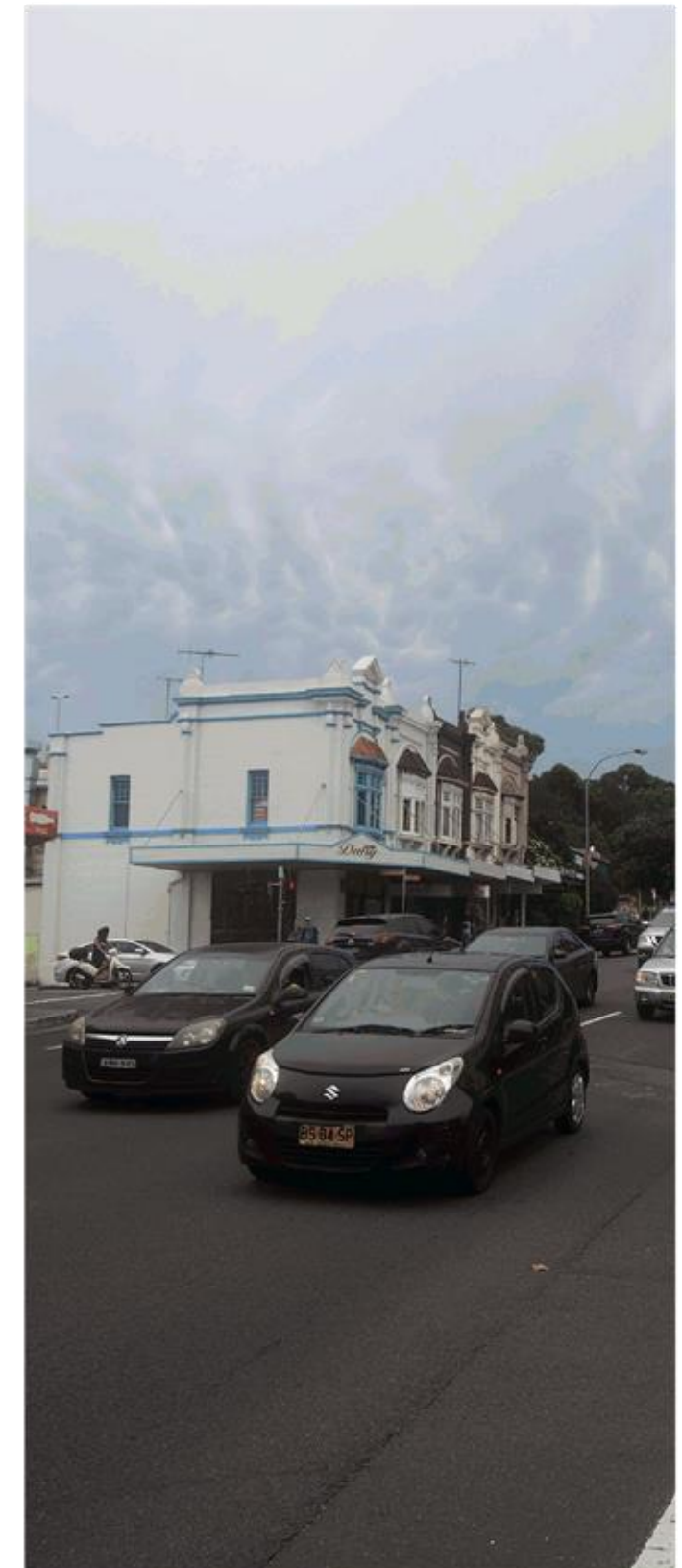
“The desired future character of Bondi Road is to provide a destination boulevard to the beach, that is community-minded, welcoming and comfortable, innovative, informal and relaxed”



1. West Bondi Road Character



West Bondi Road: Park Parade to Watsons Street



A distinct character exists between the western end and eastern end of Bondi Road, both in built form and the public domain. The western end of Bondi Road, closer to Bondi Junction, is run down and has a less consistent character when compared to the eastern end. The western end has more diverse land use offerings, with a mix of retail, hospitality and personal services. The built form is inconsistent with two service stations, a range of residential and shop-top housing buildings, and public buildings such as St Patrick's Catholic Church and the Waverley Woollahra Arts School.

The western end is a 15-20 minute walk to the Bondi Junction Transport Interchange, and has two key stops for the 333 express city service bus route, with a number of additional stops for the local routes 380 and 381. Many residents walk up Bondi Road to the station, as the buses are often at capacity in both the morning and evening peak hours. The walk is not shaded in summer, and is unpleasant with traffic congestion, and minimal greenery or shade.

The western end has seen more recent infill redevelopment, characterised by a four-storey street wall with ground floor retail or commercial uses. There are a number of larger 60's and 70's flat buildings, which create an inconsistent street wall, as well as some significant groupings of heritage and character buildings. There are a number of significant inter-war art deco shop-top housing buildings.

The area is lacking in a distinct public space to gather or meet, and is currently read as a thoroughfare or boulevard, rather than a destination, however the range of shops and services demonstrate that this centre is well attended and an important arterial spine for Waverley. West Bondi Road is currently characterised by mostly continuous awnings, a range of shops and services, a lack of public space and a degraded public domain. It is a harsh urban environment that is in need of rejuvenation.



2. East Bondi Road Character

East Bondi Road: Avoca Street to Denham Street



The eastern end of the corridor is lively and bustling with activity in the evenings, as a local and tourist 'go-to' for restaurants and recreation.

The eastern end of Bondi Road, closer to Bondi Beach, has a mix of commercial and residential ground floor uses. The commercial uses are typically at the street frontage, whilst the blocks of apartments have large front setbacks with vehicle crossings and landscaped areas. There are a number of inter-war period 3-4 storey walk-ups and shop-top housing buildings that provide a strong sense of character to the area. The ground floor commercial uses are mostly hospitality and retail and have created a retail 'hub' around the intersection of Denham Street and Bondi Road, due to the fine grain nature of the shop fronts and human scale of the built form.

The public domain at this end of Bondi Road is worn and tired, and despite more recent improvements to the footpath at the corner of Denham Street and Bondi Road, the area would benefit from improved paving and increased planting.



3. Desired Future Character

The desired future character of Bondi Road is to provide a destination boulevard to the beach, that is community-minded, welcoming and comfortable, innovative, informal and relaxed.

The community has identified the following elements as being potential public benefits:

- A safe, pedestrian and cyclist friendly public realm, providing connections to Bondi Beach and Bondi Junction.
- More trees and landscaping along the streets to provide shade, mitigate heat and buffer from traffic.
- Increased public transport services and capacity, with reduced travel times.
- An underground heavy rail / public transport station of some sort.
- A civic space.

The desired future character of Bondi Road is characterised by:

- A distinctive and vibrant destination, that is a key connection to the beach.
- A diversity of independent uses, businesses and retail offerings catering to local needs.
- Active places that entice people to meet, linger and foster community.
- A well-maintained public realm and recreation areas that are green, clean and free of clutter.
- A clean environment, with waste disposal managed discreetly and efficiently.
- A safe, pedestrian and cyclist friendly public realm, providing connections to Bondi Beach and Bondi Junction.
- The balanced and shared use of the public domain between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- The preservation and celebration of the historic character and buildings along Bondi Road.
- The visibility of local indigenous culture and heritage.
- Development is well designed and responsive to the existing built form and scale, including heritage and character buildings, and is of human scale and provides for a high quality of living.
- New buildings incorporate best practice sustainability initiatives.



4. Key Ideas

Public Realm



Increased planting and greenery



Provide functional and well designed public furniture



Increase public art, including heritage interpretation.



New Pocket parks/ civic spaces

Built Form



Encourage enhancement of active ground floor uses such as retail/business premises



Heritage interpretation: Celebrate tram network



Maintain character of distinctive buildings

Access



Reduce and calm traffic movements to improve pedestrian amenity + safety



Encourage more cyclists along the spine to Bondi Junction



Bus Rapid Transit Line (medium to long term)



Dynamic traffic lanes

Environment



Encourage green roofing and increased planting



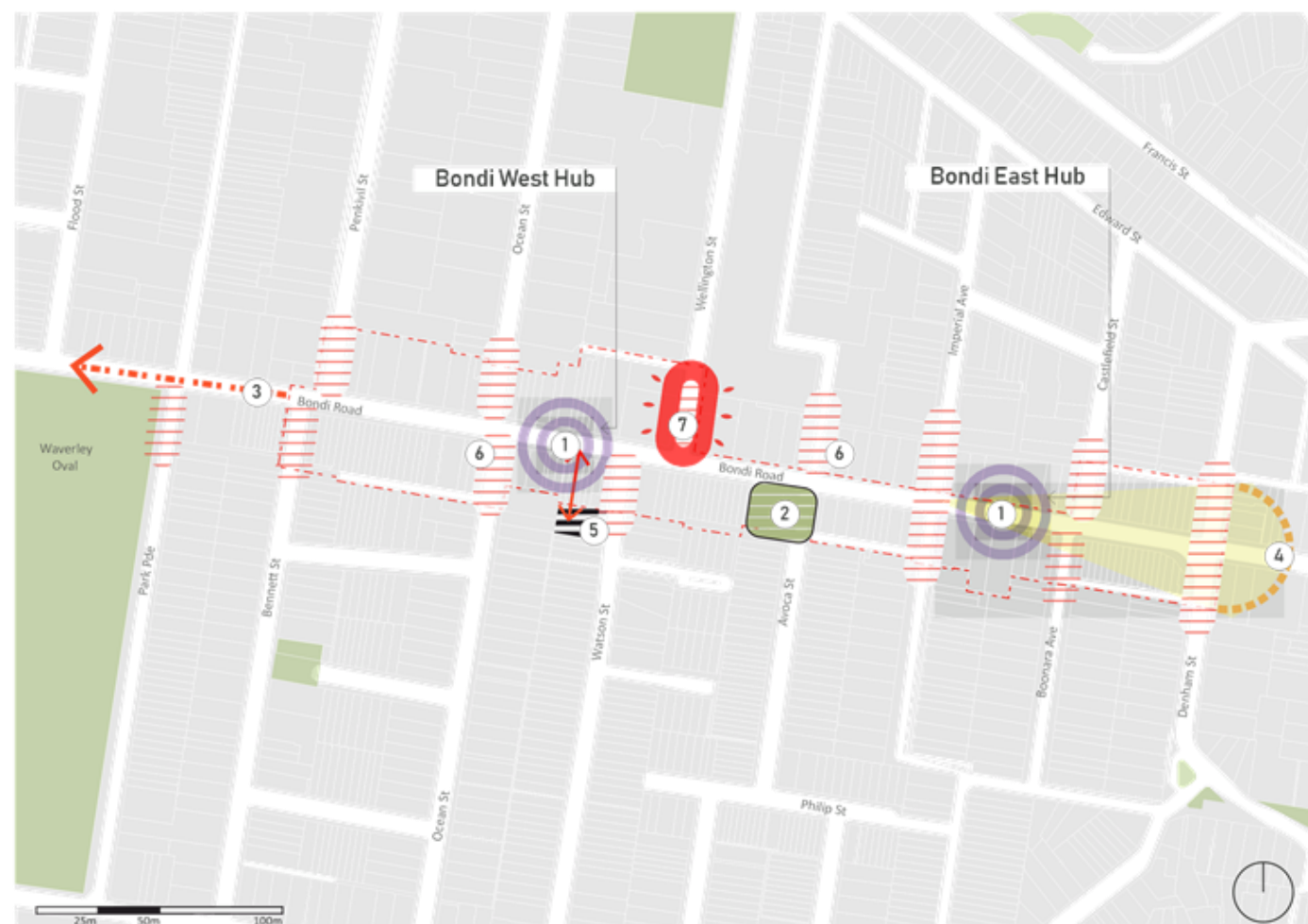
Underground or precinct waste system for commercial properties



Kerb planting to encourage safety and sense of place

5. Strategy

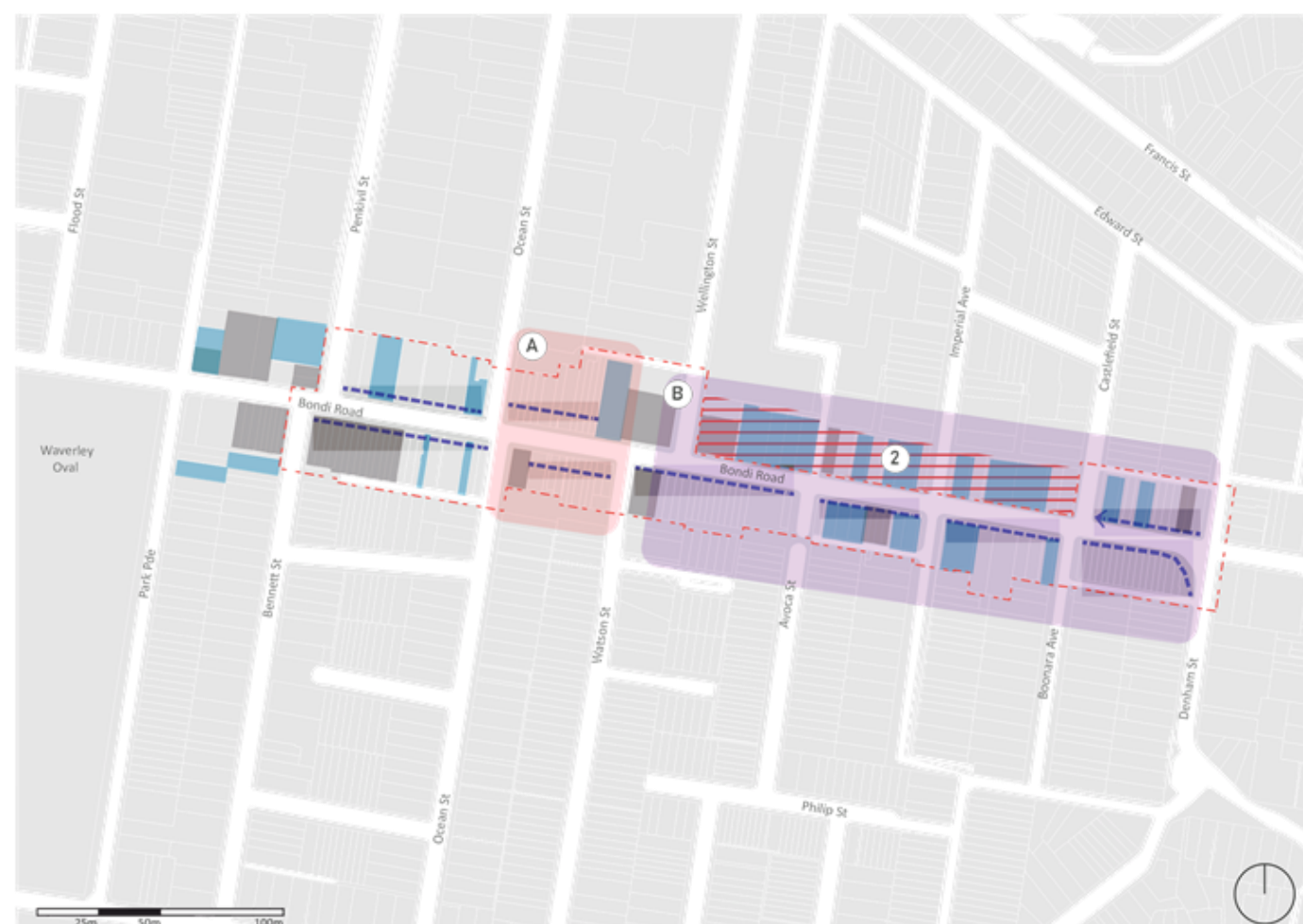
5.1 Public Realm



1. Design public domain upgrades to create a Bondi Road Western Hub and to celebrate the existing Bondi Road Eastern Hub, to provide improved public space and an increased sense of place to attract visitors to stay and dwell outdoors. Bondi Road Western Hub could include setting back any new development to provide increased public domain and tree planting on both the north and south sides of Bondi Road.
2. Investigate closure of Avoca Street to create civic space/pocket park/hub. Opportunity to amalgamate civic space and closure of Avoca street with BP station on the corner as developer contribution.
3. Improved pedestrian connection to Bondi Junction as well as equity in accessibility (i.e. universal paving treatment and access routes).
4. Frame views to the ocean from the public domain with setback controls.
5. Work with private landowners to incorporate public carparking in future developments.
6. Urban design upgrades at intersections with Bondi Road for pedestrian safety and traffic control. Material palette could include paving to mark transition to residential areas as well as increased footpath space and planting.
7. Investigate options to improve the safety of the intersection at Wellington Street and Bondi Road. This is a high-incident zone and needs to be addressed to ensure the safety of pedestrians, particularly as there a high proportion of school children walking around this area.

- Public domain investigation
- Share-way/through site link
- Potential pocket park or public space
- Local Centre Boundary

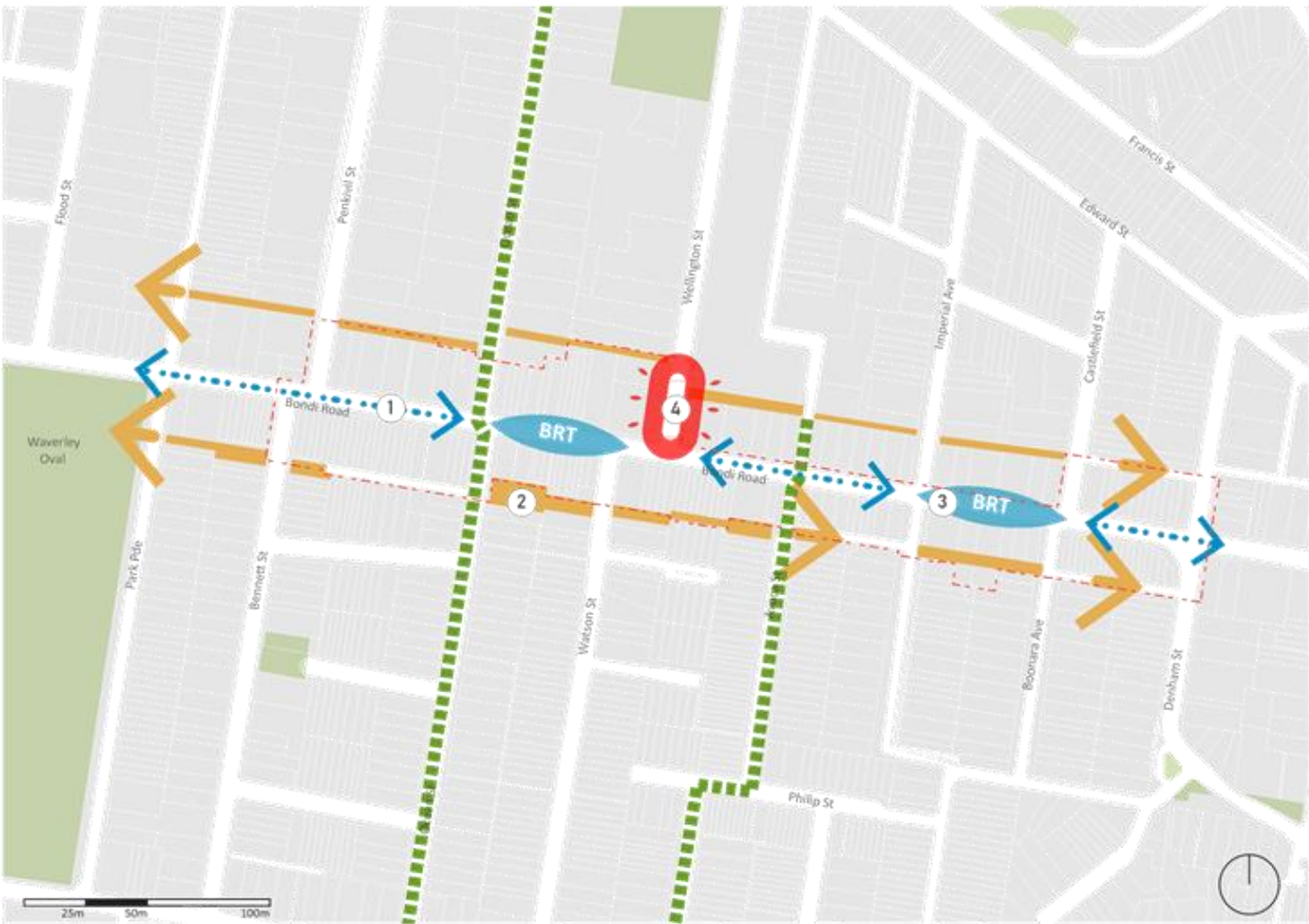
5.2 Built Form



1. Zone A: Likely future redevelopment sites. Maximum increase in height to 6 storeys. Setbacks must be enforced through the DCP above 4 storeys and additional levels must assess shadow impacts to front and rear lanes and properties as well as respect views to significant character buildings and views to the ocean. Set back new development 3m from the street frontage, to create additional public space, and potentially to serve future transport upgrades.
2. Zone B: A potential extension of the B4 Mixed Use zone in between Wellington St and Imperial Avenue to reflect the southern side of Bondi Road could serve to complete the Bondi Road 'boulevard' vision. Currently this area has irregular setbacks and built form, with regular vehicle crossings along the footpath. This area has the opportunity to create a new street frontage with additional opportunities for mixed use development with an active ground floor plane. The existing height controls of 12.5m to be retained, whilst the height on the southern side of Bondi Road could be increased to match.
3. Development in Zone A and B must encourage innovative and contemporary new developments, and alterations and additions to existing buildings, that are in harmony with, and maintain the integrity of the character buildings, their significance, their established character and visual amenity.
4. Maintain fine grain shop-fronts on ground plane across the corridor through new and old development.

- Change to zoning
- Strata titled property
- General Heritage Item
- Consistent Street Frontage
- Local Centre Boundary

5.3 Transport and Accessibility



1. Create a link for bus rapid transit (BRT) or bus lanes along Bondi Road towards the beach.
 2. Work with landowners to secure a cycle link through the back laneways parallel to Bondi Road. Investigate opportunity for acquisition of sites to complete laneways and share zones.
 3. Ensure any public domain works and new development provides sufficient space for a potential future BRT. Future 'islands' may allow for drop off and pick up to service potential BRT. Islands could include bus-friendly planting and trees on either side for shade and visual amenity.
 4. Investigate options to improve the safety of the intersection at Wellington Street and Bondi Road. This is a high-incident zone and needs to be addressed to ensure the safety of pedestrians, particularly as there a high proportion of school children walking around this area.
- Through site link
→ Proposed shared zone
→ Possible new bike route
--- Local Centre Boundary

5.4 Sustainability and Environment

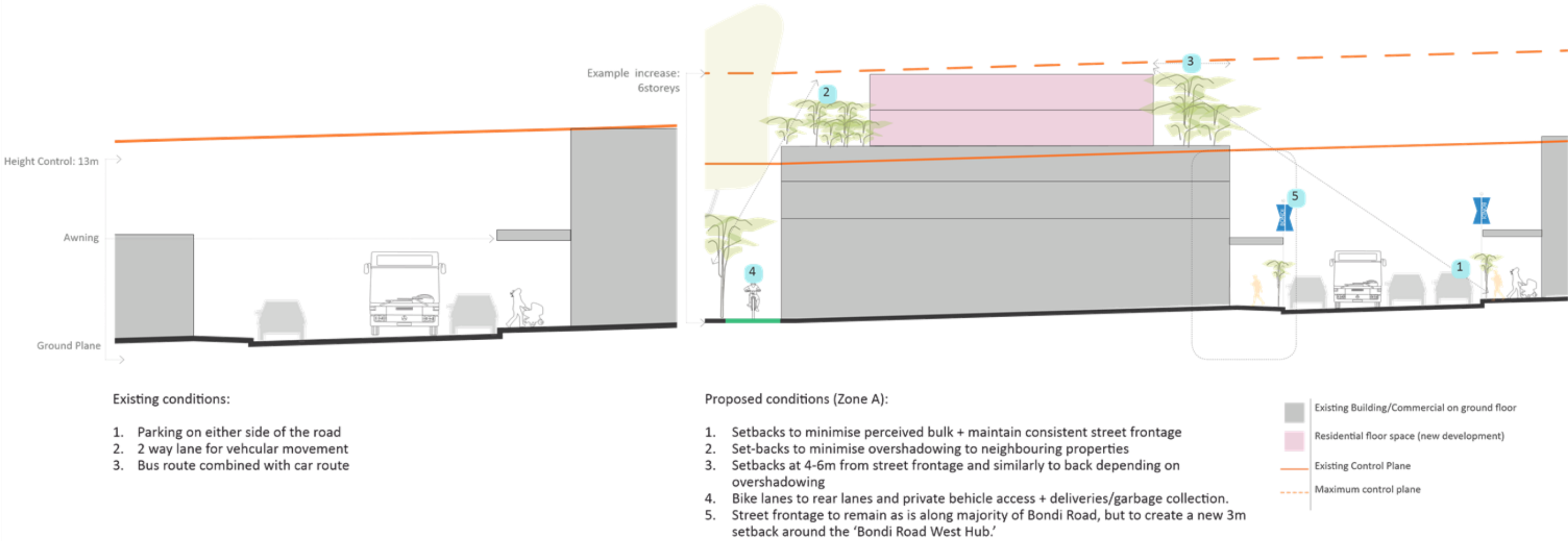


1. Require greening of roofs or accessible rooftop gardens and courtyards through DCP as an ongoing requirement to all new buildings. This could serve to decrease the Urban Heat Island effect, to increase available open space (public and/or private), increase opportunities for publicly accessible views to the ocean, and improve urban amenity with plants. Council may investigate a grants program to retrofit existing buildings.
 2. Water sensitive urban design and planting alongside footpath and pocket parks. Appropriate locations for rain gardens indicated on map.
 3. Increased tree planting and variety along Bondi Road to increase 'boulevard' feel, provide shade and improve pedestrian amenity.
- Through site link
→ Increase planting
→ Increased planting and urban greening
→ Water Sensitive Urban Design
→ Green roofing or green shop façades
→ WSUD drainage link
--- Local Centre Boundary

6. Desired Built Form Character

6.1 Typical street cross section: existing

6.2 Indicative cross section: desired strategy





Artist's impression of future potential on Bondi Road



02 BONDI BEACH (HALL ST + GLENAYR AVE) STRATEGY

“The desired future character of Hall Street is to be an iconic destination for locals and international travellers that is lively, green and sustainable. A centre that has a community feel and is creative and diverse”.



1. Desired Future Character

The desired future character of Hall Street is to be an iconic destination for locals and international travellers that is lively, green and sustainable. A centre that has a community feel and is creative and diverse.

The community has identified the following elements as being potential public benefits:

- More council services (library, museum)
- Increase tree variety and planting on streets
- Community Gardens
- Hall Street pedestrianised
- The core commercial strip of Bondi Beach should be 'people focused'
- A new iconic building or landmark

The desired future character of Hall Street is characterised by:

- An iconic destination with a sustainability minded community.
- A strong sense of community, with long-standing businesses and familiar faces.
- A diversity of uses, businesses and retail offerings, located in smaller shopfronts, with active frontages.
- A safe and walkable public realm, where pedestrian mobility and experience is prioritised over vehicle access and movements.
- A balanced and shared use of the space between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- Continuity of the public realm treatments, through functional and well-designed signage, furniture and high quality materials.
- Greenery and abundant water sensitive landscaping.
- Open spaces and corridors providing visual and physical connection through to Bondi Beach.
- A clean environment, with waste disposal managed discreetly and efficiently.
- Places for the arts, health and fitness, entertainment and culture.
- Development is well designed and responsive to existing built form, history and heritage, with appropriate street frontage heights and upper storey setbacks.
- The built form is a mix of old and new, with adaptive re-use of heritage and encouragement of innovative modern design for new development.



2. Key Ideas

Public Realm



Pedestrianised or shared zone along Hall Street + Gould Street



Additional sun and weather protection



Continuity of signage, landscaping and street furniture



Further activation through night markets, entertainment and creative lighting

Built Form



Encourage design and development of iconic buildings



Adaptive re-use of existing heritage and significant character buildings



Minimum non-residential FSR on 1st and 2nd floors to encourage hotel/short-term holiday stay uses

Access



Calm traffic movements through share-way and pedestrianisation of streets



Public electric bike loading docks to encourage the use of bicycles

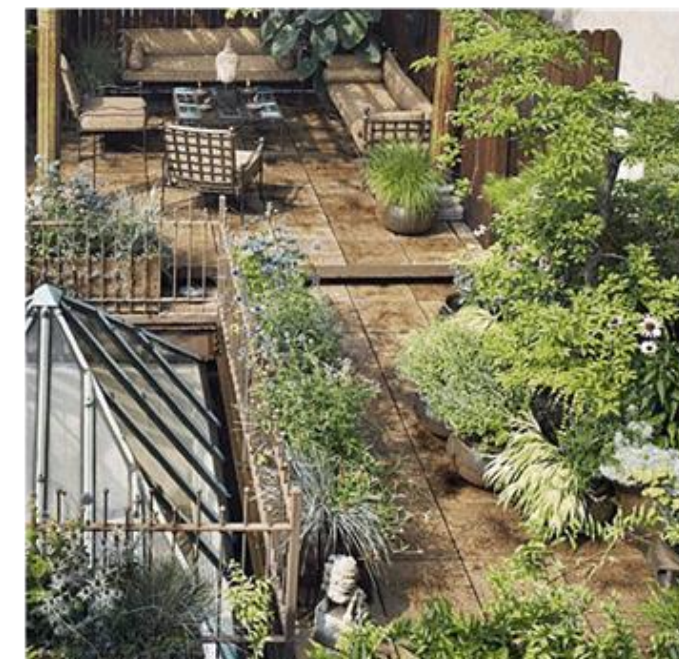


Prioritise active and public transport through cycle lanes and facilities



Dynamic and managed use of street environment: delivery times, emergency vehicle access.

Environment



Increased planting and greenery such as planter boxes and community gardens



New pocket parks at the intersections of secondary north-south streets and Hall Street



Precinct based waste system for commercial and residential properties



Encourage greening of roofs through DCP as an ongoing contribution to all new buildings

3. Strategy

3.1 Public Realm



1. To increase the sense of safety and amenity, Hall Street could be turned into a one-way shared zone, with adjacent streets closed at the intersection with Hall Street as new civic spaces.
2. Pedestrianise Gould Street and upgrade public domain with new paving treatment as well as greenery for shading and planting to enhance streetscape. Work with Police to create access solution for Police Vehicles.
3. Enhance the civic space at the intersection of Roscoe Street and Campbell Parade to encourage increased activity as well as supporting the existing street markets.
4. Advocate for a revised definition of 'active street frontage' in the Standard Instrument LEP to ensure transparency to street from ground floor retail and commercial uses are maintained, and that no vehicle crossings present to Hall Street for pedestrian safety and amenity.
5. Upgrade public domain for pedestrian safety, shade and visual amenity, particularly along Glenayr Avenue.

- Public domain investigation
- Share-way
- Potential civic spaces: corner upgrade/no through road with planting and seating/public furniture
- Local Centre Boundary

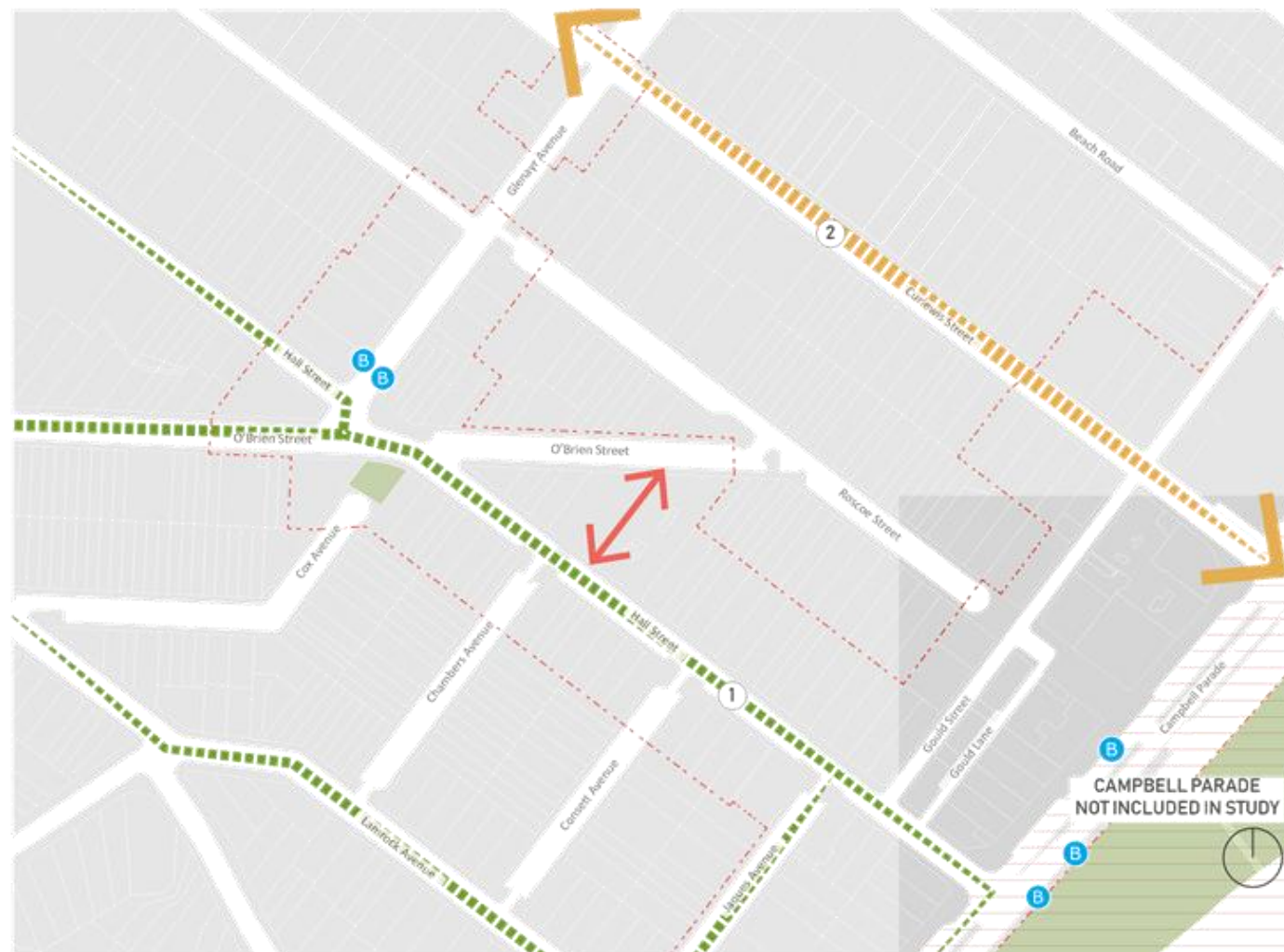
3.2 Built Form



1. Potential to extend the B4 Mixed Use zone along Curlew Street to encourage the retention of existing commercial ground floor cafes and restaurant uses, and to match with the strategic vision to create Curlew Street as a key connector between Bondi Beach and Rose Bay. Creation of a cohesive public domain and street character on Gould Street by extension of zone to match rear-lane ground floor uses of the Hotel towards Beach Road.
2. No changes are proposed to the built form controls along Hall Street.
3. Encourage innovative and contemporary new infill developments and alterations and additions to existing buildings that are in harmony with, and maintain the integrity of, character buildings.
4. Protect views to Bondi Beach by reduction of visual clutter created by excessive building above three storeys to the street front and signage protruding further than awnings and building facades.
5. Create consistency with signage typology and size across Hall Street and Glenayr Street frontages to reduce visual clutter.
6. Maintain fine grain shop-fronts in new developments.
7. Investigate opportunity for minimum non-residential FSR in the B4 Mixed Use zone in order to maintain ground floor retail and commercial uses, and encourage first floor commercial uses.

- Change to zoning
- General Heritage Item
- Strata titled property
- Local Centre Boundary

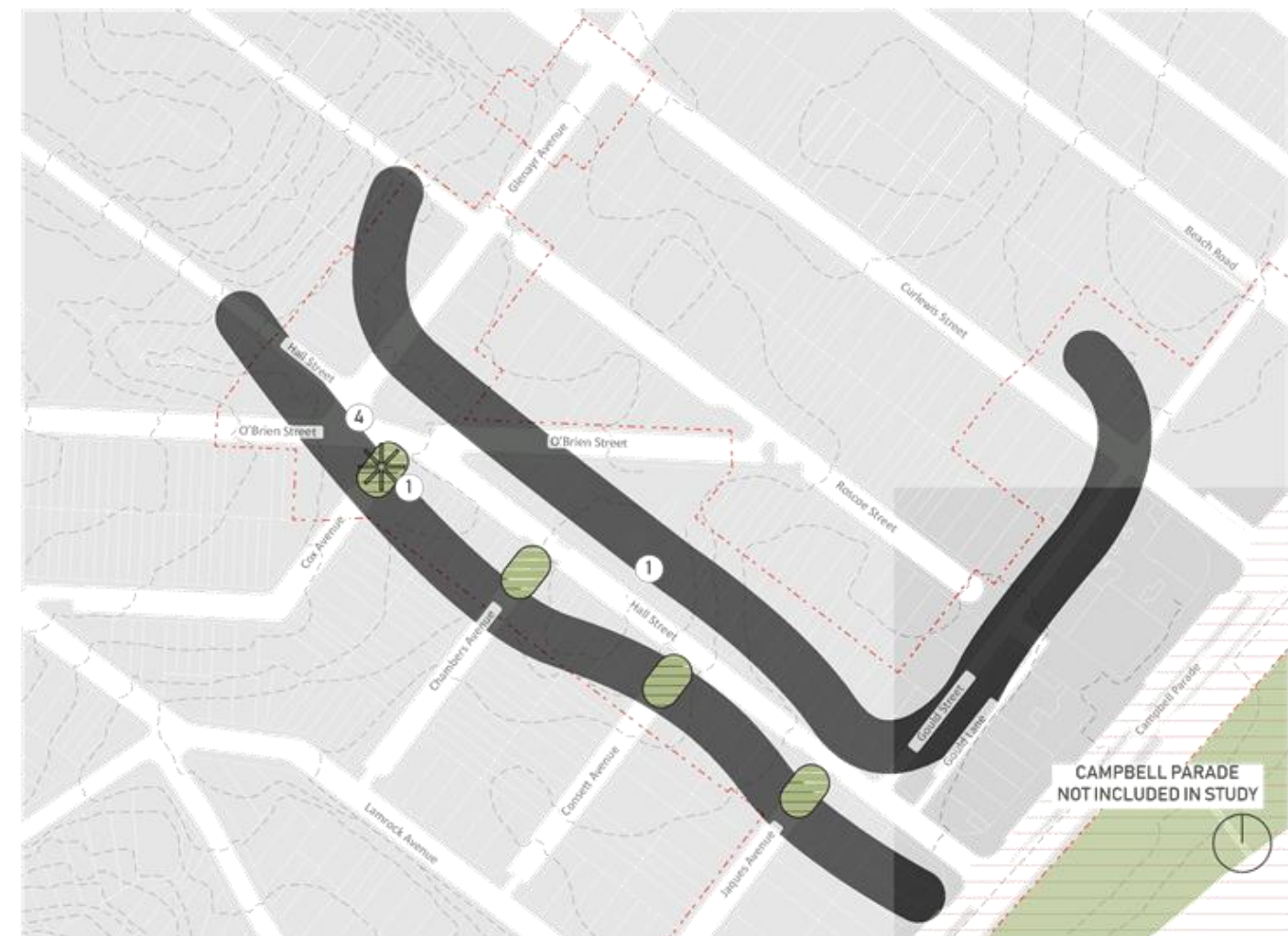
3.3 Transport and Accessibility







1. Work with internal transport teams to deliver new local route through Hall Street.
2. Work with TfNSW and internal teams to deliver a co-designed principal bicycle network (Tier 2 Route), including a separated cycle way from Campbell Parade to Rose Bay along Curlewis Street.

 Through site link
 Proposed shared zone
 Possible new bike route
 Local Centre Boundary

3.4 Sustainability and Environment



1. Review of vehicular access point at the intersection of Hall Street and Cox avenue to private residential development on the corner, to provide a potential upgrade to the existing pocket park.
2. Investigate green roofs or accessible rooftop gardens through the DCP as a requirement for all new buildings. Council may investigate a grants program to retrofit existing buildings.
3. Green the streets on the footpath edge through WSUD or edge planting and the introduction of plants and flowers onto smart poles.
4. Investigate a solar power generating surface treatment to road surfaces (potential of most sunlight catchment at western end of Hall Street) to generate off-grid charging power for future electric bike stations or car-charging stations.

 Potential civic spaces: corner upgrade/no through road with planting and seating/public furniture
 Green roofing or green shop façades
 WSUD drainage link
 Local Centre Boundary

4. Desired Built Form Character

4.1 Typical street cross section: Existing

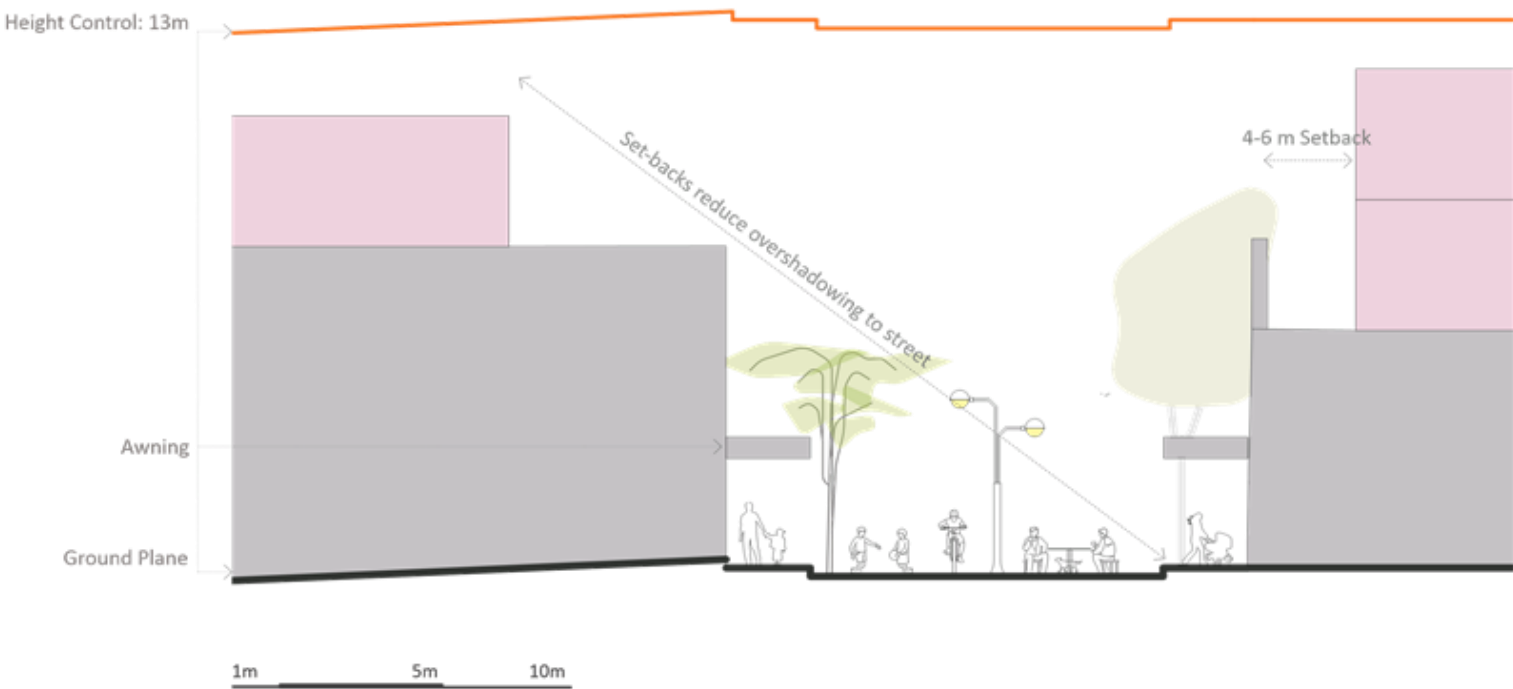


Existing conditions:

- 1. Available parking on each side of the road
- 2. 2 way lanes for vehicles



4.2 Indicative cross section: Strategy



Potential improvements:

- 1. Remove permanent parking spots on either side of the road.
- 2. Part of Hall Street converted into a share way environment with high-quality public domain treatment, with parking for drop offs and deliveries only, and a 10km enforced speed limit.
- 3. Encouragement of retail activity to sprawl onto the street.
- 4. Increased planting and greenery e.g. planter boxes, community gardens.
- 5. Additional street lighting and lighting of pedestrian crossings, as well as creative lighting to create a sense of place.
- 6. Encourage the protection and adaptive reuse of existing heritage and significant character buildings.
- 7. Explore opportunities for further activation of the centre through:
 - o temporary street closures, or
 - o permanent share-way,
 - o night markets,
 - o entertainment,
 - o creative lighting,
 - o extended opening hours.

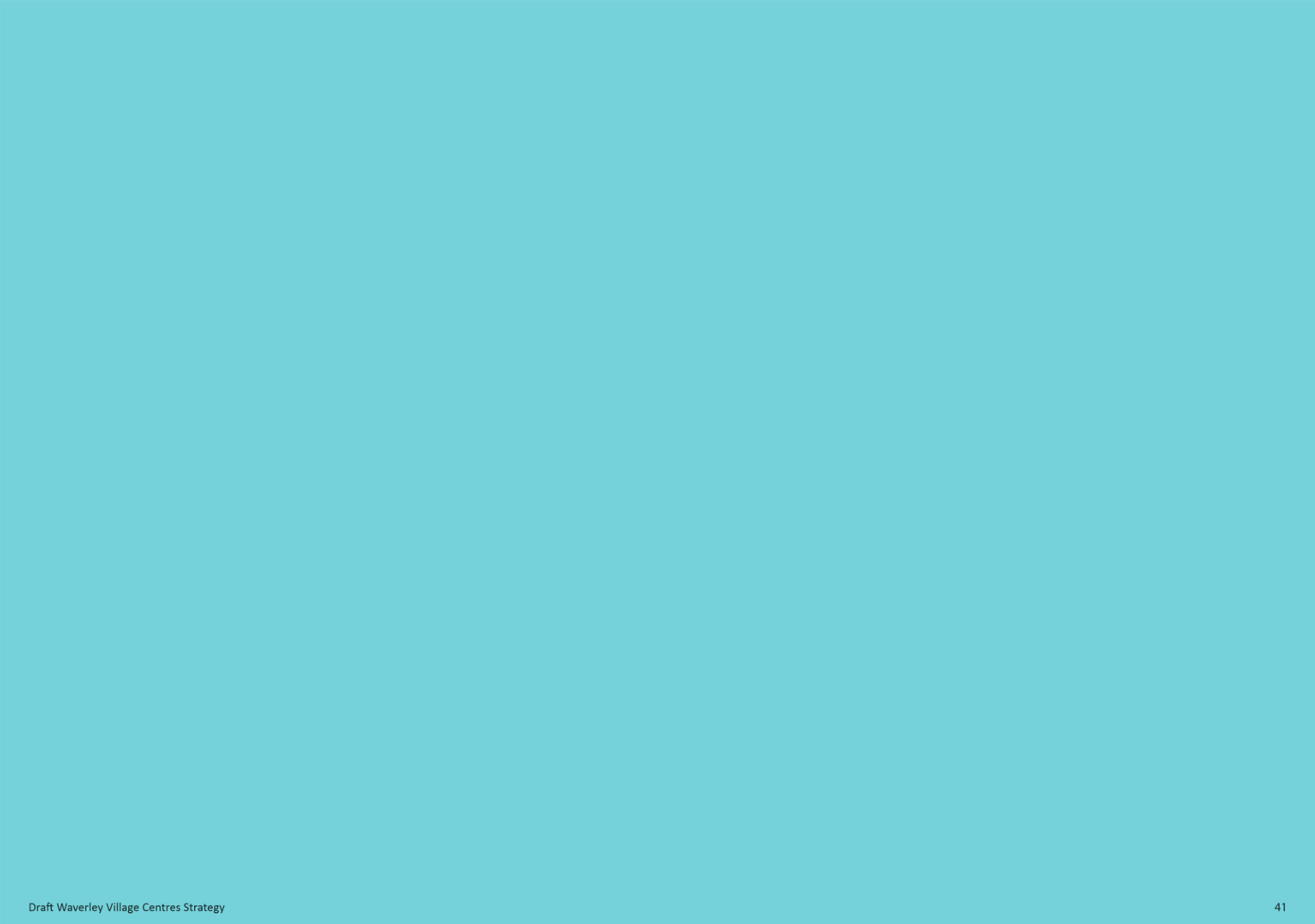




Artist's impression of future potential on Hall Street facing Campbell Parade

Artist's impression of future potential at intersection of Gould Street and Curlewis Street





“The desired future character of Glenayr Avenue is a local and community-minded, interesting, sustainable and green hub. A place to meet, shop and dine for the local area”.



1. Desired Future Character

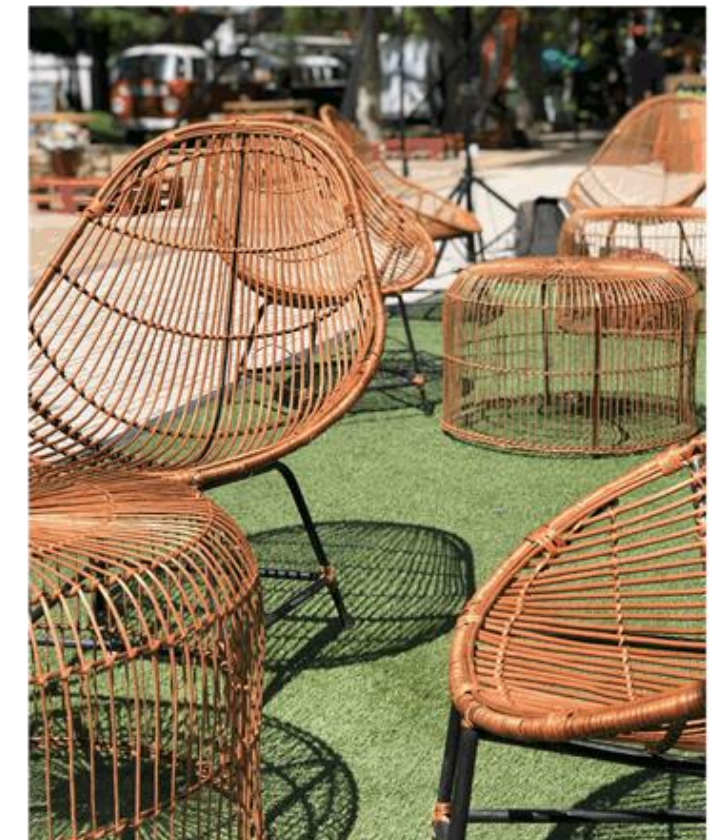
The desired future character of Glenayr Avenue is a local and community-minded, interesting, sustainable and green hub. A place to meet, shop and dine for the local area.

The community has identified the following elements as being potential public benefits:

- Safe movement for pedestrians, e.g. more zebra crossings, pedestrianisation of some areas
- Cycle lanes and bike parking facilities
- Universal Access
- Places for arts and creativity
- Night time entertainment and trading
- Pedestrian through-site links
- Wider footpaths
- Community and verge gardens

The future of Glenayr Avenue characterised by:

- A place, where people want to meet and stay.
- Clusters of diverse uses, businesses and retail offerings, interspersed by residential and civic uses and book-ended by open and active community spaces.
- A fine-grain streetscape, with well-maintained and distinctive character buildings.
- A high level of pedestrian activity and connectivity within and from the centre to surrounding centres and Bondi Beach.
- Continuity of the public realm treatments, through functional and well-designed signage, furniture and landscaping.
- Landscaping and tree planting that provides continuous greenery through the centre.
- A clean environment, with waste disposal managed discreetly and efficiently.
- New buildings (where appropriate) are well designed and responsive to existing built form, history and heritage, with appropriate street frontage heights and upper storey setbacks.



2. Key Ideas

Public Realm



New pedestrian crossings in place of centre-road island strip gaps.



Improve finish and consistency of footpaths and introduce kerbside planting.



Activate footpath, parks and space opposite cafes with play amenities for kids



Introduction of more public furniture in parks, by bus stops and in public domain



Further activation through night markets, entertainment and creative lighting

Built Form



Heritage interpretation including public domain works and signage

Access



Prioritise active and public transport through cycle lanes and facilities



Wayfinding as a key connector route for active transport and green grid

Environment



Increased planting and greenery such as planter boxes and community gardens



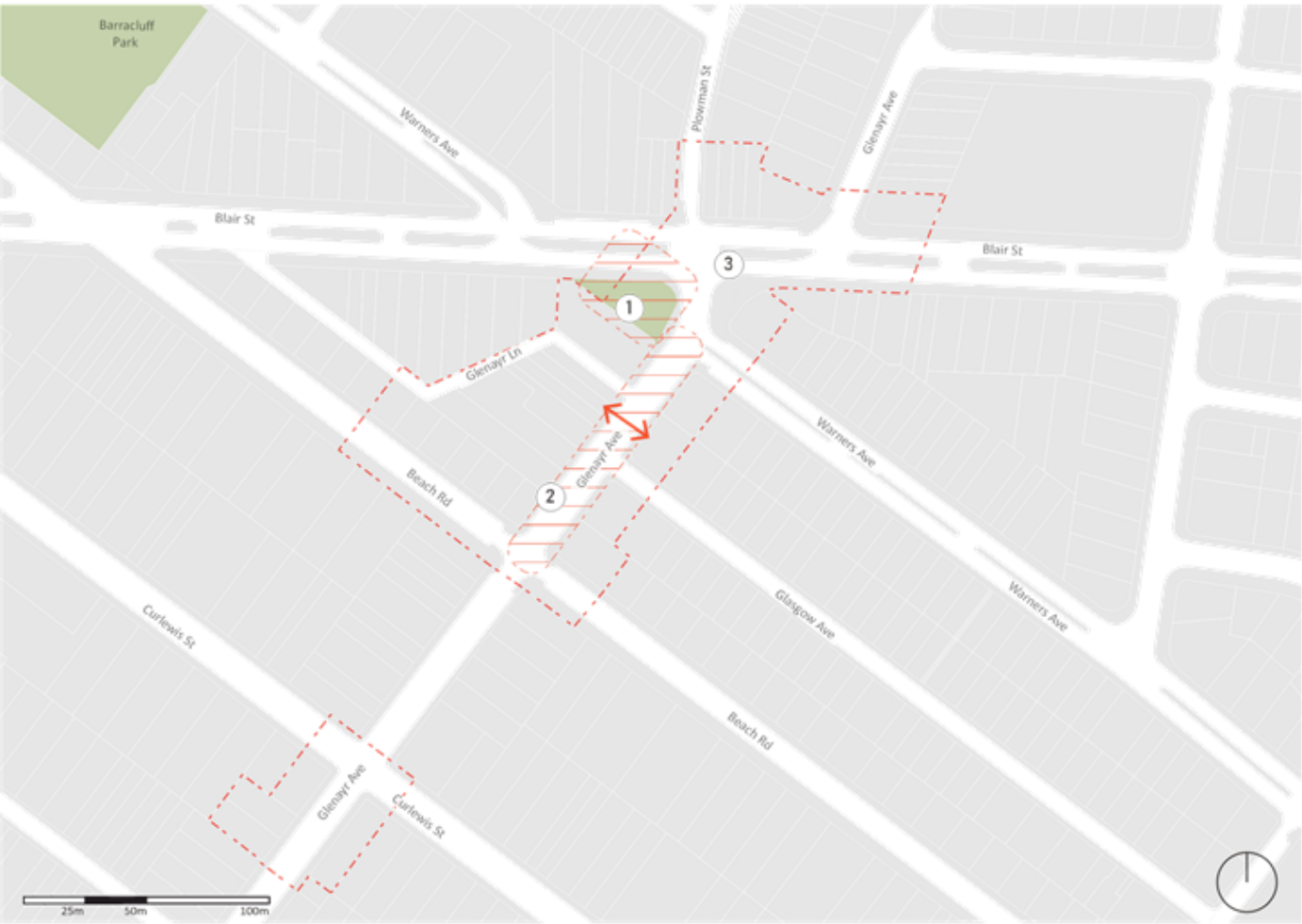
Under-ground waste system for commercial and residential properties



Solar power treatment to roads to generate off-grid power for night lighting

3. Desired Strategy

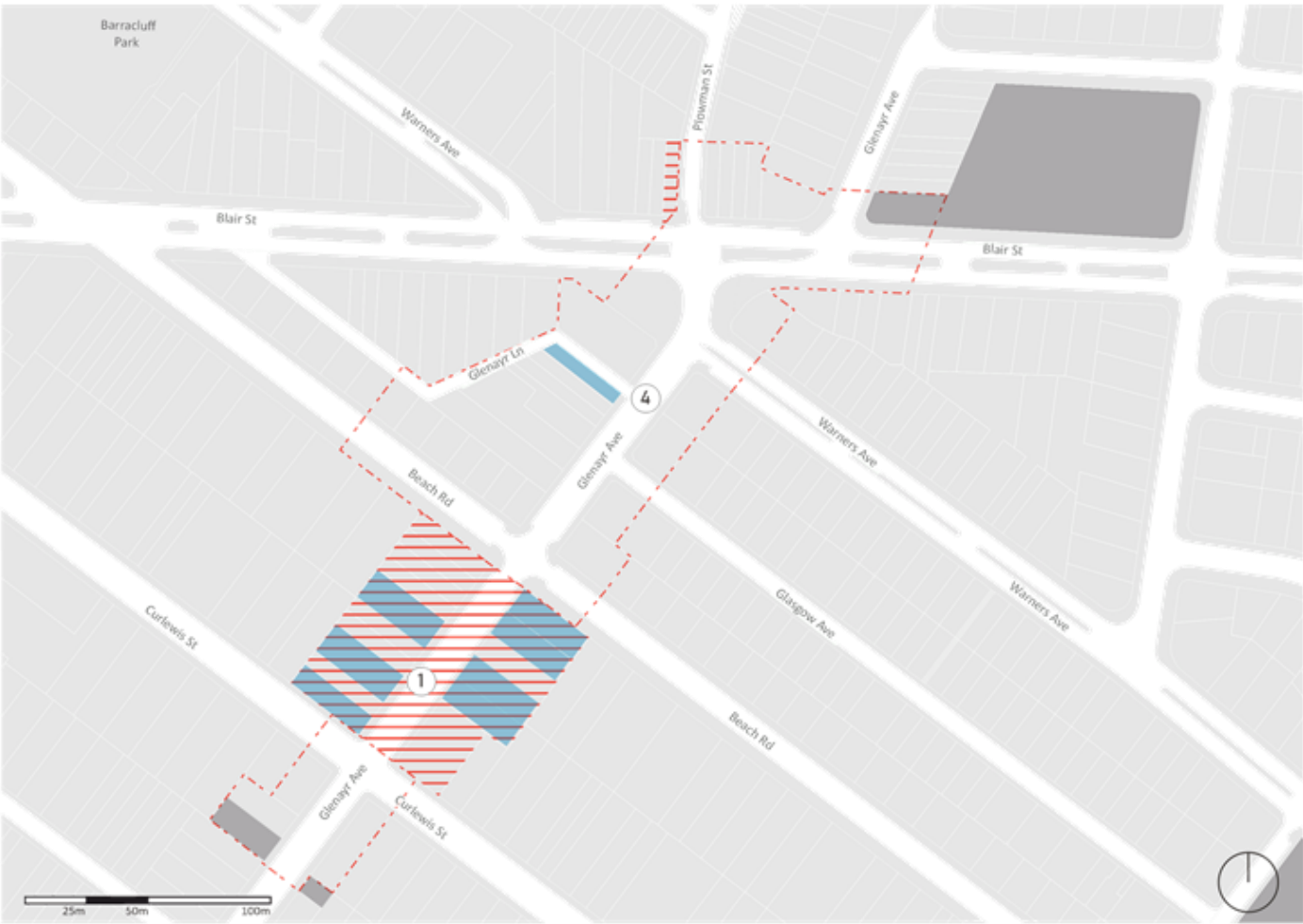
3.1 Public Realm



- 1. Current public domain upgrade at Seven Ways including: community space, upgrade to plaza space and park, lawn spaces, retention of mature trees.
- 2. Upgrade public domain for pedestrian safety, shade and visual amenity. This could include widening footpaths to encourage ease of movement while cafes can easily sprawl onto the footpaths with al fresco dining.
- 3. Review northern end of Glenayr Avenue for a pedestrian crossing and speed humps to reduce traffic speed towards Blair Street. There is no current pedestrian crossing, however the islands along the spine of Glenayr Avenue have cut outs to allow for pedestrians to wait at the middle before crossing over to the other side.
- 4. To encourage adaptation of road and kerb side parking spots for public use. Examples of successful treatments include semi-permanent parklets or public furniture or cafe seating with potted planting.

- Public domain investigation
- Share-way
- Local Centre Boundary

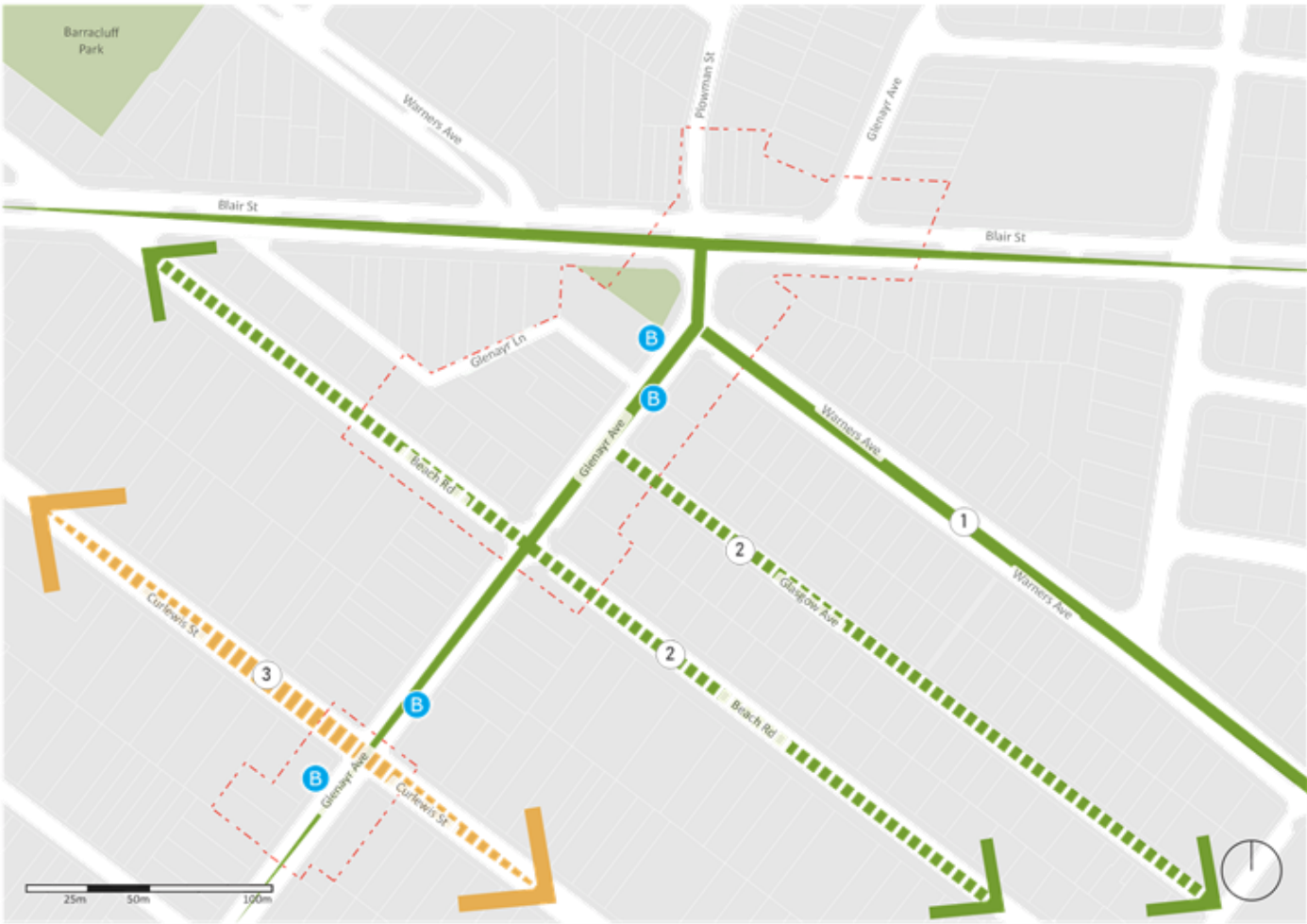
3.2 Built Form



- 1. Potential to extend the B1 Neighbourhood Centre zone to preserve existing uses on ground floor including "The Shop" cafe/bar on Curlewis Street and encourage activation of the gap that exists within the commercial strip at current to create a cohesive street-scape.
- 2. Provide greater flexibility for alterations, additions to existing buildings, that are not visible from the street.
- 3. No changes to LEP development standards (Height or Floor Space Ratio) proposed.
- 4. Create consistency with signage typology and size across the street fronts to reduce visual clutter through improved DCP controls, and potentially a Council upgrades program.

- Change to zoning
- General Heritage Item
- Strata titled property
- Local Centre Boundary

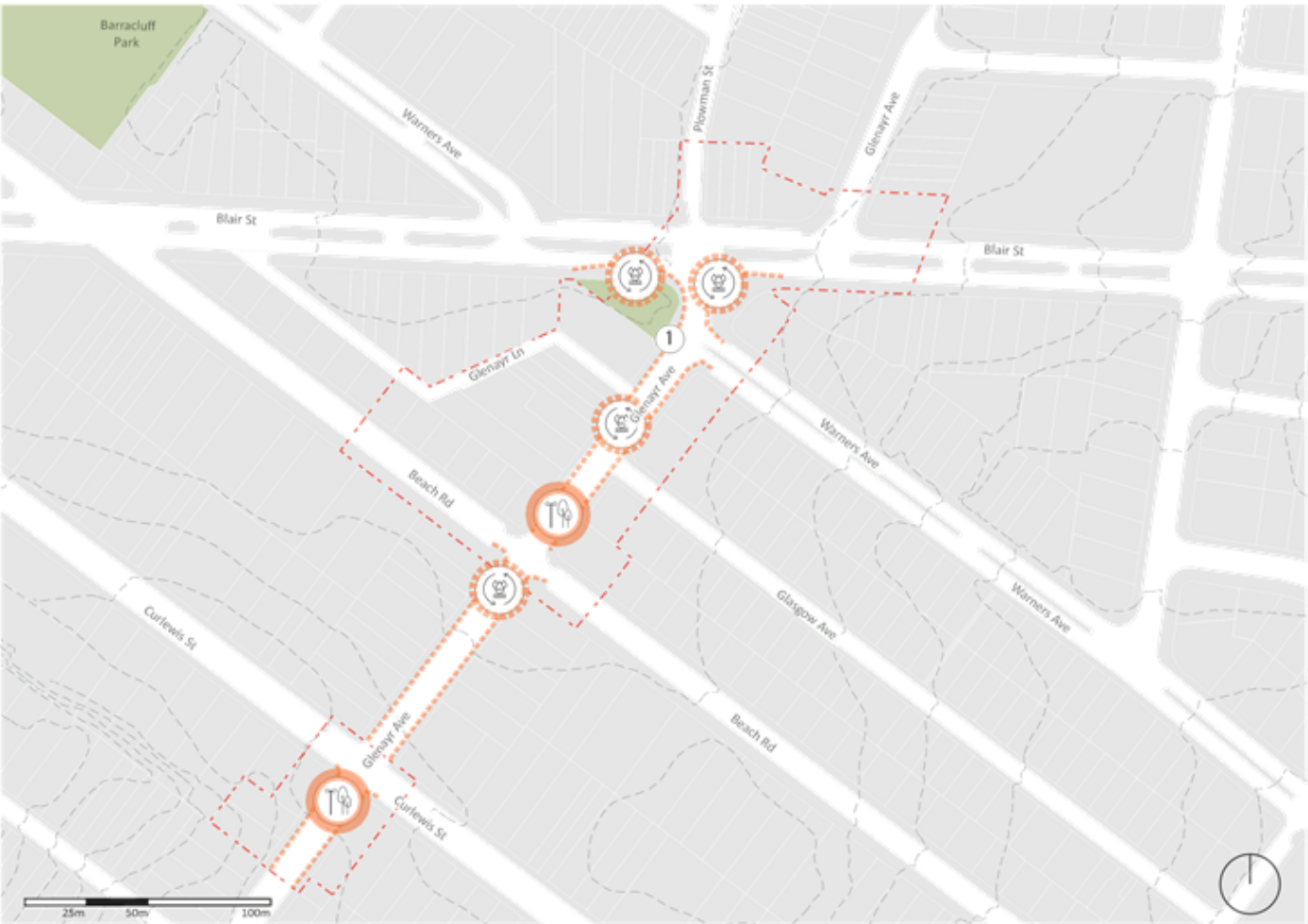
3.3 Transport and Accessibility



1. Dedicated cycle path towards the beach through Warners Avenue to be updated.
2. Possible new bike route as part of a principal bicycle network co-designed with neighbouring councils and the State Government.
3. Work with neighbouring councils and the State Government to deliver a separated cycleway through Curlew Street as a key link between Bondi Beach and Rose Bay.

- Through site link
- Proposed shared zone
- Existing local bike route
- Possible new bike route
- Local Centre Boundary

3.4 Sustainability and Environment



1. Increased tree planting and kerb side ridge planting to green the footpath and streetscape
2. Water Sensitive Urban Design (WSUD) treatment systems in line with projects and upgrades to streetscape. If trees and edge planting is implemented, work with sustainability and projects to investigate feasibility of WSUD on Glenayr Avenue.

- Increased planting and urban greening
- Water Sensitive Urban Design
- WSUD drainage link
- Local Centre Boundary

4. Desired Built Form Character

4.1 Typical street cross section: existing

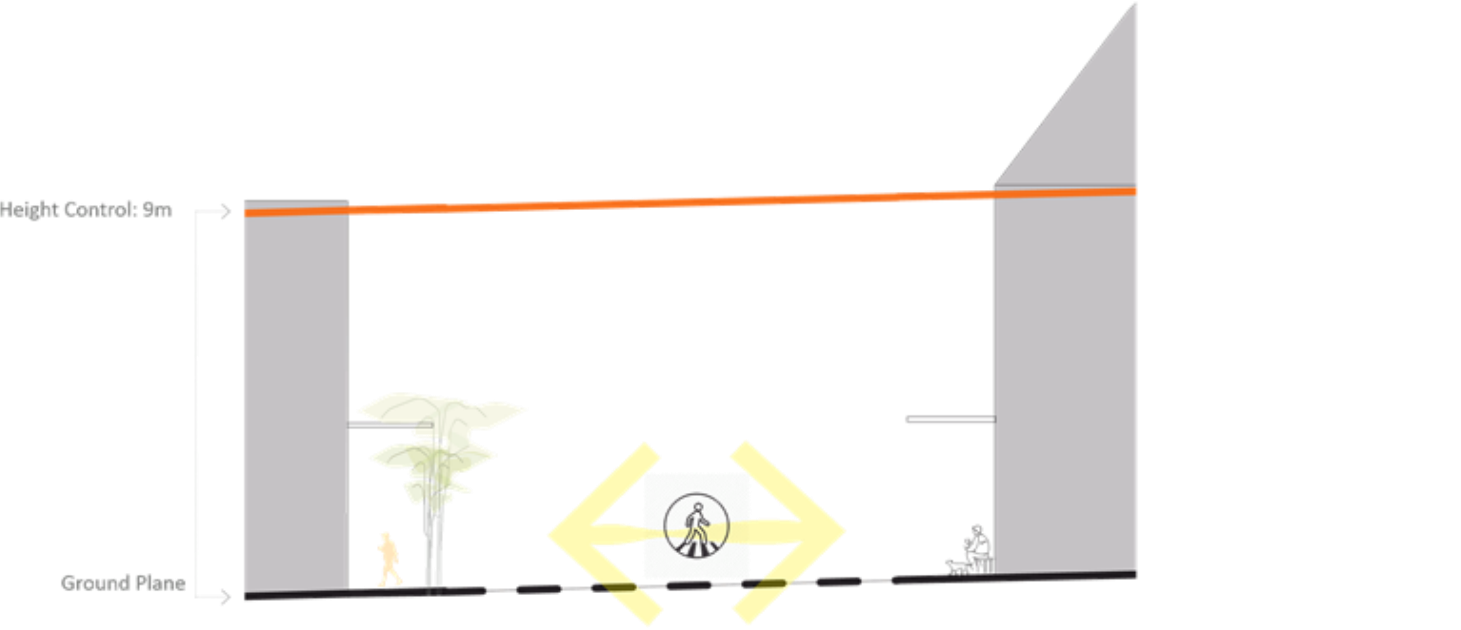


Existing conditions:

- o Footpath dining
- o Parking on either side of the road
- o Two lanes for vehicular movement
- o No dedicated bus lane
- o Island along the spine of the Avenue

Existing Building/Commercial on ground floor
Existing Control Plane

4.2 Indicative cross section: desired strategy



Proposed improvements:

- o Remove centered island
- o Add pedestrian crossing towards Seven Ways across from Glenayr Medical Centre

Existing Building/Commercial on ground floor
Existing Control Plane



Artist's impression of new public domain works at Seven Ways

“The desired future character of the Curlewis Street centre is to be a revitalised and vibrant small centre ideally located between the harbour and the beach”.



1. Desired Future Character

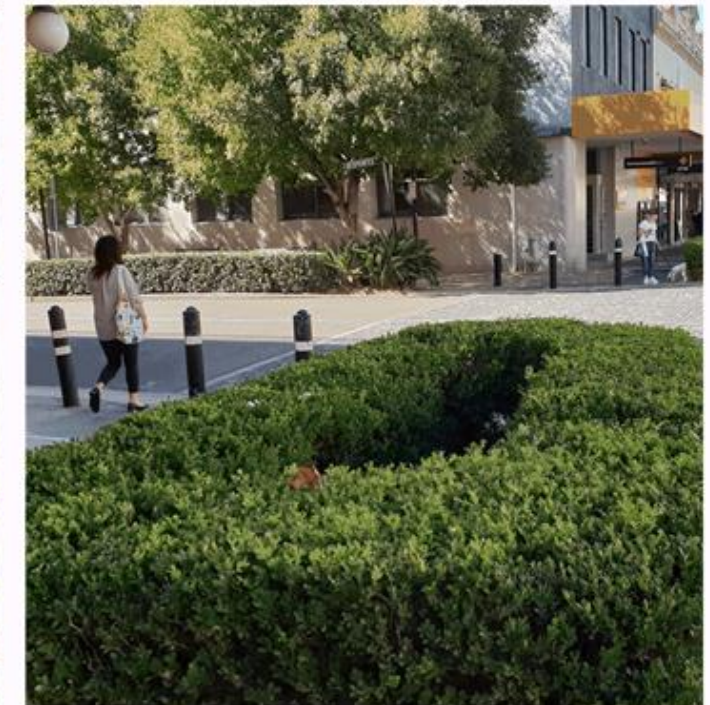
The desired future character of the Curlewis Street centre is to be a revitalised and vibrant centre ideally located between the harbour and the beach.

The community has identified the following elements as being potential public benefits:

- Activation of ground plane to turn it from a 'dead zone' into something more vibrant
- Beautification of the public domain
- Planting on the footpath and trees
- Wider footpaths

The desired future character of Curlewis Street centre is characterised by:

- A vibrant streetscape, marking the 'entrance' to Bondi Beach, with consistent verge landscaping and signage.
- A diversity of businesses, including commercial and urban services, catering to the needs of the broader community.
- A safe and well-connected public domain, where pedestrian and cyclist mobility is balanced with highly-trafficked streets, vehicle access and parking.
- Well-maintained low to mid-rise buildings of varying styles that frame the street.
- New building and / or refurbishment of existing buildings are well designed and responsive to existing built form, whilst accommodating a potential increase in scale (where appropriate).



