



## **STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING**

A meeting of the STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE will be held  
in the **Randwick Council Chamber, First Floor,**  
**90 Avoca Street, Randwick at:**

**7.30 PM, TUESDAY 5 JUNE 2018**

Peter Monks  
**Acting General Manager**

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## Delegations of the Waverley Strategic Planning and Development Committee

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

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

### Live Streaming of Meetings

*Due to the change of location, this meeting will not be live streamed.*

## AGENDA

### PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

#### 1. Apologies/Leaves of Absence

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

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

#### 4. Confirmation of Minutes

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#### 5. Reports

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PD/5.4/18.06	Current and Projected School Enrolments .....	51
PD/5.5/18.06	Bondi Junction Office Market Report .....	73

#### 6. Urgent Business

#### 7. Closed Session ..... 76

The following matters are proposed to be dealt with in Closed Session and have been distributed to Councillors separately with the Agenda:

PD/7.1/18.06	CONFIDENTIAL REPORT - Bondi Baths Reserve Trust (Icebergs)
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#### 8. Resuming Open Session ..... 78

#### 9. Meeting Closure

## CONFIRMATION OF MINUTES

### PD/4.1/18.06



**Subject:** Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 1 May 2018

**TRIM No.:** SF18/246

**Author:** Natalie Kirkup, Governance and Internal Ombudsman Officer

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#### RECOMMENDATION:

That the minutes of the Strategic Planning and Development Committee Meeting held on 1 May 2018 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

#### Introduction/Background

The minutes of the Strategic Planning and Development Committee meeting must be submitted to Strategic Planning and Development Committee for confirmation, in accordance with clause 266 of the *Local Government (General) Regulation 2005*.

#### Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 1 May 2018 .



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING  
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON  
TUESDAY, 1 MAY 2018**

**Present:**

Councillor Paula Masselos (Chair)	Lawson Ward
Councillor John Wakefield (Mayor)	Bondi Ward
Councillor Dominic Wy Kanak (Deputy Mayor)	Bondi Ward
Councillor Sally Betts	Hunter Ward
Councillor George Copeland	Waverley Ward
Councillor Leon Goltsman	Bondi Ward
Councillor Tony Kay	Waverley Ward
Councillor Steven Lewis	Hunter Ward
Councillor Marjorie O'Neill	Waverley Ward

**Staff in attendance:**

Peter Monks	Acting General Manager
Linda Bathur	Acting Director, Waverley Life
George Bramis	Acting Director, Waverley Futures
Emily Scott	Director, Waverley Renewal
Jane Worthy	Manager, Internal Ombudsman's Office

*At the commencement of proceedings at 8.00PM, those present were as listed above.*

**PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE**

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

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

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

**1. Apologies/Leaves of Absence**

Apologies were received and accepted from Cr Burrill, Cr Keenan and Cr Nemesh.

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

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

- 2.1 Cr Goltsman declared a less than significant, non-pecuniary interest in item PD/5.1/18.05 - Waverley Destination Management Plan. Cr Goltsman advised the meeting that he has attended some of the events.

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

There were no addresses by members of the public.

**4. Confirmation of Minutes**

**PD/4.1/18.05 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 6 March 2018 (SF18/246)**

**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos  
Seconder: Cr Wakefield

That the minutes of the Strategic Planning and Development Committee meeting held on 6 March 2018 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

## 5. Reports

### PD/5.1/18.05 Waverley Destination Management Plan (A16/0608)

*Cr Goltsman declared a less than significant, non-pecuniary interest in this item. Cr Goltsman advised the meeting that he has attended some of the events.*

#### MOTION

Mover: Cr Wakefield

Seconder: Cr Wy Kanak

That the matter be deferred.

#### AMENDMENT

Mover: Cr Betts

Seconder: Cr Goltsman

That the Motion be adopted subject to the community that has been consulted previously being advised that this matter has been deferred.

THE AMENDMENT WAS PUT AND DECLARED LOST.

#### Division

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

**Against the Amendment:** Crs Copeland, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

#### Division

**For the Motion:** Crs Copeland, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

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

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

### PD/5.2/18.05 Bondi Junction Evening, Culture and Entertainment Strategy (A16/0262)

#### MOTION / UNANIMOUS DECISION

Mover: Cr Wakefield

Seconder: Cr Lewis

That:

1. The matter be deferred.
2. The community that has been consulted previously being advised that this matter has been deferred.

### PD/5.3/18.05 Sydney Region Plan, District Plans, Transport Plan and Infrastructure Plan - Final Versions (A16/0717)

#### MOTION / UNANIMOUS DECISION

Mover: Cr Wakefield

Seconder: Cr Lewis

That Council receives and notes this report.

**PD/5.4/18.05                    Low Rise Medium Density Housing Code and Design Guide (A18/0202)****MOTION / UNANIMOUS DECISION**

Mover:        Cr Wakefield  
Seconder:    Cr Lewis

That Council receives and notes this report.

**PD/5.5/18.05                    Waverley Development Assessment Panel - DA Referral Criteria (A13/0414)****MOTION / UNANIMOUS DECISION**

Mover:        Cr Wakefield  
Seconder:    Cr Lewis

That Council:

1.    Notes the new types of development that must be referred to the Waverley Development Assessment Panel for determination as a result of new legislation.
2.    Notes and reaffirms the existing types of development that will also be referred to the Waverley Development Assessment Panel for determination under existing delegations to the Waverley Development Assessment Panel.

**6.    Urgent Business**

There were no items of urgent business

**7.    Meeting Closure**

**THE MEETING CLOSED AT 8.10PM.**

.....  
**SIGNED AND CONFIRMED**  
**CHAIR**  
**5 JUNE 2018**



**REPORT**  
**PD/5.1/18.06**

**Subject:** Bronte Park and Beach Plan of Management - Amendments

**TRIM No:** SF16/974

**Author:** Andrew Chau, Senior Landscape Architect

**Director:** Emily Scott, Director, Waverley Renewal

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**RECOMMENDATION:**

That Council adopts the Bronte Park and Beach Plan of Management attached to this report.