2. Key Ideas

Public Realm



Built Form



Access



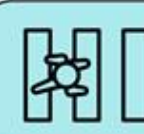
Environment



Increased planting and greenery



Encourage enhancement of active ground floor uses such as retail/business premises



Improve pedestrian connectivity from Bondi Beach to Rose Bay



Green-links from OSHR to Beach Road to Barracluff Park



Provide functional and well designed public furniture



New buildings/ refurbishments are well designed



Improve cycling connectivity from Bondi Beach to Rose Bay



Under-ground waste system for commercial properties



Increase public art, including murals or green walls on blank walls



Maintain character of distinctive buildings



Electric cycling station for drop off and pick up



Street trees and bio-retention pits for storm water harvesting



Night-time trading and entertainment



Separated cycle paths for cyclist attention at the major intersection



Consistent paving and wayfinding signage

3. Strategy

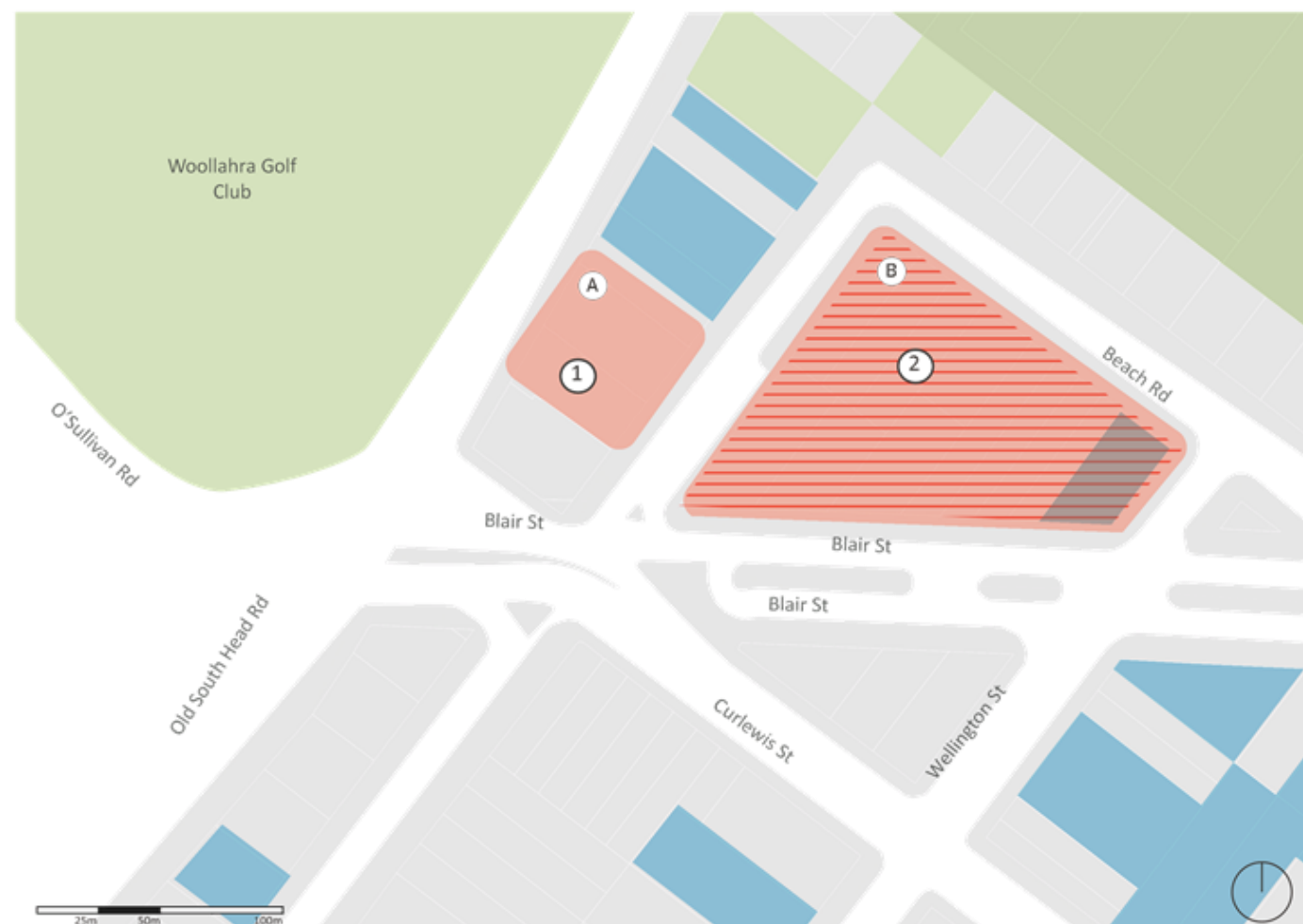
3.1 Public Realm



1. Upgrade public domain to mark 'entrance' to Bondi when coming from O'Sullivan Street/Old South Head Road. Prioritise planting, paving and signage. High-quality surface treatment as well as greenery for shading and planting to enhance streetscape.
2. Improve park between Barracuff and Synagogue with childrens play areas and public furniture.
3. Potential to activate Simpson Street and the parallel block and create a shared way with increased public domain space.
4. Work with neighbouring councils and State Government to create a separated cycle way from Bondi Beach along Curlewis Street and O'Sullivan Road linking connecting Bondi Beach to Rose Bay.
5. Investigate a green-link and cycle connection from Curlewis Street through to Barracuff Park and beyond.

Public domain investigation
Potential through-site link
Local Centre Boundary

3.2 Built Form



1. Key Site A: Could accommodate up to 5 storeys if a re-development of lots were proposed. Set backs from level 4 where appropriate to minimise overshadowing to neighbours and street scape.
2. Key Site B: Could accommodate up to 4 storeys if a re-development of lots were proposed. Potential to extend the B4 Mixed Use zone to encourage conservation of existing uses on ground floor and further activation of the site. Current uses include car repair garages on the corner of Simpson Street and Blair Street.
3. Key sites may accommodate an increase to building heights, provided the following principles are met:
 - Maintain consistent street frontage
 - Set back new development, or follow existing street frontages but change materials
 - Overshadowing to street and back lanes or buildings are considered.
4. New building and / or refurbishment of existing buildings are well designed with quality materials, respecting existing built form and character if historical in nature, whilst accommodating a potential increase in scale (where appropriate).

Change to zoning
Strata titled property
Local Centre Boundary

3.3 Transport and Accessibility



- 1. Green links enhanced with way-finding signage to Rose Bay from Bondi Beach.
- 2. Work with neighbouring councils and State government to deliver a co-designed bicycle network, with a key route along Curlewis Street

- Possible new bike route
- TfNSW Tier 2 Routes (Separated)
- Local Centre Boundary

3.4 Sustainability and Environment



- 1. Encourage urban greening through public domain upgrades on Curlewis Street and Blair Street.
- 2. Water sensitive urban design through sub-surface irrigation systems for planting along Curlewis Street.
- 3. Develop a strategy to encourage community and verge gardens at shop fronts, to be maintained by shop keepers and/or community members. This might be initially subsidised by Council, then developed as an employment plan for those looking for work.
- 4. Investigate solar power generating surface treatment to road surfaces to generate off-grid charging power for future electric bike stations or car-charging stations.

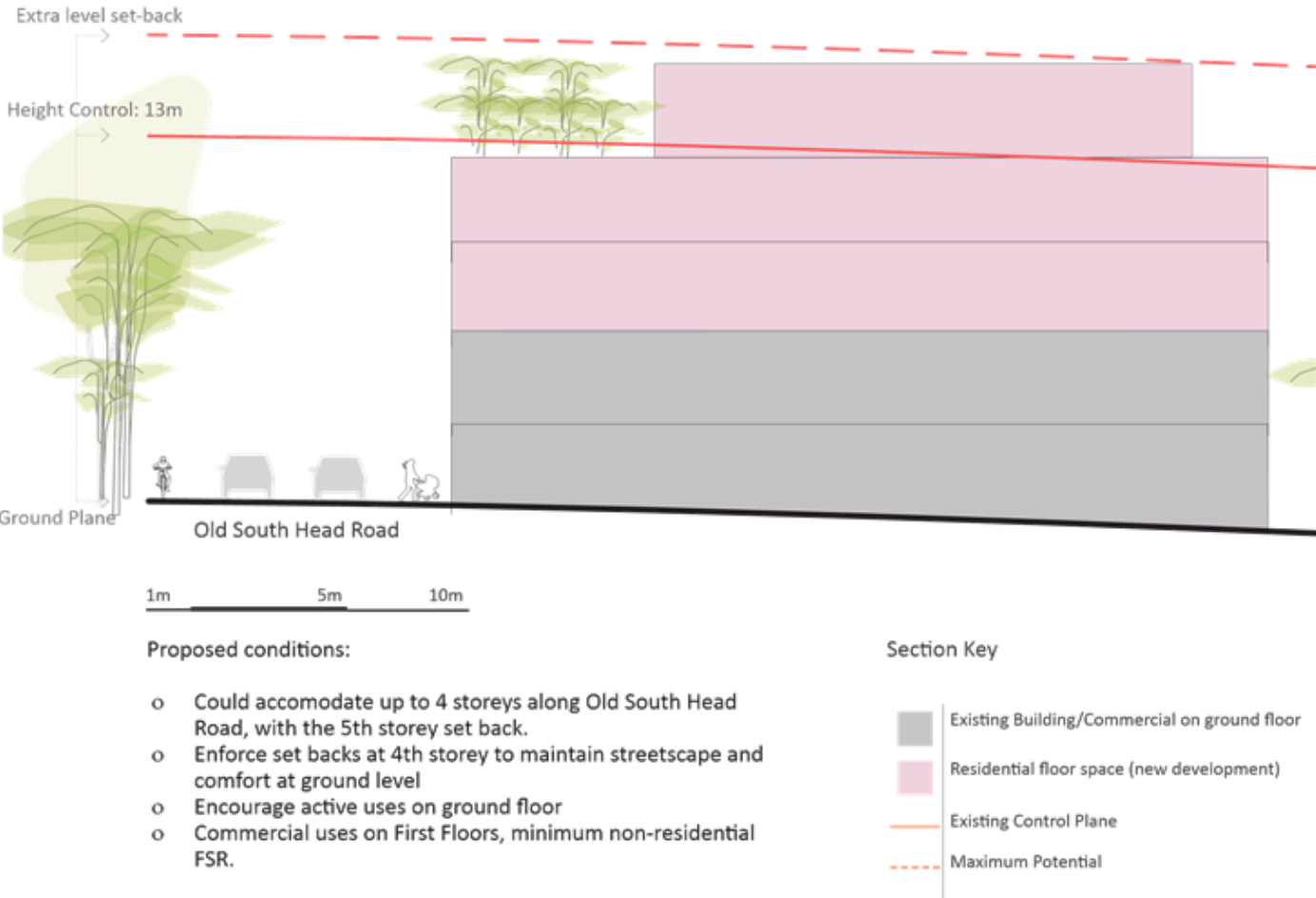
- Increased planting and urban greening
- Water Sensitive Urban Design
- Urban Greening
- WSUD drainage link
- Local Centre Boundary

4. Desired Built Form Character

4.1 Typical street cross section: existing



4.2 Indicative cross section: desired strategy





Draft Waverley Village Centres Strategy

“The desired future character of the Bronte Road centre has been described by the community as being local, community-minded, safe and sustainable”.



1. Desired Future Character

The desired future character of the Bronte Road centre is local, community-minded, safe and sustainable.

The community has identified the following elements as being potential public benefits:

- Business and food hub
- More greenery
- More pedestrian amenity
- Public art

The desired future character of Bronte Road is characterised by:

- A destination with purpose, where people visit, stay and enjoy.
- A diversity of businesses, including commercial and urban services, catering to the needs of the broader community.
- Well-maintained mid-rise buildings of varying styles which form a consistent boulevard of ground floor shop fronts with setback upper storey residential uses.
- Mid-rise buildings that create a transition between the built form scale of Bondi Junction and Bronte Road in between Ebley Street and Birrell Street.
- New housing, commercial opportunities, community facilities and public open space.
- Places for the arts, entertainment and culture.
- A high level of pedestrian activity and connectivity within and from the centre to Bondi Junction, Queens Park and Charing Cross.
- The balanced and shared use of the public domain between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- A comfortable public realm, with functional and well-designed furniture, landscaping and signage.
- New buildings are well designed and responsive to the existing built form and scale; including heritage and character buildings and provides for a high quality of living with a street frontage that gives comfort to human scale.
- New buildings incorporate best practice sustainability initiatives.
- A clean environment, with waste disposal managed discreetly and efficiently.



2. Key Ideas

Public Realm



Increased planting and greenery



Provide functional and well designed public furniture



Wayfinding signage to Bondi Junction and Charing Cross



Temporary activation, informal community spaces



Undergrounding power lines, introduce smart poles

Built Form



New development opportunities that can support delivery of public space



Maintain character of distinctive buildings



Continuous active street frontages with upper storey set-backs

Access



Reduce and calm traffic movements to improve pedestrian amenity + safety



Work with TfNSW to deliver separated cycle link



Permeability and connectivity through the centre and new development

Environment



Extension of landscape conservation zone along Porter Street



Under-ground waste system for commercial and residential properties

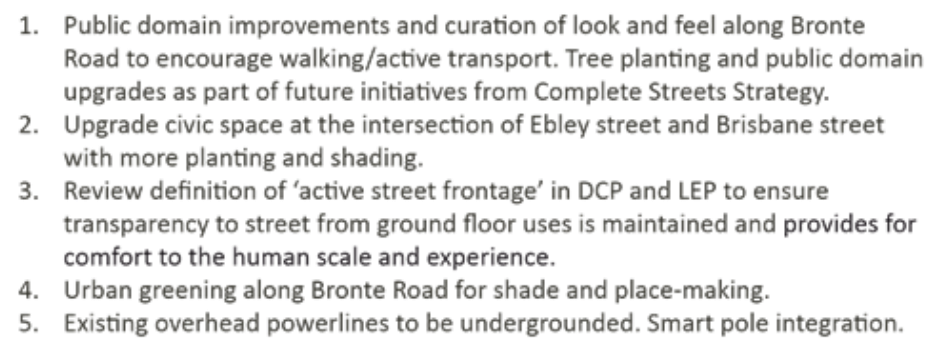


Kerb planting to encourage safety and sense of place



Investigate green roofing policy, a green wall as public art could be a point of attraction to the centre

3.1 Public Realm

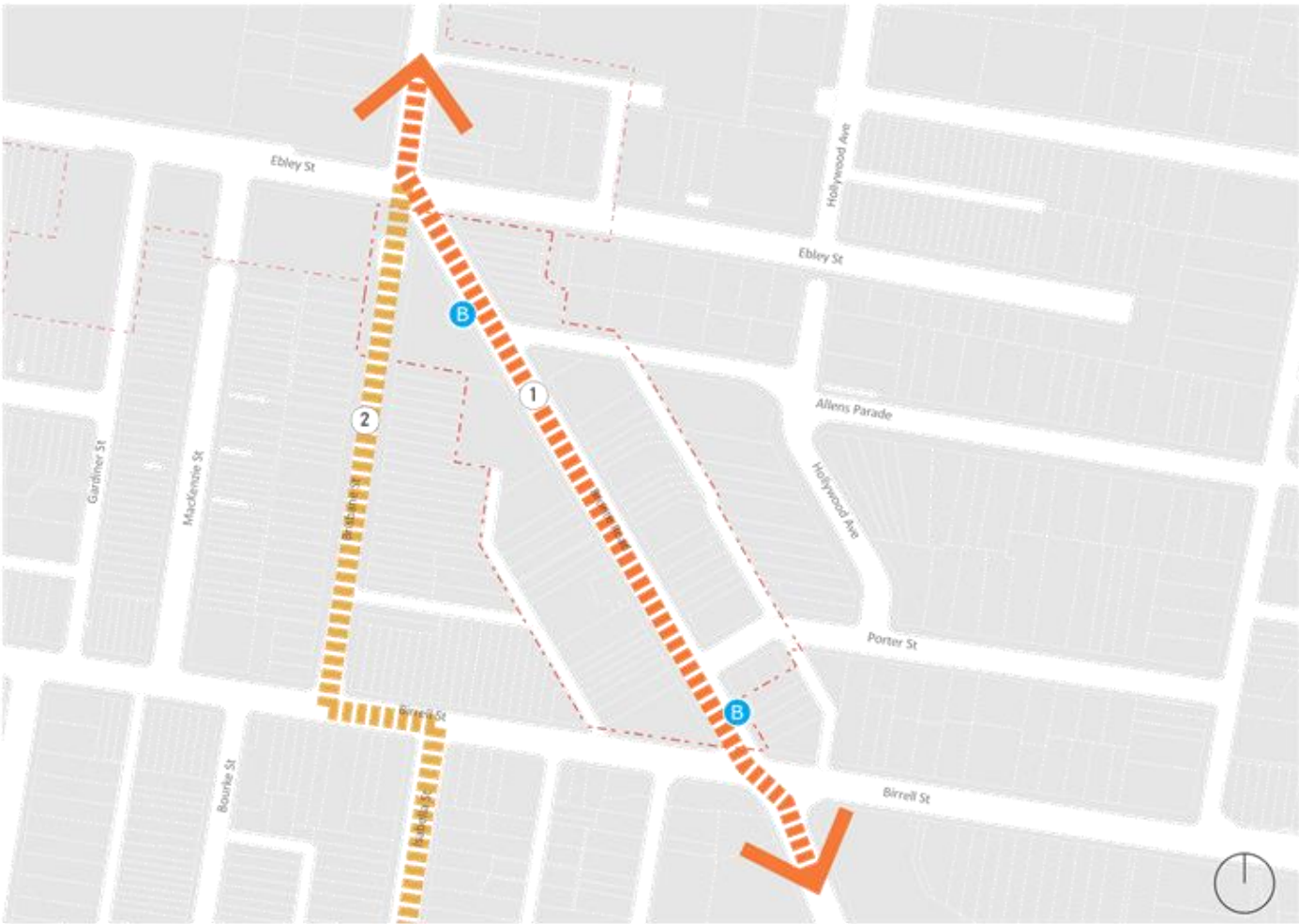


- Public domain investigation
-  More tree planting to the street front
-  Pocket park upgrade
- Local Centre Boundary

1. Extend the B4 Mixed Use zone to include the corner of Birrell Street and Bronte Road (heritage item).
2. Key area A: Could accommodate appropriate infill set-back from the street front, respecting heritage fabric.
3. Key area B: Could accommodate new development, provided the following principles are met:
 - Maintain consistent street frontage
 - Set back at 4th level of all new development, or follow existing street frontages but change materials to promote fine grain/variety of palette
 - Overshadowing to street and back lanes or buildings are considered and tested appropriately.
4. New building and / or refurbishment of existing buildings are well designed with quality materials, respecting existing built form and character if historical in nature, whilst accommodating a potential increase in scale (where appropriate).

-  Change to zoning
 Strata titled property
 Heritage titles
 Local Centre Boundary

3.3 Transport and Accessibility



1. Work with TfNSW to deliver a dedicated cycleway along Bronte Road linking to the Junction and current cycle way under construction on Spring Street.
 2. Work with TfNSW to deliver a secondary cycleway, away from the main bus corridor on Bronte Road and up Brisbane street towards Bondi Junction.
 3. Improve pedestrian and cyclist way finding between Bondi Junction and Charing Cross, along the Bronte Road Spine.
- Proposed separated cycle link (main)
Proposed separated cycle link (fewer lanes)
Local Centre Boundary

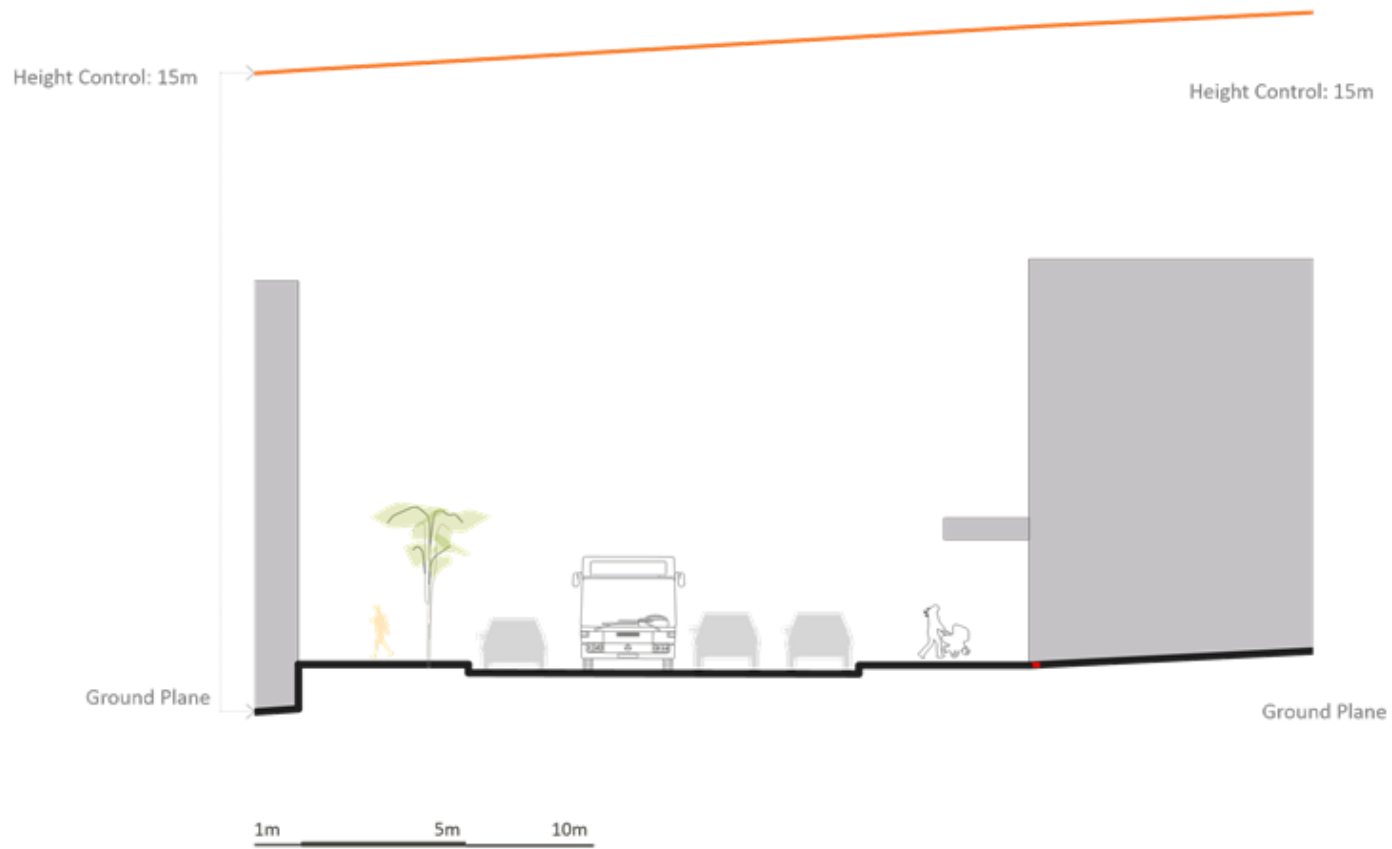
3.4 Sustainability and Environment



1. Work with heritage and landscape teams to assess the significance of trees on Porter street and investigate the extension of landscape conservation zone along Porter Street to protect mature trees creating a canopy.
 2. Increased planting and greening of Bronte Road through WSUD interventions and systems.
- Suggested extension to landscape conservation zone
Existing landscape conservation zone
Increased planting and urban greening
Water Sensitive Urban Design
Increase planting
WSUD drainage link
Local Centre Boundary

4. Desired Built Form Character

4.1 Typical street cross section: existing



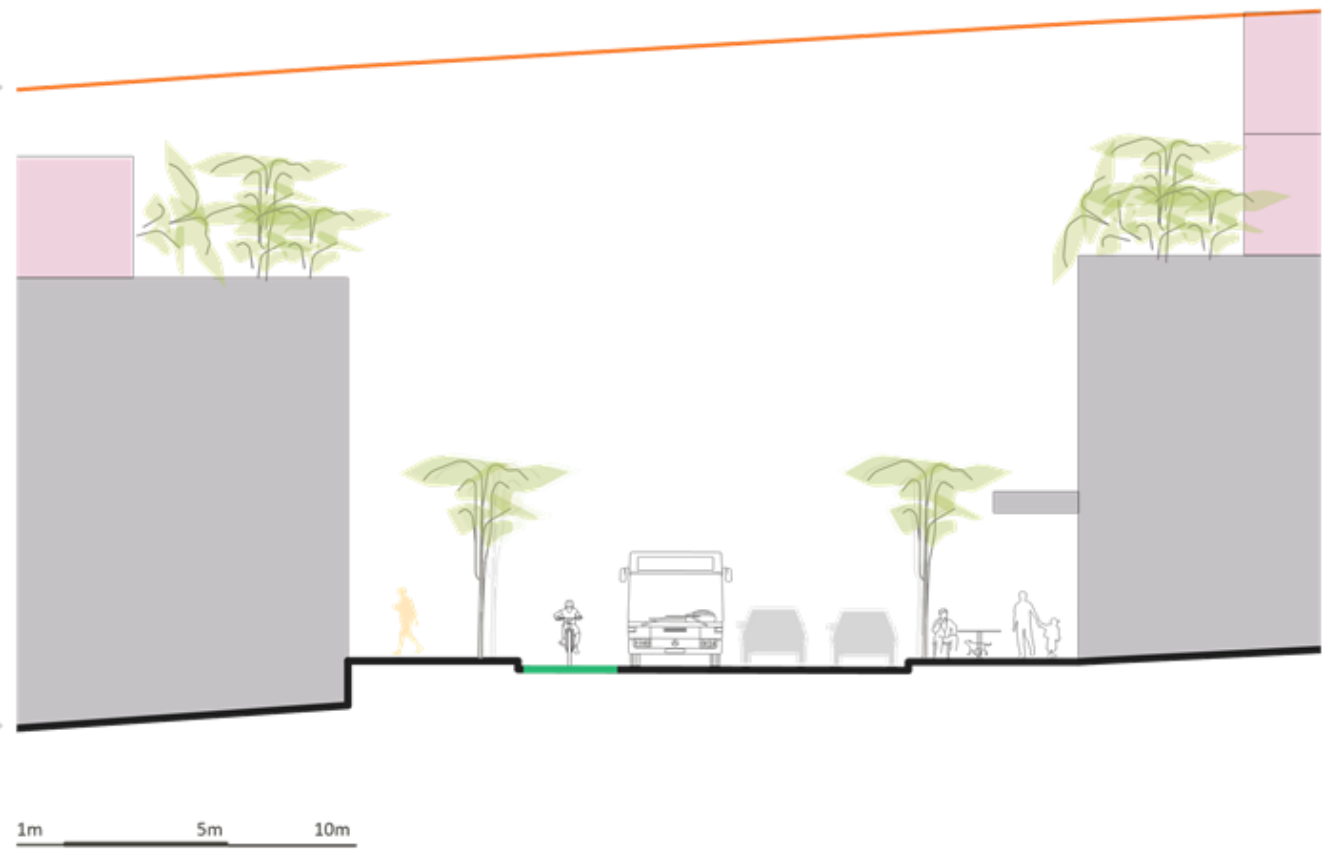
Existing conditions:

- o Parking on either side of the street
- o Two lanes for vehicular movement
- o Bus route is shard lane with vehicles
- o Bus stops in between parking spots
- o Awnings sporadic
- o Builldings range from 1 to 8 storeys
- o Building typology varies from shop top housing, mixed use buildings to 2 storey terrace walk ups.

Section Key

- Existing Building/Commercial on ground floor
- Residential floor space (new development)
- Existing Control Plane

4.2 Indicative cross section: desired strategy



Proposed conditions:

- o Introduction of separated cycle way
- o Tree planting on the edge of the footpath
- o Shared bus and private vehicle lane
- o Street parking on east side

Section Key

- Existing Building/Commercial on ground floor
- Residential floor space (new development)
- Existing Control Plane



Draft Waverley Village Centres Strategy

“The desired future character of Charing Cross has been described by the community as being local, community-minded, historical and safe”.



1. Desired Future Character

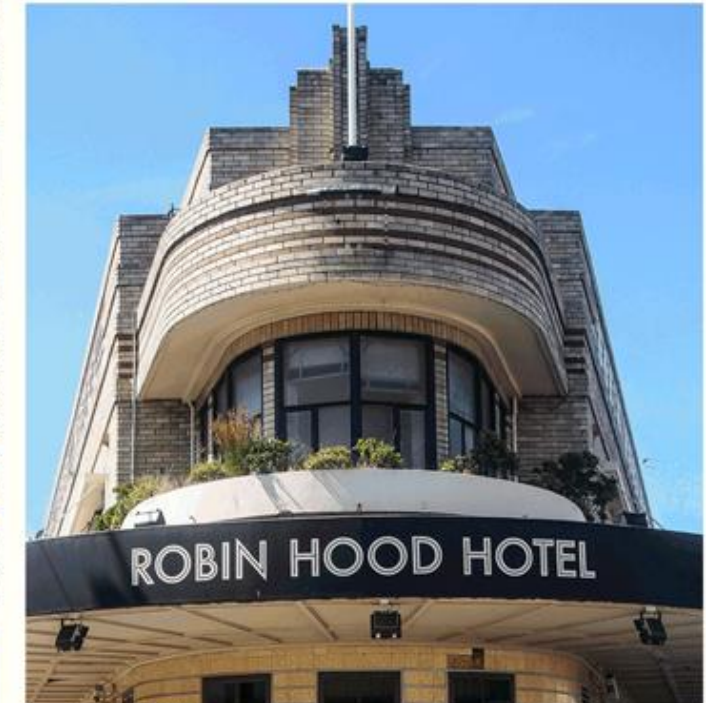
The desired future character of Charing Cross is local, community-minded, historical and safe.

The community has identified the following elements as being potential public benefits:

- Community resource as public space, library or multi-function hall/recreation centre
- More greenery and variety of planting from ground floor to above ground floor (including street poles/overhead power line poles)
- Lane-way activation strategy
- Encourage diversity of shops and businesses
- Public plaza
- Centralized car-parking for public

The desired future character of Charing Cross is characterised by:

- A destination rather than a thoroughfare, where people visit, stay and enjoy.
- A prevailing and consistent streetscape, comprising distinctive and well-maintained low-rise Victorian, Federation and Inter-war buildings and shopfronts, reflective of the historical evolution of Waverley's oldest commercial centre.
- Preserved landmark buildings, including the Bell Towers at St Marys Immaculate Church, that are visible across the LGA aided by the centre's ridgeline topography.
- The visibility of local indigenous culture and heritage.
- A diversity of uses, independent businesses and retail offerings catering to local needs.
- Places for the arts, entertainment and culture.
- A high level of pedestrian activity and connectivity within and from the centre to Bondi Junction, Queens Park and Bronte Beach.
- The balanced and shared use of the public domain between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- A comfortable public realm, with functional and well-designed furniture, landscaping and signage.
- A clean environment, with waste disposal managed discreetly and efficiently.
- Development is well designed and responsive to existing built form, history and heritage, with appropriate street frontage heights and upper storey setbacks.
- Any new building must respect the HCA and its design characteristics without mimicking heritage detailing.



2. Key Ideas

Public Realm



Under-grounding power-lines and smart poles



Provide functional and well designed public furniture



Increase public art, including heritage interpretation.



Future public plaza and community space.

Built Form



Maintain heritage characteristics with new development



Consistency of historic aesthetic throughout centre



New buildings must not mimic heritage detailing

Access



Create safe movement corridors for pedestrians in laneways and on the road.



Encourage more cyclists by creating safe movement corridors



Bus Rapid Transit Line (medium to long term)



Activating laneways by creating areas for play

Environment



Increased planting and greenery



Street-tree introduction and bio-retention pits to harvest storm water



Under-ground waste system for commercial and residential properties



Kerb planting to encourage safety and sense of place



Green-link opportunity: Victoria St to Bronte Rd

3. Strategy

3.1 Public Realm



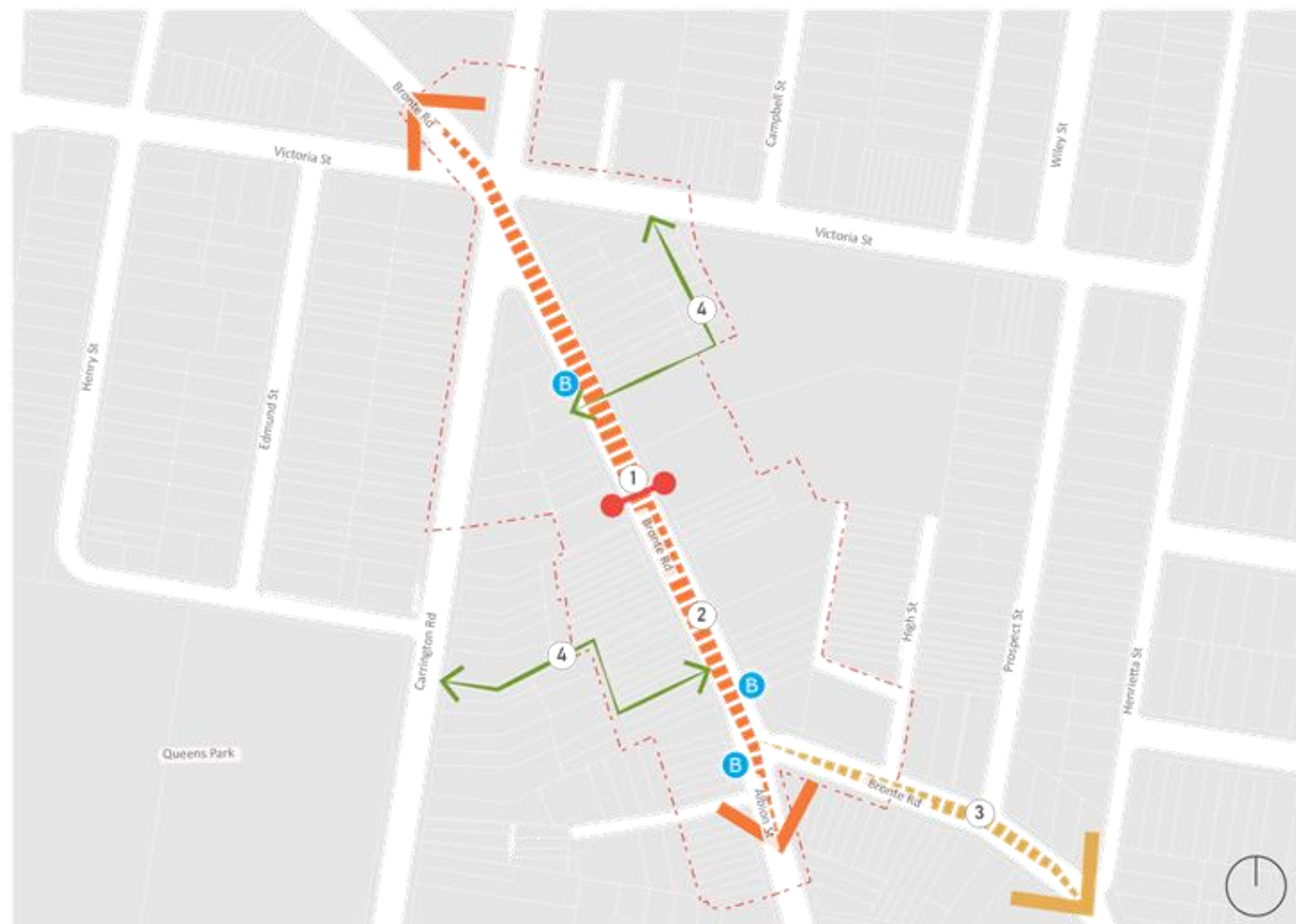
1. Improve wayfinding along key corridors from Bronte Road, Charing Cross to Macpherson Street and Bronte Beach. This can include pedestrian way-finding, heritage storyboarding by signage, green-links, etc.
2. Work with landowners to deliver key civic spaces across opposite sites from St Marys Immaculate Church Council car park to potential sites behind Robin Hood Hotel and beyond.
3. Upgrade public domain and activate Judges Lane linking to Queens Park.
4. Curate a consistent public domain through building design and upgrades to existing buildings, awnings and signage.
5. Existing overhead powerlines to be undergrounded. Smart pole integration.

3.2 Built Form



1. Extend B4 Mixed Use zone to preserve existing uses on ground floor and beyond along Bronte Road towards Bondi Junction.
2. Key sites A + B: allowing for a maximum of 4 storeys, with the 3rd storey and above set back from the street front.
3. Conserve existing character of the Heritage Conservation Area (HCA)
4. Encourage innovative and contemporary new building developments, and alterations and additions to existing buildings, that are in harmony with, and maintain the integrity of the HCA's cultural heritage significance, its established character and visual amenity. New development should respect the traditional patterns and proportions of the existing development
5. Additions should be carefully designed to:
 - respect the scale, massing and proportions of the existing building and its key design elements
 - involve the least amount of alterations to significant fabric
6. No additions are permitted within the front setback of buildings unless it can be clearly demonstrated that;
 - the new structure will not dominate the streetscape and subject building
 - obscure views to the building
 - adversely impact the cultural significance of the place
7. Bronte Road to the north is more eclectic in character and additional floor space for buildings should be considered on its merits in reference to the agreed principles
8. Corner development should accentuate the corner and provide a transition from one street to another
9. Larger building façades should be articulated in a regular rhythm to respond to the late 19th Century and early 20thC street-scape characteristic of the HCA

3.3 Transport and Accessibility



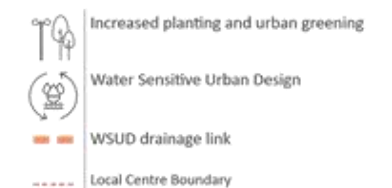
1. Potential pedestrian crossing closer to the centre of the block.
2. Work with neighbouring councils and State government to deliver separated cycle routes.
3. Upgrade laneways and deliver green links from Bronte Road through to Carrington Road and Victoria Street.
4. Ensure new development and public domain upgrades provide sufficient space for a potential future separated cycle way. Future street-frontage set-backs to new developments near bus stops may allow for drop off and pick up to service existing bus routes without compromising road width. Set-backs to buildings on the street front could widen and set the footpaths back, provide a bus stop, provide a public plaza and include planting and trees for shade and visual amenity.



3.4 Sustainability and Environment

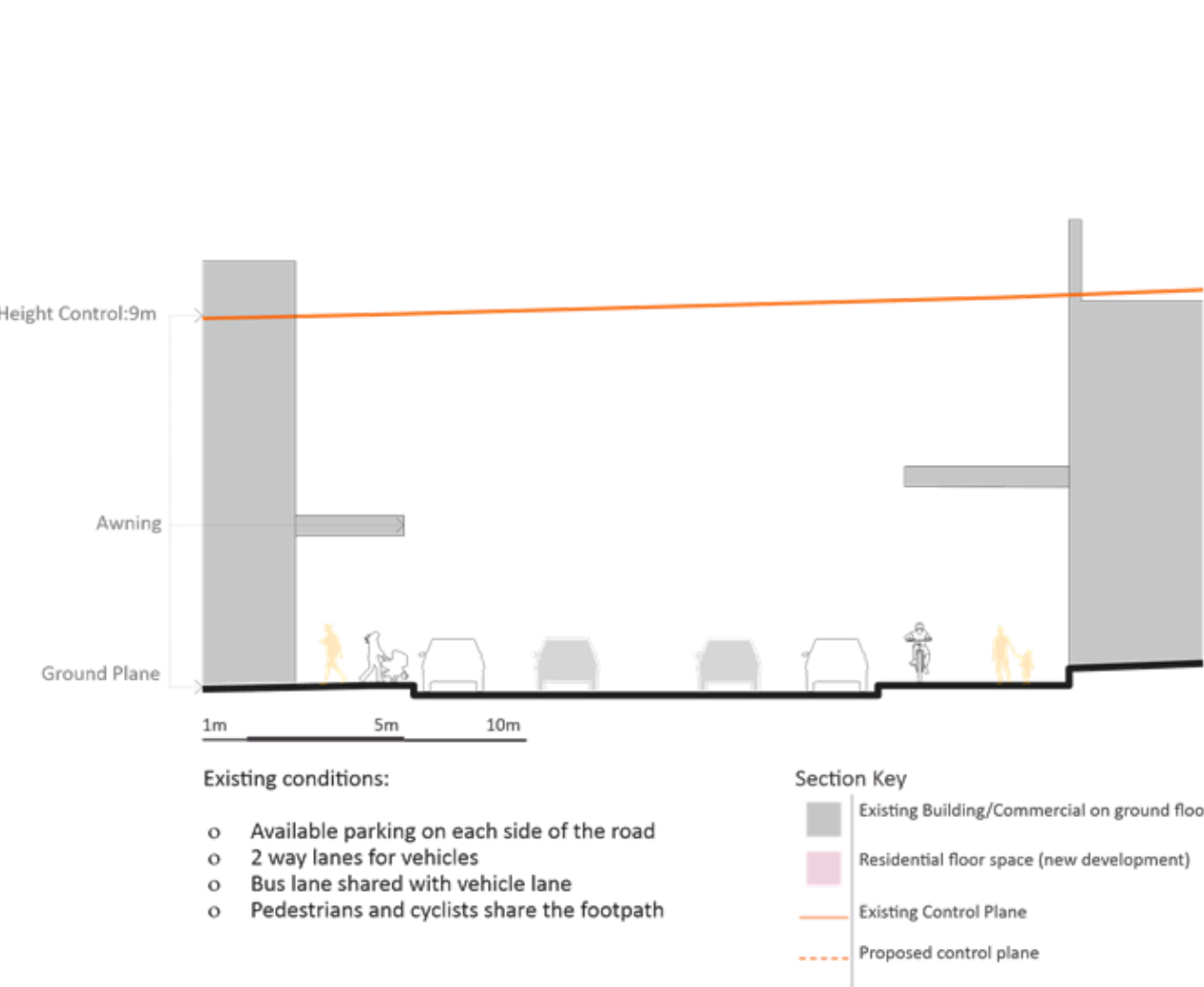


1. Increase ridge and tree planting through water sensitive urban design systems along Bronte Road.
2. Increase urban greening, and where possible tree planting.
3. Investigate the opportunity to turn the council car park by St Marys Immaculate Catholic Church into open space. This could involve underground parking to accommodate to local businesses and the public with an outdoor space on ground level.

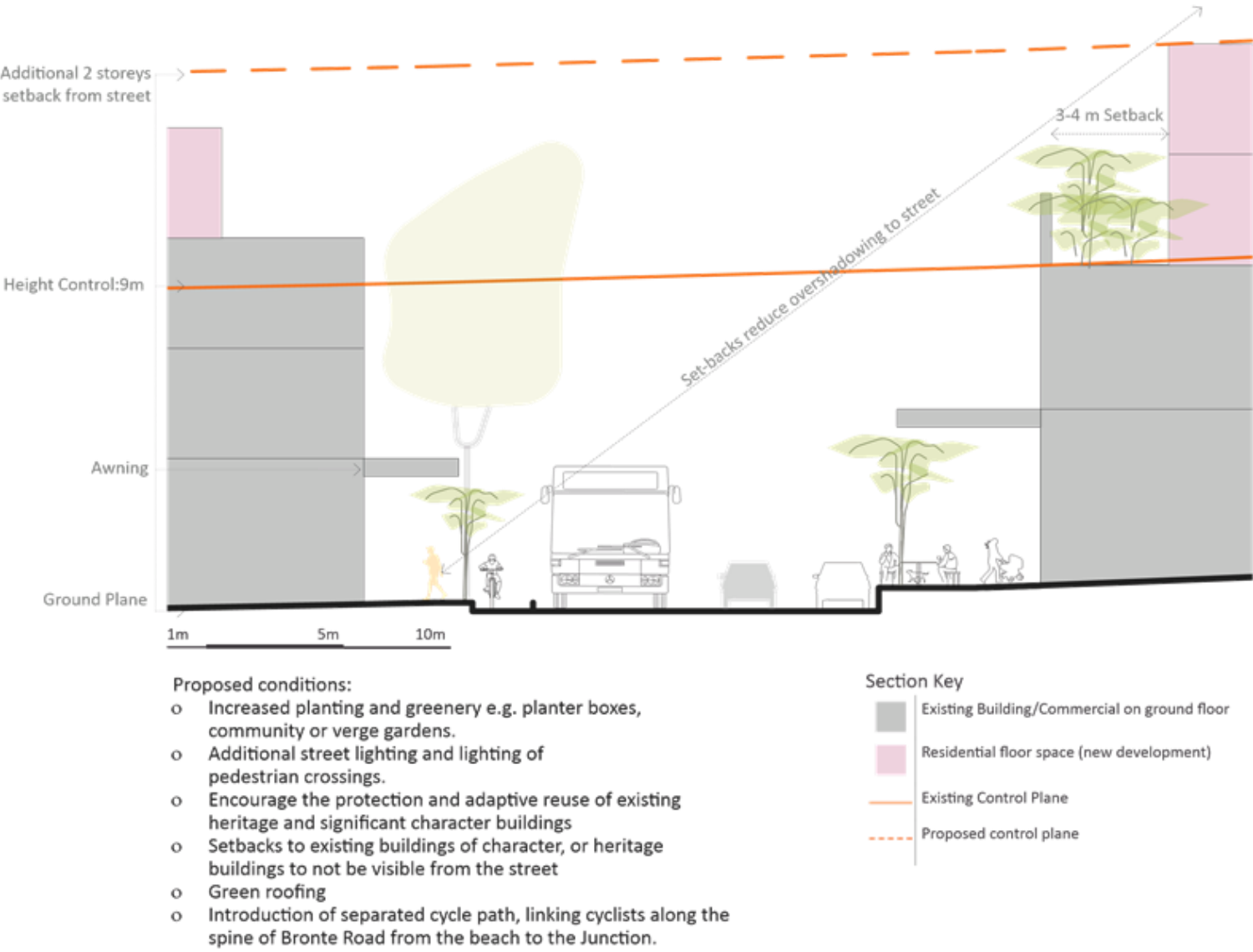


4. Desired Built Form Character

4.1 Typical street cross section: existing



4.2 Indicative cross section: desired strategy





Draft Waverley Village Centres Strategy

“The desired future character of Rose Bay North (Towns Road) centre has been described by the community as being local, quiet and safe”.



1. Desired Future Character

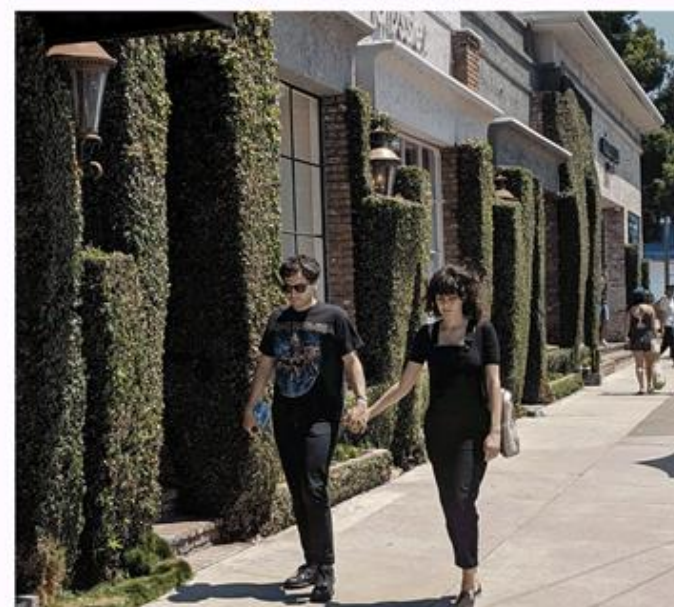
The desired future character of Rose Bay North (Towns Road) centre has been described by the community as being local, quiet and safe.

The community has identified the following elements as being potential public benefits:

- more parking options
- a bank and local fruit and vegetable shop
- more bus services
- upgrade street-scape for better aesthetic
- sculptured bushes to break up footpath
- planters on Plumer Road

The desired future character of Rose Bay North is characterised by:

- A destination that is friendly, inviting, and serves the local community.
- Well-maintained mid-rise buildings of varying styles which form a consistent street frontage of ground floor shop fronts and upper storey residential.
- A diversity of uses, businesses and retail offerings, that cater to local needs.
- A walkable public domain, where the pedestrian experience is prioritised, reducing the reliance on private vehicles.
- A functional and well-designed public domain with consistent furniture, landscaping and signage.
- A balanced and shared use of the streetscape between pedestrian movements, landscaping, outdoor dining, vehicle access and parking.
- New buildings are well designed and responsive to existing built form, with appropriate street frontage heights, upper storey setbacks and active ground floor uses.



2. Key Ideas

Public Realm



Increased planting and greenery



Provide functional and well designed public furniture



Work with Woollahra Council to create coordinated approach to place-making



Under-grounding power-lines and smart poles

Built Form



Encourage enhancement of active ground floor uses such as retail/business premises



Promote streetscape activation through outdoor dining and extended trading hours

Access

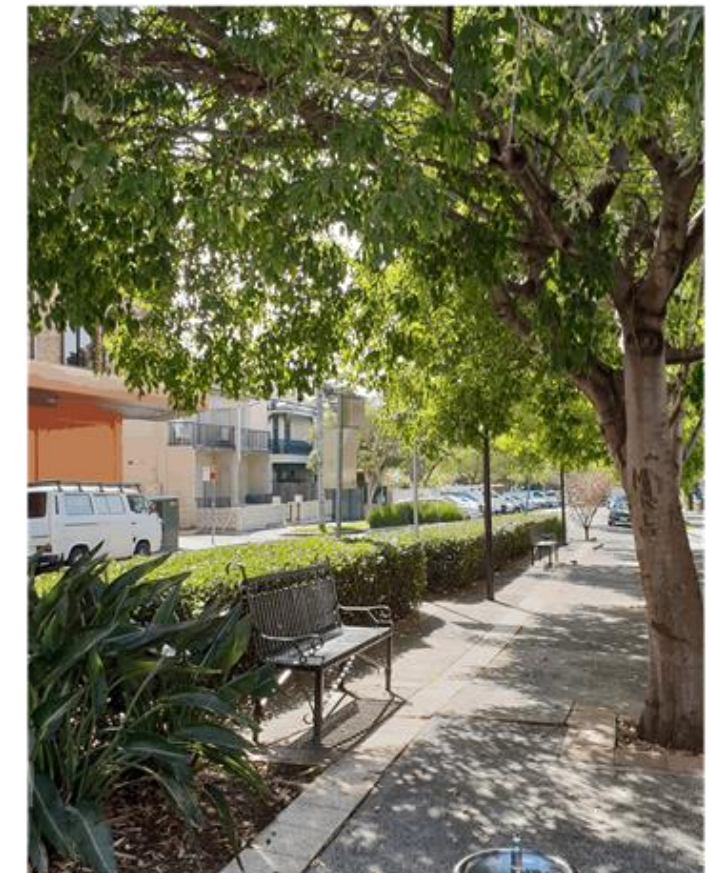


Reduce and calm traffic movements to improve pedestrian amenity + safety



Work with TfNSW to prioritise cyclists along Old South Head Road

Environment



Under-ground waste system for commercial properties



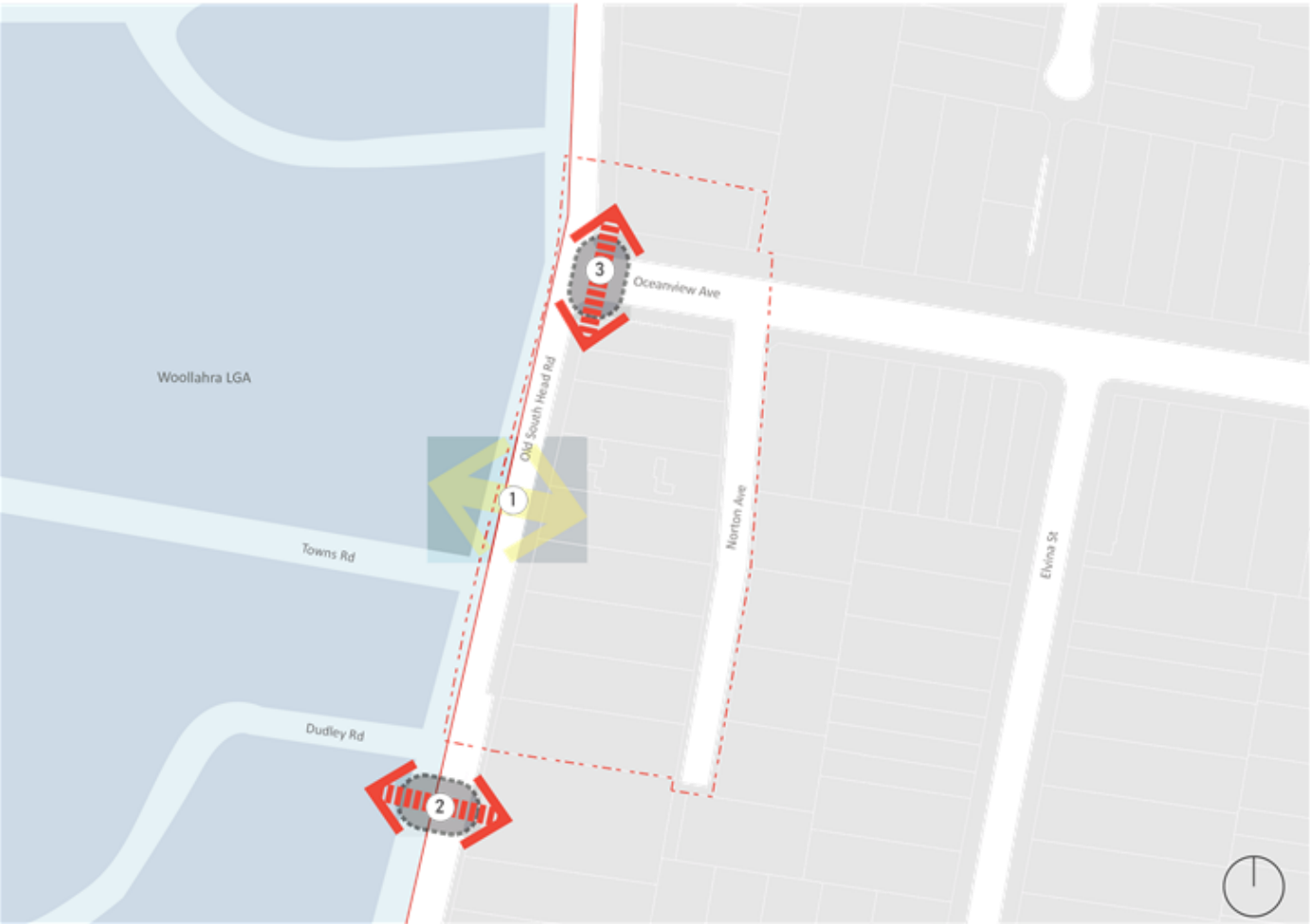
Kerb planting to encourage safety and sense of place



Street trees and bio-retention pits for storm water harvesting

3. Strategy

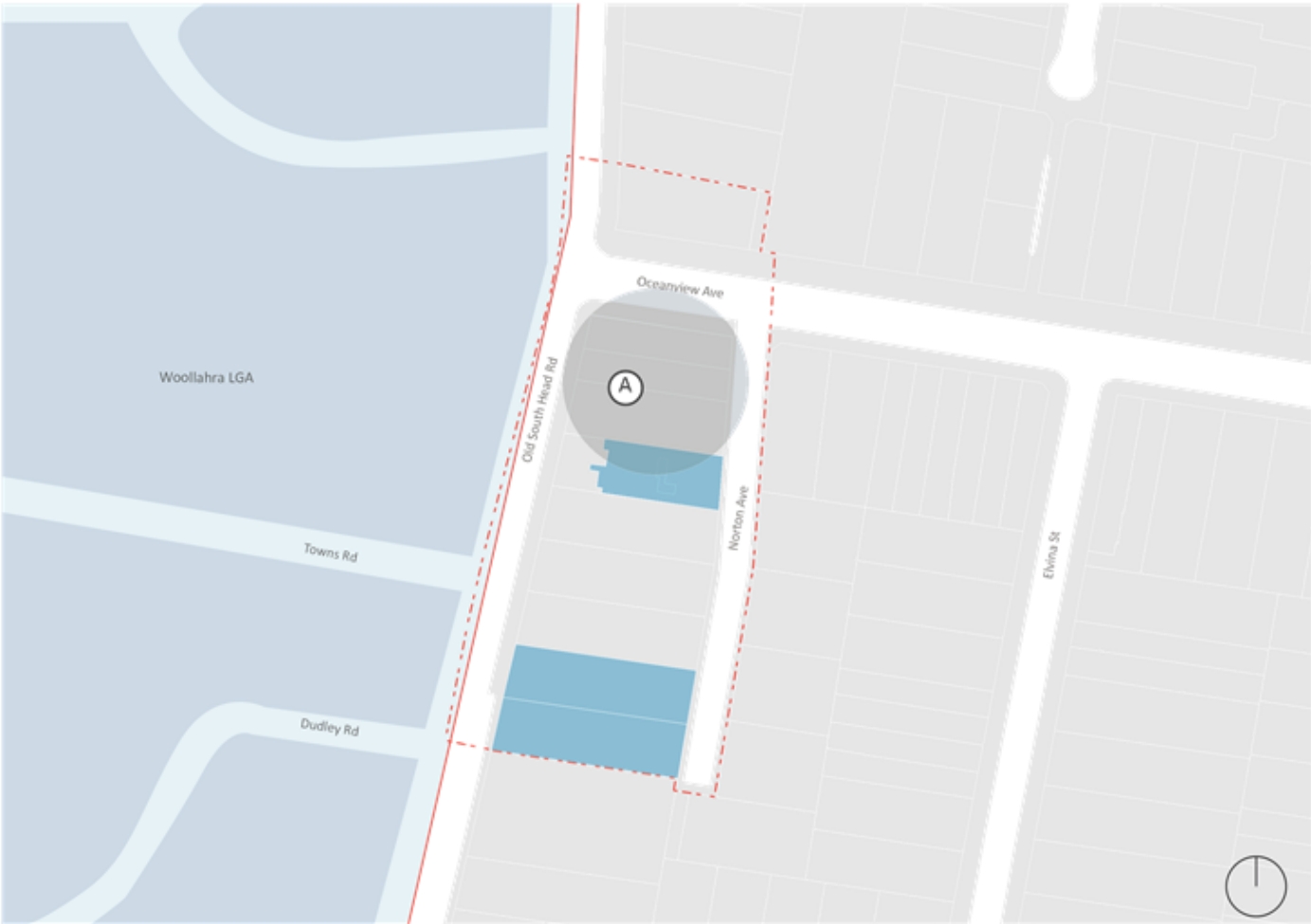
3.1 Public Realm



1. Work with Woollahra Council to achieve upgrades to public domain and consistency of paving treatment, lighting and planting on both sides of the road
2. Opportunity to work with Woollahra Council to implement design and development of pedestrian crossing opposite Coles for ease of movement from the entry on Dudley Road across to the other side of Old South Head Road. This could include an extension of the footpath, planting, elevated pedestrian crossing with no traffic light and a removal of the traffic light further up towards Towns Road. Further traffic studies and assessment required.
3. Public domain upgrade and implementation of pedestrian crossing on Oceanview Avenue from block to block. Further extend the kerb, WSUD, trees and planting.
4. Existing overhead powerlines to be undergrounded. Smart pole integration.

↔ Pedestrian intervention/public domain upgrade
- - - Local Centre Boundary

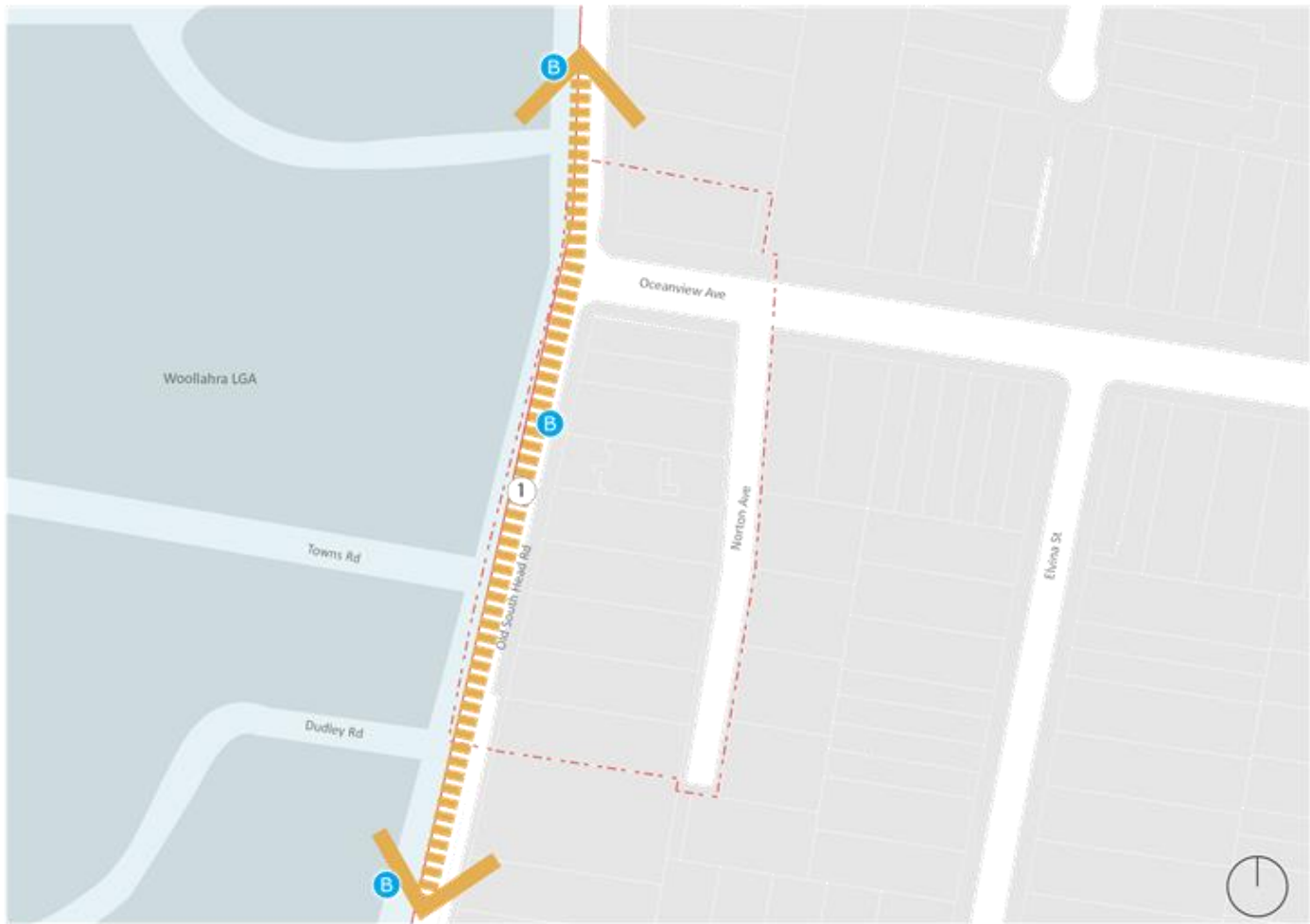
3.2 Built Form



1. Key Area A: Could accommodate to new development, provided the following principles are met:
 - Maintain consistent street frontage
 - Set back at 3rd level of all new development, or follow existing street frontages but change materials to promote fine grain/variety of palette
 - Overshadowing to street and back lanes or buildings are considered and tested appropriately.
2. New buildings and / or refurbishment of existing buildings are well designed with quality materials, respecting existing built form and character (where historical), whilst accommodating a potential increase in scale (where appropriate).

Change to zoning
Strata titled property
- - - Local Centre Boundary

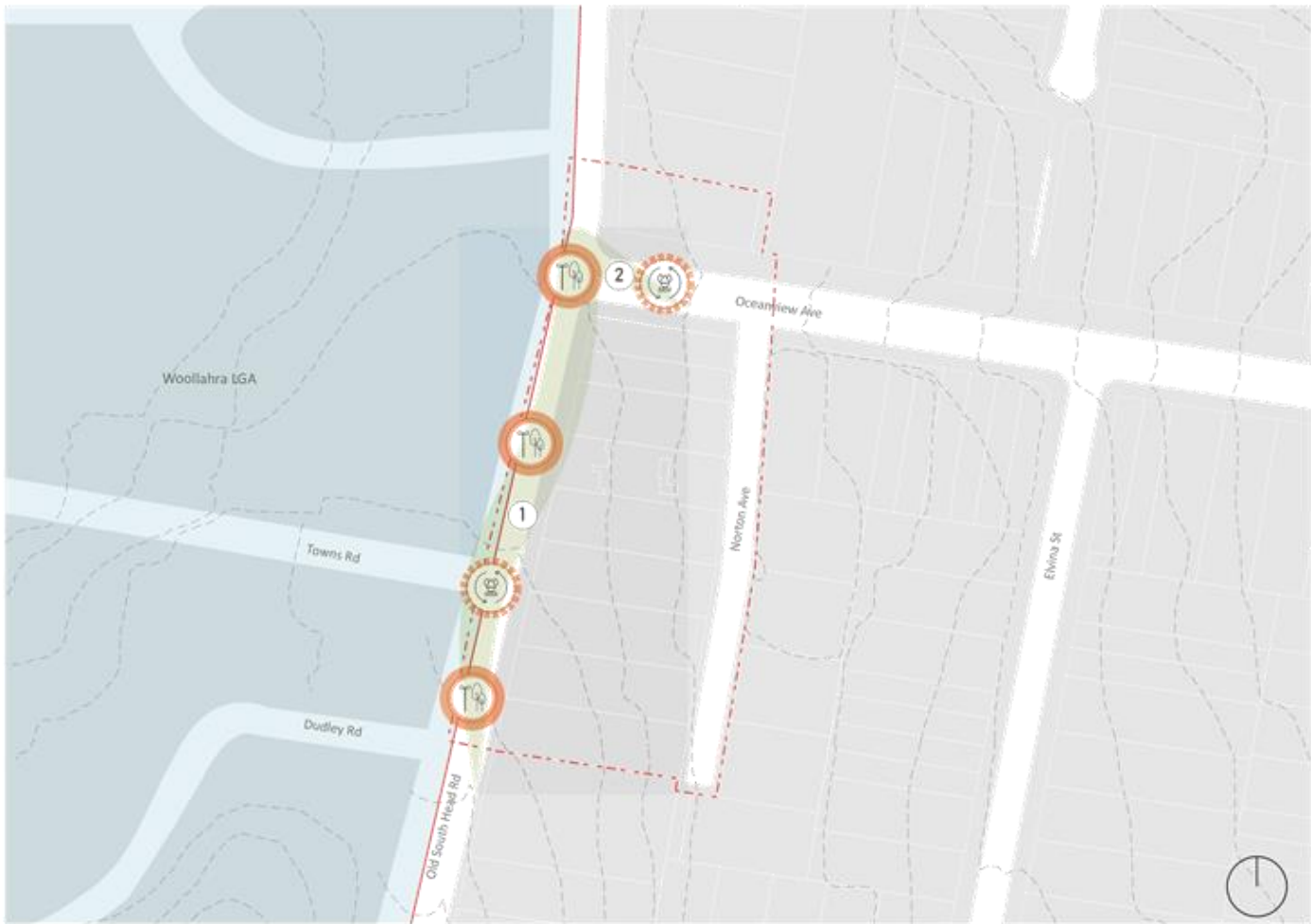
3.3 Transport and Accessibility



- 1. Work with Woollahra Council and State government to implement a separated cycle way along Old South Head Road.

Separated cycle way
Local Centre Boundary

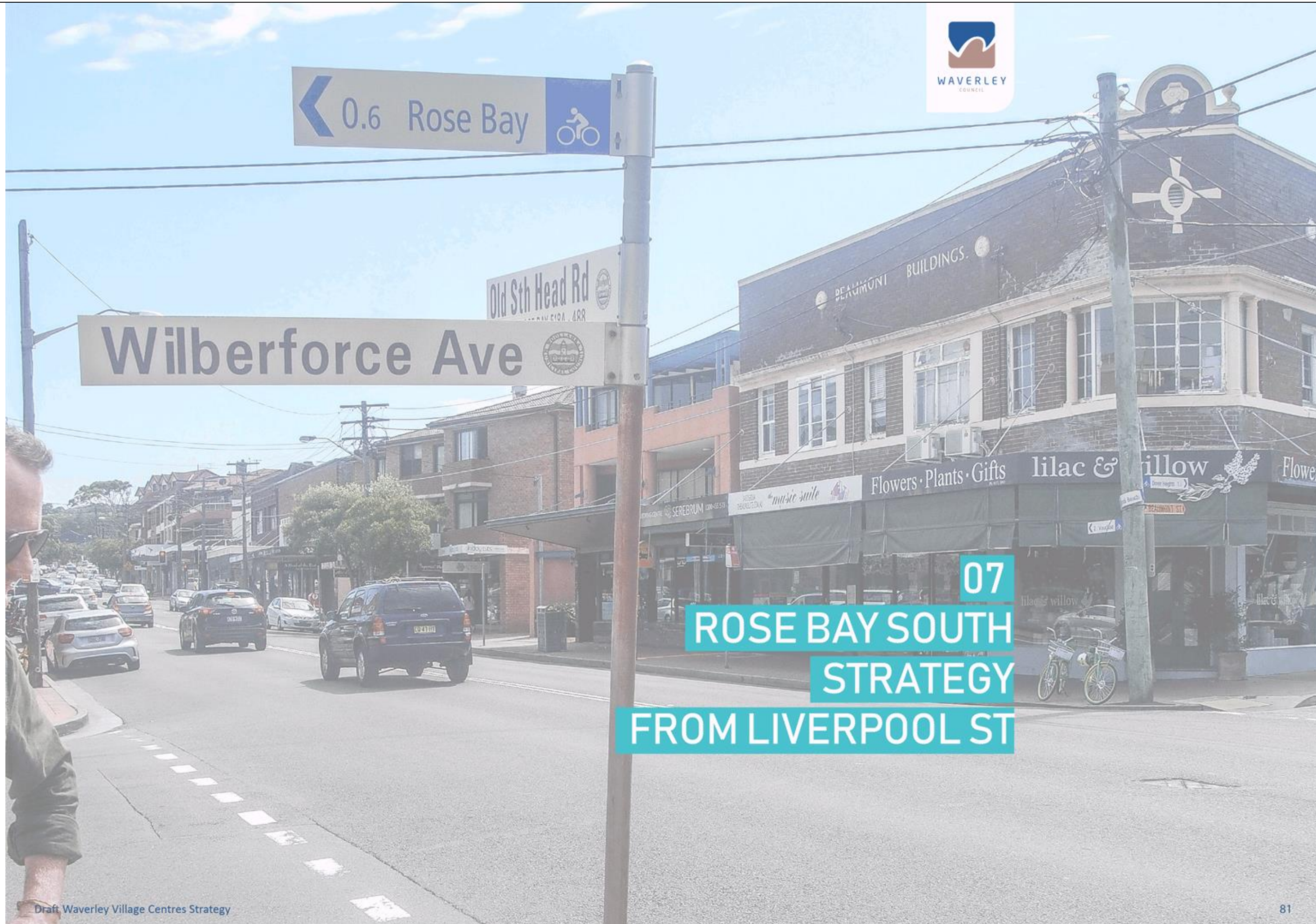
3.4 Sustainability and Environment



- 1. Increased planting and greening of Old South Head Road through WSUD interventions, kerb planting and systems
- 2. Kerb planting on Oceanview Avenue on the corners intersecting with Old South Head Road. Increase footpath width to provide planting and WSUD for urban greening and safety.

Increased planting and urban greening
Water Sensitive Urban Design
Increase planting
Local Centre Boundary

“The desired future character of the Rose Bay South centre (from Liverpool Street) can be described as a local hub, family and community oriented and safe”.



1. Desired Future Character

The desired future character of Rose Bay North (from Liverpool Street) centre is a local hub, family and community oriented and safe.

The community has not commented or provided feedback on North Rose Bay centre from Liverpool Street.

The desired future character of the Rose Bay South (Liverpool Street) centre can be described as:

- A destination that is friendly, inviting, and fosters community connection.
- A cohesive streetscape, comprising well-maintained low-rise buildings of varying styles which form a consistent street frontage with small active shopfronts.
- A diversity of uses, including commercial, retail, health and residential.
- A walkable public domain, where the pedestrian experience is prioritised, reducing the reliance on private vehicles.
- A functional and well-designed public domain with consistent furniture, landscaping and signage.
- A balanced and shared use of the streetscape between pedestrian movements, landscaping, outdoor dining, vehicle access and parking.
- New buildings are well designed and responsive to existing built form, with appropriate street frontage heights, upper storey setbacks and active ground floor uses.



2. Key Ideas

Public Realm



Increased planting, verge planting and greenery



Public domain upgrades such as street furniture consistency with Woollahra



Traffic calming initiatives including road surface treatment at intersections



Under-grounding power-lines and smart poles



Work with Woollahra Council to create coordinated approach to place-making

Built Form



Encourage enhancement of active ground floor uses such as retail/business premises



Enhance character of community buildings through art and planting



Promote street-scape activation through outdoor dining and extended trading hours

Access

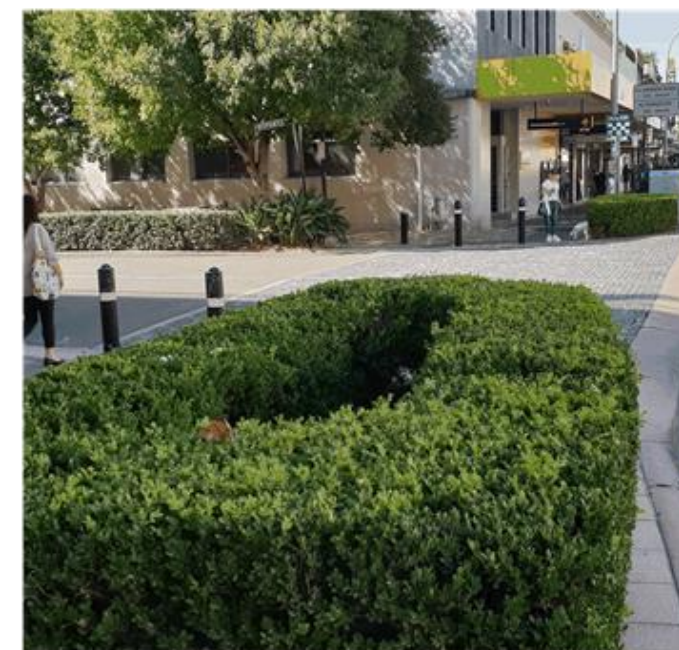


Reduce and calm traffic movements to improve pedestrian amenity + safety



Improve conditions for cyclists along Old South Head Road

Environment



Under-ground waste system for commercial properties



Kerb planting to encourage safety and sense of place



Street trees and bio-retention pits for storm water harvesting

3. Strategy

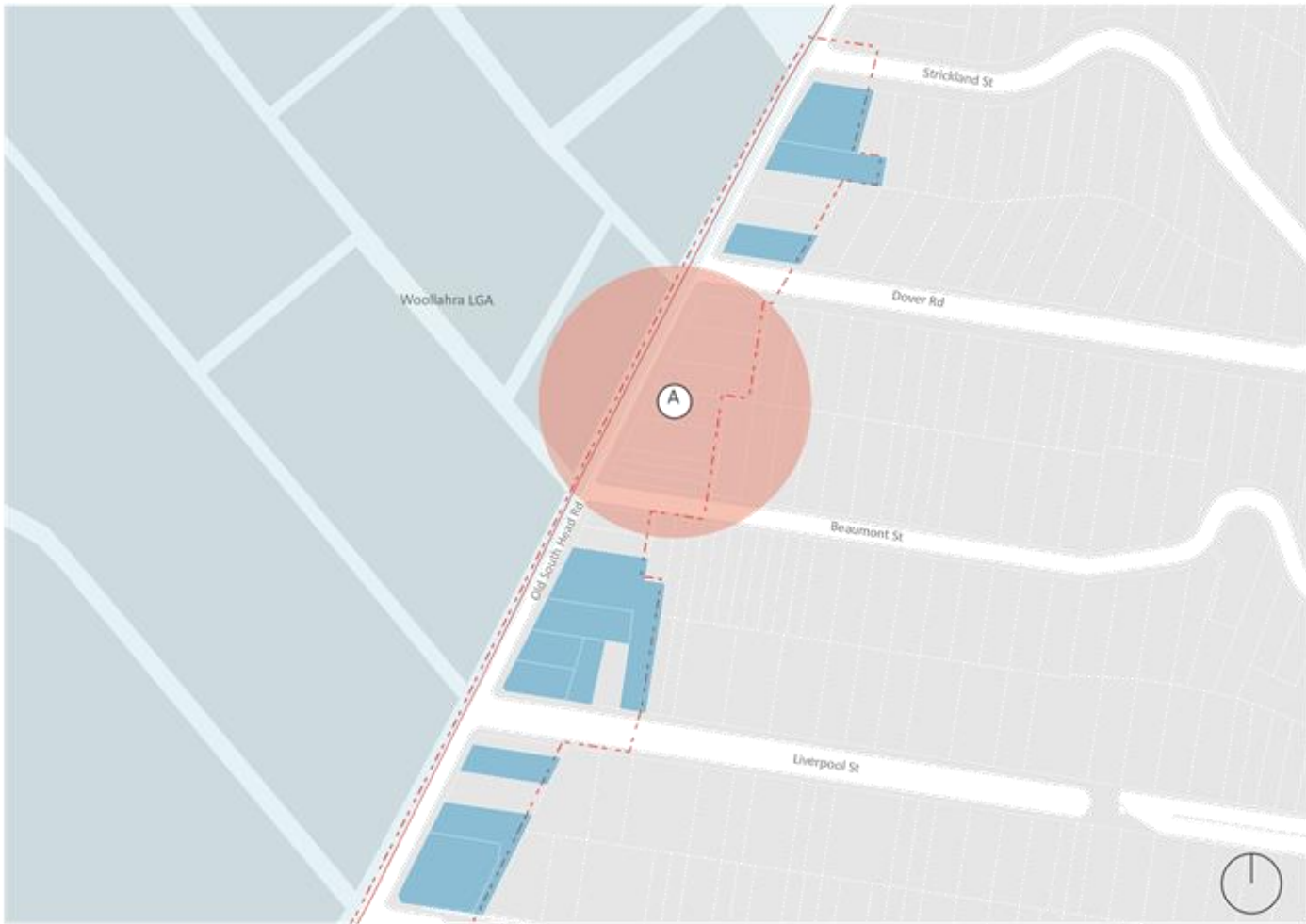
3.1 Public Realm



1. Work with Woollahra Council to achieve upgrades to public domain and consistency of paving treatment, lighting and planting on both sides of the road.
2. Work with Woollahra Council to upgrade road treatment at intersections with Old South Head Road for traffic calming. Intersections as indicated including Liverpool Street, Beaumont Street, Dover Road and Strickland Street. Material palette could include pebble stone paving on an elevated pedestrian crossing at each intersection.
3. Existing overhead power-lines to be under-grounded. Smart pole integration.

- Planting on footpath/urban greening on kerbs
- Deliver consistency on both sides with both LGA's
- Surface treatment changes
- Local Centre Boundary

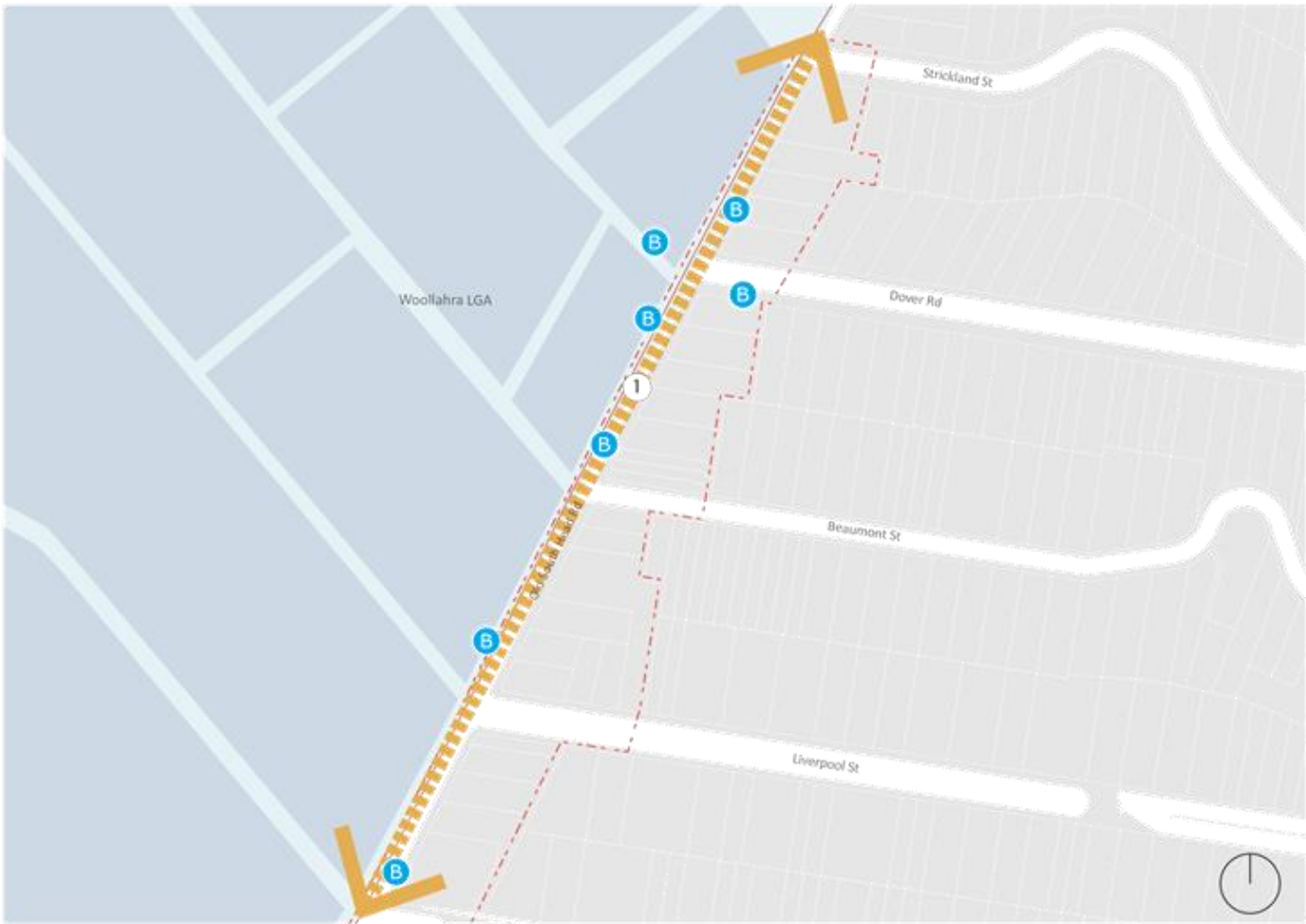
3.2 Built Form



1. Key Area A: Could accommodate new development under current controls, provided the following principles are met:
 - Maintain consistent street frontage
 - Maintain street frontage height but change materials to promote fine grain/variety of palette
 - Overshadowing to street and back lanes or buildings are considered and tested appropriately.
2. New building and / or refurbishment of existing buildings are well designed with quality materials, respecting existing built form and character if historical in nature, whilst accommodating a potential increase in scale (where appropriate).

- Strata titled property
- Local Centre Boundary

3.3 Transport and Accessibility



- 1. Work with Woollahra Council and State government to create a separated cycleway along Old South Head Road

Separated cycle way
Local Centre Boundary

3.4 Sustainability and Environment



- 1. Increased planting and greening of Old South Head Road through WSUD interventions and kerb planting.
- 2. Work with Woollahra council to deliver consistency of tree planting on both sides or a variety of plants and planters on the Eastern side of Old South Head Road.

Increased planting and urban greening
Water Sensitive Urban Design
Increase planting
Local Centre Boundary

“The desired future character of Macpherson Street neighbourhood centre has been described by the community as being local, community-minded, safe, sustainable and green”.



1. Desired Future Character

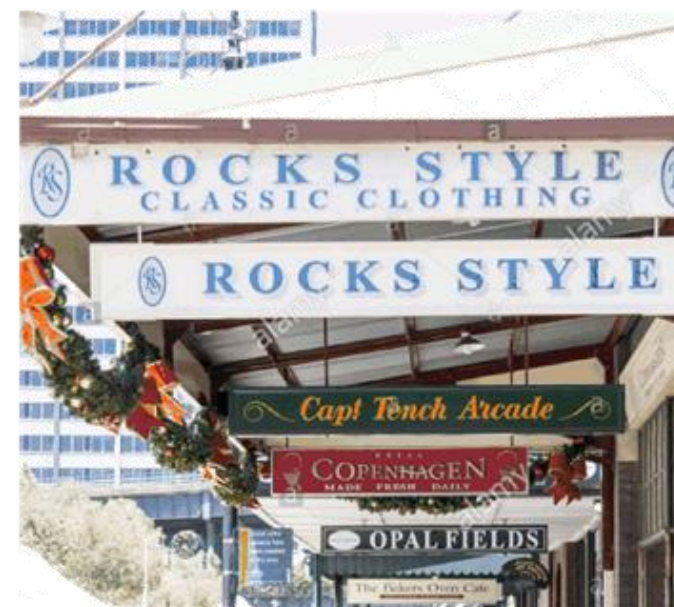
The desired future character of Macpherson Street is local, community-minded, safe, sustainable and green.

The community has identified the following elements as being potential public benefits:

- Heritage signage and consistency of commercial signage across the street
- Community spaces
- Affordable housing
- Public plaza

The desired future character of Macpherson Street is characterised by:

- A community that is welcoming and inclusive, with a relaxed and casual look and feel.
- A diversity of uses, independent businesses and retail offerings catering to local needs.
- Low-rise built form of varying styles, with active shopfronts that are open to the public domain.
- A cohesive and vibrant streetscape, with leafy trees, verge gardens and areas for people to stop and congregate.
- A safe and well-connected public domain that prioritises pedestrians and cyclists.
- A physical and visual connection to the coast.
- A clean environment, with waste disposal managed discreetly and efficiently.
- New buildings are well designed and responsive to the existing built form and scale, including heritage and character buildings, and is of human scale and provides for a high quality of living.



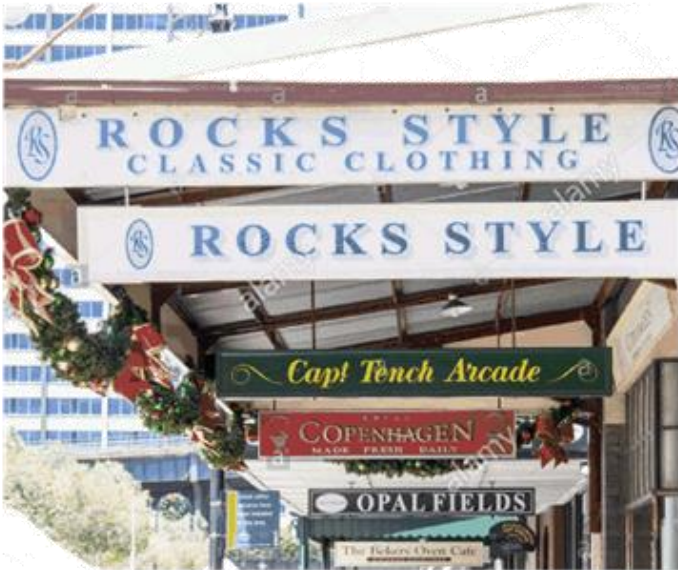
2. Key Ideas

Public Realm



-  Increase planting and greenery
-  Provide more and improve public furniture
-  Temporary activation such as pop-ups/ parklets
-  Play-grounds and break out spaces for children



Built Form



-  Heritage interpretation: Public Domain + Signs

Access



-  Reduce and calm traffic movements
-  Encourage more cyclists along the spine to BJ

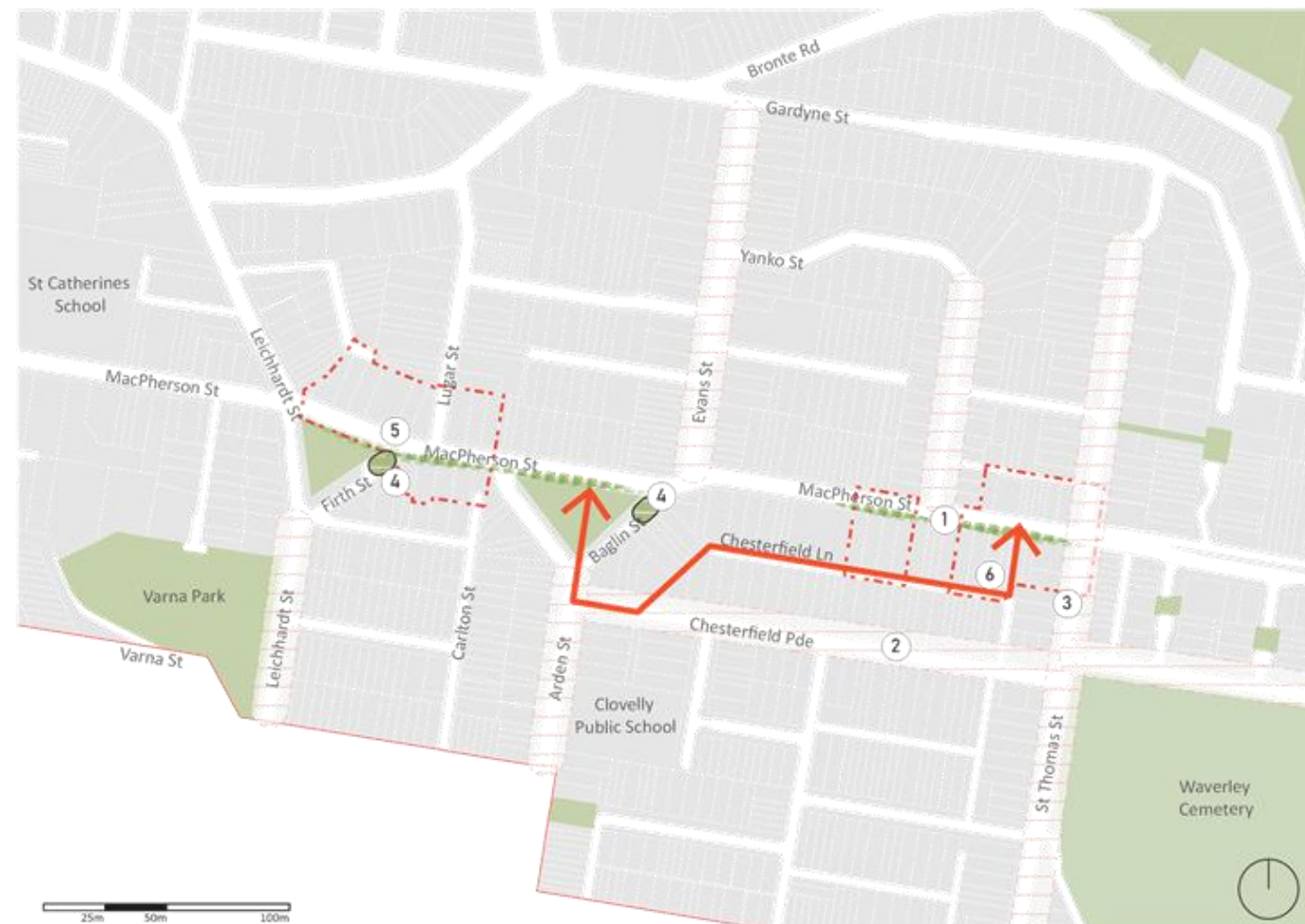
Environment



-  Increase verge gardens, green frontages and green roofing

3. Strategy

3.1 Public Realm



1. Upgrade public domain for pedestrian safety, shade and visual amenity including planting trees to street front on footpath.
2. Assess the impact on parking, traffic and safety on adjacent and parallel residential streets with increased commercial amenity.
3. Investigate opportunity for public domain upgrades to St Thomas Street and introduction of angled parking with rear to kerb on one side only across the street. Traffic study for permitted length of park (For example, limit parking to 30minutes on weekends and 1 hour during the week to allow for continuous traffic).
4. Upgrade concrete cul de sac between pocket parks and street with more shading by planting trees to the street front.
5. Existing overhead powerlines to be undergrounded. Smart pole integration.
6. Potential future shared zone and through site link from Chesterfield Lane through to Macpherson Street.



3.2 Built Form



1. Investigate connection between old Bronte RSL site to link existing B1 zones together to encourage continuity of uses across Macpherson Street.
2. Extend zone to include existing uses on St Thomas Street.
3. Due to the density of strata titled properties, company titles and heritage listed items across Bronte and Macpherson Street, the existing built fabric is unlikely to change in the near future. In the chance there is change, Council encourages innovative and contemporary new building developments. Alterations and additions to existing heritage buildings should be in harmony with, and maintain the integrity of the heritage buildings, their significance, their established character and visual amenity. New development should respect the traditional patterns and proportions of the existing development and heritage conservation areas.
4. Maintain fine grain shop-fronts and human scale development.



3.3 Transport and Accessibility



- 1. Work with neighbouring councils and State government to deliver a bike route along MacPherson Street, and other connecting bike paths.
 - 2. Potential future shared zone and through site link from Chesterfield lane through to Macpherson Street.
 - 3. Ensure bus routes can continue to operate efficiently.
- Through site link
→ Proposed Separated bike route
→ Possible new bike route
→ Existing bike route
--- Local Centre Boundary

3.4 Sustainability and Environment



- 1. Increase planting and variety across Macpherson Street.
 - 2. Increase tree planting in parks for shade, weather protection and enhancement of biodiversity
 - 3. Water Sensitive Urban Design link for sub-surface irrigation system linking Simpson Park to Varna Park and Macpherson Park to Scott Street Reserve.
 - 4. Investigate incentives for green roofing.
 - 5. Investigate precinct waste storage/collection for a potential combined facility underground.
- Through site link
→ Increased planting and urban greening
→ Water Sensitive Urban Design
→ Increase planting
→ Green roofing or green shop façades
→ WSUD drainage link
--- Local Centre Boundary

“The desired future character of Wairoa Avenue can be described as a local hub, family-oriented local business centre, low-key and relaxed”.



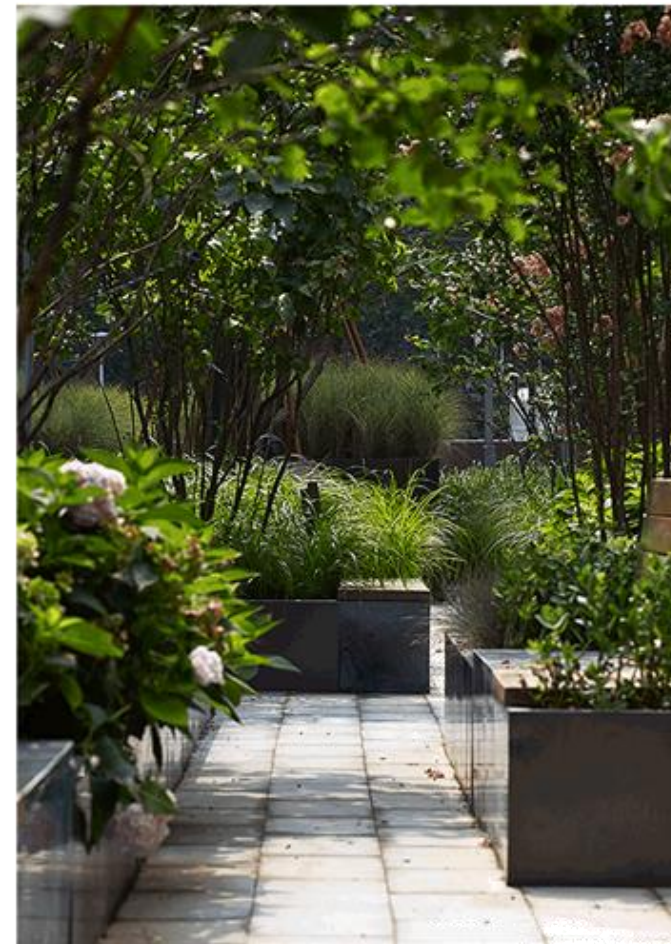
1. Desired Future Character

The desired future character of Wairoa Avenue is a local hub, family-oriented local business centre, low-key and relaxed.

The community has not commented or provided feedback on the Wairoa Avenue centre.

The desired future character of Wairoa Centre is characterised by:

- A place where people can stop and congregate for a quiet moment.
- A vibrant and green streetscape, with leafy trees and verge planting.
- Small clusters of businesses and retail offerings, interspersed by civic and residential uses.
- Low-rise distinctive heritage and character buildings that frame the street.
- A safe and well-connected public domain that prioritises pedestrian and cycling connectivity within and from the centre to surrounding centres and Bondi Beach.
- Continuity of the public realm treatments, through functional and well-designed signage, furniture and landscaping.
- A balanced and shared use of the streetscape between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- New buildings are well designed and responsive to the existing built form and scale, including heritage and character buildings, and is of human scale and provides for a high quality of living.



2. Key Ideas

Public Realm



Increased planting, verge planting and greenery



Upgrade reserve on corner of Wairora Ave and Blair St

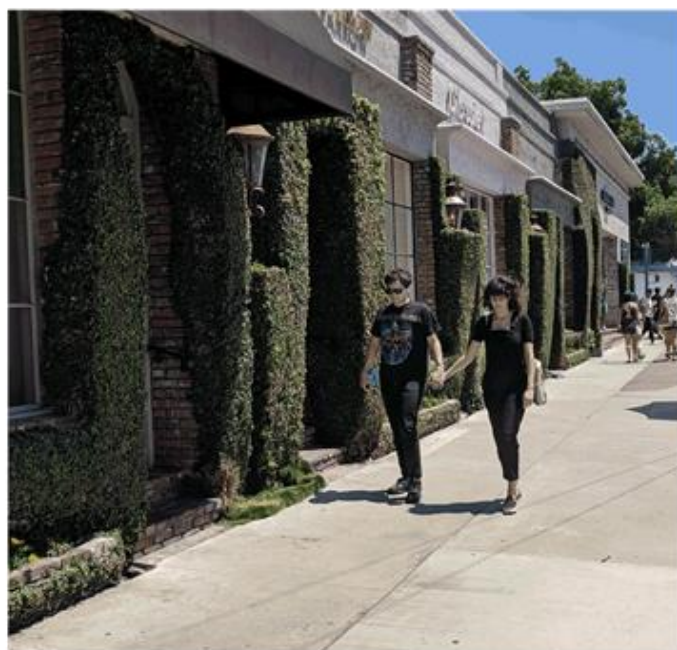


Increase public and wall art to reflect the vibrancy of businesses and schools.



Investigate public domain upgrades and seating at Wairoa reserve.

Built Form



Encourage enhancement of active ground floor uses such as retail/business premises



Heritage interpretation: Celebrate tram network



Enhance character of community buildings through art and planting

Access

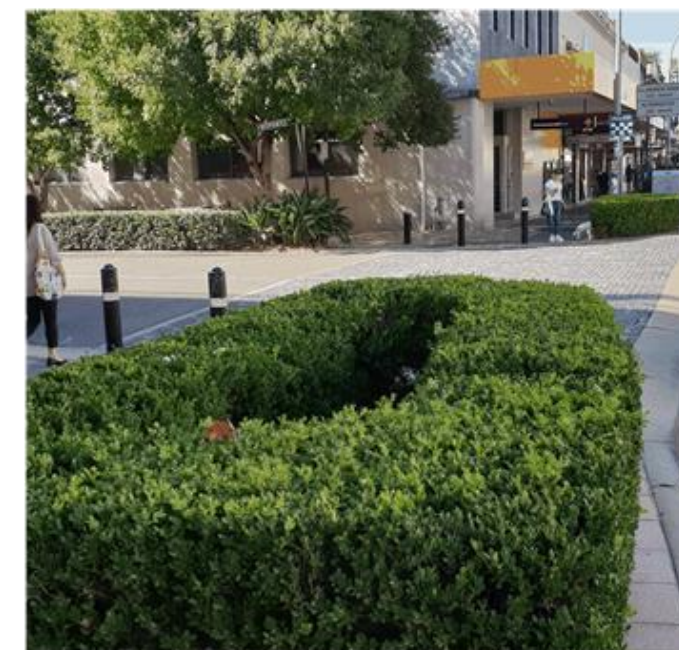


Reduce and calm traffic movements to improve pedestrian amenity + safety



Encourage more cyclists along the spine to Blair Street

Environment



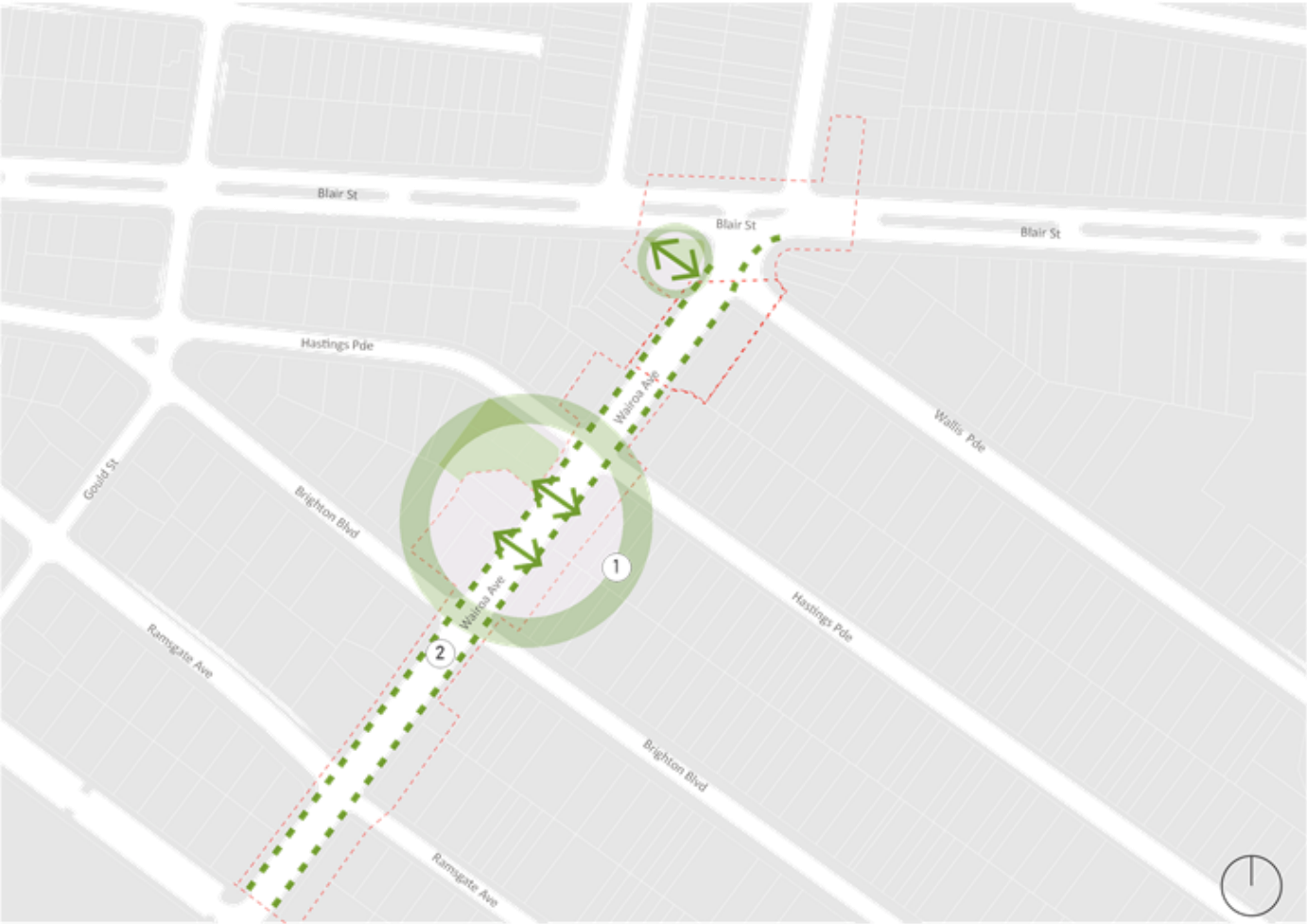
Kerb planting to encourage safety and sense of place



Incorporate WSUD into public domain upgrades and new planting

3. Strategy

3.1 Public Realm



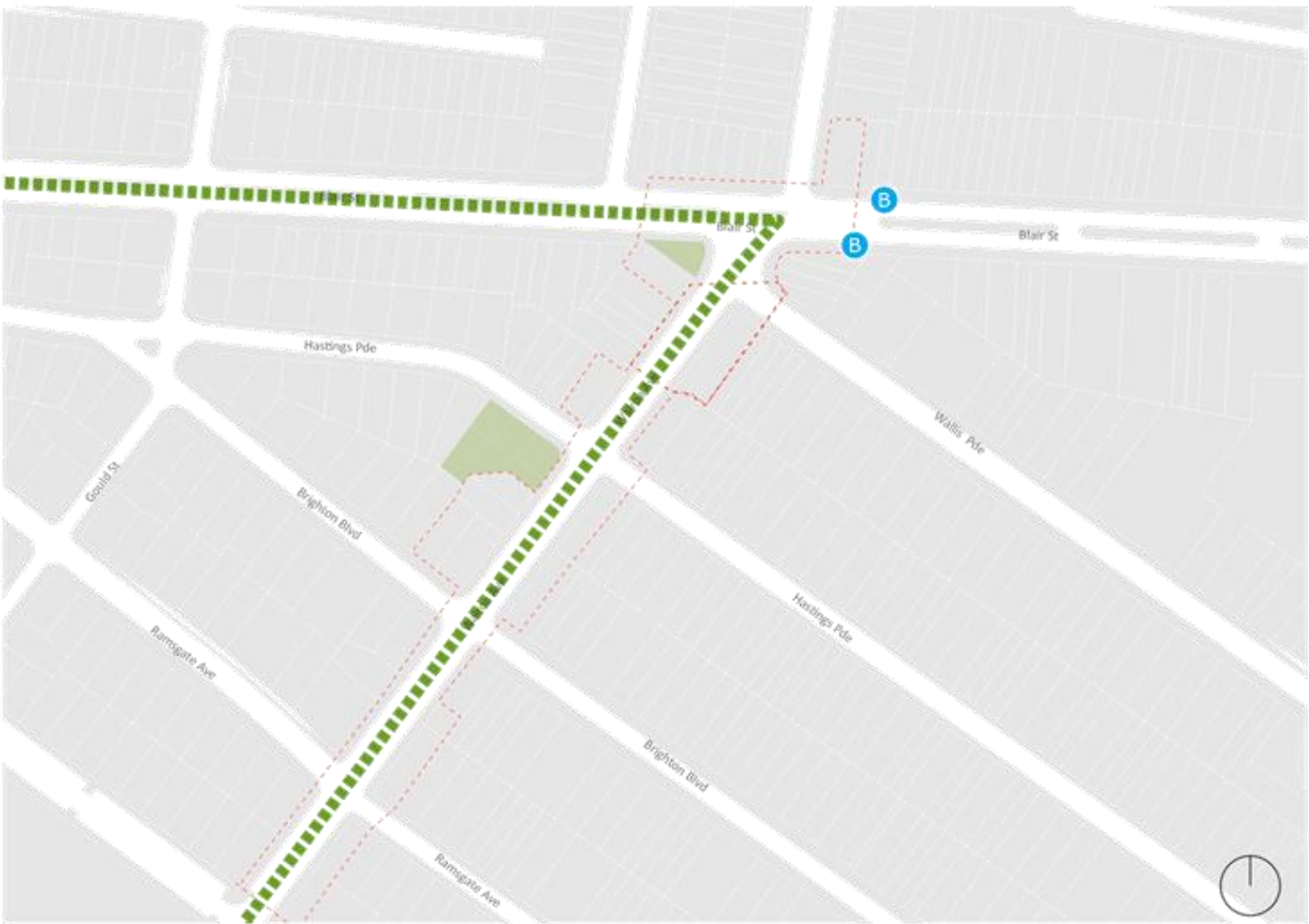
- 1. Opportunity for large scale urban intervention at the centre of Wairoa Avenue including extension of footpath, planting, outdoor seating, WSUD, and a pedestrian crossing opposite the scouts hall and childrens playground.
- 2. Retain existing and encourage new community infrastructure along Wairoa Avenue including scouts hall, kids playground, public park, churches and community centre.

3.2 Built Form



- 1. Expand the B1 neighbourhood zone across the majority of the street to encourage the retention of local businesses at a small scale food and service model.

3.3 Transport and Accessibility



1.

Currently no recommended changes to bike or bus routes with Wairoa Avenue in the PMP plan, however the street is within close proximity to main bus routes on Blair and 5 minutes walking distance to Bondi Beach.
- Possible new bike route

Local Centre Boundary

3.4 Sustainability and Environment



1.

Opportunity for large scale urban intervention including WSUD and planting at centre of Wairoa Avenue opposite scouts hall, reserve and childrens playground. Another opportunity is at the corner park at the intersection of Wairora Ave and Blair St.
2.

Urban greening and planting across the whole strip.
- Increased planting and urban greening

Water Sensitive Urban Design

Local Centre Boundary

“The desired future character of the Flood Street centre on Old South Head Road can be described as local and well-connected”.



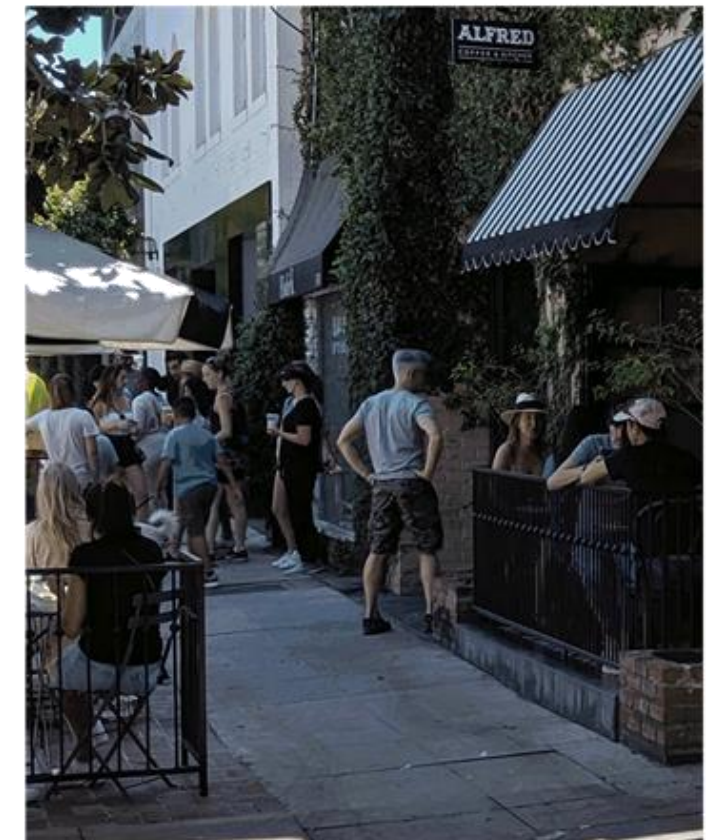
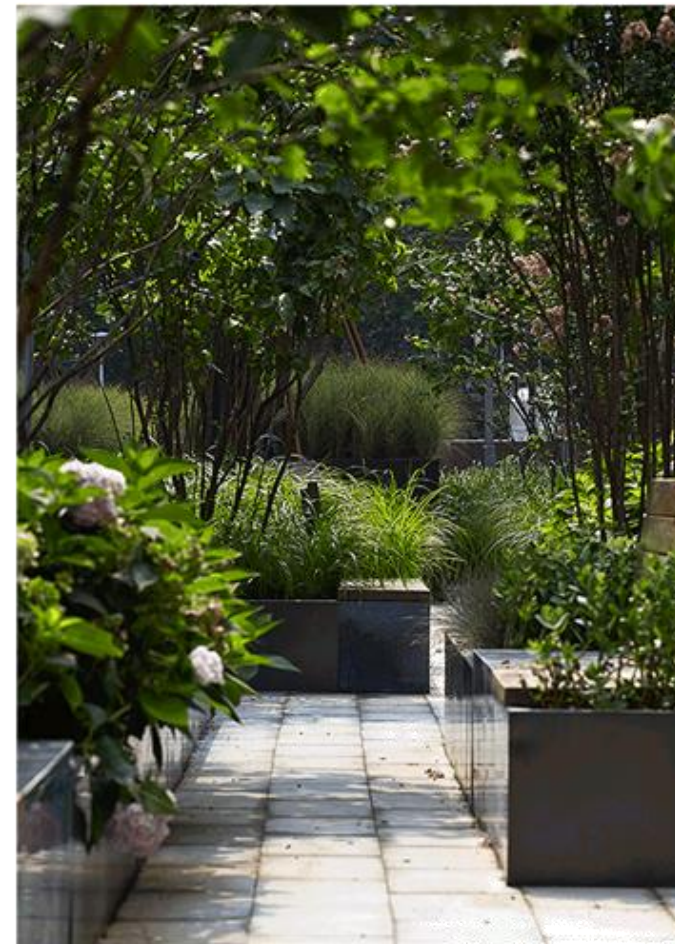
1. Desired Future Character

The desired future character of the Flood Street centre on Old South Head Road is local and well-connected.

One community member provided feedback on the Flood Street centre.

The desired future character of the Flood Street centre is characterised by:

- Re-invigorated, active and well-connected.
- An attractive and competitive location for new and small businesses, with exposure to Old South Head Road.
- A comfortable public realm, where the pedestrian experience is prioritised through consistent footpath treatment and verge planting to screen Old South Head Road.
- A clean environment, with waste disposal managed efficiently.
- New building and / or refurbishment of existing buildings are well designed and responsive to existing low-rise built form, with appropriate setbacks at upper levels.



2. Key Ideas

Public Realm



Increased planting, verge planting and greenery



Night time activation for laneway and hospitality uses



Investigate wayfinding as a key connector route for active transport link.



Investigate closure and upgrades to Flood lane such as pocket park.

Built Form



Encourage enhancement of active ground floor uses such as retail/business premises



Enhance character of buildings through art and planting

Access



Reduce and calm traffic movements to improve pedestrian amenity + safety



Encourage more cyclists along the spine of Old South Head Road towards BJ

Environment



Kerb planting to encourage safety and sense of place



Incorporate WSUD into public domain upgrades and new planting



Underground waste and recycling facilities at Flood Lane for residential and commercial

3. Strategy

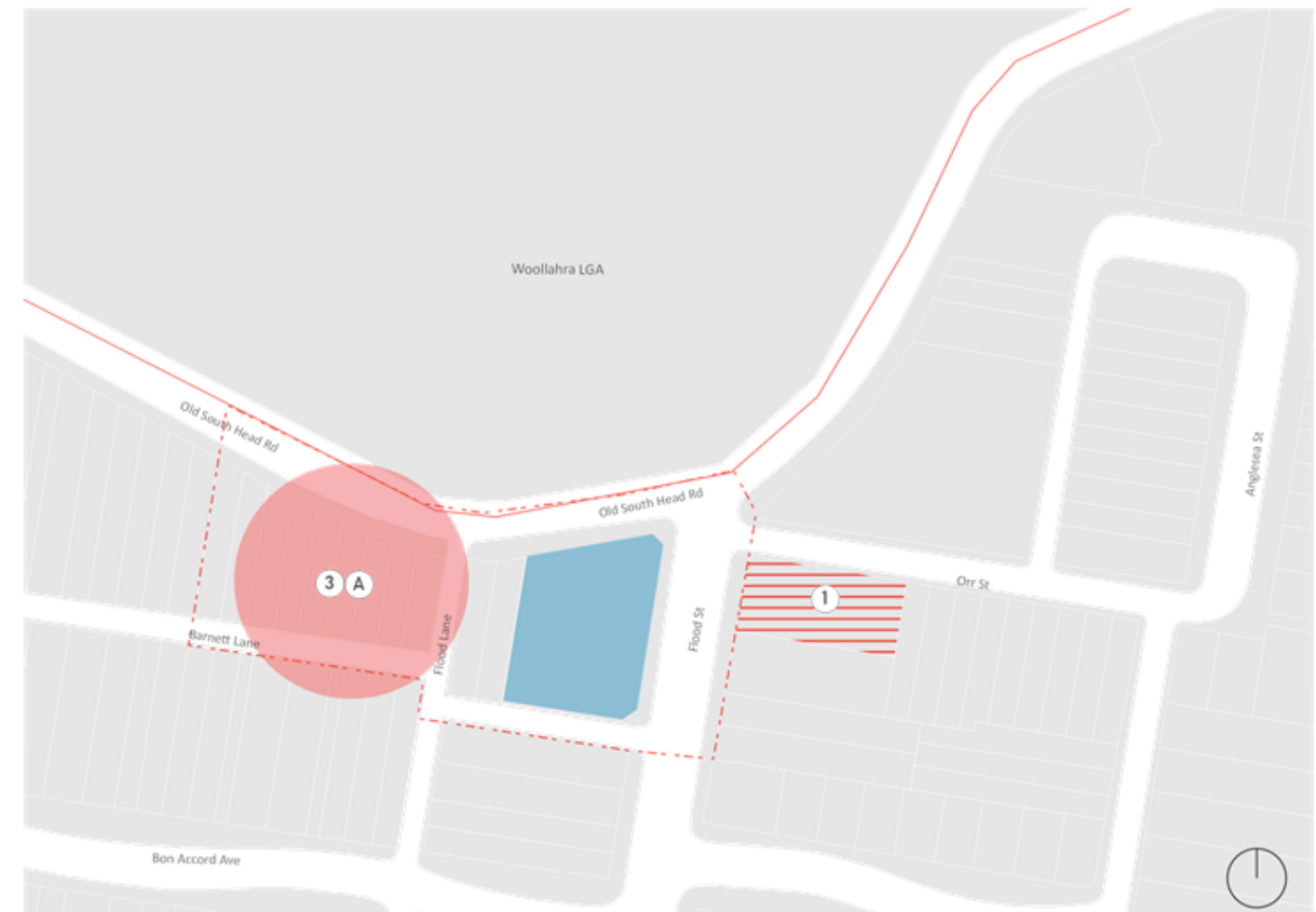
3.1 Public Realm



1. Investigate closure of Flood Lane to create civic space/pocket park/hub. Public Domain upgrades to create "hubs" along spine of Old South Head Road and within the village centre will attract visitors to stay and dwell outdoors as well as provide further outdoor dining space for ground floor hospitality uses to sprawl onto the laneway.
2. Laneway activation strategy through Flood Lane to enhance ground floor commercial uses and bring activity to the centre.
3. Planting along and greening of footpath. Possibility for kerb verge planting to promote safety and enhance the street-scape.
4. Existing overhead powerlines to be undergrounded. Smart pole integration.



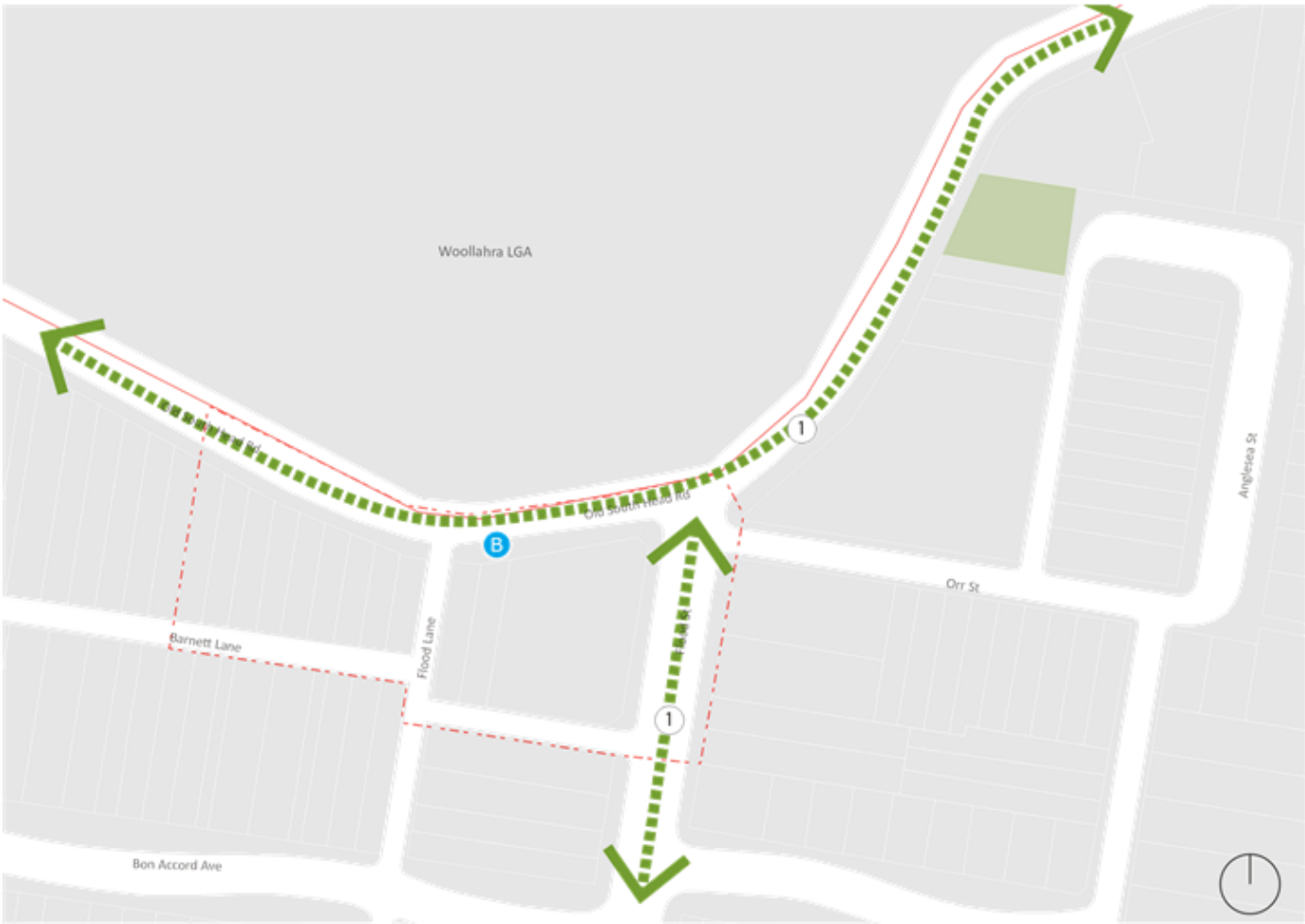
3.2 Built Form



1. Extension of B1 Neighbourhood centre to conserve new and existing business uses on ground floor at the corner of Orr St and Flood Street.
2. Review and add further detail to requirements of 'active frontages' in the DCP to ensure transparency, quality and intersection with pedestrians and local businesses.
3. Key Area A: Could accommodate new development, provided the following principles are met:
 - Maintain a consistent street frontage
 - Follow existing street frontages but change materials to promote fine grain/variety of palette
 - Overshadowing to street and back lanes or buildings are considered and tested appropriately.



3.3 Transport and Accessibility



1. Investigate possible new local bike routes along the spine of Old South Head Road towards Bondi Junction and through Flood Street to Bondi Road and Bondi Beach.
- Possible new bike route
- - - Local Centre Boundary

3.4 Sustainability and Environment



1. Implementation of Water Sensitive Urban Design rain garden or catchment system in Flood Lane if a pocket park was implemented.
2. Urban greening and planting along the footpath and Old South Head Road.
- Increased planting and urban greening
— Water Sensitive Urban Design
— WSUD drainage link
- - - Local Centre Boundary

“The desired future character of the Bronte Beach centre has been described by the community as being relaxed, comfortable and casual with a strong connection to nature and the beach”.



Draft Waverley Village Centres Strategy

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1. Desired Future Character

The desired future character of Bronte Beach centre is relaxed, comfortable and casual with a strong connection to nature and the beach.

The community has identified the following elements as being potential public benefits:

- Less cars and lower speed limits
- More trees
- Increase continuity of shopfront awnings
- Spaces that promote community
- Upgrade to park area including picnic shelters, seating, surf club and a boardwalk.

The desired future character of Bronte Beach is characterised by:

- An inclusive, welcoming and friendly environment for all.
- A diversity of businesses and retail offerings, located in smaller uniform shopfronts, that cater to local and visitor needs.
- A safe and walkable public domain, which provides a seamless connection to Beach Park and Bronte Beach.
- The balanced and shared use of the streetscape between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- Continuity and consistency of the public domain, through functional and well-designed signage, furniture and landscaping.
- The visibility of local indigenous culture and heritage.
- A clean environment, with waste disposal managed discreetly and efficiently.
- New buildings are well designed and responsive to existing built form, history and heritage, with appropriate street frontage heights and upper storey setbacks.

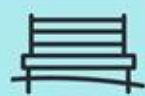


2. Key Ideas

Public Realm



Increase planting and greenery



Functional and well designed street furniture



Temporary activation such as pop-ups/ parklets



Solar-panel surface treatment to roads to provide energy to future bike or car charging stations

Built Form



Heritage interpretation: Public Domain + Signs similar to Bogey Hole Signage Aesthetic



Heritage interpretation: Celebrate tram network

Access



Reduce and calm traffic movements



Investigate separated cycle way towards Bondi Junction

Environment



Increase verge gardens, green frontages and green roofing



Investigate WSUD systems for planting and garden upgrades by the beach

3. Strategy

3.1 Public Realm



- 1. The Bronte Beach footpath is 5.9m wide, recently upgraded and previously at 3.5m wide. The DCP currently allows for a 1.5m thoroughfare for pedestrians on the footpath, however with the upgrade it is important to increase this to 3m to ensure footpath seating remains as existing and does not extend and limit movement and circulation.
- 2. Solar cell tiles on the road in front of the commercial strip and bus terminus to encourage renewable energy and solar power to provide energy and electricity to public facilities by the beach including future electric charging facilities for bikes and vehicles and street lights.
- 3. Existing overhead powerlines to be undergrounded. Smart pole integration.

- Solar panel road treatment
- Footpath dining
- Local Centre Boundary

3.2 Built Form



- 1. Upgrades to existing bus shelter and storage to incorporate public bathrooms and showers closer to the Neighbourhood centre.
- 2. Protect views to Bronte Beach by reduction of visual clutter created by signage, large public domain fixtures and new buildings.
- 3. Create consistency with signage typology and size across Bronte Beach commercial shop fronts to reduce visual clutter.
- 4. Maintain fine grain shop-fronts and preserve existing character of buildings.

- Change to zoning
- Heritage Item
- Company titled property
- Strata titled property
- Local Centre Boundary

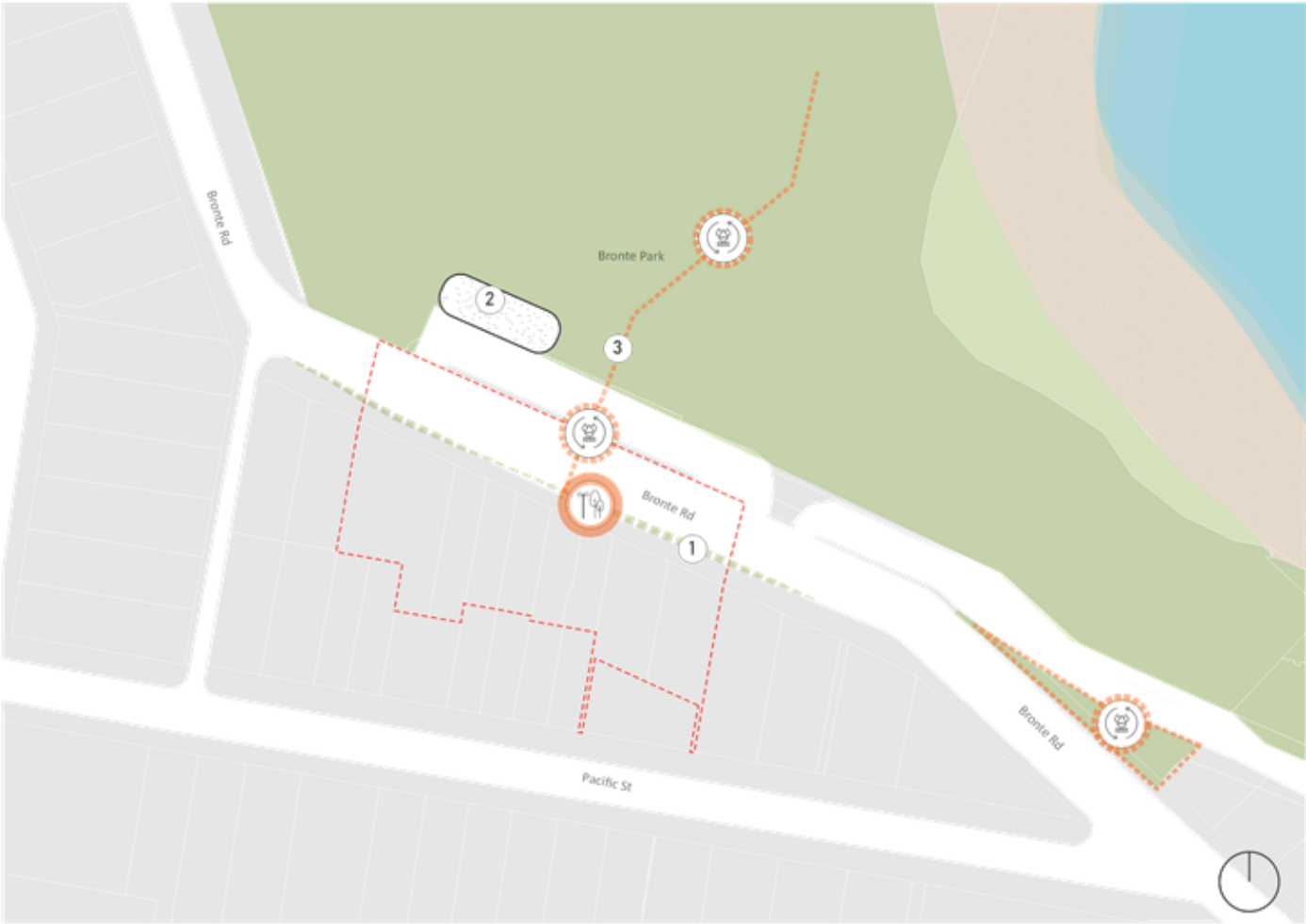
3.3 Transport and Accessibility



1. Work with TfNSW to deliver separated bicycle paths from Bondi Junction to Bronte Beach.
2. Work with TfNSW to provide an increase in frequency of bus services to and from Bronte Beach directly from Bondi Junction.

— Possible new bike route
- - - Local Centre Boundary

3.4 Sustainability and Environment



1. Increased planting and greenery, e.g. verge gardens.
2. Upgrades to existing bus shelter, storage and council facility to incorporate waste storage and collection to eliminate the visibility of garbage bins on the footpath.
3. Water sensitive urban design systems and planting on the green corner at Bronte Cutting car park and Bronte road as well as through the bus shelter islands and towards the beach (as road island planting).

— Increased planting and urban greening
— Water Sensitive Urban Design
— WSUD drainage link
— Kerb and footpath planting
- - - Local Centre Boundary

“The desired future character of North Bondi centre has been described by the community as being local and community-minded, diverse, green and sustainable”



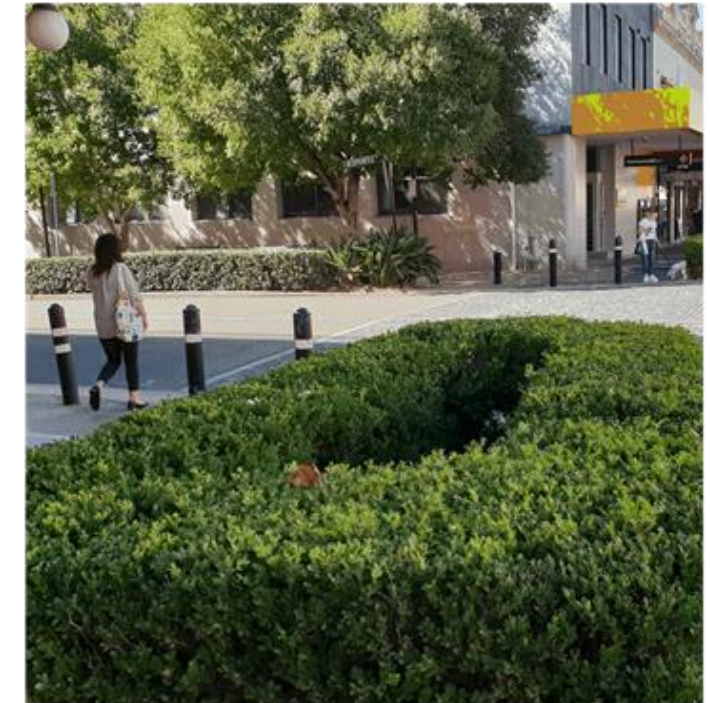
1. Desired Future Character

The desired future character of North Bondi centre is local and community-minded, diverse, green and sustainable.

Four community members commented on the North Bondi Neighbourhood centre and no potential community benefits were identified.

The desired future character of North Bondi is characterised by:

- Vibrant independent businesses and retail offerings, catering to local and visitor needs.
- Attractive and functional public furniture for bus shelter.
- Well-maintained, low-rise buildings, comprising ground floor business and retail offerings, with residential uses on the upper floors.
- A safe and walkable public domain that promotes connectivity within the centre and to Bondi Beach and surrounding residential areas.
- A balanced and shared use of the streetscape between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- A visual connection to Bondi Beach.
- A clean environment, with waste disposal managed efficiently.
- New building and / or refurbishment of existing buildings are well designed and responsive to existing low-rise built form, with appropriate setbacks at upper levels, and driveway crossovers.

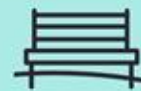


2. Key Ideas

Public Realm



Increase planting and greenery



Functional and well designed street furniture



Temporary activation such as pop-ups/ parklets



Solar-panel surface treatment to roads to provide energy to future bike or car charging stations

Built Form



Heritage interpretation
Public Domain + Signs

Access



Reduce and calm traffic movements to create safe pedestrian environments



Investigate safer movement and interchange for cyclists at the bus interchange

Environment



Increase verge gardens, green frontages and green roofing



Investigate WSUD systems for planting and garden upgrades towards the beach

3. Strategy

3.1 Public Realm



Note: This centre is subject to a current urban design project to upgrade the public domain. The suggestions below are for potential future works.

1. Solar cell tiles on the road in front of the commercial strip and bus terminus to encourage renewable energy and solar power for future electric charging facilities for bikes and vehicles and street lights.
2. Investigate improved precinct-based waste and recycling facilities.
3. Promote activation of the streetscape through spill-over of retail uses, outdoor dining and extended trading hours.



3.2 Built Form



1. Protect views to Bondi Beach by reduction of visual clutter created by signage and new buildings.
2. Create consistency with signage typology and size across commercial shop fronts to reduce visual clutter.
3. Investigate extension of B1 Neighbourhood centre zone to preserve existing ground floor uses on Ramsgate Avenue East.
4. Maintain fine grain shop-fronts and preserve existing character of heritage or character buildings.
5. Encourage innovative and contemporary new building developments, and alterations and additions to existing buildings, that are in harmony with, and maintain the integrity of the cultural heritage significance and character of buildings within the centre, their established character and visual amenity.
6. New development should respect the traditional patterns and proportions of the existing development.
7. Additions should be carefully designed to:
 - respect the scale, massing and proportions of the existing building and its key design elements
 - involve the least amount of alterations to significant fabric
8. No additions are permitted within the front setback of buildings unless it can be clearly demonstrated that;
 - the new structure will not dominate the streetscape and subject building
 - obscure views to the building
 - adversely impact the cultural significance of the place
9. Any new building must respect the character of existing buildings without mimicking heritage detailing.



3.3 Transport and Accessibility



1. Work with TfNSW to manage bus interchange to facilitate safer pedestrian and vehicle movements.
2. Create a new local cycle route creating safer movement corridors for cyclists down Military toad, through North Bondi and towards Bondi Beach.

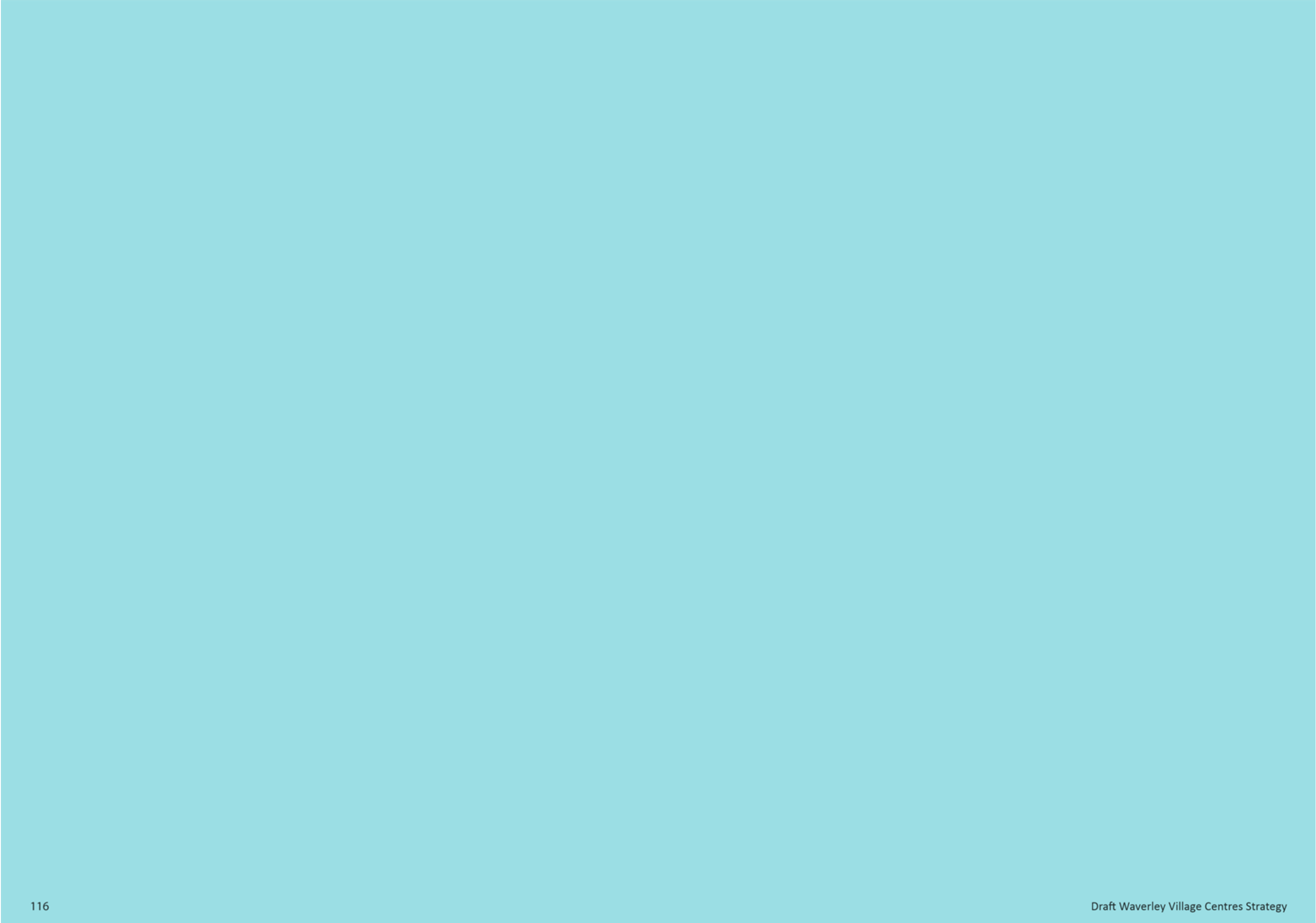
— Possible new bike route
--- Local Centre Boundary

3.4 Sustainability and Environment



1. Potential for urban greening of the bus interchange at North Bondi incorporating trees, planting on smart poles and kerb side verges.
2. Water Sensitive Urban Design treatment such as a rain garden to open space by Scarborough Crescent access way

— Increased planting and urban greening
— Water Sensitive Urban Design
--- Local Centre Boundary





13 MURRIVERIE RD STRATEGY (EAST + WEST)

“The desired future character of Murrverie Road (east) centre has been described by the community as being local, safe, sustainable and green”.



13 A
MURRIVERIE RD
STRATEGY
EAST SIDE

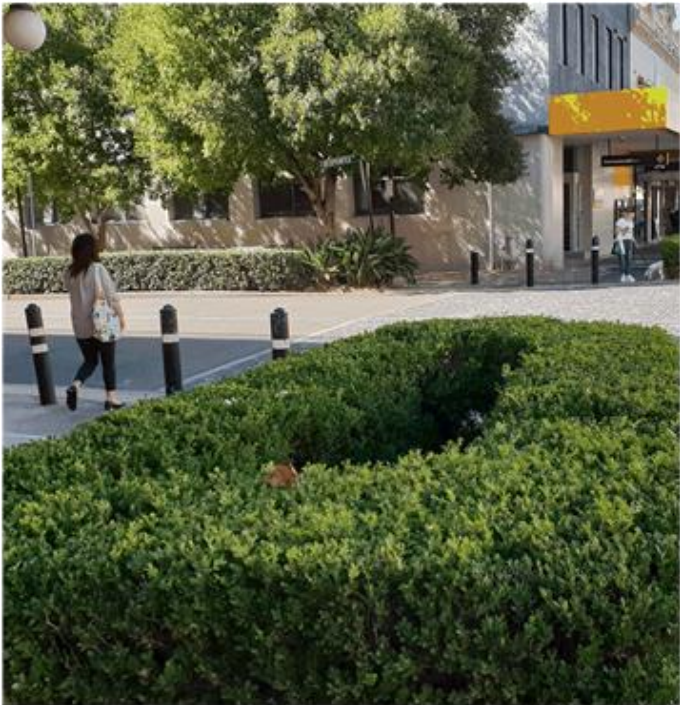
1. Desired Future Character

The desired future character of Murrverie Road (east) centre is local, safe, sustainable and green.







One community member commented on this neighbourhood centre. No public benefit was identified.

The desired future character of Murrverie Road East is characterised by:

- A cluster of vibrant independent businesses and retail offerings, catering to local needs, in low-rise distinctive heritage and character buildings that frame the street.
- A cohesive and vibrant streetscape, with leafy trees, verge gardens and a well-maintained community park.



2. Key Ideas

Public Realm	Built Form	Access	Environment
			
<div><div>Maintain and provide additional planting and greenery</div></div>	<div><div>Heritage interpretation Public Domain + Signs</div></div>	<div><div>Reduce and calm traffic movements to create safe pedestrian environments</div></div>	<div><div>Increase verge gardens, green frontages and green roofing</div></div>
<div><div>Functional and well designed street furniture</div></div>		<div><div>Investigate safer movement and interchange for cyclists</div></div>	<div><div>Investigate WSUD systems for planting and garden upgrades on recently upgraded paving</div></div>
<div><div>Temporary activation such as pop-ups/ parklets</div></div>			

3. Strategy

3.1 Public Realm



- 1. Investigate public domain upgrades including verge planting, planter boxes, waste and recycling facilities.
 - 2. Upgrade play park at the corner of Glenayr Ave and Murrivier Road to include public art and further planting.
 - 3. Promote activation of the street-scape through spill-over of retail uses, outdoor dining and extended trading hours.
 - 4. Upgrade road treatment at intersections with Murrivier Road for traffic calming. Intersections as indicated with hatching at Glenayr Avenue and Mitchell Street. Material palette could include pebble stone or sandstone paving on an elevated pedestrian crossing at each intersection.
 - 5. Existing overhead powerlines to be undergrounded. Smart pole integration.
- Tree planting, planter boxes

Verge and kerb planting

Road treatment at intersections

Local Centre Boundary

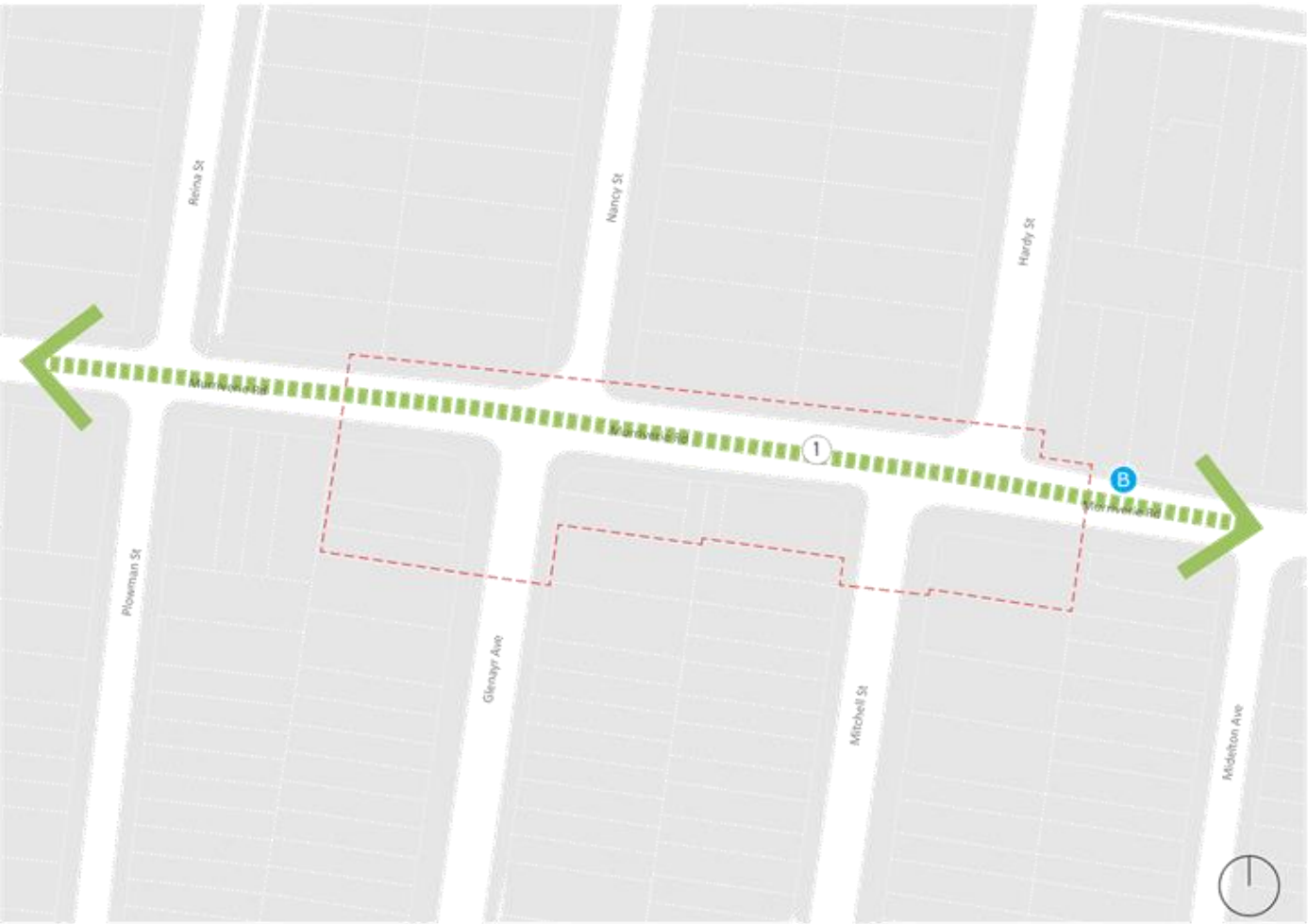
3.2 Built Form



- 1. Create consistency with signage typology and size across commercial shop fronts to reduce visual clutter.
 - 2. Maintain fine grain shop-fronts and preserve existing character of heritage or character buildings.
- Heritage Item

Local Centre Boundary

3.3 Transport and Accessibility

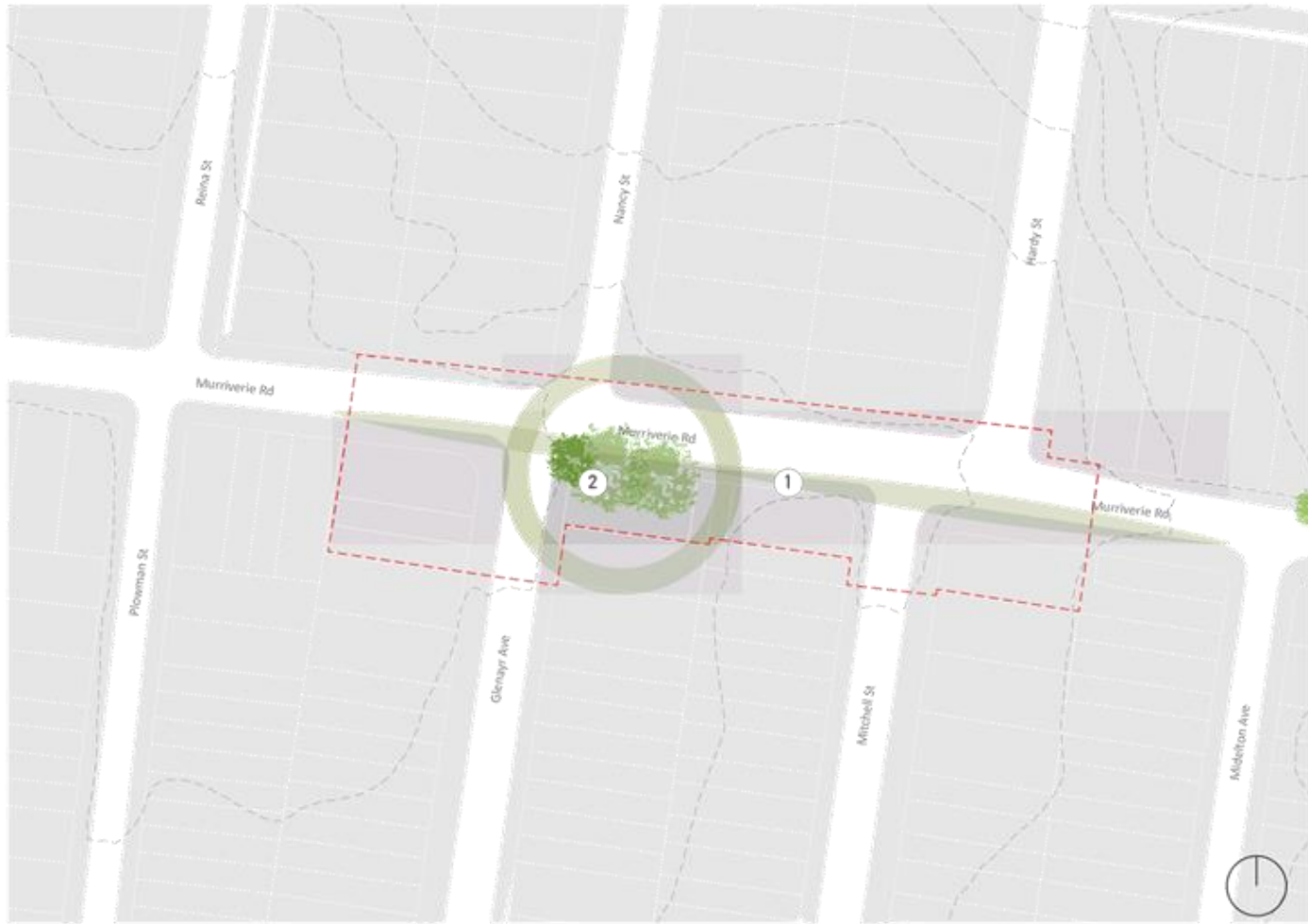


1.

Create a new local cycle route creating safer movement corridors for cyclists down Military toad, through North Bondi and towards Bondi Beach.
- Possible new bike route

Local Centre Boundary

3.4 Sustainability and Environment



1.

Urban greening across shop fronts and verge planting on footpath edges.
2.

Water Sensitive Urban Design treatment such as a rain garden in the play park at the corner of Glenayr Avenue and Murrivier Road.
- Urban greening

Local Centre Boundary

“The desired future character of Murrverie Road (west) centre has been described by the community as being local, community-minded, green and sustainable”.



1. Desired Future Character

The desired future character of Murrverie Road (west) centre is local, community-minded, green and sustainable.

Two community members commented on this neighbourhood centre and no public benefit was identified.

The desired future character of Murrverie Road East is characterised by:

- Low-rise well-maintained buildings, comprising ground floor business and retail offerings, with primarily residential uses on the upper floor.
- An attractive location for new and small businesses, with exposure to Old South Head Road.
- A comfortable public realm, where the pedestrian experience is prioritised through consistent footpath treatment and verge planting to screen Old South Head Road.
- A clean environment, with waste disposal managed efficiently.
- New building and / or refurbishment of existing buildings are well designed and responsive to existing low-rise built form, with appropriate setbacks at upper levels.



2. Key Ideas

Public Realm



Maintain and provide additional planting and greenery



Activation of blank walls through public wall art



Temporary activation such as pop-ups, shop front activation.