**1. Executive Summary**

Following Council adoption of the Bronte Park and Beach Plan of Management (POM), Council passed a resolution to meet with Councillors and make requested amendments to the plan. This report details the outcomes of these meetings and presents the amended report to Council for adoption.

**2. Introduction/Background**

The Bronte Park and Beach Plan of Management is a strategic document prepared in 2017 to create a vision and provide guidance to Council for the ongoing maintenance and upgrade of the site over a 10–15 year period. The development of the POM was based on comprehensive community and stakeholder engagement, technical and professional input from external consultants, and collaboration across multiple Council directorates and sub-programs.

The POM was presented and adopted in July 2017 by Council. In October 2017, Council passed a resolution to meet with Councillors to delay capital works and address concerns regarding the POM, and to amend the POM accordingly. This report addresses that resolution.

**Councillor workshop**

In accordance with the resolution from the October Council meeting, Council officers arranged a workshop on 29 November 2017 for all interested Councillors to attend. This workshop provided an opportunity for Councillors to discuss and address concerns with the adopted Bronte Park and Beach Plan of Management.

Invitations to the workshop was circulated via e-mail on the 15 November 2017. An additional survey was circulated a week prior to the workshop on 22 November 2017 to ascertain key concerns.

In summary items raised and discussed by participants at the workshop include:

- Updating planning and census data to the most up-to-date information.
- The clarification of areas of the park, in particular the 'upper section of the park' as the North Headland.
- Building controls and clarification on the ownership/extent of lease of the North Amenities Building.

- Universal access and Accessibility Compliance including the sunken area (cubes), car parking, viewing areas, beach access, and pathways.

Due to time constraints of the workshop, it was suggested that Councillors with additional issues should mark-up the supplied POM for Council officers to review and include in the amendments.

Council officers received the marked-up documents in April 2018, and reviewed these documents prior to amending the POM.

### 3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Council Meeting 10 October 2017	CM/8.7/17.10	That <ol style="list-style-type: none"> <li>1. Council works on the implementation of the Bronte Park Plan of Management (POM), with the exception of the 2017/18 Capital Works projects underway in Bronte Park, be immediately paused and be reviewed.</li> <li>2. A meeting be held with interested Councillors to review the current Bronte Park and Beach Plan of Management and address concerns.</li> <li>3. An amended Bronte Park and Beach Plan of Management addressing these concerns come back to Council for endorsement as soon as practicable.</li> </ol>
Operations Committee Meeting 4 July 2017	OC/5.1/17.07	That Council: <ol style="list-style-type: none"> <li>1. Receive and note this report.</li> <li>2. Note the findings from the Public Exhibition period (refer Attachment 1)</li> <li>3. Adopt the Bronte Park and Beach Plan of Management 2017 Adopt the Bronte Park and Beach Plan of Management 2017 ('Bronte POM' - refer Attachment 2) with the recommended amendments in the officers' report, subject to the following additional amendments:               <ol style="list-style-type: none"> <li>(a) Amend bullet point 4, Clause A3.4 (page 91 of the Council Agenda / page 57 of the attached Bronte POM), to read:                   <ol style="list-style-type: none"> <li>(i) Creative lighting to trees, the baths and other park features that do not impact upon nocturnal fauna.</li> </ol> </li> <li>(b) Amend clause A5.3 (page 92 of the Council Agenda / page 59 of the attached Bronte POM), to read:                   <ol style="list-style-type: none"> <li>(i) Replace furniture and fixtures when they</li> </ol> </li> </ol> </li> </ol>

		<p>reach the end of their life with Council's preferred palette as identified in the Public Domain Technical Manual and in keeping with heritage values as defined by our various heritage plans.</p> <p>(c) Replace bullet point 1, clause B1.1 (page 96 of the Council Agenda / page 62 of the attached Bronte POM ) with:</p> <p>(i) Relocate existing accessible parking within Bronte Park to the Bronte cutting car park.</p> <p>(ii) Provide compliant accessible pathways to universal access car parking spaces, including compliant kerb ramps and landings.</p> <p>(d) Amend bullet point 3, clause B1.5 (page 97 of the Council Agenda / page 63 of the attached Bronte POM), to read:</p> <p>(i) The Coastal Walk in the Bronte Cutting – Investigate options to provide a dedicated pedestrian pathway that links the Coastal Walk to Bronte Park and Beach including the feasibility of a cliff top pathway from the Bronte Cutting car park pathway to Calga Reserve.</p> <p>(e) Amend bullet point 2, clause B3.2 (page 99 of the Council Agenda / page 65 of the attached Bronte POM), to read:</p> <p>(i) Provide information on swimming groups at Bronte Baths.</p> <p>(f) Replace bullet point 2, clause B4.1 (page 101 of the Council Agenda / page 67 of the attached Bronte POM) with:</p> <p>(i) Provide a new family, unisex compliant accessible combined toilet and shower facility with baby-change facilities to service the Bronte Bath, Bogey Hole, and southern end of Bronte Park.</p> <p>(ii) Investigate options for a stand-alone unisex compliant accessible toilet and shower facility with baby change facilities adjacent to the southern amenities building.</p> <p>(g) Amend bullet point 3, clause C2.2 (page 106 of</p>
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		<p>the Council Agenda / page 73 of the attached Bronte POM), to read:</p> <p>(i) Undertake design options for consideration including heritage values of the park.</p>
Council Meeting 23 March 2017	CM/7.1/17.03	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Places the draft Bronte Park and Beach Plan of Management (attached to this report) on public exhibition for the statutory period of 28 days, in accordance with section 38 of the <i>Local Government Act</i>, subject to the following amendments: <ol style="list-style-type: none"> <li>(a) Delete the proposed new path that runs from the east of the tram terminus to the children's playground through the small Norfolk Pine forest. Retain shaded grassed area under trees. Rationalise and improve paths around the bus terminus to link with the driveway. Install bubbler.</li> <li>(b) Delete the proposed new path that runs from the bus terminus south-east around a picnic shelter to the centre of promenade. Retain the existing path on the actual desire line to the centre of the promenade.</li> <li>(c) Delete proposed new concrete steps down into park from proposed crossing realignment. Retain grassed banks under palms for passive seating.</li> <li>(d) As an accessible path is already provided in this position, the terminus, delete proposed new accessible path that runs from proposed new concrete steps west to the terminus and to the existing accessible path. Rationalise and improve the existing entrances and accessible path at the terminus that runs to centre of the promenade at beach.</li> <li>(e) Delete the following text from page 61: <p>‘Replace timber arris rail fencing with more transparent balustrade to ensure walk recesses into the landscape thereby improving way finding on coast walk’.</p> </li> <li>(f) Investigate whether the path to the viewing area above the change rooms is accessible.</li> </ol> </li> <li>2. Notes that Crown Lands NSW will receive a copy of the draft Plan of Management.</li> </ol>

		3. Notes that officers will provide a further report to Council following public exhibition.
Council Meeting 15 March 2016	CM/7.5/16.03	That Council endorses the preparation of a new Bronte Park Plan of Management in accordance with the proposed program.

#### 4. Discussion

Council officers reviewed the comments and suggested changes. As requested by Councillors, an amended document with tracked changes has been included in the report (Attachment 2). A finalised copy of the amended Bronte Park and Beach Plan of Management for adoption by Council is also attached to this report (Attachment 3).

In addition to Councillor comments and suggested changes, officers had to undertake additional edits which include:

- Updating statistical information based on the latest available data.
- Updating policy and planning information based on new adopted legislation.
- Structural changes due to added text and changes in formatting.
- New or updated citations to support or disprove suggested changes based on anecdotal evidence.
- Changes throughout the document to maintain consistency with directed changes.

#### Suggested changes

Council officers amended the Bronte Park and beach with inclusion of the majority of suggested changes by Councillors. The suggested changes that have been included with some variation, or have not been included, are tabulated below with officer commentary and recommendations

Item	Suggested change	Officer comments	Officer recommendations
A	Adding statement that Bronte Park Landscape Conservation Area includes heritage listed Bronte House and Bronte Pool.	This suggestion indicates the Bronte PoM does not provide clarity on the heritage items. A summary of the heritage items, relevant listings and officer commentary can be found in Attachment 1.	Include a table outlining heritage items and listings. Refer to page 17 in Attachment 2.
B	Include statement 'Bronte being one of the most dangerous beaches.'	There is no evidence to support definitive ranking of dangerous beaches. There is data provided by Surf Life Saving Australia of number of rescues.	Include Surf Life Saving Data to show higher levels of risk associated with swimming at Bronte Beach. Refer to page 38 Attachment 2.
C	Replace stainless steel balustrade and Bronte Pool Gate with timber Arris Rail fence, and timber gate.	The suggested change is not fit for purpose. The purpose of the newly installed steel balustrade is to provide a durable, low maintenance, safety barrier to the drop on the ocean side of the promenade (greater than 1m) as guided by the <i>National Construction Code 2016</i> .	No change.

D	Delete Action B4.3ii – Investigate an accessible compliant lookout alternative on top of the community centre with accessibility compliant handrail, path and ramp.	Removing this action will be contrary to independent expert consultant advice and will expose Council to future litigation for disability discrimination.	Remove reference to location and amend action to: Investigate an accessible compliant lookout with seating, in accordance with Australian Standards and Disability Discrimination Act. Refer page 78 in Change Reference (Attachment 2)
E	Delete Action B4.3iii – Provide accessible compliant seating at the viewing area	Removing this action will be contrary to independent expert consultant advice and will expose Council to future litigation for disability discrimination.	See above, same as Item D.
F	Delete Action B5.1iii – Extend the fixed handrail from the main pool stairs to the ocean access stairway.	Removing this action will be contrary to independent expert consultant advice and will expose Council to future litigation for disability discrimination.	No change

## 5. Relationship to Waverley Together 3 & Delivery Program 2013-17

The relationship to *Waverley Together 3* and *Delivery Program 2013-17* is as follows:

- Direction: C7 Health and quality of life are improved through a range of recreation and leisure opportunities.
- Strategy: C7a Retain, protect and improve the quality, flexibility and useability of parks, reserves and other green spaces to meet recreational needs, whilst considering and ameliorating any negative environmental impacts.
- Deliverable: Up to date Plans of Management (POMs) and strategies for parks, reserves and other green spaces.

## 6. Financial impact statement/Timeframe/Consultation

There is no need for additional community consultation as changes to the plan of management, as shown in Attachment 2, are not considered to be significant. The vision, action and goals are in alignment with community expectations ascertained during the comprehensive community and stakeholder engagement process.

## 7. Conclusion

Further to the Council motion (CM/8.7/17.10) passed in October 2017:

- Council works as outlined in the Bronte Park Plan of Management (POM), with the exception of the refurbishment and replacement of four of the Picnic Shelters in Bronte Park, has been paused. Future works in Bronte Park and Beach will be aligned with the amended Plan of Management.
- A meeting was held with interested Councillors in November 2017 to review the current Bronte Park and Beach Plan of Management. Concerns raised in this meeting were addressed and incorporated into an amended Plan of Management. See Attachment 2. As outlined above some

changes were considered and further clarification provided or variations made to ensure Council can continue to meet its obligations under the *Disability Discrimination Act 2012*.