Built Form



Heritage interpretation
Public Domain + Signs



Encourage enhancement of active ground floor uses such as retail/business premises



Enhance character of buildings through art and planting

Access



Reduce and calm traffic movements to create safe pedestrian environments



Investigate safer movement and interchange for cyclists

Environment



Increase verge gardens, green frontages and green roofing



Investigate WSUD systems for planting and garden upgrades on recently upgraded paving

3. Strategy

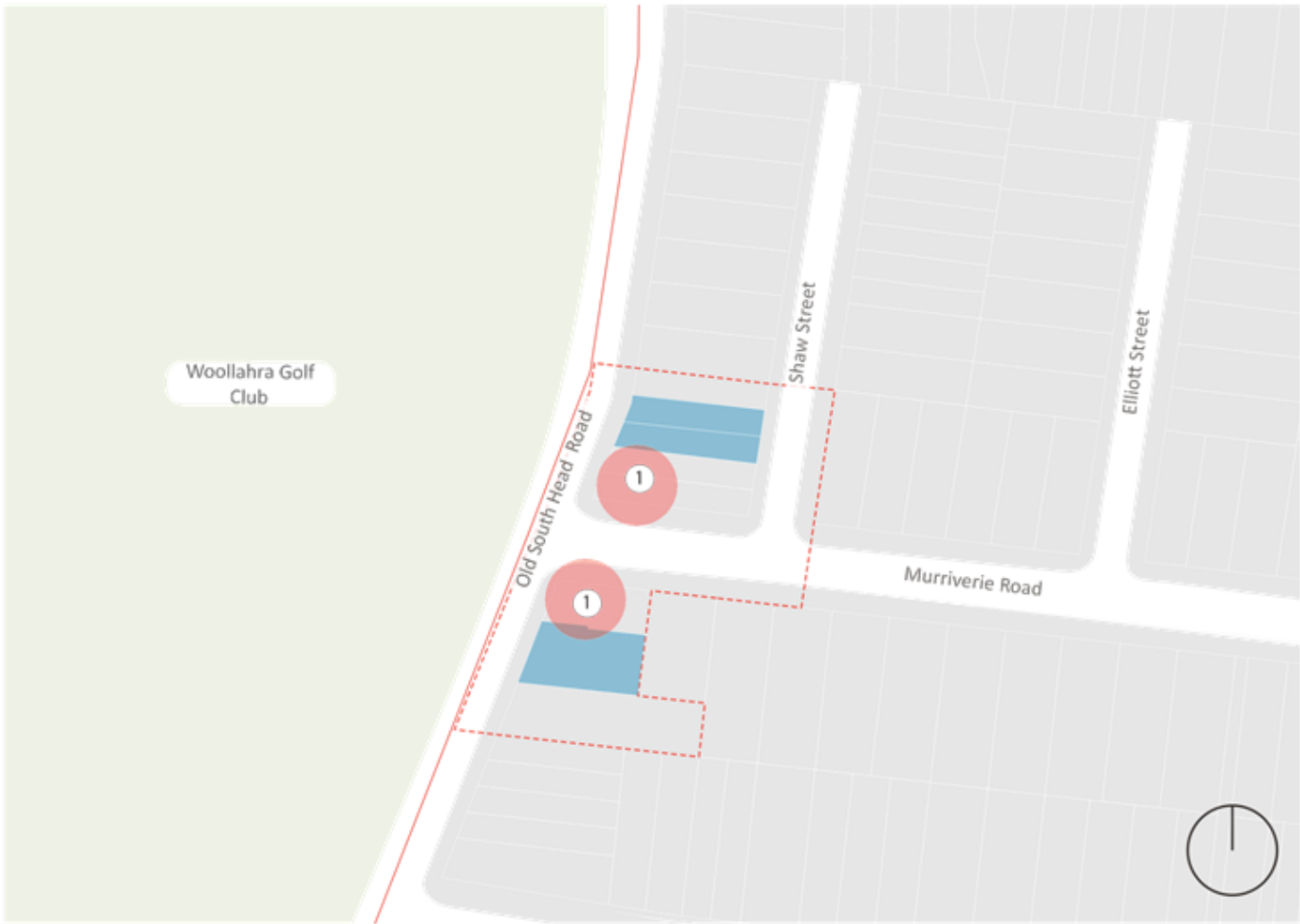
3.1 Public Realm



- 1. Planting along and greening of footpath to enhance the streetscape, promote safety and provide additional trees.
- 2. Kerb verge planting on the corner of Old South Head Road and Murrivier Road to promote safety and enhance the street-scape.
- 3. Existing overhead powerlines to be undergrounded. Smart pole integration.

- More tree planting to the street front
- Pocket upgrade
- Local Centre Boundary

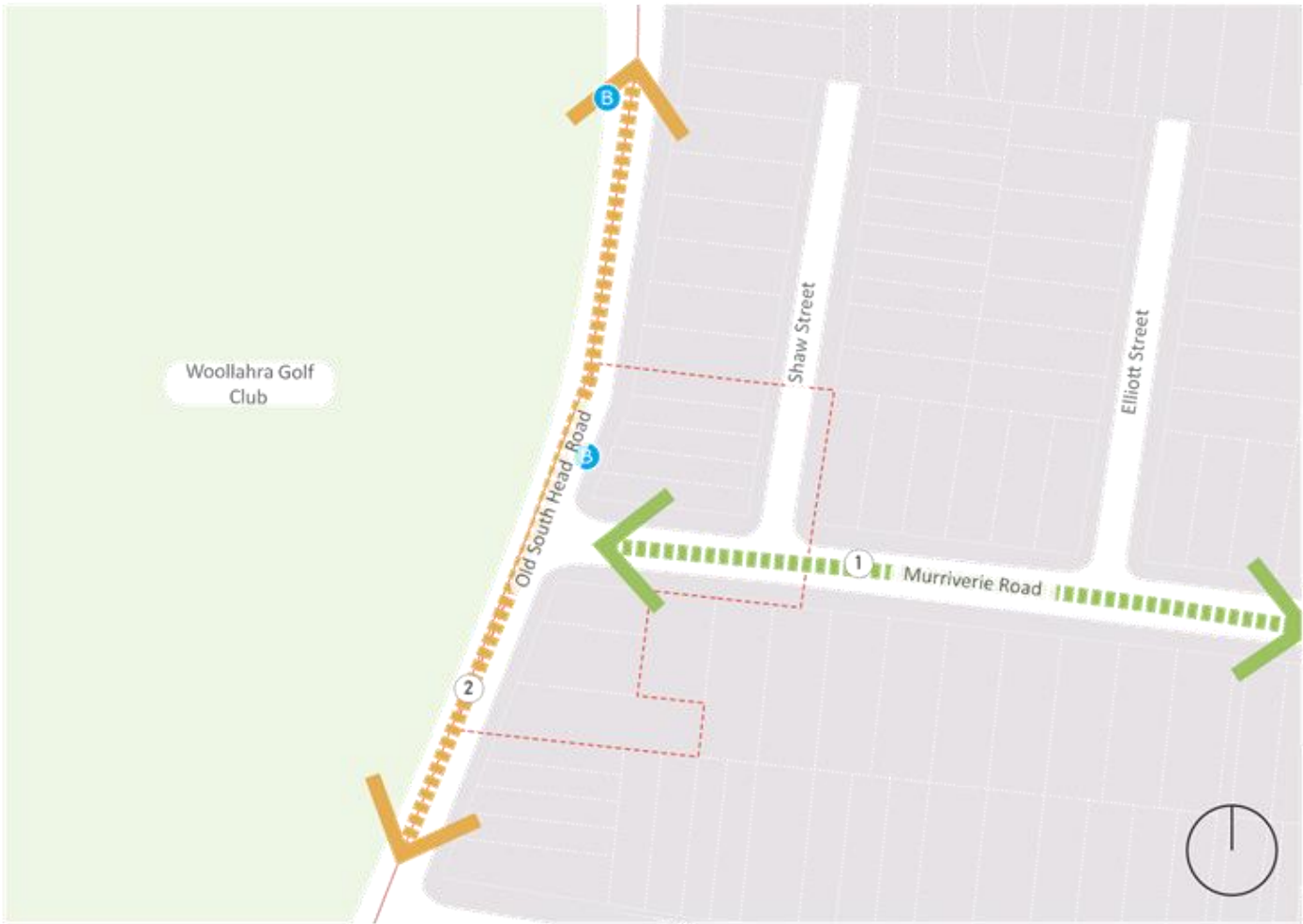
3.2 Built Form



- 1. Key areas could accommodate new development under current controls, provided the following principles are met:
 - Maintain consistent street frontage
 - Setback 3rd level or follow existing street frontages but change materials to promote fine grain/variety of palette
 - Overshadowing to street and back lanes or buildings are considered and tested appropriately.
- 2. New building and / or refurbishment of existing buildings are well designed with quality materials, respecting existing built form and character if historical in nature, whilst accommodating a potential increase in scale (where appropriate).

- Strata titled property
- Local Centre Boundary

3.3 Transport and Accessibility



- 1. Create possible new local bike routes along the spine of Murrivier Road leading to Murrivier Road East Neighbourhood centre and down Glenayr Avenue towards Bondi Beach.
 - 2. Work with TfNSW to deliver and promote a safer cycling route along Old South Head Road (potentially separated).
- Legend:
- Possible new bike route - separated
 - Possible new bike route - local
 - Local Centre Boundary

3.4 Sustainability and Environment



- 1. Implementation of Water Sensitive Urban Design rain garden or catchment system on the footpath edges of Murrivier Road at the intersection of Old South Head Road.
 - 2. Urban greening and planting along the footpath and Old South Head Road.
 - 3. Combined waste management system for commercial and residential properties. This could potentially be located underground, at the old shelter pin pointed on the map.
- Legend:
- More tree planting to the street front
 - Civic Space upgrade at corners
 - Local Centre Boundary

“The desired future character of Belgrave Street has been described by the community as being local, relaxed and beautiful”



1. Desired Future Character

The desired future character of Belgrave Street is local, relaxed and beautiful.

Five community members commented on this neighbourhood centre and no public benefits were identified.

The desired future character of Belgrave Street Centre is characterised by:

- Local business and retail offerings catering to local needs.
- A safe and walkable public domain, that promotes connectivity within the centre and to surrounding residential areas.
- A cohesive and vibrant streetscape, with verge landscaping and a well-maintained community park.
- A safe area for children to play and enjoy public space.
- A balanced and shared use of the streetscape between pedestrian movements, landscaping, outdoor dining and vehicle access and parking.
- New building and / or refurbishment of existing buildings are well designed and responsive to existing built form.



2. Key Ideas

Public Realm



Maintain and provide additional planting and greenery



Upgrade Belgrave Street Reserve with play equipment and seating



Closure of Belgrave Street (east) to create new pocket park and extend reserve

Built Form



Encourage enhancement of active ground floor uses such as retail/business premises



Enhance character of buildings through art and planting

Access



Reduce and calm traffic movements to create safe pedestrian environments



Investigate safer movement and interchange for cyclists

Environment



Increase verge gardens, green frontages and green roofing



Investigate WSUD systems for planting and garden upgrades on recently upgraded paving

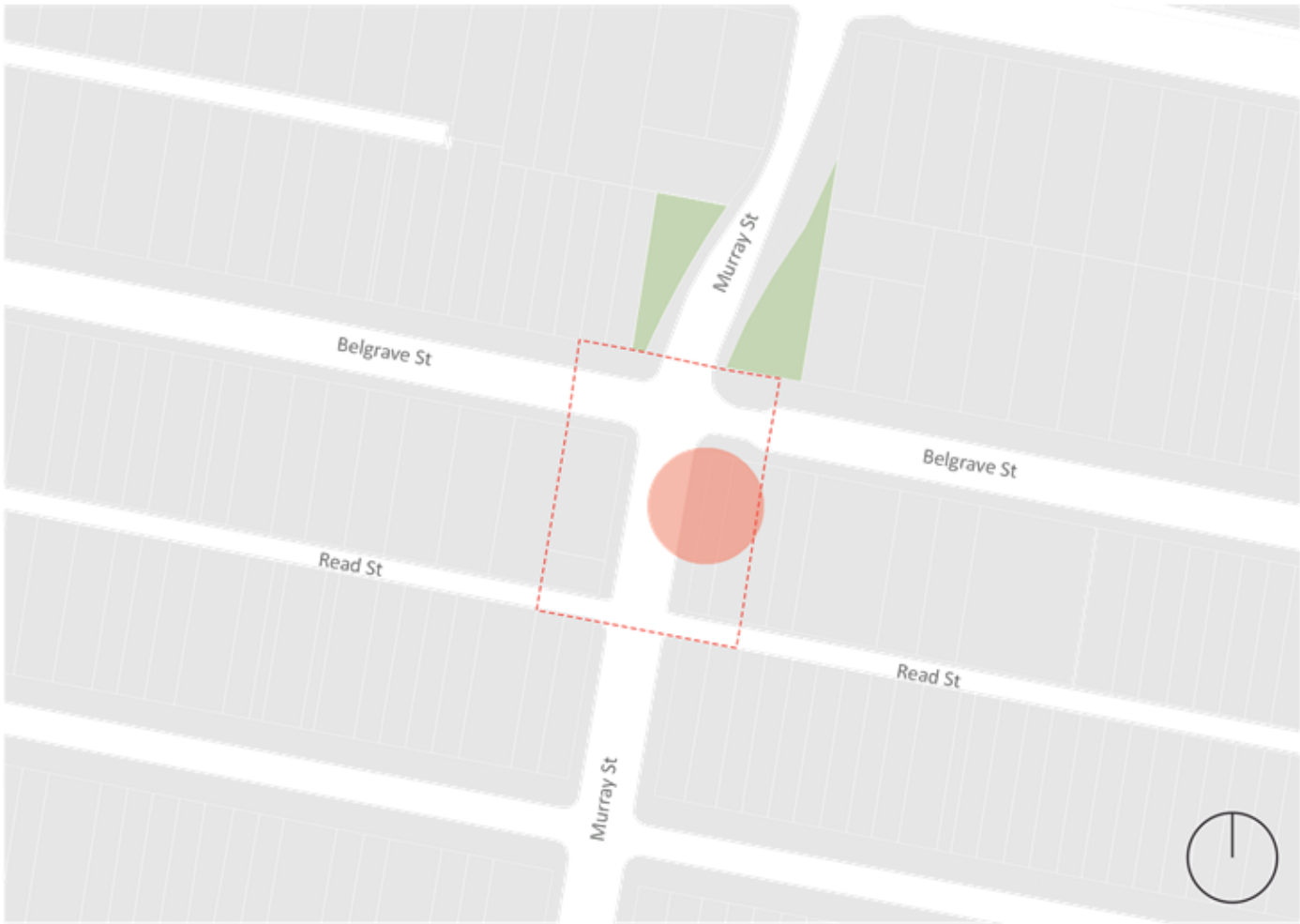
3. Strategy

3.1 Public Realm



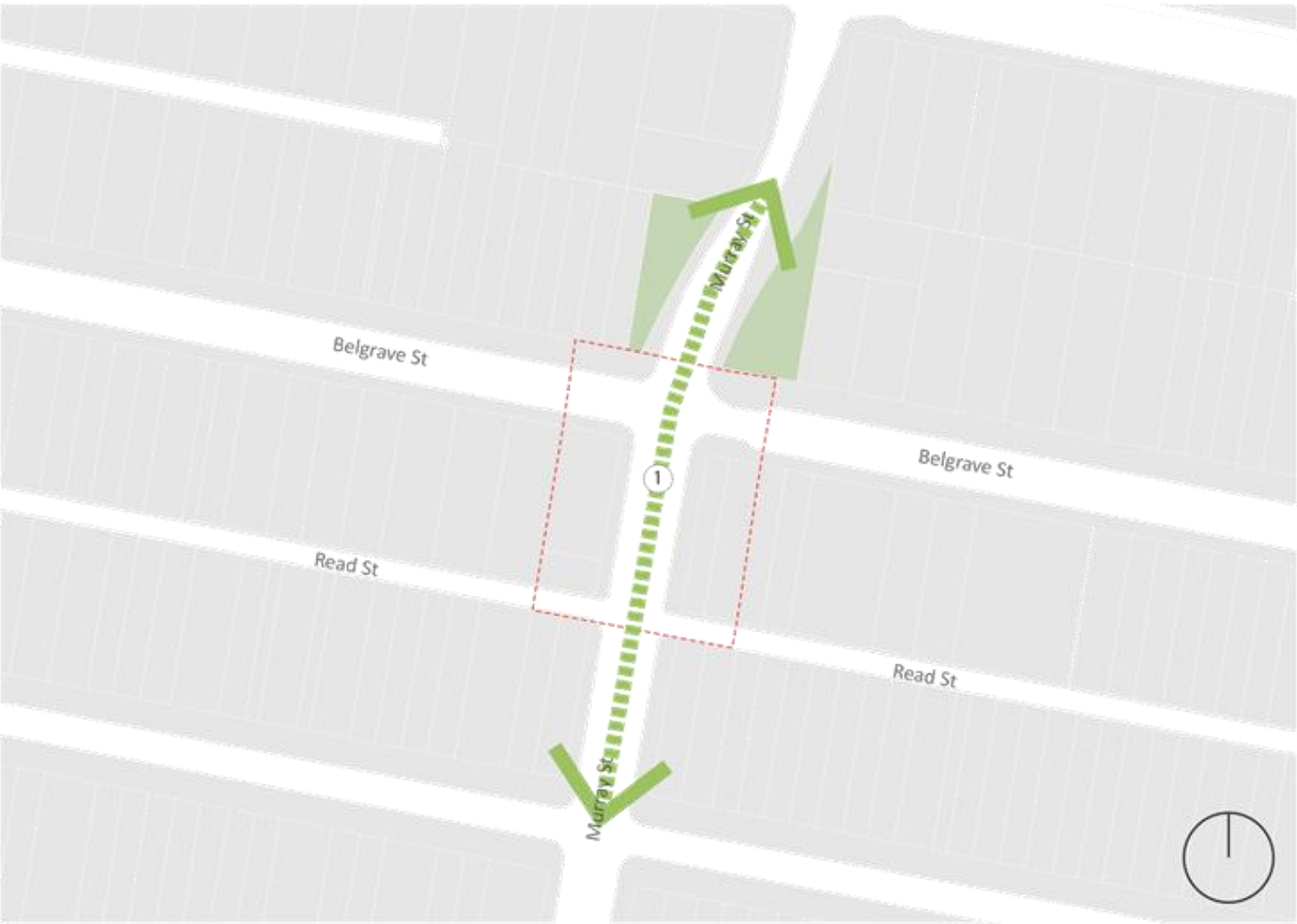
1. Tree planting along Belgrave Street and greening of footpath to enhance the streetscape and promote safety
2. Kerb verge planting along Murray Street.
3. Existing overhead powerlines to be undergrounded. Smart pole integration.
4. Investigate closure of Belgrave Street (east), provision of turning circle and extension of Belgrave Street Reserve to sprawl onto the corner of the street and intersection with Murray to provide visual connection to the reserve from the ground floor commercial uses and further promote 'play streets' for children. Traffic studies required.
5. Upgrade road treatment the 'T' intersection of Murray and Belgrave for traffic calming. Material palette could include pebble stone or sandstone paving on an elevated pedestrian crossing.
6. Remove parking availability in between Jessie Street Reserve and Belgrave Street Reserve on Murray Street, extend footpath and provide further planting.

3.2 Built Form



1. The key area can accommodate development under existing controls.
2. New building and / or refurbishment of existing buildings are well designed with quality materials, respecting existing built form and character if historical in nature, whilst accommodating a potential increase in scale (where appropriate).

3.3 Transport and Accessibility

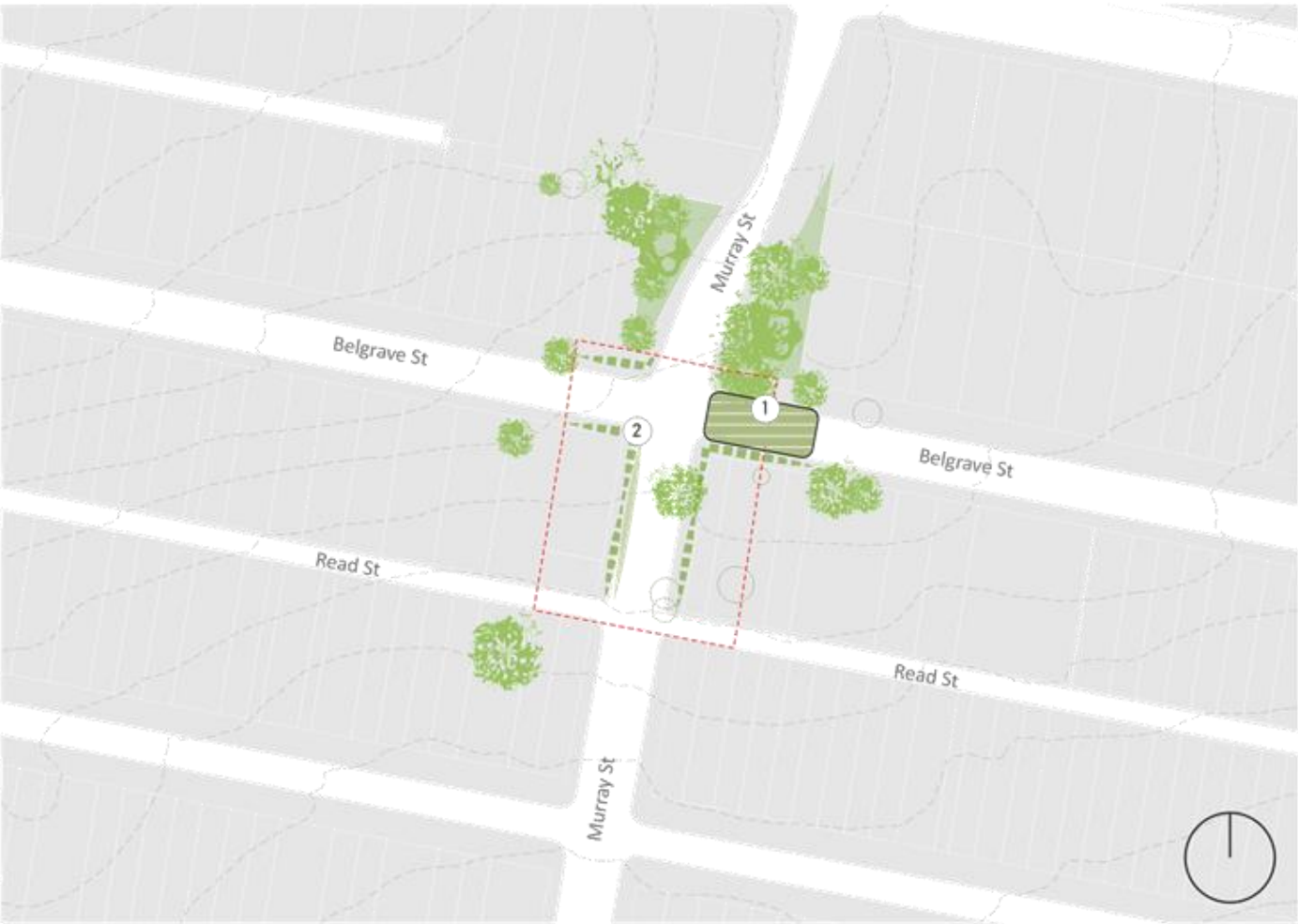


1. Investigate possible new local bike routes along the spine of Murray Street to Bondi Road and Bronte Beach.

Possible new bike route - local

Local Centre Boundary

3.4 Sustainability and Environment



1. Implementation of Water Sensitive Urban Design rain garden or planting sub-surface catchment system within Belgrave Street Reserve.

2. Urban greening and planting along the footpath of Murray Street and Belgrave Street

More tree planting to the street front

Pocket park upgrade

Local Centre Boundary

“The desired future character of Fletcher Street has been described by the community as being local, safe, beautiful, sustainable and green in the future”.



1. Desired Future Character

The desired future character of Fletcher Street is hyper-local, safe, beautiful and sustainable/green in the future.

Five community members commented on this neighbourhood centre and no public benefits were identified.

The desired future character of Fletcher Street centre is characterised by:

- A cluster of vibrant independent businesses and retail offerings catering to local needs, located within distinctive low-rise character buildings.
- A cohesive and vibrant streetscape, where pedestrian movements, outdoor dining, landscaping and vehicle access and parking are balanced.
- Pedestrian, cyclist and public transport connections that reduce vehicle usage and on-street parking demand.
- An attractive and well-maintained community pocket park.

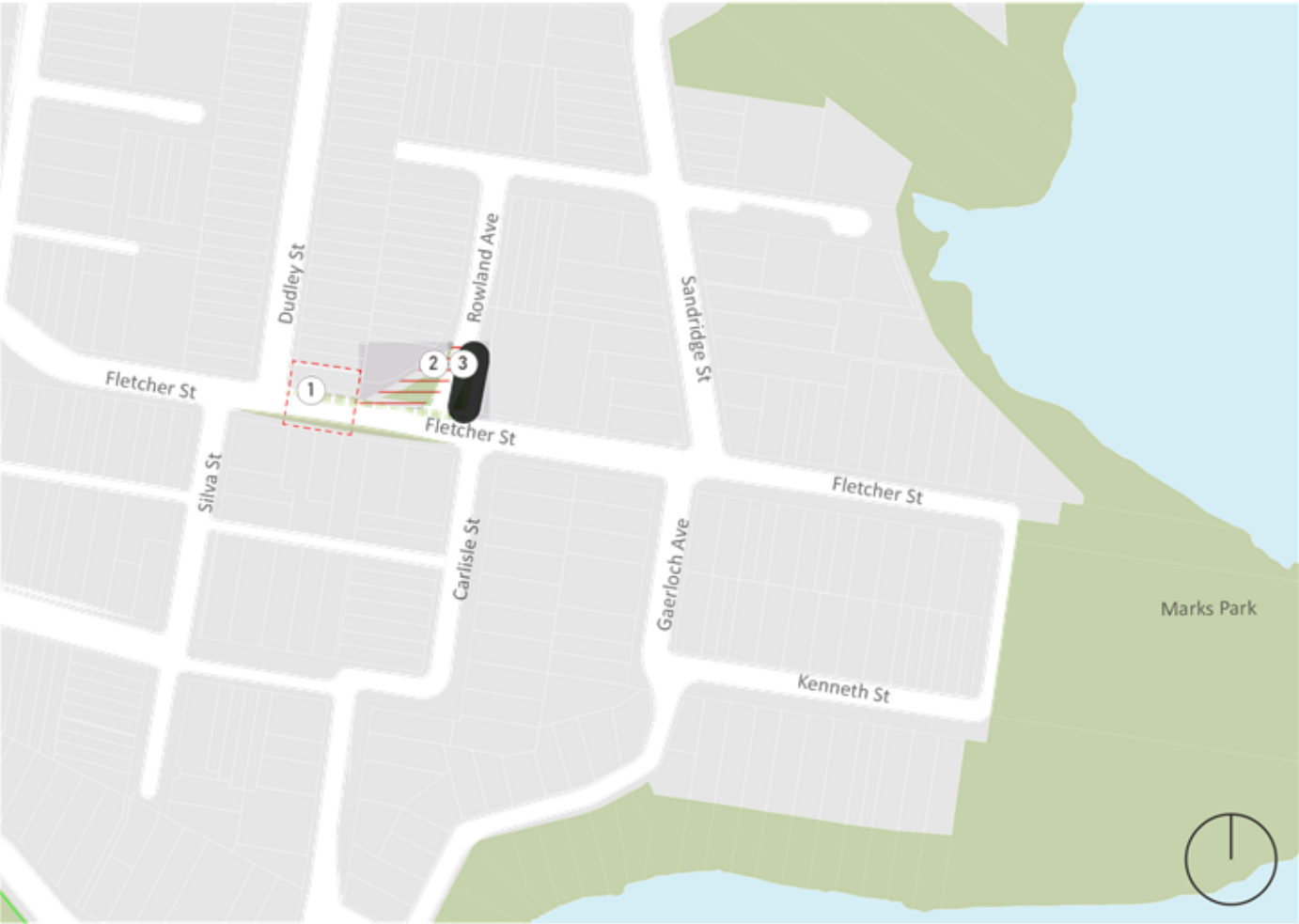


2. Key Ideas

Public Realm	Built Form	Access	Environment
			
<div><div>Maintain and provide additional planting and greenery</div></div>	<div><div>Encourage enhancement of active ground floor uses such as retail/business premises</div></div>	<div><div>Reduce and calm traffic movements to create safe pedestrian environments</div></div>	<div><div>Increase verge gardens, green frontages and green roofing</div></div>
<div><div>Upgrade Pocket reserves with play equipment, planting and seating</div></div>	<div><div>Enhance character of buildings through art and planting</div></div>	<div><div>Investigate safer movement and interchange for cyclists</div></div>	<div><div>Investigate WSUD systems for planting and garden upgrades on recently upgraded paving</div></div>

3. Strategy

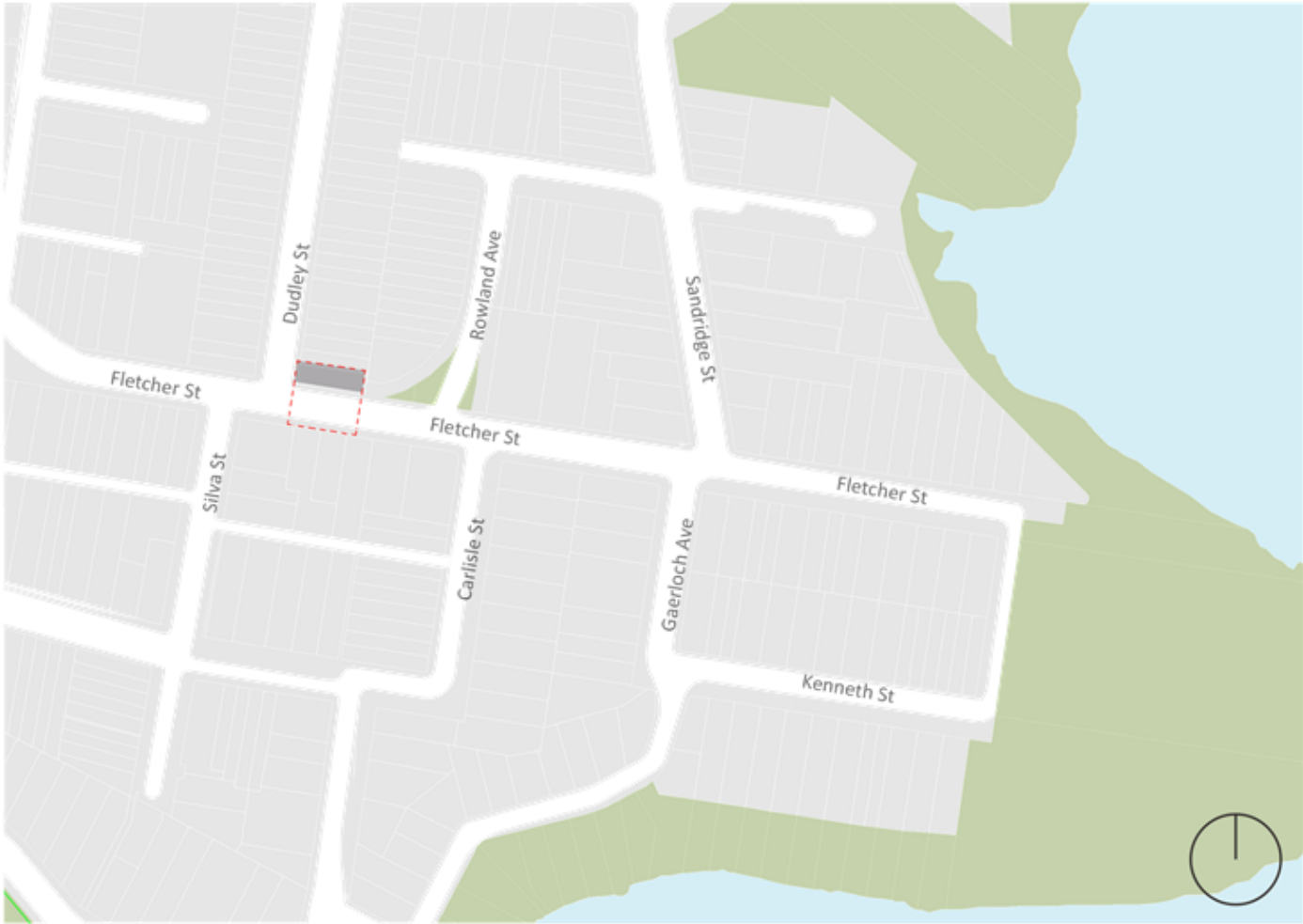
3.1 Public Realm



- 1. Tree planting along Fletcher Street and greening of footpath to enhance the streetscape and promote safety
- 2. Existing overhead powerlines to be undergrounded. Smart pole integration.
- 3. Investigate upgrades to corner reserves on Rowland Avenue.
- 4. Heritage interpretation of old tram-way through signage and paving treatments from Fletcher Street and through Rowland Avenue. To investigate potential with heritage teams.

- Park upgrade
- Verge planting
- More tree planting to the street front
- Local Centre Boundary

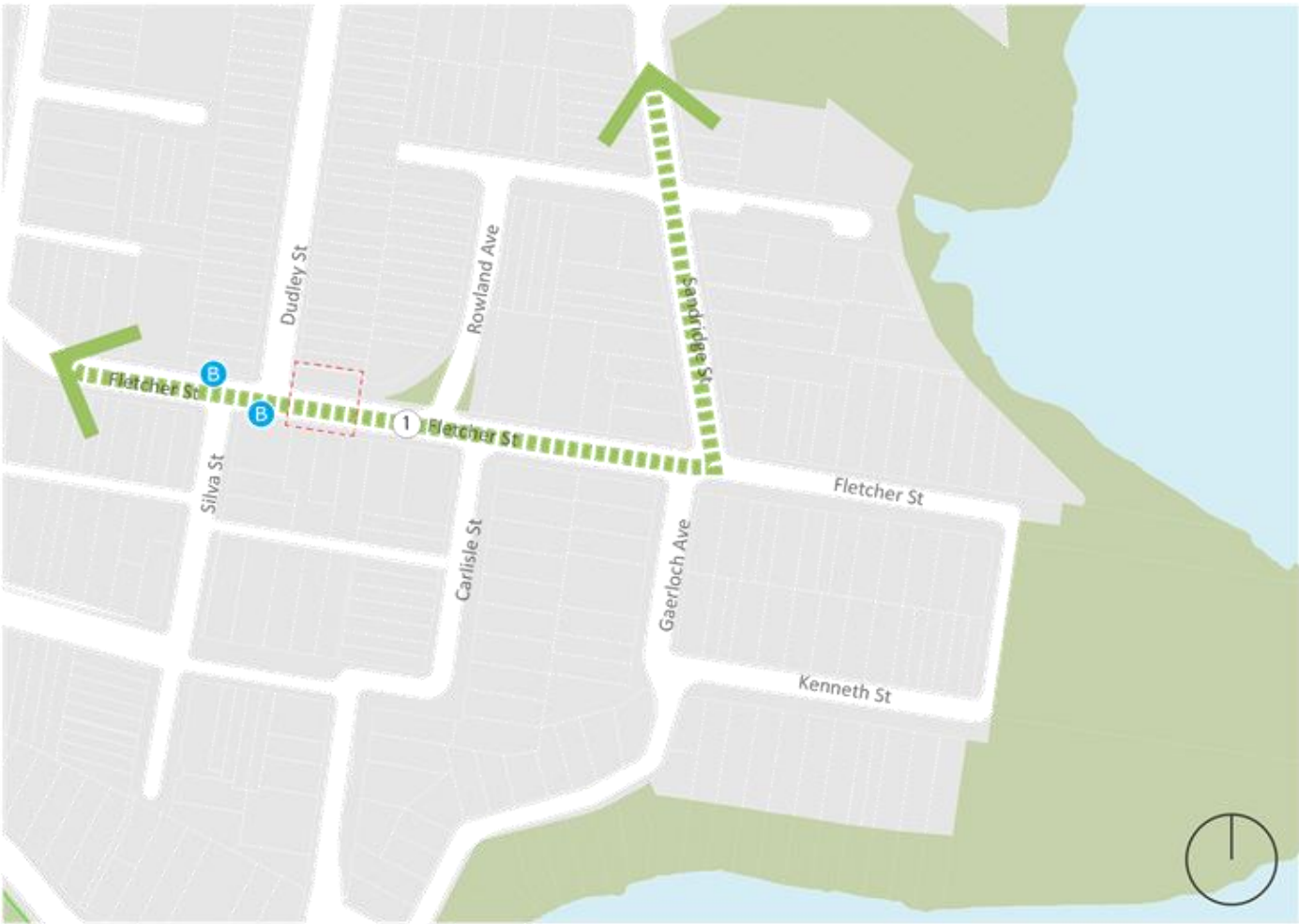
3.2 Built Form



- 1. Alterations and additions or refurbishment of the existing building is to be well designed with quality materials, maintaining the existing built form.

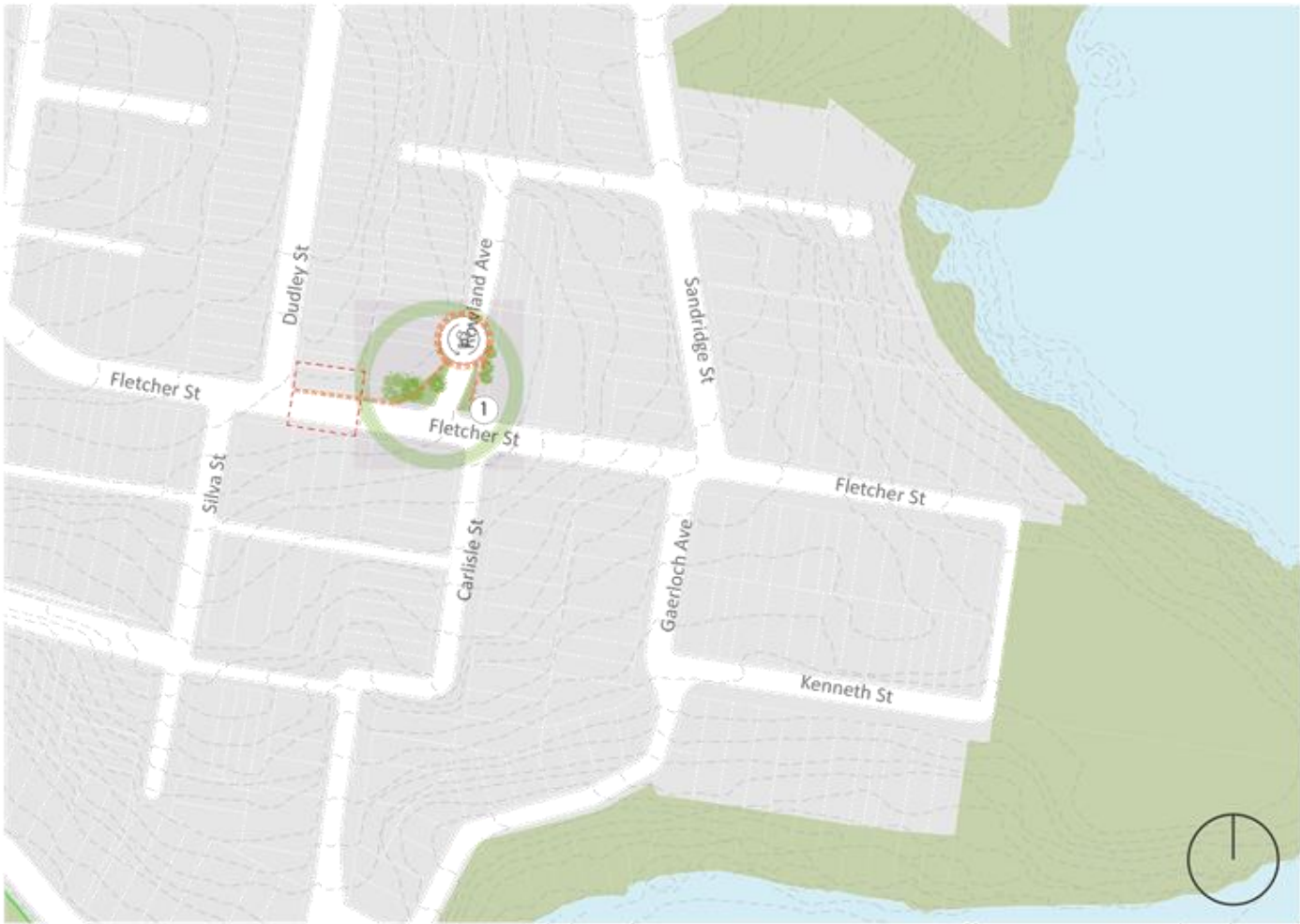
- Heritage Item
- Local Centre Boundary

3.3 Transport and Accessibility



- 1. Investigate possible new local bike routes along the spine of Murray Street to Bondi Road and Bronte Beach.
 - 2. Investigate traffic calming opportunity along Fletcher street such as reducing the speed limit to 40km/h and introducing speed humps.
- Legend:
— Possible new bike route - local
--- Local Centre Boundary

3.4 Sustainability and Environment



- 1. Implementation of Water Sensitive Urban Design rain garden or planting sub-surface catchment system within corner reserves on Rowland Avenue and Fletcher Street.
 - 2. Urban greening and planting along the footpath of Fletcher street opposite neighbourhood centre shops.
- Legend:
— Water Sensitive Urban Design
— WSUD drainage link
--- Local Centre Boundary





Draft Waverley Village Centres Strategy

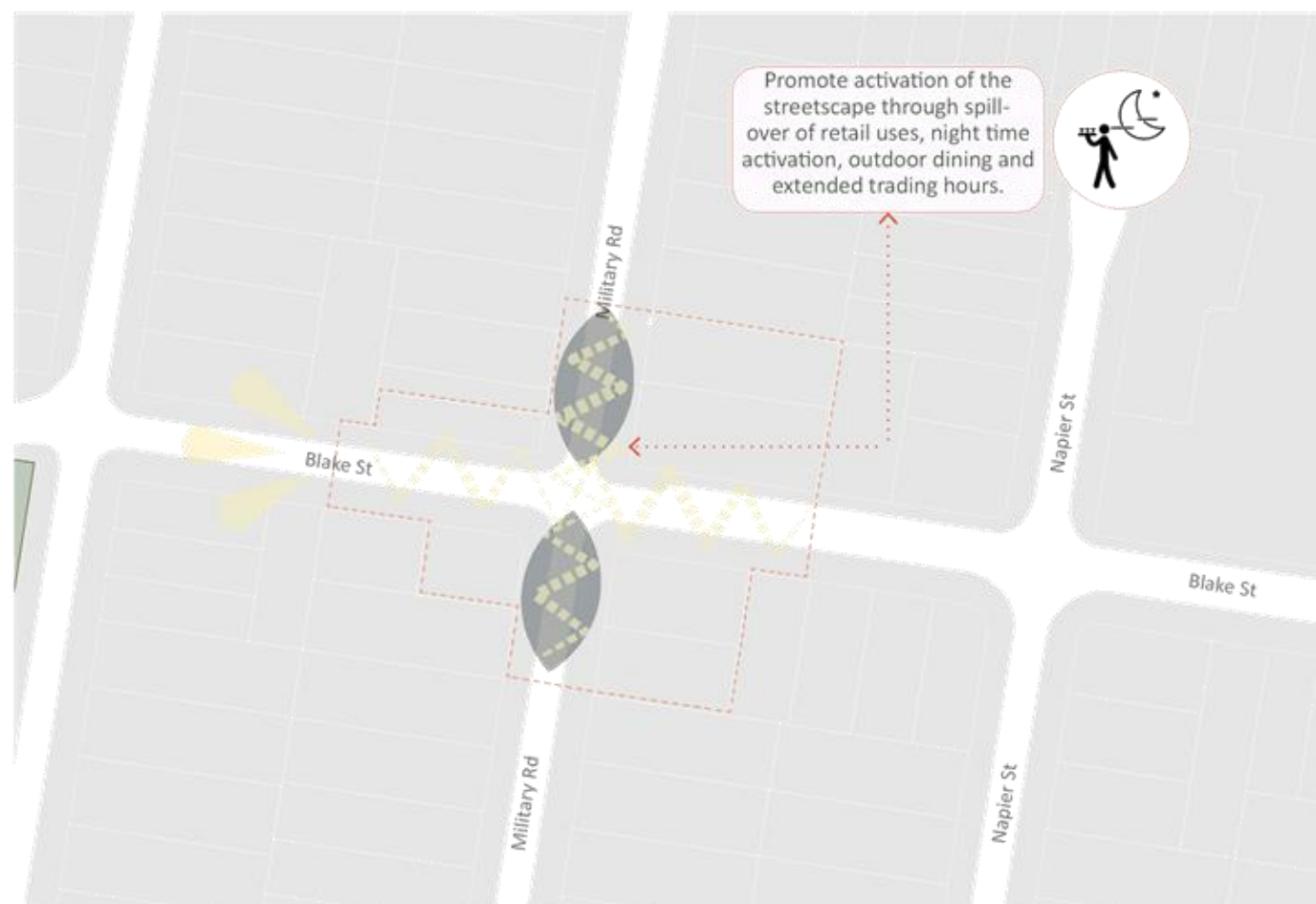
Desired Future Character

The desired future character of Blake Street is local, safe, relaxed and sustainable.

Two community members commented on this neighbourhood centre, and no public benefits were identified.

The desired future character of Blake Street centre is characterised by:

- Low-rise built form of varying styles, with active shopfronts that contain local business and retail offerings catering to local needs.
- High quality and cohesive public domain with substantial verge planting and seating where people stay and congregate.
- A safe and walkable public domain, that promotes connectivity within the centre and to surrounding residential areas.
- New building and / or refurbishment of existing buildings are well designed and responsive to existing low-rise built form.



Built Form



Encourage enhancement of active ground floor uses such as retail/business premises



Enhance character of buildings through art and planting

Public Realm



Temporary activation, informal community spaces



Undergrounding power lines, introduce smart poles





Desired Future Character

The desired future character of Vaucluse neighbourhood centre is local, safe, relaxed and sustainable.

No comments were provided on this neighbourhood centre from the community and no public benefits were identified.

The desired future character of the Vaucluse centre is characterised by:

- A small cluster of mixed use buildings, comprising ground floor retail uses and residential uses on the upper floors. These uses provide additional amenity to the surrounding recreation and residential uses.
- A meeting point for locals and visitors alike.
- A cohesive and vibrant streetscape, with leafy trees, verge gardens and areas for people to stop and congregate.
- A safe and well-connected public domain that prioritises pedestrians and cyclists.



Built Form

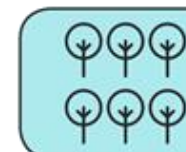


Encourage enhancement of active ground floor uses by extending trading hours



Enhance character of buildings through art and planting

Public Realm



Maintain and provide additional planting and greenery



Undergrounding power lines, introduce smart poles





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WAVERLEY COUNCIL

COMMUNITY ENGAGEMENT OUTCOMES SUMMARY REPORT: WAVERLEY VILLAGE CENTRES STRATEGY REVIEW

21 October 2019





Report Title: Community Engagement Outcomes Summary Report: Waverley Village Centres Strategy Review

Client: Waverley Council

Version: Final Draft

Date: 21 October 2019

Images throughout report:
Cred Consulting and Waverley Council

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EXECUTIVE SUMMARY

Cred Consulting, in partnership with Waverley Council, engaged with approximately 300 people through August to September 2019 to inform the Waverley Village Centre Strategy. The Strategy will guide planning controls and decisions that will encourage planning for sustainable, healthy, active and liveable communities as future development progresses.

Findings from community engagement will inform the Strategy by identifying what makes each village unique, what people love about it, what people would like to see change and the type of place character that they would like to see in the future.

The two engagement methods of online survey and community workshops served different but complementary purposes. The online survey sought to gather statistical data around community sentiment, and the community workshop provided an opportunity for more in depth discussions around what makes a centre special and what the community wants to protect or change.

This executive summary provides a high level overview of the community engagement outcomes with further detail found in this report, as well as the Appendices which provides a record of engagement results.

WHO ENGAGED?



231 ONLINE SURVEY PARTICIPANTS

Top 3 centres with the most engagement:

- Macpherson Street - 59 respondents
- Bronte Beach - 35 respondents
- Charing Cross - 27 respondents
- Bondi Road Corridor - 26 respondents
- Hall Street, Bondi Basin - 24 respondents



71 PARTICIPANTS ACROSS 5 WORKSHOPS

- Bondi Road Corridor Local Centre (5 participants)
- Bronte Village Centres (21 participants)
- Charing Cross and Bronte Road (Bondi Junction) Village Centres (25 participants)
- Bondi Basin (Hall Street) (14 participants)
- Rose Bay Village Centres (6 participants)

Six headline themes have emerged from community engagement to inform the development of the Waverley Council Village Centres Strategy. While engagement was undertaken at the village scale for each of Waverley's 19 centres, there were a number of distinct commonalities and differences across the LGA.



VILLAGE CENTRES THAT ARE COMMUNITY-MINDED, LOCAL AND SAFE

Community engagement participants value village centres in Waverley as focal points of community life, and love bumping into neighbours on the street and chatting with local shopkeepers. Across all village centres, survey respondents were most likely to describe the desired future character of a centre as 'community-minded,' 'local' and 'safe.'

People told us there are opportunities to increase a sense of community in some centres, including through providing more places to gather in public space, such as comfortable seating and shade.

People think there are opportunities to enhance the safety of village centres during the day and at night, including for pedestrians and cyclists and for people of all abilities and ages, through more lighting at night, improvements to footpath surfaces, and provision of separated cyclepaths, pedestrian crossings and traffic-slowing initiatives.



VIBRANT VILLAGES AFTER DARK

Over 80% of workshop participants would like to see more places that provide dining and entertainment into the evening in the larger village centres. In most cases 'later opening hours' meant till about 10-11pm, which is already permitted in a lot of centres.

Across all workshops, there was strong support for more local Indigenous stories and artworks embedded into the public domain.



MORE GREENERY AND TREES IN THE VILLAGE CENTRES, BUT NOT AT THE EXPENSE OF PARKING

Across community engagement activities, participants told us that they would like to see more greenery and trees in their village centres. 'Sustainable/green' was the fourth most popular word used to describe the desired future of Waverley's village centres. While over 75% of workshop participants were more supportive of trees, they were less willing to sacrifice parking spaces for increased greenery, as this may impact on access to local shops and services.

Because public spaces such as footpaths and roads in the Waverley LGA are already spatially constrained, participants liked the idea of taking innovative approaches to greening their village centres, such as planter boxes and public seating that incorporate plants. Rooftop gardens and communal courtyards were also popular ideas in most centres.



HERITAGE CHARACTER IS PROTECTED AS WELL AS THE LOOK AND FEEL OF EXISTING HIGH STREETS

Respecting and celebrating what makes each village centre special and unique was a priority across engagement activities, including built environment and heritage features and independent businesses.

Generally across all workshops, there was support for setbacks on upper levels and zero lot setbacks. There was also strong support for continuous awnings to reflect the heritage character of the area, as well as to provide a sense of continuity, shade and weather protection.

Overall, workshop participants did not want to see high density in the heart of village centres, as this was not seen to be in keeping with the local character and may impact on sunlight access.

Over 80% of workshop participants were supportive of the idea that change may be required to retain cultural significance, but this should be done carefully to keep what is important.



PLANNING FOR A LOCAL FOCAL POINT WITH INTERNATIONAL RESONANCE IN BONDI

The Bondi beach area is an important focal point for local community life, and also attracts millions of visitors from across Sydney, Australia and overseas each year. Community engagement participants told us that planning for the Bondi Basin village centre should support local community life as well as visitation, while ensuring that our urban environment retains what makes this area special.

Some workshop residents told us there are opportunities for this centre to be bold and ambitious and lead the way in sustainability and green initiatives.



VILLAGE IDENTITIES & SENSE OF PLACE

The majority of Waverley's village centres each have a unique identity or character. In part, this character is defined by the presence of distinctive terrace shopfronts, the businesses that operate in them, and the community that lives around them.

Community workshop participants told us that there is opportunity to increase a sense of place and sense of community in the Bronte Road (Bondi Junction) village centre. It currently lacks an identity and sense of place due to heavy traffic, generic chain stores and limited public places or community spaces. "Rebranding" the centre with its own unique character was seen to be a priority. Participants also highlighted that if height has to go somewhere in the LGA, this corridor presents significant opportunities to leverage new developments to deliver public benefits such as public parks and creative / cultural infrastructure.

Some workshop participants see opportunities for Charing Cross to become more like the Paddington Five Ways or Mosman high streets.

For the villages located along the coastline, generally participants would like to see the 'beach' vibe and connection to the local environment retained as a central character trait into the future.



**More than 300 people engaged
in consultation about Waverley
Village Centres.**

INTRODUCTION

This report provides a summary of the community engagement undertaken by Cred Consulting on behalf of Waverley Council (Council) to inform the development of the Village Centres Strategy (VCS). The aim of the VCS is to guide development and public domain improvements in all of Waverley's 19 centres.

ABOUT THE VILLAGE CENTRES STRATEGY

The Village Centres Strategy aims to provide an updated evidence base that will guide development and public domain improvements in all 19 village centres within the Waverley local government area (LGA) (see map on page 11).

The VCS seeks to identify:

- The current and desired future character of each village centre to be able to enhance and protect the character of each centre
- Opportunities to improve the experience of each centre
- Recommendations for updates to the WLEP and WDCP where appropriate
- Opportunities to include best practice sustainability features
- Improvements to the public domain, and
- Improvements for transport in and around the centre.

The last review of the Waverley Village Centres Strategy was undertaken in 2006, and recommended changes to the Waverley Development Control Plan (DCP). The VCS will also review the existing DCP provisions, against recently completed developments, to assess whether these controls are delivering the intended outcomes.

The Village Centres Strategy originated from the requirement under the Environmental Planning & Assessment Act 1979 (EP&A Act) for councils to give effect to the Region and District Plans through amendments to their Local Environmental Plan (LEP). Council is undertaking a number of studies and strategies which will inform the review, including the Village Centres Strategy.

ENGAGEMENT ACTIVITIES

Over 300 people were engaged via:

- **Online survey:** 231 people completed the online survey that was open between 12 August - 23 September 2019 via Council's Have Your Say page.
- **Community workshops:** 71 community members attended across five community workshops.

PURPOSE OF THIS REPORT

This report provides a summary of community workshop and online survey outcomes per village centre. It also provides a synthesis of findings across all centres into key themes that will inform future planning.

Note: The findings in this report represent the views of the participants only. All percentages throughout this report are calculated to the nearest whole number and therefore the total may not exactly equal 100%.

METHODOLOGY

PURPOSE OF ENGAGEMENT

The purpose of the community engagement was to inform the community of the need to review the LEP and DCP, and the complexity of planning issues more generally, as well as to involve the community in shaping the future look and feel of Waverley's 19 centres.

The engagement process aimed to actively involve the community in the strategy development process, and to understand the community vision for each centre.

The two engagement methods of online survey and community workshops served different but complementary purposes. The online survey sought to gather statistical data around community sentiment, and the community workshop provided an opportunity for more in depth discussions around what makes a centre special and what the community wants to protect or change.

ONLINE SURVEY

The online survey received 231 responses. Responses were collected between 12 August and 23 September. The survey was open to anyone (residents living in and outside of the Waverley LGA, businesses, visitors). In addition, Council staff conducted intercept surveys in the village centres where no community workshop was held.

Research focus

The online survey aimed to:

- Provide respondents with an opportunity to comment on an unlimited number of centres - meaning that they could select to comment on 1, or up to all 19 centres.
- Gain an understanding of community sentiment around public domain features, accessibility, uses and values, current and desired future character, and current use for each of the centres.

COMMUNITY WORKSHOPS

Across five centres based workshops, discussions with 71 people occurred about the look, feel, character and future planning of their centre. Workshops focussed on the key centres where change is most likely to happen in the future, or where there is a history of contentious development.

These are:

- ~ Bondi Road Corridor Local Centre
- ~ Bronte Village Centres
- ~ Charing Cross and Bronte Road (Bondi Junction) Village Centres
- ~ Bondi Basin, and
- ~ Rose Bay Village Centres.

Research focus

The purpose of the workshops was to gain an understanding of the community's sentiments towards built form and character, the public domain, and sustainability and transport improvements where relevant.

WORKSHOP ACTIVITIES

The community workshops were built around five activities.

Neighbourhood character wall

As participants enter the workshop they are asked to write comments about what is unique and what they would like to change about their local neighbourhood, with each village centre represented by an A1 poster.

Activity 1: Love /Change

Each participant is asked to write down one thing they love about their village centre now, and one thing they would change. Each person calls out what they have written and responses are themed at the front of the room.

Note: This activity was not conducted at the first workshop with alternative activity outlined on page 24.

Activity 2: Character (chairs)

Looking at a set of 50 chair picture cards, each group is asked to “imagine 10 years from now, you are hosting an intimate dinner party for 4 people. You have an option of using 4 different chairs to represent your village centre. Which chairs would you use at the table to best represent the future personality of your village centre? Tell us about the chair you have chosen and what personality trait it represents.”

Activity 3: What makes a great place (blocks)

This workshop activity aimed to help participants understand and explore current planning controls around built form volume (using building blocks to discuss set backs and massing) in their village centre and how they would like to see controls change in the future, if at all.

Participants are asked: “What does a great built outcome in your centre look like? How can we use planning controls to achieve this?”

Workshop participants explored what a great place looks like to them, what “high rise” means to them, how planning controls work, and what Council can and can’t influence on future streets. Informal discussions took place around maximum heights, set backs, greenery, laneways, through site links and urban design elements. Some groups designed a hypothetical block, while others designed a specific street in the village centre.

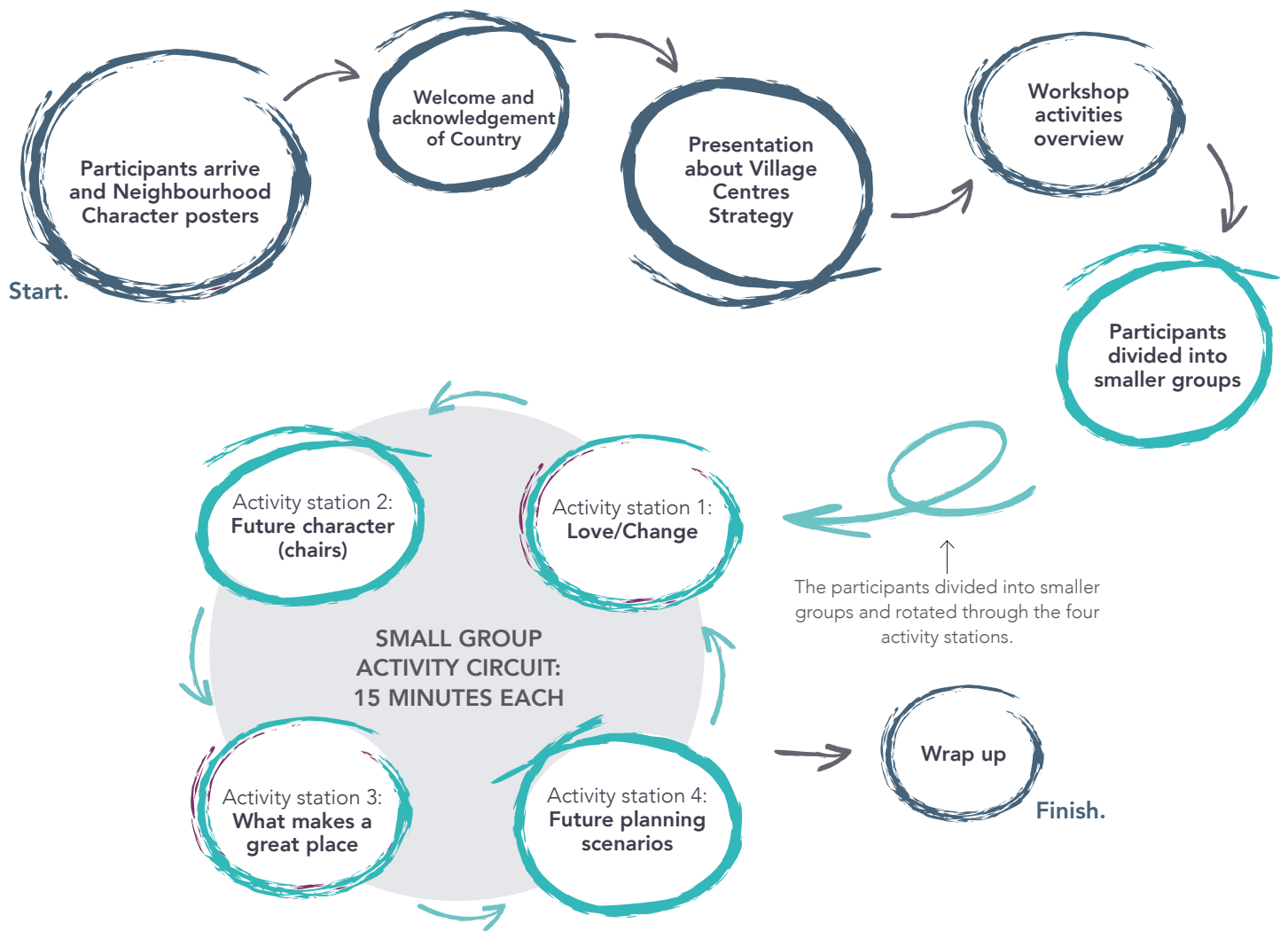
Rather than reach a consensus on preferred building form or controls, this workshop activity aimed to facilitate a discussion. Some of the topics revealed polar opposite views amongst the group members and ignited robust conversations around each viewpoint.

Activity 4: Future planning scenarios

The facilitator reads out different future planning scenarios (e.g. pedestrianised “play” streets, or incorporating indigenous themes) and participants vote whether they would “absolutely” or “no way” like to see this in their village centre.



WORKSHOP PROCESS



The background of the page is a photograph of a community meeting. Several people are seated around a long table covered with a red and white checkered tablecloth. The table is cluttered with various items, including papers, small photographs, and sticky notes. In the foreground, a man with grey hair, wearing a light blue and white striped shirt, is seen from the side, looking towards the table. Other people are visible in the background, some looking at the materials on the table. A large, white, semi-transparent circle is superimposed over the upper half of the image, containing the title text.

VILLAGE CENTRE SUMMARIES

VILLAGE CENTRES OVERVIEW

The following section summarises community engagement findings for each of Waverley LGA's 19 village centres. The table below summarises community engagement completed per centre.

Table 1 - Summary of consultation by village centre

Village Centre	Total online survey responses	Workshop / intercept surveys
Belgrave Street, Bronte	4	2 x intercept surveys
Blake Street, Dover Heights	2	2 x intercept surveys
Bondi Road Corridor	26	Workshop 3 ('Bondi Road Corridor Local Centre'): 5 participants
Bronte Beach	35	Workshop 2 ('Bronte Village Centres'): 21 participants
Macpherson Street	59	
Bronte Road (Bondi Junction)	11	Workshop 1 ('Charing Cross and Bronte Road Village Centres'): 25 participants
Charing Cross	27	
Fletcher Street, Tamarama	5	2 x intercept surveys
Curlewis Street, Bondi	3	Workshop 4 ('Bondi Basin'): 14 participants
Glenayr Avenue, Bondi	9	
Hall Street, Bondi Basin	24	
Murrivier Road East	1	2 x intercept surveys
Murrivier Road West	2	2 x intercept surveys
North Bondi	3	2 x intercept surveys
OSHR Flood Street	1	2 x intercept surveys
Rose Bay South (Liverpool Street)	0	Workshop 5 ('Rose Bay Village Centres'): 6 participants
Rose Bay North (Towns Road)	1	
Vaucluse	0	2 x intercept surveys
Wairoa Avenue, North Bondi	0	2 x intercept surveys

Notes:

- Survey respondents could choose to comment on more than one precinct.
- Workshop 4: participants only spoke to Hall Street - Curlewis Street and Glenayr Avenue were not discussed during this time.
- Workshop 5: participants only spoke to Rose Bay North - Rose Bay South was not discussed during this time.



Bondi Road (Source: Waverley Council)

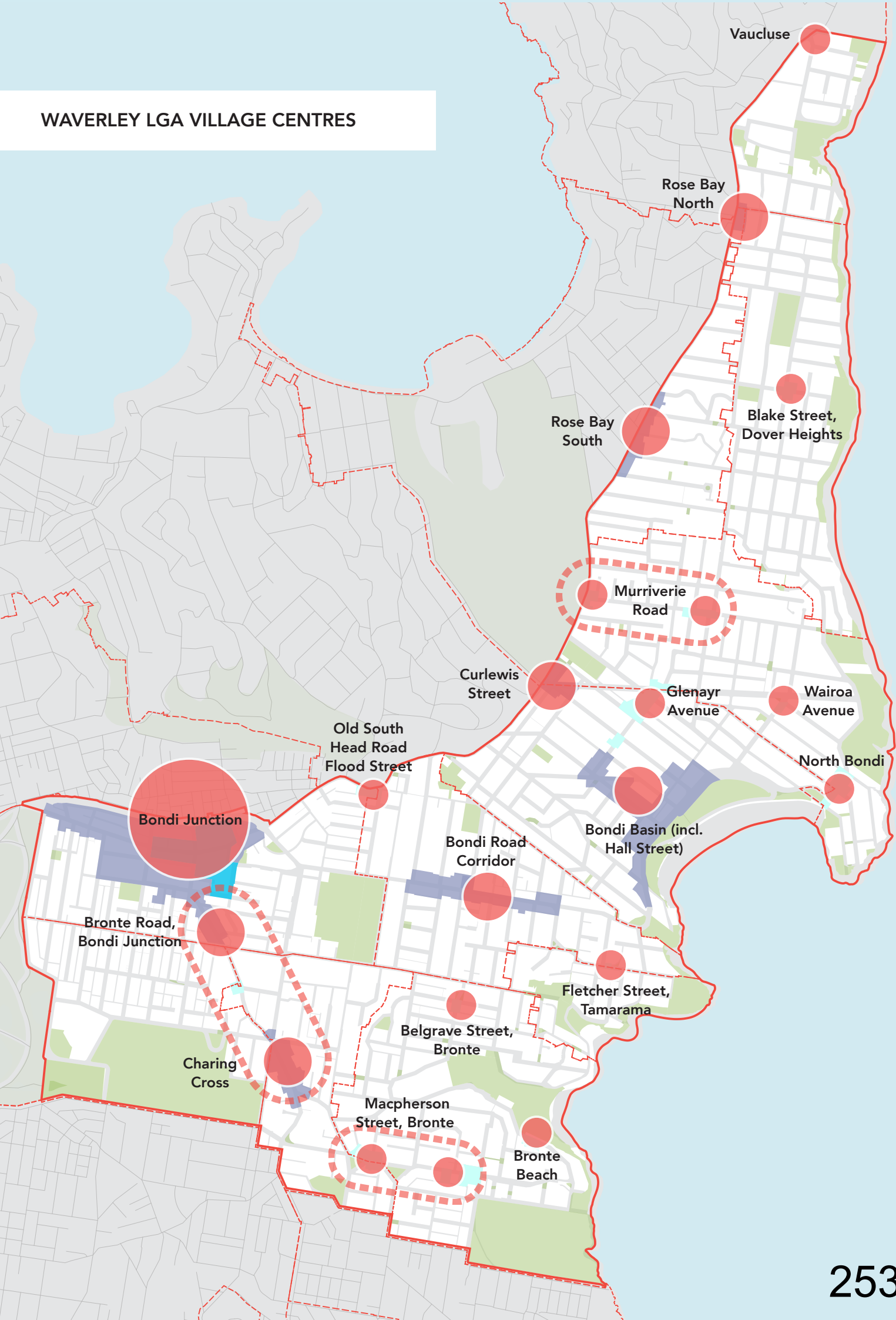


Bronte Beach (Source: Waverley Council)



Charing Cross (Source: Waverley Council)

WAVERLEY LGA VILLAGE CENTRES



WHAT WE HEARD - CENTRE SNAPSHOT:

BONDI BASIN - HALL STREET

Number of people who commented on this neighbourhood:



24

people completed the online survey for Hall Street.



14

people participated in the community workshop for this village.



WHAT DO PEOPLE LOVE?

Workshop findings (love/change activity)

Some common themes:

- Good restaurants, coffee and bars
- Variety of shopping
- Still caters to locals
- Long-standing businesses with familiar faces
- Diversity of people and cultures
- Sense of community
- It is walkable
- Green spaces, corridors and connection to the sea
- Vibrant / the 'vibe' - especially on Hall Street
- Home to many creatives and artists

Some other comments:

- Nightlife on Hall street is balanced with residential streets
- Some new development has preserved and reanimated heritage buildings well
- Shops are 'open' to the footpath with large windows.
- Places to meet friends (physical space as well as things to do)
- Dog & child-friendly
- Good accessibility around the streets and to the beach

"It's a real mix of people young and old and all cultures"
- Survey respondent

"The area has a strong community feel at the moment, even in summer when tourists abound."
- Survey respondent



WHAT DO PEOPLE WANT TO CHANGE?

Workshop findings (love/change activity)

Some common themes:

- Need to improve footpaths and gutter design and maintenance
- Lack of continuity in public realm e.g. street seating, signage
- Increase the night time economy - night markets, creative lighting, later opening hours
- Improved lighting at pedestrian crossings and along Hall Street
- More sun and weather protected places to shop
- More greenery on the streets e.g. community gardens
- Improvement of public transport services and options, including sustainable transport options such as electric bikes
- Reduce traffic in Hall Street

Some other comments:

- More council services (i.e. library, museum)
- Improved tree choices on streets
- More startup offices 'silicon beach'
- Design driven solutions for new development and density increases
- Review of car entry point at Hall / O'Brien / Roscoe Streets
- Review of parking meters (expensive) - switch off after 6pm
- Not pet-friendly

"I'm concerned Hall St is getting busier with lots of cars driving up and down."
- Survey respondent



PLACE CHARACTER

Survey results

Survey respondents want Hall Street to be community-minded, safe and beachy in the future.

Workshop results

As shown in the diagram below, workshop participants described the ideal future character of Bondi Basin as *functional, sustainable, fun, green and leafy, artistic, diverse and friendly*.

Table 2 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Community-minded	52%
Beachy	40%
Safe	40%
Lively	36%
Local	36%

2 PEOPLE



1 PERSON



GREEN

- Sustainable (3)
- Green and leafy (2)
- Natural
- Clean
- Is very season driven
- Lots of green spaces
- More trees and shade
- Recycled/Repurposed/ not massed produced
- Needs re-upholstery



FUN

- Fun (3)
- Young

PRACTICAL, CONTEMPORARY AND FUNCTIONAL



- Functional (4)
- Practical to purpose
- Contemporary
- Sleek
- Clean
- Future looking

ARTISTIC & CREATIVE



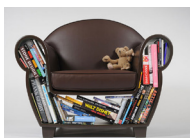
- Artistic (2)
- Interesting
- Creative place
- Eclectic
- Artisanal / hand-crafted
- Authentic
- Traditional



DIVERSE

- Diverse (2)
- Culturally sensitive
- Colourful

COMMUNITY



- The community hands make the place
- Sense of community

FRIENDLY



- Friendly (2)
- Hospitable
- Inviting
- "Cosy" "Fall into the arms of a friend"

VALUES

Planting and greenery as well as retaining the smaller, active local feel of the centre were the two most important values held about this village centre.

Table 4 - How important are the following values to you about Hall Street?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	18%	4	41%	9	41%	9
Good signage and wayfinding	23%	5	32%	7	45%	10
Responsive to history and heritage	0%	0	23%	5	77%	17
Functional and well-designed street furniture	0%	0	14%	3	86%	19
More amenities, such as drinking fountains and bins	0%	0	36%	8	64%	14
Wide footpaths	5%	1	18%	4	77%	17
Retaining current height limits	9%	2	5%	1	86%	19
High quality designed buildings	0%	0	14%	3	86%	19
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	5%	1	5%	1	91%	20
Environmental sustainability	0%	0	18%	4	82%	18
Accessible for people of all abilities	0%	0	27%	6	73%	16
Character buildings are maintained	5%	1	18%	4	77%	17
Planting and greenery	5%	1	5%	1	91%	20
Ease of parking	23%	5	27%	6	45%	10
Ease of access by public transport	5%	1	18%	4	73%	16
The materials and quality of the footpath	5%	1	18%	4	77%	17
Fine grain shop-fronts	0%	0	45%	10	41%	9
Total respondents	22					

ACCESSIBILITY

To increase accessibility this village centre needs safer movement for pedestrians and more cycle lanes and parking facilities.

Table 3 - Would you like to see more, less, or the same of the following accessibility features in Hall Street?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	35%	8	26%	6	13%	3
Private car parking	35%	8	39%	9	22%	5
Car share car spaces	22%	5	39%	9	22%	5
Cycle lanes and parking facilities	57%	13	35%	8	4%	1
Public transport access	39%	9	52%	12	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	74%	17	26%	6	0%	0
Universal access	48%	11	35%	8	0%	0
Total respondents	23					

PUBLIC DOMAIN

Trees, planting and greenery as well as street furniture are what the community want to see more of in this village centre.

Table 5 - Would you like to see more, less, or the same of the following public domain features in Hall Street?						
Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	46%	11	50%	12	4%	1
Trees, planting and greenery	96%	23	4%	1	0%	0
Public art	63%	15	21%	5	8%	2
Public recycling facilities	67%	16	25%	6	0%	0
Visibility of local Indigenous culture and heritage	67%	16	25%	6	0%	0
Places for buskers	42%	10	42%	10	8%	2
Community and verge gardens	63%	15	29%	7	0%	0
Street furniture	75%	18	21%	5	0%	0
Public spaces to linger	54%	13	42%	10	0%	0
Consistency in aesthetic of signage	42%	10	42%	10	0%	0
Total respondents	24					

USES & ACTIVITIES

Respondents have told us this village centre needs more community facilities, places for the arts and creativity, and less hotels/motels/serviced apartments.

Table 6 - Would you like to see more, less, or the same of the following uses in Hall Street						
Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	22%	5	70%	16	9%	2
Places for retail and other services	35%	8	57%	13	4%	1
Places for work	13%	3	70%	16	9%	2
Places for the arts and creativity	74%	17	26%	6	0%	0
Community facilities e.g. library, community centre	61%	14	30%	7	0%	0
Visitor related services	30%	7	65%	15	0%	0
Hotels/motels/serviced apartments	9%	2	52%	12	39%	9
Pop up and temporary uses	48%	11	17%	4	30%	7
Outdoor dining	65%	15	30%	7	4%	1
Night time entertainment and trading	39%	9	52%	12	9%	2
Places for health and fitness	9%	2	83%	19	4%	1
Affordable housing	30%	7	48%	11	13%	3
Early morning trading	30%	7	70%	16	0%	0
Small supermarkets	22%	5	78%	18	0%	0
Large supermarkets	13%	3	48%	11	30%	7
Fine grain shop-fronts	43%	10	39%	9	0%	0
Pedestrian through-site links	74%	17	22%	5	0%	0
Total respondents	23					

WHAT WE HEARD - CENTRE SNAPSHOT:

BONDI ROAD CORRIDOR

Number of people who commented on this neighbourhood:



26

people completed the online survey for this village.



5

people participated in the community workshop for this village.



WHAT DO PEOPLE LOVE?

Workshop findings (love/change activity)

Some common themes:

- The human scale / low rise
- Small independent shops, cafes, bars and restaurants
- The local parks (and Bocce playing)
- Activity of small scale businesses and retail

Some other comments:

- Love the view
- Increased number of 333 buses
- Apartment living
- Constant activity & movement
- Everything needed is here
- Kangaroo Paw planting - water saving planting on the corner of Francis & Denham

"I love the mix of cultures and the diversity of stores, but some shop fronts are not looked after while others have character"

- Survey respondent



WHAT DO PEOPLE WANT TO CHANGE?

Workshop findings (love/change activity)

Some common themes:

- More trees and landscaping along the streets to provide shade, mitigate heat and a buffer from traffic
- Widen footpaths
- More pedestrian and bike friendly, including more pedestrian crossings and review of existing ones
- Reduce dependence on cars / traffic congestion
- More public parking
- More public transport (to get people out of cars)

Some other comments:

- An underground heavy rail
- Bondi Road could have higher density if there was a train station
- Provide lights at Wellington Street
- Improved pedestrian connection to the junction
- No places to be without paying e.g. library community centres
- No civic space
- Dilapidated commercial frontals & facades
- Household rubbish dumping
- Poor quality apartment buildings

"I want it to be a destination for people to spend time near their houses, for dining, drinking and meeting for coffee."

- Survey respondent



PLACE CHARACTER

Survey results

Survey respondents want the Bondi Road Corridor to be community-minded, safe and local in the future.

Workshop results

As shown in the diagram below, workshop participants want the Bondi Road Corridor village centre to be a place for *spontaneity* and *experimentation* in the future. Workshop participants want this centre to be *modern* with *innovative design* but also incorporating *natural* and *playful* features and reflecting its proximity to the *beach*. They want this centre to be *informal*, *relaxed*, *welcoming* and *comfortable*.