As is the subject of this report, an amended Bronte Park and Beach Plan of Management, see Attachment 3, addressing abovementioned concerns is now presented back to Council for adoption.

## **8. Attachments**

1. Bronte Park Heritage Items and Listings [↓](#)
2. Marked-up Bronte Park and Beach Plan of Management showing changes (under separate cover) [⇒](#)
3. Bronte Park and Beach Plan of Management (under separate cover) [⇒](#).

**BRONTE PARK AND BEACH HERITAGE ITEMS**

Item	State Heritage Registered (SHR)	Waverley Council Local Environment Policy 2012 (LEP 2012)	Comments
Bronte House and Landscape	YES (SHR 00055)	YES, I278, I508	Heritage item requires a Conservation Management Plan. This management plan only applies to the allotment of Bronte House and gardens.
Bronte Sewage Pumping Station	YES (SP 0056)	Included in C29 (Bronte Park Landscape Conservation Area)	State registered heritage item is not specifically identified in the Local Environment Policy. The Landscape Conservation Area C29 of Bronte Park would include heritage consideration of this building.
Bronte Park	NO	YES, C29	No State registration. Bronte Park and Gully is considered as a Landscape Conservation Area in the LEP2012, requiring heritage approvals for some works.
Bronte Pool	NO	YES, I280	No State registration. Specifically identified in the LEP2012 as a heritage item.
Bronte Cutting	NO	YES, C59	No State registration. Bronte Cutting is considered as a Landscape Conservation Area in the LEP2012, requiring heritage approvals for some works.
Bronte Tram Shelter	NO	Included in C29 (Bronte Park Landscape Conservation Area)	No State registration. Item is not specifically identified in the Local Environment Policy. The Landscape Conservation Area C29 of Bronte Park would include heritage consideration of this shelter. Of note, Tram Shelters in Bondi Beach and Bondi are State heritage registered.
Bronte Picnic Shelters	NO	Included in C29 (Bronte Park Landscape Conservation Area)	No State registration. Item is not specifically identified in the Local Environment Policy. The Landscape Conservation Area C29 of Bronte Park would include heritage consideration of these shelters, however prior commissioned heritage study rates existing structures as 'low' heritage value.



**REPORT**  
**PD/5.2/18.06**

**Subject:** Bondi Pavilion Upgrade and Conservation Project -  
Revised Principal Design Consultant Brief

**TRIM No:** A15/0272

**Author:** Delia O'Hara, Senior Producer

**Director:** Rachel Jenkin, Acting Director, Waverley Life

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**RECOMMENDATION:**

That Council:

1. Adopts the Revised Principal Design Consultant Brief attached to this report.
2. Requests the Principal Design Consultant, Tonkin Zulaikha Greer, to provide a new concept design for the Bondi Pavilion Upgrade and Conservation Project in response to the revised brief.
3. Notes that the business case for the future operations of the Pavilion will be finalised in conjunction with the new concept design.

**1. Executive Summary**

This report seeks Council approval for a revised Principal Design Consultant Brief for the Bondi Pavilion Upgrade and Conservation Project.

This brief has been developed following extensive community and stakeholder consultation. It incorporates the recommendations of the Bondi Pavilion Stakeholder Committee (BPSC), and meets the key objectives of the project contained in the Bondi Park, Beach and Pavilion Plan of Management 2014 (Bondi POM), draft Bondi Pavilion Conservation Management Plan and the draft Bondi Beach Cultural Landscape Conservation Management Plan (Conservation plans), and the draft Strategic Asset Management Plan 5 (SAMP 5).

It also provides for a full asset upgrade and supports best practice in all aspects of the building's operation including achieving five-star environmental rating.

All previous Council resolutions relevant to this brief have been incorporated into its preparation.

**2. Introduction/Background**

In response to POM, Council issued a design brief for the development of concept plans for the upgrade and conservation of the Bondi Pavilion. A concept design was endorsed by Council in 2015 and made available for community consultation.

Based on significant community concerns and feedback about the original concept design, particularly around perceived commercialisation and concern about loss of cultural space, Council engaged a KJA to conduct a further community consultation in 2016, and commissioned CRED Consulting to undertake a cultural and community impact assessment on the concept design and a range of options for key elements of this design.

In September 2016, Council resolved to investigate undertaking the Bondi Pavilion Conservation and Upgrade Project in two stages. In November 2016, it was resolved to proceed with Stage 1. A development application for Stage 1 was lodged in March 2017. Stage 2 was deferred until after the Council elections in September 2017.

In October 2017, Council resolved to establish a Bondi Pavilion Stakeholder Committee (the BPSC) to recommend and prioritise desired uses and functions of the Bondi Pavilion as a cultural and community centre, and to advise on future cultural and community programs and artistic direction of Bondi Pavilion, to ensure a 21<sup>st</sup> century community cultural centre.

In February 2018, Council resolved to withdraw the DA for the Stage 1 design and proceed with a revised architect brief. The BPSC has submitted three reports to Council between February and May, and all recommendations from these reports are compiled into one document which is attached to Principal Design Consultant brief.