Table 7 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Community-minded	46%
Local	42%
Safe	42%
Sustainable/green	38%
Beautiful	31%



INNOVATIVE & SPONTANEITY

- Innovative design
- Spontaneous
- Clean
- Simple, yet complex
- Leading edge
- DIY
- Spirit of experimentation



WELCOMING

- Comfortable (2)
- Welcoming
- Allows for all types of people
- Inviting for all ages



ORGANIC

- Natural
- Recycled
- Neutrals



RELAXED

- Laid back but structured
- Not too slick
- Relaxing
- Informal

COASTAL

- Entrance to beach and ocean
- Beach chic
- Airy and light

PLAYFUL

- Playful
- Fun



LOCAL

- Village vibe

VALUES

Ease of access by public transport, planting and greenery, and functional and well-designed street furniture were the three most important values held about this village centre.

Table 8 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	21%	5	50%	12	25%	6
Good signage and wayfinding	8%	2	38%	9	42%	10
Responsive to history and heritage	13%	3	21%	5	63%	15
Functional and well-designed street furniture	4%	1	4%	1	88%	21
More amenities, such as drinking fountains and bins	8%	2	13%	3	71%	17
Wide footpaths	13%	3	13%	3	67%	16
Retaining current height limits	13%	3	29%	7	54%	13
High quality designed buildings	13%	3	13%	3	67%	16
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	4%	1	8%	2	83%	20
Environmental sustainability	0%	0	25%	6	75%	18
Accessible for people of all abilities	4%	1	17%	4	79%	19
Character buildings are maintained	8%	2	17%	4	71%	17
Planting and greenery	4%	1	8%	2	88%	21
Ease of parking	29%	7	21%	5	38%	9
Ease of access by public transport	0%	0	4%	1	92%	22
The materials and quality of the footpath	4%	1	29%	7	67%	16
Fine grain shop-fronts	4%	1	21%	5	50%	12
Total respondents	26					

ACCESSIBILITY

To increase accessibility this village centre needs safer movement for pedestrians and more cycle lanes and parking facilities.

Table 9 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	54%	13	21%	5	8%	2
Private car parking	25%	6	38%	9	21%	5
Car share car spaces	42%	10	21%	5	13%	3
Cycle lanes and parking facilities	71%	17	17%	4	0%	0
Public transport access	63%	15	25%	6	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	71%	17	25%	6	0%	0
Universal access	58%	14	25%	6	0%	0
Total respondents	26					

PUBLIC DOMAIN

Trees, planting and greenery as well as street furniture and public spaces to linger are what the community want to see more of in this village centre.

Table 10 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	36%	9	40%	10	8%	2
Trees, planting and greenery	88%	22	12%	3	0%	0
Public art	64%	16	16%	4	12%	3
Public recycling facilities	64%	16	24%	6	4%	1
Visibility of local Indigenous culture and heritage	52%	13	36%	9	0%	0
Places for buskers	32%	8	36%	9	16%	4
Community and verge gardens	68%	17	20%	5	8%	2
Street furniture	76%	19	20%	5	4%	1
Public spaces to linger	76%	19	16%	4	0%	0
Consistency in aesthetic of signage	56%	14	24%	6	8%	2
Total respondents	26					

USES & ACTIVITIES

Respondents have told us this village centre needs more Pedestrian through-site links and outdoor dining, and less hotels/motels/serviced apartments.

Table 11 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	42%	10	46%	11	13%	3
Places for retail and other services	33%	8	67%	16	0%	0
Places for work	25%	6	63%	15	0%	0
Places for the arts and creativity	54%	13	42%	10	0%	0
Community facilities e.g. library, community centre	50%	12	50%	12	0%	0
Visitor related services	17%	4	75%	18	4%	1
Hotels/motels/serviced apartments	8%	2	50%	12	42%	10
Pop up and temporary uses	46%	11	33%	8	17%	4
Outdoor dining	67%	16	25%	6	8%	2
Night time entertainment and trading	63%	15	33%	8	4%	1
Places for health and fitness	17%	4	75%	18	4%	1
Affordable housing	50%	12	46%	11	4%	1
Early morning trading	21%	5	63%	15	4%	1
Small supermarkets	46%	11	50%	12	0%	0
Large supermarkets	13%	3	33%	8	50%	12
Fine grain shop-fronts	46%	11	25%	6	4%	1
Pedestrian through-site links	67%	16	8%	2	8%	2
Total respondents	26					

WHAT WE HEARD - CENTRE SNAPSHOT:

BRONTE BEACH

Number of people who commented on this neighbourhood:



35

people completed the online survey for this village.



21

people participated in the community workshop for this village.



WHAT DO PEOPLE LOVE?

Workshop findings (love/change activity)

Some common themes:

- Relaxed, coastal village feel
- Low rise buildings
- Small shops and cafes with outdoor seating
- Bus route
- Heritage character
- Family friendly and community feel
- No pubs
- Proximity to beach and ocean pool
- Park, gully and open space
- Cleanliness

Some other comments:

- Quieter than Bondi, has a holiday but cosy feel, not bustle.
- Views of the ocean

"I love the diverse community of all ages, young and old and I appreciate the family feel, where people know people and care about them"

- Survey respondent



WHAT DO PEOPLE WANT TO CHANGE?

Workshop findings (love/change activity)

Some common themes:

- Less cars and lower speed limits
- More pedestrian crossings and wider footpath on beachside
- Ensure mix of different types of shops and cafes
- More activity at night and in the winter (e.g. attractive lighting at night)
- More trees
- Increase continuity of shopfront awnings
- Create spaces that promote community
- Remove the bus stop in front of the cafes (e.g. move to beachside)

Some other comments:

- Some want additional and cheaper parking to accommodate shop visits whereas others would like to see no parking in front of cafes to enhance pedestrian mobility and ocean views
- While some value cafe outdoor seating, others want less to improve pedestrian mobility
- Upgrades to park area, including picnic shelters, seating, surf club, a boardwalk

"Improve night and winter trading by introducing visual attraction in the park (e.g. light displays)"

- Workshop participant



PLACE CHARACTER

Survey results

Survey respondents want the Bronte Beach village centre to be community-minded, beachy and local in the future.

Workshop results

As shown in the diagram below, workshop participants want the Bronte Beach village centre to maintain its current *relaxed, comfortable* and *casual* character with a strong connection to *nature* and the *beach*. Workshop participants emphasised the importance of this centre being *inclusive, welcoming* and *friendly for all*, including for *families* and people from *diverse* cultural backgrounds.

Workshop participants want this centre to maintain its *heritage* character, but see room for a “*modern take on traditional form*” and more *uniformity*.

Table 12 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Beachy	51%
Local	46%
Community-minded	43%
Beautiful	37%
Sustainable/green	37%

RELAXED & CASUAL



- Relaxed (4)
- Comfortable (2)
- Casual / casual conversations (2)
- Beachy
- Homely
- Little bit rough/unpolished
- Down to earth
- Laid back

INCLUSIVE



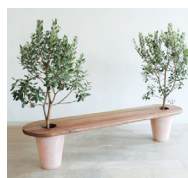
- Friendly
- Family friendly
- Inclusive
- Welcoming
- Inviting
- Accessible for all
- Spacious
- Diverse
- Linked to indigenous culture

SIMPLE ELEGANCE



- Beautiful (3)
- Holiday like but elegant
- Classic & simple
- Organised
- Well designed
- Beachside boutique character (like Charing Cross)
- Uniform but elegant
- Keep heritage look
- Modern take on traditional form

CONNECTED TO NATURE



- Natural materials (2)
- Trees & planters
- Planters
- Not just the beach but the spaces around
- Business less important than nature
- Craftsmanship
- Use of timber

SAFE & CLEAN

- Safe (2)
- Clean (2)
- Paved footpath



VIBRANT

- Funky
- Colourful
- Happy
- Bright

VALUES

Environmental sustainability and planting and greenery were the two most important values held about this village centre.

Table 13 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	21%	6	21%	6	54%	15
Good signage and wayfinding	7%	2	39%	11	50%	14
Responsive to history and heritage	4%	1	14%	4	79%	22
Functional and well-designed street furniture	0%	0	32%	9	61%	17
More amenities, such as drinking fountains and bins	7%	2	32%	9	57%	16
Wide footpaths	21%	6	25%	7	50%	14
Retaining current height limits	7%	2	11%	3	79%	22
High quality designed buildings	4%	1	29%	8	57%	16
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	11%	3	79%	22
Environmental sustainability	0%	0	4%	1	86%	24
Accessible for people of all abilities	0%	0	11%	3	79%	22
Character buildings are maintained	0%	0	14%	4	75%	21
Planting and greenery	0%	0	7%	2	82%	23
Ease of parking	29%	8	29%	8	32%	9
Ease of access by public transport	0%	0	7%	2	79%	22
The materials and quality of the footpath	4%	1	14%	4	71%	20
Fine grain shop-fronts	14%	4	29%	8	43%	12
Total respondents	28					

ACCESSIBILITY

To increase accessibility this village centre needs safer movement for pedestrians and more cycle lanes and parking facilities.

Table 14 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	42%	14	18%	6	24%	8
Private car parking	24%	8	33%	11	27%	9
Car share car spaces	15%	5	39%	13	21%	7
Cycle lanes and parking facilities	52%	17	18%	6	18%	6
Public transport access	36%	12	48%	16	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	61%	20	21%	7	0%	0
Universal access	39%	13	27%	9	12%	4
Total respondents	33					

PUBLIC DOMAIN

Trees, planting and greenery as well as visibility of local Indigenous culture and heritage are what the community want to see more of in this village centre.

Table 15 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	26%	9	60%	21	14%	5
Trees, planting and greenery	77%	27	23%	8	0%	0
Public art	57%	20	23%	8	14%	5
Public recycling facilities	60%	21	23%	8	11%	4
Visibility of local Indigenous culture and heritage	66%	23	9%	3	11%	4
Places for buskers	14%	5	31%	11	37%	13
Community and verge gardens	51%	18	23%	8	11%	4
Street furniture	51%	18	37%	13	6%	2
Public spaces to linger	37%	13	40%	14	6%	2
Consistency in aesthetic of signage	37%	13	40%	14	9%	3
Total respondents	35					

USES & ACTIVITIES

Respondents have told us this village centre needs more places for the arts and creativity and affordable housing, and less large supermarkets.

Table 16 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	4%	1	79%	22	11%	3
Places for retail and other services	11%	3	61%	17	21%	6
Places for work	0%	0	75%	21	7%	2
Places for the arts and creativity	46%	13	36%	10	11%	3
Community facilities e.g. library, community centre	39%	11	43%	12	11%	3
Visitor related services	14%	4	57%	16	7%	2
Hotels/motels/serviced apartments	0%	0	29%	8	64%	18
Pop up and temporary uses	25%	7	46%	13	25%	7
Outdoor dining	25%	7	64%	18	4%	1
Night time entertainment and trading	25%	7	46%	13	29%	8
Places for health and fitness	32%	9	54%	15	11%	3
Affordable housing	43%	12	36%	10	11%	3
Early morning trading	7%	2	61%	17	25%	7
Small supermarkets	7%	2	50%	14	36%	10
Large supermarkets	0%	0	11%	3	82%	23
Fine grain shop-fronts	14%	4	61%	17	7%	2
Pedestrian through-site links	36%	10	32%	9	14%	4
Total respondents	28					

WHAT WE HEARD - CENTRE SNAPSHOT:

CHARING CROSS

Number of people who commented on this neighbourhood:

 **27** people completed the online survey for this village.

 **21** people participated in the community workshop for this village.



WHAT'S HOT AND WHAT'S NOT?

Activity description

Participants were shown a set of 25 images of buildings within and outside of the study area and asked to sort them into three groups: 'hot,' 'not' and 'unsure' in response to the question: "Which buildings do you like in the context of Charing Cross / Bronte Road (Bondi Junction)?"

This was the only workshop that completed the 'hot or not' activity. It was replaced by the 'love/change' activity in following workshops.

Findings

Overall agreement that the buildings should keep within the heritage character of the area, if upper floor storeys were setback. Some would also like to see continuous awnings and existing materiality continued to be used (e.g. brick buildings).

Some would like to see more outdoor seating areas and tree planting, while others were concerned that trees might take away parking in an already tight road corridor.

"I would like to see more diversity of shops and businesses."

- Survey respondent



PLACE CHARACTER

Survey results

Survey respondents want the Charing Cross village centre to be community-minded, historical and safe in the future.

Table 17 - Top 5 future character words from the online survey

Local	67%
Community-minded	52%
Historical	48%
Safe	41%
Buzzing	33%

Workshop results

As shown in the diagram below, workshop participants want to build on the Charing Cross village centre's existing assets, including proximity to the *beach*, *heritage* character and *relaxed* feel, while highlighting opportunities to enhance the *comfort* of the centre for all *community* members (e.g. all ages and backgrounds). Bringing more *green* and *natural* features such as plantings and trees was a priority across all groups. Participants selected chairs with a *clean*, *modern* and *classic* design but also liked chairs that they described as *funky* or *playful*.

3 GROUPS



GREEN AND NATURAL

- Green (2)
- Simple
- Elegant
- Whimsy
- Joy
- Natural
- Clean
- A bit of green but not over-bearing

2 GROUPS



COMFORTABLE AND MODERN

- Comfortable (2) but edgy
- Modern (2)
- Designer
- Fun
- Community

2 GROUPS



CLASSIC AND VIBRANT

- Homey
- Seaside
- Boutique
- Respectful
- Vibrant

2 GROUPS



RELAXED AND BEACHY

- Classic but cool
- Aspirational
- Relaxed
- Beachy character

2 GROUPS



FAMILY FRIENDLY AND PLAYFUL

- Outdoor
- Breezy
- Open
- Playful
- Family friendly



CREATIVE

- Funky (2)
- Indigenous design
- Public art

VALUES

Retaining the smaller, active local feel of the centre, environmental sustainability and planting greenery were the three most important values held about this village centre.

Table 18 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	11%	3	41%	11	48%	13
Good signage and wayfinding	11%	3	37%	10	52%	14
Responsive to history and heritage	7%	2	30%	8	63%	17
Functional and well-designed street furniture	22%	6	30%	8	48%	13
More amenities, such as drinking fountains and bins	19%	5	37%	10	44%	12
Wide footpaths	22%	6	26%	7	48%	13
Retaining current height limits	15%	4	15%	4	70%	19
High quality designed buildings	15%	4	22%	6	59%	16
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	4%	1	4%	1	89%	24
Environmental sustainability	7%	2	11%	3	81%	22
Accessible for people of all abilities	0%	0	30%	8	67%	18
Character buildings are maintained	4%	1	15%	4	78%	21
Planting and greenery	0%	0	19%	5	81%	22
Ease of parking	11%	3	33%	9	52%	14
Ease of access by public transport	0%	0	19%	5	78%	21
The materials and quality of the footpath	7%	2	22%	6	67%	18
Fine grain shop-fronts	15%	4	33%	9	41%	11
Total respondents	27					

ACCESSIBILITY

To increase accessibility this village centre needs safer movement for pedestrians and better public transport access.

Table 19 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	37%	10	19%	5	33%	9
Private car parking	37%	10	48%	13	11%	3
Car share car spaces	22%	6	48%	13	26%	7
Cycle lanes and parking facilities	44%	12	41%	11	15%	4
Public transport access	48%	13	52%	14	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	63%	17	37%	10	0%	0
Universal access	30%	8	41%	11	7%	2
Total respondents	27					

PUBLIC DOMAIN

Trees, planting and greenery as well as street furniture are what the community want to see more of in this village centre.

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	35%	9	42%	11	23%	6
Trees, planting and greenery	88%	23	12%	3	0%	0
Public art	50%	13	23%	6	27%	7
Public recycling facilities	58%	15	31%	8	12%	3
Visibility of local Indigenous culture and heritage	46%	12	19%	5	23%	6
Places for buskers	15%	4	31%	8	50%	13
Community and verge gardens	46%	12	35%	9	12%	3
Street furniture	62%	16	27%	7	12%	3
Public spaces to linger	42%	11	42%	11	12%	3
Consistency in aesthetic of signage	58%	15	31%	8	8%	2
Total respondents	26					

USES & ACTIVITIES

Respondents have told us this village centre needs more outdoor dining and places for the arts and creativity, and less large supermarkets.

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	15%	4	77%	20	8%	2
Places for retail and other services	27%	7	73%	19	0%	0
Places for work	19%	5	77%	20	0%	0
Places for the arts and creativity	50%	13	35%	9	15%	4
Community facilities e.g. library, community centre	38%	10	54%	14	8%	2
Visitor related services	12%	3	77%	20	12%	3
Hotels/motels/serviced apartments	15%	4	35%	9	42%	11
Pop up and temporary uses	19%	5	54%	14	27%	7
Outdoor dining	50%	13	42%	11	8%	2
Night time entertainment and trading	23%	6	62%	16	12%	3
Places for health and fitness	8%	2	85%	22	4%	1
Affordable housing	31%	8	54%	14	12%	3
Early morning trading	23%	6	73%	19	4%	1
Small supermarkets	27%	7	58%	15	12%	3
Large supermarkets	0%	0	19%	5	65%	17
Fine grain shop-fronts	27%	7	54%	14	4%	1
Pedestrian through-site links	46%	12	42%	11	4%	1
Total respondents	26					

WHAT WE HEARD - CENTRE SNAPSHOT:

BRONTE ROAD, BONDI JUNCTION

Number of people who commented on this neighbourhood:



11 people completed the online survey for this village.



21 people participated in the community workshop for this village.



WHAT'S HOT AND WHAT'S NOT?

Activity description

Participants were shown a set of 25 images of buildings within and outside of the study area and asked to sort them into three groups: 'hot,' 'not' and 'unsure' in response to the question: "Which buildings do you like in the context of Charing Cross / Bronte Road (Bondi Junction)?"

This was the only workshop that completed the 'hot or not' activity. It was subsequently replaced by the 'love/change' activity in the following workshops.

Findings

There was overall agreement that at the moment, the large format retail shops are an architectural eyesore and negatively contribute to the precinct feeling not activated. There was general agreement that there is an opportunity to re-imagine and reinvigorate this precinct in the future.

Some said that this is where midrise, more contemporary architectural buildings could go, as the heritage character is much less prominent here compared to somewhere like Charing Cross (although where there is heritage, new buildings should be sympathetic to their character).

Some would like to see more public spaces included in the precinct, as well as playgrounds for families and a new parking facility to help alleviate issues in surrounding areas.

PLACE CHARACTER

Survey results

Survey respondents want the Bronte Road (Bondi Junction) village centre to be community-minded, safe and sustainable/green in the future.

Table 22 - Top 5 future character words from the online survey

Community-minded	82%
Safe	55%
Sustainable/green	36%
Buzzing	36%
Local	36%
Interesting/intriguing	36%

"Would be great to be people and place focussed, rather than traffic focussed (loud, busy) as it is now."

- Survey respondent



Workshop results

As shown in the diagram below, workshop participants want the Bronte Road (Bondi Junction) village centre to be *refreshed* and become more of a *destination* where people stop rather than pass through.

Other groups identified the potential for this road to become a business and food hub, highlighting the commercial opportunities for this area.

The vision for Bronte Road (Bondi Junction) from this group focussed on a timeless character that emphasises "old meets new." Opportunity to build and engage the community through the environmental aesthetics of the area, more greenery on Bronte Road, as well as public art to invigorate the area was identified. There is an opportunity for businesses to thrive on Bronte Road (Bondi Junction), with much talk focussed on 'Osteria Riva' (this restaurant was also mentioned by other groups too).

3 PEOPLE



REFRESHED IDENTITY

- Fresh vision
- Destination
- Place brand (place name)
- Strong identity
- "Old meets new"
- Ethnic design
- Practical
- Colourful

2 PEOPLE



ENTRANCE TO BONDI JUNCTION

- Entrance to Bondi Junction
- Transition from high rise Bondi to low rise
- Building on the background



CREATIVE

- Funky (2)
- Indigenous design
- Public art



ALFRESCO

- Opportunity for greenery (on Bronte Road)
- Restaurant eating precinct



FUNCTIONAL

- Has a function / Functional (2)
- Utilitarian
- Efficient
- Balanced
- Economical
- Homogeneous



BALANCE OF MODERN AND TRADITIONAL

- Modern / Modern elements (4)
- Classy (2)
- Heritage / heritage feel (2)
- Sustainable
- Chic
- Avant-garde
- Commercial
- Contemporary



COMFORTABLE

- Comfortable (2)
- Welcoming
- Inclusive
- Family friendly
- Relaxed



VALUES

Ease of access by public transport and accessibility for people of all abilities were the two most important values held about this village centre.

Table 24 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	20%	2	50%	5	30%	3
Good signage and wayfinding	10%	1	60%	6	30%	3
Responsive to history and heritage	10%	1	40%	4	50%	5
Functional and well-designed street furniture	10%	1	30%	3	60%	6
More amenities, such as drinking fountains and bins	0%	0	40%	4	60%	6
Wide footpaths	0%	0	40%	4	60%	6
Retaining current height limits	10%	1	30%	3	60%	6
High quality designed buildings	10%	1	10%	1	80%	8
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	10%	1	90%	9
Environmental sustainability	0%	0	10%	1	90%	9
Accessible for people of all abilities	0%	0	0%	0	100%	10
Character buildings are maintained	10%	1	10%	1	80%	8
Planting and greenery	0%	0	10%	1	90%	9
Ease of parking	10%	1	30%	3	60%	6
Ease of access by public transport	0%	0	0%	0	100%	10
The materials and quality of the footpath	0%	0	30%	3	70%	7
Fine grain shop-fronts	10%	1	40%	4	30%	3
Total respondents	10					

ACCESSIBILITY

To increase accessibility this village centre needs safer movement for pedestrians, universal access and more cycle lanes and parking facilities.

Table 23 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	50%	5	30%	3	10%	1
Private car parking	10%	1	70%	7	10%	1
Car share car spaces	30%	3	50%	5	10%	1
Cycle lanes and parking facilities	70%	7	10%	1	20%	2
Public transport access	60%	6	40%	4	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	90%	9	10%	1	0%	0
Universal access	70%	7	20%	2	10%	1
Total respondents	10					

PUBLIC DOMAIN

Public art and public recycling facilities are what the community want to see more of in this village centre.

Table 26 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	45%	5	45%	5	9%	1
Trees, planting and greenery	73%	8	27%	3	0%	0
Public art	82%	9	0%	0	18%	2
Public recycling facilities	82%	9	9%	1	9%	1
Visibility of local Indigenous culture and heritage	73%	8	18%	2	0%	0
Places for buskers	64%	7	27%	3	9%	1
Community and verge gardens	64%	7	36%	4	0%	0
Street furniture	82%	9	18%	2	0%	0
Public spaces to linger	64%	7	27%	3	9%	1
Consistency in aesthetic of signage	55%	6	36%	4	0%	0
Total respondents	11					

USES & ACTIVITIES

Respondents have told us this village centre needs more community facilities, places for the arts and creativity, pop up and temporary uses, outdoor dining and pedestrian through-site links.

Table 25 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	30%	3	50%	5	20%	2
Places for retail and other services	50%	5	40%	4	10%	1
Places for work	40%	4	50%	5	10%	1
Places for the arts and creativity	70%	7	30%	3	0%	0
Community facilities e.g. library, community centre	70%	7	30%	3	0%	0
Visitor related services	40%	4	50%	5	10%	1
Hotels/motels/serviced apartments	10%	1	50%	5	30%	3
Pop up and temporary uses	70%	7	20%	2	0%	0
Outdoor dining	70%	7	30%	3	0%	0
Night time entertainment and trading	60%	6	20%	2	20%	2
Places for health and fitness	30%	3	70%	7	0%	0
Affordable housing	50%	5	30%	3	20%	2
Early morning trading	30%	3	50%	5	10%	1
Small supermarkets	40%	4	50%	5	10%	1
Large supermarkets	10%	1	40%	4	40%	4
Fine grain shop-fronts	30%	3	40%	4	10%	1
Pedestrian through-site links	70%	7	20%	2	10%	1
Total respondents	10					

WHAT WE HEARD - CENTRE SNAPSHOT:

MACPHERSON STREET

Number of people who commented on this neighbourhood:



59

people completed the online survey for this village.



21

people participated in the community workshop for this village.



WHAT DO PEOPLE LOVE?

Workshop findings (love/change activity)

Some common themes:

- Good mix of shops (x5)
- Boutique cafes and restaurants
- Local independent shops and no chain stores
- Community and local feel
- Vibrant street life
- Relaxed and quiet
- Low rise shops
- Trees and planter boxes
- Heritage character
- Views
- Destination for tourists
- Pedestrians crossing

**"It's lovely just the way it is.
Small, local businesses serving
the local community."**

- Survey respondent



WHAT DO PEOPLE WANT TO CHANGE?

Workshop findings (love/change activity)

Some common themes:

- ~ Less and slow traffic (x9), including past the childcare centre
- ~ No supermarket (x5)
- ~ Parking issues (x3)
- ~ No more development (x3)
- ~ Slow traffic
- ~ Improved pedestrian access, including better lighting at the pedestrian crossing, wider upgraded footpaths

Some other comments:

- ~ Cycle paths
- ~ Continuous awning
- ~ More community spaces
- ~ Redevelopment of 60s buildings in keeping with heritage buildings
- ~ Better planting
- ~ Add heritage signage
- ~ Extend trading hours for restaurants
- ~ Address local housing affordability

PLACE CHARACTER

Survey results

Survey respondents want the Macpherson Street village centre to be community-minded, safe and local in the future.

Workshop results

As shown in the diagram below, workshop participants want Macpherson Street village centre to be a place for *community* that is *welcoming* and *inclusive*, with spaces where people of *all ages* can *come together*. One group agreed that they want this village centre to have a *relaxed* and *casual* look and feel, but prioritised *simple beautification* and *playful* elements. Another group wanted this village centre to be a *friendly* and *walkable* place where people want to stop rather than pass through.

Table 27 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Community-minded	76%
Local	58%
Safe	39%
Sustainable/green	37%
Relaxed	31%

2 PEOPLE



SPACE FOR COMMUNITY

- **Welcoming (2)** / welcoming to all ages
- Community spaces to gather
- Places for people to come together
- Inclusive
- Spacious
- Space for people and businesses to experiment and improvise (e.g. Iggy's)
- Centre for community
- Friendly
- Sociable



RELAXED & CASUAL

- **Homey / comfortable like home (2)**
- Relaxed
- Friendly
- Chilled
- Beachy
- Casual conversations
- Beachside boutique character (like Charing Cross)

BEAUTIFIED



- **Designed, but not over-designed (2)**
- Funky
- Spacious
- Beautification
- Simple beauty
- Structured but natural

2 PEOPLE

FUN & HAPPY

- Happy environment
- Happy people
- Fun



SAFE & CLEAN

- **Safe (2)**
- **Clean (2)**
- Paved footpath
- No more concrete or pavers
- Able to walk along footpath



VALUES

Retaining the smaller, active local feel of the centre and planting and greenery were the two most important values held about this village centre.

Table 28 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	14%	7	34%	17	50%	25
Good signage and wayfinding	12%	6	54%	27	30%	15
Responsive to history and heritage	8%	4	36%	18	54%	27
Functional and well-designed street furniture	8%	4	30%	15	58%	29
More amenities, such as drinking fountains and bins	18%	9	30%	15	48%	24
Wide footpaths	10%	5	44%	22	44%	22
Retaining current height limits	8%	4	6%	3	80%	40
High quality designed buildings	12%	6	20%	10	64%	32
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	4%	2	2%	1	86%	43
Environmental sustainability	4%	2	12%	6	74%	37
Accessible for people of all abilities	4%	2	16%	8	72%	36
Character buildings are maintained	2%	1	20%	10	72%	36
Planting and greenery	0%	0	12%	6	84%	42
Ease of parking	20%	10	28%	14	46%	23
Ease of access by public transport	0%	0	22%	11	72%	36
The materials and quality of the footpath	4%	2	26%	13	66%	33
Fine grain shop-fronts	10%	5	32%	16	36%	18
Total respondents	50					

ACCESSIBILITY

To increase accessibility this village centre needs more cycle lanes and parking facilities and better public transport access.

Table 29 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	35%	18	33%	17	15%	8
Private car parking	15%	8	58%	30	21%	11
Car share car spaces	17%	9	56%	29	15%	8
Cycle lanes and parking facilities	44%	23	35%	18	19%	10
Public transport access	40%	21	52%	27	2%	1
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	63%	33	37%	19	0%	0
Universal access	31%	16	40%	21	8%	4
Total respondents	52					

PUBLIC DOMAIN

Trees, planting and greenery as well as public recycling facilities and community and verge gardens are what the community want to see more of in this village centre.

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	22%	12	59%	32	11%	6
Trees, planting and greenery	87%	47	11%	6	0%	0
Public art	46%	25	44%	24	6%	3
Public recycling facilities	57%	31	31%	17	4%	2
Visibility of local Indigenous culture and heritage	48%	26	28%	15	7%	4
Places for buskers	9%	5	43%	23	31%	17
Community and verge gardens	57%	31	28%	15	2%	1
Street furniture	43%	23	37%	20	7%	4
Public spaces to linger	30%	16	41%	22	13%	7
Consistency in aesthetic of signage	31%	17	48%	26	6%	3
Total respondents	54					

USES & ACTIVITIES

Respondents have told us this village centre needs more community facilities, places for the arts and creativity, and less large supermarkets.

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	14%	7	76%	39	6%	3
Places for retail and other services	22%	11	65%	33	12%	6
Places for work	12%	6	71%	36	6%	3
Places for the arts and creativity	45%	23	39%	20	8%	4
Community facilities e.g library, community centre	41%	21	51%	26	6%	3
Visitor related services	2%	1	82%	42	12%	6
Hotels/motels/serviced apartments	0%	0	41%	21	55%	28
Pop up and temporary uses	22%	11	39%	20	33%	17
Outdoor dining	31%	16	55%	28	8%	4
Night time entertainment and trading	18%	9	57%	29	24%	12
Places for health and fitness	33%	17	63%	32	2%	1
Affordable housing	33%	17	57%	29	6%	3
Early morning trading	10%	5	67%	34	18%	9
Small supermarkets	12%	6	47%	24	39%	20
Large supermarkets	8%	4	8%	4	76%	39
Fine grain shop-fronts	24%	12	51%	26	8%	4
Pedestrian through-site links	33%	17	43%	22	4%	2
Total respondents	51					

WHAT WE HEARD - CENTRE SNAPSHOT: ROSE BAY NORTH

Number of people who commented on this neighbourhood:



1 people completed the online survey for this village.



6 people participated in the community workshop for this village.



WHAT DO PEOPLE LOVE?

Workshop findings (love/change activity)

Some common themes:

- Small businesses (x4)
- Cafes

Some other comments:

- Can walk within 5 minutes to a different restaurant for a different night of the week.
- Old village feel
- Not too built up
- Good to have a supermarket is good.
- Only thing missing is a butcher and fruit shop
- Love that there will be a Bunnings

WHAT DO PEOPLE WANT TO CHANGE?

Workshop findings (love/change activity)

Some common themes:

- More parking
- Congestions
- Need the bank back and fruit and veg
- More bus services – difficult for the elderly to access the city and other places
- Bus stops locations reviewed have been relocated to the middle of a shopping centre
- Doesn't have the aesthetic to go with the 'feel'
- Sculptured bushes to break up the footpath (Western Devon Street)
- Planters on Plumer Road

PLACE CHARACTER

Survey results

Survey respondents want the Rose Bay North village centre to be quiet, local, safe and relaxed in the future.

Table 32 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Quiet	100%
Local	100%
Safe	100%
Relaxed	100%

Note: there is only 1 respondent to the online survey for this village

"Great small businesses in the area"

- Workshop participant



Workshop results

As shown in the diagram below, the future character of Rose Bay North was primarily described using the word 'comfortable'. The overall desire for the future of Rose Bay was to maintain many of the qualities that it has today - such as a place that is *friendly* and *inviting*, and that creates an *old world* atmosphere that is unique to the community. Some participants would like to see *more greenery* (not at the expense of parking) and a more common look and feel.



COMFORTABLE & INVITING

- Comfortable (2)
- Inviting
- Somewhere you want to stay
- A sense of belonging
- A sense of community



GREEN

- Needs more greenery
- More street furniture and planting



ELEGANT

- Old world
- Elegant
- Unique



CULTURAL

- Street libraries
- Innovative street furniture



FRIENDLY

- Friendly
- People say hi to each other in the street
- "Everyone knows each other"

CONSISTENT

- Consistent look and feel
- Consistent signage

VALUES

Table 33 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	0%	0	100%	1	0%	0
Good signage and wayfinding	100%	1	0%	0	0%	0
Responsive to history and heritage	100%	1	0%	0	0%	0
Functional and well-designed street furniture	0%	0	0%	0	100%	1
More amenities, such as drinking fountains and bins	0%	0	0%	0	100%	1
Wide footpaths	0%	0	0%	0	100%	1
Retaining current height limits	100%	1	0%	0	0%	0
High quality designed buildings	0%	0	0%	0	0%	0
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	100%	1	0%	0	0%	0
Environmental sustainability	0%	0	0%	0	0%	0
Accessible for people of all abilities	0%	0	0%	0	100%	1
Character buildings are maintained	100%	1	0%	0	0%	0
Planting and greenery	0%	0	0%	0	100%	1
Ease of parking	0%	0	0%	0	100%	1
Ease of access by public transport	0%	0	0%	0	100%	1
The materials and quality of the footpath	0%	0	0%	0	100%	1
Fine grain shop-fronts	0%	0	100%	1	0%	0
Total respondents	1					

ACCESSIBILITY

Table 34 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	0%	0	0%	0	100%	1
Private car parking	100%	1	0%	0	0%	0
Car share car spaces	0%	0	0%	0	100%	1
Cycle lanes and parking facilities	100%	1	0%	0	0%	0
Public transport access	0%	0	100%	1	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	100%	1	0%	0	0%	0
Universal access	0%	0	0%	0	0%	0
Total respondents	1					

PUBLIC DOMAIN

Table 35 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	0%	0	0%	0	0%	0
Trees, planting and greenery	100%	1	0%	0	0%	0
Public art	0%	0	0%	0	100%	1
Public recycling facilities	100%	1	0%	0	0%	0
Visibility of local Indigenous culture and heritage	0%	0	0%	0	100%	1
Places for buskers	0%	0	0%	0	100%	1
Community and verge gardens	0%	0	0%	0	100%	1
Street furniture	100%	1	0%	0	0%	0
Public spaces to linger	100%	1	0%	0	0%	0
Consistency in aesthetic of signage	0%	0	100%	1	0%	0
Total respondents	1					

USES & ACTIVITIES

Table 36 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	0%	0	0%	0	100%	1
Places for retail and other services	0%	0	100%	1	0%	0
Places for work	0%	0	100%	1	0%	0
Places for the arts and creativity	0%	0	0%	0	100%	1
Community facilities e.g. library, community centre	0%	0	100%	1	0%	0
Visitor related services	0%	0	0%	0	0%	0
Hotels/motels/serviced apartments	100%	1	0%	0	0%	0
Pop up and temporary uses	0%	0	0%	0	0%	0
Outdoor dining	100%	1	0%	0	0%	0
Night time entertainment and trading	100%	1	0%	0	0%	0
Places for health and fitness	0%	0	100%	1	0%	0
Affordable housing	100%	1	0%	0	0%	0
Early morning trading	0%	0	100%	1	0%	0
Small supermarkets	0%	0	0%	0	0%	0
Large supermarkets	0%	0	100%	1	0%	0
Fine grain shop-fronts	0%	0	100%	1	0%	0
Pedestrian through-site links	100%	1	0%	0	0%	0
Total respondents	1					

WHAT WE HEARD - CENTRE SNAPSHOT:

BELGRAVE STREET, BRONTE

Number of people who commented on this neighbourhood:



5

people completed the online survey for this village.



VILLAGE CHARACTER

Survey respondents want the Belgrave Street village centre to be local, relaxed, beautiful and iconic in the future.

Table 39 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Local	60%
Relaxed	40%
Beautiful	40%
Iconic	40%

ACCESSIBILITY

Table 37 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	33%	1	33%	1	33%	1
Private car parking	33%	1	67%	2	0%	0
Car share car spaces	33%	1	67%	2	0%	0
Cycle lanes and parking facilities	33%	1	33%	1	33%	1
Public transport access	33%	1	33%	1	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	100%	3	0%	0	0%	0
Universal access	100%	3	0%	0	0%	0
Total respondents	3					

USES & ACTIVITIES

Table 38 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	67%	2	33%	1	0%	0
Places for retail and other services	67%	2	33%	1	0%	0
Places for work	67%	2	33%	1	0%	0
Places for the arts and creativity	100%	3	0%	0	0%	0
Community facilities e.g library, community centre	33%	1	33%	1	33%	1
Visitor related services	0%	0	33%	1	33%	1
Hotels/motels/serviced apartments	33%	1	0%	0	33%	1
Pop up and temporary uses	33%	1	33%	1	33%	1
Outdoor dining	67%	2	33%	1	0%	0
Night time entertainment and trading	67%	2	0%	0	33%	1
Places for health and fitness	33%	1	33%	1	0%	0
Affordable housing	67%	2	0%	0	33%	1
Early morning trading	33%	1	33%	1	0%	0
Small supermarkets	33%	1	0%	0	33%	1
Large supermarkets	33%	1	0%	0	33%	1
Fine grain shop-fronts	67%	2	0%	0	33%	1
Pedestrian through-site links	67%	2	0%	0	0%	0
Total respondents	3					

VALUES

Table 41 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	50%	2	0%	0	25%	1
Good signage and wayfinding	0%	0	25%	1	50%	2
Responsive to history and heritage	50%	2	25%	1	25%	1
Functional and well-designed street furniture	0%	0	0%	0	75%	3
More amenities, such as drinking fountains and bins	0%	0	50%	2	50%	2
Wide footpaths	25%	1	0%	0	50%	2
Retaining current height limits	50%	2	0%	0	25%	1
High quality designed buildings	0%	0	0%	0	75%	3
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	25%	1	50%	2
Environmental sustainability	25%	1	0%	0	50%	2
Accessible for people of all abilities	0%	0	25%	1	50%	2
Character buildings are maintained	25%	1	0%	0	50%	2
Planting and greenery	25%	1	0%	0	50%	2
Ease of parking	25%	1	25%	1	25%	1
Ease of access by public transport	0%	0	25%	1	50%	2
The materials and quality of the footpath	0%	0	0%	0	75%	3
Fine grain shop-fronts	0%	0	25%	1	50%	2
Total respondents	4					

PUBLIC DOMAIN

Table 40 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	25%	1	50%	2	25%	1
Trees, planting and greenery	50%	2	50%	2	0%	0
Public art	50%	2	25%	1	0%	0
Public recycling facilities	50%	2	0%	0	25%	1
Visibility of local Indigenous culture and heritage	50%	2	0%	0	25%	1
Places for buskers	25%	1	0%	0	50%	2
Community and verge gardens	50%	2	0%	0	25%	1
Street furniture	75%	3	0%	0	0%	0
Public spaces to linger	50%	2	25%	1	0%	0
Consistency in aesthetic of signage	50%	2	25%	1	0%	0
Total respondents	4					

WHAT WE HEARD - CENTRE SNAPSHOT:

BLAKE STREET, DOVER HEIGHTS

Number of people who commented on this neighbourhood:



2

people completed the online survey for this village.



VILLAGE CHARACTER

Survey respondents want the Blake Street village centre to be local, interesting, iconic, beautiful, safe, sustainable and relaxed in the future.

Table 44 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Local	100.0%
Interesting/intriguing	50.0%
Iconic	50.0%
Beautiful	50.0%
Safe	50.0%
Sustainable/green	50.0%
Relaxed	50.0%

ACCESSIBILITY

Table 42 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	0%	0	50%	1	50%	1
Private car parking	0%	0	100%	2	0%	0
Car share car spaces	0%	0	50%	1	50%	1
Cycle lanes and parking facilities	0%	0	50%	1	50%	1
Public transport access	0%	0	100%	2	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	50%	1	50%	1	0%	0
Universal access	50%	1	50%	1	0%	0
Total respondents	2					

USES & ACTIVITIES

Table 43 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	50%	1	50%	1	0%	0
Places for retail and other services	100%	2	0%	0	0%	0
Places for work	50%	1	50%	1	0%	0
Places for the arts and creativity	50%	1	50%	1	0%	0
Community facilities e.g. library, community centre	50%	1	50%	1	0%	0
Visitor related services	50%	1	50%	1	0%	0
Hotels/motels/serviced apartments	50%	1	50%	1	0%	0
Pop up and temporary uses	50%	1	50%	1	0%	0
Outdoor dining	100%	2	0%	0	0%	0
Night time entertainment and trading	100%	2	0%	0	0%	0
Places for health and fitness	50%	1	50%	1	0%	0
Affordable housing	0%	0	50%	1	0%	0
Early morning trading	50%	1	50%	1	0%	0
Small supermarkets	100%	2	0%	0	0%	0
Large supermarkets	0%	0	50%	1	0%	0
Fine grain shop-fronts	100%	2	0%	0	0%	0
Pedestrian through-site links	100%	2	0%	0	0%	0
Total respondents	2					

VALUES

Table 46 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	0%	0	0%	0	100%	2
Good signage and wayfinding	0%	0	0%	0	100%	2
Responsive to history and heritage	50%	1	0%	0	50%	1
Functional and well-designed street furniture	0%	0	0%	0	100%	2
More amenities, such as drinking fountains and bins	0%	0	0%	0	100%	2
Wide footpaths	50%	1	0%	0	50%	1
Retaining current height limits	50%	1	0%	0	50%	1
High quality designed buildings	0%	0	0%	0	100%	2
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	50%	1	0%	0	50%	1
Environmental sustainability	50%	1	0%	0	50%	1
Accessible for people of all abilities	0%	0	50%	1	50%	1
Character buildings are maintained	50%	1	0%	0	50%	1
Planting and greenery	50%	1	0%	0	50%	1
Ease of parking	0%	0	50%	1	50%	1
Ease of access by public transport	0%	0	50%	1	50%	1
The materials and quality of the footpath	0%	0	50%	1	50%	1
Fine grain shop-fronts	0%	0	50%	1	50%	1
Total respondents	2					

PUBLIC DOMAIN

Table 45 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	0%	0	100%	2	0%	0
Trees, planting and greenery	0%	0	100%	2	0%	0
Public art	0%	0	100%	2	0%	0
Public recycling facilities	0%	0	100%	2	0%	0
Visibility of local Indigenous culture and heritage	50%	1	50%	1	0%	0
Places for buskers	50%	1	0%	0	50%	1
Community and verge gardens	0%	0	50%	1	0%	0
Street furniture	100%	2	0%	0	0%	0
Public spaces to linger	0%	0	50%	1	0%	0
Consistency in aesthetic of signage	100%	2	0%	0	0%	0
Total respondents	2					

WHAT WE HEARD - CENTRE SNAPSHOT:

FLETCHER STREET, TAMARAMA

Number of people who commented on this neighbourhood:



5

people completed the online survey for this village.



VILLAGE CHARACTER

Survey respondents want the Fletcher Street village centre to be local, safe, beautiful and sustainable/green in the future.

Table 49 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Local	60%
Safe	40%
Beautiful	40%
Sustainable/green	40%

ACCESSIBILITY

Table 47 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	0%	0	80%	4	20%	1
Private car parking	0%	0	80%	4	20%	1
Car share car spaces	0%	0	80%	4	20%	1
Cycle lanes and parking facilities	60%	3	20%	1	20%	1
Public transport access	80%	4	20%	1	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	80%	4	20%	1	0%	0
Universal access	60%	3	40%	2	0%	0
Total respondents	5					

USES & ACTIVITIES

Table 48 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	40%	2	60%	3	0%	0
Places for retail and other services	80%	4	0%	0	0%	0
Places for work	0%	0	100%	5	0%	0
Places for the arts and creativity	40%	2	60%	3	0%	0
Community facilities e.g library, community centre	60%	3	40%	2	0%	0
Visitor related services	20%	1	80%	4	0%	0
Hotels/motels/serviced apartments	20%	1	40%	2	40%	2
Pop up and temporary uses	40%	2	40%	2	20%	1
Outdoor dining	100%	5	0%	0	0%	0
Night time entertainment and trading	60%	3	40%	2	0%	0
Places for health and fitness	20%	1	80%	4	0%	0
Affordable housing	60%	3	40%	2	0%	0
Early morning trading	40%	2	60%	3	0%	0
Small supermarkets	60%	3	20%	1	20%	1
Large supermarkets	0%	0	80%	4	20%	1
Fine grain shop-fronts	80%	4	20%	1	0%	0
Pedestrian through-site links	40%	2	60%	3	0%	0
Total respondents	5					

VALUES

Table 51 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	20%	1	40%	2	40%	2
Good signage and wayfinding	20%	1	20%	1	60%	3
Responsive to history and heritage	20%	1	20%	1	60%	3
Functional and well-designed street furniture	0%	0	20%	1	80%	4
More amenities, such as drinking fountains and bins	0%	0	20%	1	80%	4
Wide footpaths	0%	0	0%	0	100%	5
Retaining current height limits	20%	1	0%	0	80%	4
High quality designed buildings	0%	0	0%	0	100%	5
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	0%	0	100%	5
Environmental sustainability	0%	0	20%	1	80%	4
Accessible for people of all abilities	0%	0	20%	1	80%	4
Character buildings are maintained	0%	0	0%	0	100%	5
Planting and greenery	0%	0	0%	0	80%	4
Ease of parking	40%	2	60%	3	0%	0
Ease of access by public transport	0%	0	20%	1	80%	4
The materials and quality of the footpath	0%	0	20%	1	80%	4
Fine grain shop-fronts	0%	0	40%	2	60%	3
Total respondents	5					

PUBLIC DOMAIN

Table 50 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	20%	1	60%	3	0%	0
Trees, planting and greenery	100%	5	0%	0	0%	0
Public art	80%	4	20%	1	0%	0
Public recycling facilities	60%	3	40%	2	0%	0
Visibility of local Indigenous culture and heritage	100%	5	0%	0	0%	0
Places for buskers	20%	1	40%	2	20%	1
Community and verge gardens	80%	4	20%	1	0%	0
Street furniture	100%	5	0%	0	0%	0
Public spaces to linger	60%	3	40%	2	0%	0
Consistency in aesthetic of signage	80%	4	20%	1	0%	0
Total respondents	5					

WHAT WE HEARD - CENTRE SNAPSHOT:

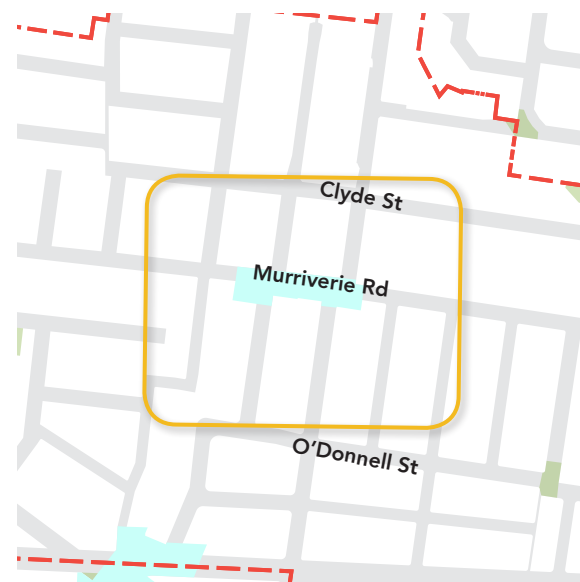
MURRIVERIE ROAD EAST

Number of people who commented on this neighbourhood:



1

person completed the online survey for this village.



VILLAGE CHARACTER

Survey respondents want the Murriverie Road East village centre to be local, safe, beautiful and sustainable/green in the future.

Table 54 - Online survey - Which words would you use to describe your preferred future character/personality of this village centre?

Community-minded	100%
Beautiful	100%
Quiet	100%
Local	100%
Safe	100%

ACCESSIBILITY

Table 52 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	0%	0	100%	1	0%	0
Private car parking	0%	0	100%	1	0%	0
Car share car spaces	0%	0	100%	1	0%	0
Cycle lanes and parking facilities	0%	0	100%	1	0%	0
Public transport access	0%	0	100%	1	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	0%	0	100%	1	0%	0
Universal access	0%	0	100%	1	0%	0
Total respondents	1					

USES & ACTIVITIES

Table 53 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	0%	0	100%	1	0%	0
Places for retail and other services	0%	0	100%	1	0%	0
Places for work	0%	0	100%	1	0%	0
Places for the arts and creativity	0%	0	100%	1	0%	0
Community facilities e.g. library, community centre	0%	0	100%	1	0%	0
Visitor related services	0%	0	100%	1	0%	0
Hotels/motels/serviced apartments	0%	0	100%	1	0%	0
Pop up and temporary uses	0%	0	100%	1	0%	0
Outdoor dining	0%	0	100%	1	0%	0
Night time entertainment and trading	0%	0	100%	1	0%	0
Places for health and fitness	0%	0	100%	1	0%	0
Affordable housing	0%	0	100%	1	0%	0
Early morning trading	0%	0	100%	1	0%	0
Small supermarkets	0%	0	100%	1	0%	0
Large supermarkets	0%	0	100%	1	0%	0
Fine grain shop-fronts	0%	0	100%	1	0%	0
Pedestrian through-site links	0%	0	100%	1	0%	0
Total respondents	1					

VALUES

Table 56 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	100%	1	0%	0	0%	0
Good signage and wayfinding	100%	1	0%	0	0%	0
Responsive to history and heritage	0%	0	0%	0	100%	1
Functional and well-designed street furniture	0%	0	0%	0	100%	1
More amenities, such as drinking fountains and bins	0%	0	0%	0	100%	1
Wide footpaths	0%	0	0%	0	100%	1
Retaining current height limits	0%	0	0%	0	100%	1
High quality designed buildings	100%	1	0%	0	0%	0
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	0%	0	100%	1
Environmental sustainability	0%	0	0%	0	100%	1
Accessible for people of all abilities	0%	0	0%	0	100%	1
Character buildings are maintained	0%	0	0%	0	100%	1
Planting and greenery	0%	0	0%	0	100%	1
Ease of parking	0%	0	0%	0	100%	1
Ease of access by public transport	0%	0	100%	1	0%	0
The materials and quality of the footpath	0%	0	0%	0	100%	1
Fine grain shop-fronts	0%	0	100%	1	0%	0
Total respondents	1					

PUBLIC DOMAIN

Table 55 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	0%	0	100%	1	0%	0
Trees, planting and greenery	0%	0	100%	1	0%	0
Public art	0%	0	100%	1	0%	0
Public recycling facilities	100%	1	0%	0	0%	0
Visibility of local Indigenous culture and heritage	0%	0	100%	1	0%	0
Places for buskers	0%	0	100%	1	0%	0
Community and verge gardens	100%	1	0%	0	0%	0
Street furniture	100%	1	0%	0	0%	0
Public spaces to linger	0%	0	100%	1	0%	0
Consistency in aesthetic of signage	0%	0	100%	1	0%	0
Total respondents	1					

WHAT WE HEARD - CENTRE SNAPSHOT:

MURRIVERIE ROAD WEST

Number of people who commented on this neighbourhood:



2

people completed the online survey for this village.



VILLAGE CHARACTER

Survey respondents want the Murriverie Road West village centre to be sustainable/green and quiet in the future.

Table 59 - Top future character words from the online survey

Sustainable/green	100%
Quiet	100%
Peaceful	50%
Relaxed	50%
Community-minded	50%
Beautiful	50%
Safe	50%
Natural	50%

ACCESSIBILITY

Table 57 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	50%	1	0%	0	0%	0
Private car parking	50%	1	50%	1	0%	0
Car share car spaces	50%	1	50%	1	0%	0
Cycle lanes and parking facilities	50%	1	50%	1	0%	0
Public transport access	50%	1	50%	1	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	50%	1	50%	1	0%	0
Universal access	50%	1	50%	1	0%	0
Total respondents	2					

USES & ACTIVITIES

Table 58 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	0%	0	100%	2	0%	0
Places for retail and other services	0%	0	100%	2	0%	0
Places for work	0%	0	100%	2	0%	0
Places for the arts and creativity	0%	0	100%	2	0%	0
Community facilities e.g. library, community centre	50%	1	50%	1	0%	0
Visitor related services	0%	0	100%	2	0%	0
Hotels/motels/serviced apartments	0%	0	50%	1	50%	1
Pop up and temporary uses	0%	0	50%	1	50%	1
Outdoor dining	0%	0	100%	2	0%	0
Night time entertainment and trading	0%	0	100%	2	0%	0
Places for health and fitness	0%	0	100%	2	0%	0
Affordable housing	50%	1	50%	1	0%	0
Early morning trading	50%	1	50%	1	0%	0
Small supermarkets	0%	0	100%	2	0%	0
Large supermarkets	0%	0	50%	1	50%	1
Fine grain shop-fronts	0%	0	100%	2	0%	0
Pedestrian through-site links	0%	0	100%	2	0%	0
Total respondents	2					

VALUES

Table 61 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	50%	1	50%	1	0%	0
Good signage and wayfinding	50%	1	0%	0	50%	1
Responsive to history and heritage	0%	0	50%	1	50%	1
Functional and well-designed street furniture	0%	0	0%	0	100%	2
More amenities, such as drinking fountains and bins	0%	0	0%	0	100%	2
Wide footpaths	0%	0	50%	1	50%	1
Retaining current height limits	0%	0	0%	0	100%	2
High quality designed buildings	0%	0	50%	1	50%	1
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	0%	0	100%	2
Environmental sustainability	0%	0	0%	0	100%	2
Accessible for people of all abilities	0%	0	0%	0	100%	2
Character buildings are maintained	0%	0	0%	0	100%	2
Planting and greenery	0%	0	0%	0	100%	2
Ease of parking	0%	0	0%	0	100%	2
Ease of access by public transport	0%	0	50%	1	50%	1
The materials and quality of the footpath	0%	0	0%	0	100%	2
Fine grain shop-fronts	0%	0	100%	2	0%	0
Total respondents	2					

PUBLIC DOMAIN

Table 60 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	0%	0	100%	2	0%	0
Trees, planting and greenery	50%	1	50%	1	0%	0
Public art	0%	0	100%	2	0%	0
Public recycling facilities	100%	2	0%	0	0%	0
Visibility of local Indigenous culture and heritage	50%	1	50%	1	0%	0
Places for buskers	0%	0	100%	2	0%	0
Community and verge gardens	100%	2	0%	0	0%	0
Street furniture	100%	2	0%	0	0%	0
Public spaces to linger	0%	0	100%	2	0%	0
Consistency in aesthetic of signage	0%	0	100%	2	0%	0
Total respondents	2					

WHAT WE HEARD - CENTRE SNAPSHOT:

NORTH BONDI

Number of people who commented on this neighbourhood:



4

people completed the online survey for this village.



VILLAGE CHARACTER

Survey respondents want the North Bondi village centre to be local, community-minded, diverse and sustainable/green in the future.

Table 64 - Top future character words from the online survey

Local	75%
Community-minded	50%
Diverse	50%
Sustainable/green	50%

ACCESSIBILITY

Table 62 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	33%	1	0%	0	33%	1
Private car parking	33%	1	33%	1	33%	1
Car share car spaces	33%	1	33%	1	33%	1
Cycle lanes and parking facilities	33%	1	67%	2	0%	0
Public transport access	33%	1	67%	2	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	33%	1	67%	2	0%	0
Universal access	33%	1	67%	2	0%	0
Total respondents	3					

USES & ACTIVITIES

Table 63 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	33%	1	67%	2	0%	0
Places for retail and other services	67%	2	33%	1	0%	0
Places for work	33%	1	33%	1	0%	0
Places for the arts and creativity	67%	2	33%	1	0%	0
Community facilities e.g library, community centre	67%	2	33%	1	0%	0
Visitor related services	0%	0	67%	2	0%	0
Hotels/motels/serviced apartments	0%	0	33%	1	33%	1
Pop up and temporary uses	100%	3	0%	0	0%	0
Outdoor dining	67%	2	0%	0	0%	0
Night time entertainment and trading	33%	1	33%	1	0%	0
Places for health and fitness	0%	0	67%	2	0%	0
Affordable housing	0%	0	67%	2	0%	0
Early morning trading	67%	2	33%	1	0%	0
Small supermarkets	0%	0	67%	2	0%	0
Large supermarkets	0%	0	0%	0	33%	1
Fine grain shop-fronts	0%	0	67%	2	0%	0
Pedestrian through-site links	33%	1	33%	1	0%	0
Total respondents	3					

VALUES

Table 66 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	0%	0	67%	2	33%	1
Good signage and wayfinding	0%	0	67%	2	33%	1
Responsive to history and heritage	0%	0	0%	0	100%	3
Functional and well-designed street furniture	0%	0	0%	0	100%	3
More amenities, such as drinking fountains and bins	0%	0	0%	0	100%	3
Wide footpaths	33%	1	33%	1	33%	1
Retaining current height limits	0%	0	0%	0	100%	3
High quality designed buildings	0%	0	0%	0	100%	3
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	33%	1	67%	2
Environmental sustainability	0%	0	0%	0	100%	3
Accessible for people of all abilities	33%	1	0%	0	33%	1
Character buildings are maintained	0%	0	0%	0	100%	3
Planting and greenery	0%	0	0%	0	67%	2
Ease of parking	0%	0	0%	0	67%	2
Ease of access by public transport	0%	0	0%	0	67%	2
The materials and quality of the footpath	0%	0	33%	1	33%	1
Fine grain shop-fronts	0%	0	67%		33%	1
Total respondents	3					

PUBLIC DOMAIN

Table 65 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	0%	0	67%	2	33%	1
Trees, planting and greenery	100%	3	0%	0	0%	0
Public art	67%	2	33%	1	0%	0
Public recycling facilities	100%	3	0%	0	0%	0
Visibility of local Indigenous culture and heritage	33%	1	67%	2	0%	0
Places for buskers	33%	1	33%	1	0%	0
Community and verge gardens	67%	2	33%	1	0%	0
Street furniture	67%	2	33%	1	0%	0
Public spaces to linger	67%	2	33%	1	0%	0
Consistency in aesthetic of signage	33%	1	67%	2	0%	0
Total respondents	3					

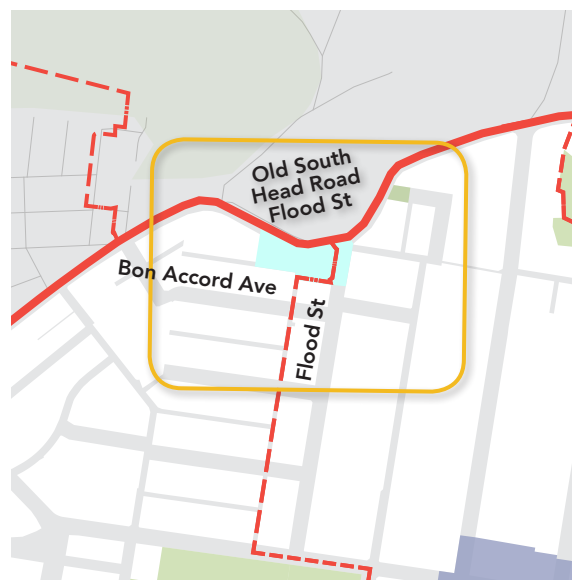
WHAT WE HEARD - CENTRE SNAPSHOT:

OSHR FLOOD STREET

Number of people who commented on this neighbourhood:



1 person completed the online survey for this village.



VILLAGE CHARACTER

Local was the only word used to best describe the future character of the OSHR Flood Street village centre.

Table 69 - Top future character words from the online survey

Local	100%
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ACCESSIBILITY

Table 67 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	0%	0	100%	1	0%	0
Private car parking	0%	0	100%	1	0%	0
Car share car spaces	0%	0	100%	1	0%	0
Cycle lanes and parking facilities	0%	0	100%	1	0%	0
Public transport access	0%	0	100%	1	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	100%	1	0%	0	0%	0
Universal access	100%	1	0%	0	0%	0
Total respondents	1					

USES & ACTIVITIES

Table 68 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	0%	0	100%	1	0%	0
Places for retail and other services	0%	0	100%	1	0%	0
Places for work	0%	0	100%	1	0%	0
Places for the arts and creativity	100%	1	0%	0	0%	0
Community facilities e.g library, community centre	100%	1	0%	0	0%	0
Visitor related services	0%	0	100%	1	0%	0
Hotels/motels/serviced apartments	0%	0	0%	0	100%	1
Pop up and temporary uses	0%	0	0%	0	100%	1
Outdoor dining	100%	1	0%	0	0%	0
Night time entertainment and trading	100%	1	0%	0	0%	0
Places for health and fitness	0%	0	0%	0	100%	1
Affordable housing	0%	0	100%	1	0%	0
Early morning trading	0%	0	100%	1	0%	0
Small supermarkets	0%	0	100%	1	0%	0
Large supermarkets	0%	0	100%	1	0%	0
Fine grain shop-fronts	100%	1	0%	0	0%	0
Pedestrian through-site links	0%	0	100%	1	0%	0
Total respondents	1					

VALUES

Table 71 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	0%	0	0%	0	100%	1
Good signage and wayfinding	0%	0	0%	0	100%	1
Responsive to history and heritage	0%	0	0%	0	100%	1
Functional and well-designed street furniture	0%	0	0%	0	100%	1
More amenities, such as drinking fountains and bins	0%	0	0%	0	100%	1
Wide footpaths	0%	0	0%	0	100%	1
Retaining current height limits	0%	0	0%	0	100%	1
High quality designed buildings	0%	0	0%	0	100%	1
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	0%	0	100%	1
Environmental sustainability	0%	0	0%	0	100%	1
Accessible for people of all abilities	0%	0	0%	0	100%	1
Character buildings are maintained	0%	0	0%	0	100%	1
Planting and greenery	0%	0	0%	0	100%	1
Ease of parking	100%	1	0%	0	0%	0
Ease of access by public transport	0%	0	100%	1	0%	0
The materials and quality of the footpath	0%	0	100%	1	0%	0
Fine grain shop-fronts	0%	0	100%	1	0%	0
Total respondents	1					

PUBLIC DOMAIN

Table 70 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	0%	0	100%	1	0%	0
Trees, planting and greenery	0%	0	0%	0	0%	0
Public art	100%	1	0%	0	0%	0
Public recycling facilities	100%	1	0%	0	0%	0
Visibility of local Indigenous culture and heritage	0%	0	0%	0	0%	0
Places for buskers	0%	0	100%	1	0%	0
Community and verge gardens	100%	1	0%	0	0%	0
Street furniture	100%	1	0%	0	0%	0
Public spaces to linger	100%	1	0%	0	0%	0
Consistency in aesthetic of signage	100%	1	0%	0	0%	0
Total respondents	1					

WHAT WE HEARD - CENTRE SNAPSHOT: CURLEWIS STREET

Number of people who commented on this neighbourhood:



3

persons completed the online survey for this village.

VILLAGE CHARACTER

Survey respondents want the Curlewis Street village centre to be lively, community-minded, beachy and safe in the future.

Table 74 - Top future character words from the online survey

Community-minded	67%
Lively	67%
Beachy	67%
Safe	67%

ACCESSIBILITY

Table 72 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	33%	1	33%	1	0%	0
Private car parking	67%	2	0%	0	33%	1
Car share car spaces	0%	0	67%	2	0%	0
Cycle lanes and parking facilities	33%	1	67%	2	0%	0
Public transport access	67%	2	33%	1	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	67%	2	33%	1	0%	0
Universal access	0%	0	67%	2	0%	0
Total respondents	3					



USES & ACTIVITIES

Table 73 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	33%	1	33%	1	0%	0
Places for retail and other services	67%	2	33%	1	0%	0
Places for work	33%	1	67%	2	0%	0
Places for the arts and creativity	100%	3	0%	0	0%	0
Community facilities e.g. library, community centre	33%	1	67%	2	0%	0
Visitor related services	0%	0	100%	3	0%	0
Hotels/motels/serviced apartments	33%	1	33%	1	33%	1
Pop up and temporary uses	67%	2	0%	0	33%	1
Outdoor dining	67%	2	0%	0	0%	0
Night time entertainment and trading	100%	3	0%	0	0%	0
Places for health and fitness	0%	0	100%	3	0%	0
Affordable housing	67%	2	33%	1	0%	0
Early morning trading	67%	2	33%	1	0%	0
Small supermarkets	67%	2	33%	1	0%	0
Large supermarkets	0%	0	100%	3	0%	0
Fine grain shop-fronts	33%	1	33%	1	0%	0
Pedestrian through-site links	33%	1	33%	1	0%	0
Total respondents	3					

VALUES

Table 76 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	0%	0	100%	3	0%	0
Good signage and wayfinding	33%	1	67%	2	0%	0
Responsive to history and heritage	0%	0	33%	1	67%	2
Functional and well-designed street furniture	0%	0	0%	0	100%	3
More amenities, such as drinking fountains and bins	0%	0	33%	1	67%	2
Wide footpaths	0%	0	0%	0	100%	3
Retaining current height limits	0%	0	33%	1	67%	2
High quality designed buildings	0%	0	0%	0	100%	3
Retaining the smaller, active local feel of the centre (e.g. small and activated shopfronts)	0%	0	33%	1	67%	2
Environmental sustainability	0%	0	33%	1	67%	2
Accessible for people of all abilities	0%	0	67%	2	33%	1
Character buildings are maintained	0%	0	33%	1	67%	2
Planting and greenery	0%	0	0%	0	100%	3
Ease of parking	67%	2	0%	0	33%	1
Ease of access by public transport	0%	0	0%	0	100%	3
The materials and quality of the footpath	0%	0	33%	1	67%	2
Fine grain shop-fronts	0%	0	33%	1	33%	1
Total respondents	3					

PUBLIC DOMAIN

Table 75 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	0%	0	100%	3	0%	0
Trees, planting and greenery	100%	3	0%	0	0%	0
Public art	33%	1	67%	2	0%	0
Public recycling facilities	67%	2	33%	1	0%	0
Visibility of local Indigenous culture and heritage	67%	2	33%	1	0%	0
Places for buskers	33%	1	33%	1	0%	0
Community and verge gardens	100%	3	0%	0	0%	0
Street furniture	100%	3	0%	0	0%	0
Public spaces to linger	67%	2	33%	1	0%	0
Consistency in aesthetic of signage	33%	1	33%	1	0%	0
Total respondents	3					

WHAT WE HEARD - CENTRE SNAPSHOT:

GLENAYR AVE

Number of people who commented on this neighbourhood:



9

persons completed the online survey for this village.

VILLAGE CHARACTER

Survey respondents want the Glenayr Avenue village centre to be interesting/intriguing, beautiful, community-minded, local, sustainable/green and buzzing in the future.

Table 79 - Top future character words from the online survey

Interesting/intriguing	56%
Beautiful	44%
Community-minded	44%
Local	44%
Sustainable/green	44%
Buzzing	44%

ACCESSIBILITY

Table 77 - Would you like to see more, less, or the same of the following accessibility features in this village centre?

Accessibility features	More		Same		Less	
	%	#	%	#	%	#
Electric vehicle charging stations	44%	4	22%	2	11%	1
Private car parking	22%	2	44%	4	22%	2
Car share car spaces	33%	3	56%	5	0%	0
Cycle lanes and parking facilities	67%	6	22%	2	11%	1
Public transport access	67%	6	33%	3	0%	0
Safe movement for pedestrians e.g. more zebra crossings, pedestrianisation of some areas	89%	8	11%	1	0%	0
Universal access	67%	6	33%	3	0%	0
Total respondents	9					



USES & ACTIVITIES

Table 78 - Would you like to see more, less, or the same of the following uses in this village centre?

Uses and activities	More		Same		Less	
	%	#	%	#	%	#
Places for people to live	22%	2	44%	4	11%	1
Places for retail and other services	44%	4	33%	3	0%	0
Places for work	33%	3	33%	3	11%	1
Places for the arts and creativity	89%	8	11%	1	0%	0
Community facilities e.g library, community centre	56%	5	22%	2	0%	0
Visitor related services	11%	1	56%	5	0%	0
Hotels/motels/serviced apartments	11%	1	33%	3	33%	3
Pop up and temporary uses	44%	4	44%	4	11%	1
Outdoor dining	56%	5	22%	2	0%	0
Night time entertainment and trading	89%	8	11%	1	0%	0
Places for health and fitness	22%	2	56%	5	0%	0
Affordable housing	56%	5	33%	3	0%	0
Early morning trading	67%	6	22%	2	0%	0
Small supermarkets	22%	2	56%	5	0%	0
Large supermarkets	0%	0	22%	2	56%	5
Fine grain shop-fronts	67%	6	22%	2	0%	0
Pedestrian through-site links	78%	7	22%	2	0%	0
Total respondents	9					

VALUES

Table 81 - How important are the following values to you about this village centre?

Values	Not at all important		Somewhat important		Very important	
	%	#	%	#	%	#
It has a consistent look and feel	33%	3	33%	3	22%	2
Good signage and wayfinding	11%	1	33%	3	44%	4
Responsive to history and heritage	0%	0	67%	6	22%	2
Functional and well-designed street furniture	0%	0	33%	3	67%	6
More amenities, such as drinking fountains and bins	0%	0	22%	2	67%	6
Wide footpaths	0%	0	11%	1	78%	7
Retaining current height limits	11%	1	11%	1	56%	5
High quality designed buildings	0%	0	0%	0	89%	8
Retaining the smaller, active local feel of the centre (eg small and activated shopfronts)	0%	0	11%	1	78%	7
Environmental sustainability	0%	0	22%	2	67%	6
Accessible for people of all abilities	0%	0	11%	1	78%	7
Character buildings are maintained	22%	2	11%	1	56%	5
Planting and greenery	0%	0	0%	0	89%	8
Ease of parking	33%	3	22%	2	33%	3
Ease of access by public transport	0%	0	22%	2	67%	6
The materials and quality of the footpath	0%	0	22%	2	67%	6
Fine grain shop-fronts	0%	0	22%	2	44%	4
Total respondents	9					

PUBLIC DOMAIN

Table 80 - Would you like to see more, less, or the same of the following public domain features in this village centre?

Public domain features	More		Same		Less	
	%	#	%	#	%	#
Public spaces for events and gatherings	67%	6	33%	3	0%	0
Trees, planting and greenery	100%	9	0%	0	0%	0
Public art	67%	6	22%	2	0%	0
Public recycling facilities	78%	7	11%	1	0%	0
Visibility of local Indigenous culture and heritage	56%	5	33%	3	0%	0
Places for buskers	44%	4	22%	2	22%	2
Community and verge gardens	100%	9	0%	0	0%	0
Street furniture	67%	6	33%	3	0%	0
Public spaces to linger	67%	6	33%	3	0%	0
Consistency in aesthetic of signage	44%	4	44%	4	0%	0
Total respondents	9					

WHAT WE HEARD - CENTRE SNAPSHOT:

ROSE BAY SOUTH (LIVERPOOL STREET)

Number of people who commented on this neighbourhood:



0

persons completed the online survey for this village.



WHAT WE HEARD - CENTRE SNAPSHOT:

VAUCLUSE

Number of people who commented on this neighbourhood:



0

persons completed the online survey for this village.



WHAT WE HEARD - CENTRE SNAPSHOT:

WAIROA AVENUE, NORTH BONDI

Number of people who commented on this neighbourhood:



0

persons completed the online survey for this village.





Open Space and Recreation Strategy 2019 - 2029

Draft February 2020



Acknowledgment

Waverley Council acknowledges the Bidjigal and Gadigal people who traditionally occupied the Sydney Coast and we pay our respects to Elders past, present and future.

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

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

Waverley Council will continue to value and protect our environment with respect to Aboriginal and Torres Strait Islander peoples' intrinsic relationship with the land, water and sky.

Version	Date	Name	Signature
A	31/10/2019	Draft Open Space and Recreation Strategy	Bianca Simpson
B	26/11/2019	Draft Open Space and Recreation Strategy	Bianca Simpson
C	25/02/2020	Draft Open Space and Recreation Strategy	Bianca Simpson

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Our vision for open space and recreation:

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

Our parks provide a green sanctuary protecting and supporting biodiversity and an opportunity to implement the ongoing Aboriginal and traditional custodianship of land which forms our local government area.

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

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



Executive Summary

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

Our community highly values open and recreation space:

- to access nature and greenery
- to walk the dog
- where children can play
- to play sport
- for the community and somewhere to connect with friends and family.

Our objectives

The Open Space and Recreation Strategy (OSRS) helps us to understand the priorities for open and recreation space planning and management to meet the needs of our community today and in the future. Open space is particularly important in Waverley considering it is a densely populated area of Sydney.

The OSRS has been developed in consultation with the community and is based on research and a review of the 79 open spaces across Waverley LGA.

Through this process we have established the current demand for open and recreation space, established the various groups that use these spaces, the activities they participate in and what their future needs will be.

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

We need to continue to maintain high quality spaces, respecting the environmental, biodiversity and heritage values of many of our parks and reserves and find some balance between the needs of the local community and demands on the space driven by high visitation particularly in our beach parks which receive visitors from all over Sydney as well as nationally and internationally. We need to find ways to provide spaces that accommodate a mix of activities within the spaces we currently have, acknowledging the scarcity of new land available in Waverley.

Our Strategy

The Open Space and Recreation Strategy proposes the following key areas of focus for the next 10 years:

- increase the capacity of our current sports fields
- seek opportunities to **lease undertake agreement with** or acquire land in strategic locations to increase the provision of community recreation spaces and secure land currently used for open space and recreation to ensure its continued use for public recreation in the future
- improve the pedestrian environment around open and recreation spaces and way-finding for walking routes
- improve the provision of toilet and water fountain facilities at sports fields and along the Cliff Walk
- establish a framework to support ongoing community and stakeholder engagement in the planning and management of open and recreation spaces
- complete heritage studies and heritage interpretation strategies to improve management of heritage in parks and reserves, prioritising Bronte Beach Park, Tamarama Beach Park, and Waverley Park
- prepare an open space network and hierarchy to guide management and maintenance activities in relation to the expectations on activities, facilities and level of service for each space
- adopt a maintenance and servicing framework for parks and reserves that relates to the open space hierarchy.

The Action and Implementation Plan (Section 4) prioritises actions and outlines indicators that Council can monitor to review the effectiveness of actions in achieving the Strategy vision.

The Open Space and Recreation Strategy supports management of our open and recreation spaces to protect their important environmental and heritage values and guide maintenance activities so that the community has access to high quality spaces - encouraging physical activity and supporting mental wellbeing for our current community and future generations.



Introduction and Context

1

This section provides an introduction to the Open Space and Recreation Strategy, outlines the value and benefits of open space and recreation and outlines the legislative and policy context for open space and recreation planning.

Introduction

The Waverley Open Space and Recreation Strategy (OSRS) is a strategic document to guide our approach to planning and managing open space and recreation facilities, to best meet the community's needs for these spaces.

Our vision guides the strategic directions and actions to plan and manage open and recreation space.

In developing this OSRS we recognise the importance of parks, reserves, and recreation facilities in positively contributing to the health and wellbeing of individuals; community, culture and heritage; the environment and our planet's health; and distinct local character in Waverley.

The OSRS is presented through six themes:

- playing and relaxing
- design and setting
- getting to and around the parks
- enhancing the environment
- community, culture and heritage
- maintenance and management.

These six themes recognise the different aspects to planning and managing open and recreation spaces and the values these spaces have.

Scope

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

Refer to figure 1.2 of open spaces and recreation facilities included in the scope of the OSRS. This includes all open and recreation spaces, such as parks, reserves, beaches, significant walking routes, and recreation facilities such as sports fields and outdoor and indoor courts. We also consider all support facilities for recreation such as community halls in parks, barbecues and picnic facilities.

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

Definitions

Table 1.1 below outlines definitions for different types of open spaces and recreation facilities.

Park or reserve	Parks and reserves are open space and include beach parks, recreation facilities, gardens, small parks, the Coastal and Cliff Walks and dog off-leash areas. These spaces are available for organised and team sports or can be used casually for play in small groups, training and individual exercise, for places to meet and socialise, to relax in, or to walk through.
Recreation facility	Recreation facilities are used for sports activities. Recreation facilities include sports fields and ovals, indoor and outdoor courts, indoor recreation centres (like Margaret Whitlam Recreation Centre), pools, and ancillary buildings such as toilets, change facilities, and grandstands. Recreation facilities are often used for organised and team sports.
Play space	Play spaces are areas that provide a play environment, including play equipment, grassed areas for ball games, trees to climb, planting to touch or smell, or paths to ride a scooter. Play spaces also include facilities for carers such as seating and shade which are important in offering opportunities to gather, promoting social interactions and community cohesion.
Cemetery	Waverley Cemetery and South Head Cemetery are publicly accessible open spaces, with significant heritage value, that are also used for walking and as quiet places for sitting.