### 3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Council Meeting 20 February 2018	CM/7.1/18.02	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Thanks and acknowledges the members of the Bondi Pavilion Stakeholder Committee for their excellent work in preparing the report into recommended and desired uses and functions of the Bondi Pavilion.</li> <li>2. Receives and notes the report from the Stakeholder Committee.</li> <li>3. Prepares a draft brief for the architects for Council's endorsement with reference to the Stakeholder Committee report's recommendations and incorporating: <ol style="list-style-type: none"> <li>(a) Retention and refurbishment in their current positions: the music rooms, theatre, bar, High Tide Room and Sea Gull Room.</li> <li>(b) Renovate all amenities (toilets and showers).</li> <li>(c) Increased female amenities, a parents' room and accessible shower and toilets.</li> <li>(d) Adequate provision of waste capacity.</li> <li>(e) Adequate provision of storage.</li> <li>(f) Future-proofing for technological enabling.</li> <li>(g) Adequate plumbing be ensured.</li> </ol> </li> <li>4. Notes the Stakeholder Committee will consider the uses and functions of the Pavilion forecourt, the Pavilion curtilage and the Theatre with a further report to be presented to Council for consideration for incorporation</li> </ol>

		<p>into a final design.</p> <ol style="list-style-type: none"> <li>5. Notes the Stakeholder Committee's program for phase two, and that a further report will come to Council in relation to a vision statement and advice on the development of future cultural programming and artistic direction at the Bondi Pavilion.</li> <li>6. Withdraws the previously submitted development application for the Bondi Pavilion project (known as the 'Stage One' project).</li> <li>7. Prepares information materials for public consultation.</li> </ol>
Operations and Community Services Committee Meeting 6 March 2018	OC/5.5/18.03	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Receives and notes the attached report from the Bondi Pavilion Stakeholder Committee on the recommended uses and functions of the forecourt and curtilage of the Bondi Pavilion, and thanks the Committee for its work in preparing the report.</li> <li>2. Notes that the recommendations will inform the development of a revised brief for the architects subject to: <ol style="list-style-type: none"> <li>(a) Ensuring that the western side curtilage and colonnade, including any new or improved waste facilities, prioritises safe pedestrian access to the Pavilion from Beach Road.</li> <li>(b) The Heritage Council being consulted on whether the glass bubble at the north-eastern corner of the Pavilion be retained or removed.</li> </ol> </li> <li>3. Notes that further reports will come to Council on: <ol style="list-style-type: none"> <li>(a) The Bondi Pavilion Theatre.</li> <li>(b) Phase two of the Committee's program, including a vision statement and advice on the development of future cultural programming and artistic direction at the Bondi Pavilion.</li> </ol> </li> </ol>
Operations and Community Services Committee Meeting 1 May 2018	OC/5.4/18.05	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Receives and notes the following unanimous recommendations from the Bondi Pavilion Stakeholder Committee in relation to the Bondi Pavilion Theatre: <ol style="list-style-type: none"> <li>(a) The orientation of the theatre remain as is.</li> <li>(b) The obstructing columns on the stage be removed to widen the proscenium.</li> </ol> </li> </ol>

		<p>(c) The recommended orientation maximise the number of seats, and maximise the number of 'prime' seats.</p> <p>(d) The primary uses are live performance (theatre, music, talks etc.) and cinema.</p> <p>(e) In relation to technology, the venue be future proofed so far as possible to allow for best practice audio, video and lighting.</p> <p>2. Thanks the Committee for its work.</p> <p>3. Notes that recommendations from the Bondi Pavilion Stakeholder Committee, including these recommendations on the Bondi Pavilion Theatre, will inform the development of a revised brief for the Principal Design Consultant for the Bondi Pavilion Upgrade and Conservation Project, which will be presented to the Operations and Community Services Committee meeting on 5 June 2018.</p> <p>4. Notes that the Committee will reconvene later in 2018 to advise on the development of future cultural programming and artistic direction at Bondi Pavilion.</p>
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#### 4. Discussion

Council has responded to community concerns about the original concept design for the Bondi Pavilion Upgrade and Conservation project, and the later Stage 1 design, and a revised draft Principal Consultant Brief for the project has been developed for the project's principal consultant, Tonkin Zulaikha Greer. This revised brief will be treated as a variation to the principal consultants' contract.

Council has consulted widely on this project, gathered a considerable amount of community and stakeholder feedback and obtained relevant expert report—from cultural and community impact through to waste management best practice.

The recommendations of the BPSC reflect community concerns and provide guidance as to the desired core uses and functions of the Bondi Pavilion. These recommendations form one of the key inputs into the revised brief, and Council's objectives for this important project.

There are also other important inputs, in particular the Bondi Beach, Park and Pavilion Plan of Management, the Bondi Park and Bondi Pavilion Conservation Management Plans, the aim of achieving five-star environmental sustainability rating for the design and the need for the design to achieve a full asset upgrade and support the most efficient and effective operations of the building in terms of essential services, accessibility, use of technology and storage and venue functionality.

The recommendations of the BPSC have been carefully considered in relation to all of these Plans and principles. If a recommendation of the BPSC is not included in its entirety, it is because of one of the following reasons:

- Inconsistency between various BPSC recommendations.
- The greater weight given to an over-riding principle contained within the POM.
- Best practice in terms of environmental sustainability.
- Heritage considerations.

- Inconsistency with best way to provide essential services.
- Financial considerations.

This report seeks Council adoption of the attached Principal Design Consultant Brief for referral to the TZG for the preparation of a new concept design for the Bondi Pavilion Upgrade and Conservation Project.

While work on the new concept design is underway, a draft business case will also be finalised, and other outstanding reports completed. Where needed, continuing consultation will occur with key users of the Pavilion, for example festival producers.

## 5. Relationship to Waverley Together 3 & Delivery Program 2013-17

The relationship to *Waverley Together 3* and *Delivery Program 2013-17* is as follows:

Direction: C1 Waverley's cultural heritage and diversity is recognised, protected and respected.  
 Strategy: C1a Support programs that celebrate and strengthen our multiculturalism and indigenous culture and cultivate a sense of community appreciation of our cultural heritage and diversity.  
 Deliverable: A coordinated program of social, recreational and cultural events targeting diverse groups.

## 6. Financial impact statement/Timeframe/Consultation

A construction budget of \$23.6 million has been allowed for this project in the draft Long Term Financial Plan.

The revised brief will constitute a variation to the current contract with TZG. The amount of the variation will be determined following Council's approval of the revised brief. Sufficient funds have been allocated in the draft 2018/2019 budget to be adopted at the June Council meeting.

The following timeframe has been established, but is subject to confirmation from TZG:

Draft Architect Brief to Council	6 June 2018
Concept Design / Business Case / outstanding reports completed	July/August 2018
Councillor Workshop	August 2018
Concept Design Council report	August 2018
Public Exhibition of Concept Design	August/September 2018
Public Exhibition Council report	September 2018
Preparation of key project documentation	October/November 2018
Submit DA	December 2018

## 7. Conclusion

The Bondi Pavilion Upgrade and Conservation project has been through many phases and has engendered a great deal of community interest. It represents the future of a significant community, local, state and national asset and the heritage of Waverley.

The revised brief achieves the core objectives of the Bondi Beach, Park and Pavilion Plan of Management, the originating source of this project. It also takes due and careful consideration of other Plans, principles and contributions from the community, in particular the valuable contribution of the BPSC.

## 8. Attachments

1. Revised Principal Design Consultant Brief [↓](#) .

## Bondi Pavilion and Upgrade and Conservation Project - Revised Principal Design Consultant Brief

### Introduction

This document revises Council's requirements included in the Expression of Interest Services Brief dated 7 April 2015.

This revised brief includes:

- Amendments to the original function requirements;
- Recommendations from the Bondi Pavilion Stakeholder Committee as attached; and
- Heritage, Asset upgrade and Sustainability requirements

### Function Requirements

The Expression of Interest Services Brief included Functional Requirements for the project. They have been updated here based on review and consultation:

The key project goals are:

- reinforcing Bondi Pavilion's status as a landmark building and contributing to the unique heritage of Bondi through:
  - reflecting appropriately and respectfully the nationally and internationally acknowledged swimming, surfing and lifesaving heritage of Bondi Beach and the First Nations people of this area and their living culture throughout the building or in a dedicated location within the Bondi Pavilion
  - conservation of heritage significant fabric and character, including investigating the restoration of the Pavilion's beach frontage symmetry
  - consideration be given to the integration of an indigenous artwork within the building upgrade work
  - enhance the relationship of the Pavilion to the surrounds
- ensuring Bondi Pavilion, as a centre of community life, has a vibrant mix of cultural, community and commercial uses through:
  - retention and extension of an art gallery, exhibition space and potential increase in cultural space on the ground floor including a flexible hands-on creative arts space incorporating a pottery function and a community radio station
  - improved theatre and back-of-house theatre facilities in the current location
  - inclusion of a staffed tourism information / welcome centre / box office
  - sufficient toilet and change facilities taking onto consideration facilities external to the Pavilion
  - transforming the internal courtyards, whilst retaining flexibility for use for festivals
  - Commercial uses focused along the eastern frontage through relocation and/or reduction in size of staff offices noting that lifeguard presence is to be retained
- providing better connection from Campbell Parade to Bondi Beach through:
  - restoring the entrance facing Campbell Parade to improve pedestrian throughway, with enhanced view lines and connection through the building
  - improving the connectivity and permeability of the building, opening up view lines where possible through the building.

Council is committed to best practice when it comes to environmental sustainability. The new design for the Pavilion must:

## Bondi Pavilion and Upgrade and Conservation Project - Revised Principal Design Consultant Brief

- meet the requirements for a minimum of '5 Star' Green Star Interiors Accreditation by the Green Building Council of Australia, and achieve maximum Green Star points in Energy, Water and Materials categories (maximum points should also be achieved in the metering, monitoring and operational waste components of the Management Category)
- inclusion of environmentally sustainable design features to reduce greenhouse gas emissions, decrease mains water demand, maximise the proportion of waste recycled and improve waste management facilities
- align with the recommendations of the Bondi Beach Waste Solutions Study and Bondi Pavilion Waste Infrastructure Feasibility Study

The design for the Pavilion must include full asset upgrade of all building fabric elements including but not limited to:

- external façade (including internal courtyard façade) including doors and windows
- replacement of roof tiles and upgrades to roof structure as required
- upgrades to all services including hydraulic, electrical security and communications
- all internal finishes
- in relation to technology, future proof the building so far as possible to allow for best practice audio, video and lighting
- provision of sufficient storage in appropriate locations

All requirements outlined above are in the context of:

- the Bondi POM, which includes various actions and requirements associated with the Bondi Pavilion, as well as the Bondi Pavilion purpose statement, which must be addressed as part of this project
- the draft Bondi Pavilion Conservation Management Plan and the draft Bondi Park Cultural Landscape Conservation Management Plan
- Bondi Pavilion Stakeholder Committee recommendations
- the concept design will be developed in conjunction with the final business case to ensure the Bondi Pavilion is financially sustainable
- a construction budget of \$23.6m has been allowed for in the draft Long Term Financial Plan
- the Bondi Pavilion Asset Condition Assessment Report

### Specific Location Requirements

The following sections outline specific areas or functions of the building and the direction the concept design should take.

#### Courtyard

The following is to be incorporated into the concept design.

##### General

- weather and shade awnings / structures to be considered where feasible throughout the courtyard

##### Southern Courtyard - Southern Wall

- the south west corner of the Pavilion including Foyer be reconfigured to accommodate additional toilets and a new kitchen facility for the High Tide room with due consideration to public safety concerns
- the music and recording studios remain in their current location and be refurbished with access to the studios to be considered
- the area between the commercial tenancy and the music studio be appropriately reconfigured considering storage as well as options for access to Bondi Park

## Bondi Pavilion and Upgrade and Conservation Project - Revised Principal Design Consultant Brief

### Southern Courtyard

- the southern courtyard be designed as a flexible space for community, informal gathering and recreation uses
- the courtyard should be a pedestrian area with vehicles permitted into a defined area for delivery and pick up only for significant events and emergency situations

### Southern Courtyard - Western Wall

- the High Tide room be retained in its current location and be refurbished
- investigate the possibility of additional storage next to the high tide room on the northern side