Table 1.1 Definitions of open and recreation spaces

Methodology

This OSRS has been developed in consultation with the community and with input from key stakeholders and is established on evidence based research, a review of background studies and best practice.

Figure 1.1 outlines the methodology for developing this Strategy.

Section 2 and 3 of the Strategy presents the findings from the 'Assessment and Study' phase. The Action and Implementation Plan, in Section 4, presents the outcomes from the 'Strategy Development' phase.



Figure 1.1 Project Methodology

Open Space Value and Benefits

The provision of open and recreation space has health and well being, environmental and economic benefits to individuals and the broader community and supports social and cultural life.

We have heard from the community and stakeholders that they value Waverley's parks and reserves. Of particular importance were the following:

- access to nature and greenery
- a place to walk the dog
- a place where children can play
- a place to play sport
- a place for the community and somewhere to socialise with friends and family.

We will deliver these values and benefits through the planning and management of our open and recreation spaces, providing safe spaces and places for all groups in the community.

Health and well being benefits

Our environment has significant impacts on our health and well-being, it can shape our habits and affect our physiology by providing opportunities to be active. Green views can also positively influence our mental health.

The National Heart Foundation recognises the design and provision of open and recreation spaces and the right infrastructure creates opportunities that lead to more active, healthier lifestyles¹.

The opportunity for physical activity afforded through provision of open space and recreation can be a significant benefit to the health of individuals. Adults who participate in sport are 20-40% less likely to die prematurely from all causes compared to adults who do not participate². This also acknowledges how sport participation can reduce stress and distress.

Open and recreation space provision, their design and community interaction is often a focus of advocacy groups and Governments to promote active and healthy lifestyles.

Environmental benefits

Open space acts as important green breaks in the urban environment. Maintaining and caring for these spaces is important to our planet's health. Our Environmental Action Plan 2018-2030 recognises the role our parks and reserves play in urban ecology and biodiversity protection, managing water run off and improving water quality, and managing urban heat impacts. Open space supports a healthy environment that in turn benefits us.

Open and recreation space covers 12% of the LGA, including the golf course. In urban environments like Waverley, parks and reserves provide opportunities to design and manage habitat that supports biodiversity of flora and fauna³. With urbanisation, there is less than 2% of pre-European bushland remaining. The 5.99 hectares of remnant bushland in Waverley

needs to be protected before it is lost forever⁴. Parks and reserves provide areas of land that are less exposed to risks of fragmentation and disturbance.

In their research of vegetation structure and composition across different urban green spaces, Threlfall et al. found that remnant bushland and golf courses supported the highest native plant richness⁵.

Open space provides opportunities for stormwater detention and support management of stormwater and water quality improvement before it flows to the ocean⁶. Harvested stormwater can also be used to irrigate parks and reserves.

The Greater Sydney Commission identifies increasing urban tree canopy as a way of addressing urban heat, with a long term goal of reducing the number of hot days over 35 degrees Celsius each year to protect human health and reduce extreme climate and weather event impacts⁷.

Economic benefits

The economic benefits associated with better health and well being have been evaluated and proven through many pieces of well respected research. Health is a significant area of spending for governments and improved health outcomes in people alleviates stress on the public health system.

Vivid Economics quantified the health benefits of public parks for residents of London. The study established a relationship between public parks and the opportunities they provide for people to exercise, socialise, relax and feel part of a community⁸. These opportunities contribute to reduced disease risk for physical and mental health. Other research in the UK found that the health benefits of local parks or green spaces generates value equating to £30.24 per year in relation to health and wellbeing benefits⁹.

For the Australian context, KPMG's report on the value of sport infrastructure estimates \$4.9 billion in relation to health benefits and \$5.1 billion in relation to social benefits. KPMG estimates \$6.3 billion of economic benefits to Australia, which includes economic activity associated with construction, maintenance and operation of community sport infrastructure and also increased productivity of those who are physically active.

Individuals may also experience financial benefits being located near open space as homes in high amenity areas, such as transport, services, and open space are more desirable and can fetch higher property prices¹⁰.

In Waverley's context, parks and reserves have significant economic benefits to both the local economy as well as State and National economies due to the high visitation from domestic and international tourists to high profile destinations, such as Bondi Beach and Park, Bronte Beach and Park,

4 Waverley Council, 2018, Environmental Action Plan 2018-2030

5 Threlfall CG, Ossola A, Hahs AK, Williams NSG, Wilson L and Livesley SJ, 2016, Variation in Vegetation Structure and Composition across Urban Green Space Types. Front. Ecol. Evol. 4:66. doi: 10.3389/fevo.2016.00066

6 Waverley Council, 2018, Environmental Action Plan 2018-2030

7 Greater Sydney Commission, 2019, Pulse of Greater Sydney

8 Vivid Economics, 2017, Natural capital accounts for public green space in London.

9 Fields In Trust, 2018, Revaluing Parks and Green Spaces: Measuring their economic and wellbeing value it individuals

10 Herath, S, 2017, Home prices tell us the value the public puts on green spaces. The Conversation, 2 March 1-4

KEY

1. Waverley Park
2. Bondi Park
3. Bronte Park and Gully
4. Rodney Reserve
5. Tamarama Park and Gully
6. Diamond Bay Reserve
7. Marks Park
8. Hugh Bamford Reserve
9. Dudley Page Reserve
10. Barracluff Park
11. Varna Park
12. Eastern Avenue Reserve
13. Hunter Park
14. Thomas Hogan Reserve
15. Raleigh Street Reserve
16. Dickson Park
17. Calga Reserve
18. Clarke Reserve
19. Gareloch Reserve
20. Clemenston Park
21. Biddigal Reserve
22. Caffyn Park
23. Williams Park / Bondi Golf and Diggers Club
24. Kimberley Reserve
25. Wilga Street Reserve
26. Ray O'Keefe Reserve
27. Marlborough Reserve
28. Victoria Park
29. Macpherson Park
30. Weonga Reserve
31. Boondi Reserve
32. Scarborough Crescent Bank
33. Fingleton Reserve
34. St James Street Reserve
35. Faith Patterson Reserve
36. Simpson Park
37. Hewlett Street Reserve
38. Sam Fitzman Reserve
39. Warren Zines Reserve
40. Tipper Avenue Reserve
41. Wairoa Avenue Reserve
42. Stephen Street Reserve
43. Gibson Street Reserve
44. Dover Road Closure Split Level
45. Forest Knoll Reserve
46. O'Donnell Street Reserve
47. Eora Reserve
48. Craig Avenue Reserve
49. Tower Street Reserve
50. Beach Road Reserve
51. Francis Street Reserve
52. Jensen Avenue Reserve
53. Sir Thomas Mitchell Reserve
54. Gilgandra Reserve
55. Scott Street Reserve
56. Niblick Street Reserve
57. Brighton Boulevard Reserve
58. Onslow Street Reserve
59. Seven Ways
60. Cuthbert Street Reserve
61. Dickson Street Reserve
62. Hewlett Street Road Closure
63. Edward Street Road Closure
64. New Street Reserve
65. Hal Lashwood Reserve
66. Chaley Street Reserve
67. Ashley and Thompson St. Reserve
68. Andrews Street Reserve
69. Glen Street Reserve
70. Blair St and Wairoa Av Reserve
71. Jessie Street Reserve
72. Fletcher Street Reserve
73. Belgrave Street Reserve
74. Palmerston Avenue Reserve
75. Murrivier Road Reserve
76. Bronte Rd and Macpherson St Reserve
77. Glenayr / Murrivier Rd Reserve
78. Gararra Reserve
79. 15 Adelaide Street



Figure 1.2 Waverley parks and reserves

Tamarama Beach and Park, and the Cliff Top and Coastal Walks. In 2017/18 \$1 billion was spent by tourists in Waverley and 4,867 jobs in Waverley are dependent on tourism¹¹.

The use of parks as a venue for events and hire also generates revenue for Waverley Council, these funds are used to offset the cost of managing events.

Social and cultural benefits

Open spaces also provide opportunity for people to socialise, meet friends and connect with their local community¹². Provision of quality, well-maintained public open space has a positive effect on the social cohesiveness of a community, vibrancy of neighbourhoods and mental well being of individuals¹³.

For Indigenous Australians, land is fundamental to identity and is connected to people and culture. Some spaces such as fishing spots in Waverley are significant for these reasons. In addition, many open spaces in Waverley contain evidence of Aboriginal culture.

Conservation and telling stories not only shares knowledge but enriches our understanding of our history and culture.

Many of these stories are of those who have come before us or ones of those we have lost, however the contribution they have made to our community are still relevant today.

Legislative and Policy Context

Waverley Council manages 79 parks and reserves, 14 sports fields and courts (indoor and outdoor), two outdoor pools, 39 play spaces and three beaches. This does not include the sports fields at Queens Park, within Waverley LGA, managed by the Centennial Parklands Trust.

The OSRS is the overarching strategic document that delivers on the open space and recreation vision in the Community Strategic Plan. The OSRS contextualises the various Plans of Management for specific places, the Play Space Strategy, and Council plans and policies that relate to open space and recreation. It will guide updates to Plans of Management and future plans.

The current Waverley Recreation Needs Study (2008) was completed ten years ago. The OSRS supersedes this study and presents a new set of actions for the next ten years based on current and future open space and recreation needs. The 2008 study successfully guided: the upgrade of facilities at Waverley Park; improvement in management and maintenance of sport and recreation facilities; development of activities for seniors; and upgrade of play spaces.

The OSRS responds to NSW Government guidelines and strategic plans. 1.3 shows the OSRS in relation to other State and Local plans and policies.

11 Waverley Council, 2018, Draft Waverley Sustainable Visitation Strategy

12 Jennings, V, Bamkole, O, 2019, The Relationship between Social Cohesion and Urban Green Space: An Avenue for Health Promotion, International Journal of Environmental Research and Public Health, vol 16 (452)

13 Kelly, J-F.; Breadon, P.; Davis, C.; Hunter, A.; Mares, P.; Mullerworth, D.; Weidmann, B., 2012, Social Cities, Grattan Institute, Melbourne.

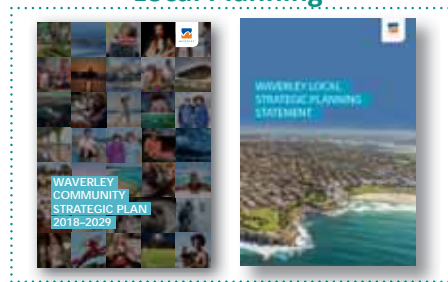
State Policies and Guidelines



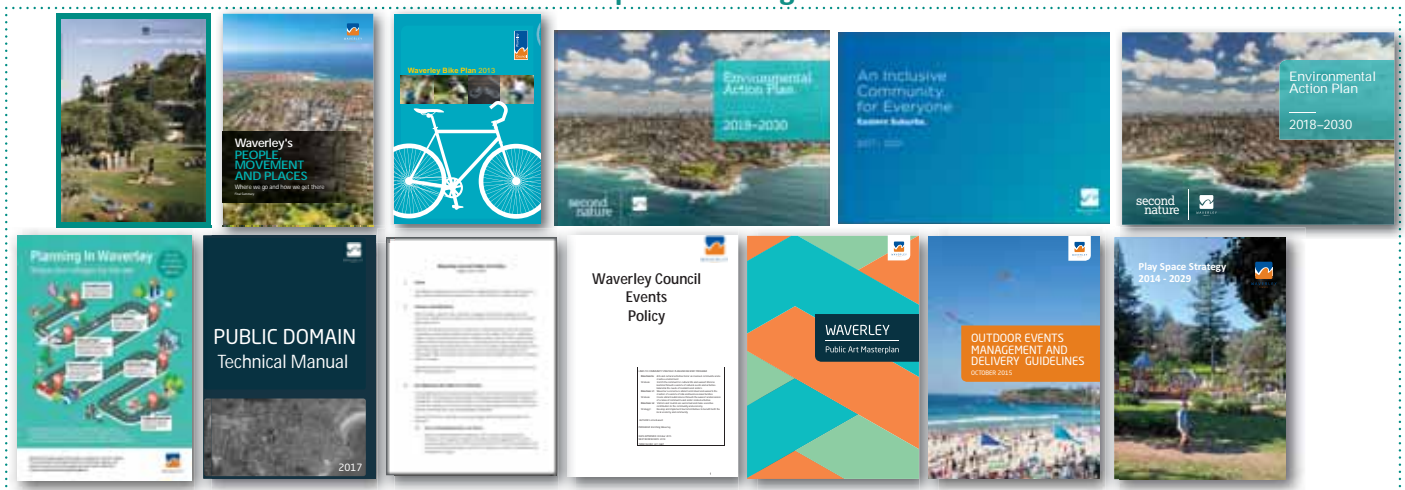
Metropolitan Planning (Regional and District Plans)



Local Planning



Council policies and guidelines



Council plans of management

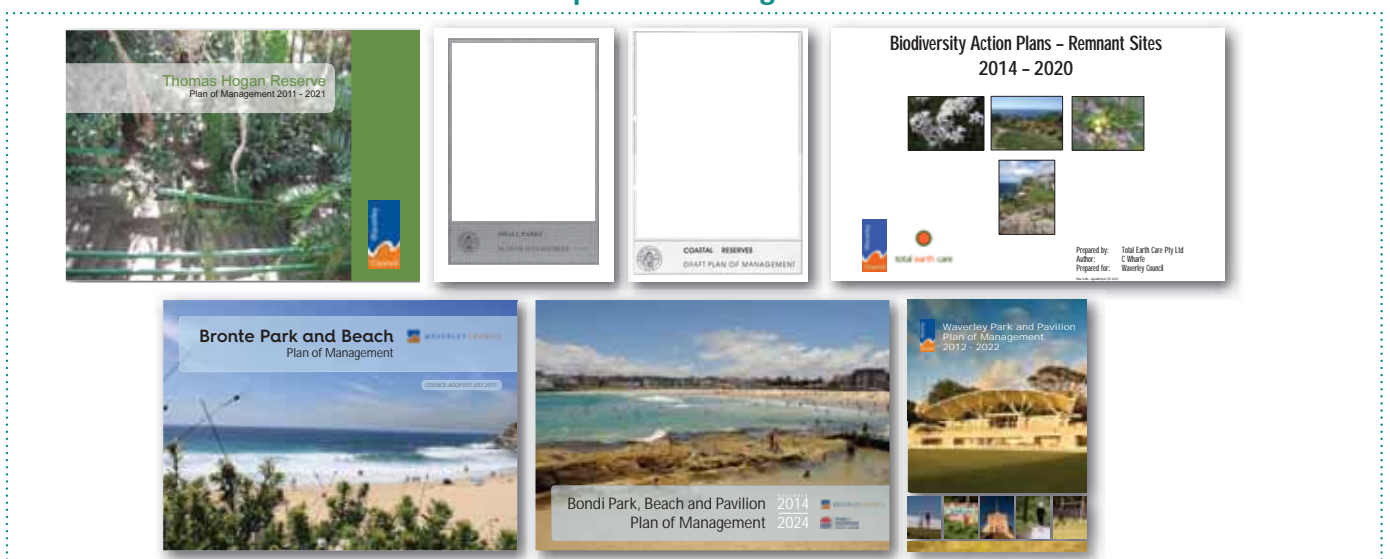


Figure 1.3 Legislative and policy context

Legislation

Commonwealth and State legislation, and State planning policies apply to public open space and guides what development can occur and the process that development in parks and reserves must follow. Some legislation and policy apply to spaces with environmental significance, such as coastal areas and bushland.

When managing open spaces, Council must comply with all relevant laws that apply to these spaces.

Local Government Act 1993 requires plans of management to be prepared for public land and reserves under the responsibility of local councils. Councils must manage community land in accordance with core objectives in the Act.

Crown Lands Management Act 2016 requires plans of management to be prepared for all public reserves. These plans of management need to be considered when preparing strategic land use plans for a locality and when assessing development or activities under the EP&A Act in relation to certain activities on or near Crown lands.

The Environmental Planning & Assessment Act 1979 (EP&A Act) governs planning and development assessment. Development and changes to activities in parks and reserves require development approval in accordance to the EP&A Act. Development is assessed against local development controls set out in the *Waverley Local Environmental Plan 2012* and *Waverley Development Control Plan 2012*.

State Environmental Planning Policy (Infrastructure) 2007 identifies works which are permitted in parks and public reserves, such as pathways and roads, information facilities, lighting, landscaping, amenities and environmental management works.

State Environmental Planning Policy (Exempt and Complying Development Codes 2008) provides identifies exempt and complying development and a streamlined assessment process for this development. Exempt development includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecues and signs.

Coastal Management Act 2016 No 20 legislates management of the coastal environment of New South Wales.

State Environment Planning Policy (Coastal Management) 2018 guides development in coastal areas, including land adjacent to beaches, estuaries, coastal lakes, coastal wetlands and littoral rainforest's.

State Environmental Planning Policy 19 – Bushland in Urban Areas guides management of bushland. Parks in Waverley contain bushland covered by this Policy, where vegetation is either a remainder of the natural vegetation of the land or is representative of the natural vegetation.

The Disability Discrimination Act (DDA) 1992 applies to buildings and outdoor spaces. This Act recognises the importance of providing equality, dignity and independence to people with a range of abilities and requires provision of access to premises without discrimination.

The Companion Animals Act 1998 requires environmental initiatives by Councils to promote responsible animal ownership. This Act applies to areas of dog walking which is popular in many of Waverley's parks.

State policies and guidelines

The Government Architect NSW's **Greener Places** (Draft) establishes the NSW Government position that green infrastructure is an important element of our built environments. The policy seeks to elevate the importance of green infrastructure and guide planning, delivery and management of green infrastructure.

The **Open Space for Recreation Guide** (Draft), also prepared by the Government Architect NSW, sets a framework and guidance for open space planning for recreation. The guide introduces a performance-based approach to planning and providing open space for outdoor recreation opportunities.

The NSW Department of Education's **Community Use of School Facilities Policy** outlines the NSW Government's commitment to allow community use of facilities on school grounds. This presents an opportunity to leverage more use out of facilities such as courts and fields located on public school grounds.

Metropolitan planning

The following regional and metropolitan plans provide a broad strategic framework for Greater Sydney and identify livability and sustainability objectives that relate to open space planning.

Greater Sydney Region Plan: A Metropolis of Three Cities directs land use and transport patterns to support livability, productivity and sustainability in Greater Sydney. Objectives that relate to open space planning are:

- Objective 25. The coast and waterways are protected and healthier
- Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
- Objective 28: Scenic and cultural landscape are protected
- Objective 31. Public open space is accessible, protected and enhanced.

The Eastern City District Plan provides the district-level directions for local planning to deliver on the vision of the Greater Sydney Region Plan. Priorities relating to open space planning are Planning Priority E18. Delivering high quality open space.

Local planning context

The draft Waverley Local Strategic Planning Statement 2019 (LSPS) outlines a strategic planning vision for Waverley, in alignment with the Waverley Community Strategic Plan 2018-2029, and identifies key planning priorities, actions and mechanisms to deliver on the vision. The LSPS outlines how Metropolitan planning priorities will be delivered at a local level. Once finalised, the LSPS will guide the review and update of the WLEP 2012 and WDCP 2012.

The Waverley Community Strategic Plan 2018-2029 is Council's overarching strategic plan. This guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. The Community Strategic Plan sets two goals for open space:

- Improve health and quality of life through a range of recreational opportunities and quality open spaces
- Expand the network of parks and open spaces, sporting and recreational facilities.

The Waverley Local Environmental Plan 2012 (WLEP 2012) identifies and classifies land for open space and recreation, and land with environmental or heritage significance. WLEP 2012 makes provision for development of land within the coastal zone for the purpose of implementing the principles in the NSW Coastal Policy.

The Waverley Development Control Plan 2012 (WDCP 2012) identifies development controls for residential and commercial development, and for specific sites. This includes design controls relating to the bulk, scale, and size of development and controls that manage amenity impacts of development, such as overshadowing and view loss. WDCP 2012 protects solar access of parks and reserves from adjacent development.

People, Movement and Places (2017) is Council's transport strategy. It identifies 12 projects to prioritise pedestrians and active transport and improve the way people can move around the LGA particularly at key destinations such as centres, parks, reserves and beaches.

The Waverley Play Space Strategy 2014-2029 guides planning and management of Council's 39 play spaces. The Play Space Strategy sets a vision for play spaces and helps prioritise the maintenance and replacement programs for play spaces.

The Waverley Strategic Asset Management Plan 5 (SAMP) identifies programs for renewal, expansion, operation and maintenance of Council's assets, including parks, reserves and Council owned recreation facilities, and the budget allocations for these activities. Development of the SAMP is a requirement for NSW local governments and is regularly reviewed and updated.

The Waverley Environmental Action Plan (EAP) 2018-2030 identifies goals and key deliverables for Council to achieve positive environmental outcomes for the LGA. The EAP identifies actions for the management of bushland and water, influencing management practices for Waverley parks and reserves.

Disability Inclusion - An Inclusive Community for Everyone (The Randwick and Waverley Regional Disability Inclusion Framework 2017-2021) is Council's commitment to creating a more inclusive community and identifies actions to improve the accessibility of public spaces, including Council facilities, parks and beaches.

Waverley Council Innovate Reconciliation Action Plan (RAP) 2019-2021 provides a framework for advancing reconciliation within Waverley, and will keep us accountable and ensure we are working towards a vibrant, resilient, caring and inclusive community.

Council Policies and Guidelines

We have a number of policies that guide the management of different activities across Council parks and reserves.

Commercial and large group activities in parks and reserves typically require either permits or approval from Council. Activities on Crown Land require leases and licenses. Plans of Management for these spaces will identify the types of activities that are allowed. This is so the impacts of these activities on public spaces and other users of these spaces are managed.

The following policies guide the management of activities on Council land, including in parks and reserves:

- Outdoor Market Operations in Public Places Policy
- Events Policy, and Event Management and Delivery Guidelines
- Commercial Fitness Groups and Personal Trainers - Policy on the use of Council reserves.

Council Plans of Management

Council is required to have Plans of Management in place for public land and reserves under its responsibility. Under the *Crown Lands Management Act 2016*, Plans of Management will need to be prepared for the following parks which are not currently covered by an existing Plan of Management:

- Calga Reserve
- Glenayr Reserve (Murrivier Road Playground)
- Marlborough Reserve
- Onslow Street Reserve
- St James Reserve
- Stephen Street Reserve
- Weonga Reserve.

The following Plans of Management will need to be reviewed and updated for currency:

- Bondi Park, Beach and Pavilion Plan of Management 2014 to 2024
- Bronte Park and Beach Plan of Management (2017)
- Waverley Cemetery Plan of Management (2008)
- Coastal Reserves Plan of Management
- Small Parks Plan of Management
- Tamarama Plan of Management (2007)
- Thomas Hogan Plan of Management (2011 to 2021)
- Waverley Park Plan of Management (2012 to 2022).

Council is currently preparing a Plan of Management for Hugh Bamford Reserve and Williams Park.



Existing Open Space and Recreation Facilities

2

This section provides an overview of the Waverley LGA context and community profile and an outline of the different types of open and recreation spaces, activities and users of these spaces in Waverley along the six strategy themes: playing and relaxing; design and setting; getting to and around the parks; enhancing the environment; community, culture and heritage; maintenance and management.

Regional Context

Waverley LGA is in the Eastern City District, less than 10 kilometres east of the Sydney CBD, along the coastline (figure 2.1).

The Eastern City District consists of established suburbs. Aligning growth with infrastructure is a challenge, with an expected increase of 325,050 people by 2036. The Eastern City District will be home to 19% of Greater Sydney's population.

Population growth and development will place pressure on beaches, parks and public spaces, particularly where space in our existing suburbs is constrained. In this context, the provision of open and recreation space, protecting our beaches and urban bushland needs to be innovative.

Regional Open Space and Recreation Facilities

Regional facilities are typically larger facilities that the public can access, and have a catchment area that is greater than the local community within a LGA. Figure 2.1 shows regional facilities for the Eastern Sydney and the range of sports and activities that can be played at these facilities.

Waverley residents and local sporting clubs also access regional parks and recreation facilities located outside Waverley LGA.

A broader regional view of open space and recreation is important, particularly in Eastern Sydney where people have access to large regional recreation facilities. Queens Park and Moore Park, Christenson Park, and significant parklands such as Centennial Park and the Royal Botanic Gardens service a large catchment of residents in the Eastern City District.

Allowing Waverley residents to access this regional network of open space and recreation facilities is important where land for new spaces within Waverley LGA can be more difficult to come by.

The NSW Office of Sport is encouraging a regional approach to planning for open space and recreation.

Collaboration between Councils and other open space and facilities managers such as the Centennial Parklands Trust is important for the planning and management of these spaces.

Waverley LGA Overview

Waverley LGA is the location of some of Australia's most iconic beaches and parks and attracts a large number of international and local tourists. Parks and open spaces are key draw cards to the lifestyle and image of Waverley, for Waverley's residents as well as the visitors it attracts. These opportunities become particularly important in such a highly urbanised environment.

Waverley LGA covers an area of 920 hectares and is located in the inner east of Sydney, bounded by Woollahra LGA in the north, City of Sydney LGA in the west, and Randwick LGA in the south. The Australian eastern coastline forms the eastern boundary of Waverley LGA.

The current residential population is 74,114 people¹. Waverley's growth is expected to be steady over the next 10 years, however population density is high compared to the average for Greater Sydney, with 80.16 people per hectare in the LGA.

The provision of open and recreation space per 1,000 people is lower in Waverley (1.5 ha per 1,000 people) when compared to adjacent Randwick and Woollahra LGAs². Provision of open and recreation space is comparable to the City of Sydney LGA where population density is comparable.

With a large proportion of Waverley residents living in high density dwellings, access to public open space is important.

Alongside residents, there are 2.2 million international and domestic tourists visiting Bondi annually. An estimated 700,000 people visited the Coast walk (along the Bronte Calga Cutting section) in 2018.

In this context, existing open space and recreation facilities can be stretched to service demand from residents and visitors. The quality of spaces and efficient use of space therefore becomes increasingly important.

¹ 2018 Estimated Residential Population, profile id

² Calculation of open and recreation space excludes national parks and land occupied by golf courses. Randwick LGA has approximately 3 ha per 1,000 residents and Woollahra has approximately 1.7 ha per 1,000 people

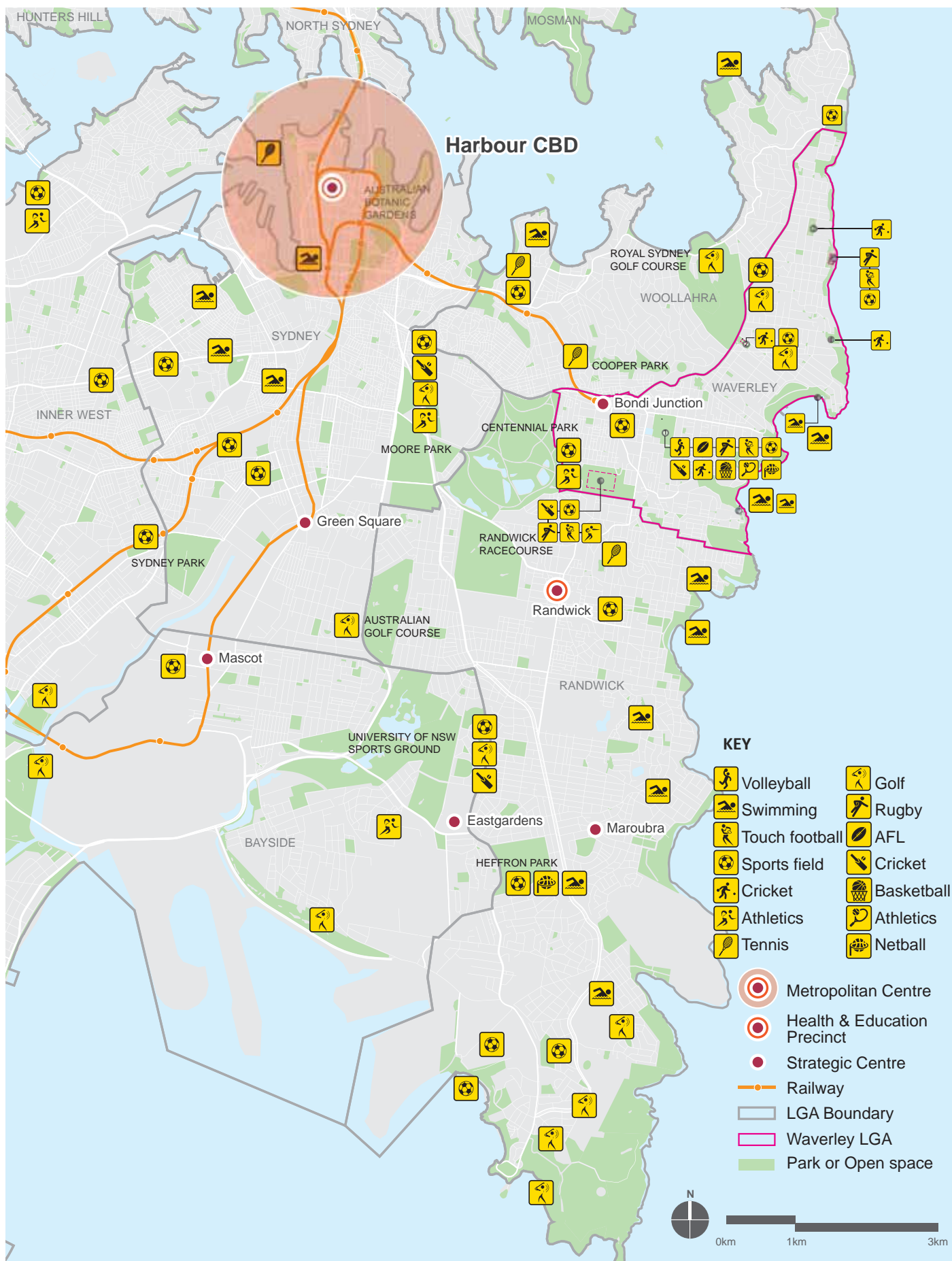


Figure 2.1 Regional open space and recreation facilities

Waverley Community Profile

This community profile allows us to identify key characteristics and needs in the Waverley community so that we understand how the community may use open and recreation spaces.

Residential population

In 2018, the estimated residential population of Waverley LGA was 74,114¹. By 2031, the residential population of Waverley LGA is projected to grow to 76,450 (2,336 more residents)².

Growth in Waverley LGA is expected to be slow and incremental with 6% population increase over the next 10 years (to 2031). Over the next 20 years, Waverley is expecting an increase of 5,050 people (7% growth between 2016 and 2036). In comparison, this is less than what is anticipated for Greater Sydney (37% increase in population over the same period). Population growth in the next ten years in Waverley will be less than what was experienced in the past ten years.

The residents of Waverley LGA are generally quite young, with almost 47% of residents aged between the ages of 20 and 45 years of age in 2016.

The 30 to 34 years age group was the largest age group in 2016 and will remain the largest in 2026. In 2026, it is projected that there will be a slight increase in the proportion of residents in older age groups (12% to 13.5% proportion of residents 65 years plus) and younger age groups (increase from 20% to 22% proportion of residents 0 to 20 years in age) (figure 2.2).

Demand for open space and recreation facilities may vary across different age groups and different areas in the LGA (2.3). Children, typically aged up to 10 years old are regular users of play spaces, whilst school aged children regularly use sports fields and courts as part of school or participation in sporting club activities. People over the age of 75 years may participate in more community and social based activities, swimming and passive recreation (refer to Section 3 for more detail).

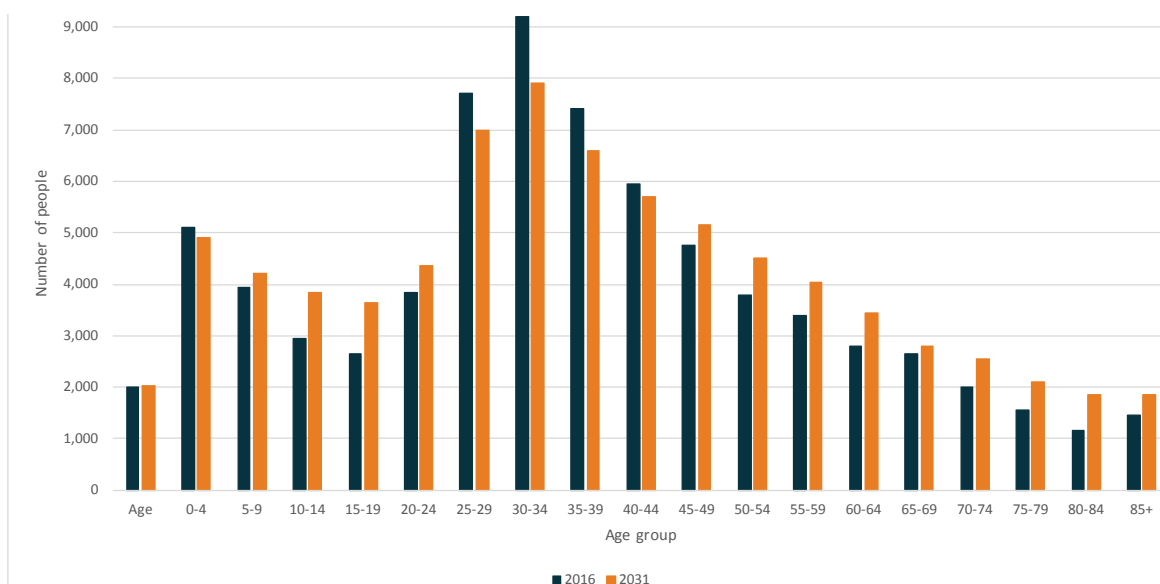


Figure 2.2 Waverley LGA population by age group, 2016 Census compared with 2031 Projection

(source: Department of Planning and Environment Population Projections & Australian Bureau of Statistics Census 2016)

1 Australian Bureau of Statistics (2018), Quarterly Population Estimates (ERP) by LGA

2 Department of Planning and Environment (2016), 2016 New South Wales State and Local Government Area population and household projections. Sydney, NSW.

Socio-demographic profile

Waverley LGA has showed a steady growth in its median weekly family income. The median income increased by 60% between 2006 and 2016, from \$1,446 to \$2,308 per week.

The 2016 median weekly family income is 47% higher than Greater Sydney's median income and 16% higher than Sydney LGA's median income, indicating that the Waverley residents are relatively high-income earners.

Approximately 45% of households in Waverley LGA are high income households, compared to 13% of households being low income households³ (figure 2.5).

The SEIFA index for Waverley ranks Waverley as an area of least disadvantage in New South Wales⁴.

Cost is typically a barrier to participation in sports and recreation activities. Higher incomes provide households with the ability to spend more on leisure and recreation activities and to participate more regularly in group or organised sports, including the ability to purchase sporting equipment and pay for club membership fees. The Waverley community may therefore be more likely to participate in a broad range of activities and expect access to high quality facilities.

Children are more likely to participate in out of school hours sport if they are from a high income family (84% participation), than children from a low income family (58% participation)⁵.

Though cost is less likely to be a barrier to participation in sports and recreation activities for a large proportion of households in Waverley, it is still important that free or cheap access to sports and recreation opportunities are maintained to provide opportunities for all households.

3 Based on the ABS Census 2016 and information presented in profile id. by .id, the population experts. Measure of weekly household income, and excludes count of households where income was not stated.

4 2016 SEIFA index

5 AusPlay Focus: Children's Participation in Organised Physical Activity Out of School Hours, April 2018

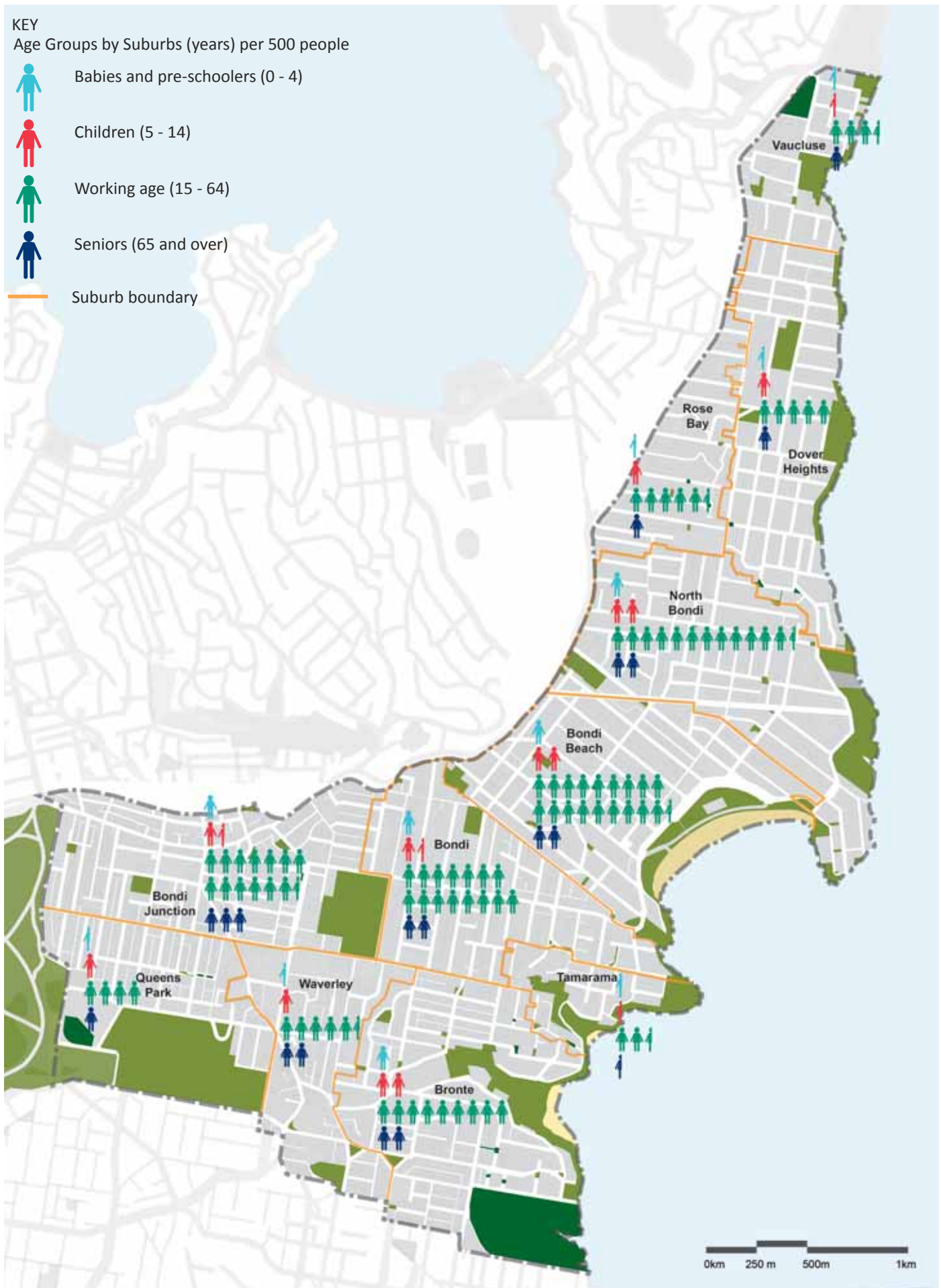


Figure 2.3 Where different age groups live, by suburb

Households

The predominant type of households in Waverley LGA in 2016 are family households (61% of all households, not counting visitors only and non-classifiable households), followed by lone person households (28% of all households). A similar break down of different household types is expected in 2026. Of the family households, couple only and couples with children make up the greatest proportion of households. Overall, lone person households have been the dominant type, with slight decline between 2011 and 2016, see figure 2.5.

Between 2016 and 2026, lone person households (currently 28% of households in 2016) are expected to experience the greatest increase in number of households with a 65% increase, followed by single parent households, a 42% increase. Couple only households are expected to decrease by 1%, see figure 2.5.

Both lone households and households with children are expected to require more open space and public spaces where people can interact, particularly where the size of houses are decreasing and people spending less time at home. This could mean more demand for both formal and informal play spaces, more demand for public parks and spaces for meeting and/or eating, and even more outdoor spaces that provide for quiet spaces and reflection.

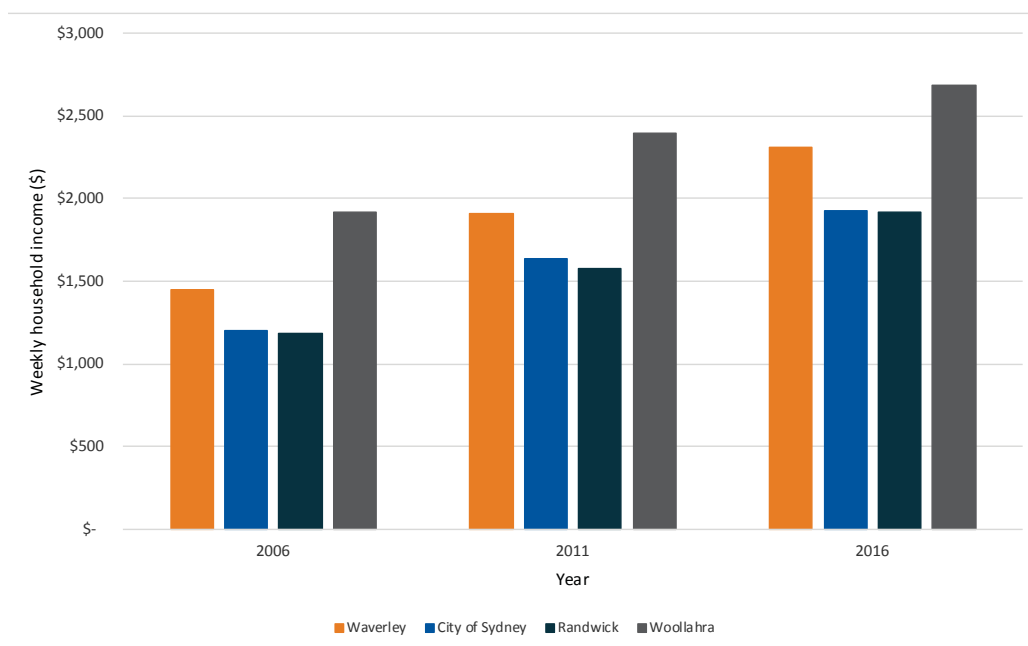


Figure 2.4 LGA Median household income 2006 to 2016, comparing neighbouring LGAs (source: ABS Census 2006, 2011, 2016)

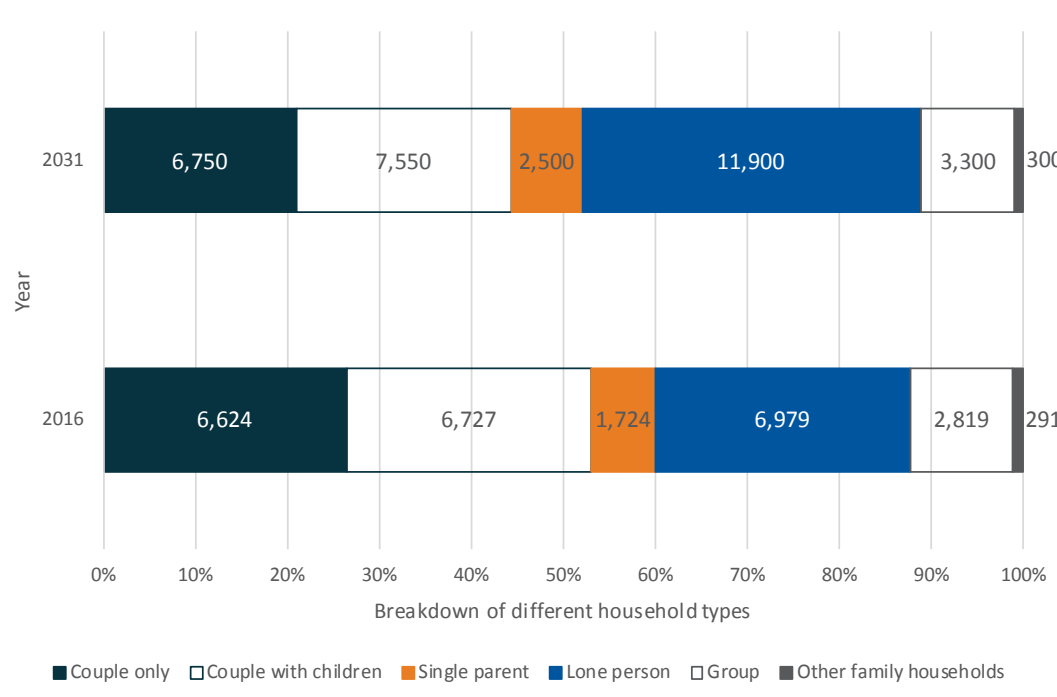


Figure 2.5 Breakdown of Waverley household types, 2006 and 2031 (source: Department of Planning and Environment Population and Household Projections)

Population density

The population density in Waverley LGA is higher than neighbouring Woollahra and Randwick LGAs, based on the number of people living in the LGA compared to the land area. Population density is slightly lower when compared to the City of Sydney.

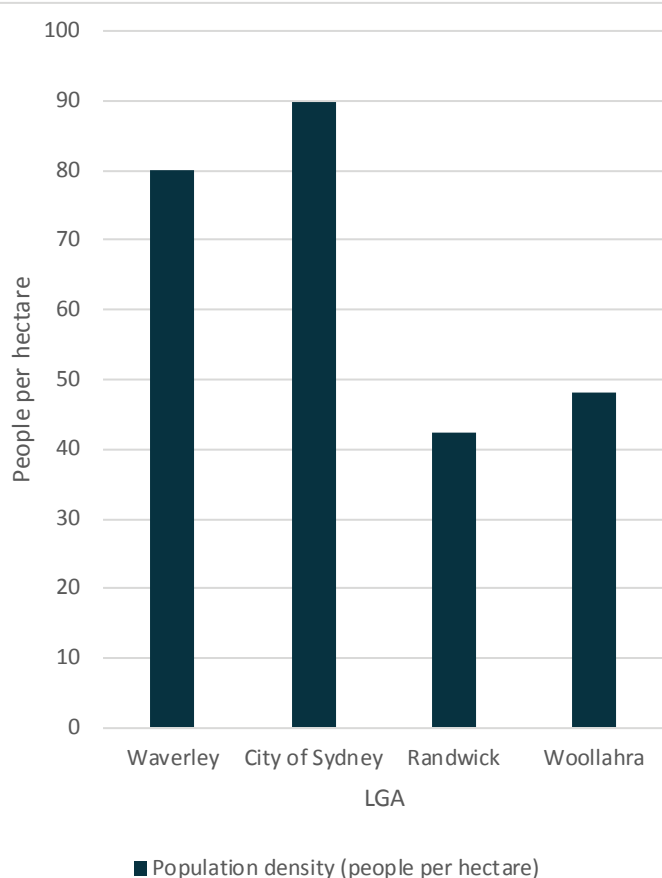


Figure 2.6 Population density in Waverley LGA and neighbouring LGAs

Worker population

There is a 24,340 working population in Waverley LGA in 2016. The biggest employer is retail trade (16% of total workers), followed by Health Care and Social Assistance (13% of total workers).

Most workers are living less than 5 kilometres from work. The most common method to travel to work in 2016 is by car, accounting for 41% of trips by workers, followed by public transport (31% of trips).

Visitors

Our parks also see a high level of visitation by tourists including tour buses visiting our beaches and areas offering coast and city views. Despite the high visitation statistics, Council survey data suggests that our parks including beach parks are most frequented by locals of Waverley.

In one year 2.6 million visitors visited Bondi, and 1.7 million were international visitors accounting for 38% of all international visitors to NSW¹. The top activities of domestic visitors were eating out at restaurants and cafés (70%) and going to the beach (51%). The numbers of international and domestic visitors have grown steadily over the past four years, with a total increase of 17%.

With more recent trends in technology and use of platforms such as instagram there is a noticeable rise in people visiting parks and cliff lines to take 'selfies', the natural coastal and outdoor setting within access to the city has made this kind of activity very popular. This behavior does present some challenges in the design of spaces to allow photo opportunities in a manner which does not compromise native vegetation or safety.

Housing and employment growth

New development over the next ten years will be focused within and around key centres, such as Bondi Junction. It is anticipated that there will be some incremental growth throughout Waverley LGA through the redevelopment of existing housing.

¹ Destination NSW Bondi Tourism Precinct: Visitor Profile for year ended March 2019

Open Space and Recreation Facilities in Waverley

Parks and reserves provide green spaces and natural environments, which are breaks within the urban environment. These are spaces for walking and relaxing, as well for playing. Figure 2.8 provides a snapshot of these different spaces. Figure 2.7 outlines the range of activities Sydneysiders enjoy doing in parks and outdoor spaces¹, which is similar to what the Waverley community told us they enjoy.

Waverley is unique with a network of open space and walking paths and passive recreation along the coastline, known as the Coastal Walk and Cliff Top Walk (figure 2.13). There are eight parks that provide dog off-leash areas.

Playing and Relaxing

This section outlines the range of recreation facilities in open spaces in Waverley, including the range of user groups and activities that these spaces support.

Waverley Council owns and manages:

- seven sports fields and oval (for soccer/football, Australian Rules Football, rugby, cricket)
- three outdoor multipurpose courts (for netball, basketball, tennis)
- three outdoor netball courts
- one indoor multipurpose center (with courts for netball, basketball, futsal)
- two ocean pools at North Bondi and Bronte
- thirty-nine play spaces for children of all ages including a scooter / bike track and skate park
- six outdoor fitness stations in Waverley
- ten indoor venues, including the Margaret Whitlam Recreation Centre at Waverley Park and community halls. Community groups and sports clubs can hire these spaces for indoor activities such as yoga, pilates, community meetings and small events.

Figure 2.10 shows the range of recreation facilities in and around Waverley and the variety of sports that can be played in these spaces.

Christison Park to the north of Waverley is within Woollahra LGA and provides fields, courts and cricket pitches, exercise station, timed dog off-leash area and amenities.

Centennial Parklands to the south west of Waverley provides extensive parklands, picnic areas, playgrounds and regional sporting facilities. The Parklands include Centennial Park, Moore Park and Queens Park.

Queens Park is within Waverley LGA but managed by the Centennial Parklands Trust. It provides sports fields, play spaces, and an outdoor fitness station.

Privately owned facilities, such as bowling clubs, tennis courts, gyms, sports courts, and indoor/ outdoor swimming pools, also provide Waverley residents with recreation opportunities.

Table 2.1 shows the range of user groups and the activities

¹ NSW Department of Planning and Environment, 2019, Greater Sydney Outdoors Study 2019

these users participate in across our parks and reserves. The views of these user groups are captured through various engagement activities and surveys Council conducts regularly.

Council supports recreation in Waverley and various community and sporting groups by:

- venue hire grants for community groups
- waiving fees for hirers such as WAYS, to provide a youth basketball program
- small community grants
- Community Grants Program, to support community run programs for older people, young people, children and families, multicultural community, people with disabilities
- supporting neighborhood events
- providing spaces for community gardens.

Council also runs programs and activities supporting physical activity and recreation. Recreation programs Waverley Council provides include:

- Active over 50's program: activities to help improve both physical and mental health. Offers table tennis, Tai Chi, Pilates, yoga, Balance and Strength
- Mind Body Wellness and Social Support Program for 55+: offers fitness and wellbeing classes such as yoga, tai chi, Pilates, jazzercise, fitness classes. Also offer educational and social support programs such as language classes, hobbies such as arts and crafts, bowls, scrabble etc. Also offer discounted podiatry, massage, reflexology, Bowen therapy and haircuts
- School Holiday Programs.



Figure 2.7 Most popular activities in parks and outdoor spaces for Sydneysiders (from the Greater Sydney Outdoors Study 2019)

79

parks and reserves



OUR LOCAL GOVERNMENT
AREA :

9.2 km²



7

sports fields and oval

7

outdoor, indoor and
multi-purpose courts



2

outdoor pools

6

outdoor fitness
stations



9

dog off-leash parks

39

play spaces



Approximately 1.5 hectares of
open and recreation space per 1,000 people



7 km

of Coastal Walk and
Cliff Top Walk

Bondi Beach

Bronte Beach

Tamarama Beach

Items and landscape areas with
heritage value



Areas of
high biodiversity
value

Figure 2.8 Snapshot of open and recreation spaces managed by Waverley Council

User group	Spaces used	Key issues
Sporting groups and clubs	<ul style="list-style-type: none"> Waverley Park Margaret Whitlam Recreation Centre Barracluff Park Dudley Page Reserve Hugh Bamford Reserve Rodney Reserve Queens Park 	<p>Bookings of Waverley's sports fields and courts are close to full capacity, particularly during the Winter season when football/ soccer and netball is traditionally played.</p> <p>Sporting groups and clubs use fields and courts for matches as well as for training throughout the week, particularly on weekday afternoons and evenings and on weekends. Higher grade and larger facilities at Waverley Park, Queens Park (though not managed by Council) and Hugh Bamford Reserve are generally preferred.</p>
Commercial group fitness and community groups	<ul style="list-style-type: none"> Parks outlined in the Fitness Trainers Policy Council indoor venues 	<p>Private groups can apply for permits to use parts of parks and reserves and/ or hire indoor venues for training activities. It is important that private group activities in parks and reserves do not impact on public access to spaces or damage spaces.</p> <p>Council run programs, particularly for seniors, are popular. Popularity in these programs is expected to continue as the population chooses to continue living in Waverley as they get older.</p>
Casual players	<ul style="list-style-type: none"> Large parks and reserves Beaches 	<p>Residents and visitors to Waverley visit parks and reserves to play a casual game or train privately. Beaches are also areas where people go to play beach volley ball casually. Maintaining safe and easy to access turn up and play facilities is important for casual players.</p>
Recreational and dog walking, relaxing, socialising	<ul style="list-style-type: none"> All parks and reserves Coastal and Cliff Top Walks Waverley Cemetery 	<p>Many residents and visitors to Waverley enjoy walking through the parks and reserves and along green links.</p> <p>There are approximately 10,000 dogs in Waverley LGA. Residents with dogs value the space that parks and reserves provide for their dogs to get some activity, particularly dedicated dog off-leash areas.</p> <p><i>It is often reported that dogs off-leash run through playgrounds, creating conflict with children playing.</i></p>
Families and children	<ul style="list-style-type: none"> All parks and reserves Play spaces 	<p>Play spaces are popular with families with children.</p>
Tourists and visitors	<ul style="list-style-type: none"> Bondi Park Bronte Park Tamarama Park Coastal and Cliff Top Walks Diamond Bay Reserve 	<p>Surveys show that Waverley's beaches and Coastal and Cliff Top Walks are becoming more popular. 2.2 million visitors visit Bondi and the Coastal Walk annually.</p> <p>Waverley's cliffs are becoming popular spots for people to visit and take pictures. We need to identify the risks involved with people visiting these areas and manage access to protect people's health and safety.</p>
Rock climbers	<ul style="list-style-type: none"> Parks along the cliff line and beach parks Queens Park 	<p>The rock face is popular for rock climbers. We need to identify the risks involved with people visiting these areas and manage access and allowance of activities to protect people's health and safety.</p>
Water sports and rock fishing	<ul style="list-style-type: none"> Diamond Bay Reserve Bondi Beach Tamarama Beach Bronte Beach 	<p>Water based sports (swimming, surfing, boating, kayaking), fishing, and rock fishing are popular activities off the coast. The Ben Buckler Amateur Fishing Club has been located at North Bondi for decades.</p> <p>We need to provide for safe access to the water for people to participate in these activities that they enjoy.</p>
Events participants	<ul style="list-style-type: none"> Bondi Beach and Park Bronte Beach and Park Tamarama Beach and Park Dudley Page Reserve 	<p>Events at Waverley attract an increasing number of visitors. This creates pressures on spaces to accommodate for larger crowds and demand on infrastructure, such as transport, food and beverage, and amenities.</p> <p>Overview of key events in Waverley over the year:</p> <ul style="list-style-type: none"> Open-air Cinemas - Bondi Park (January-February) <i>Bondi Festival - Bondi Park (July)</i> City2Surf - Bondi Beach (August) The Festival of the Winds - Bondi Beach and Park (September) Sculpture by the Sea - Bondi Beach to Tamarama Beach (October/ November) NYE - Dudley Page Reserve (31 December)

Table 2.1 Different user groups of Waverley's open and recreation spaces



Figure 2.9 Open Spaces, private recreation and streetscape verges in Waverley

Organised and Team Sports

Waverley Council provides fields, outdoor courts, and indoor courts at the Margaret Whitlam Recreation Centre (see table 2.2 and figure 2.10), which support a range of sports.

Waverley Council provides three competition level fields while Queens Park, managed by the Centennial Parklands Trust, provides 16 competition level fields.

In addition there are four training fields, three outdoor netball courts, and three outdoor multipurpose courts.

Neighbouring Centennial Park and Christison Park are located outside Waverley LGA, however provide Waverley residents access to additional facilities for organised and team sports. Centennial Park provide nine fields, one oval, cricket pitches, and amenities for rugby, soccer/football, AFL and cricket. Christison Park provides three fields, one hockey field, one oval, three cricket pitches and amenities that can be used for rugby, soccer/football, touch football, hockey and cricket.



Waverley Field 2 (synthetic surface), Waverley Park

Sport ovals and fields

Reserve / Site Name	Fields	Size	Support Facilities	Irrigation	Parking	Condition Description	Linemarking	Lighting
Waverley Park Oval	1	115 x 70m	Toilets	Yes	on street	grass - good	yes	yes
Waverley Park Field 2	1	100 x 68m	Toilets	n/a	on street	synthetic - excellent	yes	yes
Waverley Park Field 3	1	50 x 50m	Toilets	Yes	on street	grass - worn, pot holes	none	yes
Barracluff Park	0.5	73 x 57m	none	Yes	on street	grass - good	yes	yes
Dudley Page Reserve	1	100 x 63m	cricket pitch	n/a	on street	grass - good	none	no
Hugh Bamford Reserve	0.5	72 x 55m	none	Yes	15 space carpark	grass - good	yes	one side of field
Rodney Reserve	1	100 x 70m	none	Yes	on street	grass - good	yes	no
Queens Park	16	various	storage, toilets, change and kiosk		on street	grass - good	yes	no

Sport courts

Reserve / Site Name	Courts	Support Facilities	Parking	Condition Description	Linemarking	Lighting
Margaret Whitlam Recreation Centre	1	Toilets, kiosk, storage, changing rooms, first aid	on street	rubber sprung floor, good condition	yes	yes
Waverley Park lower level netball courts	3	Toilets, storage, Amenity Hall	on street and St Marys Avenue	concrete base, synapave topping layer, good condition	yes	yes
Waverley Park upper level multi purpose courts	3	Toilets, storage, Amenity Hall	on street and St Marys Avenue	concrete base, plexipave topping layer, good condition	yes	yes
Blair Street Basketball Court	1	none	on street	concrete base, good condition	yes	no

Table 2.2 Active Recreation Facilities in Waverley LGA

Sports Fields

1 Waverley Park

- 1 Field (natural turf)
- 1 Field (synthetic turf)
- 1 Training field
- 3 Netball courts (sealed)
- 2 Cricket Nets
- 1 Cricket Wicket (turf)
- 3 Multi use courts (outdoor)
- 1 Indoor multi purpose court (Margaret Whitlam Recreation Centre)

2 Barracluff Park

- 1 Cricket synthetic nets
- 0.5 Field (natural turf)

3 Dudley Page Reserve

- 1 Field (natural turf)
- 1 Cricket pitch (synthetic)

4 Hugh Bamford Reserve

- 0.5 Field (natural turf)

5 Rodney Reserve

- 1 Field (natural turf)

6 Queens park

- 9 Soccer fields (natural turf)
- 2 Soccer / football fields (natural turf)
- 5 Touch football fields (natural turf)

7 Bronte Ocean Pool

8 Bondi Ocean Pool

9 Blair Street Basketball Court (Private Ownership)

KEY



Basketball



Swimming



Soccer/ Football



Netball



Tennis



Cricket



Australian Rules Football



Rugby Union



Rugby League



Gaelic Football



Touch Football



Training Field



Spaces for public hire and toilet blocks

In addition to our sports fields and courts we provide 10 indoor venues that can be hired by groups for activities such as dance, tai chi and yoga. Margaret Whitlam Recreation Centre, Kimberley Reserve Hall, Thomas Hogan Reserve Hall and Hugh Bamford Reserve Hall are generally more suitable for recreation activities, whilst the other venues can be used for small group and social activities.

Council managed indoor venues include:

- Bondi Pavilion, Bondi Park
- Kimberley Reserve Hall
- Margaret Whitlam Recreation Centre
- Mill Hill Centre
- School of Arts
- Thomas Hogan Reserve Hall
- Wairoa Community Centre Hall
- Waverley Library
- Waverley Park amenity building
- Hugh Bamford Reserve Hall.

Waverley provides and maintains nine toilet blocks in some of our larger parks and reserves.



Margaret Whitlam Recreation Centre and Grandstand, Waverley Park



Bondi Pavilion, Bondi Park



Amenities Building and Kiosk, Tamarama Park

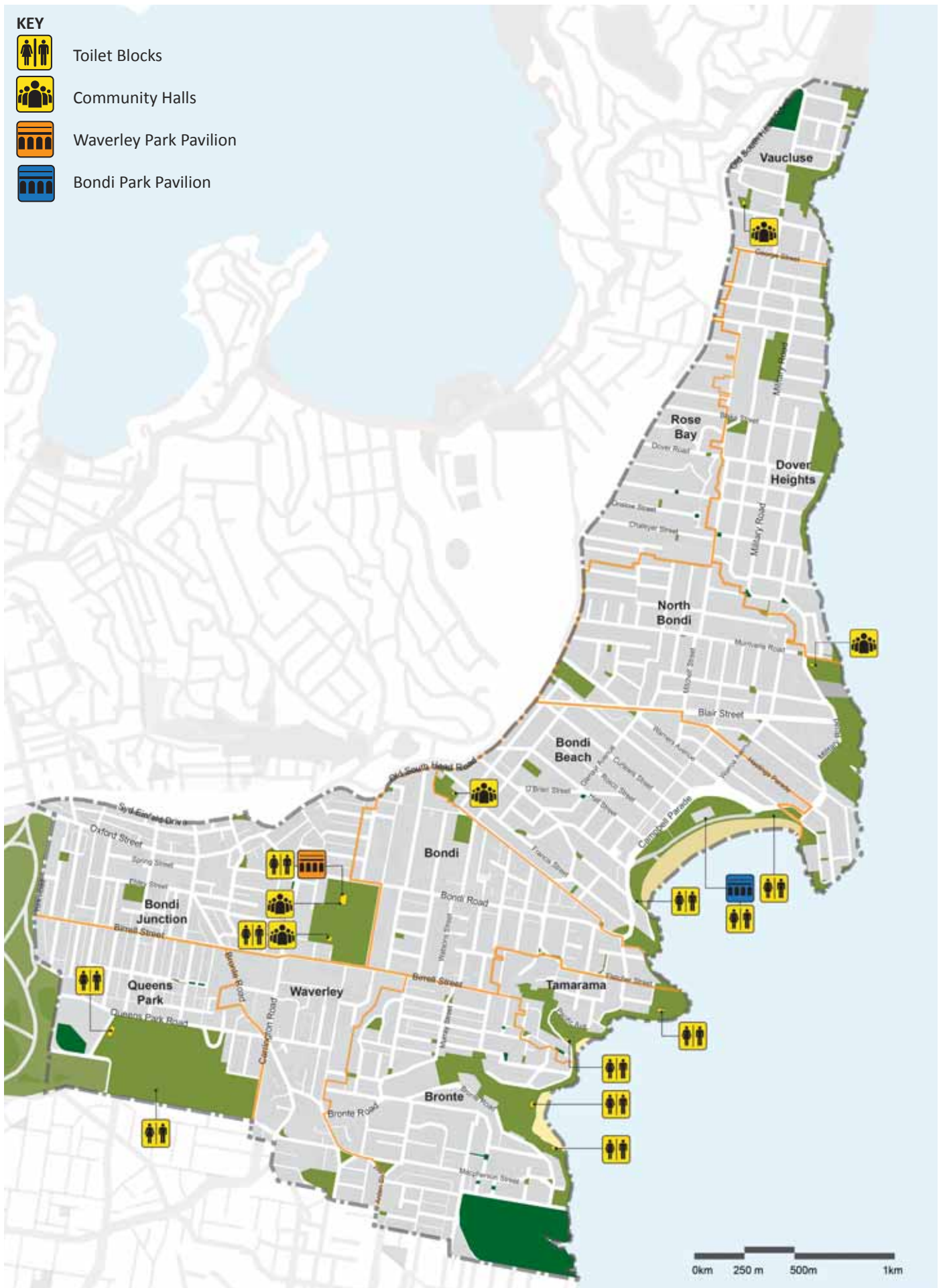


Figure 2.11 Existing spaces for public hire and toilet blocks

Private and Club Recreation

Various community or privately run clubs provide a range of recreation opportunities. Clubs operating in Waverley support the following activities:

- lawn bowls (four clubs)
- tennis (one tennis centre)
- golf (one golf course)
- swimming (three indoor pools and one outdoor pool)
- surf life saving (four clubs)
- fishing (one club)
- squash (one squash club)
- fitness and health (18 gyms, fitness clubs and studios)
- board riding clubs (surf, surf ski, paddle boarding).

Many of these clubs are located on land zoned RE1 Public Recreation (refer to figure 2.12). Waverley and Bronte Bowling Clubs are on land zoned RE2 Private Recreation, owned by the club organisation. The land zoning of these sites mean that only development and activities that support public and private recreation are allowed. In the review of WLEP 2012, Council may investigate options to secure these sites for public recreation through the planning framework.

In addition to providing sporting opportunities, clubs also provide a meeting place to socialise and space for hire for small events which is often an affordable alternative to more commercial operations. As such clubs and private recreation space are an important community asset.

While participation and memberships between clubs varies over time; there remains opportunity for these types of organisations to be adaptive and reuse their facilities in response to community needs.

Gyms and fitness centres are highly visited facilities with fitness and visiting gyms a very popular physical activity. There are many gyms in Waverley with 18 registered in the LGA.

Commercial Fitness Trainers and yoga instructors use Waverley parks and reserves. Permits are required for these activities, in accordance with the Waverley Commercial Fitness Groups and Personal Trainers' Policy and Guidelines. Permitted training areas are limited to parks and reserves shown on adjoining figure 2.12.



Bronte Bowling Club, Bronte



Tamarama Surf Life Saving Club, Tamarama Beach



Amateur Fishing Club, Ben Buckler Point

KEY	Club	Ownership of Facilities and Land	Zoning
1	Diamond Bay Bowling Club	Diamond Bay Bowling Club	RE1
2	Bondi Bowling Club	Bondi Bowling Club Co-Operative Ltd	RE1
3	Bondi Golf and Diggers Club	Council Building on Crown Lands	RE1
4	Waverley Bowling Club	Eastern Suburbs Leagues Club Limited	RE2
5	Bronte Bowling Club	Bronte Bowling Club Limited	RE2
6	Icebergs Pool	Land owned by the State of NSW	RE1
7	North Bondi Surf Life Saving Club	Council Building on Crown Lands	RE1
8	Bondi Bathers Surf Life Saving Club	Council Building on Crown Lands	RE1
9	Tamarama Surf Life Saving Club	Council Building on Council Land	RE1
10	Bronte Surf Bathers Life Saving Club	Council Building on State of NSW Land	RE1
11	Bronte Swimming Club	Council Building on State of NSW Land	RE1
12	Ben Buckler Amateur Fishing Club	Council Building on Council Lands	RE1
13	Bondi Waverley Squash Club	Bondi Waverley Squash Club Ltd	B4

Areas where commercial fitness training is permitted

- 14 Bondi Beach / 15 Bondi Park
- 16 Marks Park
- 17 Tamarama Park
- 18 Bronte Park
- 19 Waverly Park
- 20 Hugh Bamford Reserve
- 21 Varna Park
- 22 Diamond Bay Reserve
- 23 Rodney Reserve
- 24 Dudley Page Reserve
- 25 Baracluff Park

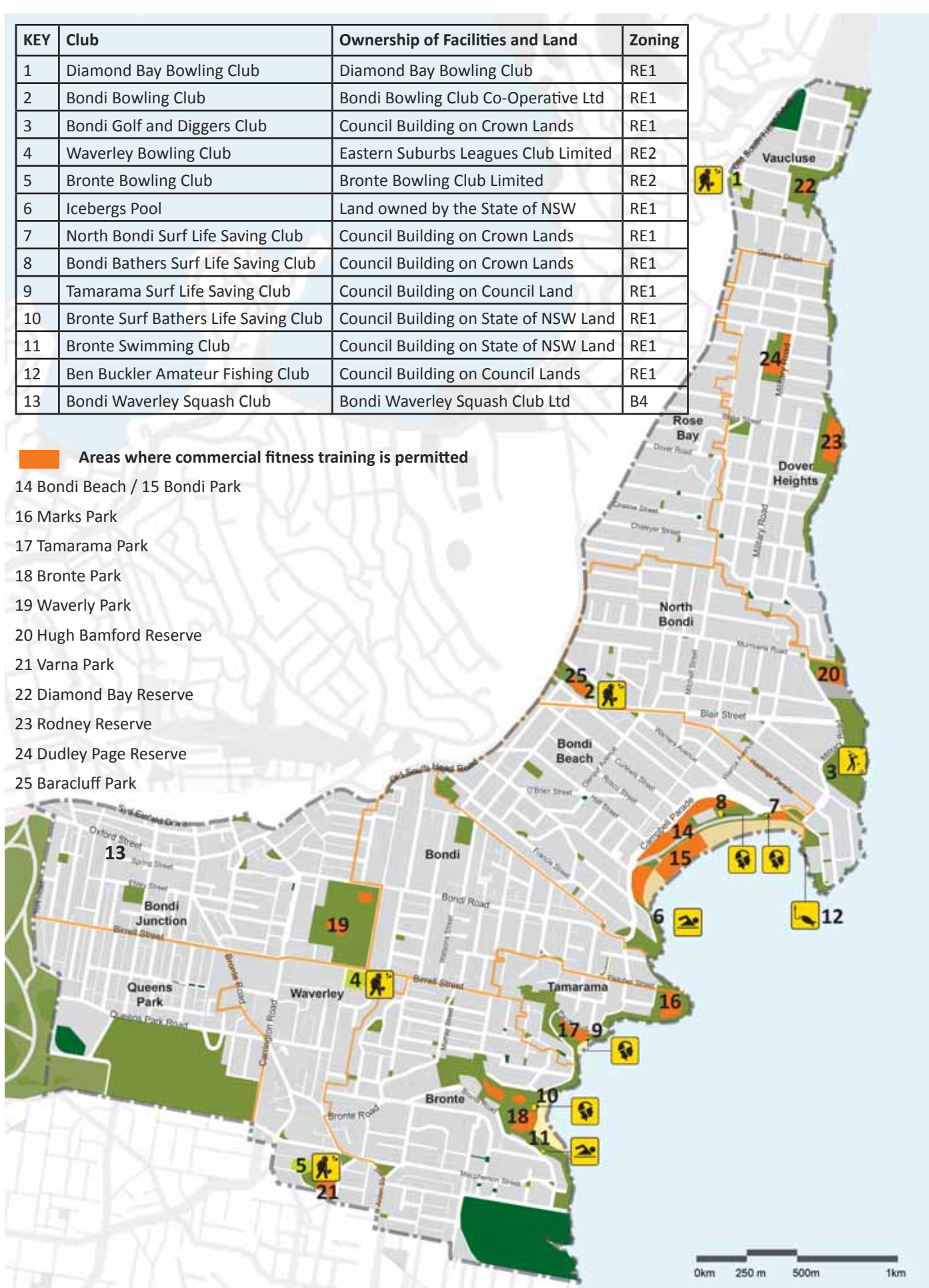


Figure 2.12 Existing clubs providing recreation

Casual and Social Activities

Our parks and reserves also include spaces that can be used for picnicking and social activities, social and casual games, play and exercising such as jogging and walking, and small group activities.

Waverley's Community Garden is located behind Clementson Park, is a place where people can meet, garden and share skills. Council manages the space and rents out plots. Waverley also has a range of shared garden spaces located in parks, street verges and laneways which are run by community groups and supported by Council.

In many of our parks and reserves we provide equipment and facilities that support a variety of activities and make these spaces more attractive and comfortable.

Spaces in Waverley for casual and social activities include:

- Coast Walk and Cliff Top Walk
- cycling tracks (mostly on road)
- variety of picnic and barbecue opportunities
- three beaches
- six exercise stations
- two beach volleyball locations
- two basketball hoops
- one community garden and various shared gardens
- one Bocce Court.

Walking and Jogging

Walking is the most popular activity in NSW and Waverley. Athletics, track and field (including jogging and running) is one of the top ten activities for adults in NSW. The coastal walk alone is a very popular with approximately 1 to 1.8 million visits of people walking or jogging the route each year. The busiest day of the week is Sunday. Different sections of the walk tend to be more popular than others, with the Bondi to Tamarama section the most popular. Four of Waverley's exercise stations are located on the Coastal Walk route.

Waverley's Cliff Walk which links Bondi north to Vaucluse and then onto the Gap in Woollahra. This route utilises Waverley's cliff top parks connected via local roads. While anecdotal evidence suggests this walking route is well used, there is currently no pedestrian data collection.

Beaches

Waverley is home to three world class beaches, Bondi, Bronte and Tamarama. Waverley Council's estimate for beach visitation to Bondi is approximately 3.3 million while Bronte is over 500,000 per year and Tamarama 300,000.

Popular activities at our beaches include swimming, surfing, sun bathing, picnicking and use of barbecue facilities. Beach volley ball can be played at Tamarama and Bondi Beach and the coastline is also popular for fishing.

Other Coastal Activities

Waverley's coastal edge includes destinations for recreational activities such as rock fishing, rock climbing and slacklining.

Infrastructure has been installed by individuals who participate in these activities. We need to identify the risks involved with people visiting these areas and manage access to protect people's health and safety.

Waverley, Woollahra and Randwick Council are undertaking a scoping study as part of the Coastal Management Program. This scoping study will inform Waverley Council's work to prepare a Coastal Management Plan which will ensure a consistent approach to managing risk associated with access along the cliff edge.



Coastal Walk, near Waverley Cemetery



Outdoor fitness station, Bondi Park

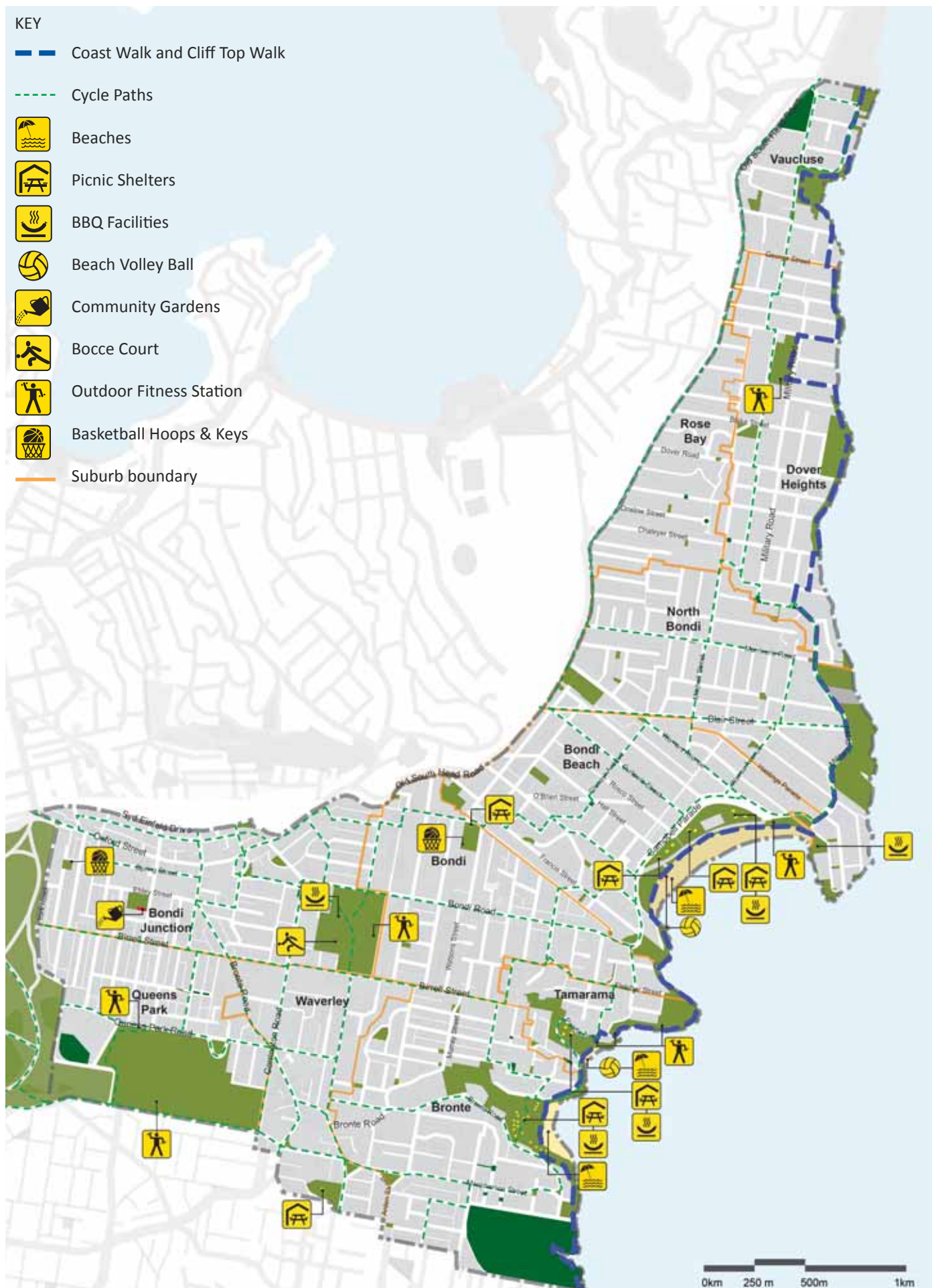


Figure 2.13 Existing passive recreation facilities

Dog Off-Leash Areas

For many people in our community, pets are companions and important members of the family. Dog walking is a very popular activity in Waverley with 10,587 identified and registered dogs living in the LGA. Many dog owners and commercial dog walkers visit Council's park and off-leash areas for exercise.