### Central Courtyard

- the gatehouse building be designed primarily as office accommodation for Council staff
- minimise the impact of the fire stairs on the courtyard space noting the requirements of the theatre
- either retain the amphitheatre in its current location or an alternative suitable demountable seating structure to be developed with consideration to heritage impacts, DDA compliance and the enhancement and activation of the space

### Northern Courtyard – Western Wall

- the north west wall footprint remain generally as is, minimising encroachment of the waste facility
- consideration for optimum location for waste facility noting the need for safe access for trucks from Campbell Parade and internal access to the Pavilion users and tenants
- a mural be reinstated on the western internal courtyard wall of the northern courtyard with reference to the Public Art Policy
- the access point through this wall be retained or a nearby alternative considered to allow separate access to the northern courtyard

### Northern Courtyard – Northern Wall

- the northern courtyard have predominantly grass with some mixed surface to create a passive and low impact active recreation space to enhance hosting of festivals
- remove the two storey building at the rear of the commercial tenancy on the northern end of the building as it is considered an intrusive element by the Heritage Council and return this space to courtyard
- widen northern wall to a maximum of 4m protruding into courtyard for cultural space and / or suitably sized amenities noting the proposed provision of additional external amenities within the promenade

### Central Building Ground Floor

The ground floor of the central block of the Pavilion, except for beach front commercial tenancies, should be primarily used as community and cultural space therefore the concept design is to incorporate:

- the art gallery be retained and/or enlarged
- tourist information / welcome centre / box office to be located off the Foyer
- the transect corridor on the ground floor be opened up for public use and consideration be given to its uses and how it is activated noting impacts on storage
- the entry and atrium be refurbished to be welcoming and better activated to reflect the heritage and history of the Pavilion and current activities within
- consideration be given to relocating the lift and removal of internal fire stairs and reduction of amenities footprint to improve circulation within the building, accessibility and increased community space
- wind amelioration measures be incorporated



## Bondi Pavilion and Upgrade and Conservation Project - Revised Principal Design Consultant Brief

### Central building top floor

Refer below for specific Theatre items.

- backstage areas of the theatre be reconfigured with consideration to facilitate access to the Seagull room
- a functional dance studio be provided within the Seagull room
- appropriate serveries be incorporated to support catering for function spaces (not a commercial kitchen)
- consideration be given to alteration of the wall between the ocean and dolphin rooms
- consideration for a kiosk style food and beverage outlet that is small in size and does not prevent public access to the balcony, e.g. coffee cart style or incorporated into bar area
- toilets be reconfigured to increase functionality and access
- bar area and foyer be retained in their current location with optimal sizing and orientation to be considered including a potential bar server to the balcony
- investigate internal temperatures around the atrium with a view to improving environmental performance

### Theatre

Primary uses of the Theatre are live performance (theatre, music, talks etc) and cinema. The concept design is to incorporate the following:

- the Theatre remains in its current location and orientation
- the Theatre should be made accessible, for performers as well as for audience
- the obstructing columns on the stage be removed to widen the proscenium noting the significant structural works and potential heritage impacts
- within the recommended orientation, maximize the number of seats, and maximize the number of 'prime' seats
- in relation to technology, future proof the venue so far as possible to allow for best practice audio, video and lighting

### Forecourt and Curtilage

To ensure a complete arrival experience is achieved and new works blend seamlessly with the park and beach surrounds, the concept design is to include landscape upgrade works to the surrounding curtilage of the building and vehicle and pedestrian arrival from the Parks Drive entry including:

- reconfiguration of Parks Drive entrance to create an arrival experience for visitors, improve pedestrian / vehicle access and circulation, including delivery access to Pavilion
- Upgrade footpaths and landscape at the rear of the Pavilion to improve disabled access, visitor arrival experience and to create a functional landscape space for park visitors
- Upgrade footpaths to all sides of the building to lift the quality of public domain, integrate building into surrounding landscapes, improve building access, lift visitor experience and make good extent of construction works
- Upgrade lighting up off building and public lighting as part of above works to enhance night-time visitor experience, meet Australian Standards for public lighting, and support night-time activities at the Pavilion

### Forecourt

- Tables, chairs, umbrellas and space-defining fixtures should be included in the forecourt design, adjacent to and associated with a café/restaurant. The design of these element needs to be considered holistically to reinforce the identity of the Pavilion
- sufficient pedestrian access should be retained around any outdoor seating

## Bondi Pavilion and Upgrade and Conservation Project - Revised Principal Design Consultant Brief

- consideration should be given to retaining the existing and/or incorporating a new enclosed glassed-in area at one or both ends of the forecourt (concept only)

**Bondi Pavilion Stakeholder Committee**  
**Combined Recommendations on the Uses and Functions of**  
**the Bondi Pavilion.**  
**Reported to Waverley Council February – May 2018**

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## 1. Introduction

On 10 October 2017 Waverley Council voted to establish a Bondi Pavilion Stakeholder Committee, and members of the community were invited to express interest in membership. A panel of the Mayor, Deputy Mayor and General Manager reviewed the expressions of interest, and made recommendations to Council for appointment to the Committee.

On 21 November 2017, Council voted to appoint members to the Committee. In addition to community members who had expressed interest, representatives were appointed from the three local precincts— Bondi, Bondi Beach and Bondi North, the Friends of Bondi Pavilion, Waverley Council's Access Committee and individuals to represent indigenous people and young people. A broad spectrum of skills, expertise and interests was gained from the EOI process, and the panel also invited a member to join the committee with specialist knowledge of film and television. 19 positions in total were created. One of these was shared by two people. During the two months of deliberations, two Committee members withdrew.