Legislation under the NSW Companion Animals Act 1998 outlines rules governing the control and behavior of dogs and dog owners as well as commercial dog walking in public places. For people's health and safety there are rules and responsibilities of dogs and their owners including:

- dogs must be under the effective control of a competent person by means of an adequate chain, cord or leash at all times unless in an approved off-leash area
- dogs being exercised in an approved off-leash area must always be accompanied by a competent person and the dog must be under control
- no more than four dogs are permitted to walk at any one time in a public space
- all dogs must wear a collar and tag with contact details on it when in a public space. They should also be identified (micro-chipped) and registered
- owners must pick up and appropriately dispose of dog droppings
- dogs are prohibited near beaches and pools
- dogs are prohibited within 10 metres of children's playground equipment
- dogs are prohibited in bushcare areas
- dogs are prohibited near sports fields (except on leash at Rodney Reserve when organised activity is not being played) or public places set aside for organised games
- dogs are prohibited within 10 metres of any food preparation area (the exception is when there is a public thoroughfare like a footpath. In this case dogs must remain controlled, on leash and use the thoroughfare for travel).

Council's rangers have a role in enforcing the regulations outlined in the NSW Companion Animals Act 1998. Not all parks allow dog off-leash activities. Council has nine off-leash areas in Waverley which are reasonably well distributed throughout the LGA, two parks (Marks Park and Bronte Park) have areas allowing dogs off-leash at certain times of the day. The distribution of parks with dog off-leash areas is also relatively comprehensive, though distribution in the North Bondi and Vaucluse areas could be improved as currently residents need to walk further to access dog off-leash areas at Hugh Bamford Reserve, Dickson Park, and Raleigh Reserve. (Refer to figure 2.14).

The community has identified the need for more dog off-leash areas, particularly in the North Bondi area. When allowing dog off-leash areas, conflicts and risks with children's play spaces, organised sports activities, and maintenance of turf need to be carefully managed.

Off-leash areas typically require signage, bins and dog bag dispensers and bubblers with dog bowl.



Barracluff Park is informally used as a off-leash area



Dog off-leash area, Raleigh Reserve



Dogs walking, Bronte Gully

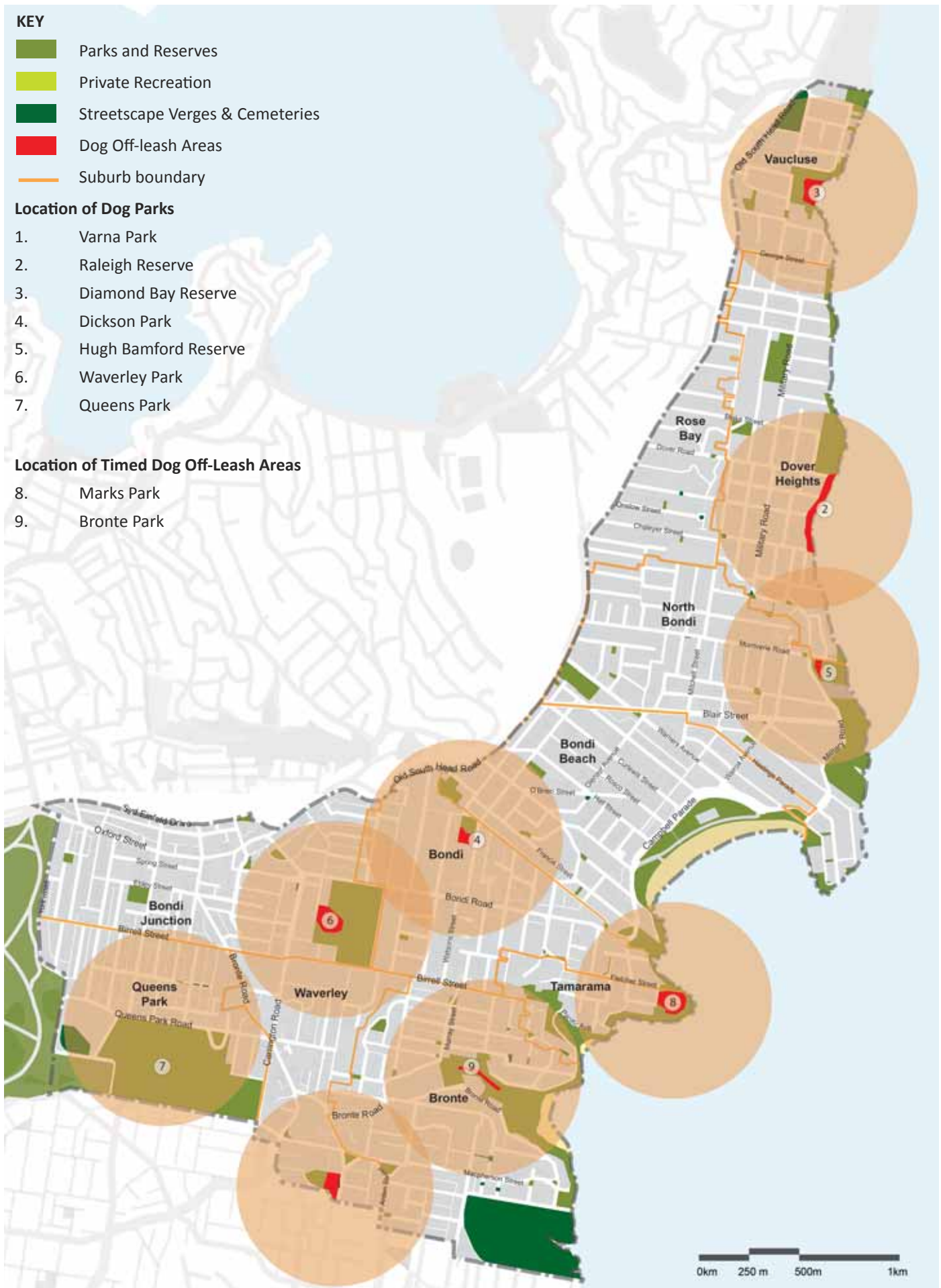


Figure 2.14 Location of parks with dog off-leash areas

Play Spaces

Our playgrounds are an important destination point in our parks for many people. We have 39 play spaces across Waverley.

Waverley has a good provision of play spaces when compared with other Councils per population (refer to Table 2.3). Furthermore our play spaces are well distributed across the LGA.

LGA	Population (children and young people)	Play spaces	Ratio
City of Sydney	17,858	87	1:200
Woollahra	10,607	22	1:480
Randwick	26,418	52	1:500
Waverley	12,118	40	1:300

Table 2.3 Provision of play spaces in Waverley compared to neighbouring LGAs

Our Play Space Strategy 2014-2029 guides planning and management of our play spaces. The strategy details the benefits and importance of play for children and young people. The strategy aims to implement a hierarchy of play spaces across our LGA in an effort to provide a range of sizes and types of play which are readily accessible to children and young people.

Since implementation of the Play Strategy in 2014, eight play spaces have been upgraded, three refurbished with a further two planned for an upgrade in 2019/20.

Further studies have been undertaken in developing guidelines for inclusive play to ensure everyone in Waverley has the opportunity enjoy our play spaces.

In addition to more traditional park playgrounds, streetscapes also have potential for providing opportunities particularly for intergenerational and social play. For example on adoption of the Street Play Policy, streets will be able to be closed for small community gatherings and events.



Play space at Stephen Street Reserve, Pocket Level Play Space



Play space at O'Donnell Street, Neighbourhood Level Play Space



Play space at Bronte Park, District Level Play Space

KEY

1. Barracluff Park
2. Belgrave Street Reserve
3. Biddigal Reserve
4. Bondi Park
5. Bondi Skate Park
6. Bronte Park
7. Caffyn Park
8. Clarke Street Reserve
9. Clementson Park
10. Cuthbert Street
11. Dickson Park
12. Dover Road
13. Dudley Page Reserve (Playground)
14. Dudley Page Reserve (Cycle Track)
15. Fingleton Reserve
16. Gibson Street Reserve
17. Gilgandra Reserve
18. Hewlett Street Reserve
19. Kimberley Reserve
20. Macpherson Park
21. Marks Park
22. Marlborough Reserve
23. Murrivier Road Reserve
24. Niblick Street Reserve

25. O'Donnell Street Reserve
26. Onslow Street Reserve
27. Palmerston Avenue Reserve
28. Queens Park (Owned and Managed by Centennial Park)
30. Scott Street Reserve
31. Sir Thomas Mitchell Reserve
32. St James Reserve
33. Stephen Street Reserve
34. Tamarama Park
35. Thomas Hogan Reserve
36. Varna Park
37. Victoria Park
38. Wairoa Reserve
39. Waverley Park
40. Weonga Reserve

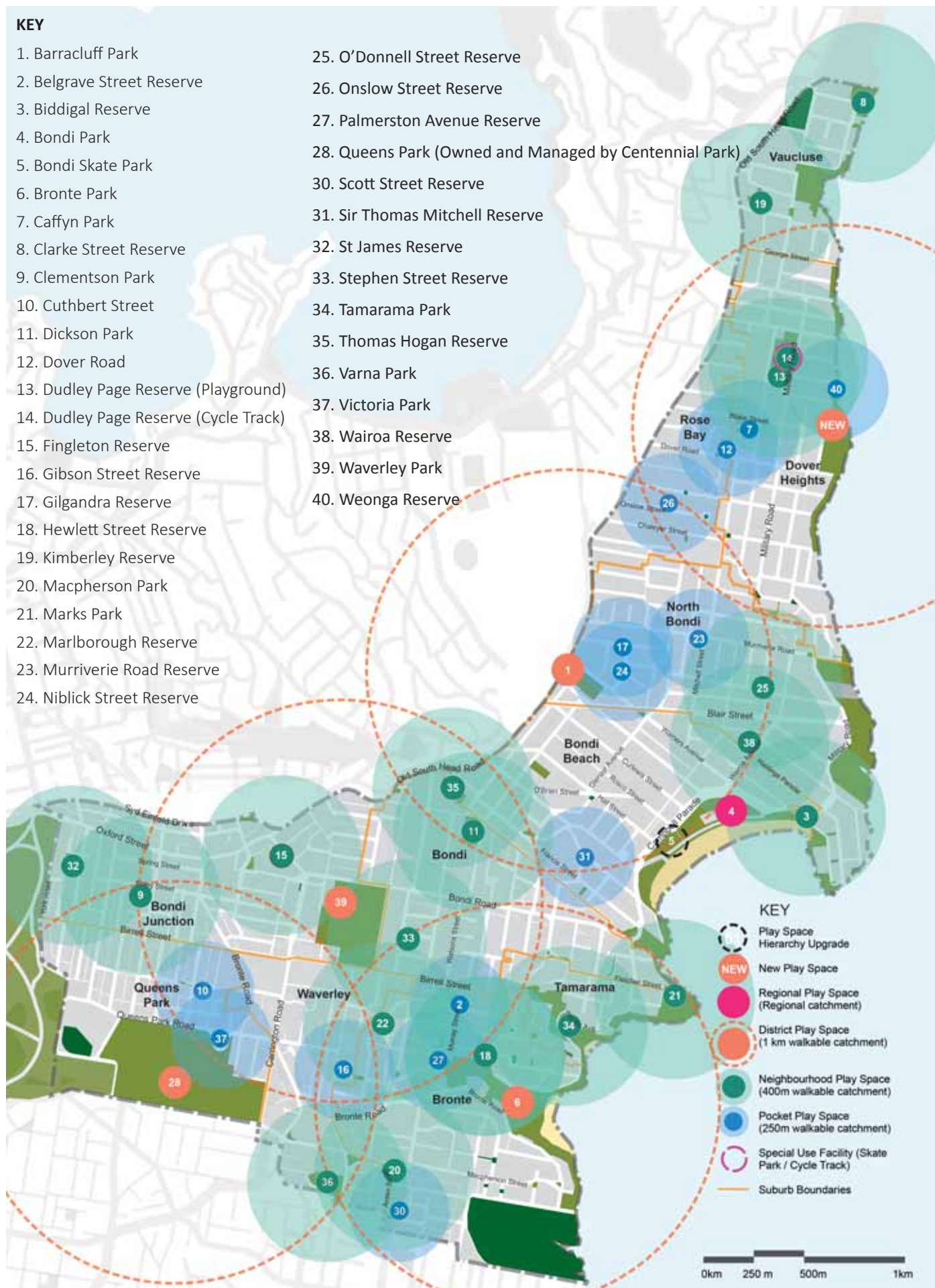


Figure 2.15 Waverley Play Space Strategy 2014-2029

Design and Setting

Our parks and reserves have distinct landscape characters, which are defined in individual Plans of Management. Our coastal location provides us with stunning coastal reserves and unique beach parks. Landscape design needs to be sympathetic to the unique character of these parks.

There are generally three distinct landscape categories across Waverley: Coastal; Inland; and Special Places. The design of spaces, landscaping and choice of furniture and materials used in each park and reserve is guided by the Waverley Public Domain Technical Manual.

The unique landscape character of each park and reserve is important to maintain as it contributes to the local context and people's connection to the place. Design guidance helps to maintain the character of these different spaces.

The design of our parks and reserves also needs to provide spaces that accommodate diversity of activities and offers a range of experiences, whether that be a beautiful view for a walk, a game of basketball, a place to meet friends, or a place to relax. The community told us that they feel safe in our parks and reserves and that they enjoy the spaces as they are clean and well maintained.

User comfort is important in our parks and reserves and we need to make sure that amenities, such as toilets, water fountains and shade are provided in our busy parks and reserves.

The community told us they want amenities to be provided in Beach Parks and Sports Parks with high visitation, particularly where training is held and games are played.

Coastal Open Spaces

Cliff Top Parks

These are linear parks flanking the coastline. They are exhilarating due to the great height of cliffs and the wide elevated views along the coast and out to the ocean. These spaces have a wild character and are particularly dramatic in high winds and rough seas.

Groupings of semi-natural heathland and open grassland areas characterise these parks. There are a number of natural remnant bushland sites along the coastal walk and scattered among the cliffs, rock shelves and dunes that Council and community volunteers work to protect and regenerate.

Cliff Top Parks include: Eastern Avenue Reserve, Diamond Bay Reserve, Weonga Reserve, Raleigh Reserve, Williams Park and Calga Reserve.

Gully Parks

Tamarama Gully and Bronte Gully are natural riparian corridors behind beach parks. While they no longer drain directly to the coast, they do feature water courses. These parks are shaped like green fingers and have steeply sloping sides. They feel contained.

They are generally densely planted lush natural bush reserves and have areas of ecological sensitivity. Gully Parks have medium to low levels of pedestrian activity.

Gully Parks include: Tamarama Gully and Bronte Gully.

Beach Parks

These spaces are essentially low-lying coastal sections featuring curved sandy beaches. The beaches are backed by promenades and parklands and form a soft linear edge to the ocean. This type is distinguished by a simple horizontal visual composition of sky, ocean and land.

Beach parks are located within well-populated areas and all have commercial activity within close proximity. They are reasonably exposed, facing east to south east and are framed by rock outcrops to the north and south. The warm Australian light accentuates particular textures, shapes and colors, particularly when reflected off the sandstone.

The vegetation palette is fairly limited due to the challenges associated with front-line coastal environments. Planting consists of a combination of native and exotic species and trees and shrubs often have wild, wind blown forms.

Beach Parks include: Bondi Beach Park, Bronte Beach Park, Tamarama Beach Park

Inland Open Spaces

Civic Parks

Civic Parks are located within or adjacent to urban areas. Civic Parks are characterised by high quality finishes and furniture, and are well maintained. Spatially, these parks comprise perimeter planting with open grassland areas to the centre and scattered tree clusters throughout. Planting design is relatively formal and often accented by flowering plants. Civic Parks offer a combination of shaded and open areas and are highly used.

Civic Parks include: Waverley Park, Eora Park and Clemenston Park.

Bushland Parks

Bushland Parks are our most densely planted areas. They are important fauna and flora zones and also feature some important remnant bushland sites. These parks primarily have a 'natural Australian' bushland character contrasted with small open grassed areas. Materials are 'rustic; and low key. They are popular for their walking tracks that feature look-out points revealing spectacular views across the municipality.

Many coastal spaces have important fauna and flora zones, including Diamond Bay Reserve, Tamarama Gully and Williams Park.

Inland open spaces that have bushland landscapes include: Dickson Park, Gibson Street Reserve, St James Reserve, Thomas Hogan Reserve.

Open Parkland - Sporting fields

These parks are distinguished by their flat open grasslands and are used for sports and organised team activities. They generally have clusters of shade trees planted around the perimeter with some shrub wind buffer planting. Edges are well defined with planting, bollards or fencing. These parks are open and allow people to have a good view into the park as well as out of the park. Open Parklands are generally well maintained.

Open Parklands include: Dudley Page Reserve, Hugh Bamford Reserve, Rodney Reserve.

Pocket Parks

These small parks are located at the end of streets or bound by residences or shops. Pocket Parks generally have well defined edges with planting, bollards or fencing. These parks comprise of trees and grass and sometimes play spaces. They are used by local residents for short stays.

There are 58 pocket parks across Waverley including Varna Park, Kimberley Reserve and St James Reserve (shown as local parks, verges and road closures in figure 2.9).

Special Places

Special places are important landmarks that often have significance for the local area but are also recognised nationally and internationally. Special places have characteristics that showcase the cultural, heritage, or natural cliff and coastal setting of the Waverley area.

A number of public open space in Waverley are identified as 'special places' where the use of custom design elements and nonstandard finishes are appropriate.

Special places are:

- high profile locations
- places that have a distinctive character that needs to be differentiated from other spaces
- places with features of particular heritage significance that are to be conserved, requiring special treatment.

Waverley's special places include:

- Bondi Pavilion and surrounds
- Bronte Pool
- Coast Walk
- Cliff Top Walk
- Waverley Cemetery
- South Head Cemetery.



Cliff Top Parks - Eastern Reserve



Gully Parks - Bronte Gully



Beach Parks - Bondi Beach Park

Waverley Public Domain Technical Manual

The Public Domain Technical Manual (PDTM) is Council's guiding document to promote a sense of place and cohesiveness in Waverley's public spaces.

The PDTM sets a quality standard for design with a palette of materials, finishes and furniture that reinforces local character of town, villages and neighbourhood centres, open spaces, and special places. These may have a distinctive character or defining features that require application of custom design elements.

Getting to and Around the Parks

Catchments

Open and recreation space is generally well distributed across the LGA and allows most households access to public open space within 400 metres from home (figure 2.16).

Bondi Junction, Bondi Beach and North Bondi are areas with greater population densities, with higher density housing such as apartment buildings. It is increasingly important to provide access to public open space in these areas particularly where living spaces and private open space can be smaller.

The Greater Sydney Outdoors Survey 2019 shows that good access to outdoor recreation areas in the area where people live is important, particularly for residents in the Eastern City District. Typically 72% of Eastern City District residents either walk or run to outdoor recreation areas with an average of 15 minutes travel time, and about half of residents drive to outdoor recreation areas with an average of 23 minutes travel time¹.

There is a concentration of larger recreation facilities to the southern part of the LGA, with Queens Park and Waverley Park. Residents living in the north of the LGA access sports fields at Rodney Reserve, Hugh Bamford Reserve and Barracluff Park, and also facilities at Christison Park, in neighbouring Woollahra LGA.

Access to Parks and Reserves

All parks and reserves can be accessed by car, however car parking can be limited. Council's *People, Movement and Places (2017)* seeks to manage congestion and demand for car parking at key destinations such as beaches and regional parks and reserves. Waverley regional and district parks and reserves are serviced by buses. Council is committed to developing the walking and cycling network by improving links, signage, and providing information on routes. Improving the pedestrian and cycling network across the LGA can reduce reliance on driving to parks and reserves and also support recreational walking and cycling activities, which are already popular in Waverley.

Topography can affect the ease of getting to and around parks and reserves, with level changes, stairs and slopes making it more difficult for people that are less mobile or people with prams.

Accessible parking is currently available at all Waverley regional and district parks and reserves with off-street parking. Council is committed to continually improve universal access at all Council facilities and regional and district parks. This includes improving arrival points and footpaths in and around entries to parks and reserves.

Way finding

Way finding is important to help visitors to understand where they are and supports pedestrians, cyclists and motorists to navigate to landmarks, points of interest or major destinations in and around Waverley. Way finding includes providing signs identifying destinations and routes connecting destinations, improving pathways and entrances to enable a more seamless navigation experience, and providing information to enable people to make choices on where to go and how to get there.

¹ Greater Sydney Outdoors Study, 2019, Department of Planning and Environment

Way finding is particularly important to support universal access so that people who are less mobile or have particular needs can plan their visits to beaches, parks and recreation facilities and know what amenities are available at each location. The Waverley Public Domain Technical Manual provides guidance on way finding signage.

Private Access Points

Many residential properties which back onto parks have an access gate from their property into the reserve. In some instances a properties main entrance may be through a reserve. Such entries do provide an additional level of passive surveillance and activation of parks. However there are also instances where private entries are problematic with access points causing erosion, or unauthorised steps or planting being installed on public property. These access points also commonly back onto informal paths which are unstable and not accessible. It is important that property owners do not install structures or planting and do not leave property in public parkland. Council does not currently allow private access into parks and reserves. If a Development Application was submitted including access onto a reserve it would be assessed on its merit.

Universal Access

Universal access in the built environment takes into account the needs of a wide range of community members so that each person has an equally satisfying experience. It creates inclusive places and spaces that embrace diversity and deliver design solutions that benefit as many people as possible.

Design of open spaces can enhance or reduce usability, mobility, safety, comfort, choice, security and belonging and has a strong influence on the quality of people's lives. The principles for universal access are:

- Easy to use
- Comfortable
- Safe
- Embraces diversity
- Offers choice².

The Disability Discrimination Act 1992 (DDA) extends beyond buildings to include outdoor spaces. Waverley Council has a responsibility under the DDA to provide equitable access to public premises and spaces, programs and events.

There are a range of guidelines that outline design requirements for buildings, streets, amenities and public outdoor spaces. Council also has policy and guidelines to ensure recreational facilities, cultural activities and events are inclusive. The Waverley Council Disability Inclusion Action Plan 2017-2021 aims to increase access to the greatest extent possible within the built environment and to facilities, amenities, parks and beaches. The topography can also impact on access, reducing the ability to maintain a continuous accessible path of travel and can make access more difficult for people that are less mobile or parents with prams.

Council has committed to ensuring people with disability have support facilities at Bondi to be able to experience the sand and ocean.

² Principles for universal access, Source: adapted by Funktion Making Lifefit from Easy Access to Historic Landscapes 2005, English Heritage

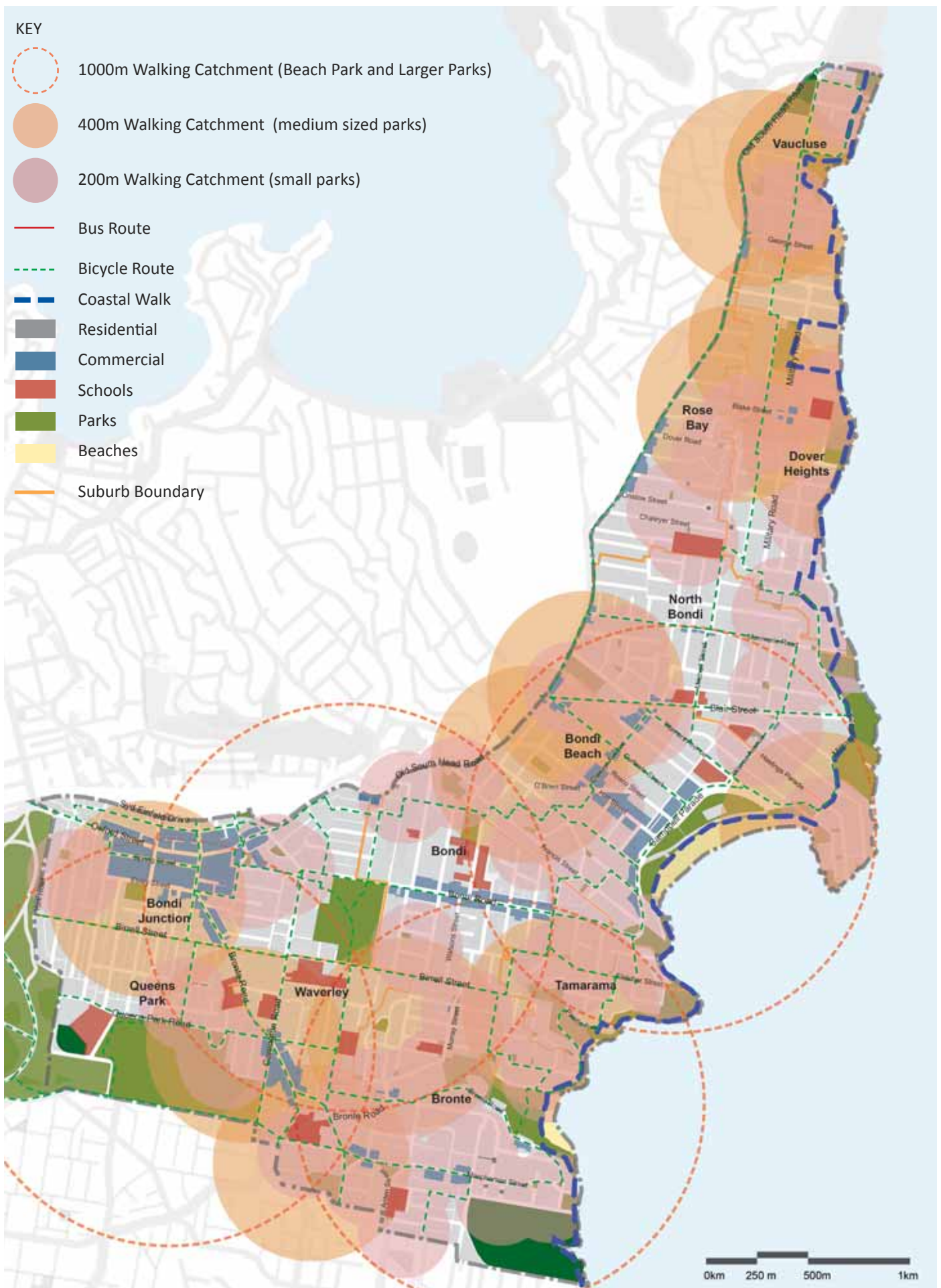


Figure 2.16 Catchments for open space

Enhancing the Environment

The community highly values parks and reserves as green spaces, particularly amongst the urban environment. Parks and reserves contribute to Waverley's natural landscape and environment and maintaining views and access to green spaces is important for people's health and wellbeing.

Some Waverley parks and reserves along the coastline contain bushland that has ecological importance (figure 2.17). This bushland is identified as terrestrial biodiversity and protected under the WLEP 2012 as samples of native vegetation remaining in the urban environment. The Waverley Biodiversity Action Plans – Remnant Sites 2014-2020 sets actions for management activities at each park or reserve with remnant bushland to support conservation. Development and activity in these parks and reserves must seek to protect this bushland as it cannot be recovered once lost.

Waverley Council actively manages remnant vegetation through bush regeneration techniques and protecting the area with buffer vegetation and restricting access. Councils Biodiversity Action Plans - Remnant Sites 2014-2020 details plans for managing these important areas.

Waverley Council also manage a volunteer Bushcare program which focuses on select natural areas to regenerate, managing weeds and plant native species. There are currently six bushcare groups who meet regularly in Waverley.

Parks and reserves are important parts of a larger network of green spaces and vegetation links that provide habitats for different flora and fauna. Though parks and verges may be small in size, they are very important for Waverley's urban ecology and contribute to establishing habitat corridors. Encouraging diversity in planting, particularly using native planting where possible, can contribute to re-establishing urban bushland and creating healthy habitats.

Waverley's beaches and intertidal shores are part of a rich marine environment. The urban landscape does however impact the environment. The Council LGA does contain an Intertidal Protected Areas which provides protection to rocky shore habitats and their species. Removing animals and invertebrates from these areas is prohibited.

Parks and reserve are also important spaces for water management. Landscape design, including considered selection of materials guided by the Waverley Public Domain Technical Manual, supports water harvesting and storm water management. The proximity of many parks and reserves to aquatic reserves in Waverley elevates the importance of careful management of the environment in these spaces and considering the impacts of activities on land on aquatic reserves.



Bronte Gully Waterfall, Bronte Park



Cliff top vegetation along the Cliff Walk, Raleigh Reserve



Remnant vegetation at Diamond Bay Reserve



Figure 2.17 Existing environmental assets

Community, Culture and Heritage

Waverley's open and recreation spaces reflect the area's planning history and the influences, aspirations and ideals of historical organisations and individuals.

Heritage

There are 26 parks and reserves that either have heritage items, including archaeological sites and sites with Indigenous heritage, or are identified to be part of a landscape character area (figure 2.18). There are State heritage items at:

- Waverley Park (Waverley Reservoir No 1 and No 2)
- Bondi Beach (Bondi Pavilion)
- North Bondi (Bondi Ocean Outfall Sewer).

Both Centennial Park and Bondi Park and Beach (known as the Bondi Beach Cultural Landscape) are Landscape Conservation Areas with State heritage significance. Bondi Beach is also listed on the National Heritage List. A schedule of landscape conservation areas and State and local heritage items that are located in parks and reserves are listed in Appendix C.

Heritage items have historic, cultural, social, spiritual, architectural, aesthetic and archaeological significance to the community and development or activities in or around these items need development consent.

There are many locations, items and archaeological sites that are important for understanding Indigenous heritage and culture. It is also important to acknowledge the significance of land to Indigenous Australians. For Indigenous Australians land is connected to people and culture. There is a significant opportunity to learn about 'caring for country' and to educate the broader community on and celebrate Indigenous culture as part of telling the story of community, culture and heritage in our parks and reserves.

State heritage items trigger a requirement of referral to the NSW Heritage Council and any works proposed in a park or reserve with heritage values requires a review by Council's heritage advisors. These requirements seek to protect and manage heritage values.

Some of the Local and State heritage items in Waverley's parks and reserves are Sydney Water assets and are examples of Sydney's water supply, sewerage and drainage history.

We prepare heritage management plans and includes heritage management strategies as part of plans of management for spaces with heritage items or identified as heritage landscape areas. This allows consideration of the management of heritage, including opportunities to improve on the care and interpretation of heritage values as part of the planning for these spaces.

Public Art

Council has a Public Art Policy and Master plan which identifies opportunities for public art in Waverley. Council also has a Public Art Committee that serves as an advisory panel on all Public Art proposals in the area.

The Public Art Master plan identifies opportunities for public art in several parks. Notably Marks Park Bondi Memorial Project, Bondi Park and Pavilion, Clemenston Park, Waverley Park, Dickson Park. In addition Hunter Park was established in 1998 as Waverley's Sculpture Park. The Park currently features four sculptural works.

Public Events

Parks and reserves are important public spaces and continue to be places where the community meet for events throughout the year. Our Beach Parks and Dudley Page Reserve host a program of high profile events each year (refer to Table 2.1). These events attract many visitors from across Sydney and internationally which is good for Waverley's local economy. Large events impact on local residents and require Council to coordinate and plan with event organisers. Waverley Events Policy and Event Management and Delivery Guidelines identify parks and reserves where events are permitted and stipulate activities event organisers are responsible for.

It is critical that Council's policy and guidelines ensure that events benefit our community and that impacts on our parks and reserves and mitigated and managed.

Commemorative and Quiet Spaces

The way we commemorate those who have passed is reflective of our personal values, beliefs and our life story, commemoration is such an important part of our culture and society.

In support of members of our community who are grieving Council provides a range of services. Notably, we have a state heritage listed cemeteries in Waverley Cemetery and South Head cemetery. We tell the stories of those in our community who have made contribution through programs such as the Local Heroes Awards, Best of the Best Awards, cemetery tours and our local studies collection in the Library.

Memorial spaces are also provided in several parks across Waverley LGA such as Waverley Park Memorial Garden with monument to World War One and World War Two. Sam Fiszman Park which recognises the valuable contribution of refugees to the Waverley Council area.

Council receives several requests a year for memorials to pay tribute to deceased community members. Typically memorials are requested in our open spaces in the form of a plaque attached to a seat with ocean view. Because it is difficult to accommodate the volume of these specific requests Councils policy does not allow donations such as plaques associated with seats or trees in our open spaces.



Figure 2.18 Heritage items and areas with heritage landscape values, associated with Parks and Reserves

Maintenance and Management

Council is responsible for the maintenance and management of the 79 public parks and reserves in Waverley LGA (except for Queens Park, managed by the Centennial Parklands Trust). Council is also the consent authority for a majority of development and works on these parks and reserves, in line with the range of legislation and local policies, plans and guidelines listed in Section 1.

Planning and acquisitions

Council is able to identify land in the LEP for acquisition for the purpose of expanding the open space network. The WLEP 2012 currently identifies 11 parcels of land for acquisition (refer to Table 2.4). Council is able to prepare a planning proposal to amend the WLEP 2012 to identify additional open space acquisitions if required.

Funding for acquisitions comes from Council's capital works budget or can be funded through contributions from new development, either from a Section 7.12 contribution or a contribution offered through a planning agreement.

Address	Land parcel	Public benefit
2 Ray Street	Lot 37 DP 976698	Acquisitions allow better pedestrian connections along the Cliff Top walk.
4 Ray Street	Lot 2 DP 417665	
6 Ray Street	Lot 1 DP 417665	
8 Ray Street	Lot 40 DP 976698	
8 Ray Street	Lot 41 DP 976698	
29 Kimberley Street	Lot 2 DP 1056298	Acquisitions secure Gilgandra Reserve.
27-29 Gilgandra Road	Lot 24 DP 654616	
27-29 Gilgandra Road	Lot 23 DP 7758	
2 Waverley Crescent	Lot 1 DP 937724	Acquisitions allow expansion of Fingleton Reserve.
5 Bondi Road	Lot 9 DP 455977	
5 Bondi Road	Lot 8 DP 455977	

Table 2.4 Land for acquisition in WLEP 2012

Land ownership

Land zoned RE1 Public Recreation in the WLEP 2012 is for public recreation purposes and allow public access to these spaces. Not all land zoned for RE1 Public Recreation is owned by Council, however Council can work with land owners to maximise the public benefit opportunities of all public open space. State Government, under Crown Lands or Sydney Water also own several parks which Council is responsible for the maintenance and management.

Spaces that are currently zoned RE1 Public Recreation although are not owned by Council or State Government include 15 Adelaide Street, Bondi Junction.

Local Aboriginal Land Council

The La Perouse Local Aboriginal Land Council oversees the La Perouse area, including Waverley LGA. The La Perouse Local Aboriginal Land Council can advise on lands of cultural significance of Aboriginal persons and promote Aboriginal culture and heritage particularly in relation to the management of open space with cultural significance.

Sydney Water assets

A number of parks and reserves contain Sydney Water assets and are owned by Sydney Water. These are located at:

- Waverley Park
- Williams Park and Hugh Bamford Reserve (underground easements)
- Dudley Page Reserves.

Works at these parks require Sydney Water approval and need to allow Sydney Water to access their assets.

Strategic Asset Management Plan (SAMP)

Council prepares a SAMP to guide sustainable management of Council assets, including the identifying funding allocation to maintenance and capital works for projects. This OSRS directs future open space and recreation projects and the approach to asset management. The SAMP will identify capital works and maintenance activities for funding to deliver the OSRS.

Council maintenance

Council carries out regular maintenance of all parks and reserves, beaches, play spaces and recreation facilities. Smaller parks are maintained every six weeks and permanent staff are located in larger parks such as Waverley Park, Bondi Park, Bronte Park and Tamarama Park. Play spaces are inspected daily and audited for compliance with safety standards annually.

The maintenance of parks comes from Councils operations budget. Revenue from the hire of sports fields, courts and indoor venues also contribute to the administration cost associated with hiring these spaces.

Compliance

Compliance and regulation in open spaces are an important part of keeping the community safe and our environmental assets clean and sustainable. Regulations of permitted or prohibited activities are currently outlined in Council's Plan of Management and on the Council website. Compliance information is also currently found on park signs.

There are currently gaps in the communication of compliance information and regulations. Not all parks and open spaces have a Plan of Management or have information on site signs.

Partnerships and Sponsorship

Council is often approached by corporate entities, Charities or Not for Profit Organisations to enter agreements for providing new facilities, memorials or promotion of various works or programs. Council has a Sponsorship, Grants and Donations Policy which sets out the roles and responsibilities for such agreements.

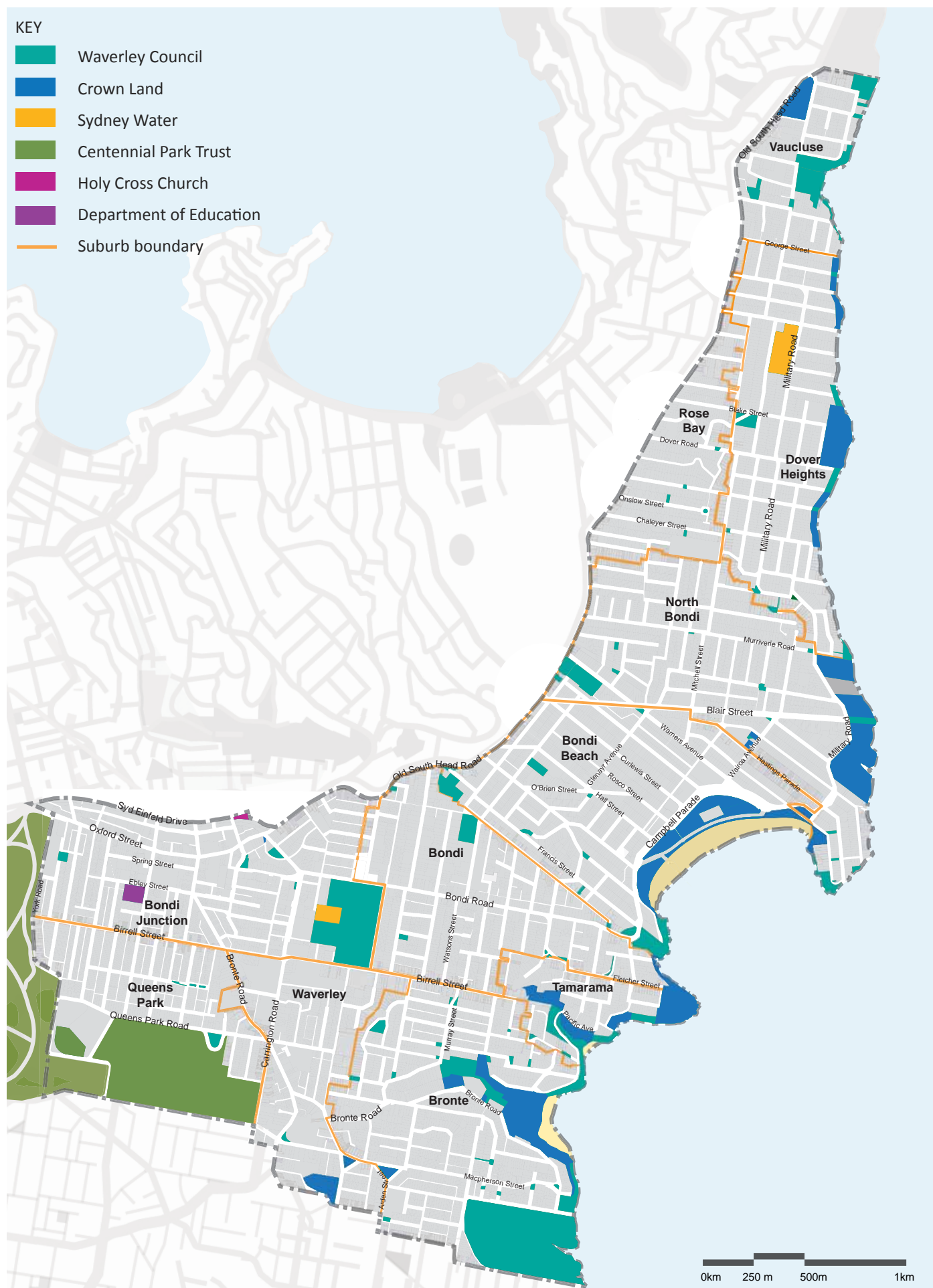


Figure 2.19 Land Ownership



Open and Recreation Space Review

This is a summary of findings from our review of open and recreation space in Waverley, the range of user groups that use these spaces and diversity of activities that these spaces support. Findings under each of the six Strategy themes inform our approach to management of open and recreation space and the Action and Implementation Plan in Section 4.

Playing and relaxing

- Different groups use spaces for organised sports and team activities as well as casual play, socialising and relaxing. Organised groups (sporting and community clubs, schools) regularly book spaces for training and match play.
- Beach Parks are key visitor destinations and host large annual events which are important for Sydney.
- Occasional users include visitors that live outside the LGA, domestic travelers and international travelers that are attracted to Waverley's Coastal Walks and beaches.

Design and setting

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

Getting to and around

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

Enhancing the environment

- Waverley's parks and reserves have environmental importance and contribute to the ecology of Waverley as well as having bushland that has high environmental value.
- The topography and coastal setting creates a unique landscape, however it can also make access for maintenance difficult in places where there are level changes such as the cliff line.
- Design of parks and reserves must respond to the landscape. Topography contributes to the coastal landscape and creates opportunities for view points that make Waverley's parks and reserves unique.
- Conversely, topography can affect how many spaces in the LGA are appropriate for sports fields and courts. Recreation facilities need to be located in flatter land.

Community, Culture and Heritage

- Many parks and reserves have heritage values that need to be protected and managed. Management of heritage needs to be improved. There are Indigenous items, important archaeological sites, non-indigenous items, and landscape character areas that have National, Local and State significance.
- The preparation of new Plans of Management will need to include heritage management plans to incorporate heritage recommendations.
- Overall the heritage listed open space in Waverley LGA is well conserved and maintained. There is, however, evidence of some loss of heritage value and historic character within some areas of open space. Incremental changes including landscape improvement works, the removal of some mature plantings, the introduction of new features have resulted in some impacts on heritage values including the historic character.
- Hunter Park as a location is constrained due to the steepness of the site being impractical for universal access. The park design and sitting also make it difficult to curate works.
- Further opportunities for 'reflective spaces' suitable for quiet contemplation, rest and respite are in demand and need to be considered in future planning.

Maintenance and Management

- Acquisition of land for open space should align with and deliver on the OSRS.
- There is a need for better signage and completion of PoMs for all spaces to support compliance with permitted and prohibited activities in parks and reserves.
- The high level nature of the Sponsorship, Grants and Donations Policy does not provide a detailed framework for these agreements, which require bespoke negotiations as they arise.



Open Space and Recreation Needs

3

This section provides an audit of the provision, quality and capacity of existing open and recreation space in Waverley LGA and user preferences.

Limitations on current spaces

A needs based assessment was undertaken to identify the open and recreation spaces and types of facilities needed in Waverley. This approach is informed by:

- the Waverley community profile - number of residents, age profile and sports participations rates and trends
- benchmarking of open space and recreation facilities provision
- assessment of the quality and capacity of current spaces
- consultation with the community and stakeholders.

Waverley open space provision

Waverley is starting out from a 'deficit' of space, compared to rates of open space provision in neighbouring LGAs, though almost all of Waverley's open space can be used for a range of activities. It will be difficult to create more space considering the current population and development density in Waverley and competition for new land.

Approximately 500 square metres of additional open space is needed in Waverley LGA to maintain today's level of provision of 1.47 hectares of open space per 1,000 people. This is the equivalent of providing another Cuthbert Street Reserve in Queens Park (597 square metres).

Existing open space is also expected to 'do more' and cater for a broad range of user needs and diversity in activities. Councils across Greater Sydney experience similar issues to Waverley needing to provide for inclusive spaces, play spaces, and dedicated dog off leash areas.

Waverley recreation facilities

Generally, utilisation of Waverley's recreation facilities are not yet at capacity with the exception of Waverley Park. Alongside the relatively low growth rate expected over the next 10 years (when compared to neighbouring LGAs), there is enough capacity within existing facilities to accommodate anticipated growth.

Growth in neighbouring LGAs may impact on demand for recreation facilities in Waverley as many sporting groups and clubs operate across Eastern City District LGAs.

Bookings for Waverley's sports fields and courts differ between the Winter and Summer seasons, with higher demand experienced in Winter as competitions for soccer/football, Australian Rules Football, rugby, and netball are played in the Winter season.

Council faces many challenges as our community's participation in physical activity evolves. In particular the trend for sports to operate through both the summer and winter seasons has presented challenges for Council as there has been further demand on already limited facilities. Weather conditions in summer and winter also present new challenges for all sports as they are operating throughout the year.

Another trend is increased interest in more flexible and informal activities (i.e. 'pick up and play sports') which are appealing to those who may not be interested or involved in club sports. While 'pick up and play' sports such as tennis and basketball do not see the intensity of use compared with competition play, they do offer many health and wellbeing benefits to the wider community.

Quality, multi-use spaces with amenities are in high demand. Waverley Oval, Waverley Field 3, and indoor courts are the most used. Utilisation of the oval and field 3 are currently booked over their capacity resulting in wear and tear of the fields.

Clubs and groups would like to see more choice for bookings. Allowing longer hours of play (provision of lighting), quality of the spaces (reducing impacts of weather on fields and courts affecting play), and amenities (toilets, storage) are important.

Public feedback has shown a desire for more basketball and netball courts, provision of an indoor pool, improvement to amenities in parks and reserves, and improvement to access and parking.

The community want to see more of the types of spaces and facilities they currently have access to in Waverley - what is currently provided is good, it's just in high demand.

The community have fed back that the maintenance of parks and reserves and facilities is perceived to be generally good and clubs and groups are happy with the service that Waverley's bookings management team provides. Encouraging higher utilisation across Waverley facilities will have an impact on maintenance regimes and budgets to maintain facilities at a good standard. We will need to balance these demands carefully.

Community Profile



2,336

estimated additional residents by 2031



27%

increase in older people (65 years and older)



13%

increase in children (0 to 19 years old)



Over 20 different sporting clubs and schools regularly book Waverley sports fields and courts

Top activities in Waverley

from responses to an online survey



Walking (recreational)



Swimming



Fitness/gym



Surfing



Bushwalking



Cycling



Athletics, track and field



Yoga



Other/golf



Football

From the Community

"The open, green spaces are increasingly important for neighbourhoods and we are very lucky to have this in ours."

Online survey participant

"Open space in our increasingly crowded suburbs. A place to relax and exercise. Access to nature. Places for children to play. Helps maintain biodiversity in Waverley."

Online survey participant

"Continue maintenance at the standard we have and with no reduction to available facilities."

Online survey participant

"Everything is there but there is not enough of it."

Online survey participant

Top activities in NSW - Adults

AusPlay Survey 2018



Walking (recreational)



Fitness/gym



Swimming



Athletics, track and field



Cycling



Bushwalking



Yoga



Football



Golf



Tennis

Top activities in NSW - Children

AusPlay Survey 2018



Swimming



Football



Dancing (recreational)



Gymnastics



Australian football



Netball



Basketball



Tennis



Athletics, track and field



Cricket

Top activities in NSW - Seniors

AusPlay Survey 2018



Walking (recreational)



Fitness/gym



Swimming



Golf



Cycling



Bowls



Tennis



Bushwalking



Yoga



Pilates

Figure 3.1 Snapshot of activities and user preferences for open and recreation space in Waverley

Sports participation rates

Top sports and activities that Waverley residents participate in are consistent with AusPlay Survey results (2018) for NSW.

Survey results also show that how a person participates in sports changes over their lifetime. Children and young people (35 years and younger) in NSW are more likely to be participating in organised or venue based sports, whilst older adults are more likely to participating in sports in a casual way and not as part of organised activities (Figure 3.2).

Recreational walking is the most popular activity amongst adults in Waverley. Swimming and the fitness/gym are also popular. This is consistent with the results of the Greater Sydney Outdoors Study 2019 of most popular active recreation activities.

This means that green links and swimming pools are important public spaces to provide in Waverley. Providing spaces in parks and reserves that are flexible for different fitness activities is also important for people that prefer not to visit private indoor gyms.

Difference in participation between women and men

Women and men maintain similar levels of physical activity, however generally participate in physical activity and sports in different ways. Women are more likely to participate in non-sport related activities such as gym/fitness, walking and yoga and pilates than men¹. For women in their 20s through to their 50s, in particular, family and work commitments influence the time they have to spend on physical activity. It is there important to support diversity in physical activity options and flexibility in ways to participate. This means providing more public recreation facilities that can be accessed casually by individuals without the need for booking commitments or through organised sports or teams, and supporting programs that provide choice in activities.

Across the soccer/football sporting clubs in Waverley participation by women and girls has been growing, particularly for girls. This means that it is critical to provide amenities such as toilets and change facilities at sports fields and courts for both men and women².

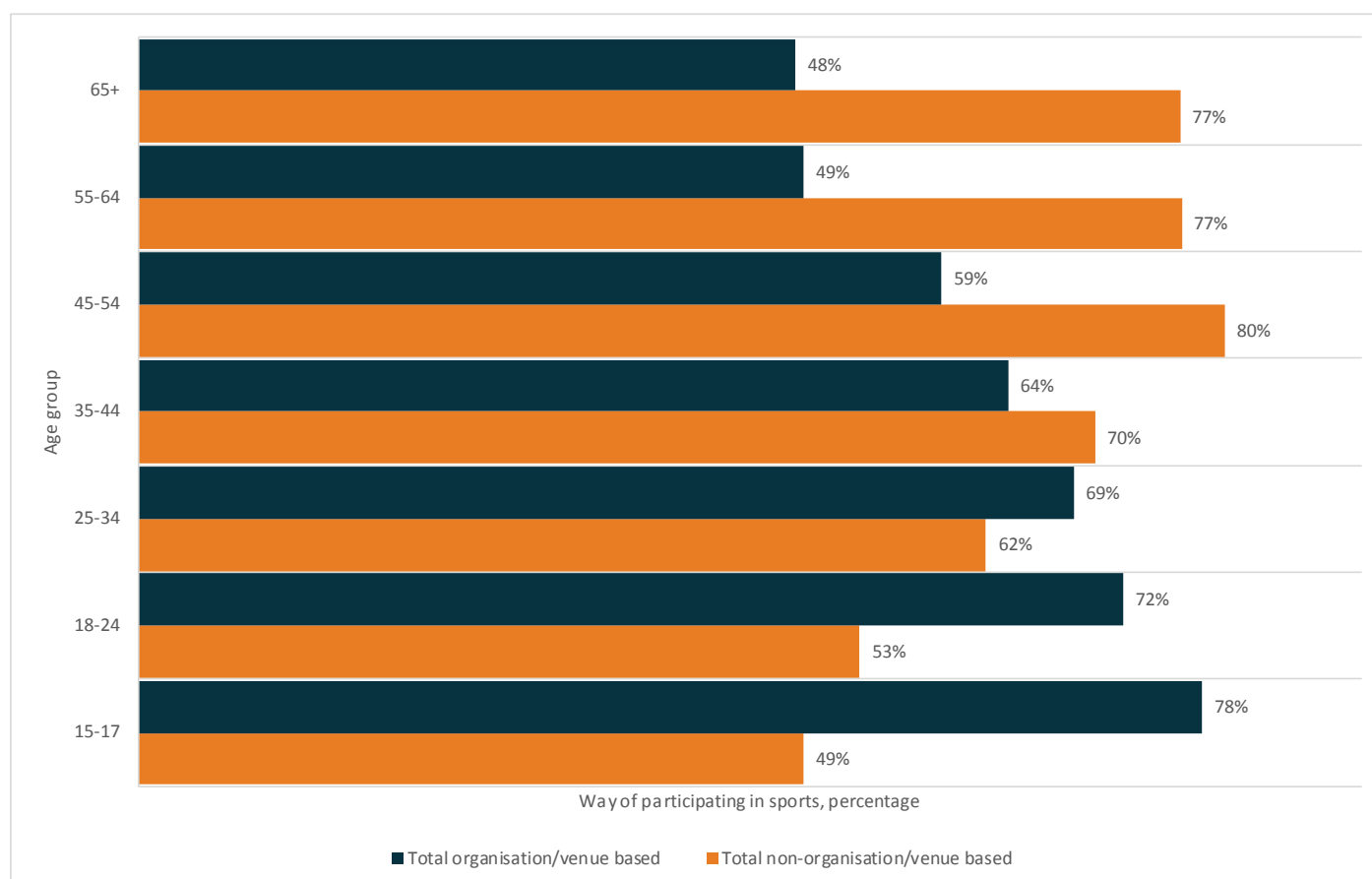


Figure 3.2 Rates of participation in organisation/venue based activities versus non-organisation/venue based activities across different age groups, in NSW

1 AusPlay Focus: Women and girls participation, Australian Sports Commission, November 2017

2 Initial stakeholder engagement with sporting clubs and groups in Waverley, March 2019

Age-friendly Spaces and Activities

Participation in physical activity and demand for different types of spaces can differ between age groups. It is important that these different needs are considered in providing diverse spaces and experiences where various age groups across the community can use.

Council supports physical activity, health and well-being for people of all ages and ability in Waverley.

Children and adolescents

Supporting sport and active recreation in children is very important, as these activities contribute to the development of confidence and social skills, social inclusion, community development, health and wellbeing, diversion from antisocial behavior and improved self-esteem as well as movement skills and physical fitness¹.

Australian children are lagging behind compared to other countries on overall physical activity². The research suggest that lifestyles and behaviours are contributing to this. The healthy kids report card suggests that Australian outdoor spaces are performing well and provide the right environment to encourage physical activity, however the reason our children are comparatively unhealthy is because their level of incidental exercise is very low.

Provision of spaces, such as parks, ovals, play spaces and beaches, where parents can take children or where children can safely access themselves is very important. This is particularly important considering the higher density living in Waverley and smaller living spaces, where private open space may not always be available.

Playgrounds typically cater for younger children, while older children and adolescents often seek out recreational facilities. Facilities such as skate parks and basketball courts allow adolescents spaces outdoors to also socialise.

Council has carried out extensive engagement with young people recently. Young people have indicated there is a real gap for their age group and they need engaging places to meet with their friends, including both indoor and outdoor spaces.

School facilities and sports programs organised through school are very important to maintain levels of physical activity amongst school aged children and establish behaviors around physical activity. It is therefore just as important to support programs that encourage children and young people to be active as it is to provide spaces for sports and physical activity.

1 Vella SA, Cliff DP, Magee CA, Okely AD. Sports participation and parent-reported health-related quality of life in children: Longitudinal associations. *J Pediatr*. 2014;164(6):1469-74.

Eime RM, Young JA, Harvey JT, Charity MJ, Payne WR. A systematic review of the psychological and social benefits of participation in sport for children and adolescents: Informing development of a conceptual model of health through sport. *Int J Behav Nutr Phys Act*. 2013;10(1):98.

Lubans DR, Morgan PJ, Cliff DP, Barnett LM, Okely AD. Fundamental movement skills in children and adolescents. *Sports Med*. 2010;40(12):1019-35.

2 Active Healthy Kids Australia, 2018, Muscular Fitness: It's time for a jump start – 2018 Report Card on Physical Activity for Children and Young People

Adults

Amongst adults, key life transitions can impact on levels of physical activity and disrupt habits formed early in life. Events such as leaving secondary school and changes in employment and family structure can lead to adults reducing participation in physical activity.

Trends are showing a shift towards more casual participation in physical activity rather than participating through organised sports. It is therefore important to provide spaces that people can access casually - fitting activity around work and family commitments - and design environments where physical activity is encouraged as part of everyday activity, such as increasing trips taken through walking and cycling. Encouraging the social aspect of physical activity is also important.

Seniors

Maintaining physical activity through older age is important to support health and wellbeing. As people are living longer, there is an increasing awareness of the importance of remaining healthy, active and socially engaged.

Providing spaces and supporting activities that also serve a social function is important. In older age, maintaining autonomy and independence and social connectedness are just as important as health and wellbeing³. Council run a variety of programs that involve physical and social activities for seniors to maintain a connection to a community.

Older persons are more likely to participate in self-organised activities than organised sport. Top activities for people over the age of 65 years in NSW are walking, fitness/gym, swimming, and golf⁴.

It is also important to provide flexible public spaces that provide possibilities for exercise and recreation. Shaded courtyards, well maintained footpaths, and easy to access pools can encourage older persons to participate in wellness activities such as walking, swimming and dancing.

To support physical activity in older age spaces and activities need to be easy to access and also affordable.

3 Cities Alive: Designing for ageing communities, Arup, 2019

4 Ausplay Survey 2018

Benchmarking and comparison

Applying benchmarks is a means of generating a quick understanding of provision and allowing snap shot comparison between places. However, benchmarks do not allow for consideration of specific circumstances around quality of space, utilisation and access, which influences provision and demand. Therefore benchmarks are considered alongside community and stakeholder feedback.

Open space provision

There is 108.8 hectares of open space in Waverley LGA. In comparison to other LGAs, Waverley has a slightly lower proportion of open and recreation space per 1,000 residents. Waverley however has a high population density - comparable to the City of Sydney - and has a similar rate of provision of open and recreation space.

Approximately 11.6% of land in Waverley LGA is dedicated as public open space that can support a range of passive and active recreation activities (this excludes land for golf courses and national parks).

It will be difficult to create more space considering the current population and development density in Waverley and competition for new land. As Waverley's population is set to be steady over the next 10 years, 500 square metres of additional active open space is needed to maintain today's level of provision.

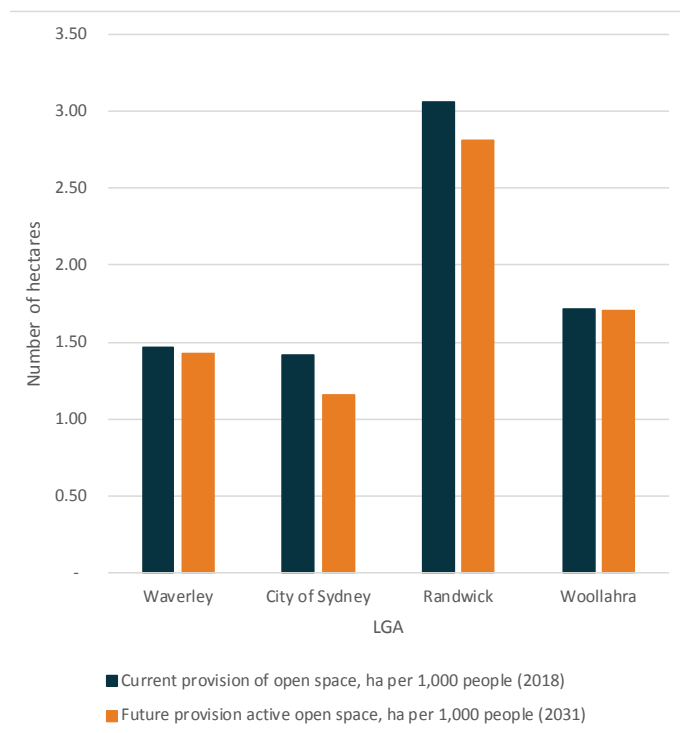


Figure 3.3 Provision of open space in 2018 and in 2031, hectares of open space per 1,000 people, for Waverley and neighbouring LGAs

Open space excludes land for golf courses and national parks. Estimated residential population for 2018 and population projection for 2031 used.

LGA	Total open space (% of LGA)	Total active open space* (% of LGA)	Population density (people per hectare)	Number of residents (2018)	Number of residents (2031)	% change in residents	Gap in future active open space provision, number of sqm
Waverley	113.3 hectares (12.1%)	108.8 hectares (11.6%)	80.16	74,114	76,450	3.2%	448.6
City of Sydney	381.7 hectares (14.4%)	339.6 hectares (12.8%)	89.90	240,229	292,350	21.7%	2,520.5
Randwick	955.2 hectares (25.5%)	472.0 hectares (12.6%)	42.46	154,265	167,950	8.9%	2,492.9
Woollahra	159.2 hectares (13.1%)	101.2 hectares (8.3%)	48.13	58,964	59,200	0.4%	68.4

* open space excludes land for golf courses and national parks

Table 3.1 Open space benchmarks for Waverley and neighbouring LGAs

Recreation facilities provision

The Eastern City District has relatively lower rates of provision of recreation facilities when compared to the average across Greater Sydney (Table 3.2), due to the relatively higher population density in the Eastern City District and less available land for open space compared to other Districts in Greater Sydney.

There is a high rate of provision of public swimming pools in Waverley LGA when compared to the Eastern City District and Greater Sydney averages. Waverley LGA has two outdoor ocean pools which are managed by Council or community organisations which offer recreational swimming, club training and competition and swimming lessons. Council also manage Wally Weeks Pool and the Childrens Pool at Bondi Beach, these pools are used for recreational purposes and are not large enough to accommodate training or competitions. There are also multiple pools owned and managed by private organisations or in schools which operate learn to swim schools which the public can access.

The provision of netball courts is very low in the Eastern City District compared to the average for Greater Sydney, however the provision in Waverley LGA is relatively higher than the District average.

There is a need for more tennis courts in Waverley LGA, where the benchmark for provision is lower than compared to the average for the Eastern City District. Tennis courts are often located on schools grounds and on private land and can be spaces that sporting clubs or individuals can hire.

The provision of sports fields is slightly higher than the average

for the Eastern City District when including sports fields at Queens Park. It is important to note however that not all sports fields in Waverley are the same size or have the same capacity to support competitions as well as training and casual play activities (refer to Table 3.2). Provision of new sports fields will be difficult to provide due to limitations on availability of space, however we can investigate ways to increase the capacity of our existing fields.

Waverley LGA is located close to a range of large regional-scale facilities such as Moore Park and Centennial Park which provide residents with access to more facilities outside the LGA.

Dog off leash areas

By comparison with neighbouring Councils, Waverley has a shortfall of dog off-leash areas. Regardless of provision of area, many Councils share similar issues of conflict between children and dogs (particularly in parks with a playground) and dogs digging and leaving droppings on sports grounds.

Waverley Council provides dog off leash areas however there is a gap in provision in the Bondi Basin area. Currently Barracluff Park is being used to exercise dogs which is reflective of a need for off-leash areas in this neighbourhood.

	Greater Sydney	Eastern City District		Waverley LGA	
Facility	Provision, persons per facility (2016)	Number of facilities	Provision, persons per facility (2016)	Number of facilities	Provision, persons per facility (2018)
Sports fields	2,553	265	3,823	22*	3,369
Tennis courts	4,335	230	4,405	6**	12,353***
Netball courts	5,412	107	46,055	6	12,353***
Pools	62,424	15	67,547	2 ****	37,057

* includes 16 fields at Queens Park

** includes courts at Waverley Park and Bondi Bowling Club

*** additional facilities are on school grounds of public and private schools

**** includes Bondi Icebergs and Bronte Baths which are suitable for club and lap swimming. This figure does not including several privately owned swimming pools which are publically accessible. These pools are not included as data from Greater Sydney and Eastern City District does not include these type of facilities.

Table 3.2 Provision of sporting facilities benchmarks for Greater Sydney, Eastern City District and Waverley LGA

Source: Greater Sydney and Eastern City District information provided by NSW Office of Sport, Waverley LGA provision calculated based on NSW Office of Sport methodology to allow comparison

Quality and capacity of recreation spaces

The community and stakeholders have told us that maintenance of parks and reserves and facilities is generally good.

Waverley is fortunate in having three spectacular beaches, a coast line with significant regional views as well as impressive parklands and gullies. In this regard the quality of passive recreation facilities is excellent. Our parks and beaches subsequently draw millions of visitors annually which places huge pressure in regard to upkeep with wear and tear of these assets and some conflict between various uses in our parks which is exacerbated by high demand and participation rates.

Table 3.3 outlines our evaluation of the quality of our existing active recreation spaces, provision of amenities and whether there is opportunity to improve on the quality or capacity of these facilities.

Our assessment of bookings of recreation facilities over the Winter and Summer seasons for the past three years shows that the utilisation rate of spaces varies significantly.

Bookings for sports fields and courts differ between the Winter and Summer seasons, with higher demand in Winter.

Quality, multi-use spaces with amenities are in high demand. Waverley Oval, Waverley Field 2, and the indoor and outdoor courts at Waverley Park are the most used. In Winter, when

bookings are highest, Waverley Oval, Waverley Field 2 and indoor court are utilised at between 100% and 109%, meaning they are totally booked out for the maximum hours available.

The capacity of sports fields in other councils range between 25 to 30 hours per week for turf and up to 70 hours per week for synthetic surfaces. The capacity of Waverley's fields is consistent with this, however lower for our training fields. The capacity of these fields are lower due to the lack of lighting with restricts extended hours of use.

Our training fields, typically used for training or schools sports, have the potential to support more bookings. To achieve this however, upgrades to amenities and the size of fields may be required. Attracting more bookings to fields outside Waverley Park will offer sports groups and schools greater choice and spaces to hold games as well as training, and place less strain on facilities in Waverley Park.

Provision of toilets at Barracluff Park, Dudley Page Reserve, Hugh Bamford Reserve, and Rodney Reserve will improve the quality of these facilities and allow more groups to use them. Barracluff Park is the only facility that can potentially be expanded to provide a larger field.

Our public ocean pools at North Bondi and Bronte are great places to visit, however are limited in their size and cannot be heated. People can access indoor heated pools at private facilities for fees or memberships at Waverley College Aquatic Centre and gyms and fitness centres in Bondi.

Field / Court	Surface (quality)	Lighting	Toilets / Change rooms	Storage
Waverley Park - Waverley Oval	Grass (good)	Yes	Yes	Yes
Waverley Park - Field 2	Synthetic (excellent)	Yes	Yes (not adjacent to field)	No
Waverley Park - Field 3	Grass (worn, pot holes)	Yes	No (not adjacent to field)	No
Waverley Park, Lower level courts	Concrete, synapave wear layer (good)	Yes	Yes	Yes
Waverley Park, Upper level courts	Concrete, plexipave wear layer (good)	Yes	Yes	Yes
Margaret Whitlam Recreation Centre	Rubber sprung floor (good)	Yes	Yes	Yes
Barracluff Park	Grass (fair)	Yes	No	No
Dudley Page Reserve	Grass (fair)	No	No	No
Hugh Bamford Reserve	Grass (fair)	Partial	No	No
Rodney Reserve	Grass (good)	No	No	No

Table 3.4 Evaluation of quality and facilities of Waverley recreation facilities

	Fields		Outdoor Courts		Indoor Courts		All facilities
	Winter	Summer	Winter	Summer	Winter	Summer	
Average hours booked per week	140	72	57	39	75	75	
Utilisation rates	77%	40%	33%	13%	82%	82%	
Total utilisation	59%		33%		82%		58%

Table 3.3 Utilisation rates of Waverley recreation facilities based on hours booked

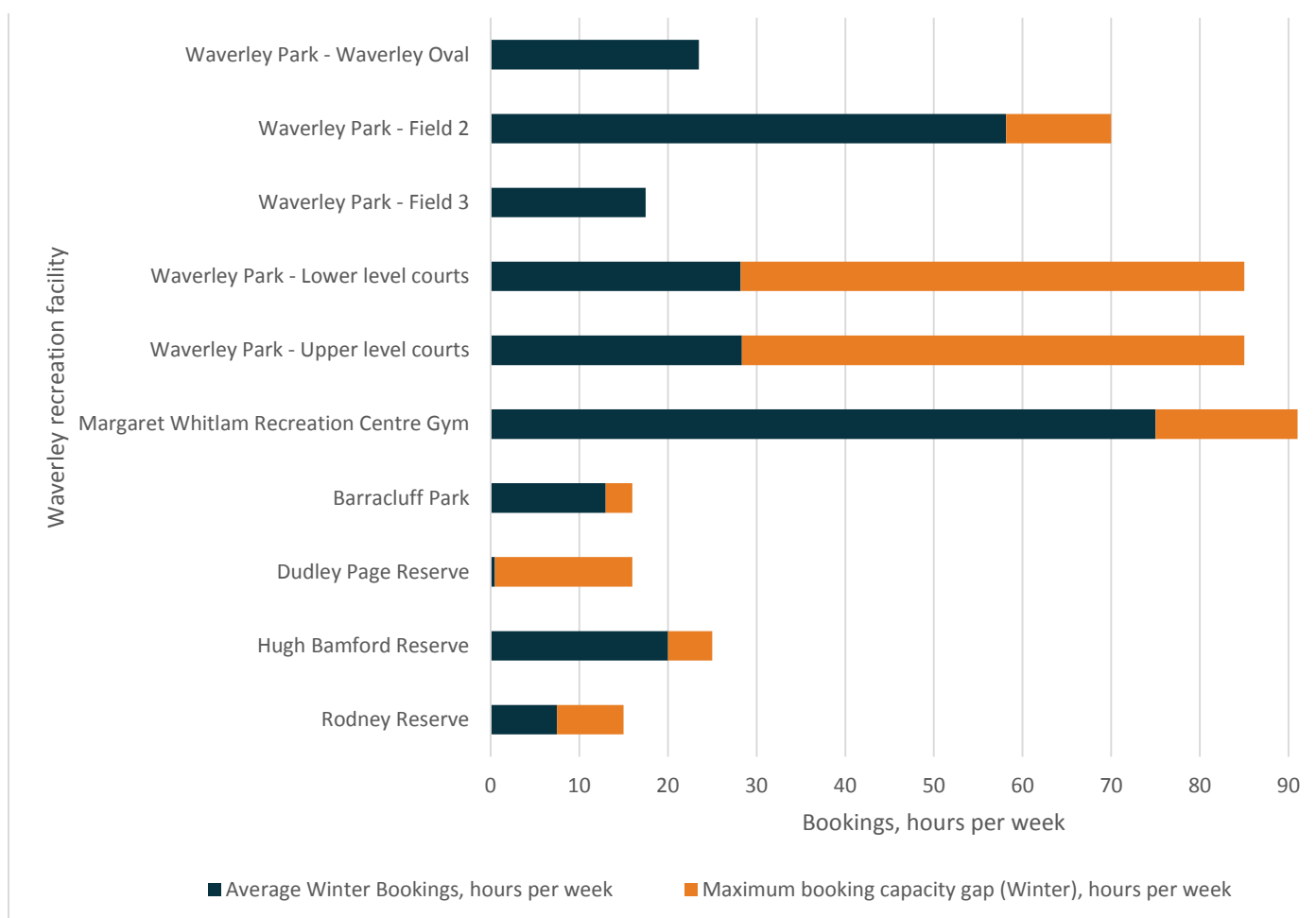


Figure 3.4 Capacity of Waverley recreation facilities based on hours booked, Winter season

Source: Data collected by the Waverley Community Venues Team

Needs assessment actions

We will investigate the following needs for open and recreation spaces over the next 10 years:

- Increase capacity of our sports fields through improvement of playing surfaces, installation of lighting to allow more hours of play, and provision of amenities *in consultation with the community*.
- There is opportunity to attract more bookings at fields outside of Waverley Park. For example, Dudley Page and Rodney Reserve are currently underutilised, which may be due to the lack of lighting. Improving the quality of spaces and amenities at existing fields may increase the utilisation of existing spaces and provide more options for sporting groups and clubs, school groups, as well as for casual play in the LGA.
- Provide additional casual play facilities, such as basketball and netball hoops where possible
- *Improve access to indoor swimming facilities by insuring information is readily available to the community.*
- Improve the quality of walking environments along walking routes (to access open and recreation space and along the Cliff Top and Coastal Walks)
- Secure sites currently used and managed by clubs to ensure land will continue to be used for public recreation purposes
- Investigate additional recreation opportunities that can be offered by co-locating and integrating with existing community halls.
- *As Waverley's population is set to be steady over the next 10 years, the goal will be to maintain, and grow where possible provision of open space and recreation spaces in order to maintain current levels of provision. We can also investigate ways to improve the quality of spaces so that they are attractive places to visit and support the range of activities Waverley residents and visitors participate in.*
- *Provide both indoor and outdoor recreational opportunities for older children and adolescents.*

Section 4: Action and Implementation Plan outlines actions to achieve this.

Context of Change

The rapidity of changes in society and the cities we live in means people's motivations are changing, due to living arrangements, changes in lifestyles, and motivation for participation in sport. Changes in sport participation rates and trends in recreational activity will influence the needs and demand on open space in the future.

Trends that will shape open space and recreation needs in Waverley LGA in the future:

- smaller living spaces mean there will be an increasing need for more outdoor spaces to walk, socialise, play (children and adults), and for dogs to exercise
- smaller living spaces and busy lifestyles, not necessarily following the traditional nine-to-five work day, means casual sporting arrangements and 'turn up and play' facilities are increasingly important
- personal motivations for participation in sports and recreation activities are increasingly about general health and well-being rather than about playing a sport. Participation in organised team sports, with the exception of soccer, are constant or declining. This means increasing participation in non-organised sport and activity and the need for flexible spaces that can be used by individuals for various activities
- an increasing fitness industry will also see the rise of small businesses playing a role in providing fitness, sports and lifestyle offerings. Market forces may also see a shift of community-based organisations to corporate structures and see a change in the range of activities that are offered. This means the need for flexible spaces and provision of venues where these activities can take place and a shift away from demand for spaces based on seasonal competitions
- Sydney's growing population will attract greater numbers of people to visit Waverley's beaches and unique coastal landscape, leading to increased visitors throughout the year. Beaches will need to be shared by a growing population across Greater Sydney as well as increasing international visitors.

Case study: Megatrends for the future of Australian Sport that will influence people's participation in sports and recreation activities and use of recreation space

The CSIRO Futures with the Australian Government have determined six mega trends that will influence people's activities and participation in sport in Australia¹.

A perfect fit: personalised sport for health and fitness

As we become increasingly time poor, sport is being tailored to meet personal needs. This is largely being influenced by the increased use of online tools and applications to individualise sport. Health, rather than competition, is becoming a major driver for participation in sport.

From extreme to mainstream: the rise of lifestyle sports

Lifestyle, adventure and alternative sports are becoming popular with Australians particularly young Australians, with participation being driven by widespread exposure through digital media.

More than sport: the attainment of health, community and overseas aid objectives via sport

There is an increased focus on the broader benefits derived from participation in sport, including physical and mental benefits, crime prevention and social inclusion.

Everybody's game: demographic, generational and cultural change

The types of sports Australians are likely to play will shift as demographics, including cultural landscapes, change. There are indicators Australians are embracing sport in older age resulting in the need for sport to cater for senior citizens to participate in sport.

New wealth, new talent: economic growth and sports development in Asia

Population growth in developing countries, specifically Asia, increases athlete competition within the sport landscape. This may result in emerging new sporting markets for television, social media, sports equipment, services and events.

Tracksuits to business suits: market pressure and new business models

Market forces are likely to put pressure on sport in the future drawing athletes away from sports which have lower salary bases. In addition, the administration of sport may transition from community based organisations to corporate structures as they face increased accountability.

¹ Hajkowicz, Stefan; Cook, Hannah; Wilhelmseder, Lisa; Boughen, Naomi. The Future of Australian Sport: Megatrends shaping the sports sector over coming decades. Belconnen, ACT: CSIRO; 2013.

Stakeholder inputs

We held community and stakeholder engagement to input into the OSRS in early 2019. The focus of engagement activities was to understand three main questions in relation to the provision of spaces and their maintenance:

- How do people currently use open space and recreation facilities?
- What would people like to see change in the provision and management of current spaces?
- What kind of spaces and facilities are not currently available in Waverley LGA?

Activities included a mix of face-to-face (intercept surveys, 'Have Your Say' day, presentations and workshops) and indirect (access to an online survey, letters, flyers) methods that allowed a diverse range of groups to participate in different ways and at different times of the day and week.

Community and stakeholder groups engaged



Waverley residents, workers and visitors



Sporting clubs and community groups



Local schools



Precinct committees



Waverley Council departments and Councillors

Engagement outcomes

These key issues were raised by the community and stakeholders during the engagement period:

Maintenance

- Maintain parks and open space at a high standard
- More maintenance attention is needed for areas with high visitation
- Focus on replacing aging playground equipment

Amenities

- Add facilities such as more water fountains, toilets and shade in parks for the comfort of visitors to parks and reserves

Access

- Investigate opportunities to provide more car parking around sports fields, ovals and courts
- Improve pathways around parks and reserves and access points
- Maintain free or low cost access to open space, beaches and Waverley Council recreation facilities

Opportunities

- Investigate opportunities to provide more sports fields
- Investigate opportunities to provide more facilities for casual play such as basketball hoops, tennis courts
- Investigate opportunities to provide improved access to existing indoor swimming pools in Waverley

Engagement

- Maintain good customer service for sporting clubs and community groups and continue engaging these groups in development of the OSRS
- Continue engagement with the community on the development of the OSRS



Action and Implementation Plan

4

This section provides a series of directions and actions to guide Waverley Council’s planning and management of open and recreation space over the next 10 years.

Our vision for open space and recreation

Our vision has been developed based on community feedback on what is most important about our open space in Waverley. Our vision recognises the multiple benefits of open space in supporting community health and wellbeing, environmental health and biodiversity, and the significance of some of our parks as destinations for visitors, contributing to our local and State economy.

Our vision

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

Our parks provide a green sanctuary protecting and supporting biodiversity and an opportunity to implement the ongoing Aboriginal and traditional custodianship of land which forms our local government area.

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

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

Action Plan

Our desired outcomes

The Action and Implementation Plan identifies outcomes, directions and actions under the six Strategy themes, explored in Section 2:

- playing and relaxing
- design and setting
- getting to and around the parks
- enhancing the environment
- community, culture and heritage
- management and maintenance.

Our priorities for implementation

Actions under each theme will guide Council’s planning and management of open space and recreation facilities over the next 10 years. This is summarised in the following tables. Actions are allocated a time frame for delivery and whether or not the action will be initiated or delivered within the time frame.

Existing Council Policies, Plans and Studies relating to the six themes will continue to apply and operate in conjunction with this OSRS. Actions which relate to existing Council policy positions have been noted in the footnotes of the Action Plan.

Timing for delivery of actions	
Short term	Next 0-5 years (2020 to 2025)
Medium term	Next 6-10 (2026 to 2030)
Ongoing	To be initiated by 2030, however delivery of the action may take longer than 10 years and require ongoing work
Initiate	The action is to be initiated within the indicated time frame
Deliver	The action is to be delivered and finished within the indicated time frame

Playing and relaxing

Outcomes

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

Directions

A1. Provide diverse spaces for different users and activities

A2. Increase the capacity of existing active recreation spaces through embellishment and upgrade works

A3. Leverage opportunities to provide new and extended spaces in key strategic locations

A4. Continue to improve walking routes along the coastline by identifying pinch points and areas for improvement in walker comfort and way finding.

A5. Seek funding and partnership arrangements to provide public access to new open spaces and recreation facilities

A6. Secure existing open spaces for future generations

Relevant Council policies, plans and studies:

- Plans of Management for all parks and reserves
- Waverley Council Planning Agreement Policy (2014)
- Waverley Development Contribution Plan (2006)
- Waverley Council Play Space Strategy 2014-2029

No.	Action	Timing
Direction A1: Provide diverse spaces for different users and activities		
A1.1	Engage schools, sports clubs and community groups to work together to program activities to increase use of Waverley's recreation facilities at off-peak times to maximise the hours of usage.	Short term (initiate)
A1.2	Investigate the introduction of booking-free days for Waverley sports fields where sporting clubs, commercial operators or community groups cannot book facilities during certain times of the week to enable the public to use facilities on a casual, turn up and play basis.	Short term (deliver)
A1.3	Increase provision and capacity of dog off-leash areas. Consult on the introduction of timed access for dog off-leash activities at Barracluff Park/Beach Road Reserve to improve access to dog off-leash areas in North Bondi and Bondi Beach. Identify measures to enforce compliance with timed access. If trial proves to be successful implement dog off-leash area. Investigate means of improving turf and support facilities such as signage, bubblers and bins at dog off-leash parks.	Short term (deliver)
A1.4	Implement a strategy to increase the profile of South Head Cemetery as part of the Waverley parks and reserves network and recreation walking network.	Short term (deliver)
A1.5	Undertake a needs and demands assessment for recreational swimming in the LGA, to address the availability of swimming classes, lap swimming and club swimming participation opportunities. Community knowledge and affordability of available facilities.	Short term (deliver)

No.	Action	Timing
A1.6	<p>Seek opportunities to provide additional turn-up and play facilities such as basketball and netball hoops, tennis rebound walls, and outdoor activity stations.</p> <p>Priority locations for investigation are:</p> <ul style="list-style-type: none"> in and around Bondi Junction, well connected by pedestrian and cycle paths and public transport in Waverley Park adjoining the upper level courts in the northern part of the LGA in North Bondi, Dover Heights, Rose Bay and Vaucluse to increase residents' access to these facilities. 	Medium term (deliver)
A1.7	Seek opportunities to provide additional indoor multi-use courts that can be used for casual play and also support match play, such as basketball. New facilities can be integrated as part of new development, particularly in and around Bondi Junction.	Medium term (deliver)
A1.8	Implement the Inclusive Play Space Study to provide inclusive play spaces for all ages and abilities. ¹	Short term (deliver)
A1.9	Implement the Street Play Policy to further provide opportunities for play. Consider play in planting design in designated Street Play streets.	Short term (deliver)
A1.10	Continue to provide improved beach access, in line with the principles for universal access at Bondi Beach. ²	Short term (deliver)
Direction A2: Increase the capacity of existing spaces through embellishment and upgrade works		
A2.1	Complete an audit of all Waverley sports fields and investigate opportunities to change play surfaces that would support greater utilisation of facilities.	Short term (deliver)
A2.2	<p>Investigate opportunities to extend the size of the field at Barracluff Park to increase the capacity of the field for match play and training activities, whilst supporting a broader mix of activities such as casual play and dog off-leash (timed access), and providing amenities such as toilets, to support an increase of users.</p> <p>Investigate with Bondi Bowling Club the opportunity to acquire the site to extend Barracluff Park.</p>	Short term (deliver)
A2.3	<p>Investigate opportunities to increase the capacity of Rodney Reserve and provide sports clubs and groups more options for training and match play, including:</p> <ul style="list-style-type: none"> locating new outdoor courts at the northern end of the reserve providing support amenities such as water fountains 	Short term (deliver)
A2.4	Increase lighting of the sports field and provide amenities such as toilets and change facilities at Hugh Bamford Reserve, to enable more groups access and increase the hours of play available for the field. ³	Medium term (deliver)

1. Architects of Arcadia, Inclusive Play Study

2. Waverley Council, Bondi Park, Beach and Pavilion Plan of Management 2014-2024, p92

3. Waverley Council, Draft Williams park and Hugh Bamford Reserve Plan of Management, p66



Figure 4.1 Playing and relaxing key actions

No.	Action	Timing
A2.5	Investigate increasing the capacity of Varna Park to support an area for junior sports and training. Improvements to include possible stormwater harvesting and irrigation system to improve turf and establishing bookings for the space.	Medium term (deliver)
Direction A3: Leverage opportunities to provide new and extended spaces in key strategic locations		
A3.1	Seek opportunities to provide an 'urban park' in Bondi Junction as part of new development. Urban parks can include community indoor recreation space, rooftop courts for basketball or tennis or indoor public pools. Opportunities can be investigated with potential redevelopments at the following sites: <ul style="list-style-type: none"> 15 Adelaide Street Under the viaduct along Syd Enfield Drive 	Medium term (deliver)
A3.2	Investigate options to secure 143 Bronte Road, Queens Park as a publicly accessible recreation and play space during weekends and out of school hours. Option may include establishing a shared use arrangement with the Department of Education.	Short term (deliver)
A3.2	Seek opportunities to acquire land in strategic locations to create community hubs with co-located community services, Council indoor and outdoor recreation facilities, parks and play spaces. Investigate the impacts of developing a series of community hubs at: <ul style="list-style-type: none"> Maintain the land identified for acquisition in Councils Local Environmental Plan 2012.¹ Wairoa Avenue, North Bondi - with acquisition/agreement of North Bondi Scout Hall, Wairoa Avenue to create a community hub with childcare, play space, recreation facilities, and WAYS centre. Clementson Park, Bondi Junction - with acquisition of Clementson Park to maintain as a Park and community hub with childcare, play space, early childhood centre, community garden. Varna Park - with agreement with Bronte Bowling Club to expand Varna Park to provide a community hub with a broader range of community facilities. 	Ongoing
A3.3	Investigate options available in the planning framework to secure current RE1 and RE2 zoned land for recreation purposes into the future.	Short term (deliver)
Direction A4: Continue to improve walking routes along the coastline by identifying pinch points and areas for improvement in walker comfort and way finding		
A4.1	Complete an amenities study to identify gaps and recommended locations for providing public toilet facilities and water fountains along the Cliff Top Walk.	Short term (deliver)
A4.2	Complete an audit of the Cliff Top and Coastal Walk to address breaks to footpath continuity, gaps in signage, and allow continuous connection between both walks to improve visitor experience and manage the increasing number of visitors to the walks each year. Priority areas to audit include: <ul style="list-style-type: none"> From Bondi Park on approach to Williams Park as an alternative to Military Road Connecting Williams Park to Hugh Bamford Reserve Connecting from Military Road through Hugh Bamford onto Wentworth Street 	Medium term (deliver)

1. Waverley Council, Waverley Local Environmental Plan 2012, Land Acquisition Map, online; <https://www.legislation.nsw.gov.au/#/view/EPI/2012/540/maps#LRA>

2. Waverley Council, Draft Williams park and Hugh Bamford Reserve Plan of Management, p73

No.	Action	Timing
Direction A5: Seek funding and partnership arrangements to provide public access to new open spaces and recreation facilities		
A5.1	Investigate establishing shared-use arrangements of recreation facilities with schools.	Short term (deliver)
A5.2	Investigate a regional and joint venture approach to provide indoor sports and swimming facilities with neighbouring councils and interested clubs so Waverley Council residents can access facilities for a low fee on a casual basis.	Short term (initiate)
A5.3	Pursue external sources of funding, such as grants and funding from other levels of Government and the business community to improve recreation facilities and Council-run programs.	Short term (initiate)
A5.4	Continue close working relationships with State Government, Eastern City District LGA Councils, and the Centennial and Moore Park Trust to plan for and manage open space. Pursue opportunities to share resources and deliver cross-regional facilities.	Short term (initiate)

Design and setting

Outcomes

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

Directions

B1. Ensure design responds to the unique character of a place and responds to the community's needs

B2. Design environments for user comfort for all times of the day

B3. Design spaces which encourage physical activity

Relevant Council policies, plans and studies:

- Waverley Public Domain Technical Manual
- Plans of Management for all parks and reserves

No.	Action	Timing
Direction B1: Ensure design responds to the unique character of a place and responds to community's needs		
B1.1	Review and update the Waverley Public Domain Technical Manual to incorporate findings from this OSRS relating to design and managing heritage values in spaces. Figure 4.2 shows the different types of spaces across Waverley.	Short term (initiate)
B1.2	Complete a visual analysis study of regional views to: <ul style="list-style-type: none">• integrate view points and view corridors with park design• inform development controls required to protect regional views.	Short term (initiate)
B1.3	<ul style="list-style-type: none">• Ensure landscape design responds to the surrounding natural environment, views and vistas.	Short term (initiate)
Direction B2: Design environments for user comfort for all times of the day		
B2.1	Provide ancillary facilities (shade, seating, toilets, and water fountains) at all regional, district and neighborhood parks. Prioritise providing amenities at parks and reserves with sports fields where sporting clubs and school groups play at: <ul style="list-style-type: none">• Waverley Park¹• Barracluff Park• Rodney Reserve• Hugh Bamford Reserve.²	Medium term (deliver)
B2.2	Prioritise tree planting and landscaping along popular walking routes and streets to create comfortable and attractive environments for recreational walkers, which are shaded in winter and cool in summer (refer to Action D2.3 and 4.4).	Short term (initiate)
Direction B3: Design spaces which encourage physical activity		
B3.1	Integrate built elements as part of public domain and park upgrade designs that encourage physical activity and play for all age groups. ³	Ongoing

1. Waverley Council, Waverley Park and Pavilion Plan of Management 2012-2022, p44

2. Waverley Council, Draft Williams Park and Hugh Bamford Reserve Plan of Management, p62-92

3. Waverley Council, Play Space Strategy 2014-2029, p 43

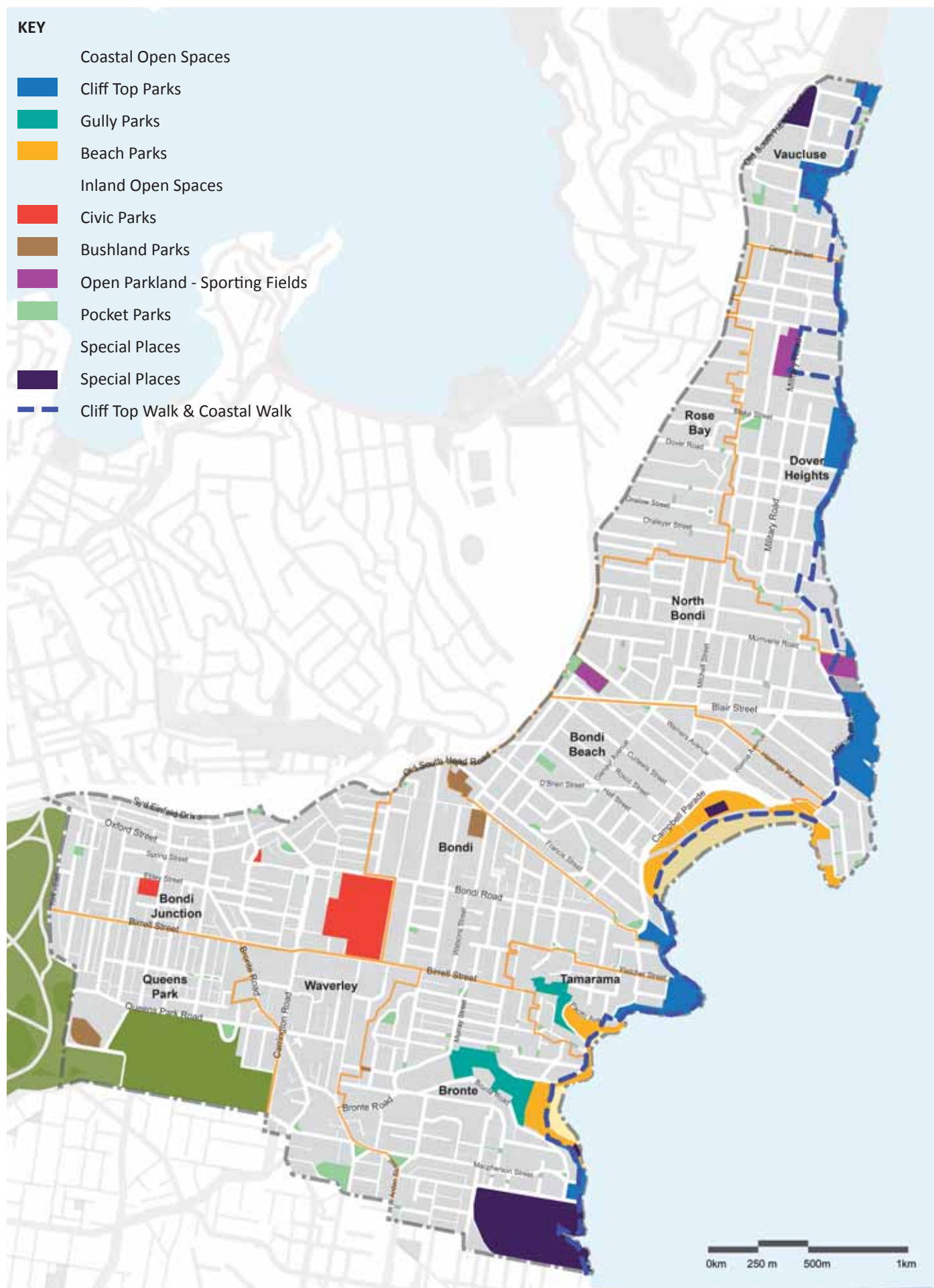


Figure 4.2 Design and Setting

Getting to and around the parks

Outcomes

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

Directions

- C1. Provide for easy navigation and access throughout the open space network and within parks
- C2. Manage car parking and transport impacts particularly at busy times and during events at Waverley parks and reserves
- C3. Provide a safe and comfortable environment along the pedestrian and cycling network to access Waverley parks and reserves
- C4. Ensure all parks are designed and upgraded in line with universal design principles.

Relevant Council policies, plans and studies:

- Waverley Public Domain Technical Manual
- Waverley's Disability Inclusion Action Plan 2017 - 2021

No.	Action	Timing
Direction C1: Provide for easy navigation and access throughout the open space network and within parks		
C1.1	Ensure entrances are clearly marked at popular open spaces (such as Bondi Beach and Park), through signage and way finding for pedestrians and cyclists, public transport users, and drivers. ¹	Medium term (initiate)
C1.2	Update the Waverley Public Domain Technical Manual to include design guidance on way-finding signage for parks and reserves. Guidelines to include the preferred type and location of signs and to ensure control over the proliferation of signs in parks.	Medium term (initiate)
Direction C2: Manage car parking and transport impacts particularly at busy times and during events at Waverley parks and reserves		
C2.1	Undertake a study of off-street car parking for Beach and Sports focused parks and reserves to identify patterns of trips by car, understand shifting mode share to more active forms of transport and inform car parking and traffic management strategies to improve safety at times of high visitation.	Short term (deliver)
Direction C3: Provide a safe and comfortable environment along the pedestrian and cycling network to access Waverley parks and reserves		
C3.1	Audit the quality, safety and continuity of footpaths in and around parks and reserves and along the coast and cliff walk. Improve street entry into parks and reserves and along the coast and cliff walk to consider universal access and address hazards or blockages to pedestrian access where needed. Prioritise the coast and cliff walk, regional parks, then district parks, which experience higher visitation (refer to figure 4.3). ²	Short term (initiate)
C3.2	Develop a way-finding strategy to ensure routes are adequately signed and easy to navigate for: <ul style="list-style-type: none"> • Bondi Beach • Cliff and Coastal Walks, including feeder routes to and connections between the two walks • Bondi Junction. • Bronte Park and Gully • Tamarama Park and Gully • Bondi to Manly Walk as agreed with organisers. 	Medium term (deliver)
Direction C4: Ensure all parks are designed and upgraded in line with universal design principles		
C4.1	Provide accessible car parking at all larger parks. Integrate with study identified in C2.1.	Short term (initiate)
C4.2	Ensure universal access to park facilities (where natural topography and local conditions allows) such as playgrounds, toilet amenities and lookouts as well as providing access to park experiences such as traversing through parks and playing sport. ²	Short term (initiate)

1. Waverley Council, Bondi Park, Beach and Pavilion Plan of Management 2014-2024, p61

2. Waverley Council, Disability Inclusion Action Plan 2017-2021, p12

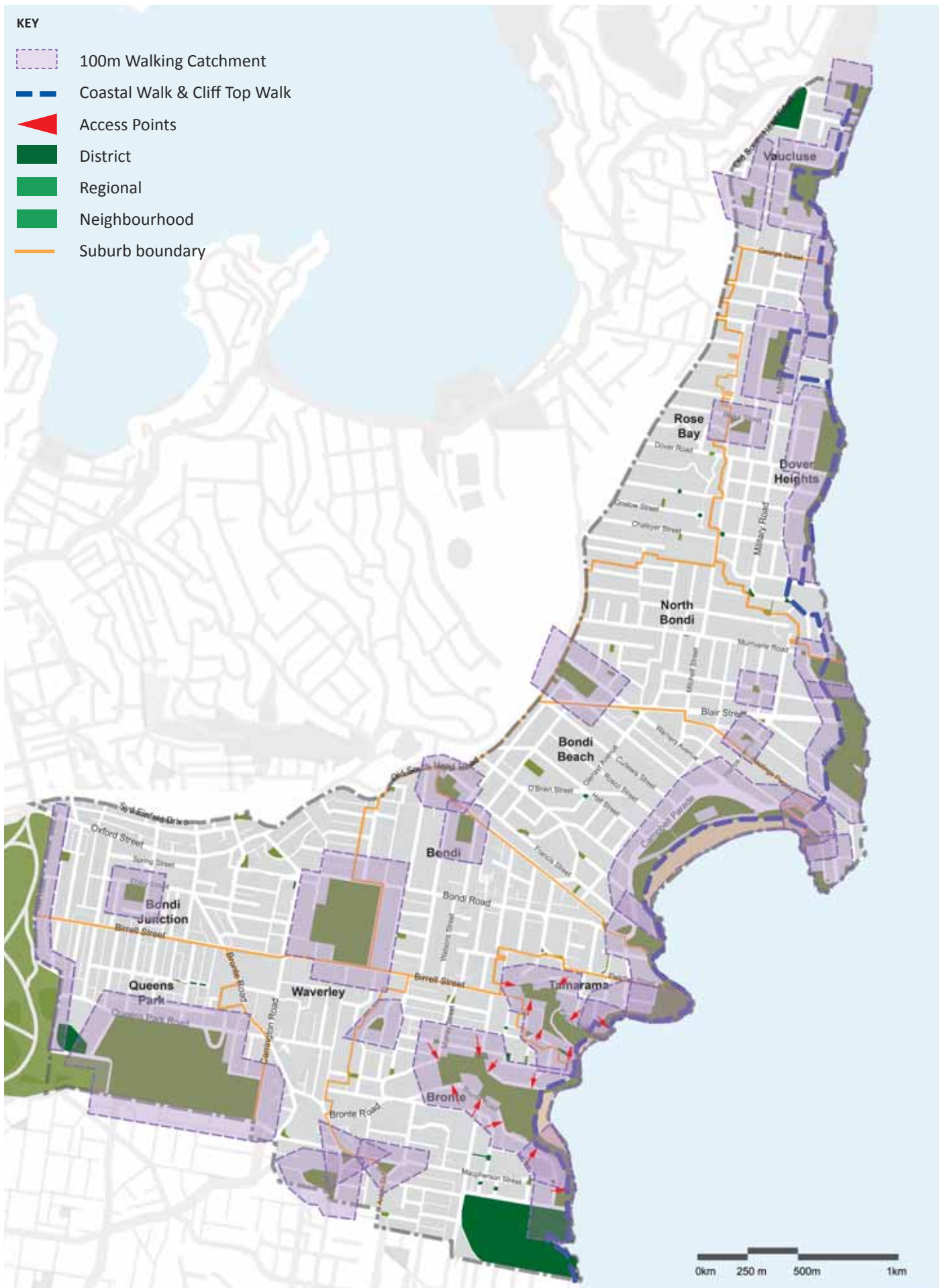


Figure 4.3 Extent of footpath audit around regional and district parks (Action C3.1)

Enhancing the environment

Outcomes

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

Directions

D1. Embed environmentally sustainable practices in the management and maintenance of spaces

D2. Enhance and conserve the natural environment

D3. Plan for resilience to manage and adapt to climate change impacts

Relevant Council policies, plans and studies:

- Environmental Action Plan 3
- Water Management Technical Manual
- Plans of Management for all parks and reserves
- Waverley Council Innovate Reconciliation Action Plan 2019-2021

No.	Action	Timing
Direction D1: Embed environmentally sustainable practices in the management and maintenance of spaces		
D1.1	Continue to engage the La Perouse Local Aboriginal Land Council in the management and maintenance of spaces and seek opportunities to integrate traditional land management practices to build environmental as well as social and cultural resilience.	Short term (initiate)
D1.2	Complete an overarching waste management strategy for Waverley parks and reserves to guide Council's approach to collection, management, and disposal of general waste, recycling and green waste in parks.	Short term (deliver)
D1.3	Continue to improve on water management in open spaces including water capture, recycling and re-use and increasing permeable surfaces.	Short term (deliver)
Direction D2: Enhance and conserve the natural environment		
D2.1	Continue to manage activities adjoining remnant bushland sites to avoid disruption and erosion of vegetation areas. Relevant parks include: Diamond Bay Reserve, Hugh Bamford Reserve, Tamarama Park, and Waverley Cemetery.	Ongoing
D2.2	Increase tree planting in parks and reserves and use diverse planting where appropriate to achieve Waverley's canopy targets. Providing density of tree planting and continuity between parks can help create corridors of vegetation to support local flora and fauna habitats. Focus on Possible Street Greening and Park Biodiversity Focus Areas (refer to 4.4).	Ongoing
D2.3	Encourage planting of native species in open spaces and verges to improve habitats and provide a food source for native fauna in our urban environment, particularly along Possible Street Greening and Park Biodiversity Focus Areas (refer to 4.4).	Ongoing
D2.4	Encourage planting of native species along the coast line to support the coastal biodiversity corridor (refer to 4.4).	Ongoing
Direction D3: Plan for resilience to manage and adapt to climate change impacts		
D3.1	Focus planting of street trees along key pedestrian and cycling routes that align with ecological corridors connecting parks and reserves.	Ongoing
D3.2	Provide additional shade trees in parks around water fountains and rest spots such as near seating to minimise exposure to heat.	Medium term (deliver)

1. Total Earth Care, Biodiversity Action Plan 2014-2020.

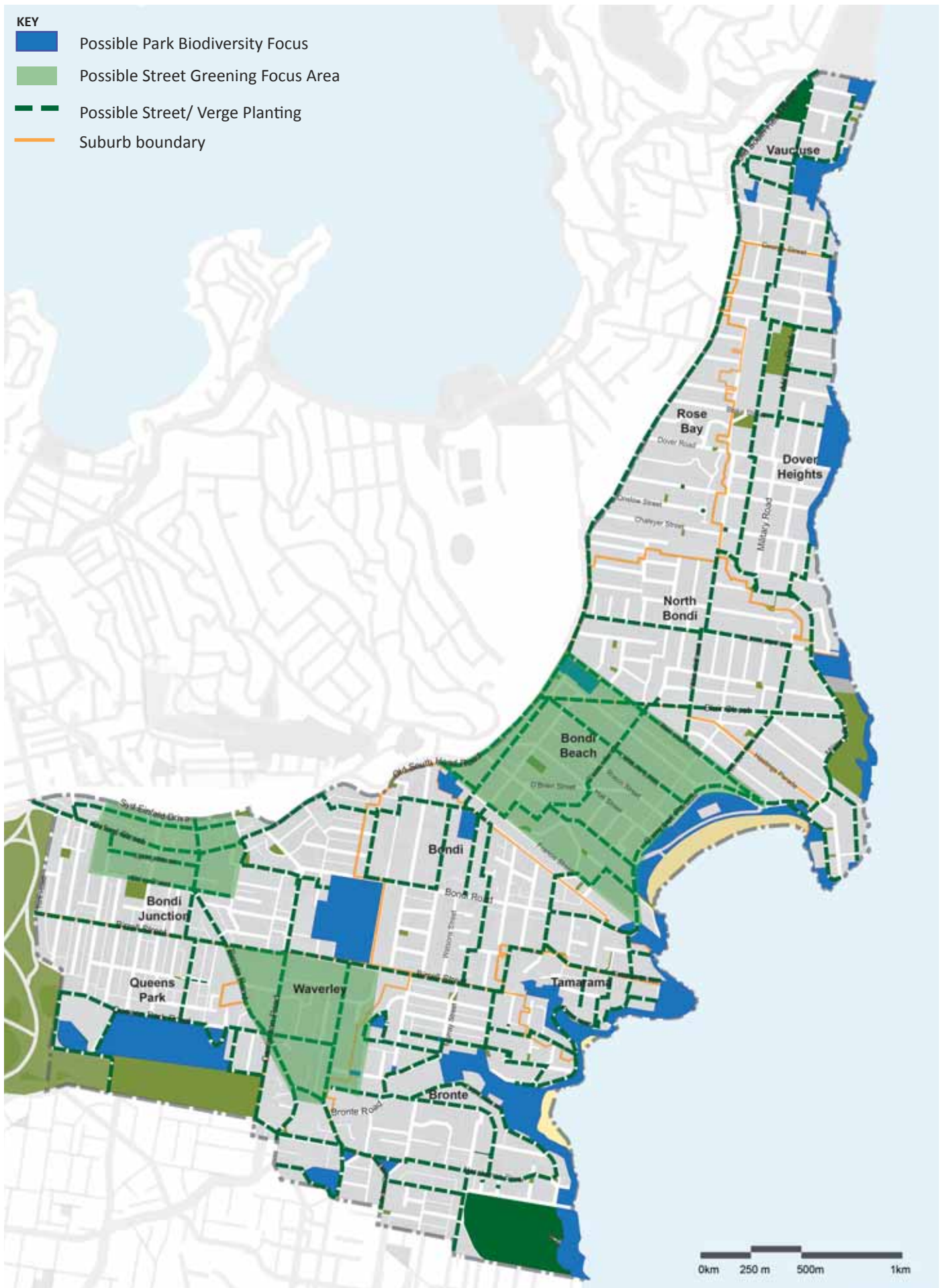


Figure 4.4 Network for street /verge planting (Action D2.3)

Community, culture and heritage

Outcomes

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

Directions

- E1. Engage the community in the care and management of open space and facilities
- E2. Support community events and social activities in parks and reserves
- E3. Protect and manage the heritage values of items and landscape areas
- E4. Educate the community about the value of the unique environment of spaces
- E5. Ensure design of parks tells the story of the place and local culture

Relevant Council policies, plans and studies:

- Plans of Management for all parks and reserves
- Waverley Public Domain Technical Manual
- Consultation Policy
- Conservation Management Plans
- Waverley Council Innovate Reconciliation Action Plan 2019-2021

No.	Action	Timing
Direction E1: Engage the community in the care and management of open space and facilities		
E1.1	Develop a place story strategy that educates a visitor on the environmental, heritage and archaeological, and social significance of Waverley's parks and reserves. Prioritise places with high visitation such as Regional and District Parks.	Medium term (deliver)
E1.2	Implement an engagement framework that reflects full life-cycle of community engagement for the design, care and management of spaces, from design to post-implementation. Council to establish: <ul style="list-style-type: none"> • initial consultation with the community and stakeholders prior to the development of designs • post-implementation surveys to capture the community's assessment and evaluation of the success of projects • annual community survey on open space and recreation to monitor people's use and satisfaction of Waverley's parks and reserves • annual Sports Fields and Courts Regular Hirers Survey to monitor stakeholder satisfaction and feedback on the management of facilities • a plan to involve traditional owners in the conservation and management of open and recreation spaces, recognising and respecting Aboriginal cultures and heritage. 	Ongoing
E1.3	Provide opportunities for 'reflective spaces' which are suitable for quiet contemplation, rest and respite. Conserve these spaces for this purpose. ¹	Ongoing
E1.4	Provide spaces which allow commemoration to members of the community who have passed away by providing 'living legacy' spaces (see 4.5). ¹ Develop an implementation and management plan for 'living legacy' spaces, including arrangements for funding through public donations for the upkeep in the form of additional planting, furniture or the like and increased maintenance.	Medium term (deliver)
E1.5	Identify ways in which Council can support and encourage the community to partake in footpath gardening.	Ongoing

1. Waverley Council, Meeting Minutes of the Waverley Operations and Community Services Committee Meeting held on 9 October 2018, p3

No.	Action	Timing
Direction E2: Support community events and social activities in parks and reserves		
E2.1	Continue to support events in Waverley's parks and reserves that are focused on building community and generate positive benefits for Waverley's local economy. Also see A1.9. Events should align with Waverley's Events Policy. ¹	Ongoing
Direction E3: Protect and manage the heritage values of items and landscape areas and educate the community on the unique environment and heritage value of Waverley's spaces		
E3.1	<p>Adopt the following principles to guide management of open space in Waverley that have landscape heritage values and heritage items:</p> <ul style="list-style-type: none"> • Plan and manage the open spaces and parks of Waverley to conserve and protect significant heritage values • Manage individual contributory elements within the listed parks or reserves in accordance with their assessed level of significance • Consider the impact of works to heritage and their associated attributes as well as impacts on the significance of the place as a whole • Establish and maintain a regular maintenance program for identified heritage structures and landscape components • Acknowledge the contribution of significant trees to the distinctive, historic character of parks and try to replace species like for like if significant trees become senescent and fail • Seek opportunities to recover, enrich and celebrate the historic character and significance of open space and parks within Waverley. 	Short term (deliver)
E3.2	<p>Amend and update the LEP Schedule 5 heritage items and heritage map to more accurately reflect the items (including landscape conservation areas) and their boundaries. Investigate:</p> <ul style="list-style-type: none"> • inclusion of Calga Reserve as part of the South Bronte Headland Conservation Area • the heritage significance of Clemenston Park and review its heritage listing • Williams Park as a cultural landscape area, recognising the Aboriginal and historical archaeological significance of the site • inclusion of Francis Street as a heritage item (Francis Street Landscape Conservation Area) for its significance in relation to the history and development of Waverley LGA. 	Short term (deliver)
E3.3	Ensure Council's parks operations team is trained in best practice heritage landscape management. Management of heritage items, landscape conservation areas and heritage significant trees at Varna Park, Dickson Park, and Thomas Hogan Reserve, need to be managed in accordance with conservation processes and principles.	Medium term (deliver)
E3.4	Integrate landscape heritage conservation planning, management and actions for conservation as part of the process for preparing a Plan of Management for parks and reserves with heritage values.	Medium term (deliver)

1. Waverley Council, Waverley Council Events Policy, p3

No.	Action	Timing
E3.4	<p>Prepare and implement a heritage interpretation strategy or plan for historic or heritage listed open space LGA wide. The following parks and reserves should be included in this strategy or plan:</p> <ul style="list-style-type: none"> • Bondi Beach and Park (including Ben Buckler / Ray O’Keefe Reserve, Marks Park) - planning for this place is a priority • Hunter Park (reflecting the context of the Bondi Beach Cultural Landscape Area) • Bronte Beach (for the park, beach, ocean pool, Calga cutting and Bronte House) • Waverley Park • Tamarama Beach Park and Gully • Varna Reserve • Thomas Hogan Reserve • Dickson Park • Gaerloch Reserve • Macpherson Park • Simpson Park • Queens Park (in conjunction with Centennial Parklands Trust) • Rodney Reserve (to provide better public access to and awareness for the CSIRO Astronomical Instrument Base) • Diamond Bay Reserve (to provide better public access to and awareness for the Rock Engraving). 	Medium term (deliver)
E3.5	<p>Prepare a heritage and landscape management plan as part of the Plans of Management for the following places:</p> <ul style="list-style-type: none"> • Waverley Park • Sandstone Coastal Escarpment Landscape Conservation Area. <i>Area includes Clarke Reserve, Diamond Bay to Rodney Reserve.</i> <p>Heritage and landscape management plans should guide works to improve heritage interpretation, management and maintenance of heritage items, items contributing to heritage landscapes, and significant <i>heritage</i> trees.</p>	Medium term (deliver)
E4. Educate the community about the value of the unique environment of spaces		
E4.1	Integrate environmental and Aboriginal cultural messaging on park signage. ¹ Educate the community on the significance of remnant vegetation and importance of protecting vegetation from damage.	Medium term (initiate)
E5. Ensure park design reflects the story of the place and local culture		
E5.1	Prepare a master plan and associated management plan for Hunter Park which includes <i>park improvements, management and</i> information on art pieces and references Council’s Art Collection - Acquisition and Decommissioning Guidelines for future works.	Medium term (deliver)
E5.2	Investigate opportunities for public art installations, additional to projects identified in the Waverley Public Art Masterplan. Encourage integration of public art in the design of parks, play spaces and living memorials to tell the story of place, Indigenous culture and local perspectives. Seek to engage local artists for public art projects.	Medium term (deliver)

1. Waverley Council, Waverley Council Innovate Reconciliation Action Plan 2019-2021, p33

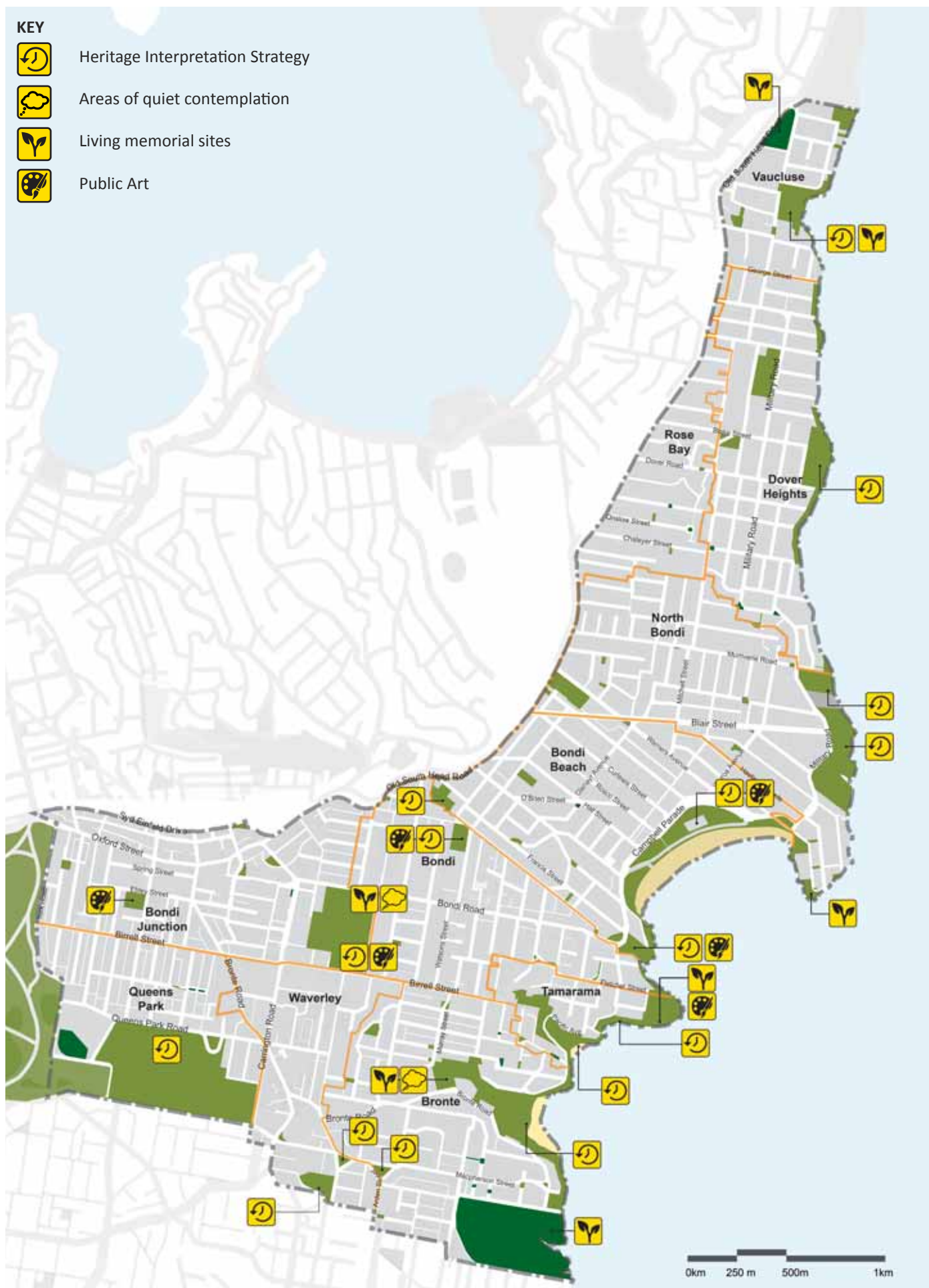


Figure 4.5 Community, Culture and Heritage Strategy

Management and maintenance

Outcomes

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

Directions

F1. Maintain spaces, facilities and amenities at a standard in line with the park hierarchy

F2. Provide clear and consistent messaging regarding compliance in parks

F3. Maintain environments that are safe for all users

F4. Ensure consistency in management across all parks and reserves

Relevant Council policies, plans and studies:

- Plans of Management for all parks and reserves
- Waverley Strategic Asset Management Plan
- Waverley Operational Plan
- Waverley Play Spaces Strategy 2014-2029

No.	Action	Timing
Direction F1: Maintain spaces, facilities and amenities at a good standard		
F1.1	<p>Prepare and or maintain Plans of Management (PoM) for parks and reserves to guide maintenance and management activities.</p> <p>Prioritise the preparation of PoMs for spaces that aren't currently covered by a PoM, and require a PoM under the Crown Lands Act, and prioritise the review and update of PoMs currently in place for high profile places:</p> <ul style="list-style-type: none">• Finalise the Hugh Bamford Reserve and Williams Park Plan of Management (short term)• Update Tamarama Plan of Management (short term)• Update Waverley Cemetery Plan of Management (short term)• Update Waverley Park Plan of Management (short term)• Update Bondi Park, Beach and Pavilion Plan of Management (short term)• Update Bronte Beach and Park Plan of Management (short term)• Prepare a Plan of Management for Parks (generic for all other parks) (short term)• Prepare a Plan of Management for Coastal and Cliff Top Parks. Including Rodney Reserve, Raleigh Reserve, Weonga Reserve, Diamond Bay Reserve, Clarke Reserve and Eastern Reserve. (short term)• Prepare a Plan of Management for Barracluff Park (medium term)	Short term (initiate)
F1.2	Adopt the maintenance and servicing framework (Appendix A) that outlines expectations for service standards, maintenance activities, and frequency of servicing of Waverley parks and reserves. Based on the framework prepare a detailed Service Plan for parks and streetscapes.	Short term (deliver)
F1.3	Audit Council Parks and Operations team requirements for support facilities, storage space, and parking requirements to enable implementation of the maintenance and servicing framework.	Short term (deliver)
F1.4	Establish a priority listing of all parks for upgrade and refurbishment based on asset life cycle and coordinate with the Play Space Strategy 2014-2029 priority of works.	Short term (deliver)

No.	Action	Timing
F1.5	Establish a database of living assets for parks and street trees and inform improvement works to parks, program audits and renewal of assets.	Short term (deliver)
F1.6	Establish and maintain a list of significant trees in parks and streets.	Short term (deliver)
F1.7	Undertake an assessment of training field surfaces to determine what maintenance and upgrade schedules are required to increase the capacity of play and resilience of turf. Consider alternative surfaces such as hybrid or synthetics.	Short term (deliver)
F1.8	Review and update Councils Tree Policy and Street Tree Master Plan in line with Councils commitment to urban canopy targets and areas identified in figure 4.4.	
Direction F2: Provide clear and consistent messaging regarding compliance in parks		
F2.1	Review Council's Events Policy and Event Management and Delivery Guidelines and update the policy to identify: <ul style="list-style-type: none"> • which parks and reserves are appropriate for different types of events • key impacts that would need to be managed for each place • a calendar of events to manage frequency of events, so that public access to spaces is not impacted and the environment has opportunity to recover. 	Short term (deliver)
F2.2	Implement updates to signage in parks and reserves and communication of information identifying open space regulations, in accordance with Appendix B.	Medium term (deliver)
Direction F3: Maintain environments that are safe for users		
F3.1	Review risks to health and safety at Waverley's Cliff Top parks and implement management strategies.	Short term (deliver)
Direction F4: Ensure consistency in management across all parks and reserves		
F4.1	Set out guidelines for sponsorship or partnership agreements for Park and recreation assets to ensure some consistency of approach between community, not-for-profit and commercial organisations. Review Councils fees and charges accordingly.	Short term (deliver)
F4.2	Focus mass planting areas in: <ul style="list-style-type: none"> • Beach and Sports parks • Steep slopes (of 1:3 or greater) • Verge planting focus areas as identified in figure 4.4. 	Ongoing

Open space network and hierarchy

We have 79 parks and reserves to manage, which service a range of activities and users. The introduction of a system of classification of our parks and reserves will help Council to prioritise maintenance decisions and improvement activities by providing an understanding of the level of provision and facilities expected for each type of open space.

Our classification of spaces by five types (Bondi Beach and Park Landscape, Beach Parks, Sports Parks, neighbourhood and local) is generally consistent with the proposed approach for open space planning set out in the NSW Government Architect's *Open Space for Recreation Guide*. Our classification reflects the types of activities and facilities currently available, or desired, in each park and reserve, and to some extent the size of spaces. It indicates the catchment size and the extent that people travel to visit a space, and based on this information informs the approach to maintenance and servicing required for each space. Principles for open space classification and hierarchy are outlined in Table 4.1.

Open space types

Bondi Beach and Park Landscape

- Unique and high profile destination in Waverley that attracts visitors locally, regionally and internationally and provides access to water-based recreation activities, spaces to socialise and relax, and high quality amenities.

Beach Parks

- Provides open green space and space for passive and active recreation and includes access to water-based activities. Provides facilities and a landscape that attracts visitors from beyond the Waverley LGA.

Sports Parks

- Provides open green space and space for passive recreation and team and organised sports. Provides sporting facilities that can cater for group and organised sports.
- A destination park that services a substantial residential area or at least two local suburb catchments.

Neighbourhood

- Provides open green space for primarily passive and casual turn up and play recreation. Provides green spaces to walk through. Caters to the local catchment of residents in the suburb or LGA.

Local

- Provides open green space for primarily passive recreation. Provides green spaces to walk through. Includes small parks and parks on street verges and road closures and caters for immediate residents in the area.



Bondi Beach Park



Sports Park - Waverley Park



Neighbourhood open space - St James Reserve

KEY

Bondi Park and Beach Parks

- 2. Bondi Park
- 3. Bronte Park and Gully
- 5. Tamarama Park and Gully

Sports Parks

- 1 Waverley Park
- 4 Rodney Reserve
- 8 Hugh Bamford Reserve
- 10 Barracluff Park
- 23 Williams Park/
Bondi Golf and Diggers Club

Neighbourhood

- 6 Diamond Bay Reserve
- 7 Marks Park
- 9 Dudley Page Reserve
- 11 Varna Park
- 12 Eastern Avenue Reserve
- 13 Hunter Park
- 14 Thomas Hogan Reserve
- 15 Raleigh Street Reserve
- 16 Dickson Park
- 17 Calga Reserve
- 18 Clarke Street Reserve
- 19 Gaerloch Reserve
- 20 Clemenston Park
- 21 Biddigal Reserve

Local

- 24 Kimberley Reserve
- 26 Ben Buckler Park / Ray O'Keefe
- 27 Marlborough Reserve
- 29 Macpherson Park
- 33 Fingleton Reserve
- 34 St James Road Reserve
- 37 Hewlett Street Reserve
- 41 Wairoa Reserve
- 46 O'Donnell St Reserve
- 51 Francis Street Reserve
- 22 Caffyn Park
- 25 Wilga Street Reserve
- 26 Victoria Park
- 30 Weonga Reserve
- 31 Boondi Reserve
- 32 Scarborough Crescent Bank
- 35 Faith Patterson Reserve
- 36 Simpson Park
- 38 Sam Fisman Reserve
- 39 Warren Zines Reserve
- 42 Stephen Street Reserve
- 43 Gibson Street Reserve
- 44 Dover Road Closure Split Level
- 45 Forest Knoll Reserve
- 47 Eora Reserve
- 48 Craig Avenue Reserve
- 49 Tower Street Reserve
- 50 Beach Road Reserve
- 52 Jensen Avenue Reserve
- 53 Sir Thomas Mitchell Reserve
- 54 Gilgandra Reserve
- 55 Scott Street Reserve
- 56 Niblick St Reserve
- 57 Brighton Boulevard Reserve
- 58 Onslow Street Reserve
- 60 Cuthbert Street Reserve
- 61 Dickson Street Reserve
- 62 Hewlett Street Road Closure
- 63 Edward Street Road Closure
- 64 New Street Reserve
- 65 Hal Lashwood Reserve (Ben Buckler)
- 66 Chaley Street Reserve

- 67 Ashley Street & Thompson Street Reserve
- 68 Andrew Street Reserve
- 69 Glen Street Reserve
- 70 Blair Street & Wairoa Avenue Reserve
- 71 Jessie Street Reserve
- 72 Fletcher Street Reserve
- 73 Belgrave Street
- 74 Palmerston Avenue
- 75 Murrivier Road Reserve



Figure 4.6 Classification of Waverley parks and reserves

Type	Description	Catchment and access	Facilities
Bondi Beach and Park Landscape	<p>Includes Bondi Beach, Bondi Park, surrounding parks and coast line.</p> <p>Relates to the National Heritage Listing.</p> <p>The landscape is a unique place in Waverley and is a high profile destination with an international reputation.</p> <p>The landscape provides access to water-based recreation activities, spaces to socialise and relax, and high quality amenities.</p> <p>The landscape attracts visitors internationally and encourages whole day visits and overnight stays.</p>	<p>Encourages visits for a whole day and overnight stays.</p> <p>The landscape is a destination and attracts organised or planned journeys.</p>	<ul style="list-style-type: none"> • Has a unique design characteristic • Includes furniture such as benches and picnic tables • Includes high quality toilet facilities • Include a play space with access path, signs and bubbler. • Includes Bondi Pavilion • Includes food and beverage retailers • Includes casual turn up and play facilities • Includes lighting • Include high amenity horticultural planting, turf and trees • Includes welcome signage at all entrances and interpretive signage of heritage items if relevant.
Beach Parks	<p>Larger park by the beach, designed with high amenity.</p> <p>Refer to Appendix A for details of service levels and maintenance servicing framework.</p> <p>Provides space for recreation, socialising and relaxation and includes access to water-based activities.</p> <p>A destination park that provides facilities and a landscape that attracts visitors from across Waverley LGA and outside the LGA. Encourages visits for more than two hours.</p>	<p>Encourages visits for several hours and will attract organised or planned journeys.</p> <p>Located close to public transport and include associated facilities such as car parking including accessible parking.</p>	<ul style="list-style-type: none"> • Includes furniture such as benches and picnic tables • Includes toilet facilities • Include a play space with access path, signs and bubbler. • May include a community hall or meeting space • May include some casual turn up and play facilities • May include a recreation facility for sports • Includes lighting • Include high amenity horticultural planting, turf and trees • Includes welcome signage at all entrances and interpretive signage of heritage items if relevant.

Type	Description	Catchment and access	Facilities
Sports Parks	<p>Larger park, designed with high amenity and provision of sports fields, courts and recreation facilities.</p> <p>Refer to Appendix A for details of service levels and maintenance servicing framework.</p> <p>Provides sporting facilities that can cater for organised and team sports and casual play.</p> <p>A destination park that services a substantial residential area or at least two local suburb catchments.</p>	<p>Encourages visits for one to two hours.</p> <p>Accessible by users within a 1km catchment area, about 15 to 20 minutes' walk from home.</p> <p>Located close to public transport.</p>	<ul style="list-style-type: none"> • >25% of space is active space • Includes furniture such as benches and picnic tables • Includes toilet facilities • May include a play space with access path, signs and bubbler. • May include a community hall or meeting space • May include some casual turn up and play facilities • May include a sporting facility • Includes lighting • Includes planting, turf and trees • Includes welcome signage at all entrances and interpretive signage of heritage items if relevant.
Neighbourhood	<p>Provides a good level of landscape amenity.</p> <p>Refer to Appendix A for details of service levels and maintenance servicing framework.</p> <p>Provides open green space for primarily passive and casual turn up and play recreation. Provides green spaces to walk through.</p>	<p>Caters for a localised catchment.</p> <p>Accessible by users regularly within a 400m catchment area, about an 8 to 15 minutes' walk from home.</p> <p>Visited daily by many users for short visits of up to one hour.</p>	<ul style="list-style-type: none"> • 0% active space • May include furniture such as benches and picnic tables • May include toilet facilities • May include a play space with access path, signs and bubbler. • May include a community hall or meeting space • May include some casual turn up and play facilities • Does not include lighting • Includes include low maintenance planting, turf and trees • Includes small park signs at all entrances
Local	<p>Provides a basic level of landscape amenity.</p> <p>Refer to Appendix A for details of service levels and maintenance servicing framework.</p> <p>Provides open green space for primarily passive recreation. Provides green spaces to walk through.</p>	<ul style="list-style-type: none"> • Caters for immediate residents in the area. • Accessible by users within a 200m walking catchment area, about 5 to 10 minutes' walk from home or by users passing by on their way to other destinations. 	<ul style="list-style-type: none"> • 0% active space • May include furniture such as, bins, seating benches and picnic tables • May include a play space • Does not include lighting • Includes low maintenance planting, turf and trees • Includes small park signs at all entrances

Table 4.1 Principles for open space classification and hierarchy

Locality Strategic Plan

The following plans show the combined strategies by locality.

North

Figure 4.7 shows the North locality, which encompasses North Bondi in the south, to Vaucluse in the north.

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

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

- A1.4 Implement a strategy to increase the profile of South Head Cemetery as part of the Waverley parks and reserves network and recreation walking network.
- A1.6 Seek opportunities to increase turn-up and play facilities such as basketball and netball hoops, tennis rebound walls, and outdoor activity stations. Priority locations may be Rodney Reserve and Barracluff Park.
- A1.3 Consult on the introduction of timed access for dog off-leash activities at Barracluff Park/Beach Road Reserve to improve access to dog off-leash areas in North Bondi and Bondi Beach. Identify measures to enforce compliance with timed access.
- A2.2 Investigate opportunities to extend the size of the field at Barracluff Park to increase the capacity of the field for training and match play, whilst supporting a broader mix of activities such as casual play and dog off-leash (timed access), and providing amenities such as toilets.

Investigate with Bondi Bowling Club the opportunity to acquire the site to extend Barracluff Park.
- A2.3 Investigate opportunities to increase the capacity of Rodney Reserve and provide sports clubs and groups more options for training and match play, including locating new outdoor courts at the northern end of the reserve
- A2.4 Increase lighting of the sports field and provide amenities such as toilets and change facilities at Hugh Bamford Reserve, to enable more groups access and increase the hours of play available for the field.
- A4.1 Complete an amenities study to identify gaps and recommended locations for providing public toilet facilities and water fountains along the Cliff Top Walk. Suggested locations for more amenities include Diamond Bay and Hugh Bamford Reserve.

Beaches

Figure 4.8 shows the Beaches locality which encompasses Bondi, Tamarama and Bronte Beaches and the suburbs of Bondi Beach, Bondi, Tamarama and Bronte.

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

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

- A1.9 Continue to implement actions to provide improved beach access, in line with the principles for universal access at Bondi Beach and Bronte Park.
- D2.3 Encourage planting of native species in open spaces and verges to improve habitats for native flora and fauna in our urban environment, particularly along Possible Street Greening and Park Biodiversity Focus Areas.

The Junction

Figure 4.9 shows The Junction locality which encompasses the western part of the LGA, including the suburbs of Waverley, Queens Park and Bondi Junction.

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

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

- A1.6 Seek opportunities to increase turn-up and play facilities such as basketball and netball hoops, tennis rebound walls, and outdoor activity stations.

Priority locations for investigation are: Bondi Junction and Waverley Park.
- A1.7 Seek opportunities to provide additional indoor multi-use courts that can be used for casual play and also support match play, such as basketball. New facilities can be integrated as part of new development, particularly in and around Bondi Junction.
- D2.3 Encourage planting of native species in open spaces and verges to improve habitats for native flora and fauna in our urban environment, particularly along Possible Street Greening and Park Biodiversity Focus Areas in Bondi Junction and Waverley suburbs.



Figure 4.7 North Combined Strategies Map



Figure 4.8 Beaches Combined Strategies Map

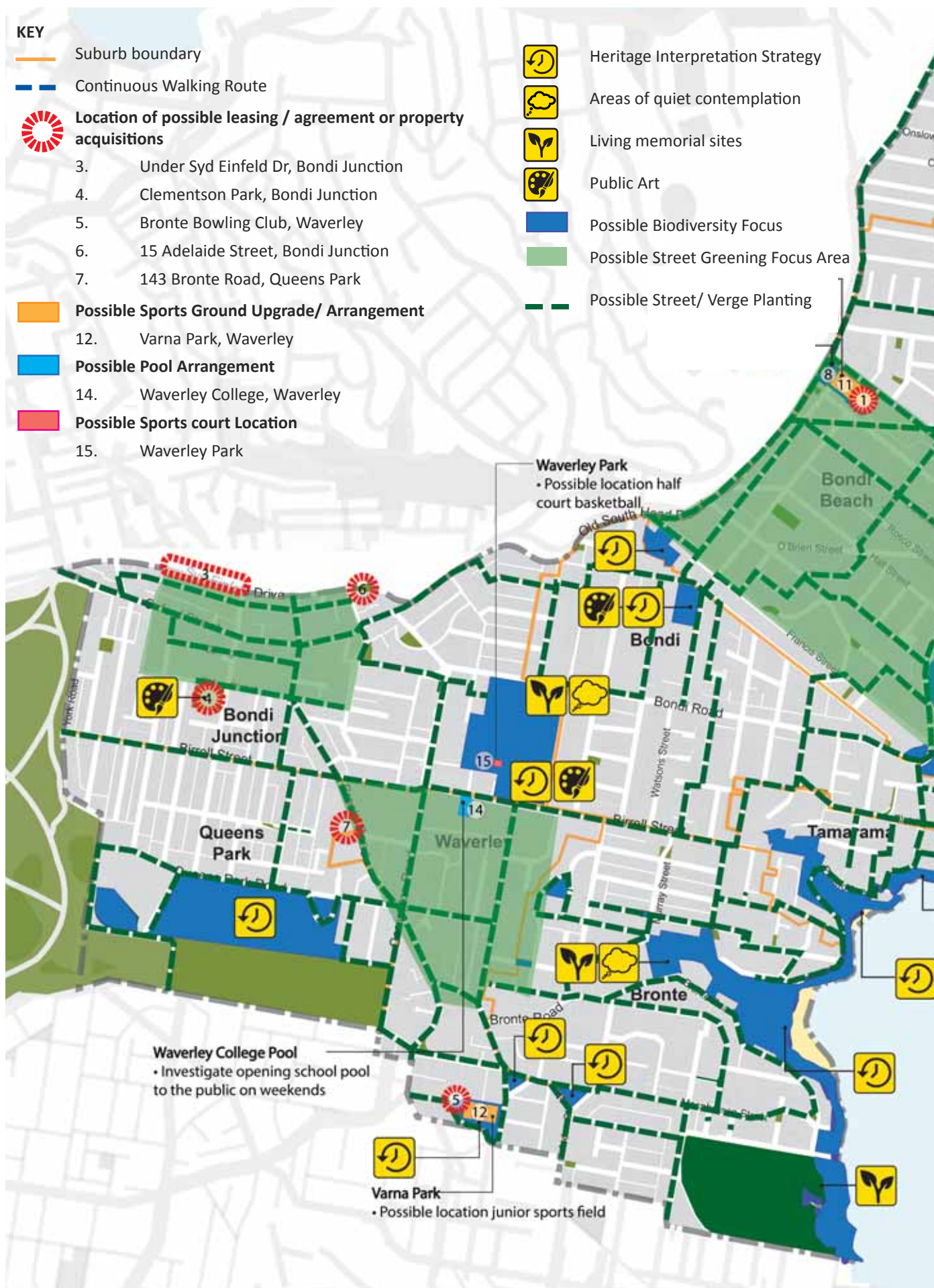


Figure 4.9 Bondi Junction and Surrounds Combined Strategies Map



Funding

Planning, management, and maintenance of open space is funded through Council's operational budgets. Delivery of this OSRS will predominately be funded by Council.

Acquisition of new spaces and upgrade of existing spaces will primarily be funded through Council's capital works budgets. Sometimes funding may be available via external sources such as development contributions collected via local contributions plans or negotiated through planning agreements, or other Government grant funding.



Figure 4.10 Monitoring and reporting framework

Monitoring and reporting

Existing Council reviews and measures will assist in monitoring the effectiveness of the OSRS. The approaches to monitoring and indicators for success are listed in Table 4.2. Indicators can be monitored through the proposed activities as part of the engagement framework (Action E1.2) and through other monitoring and reporting activities as part of our other programs.

Each year Waverley reports on progress in delivering goals of the Waverley Community Strategic Plan. For open space this involves reporting on the following measures:

- improved community satisfaction with the quality of parks, sporting and recreational facilities and open spaces
- improve community satisfaction with the accessibility to parks, sporting and recreational facilities and open spaces.

We will review our SAMP to guide the funding and prioritisation of projects that deliver on the OSRS.

The OSRS will be reviewed and updated in 10 years time.

Approach to monitoring	Indicators
Annual Community Satisfaction Survey	Community satisfaction increases
Annual Sports Fields and Courts Regular Hirers Survey	Sporting clubs and school groups satisfaction is maintained or increases
Hours facilities used or booked	The average hours of bookings increases across all facilities
Transport surveys and pedestrian monitoring	Trips in Waverley by active transport (walking and cycling) increases
Tree canopy and vegetated area audit	Tree canopy and vegetated area increases
Compliance with Council open space policies and regulations	Complaints decreases

Table 4.2 Approaches to monitoring OSRS outcomes and indicators to measure

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Appendices

A

Appendix A: Maintenance and servicing framework

Description	Beach Parks (including Bondi Park)	Parks with Sports Fields	Local Parks	Neighbourhood Parks	Streets/ Verges/ Traffic Calming Device
Service Level	<p>High</p> <p><i>High level of utilisation</i></p> <p><i>This standard has the highest level of asset provision, using quality materials and bespoke designs, maintenance is undertaken to the highest affordable standards with quick response times and proactive programed operations.</i></p>	<p>High</p> <p><i>High level of utilisation</i></p> <p><i>This standard has the highest level of asset provision, using quality materials and bespoke designs, maintenance is undertaken to the highest affordable standards with quick response times and proactive programed operations.</i></p>	<p>Medium</p> <p><i>Medium level of utilisation</i></p> <p><i>This standard has a moderate level of asset provision, using robust materials and simple designs. Maintenance is undertaken to a good standards, with standard response times and programed operations.</i></p>	<p>Basic</p> <p><i>Relatively low level of utilisation.</i></p> <p><i>This standard has the lowest level of asset provision, using robust materials and simple designs. Maintenance is undertaken to the lowest acceptable standard, with longer response times and fewer programed operations.</i></p>	<p>Basic</p> <p><i>Relatively low level of utilisation.</i></p> <p><i>This standard has the lowest level of asset provision, using robust materials and simple designs. Maintenance is undertaken to the lowest acceptable standard, with longer response times and fewer programed operations.</i></p>
Service Frequency	Weekly	Monthly	6 weeks – 3 months	6 weeks – 3 months	6 weeks – 3 months
Water	Summer lawn areas as required	Summer lawn areas as required	Limited or no lawn irrigation	No lawn irrigation	No lawn irrigation
	Trees and shrubs as required. Drip system to be installed where possible.	Trees and shrubs as required. Drip system to be installed where possible.	Hand water new revegetation areas.	Hand water new revegetation areas.	Hand water new revegetation areas.
	Monitor water use to adhere to water budgets.	Monitor water use to adhere to water budgets.	Monitor water use to adhere to water budgets.		

Irrigation System	Repair sprinklers, valves and pipes as required. Maintain in a good condition. Refer to IPWEA Parks Management: Inventories, conditions and performance grading for ratings.	Sprinkler systems to sports fields / repair sprinklers, valves and pipes as required. Maintain in a good condition. Refer to IPWEA Parks Management: Inventories, conditions and performance grading for ratings.	No/ Limited sprinklers systems, check taps, valves if present. Maintain in a good condition. Refer to IPWEA Parks Management: Inventories, conditions and performance grading for ratings.	No irrigation systems	No irrigation systems
	Sprinkler checks monthly between November – February.	Limited sprinkler system/ sprinkler checks monthly between November – February.	No/ Limited sprinklers	No sprinklers	No sprinklers
Mowing	Grass height between 80 – 100mm covering 30% turf area	Grass height between 80 – 100mm covering 30% turf area	Seasonally dependent especially on reserves with waterways and drains. Grass height between 100 – 150mm between >50% reserve.	Seasonally dependent especially on reserves with waterways and drains. Grass height between 100 – 150mm between >50% reserve.	Seasonally dependent. Grass height between 100 – 150mm.
					Respond to merit requests
NOTE: Mowing may be deferred in winter months or if a community event is scheduled.					
Edging	Every 2-4 weeks or as required	Every Month	Every 3 months	Every 3 months	No edging
Brush Cutting	Around signage, furniture, structures, path edges every 1-2 weeks	Around signage, furniture, structures, path edges every month	Around signage, furniture, structures, path edges every 6 weeks – 3 months	Around signage, furniture, structures, path edges every 6 weeks – 3 months	
Weed Control	Spay selective herbicides to control Bindii and Cape Daisy on turf once a year between June – September.	Spay selective herbicides to control Bindii and Cape Daisy on turf once a year between June – September.	Spay selective herbicides to control Bindii and Cape Daisy on turf once a year between June – September.	Spay selective herbicides to control Bindii and Cape Daisy on turf once a year between June – September.	
			Pre-emergent applied to garden beds every 3 months in spring and summer.	Pre-emergent applied to garden beds every 3 months in spring and summer.	Pre-emergent applied to garden beds once a year.
	Hand weed garden beds – check weekly	Hand weed garden beds – check every month	Hand weed garden beds – check 6 weeks – 3 months	Hand weed garden beds – check 6 weeks – 3 months	Hand weed garden beds – check 6 weeks – 3 months

Pruning	Trees and shrubs as required to maintain tidy appearance and for plant health	Trees and shrubs as required	Prune damaged or hazardous branches	Prune damaged or hazardous branches	
	Remove spent flowers as required	Remove spent flowers as required			
Dig, Plant, Maintain	Garden beds	Garden beds	Garden beds	Plant on steep slopes	
	Top up mulch monthly	Top up mulch every 3 months	Top up mulch as necessary	Top up mulch as necessary	
Plant	Replacements as necessary and for improvements	Replacements as necessary and for improvements	Revegetation and screen plantings in winter	Trees/ shrubs – screening resident request	Replant/ replace traffic calming device planting as necessary and for improvements
Fertilise	Lawns/ turf/ sports fields Autumn and Spring	Lawns/ sports fields in Spring	No/ limited fertilising only as necessary and high use local parks	No/ limited fertilising only as necessary	No/ limited fertilising only as necessary
Top Dress	Lawns/ turf/ sports fields to ensure even surfaces throughout	Top dress high traffic or damaged areas as necessary	Top dress uneven surfaces for public safety as required	Top dress uneven surfaces for public safety as required	Top dress uneven surfaces for public safety as required
Turf	Returf after large events, and surrounding high wear areas including sports fields as required and end of each season.	Returf after large events, and surrounding high wear areas including sports fields as required and end of each season.	Returf for safety as necessary	Returf for safety as necessary	Returf for safety as necessary
	Over sow annually	Over sow sports fields and high use parks			
	Aerate sports fields and high use parks annually	Aerate sports fields and high use parks annually			

Maintain Assets and Play Equipment	Playgrounds weekly visual condition assessment. 3 monthly testing of moving parts. Annual audit for compliance to AS.	Playgrounds weekly visual condition assessment. 3 monthly testing of moving parts. Annual audit for compliance to AS.	Playgrounds weekly visual condition assessment. 3 monthly testing of moving parts. Annual audit for compliance to AS.	Playgrounds weekly visual condition assessment. 3 monthly testing of moving parts. Annual audit for compliance to AS.	
	Furniture (seats, tables, bins, barbecues) weekly	Furniture (seats, tables, bins, barbecues) monthly	Furniture (seats, tables, bins, barbecues) 6 weeks – 3 months	Furniture (seats, tables, bins, barbecues) 6 weeks – 3 months	
	Structures (picnic shelter, toilets, change rooms) weekly	Structures (picnic shelter, toilets, change rooms) monthly	Few or no structures to maintain.	Few or no structures to maintain.	
	Monthly inspection of all pathways, footbridges and walking trails in safe to easily accessible state.	Monthly inspection of all pathways, footbridges and walking trails in safe to easily accessible state.	Safe walkways by repairs to footpaths, walkways, steps, post and rail fences, handrails as required	Check and maintain walkways/ footpaths as required.	
Hand Litter Pick Up	Daily to twice weekly	Daily to twice weekly (Dec, Jan, Feb) – Weekly (May, June, July)	Check every visit	Check every visit	Check every visit
Vandalism	Inspect and assess within 24hrs Mon – Fri, carry out ASAP depending on damage/ vandalism and required materials.	Inspect and assess within 24hrs Mon – Fri, carry out ASAP depending on damage/ vandalism and required materials.	Inspect and assess within 24hrs Mon – Fri of notification, carry out ASAP depending on damage/ vandalism and required materials.	For safety if required or programmed	For safety if required or programmed
Bin change over	Change over daily	Collected by PPC	Collected by PPC	Collected by PPC	

Appendix B: Parks compliance

*Alcohol free zone = public streets and beaches (Bondi, Tamarama and Bronte) only

*Alcohol prohibited zone = parks, reserves and public spaces that have been endorsed by council to be enforceable alcohol prohibited zones

Park or Reserve	Proposed compliance information
All Parks (except those listed independently below)	All Parks (except those listed independently below) <ul style="list-style-type: none"> No camping or staying over night No portable barbecues or open fires
	In an alcohol prohibited zone; Bondi Park & Beach, Tamarama Park & Beach and Bronte Park & Beach. <ul style="list-style-type: none"> No consumption of alcohol (only is Alcohol free or prohibited zones as determined by Council)
	With a playground (refer to play strategy for locations) <ul style="list-style-type: none"> No dogs within 10m of playground Assistance dogs permitted in playground No smoking within 10m of playground
	Without a field or court (i.e. except Rodney Reserve, Barracluff Park, Dudley Page Reserve, Hugh Bamford Reserve) <ul style="list-style-type: none"> No organised ball games, without council approval
	In Coastal Reserves (Diamond Bay Reserve) <ul style="list-style-type: none"> No camping or staying overnight
	Parks within the Bondi Intertidal Area i.e. Hunter Park, Marks Park, Gareloch Reserve <ul style="list-style-type: none"> No collecting or harvesting invertebrates in the intertidal area
	Locations where commercial activities are allowed: (Note fitness training allowed in Hunter Park, Marks Park, Barracluff Park, Diamond Bay Reserve, Dudley page Reserve, Hugh Bamford Reserve, Rodney Reserve, Upper Dickson Reserve, Varna Park. Note events in Dudley Page Reserve, Marks Park, Calga Reserve, Gaerloch Reserve, Diamond Bay, Hugh Bamford Reserve, Hunter Park, Waverley Memorial Park, Caffyn Park, Barracluff Park, Clementson Park, Kimberley Reserve, Thomas Hogan Reserve, Varna Park, Upper Dickson Reserve, Rodney Reserve) <i>To apply for an event or commercial activity, please seek approval from Council prior by calling 9369 8000.</i> <i>Otherwise: No commercial activities</i>

Park or Reserve	Proposed compliance information
Bronte Park	<ul style="list-style-type: none"> • No consumption of alcohol • No camping or staying overnight • No organised ball games, without council approval • No commercial activities, without Council approval • No kites or kite activities • No portable barbecues or open fires • No collecting or harvesting invertebrates in the intertidal area • No smoking on beaches • Dogs are prohibited on the beach, in the bushland of the Bronte Gully, and near the pool, children's play areas and food preparation areas such as barbecues and the kiosk.
Bronte Beach	<ul style="list-style-type: none"> • No Dogs • No Smoking • No kite or kite activities • No collecting or harvesting invertebrates in the intertidal area • No commercial activities • No Alcohol • No ball games • No glass
Tamarama Park	<ul style="list-style-type: none"> • No consumption of alcohol • No camping or staying overnight • No smoking on beaches • No organised ball games, without council approval • No skateboarding, rollerblading and kite flying. • No dogs. Dogs prohibited in park and on the Beach, dogs permitted on-leash on the Coast Walk, promenade and in Tamarama Gully • Fishing is allowed in these areas but taking, gathering or collecting seashore animals is prohibited.
Tamarama Beach	<ul style="list-style-type: none"> • No Dogs • No Smoking • No kite or kite activities • No collecting or harvesting invertebrates in the intertidal area • No commercial activities • No Alcohol • No ball games • No glass

Park or Reserve	Proposed compliance information
Bondi Park and Biddigal Park	<ul style="list-style-type: none"> • No consumption of alcohol • No camping or staying overnight • No smoking on beaches • No dogs. Dogs prohibited in park and on the Beach, dogs permitted on-leash on the Coast Walk and promenade. • No organised ball games, without council approval. • No commercial activities, without Council approval • No bikes, skateboards or rollerblades • No kites or kite activities • No portable barbeque's or open fires
Bondi Beach signs	<ul style="list-style-type: none"> • No dogs • No Smoking • No kite or kite activities • No commercial activities • No Alcohol • No glass • No carrying of hand spears or spear guns • No collecting or harvesting invertebrates in the intertidal area. Bondi to Tamarama forms an Intertidal Protected Area
North Bondi Childrens' Pool and Rock Pool	<ul style="list-style-type: none"> • No Dogs • No running • No diving • No collecting or harvesting invertebrates in the intertidal area. Bondi to Tamarama forms an Intertidal Protected Area • No smoking • No drinking • No glass • No spear fishing
Waverley Park	<ul style="list-style-type: none"> • No camping or staying overnight • No commercial activities, without Council approval • No portable barbeque's or open fires • Dogs prohibited on sports fields and courts, the memorial garden and within 10m of playground and food preparation areas. A designated dog off-leash area is located on the top section of the park. Dogs must remain on-leash in all other areas of the park.

Appendix C: Landscape Conservation Areas and heritage items

Park or reserve	Landscape Conservation Area	State Heritage Listing	Includes Local Heritage, Archaeological, Aboriginal Items or Sites
Ben Buckler / Ray O'Keefe Reserve	Ben Buckler (Ray O'Keefe) Reserve Landscape Conservation Area		Yes
Bondi Beach and Park*	Bondi Beach and Park Landscape Conservation Area	Yes - Bondi Pavilion, Bondi Ocean Outfall Sewer, Bondi Beach Cultural Landscape	Yes
Bronte Beach and Park	Bronte Beach and Park Landscape Conservation Area		Yes
Caffyn Park	Caffyn Park Landscape Conservation Area		
Calga Reserve	Calga Avenue Landscape Conservation Area		
Clarke Reserve	Coastal Sandstone Escarpment Landscape Conservation Area		
Clemenston Park	Clemenston Park Landscape Conservation Area		
Cuthbert Street Reserve	Cuthbert Street Landscape Conservation Area		
Diamond Bay Reserve	Coastal Sandstone Escarpment Landscape Conservation Area		Yes
Dickson Park	Dickson Park Landscape Conservation Area		
Fingleton Reserve	Fingleton Reserve Landscape Conservation Area		
Francis Street Reserve	Francis Street Landscape Conservation Area		
Gaerloch Reserve	Gaerloch Reserve Landscape Conservation Area		
Hewlett Street Reserve	Hewlett Street Landscape Conservation Area		
Hugh Bamford Reserve			Yes
Hunter Park	Hunter and Marks Park Landscape Conservation Area		Yes
Macpherson Park	Macpherson Park Landscape Conservation Area		
Marks Park	Hunter and Marks Park Landscape Conservation Area		Yes
Queens Park	Queens Park Landscape Conservation Area		
Rodney Reserve	Coastal Sandstone Escarpment Landscape Conservation Area		Yes
Simpson Park	Simpson Park Landscape Conservation Area		Yes
Tamarama Beach and Park	Tamarama Beach, Park and Marine Drive Landscape Conservation Area		Yes
Tamarama Beach and Park	Tamarama Park Landscape Conservation Area		Yes
Thomas Hogan Reserve	Thomas Hogan Reserve and Bird Sanctuary (Formerly Glen-Roona Reserve) Landscape Conservation Area		
Varna Park	Varna Reserve Landscape Conservation Area		
Waverley Park	Waverley Park Landscape Conservation Area	Yes - Waverley Reservoir No. 1 and No. 2	Yes
Williams Park	William Reserve, North Bondi Golf Course Landscape Conservation Area		Yes

* Note Bondi Beach is listed as National Heritage Place



WAVERLEY
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