The Committee met on six Saturdays: 2 and 9 December 2017; 13 and 20 January 2018; 3 and 10 February 2018 for a total of 33 hours. Three of the meetings were held at the Bondi Pavilion, and three at Council Chambers. The meeting were chaired by the Mayor and attended by the Deputy Mayor, Bondi Ward Councilors, General Manager (4 meetings), Executive Manager Enriching Waverley (6 meetings), Manager Facilities (5 meetings), Project Officer Project Waverley (5 meetings), Curator and Visual Arts Coordinator (1 meeting) and Senior Producer Cultural Programs (6 meetings).

The full membership of the Committee, and meeting attendance, is at [Attachment A](#). Meetings of the Bondi Pavilion Stakeholder Committee were open to the public.

The Bondi Pavilion Stakeholder Committee submitted a first report to Waverley Council in accordance with its terms of reference on 20 February 2018. The Committee met on 1 March 2018 to consider further recommendations as to the uses and functions of the Bondi Pavilion. On 12 April 2018, the Committee met again about the Bondi Pavilion Theatre.

## 2. Committee's Process

The purpose of the Committee (as outlined in the Terms of Reference) is to:

- Recommend and prioritise desired uses and functions of the Bondi Pavilion as a cultural and community centre
- Advise on future cultural and community programs and artistic direction of Bondi Pavilion, to ensure a 21<sup>st</sup> century community cultural centre

The full Terms of Reference document is included at [Attachment B](#).

The Committee commenced work on 2 December 2017 with a briefing on the Terms of Reference and information about current operations at the Bondi Pavilion. The Committee reviewed:

- Information about current usage and operational issues (prepared by Council officers)
- Plans from the Stage 1 development, approved by Council, and currently subject to a pending Development Application (prepared by the architect Tonkin Zulaikha Greer)
- Draft plans showing options for theatre layout (prepared by the architect Tonkin Zulaikha Greer)
- Theatre consultant's report (prepared by DarkHouse Production Design and provided by the architect Tonkin Zulaikha Greer)

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Bondi Pavilion Stakeholder Committee

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- Extracts from the Cultural and Community Use Impact Assessment Report, submitted on 27 June 2017, which related to the plans for the Bondi Pavilion developed by the previous Council (prepared by CRED Consulting)
- Additional draft plans to illustrate options for toilet layout (prepared by the architect Tonkin Zulaikha Greer)
- Site Waste and Recycling Management Report (prepared by MRA Consulting Group and provided by the architect Tonkin Zulaikha Greer)

Committee members also provided comments and submissions to the Committee to aid discussion, and circulated submissions from other parties. Some indicative schematic designs and accompanying discussion papers were provided to the Committee by:

- Adrian Newstead and Lenore Kulakauskas,
- Gemma Deacon for Friends of Bondi Pavilion; and
- Diane Smith

These were included in the report to Council on 20 February 2018 and are at [Attachment C](#).

### **3. Committee's Deliverables**

The Committee has the following Deliverables:

- (a) Develop a vision statement which guides the committee's process and communicates the values and mission for Bondi Pavilion as a vibrant community and cultural centre
- (b) Identify a matrix of recommended and desired uses and functions for Bondi Pavilion, in order to inform the Bondi Pavilion Upgrade & Conservation Project. This matrix must include prioritisation of potential uses and improvements.
- (c) Provide a report to Council on the matrix of recommended and desired uses and functions, to be finalised by Monday 29 January 2018 so that it can be considered by the Operations & Community Services meeting on 6 February 2018. This report may include consideration of broad locations of uses and functions if desired by the Committee.
- (d) Provide advice on the development of future cultural programming and artistic direction at Bondi.

Deliverable (d) will be the focus of the Committee's next phase which will be:

- finalization of the vision statement
- providing advice on the development of future cultural programming and artistic direction at Bondi Pavilion
- review of the draft Fair Use Policy and Guidelines for the Bondi Pavilion
- gathering feedback from Committee members for a review of the Committee's Terms of Reference in relation to its future function

The Committee's Terms of Reference indicate that the Committee was to finalise its report by 29 January, to be considered by Council's Operations & Community Services meeting on 6 February 2018. However, the Committee reported to the full Council meeting on 20 February 2018; and Council Operations and Community Services Committee on 6 March 2018 (forecourt and curtilage) and 1 May 2018 (theatre).

#### 4. Uses and functions of the Bondi Pavilion

Bondi Pavilion is a Community Cultural Centre. It follows that priority of use and function should be given to community use and to cultural use. Commercial operations should be aligned to the vision and purpose of the Bondi Pavilion and clearly defined and constrained by policies, contractual arrangements and effective management.

Bondi Pavilion represents our cultural heritage in its broadest sense, and provides services and programming of great value to Waverley residents. The Pavilion also provides essential services to beach users and visitors to Bondi. Council will determine the level of visitor services to be provided. The Committee believes that these should be kept to the minimum necessary to ensure that in general, priority is given to community and cultural use within the Pavilion.

A wide range of commercial operations are conducted within the Pavilion, by Council, by venue hirers and by leaseholders who operate cafes, restaurants and retail shops. This generates income for Waverley Council.

A strict priority of uses and functions with the Bondi Pavilion is difficult if not impossible to prescribe, and is very closely related to programming, the artistic direction of the Pavilion and how the Pavilion is managed, which the Committee has not yet properly considered.

The forecourt of the Bondi Pavilion extends to the roadway (Queen Elizabeth Drive), and at present contains a mix of permanent and temporary seating and tables for the various cafes and restaurant tenants. In addition, temporary permits are let to companies to do various promotions on the forecourt.

The curtilage runs around the entire building and takes in the paved areas that adjoin the tables and bench seating within the alcoves around the building. Consideration was given to current and past use and functions of these areas, and how this use supports the use and function of the building.

Before coming to the recommendations, the Committee notes the following:

- There will be **further recommendations** arising out of phase two, particularly relating to fair use and artistic direction.
- The issues of **artistic direction** and of **Indigenous representation and leadership** are of critical importance. Recommendations were put forward and seriously considered for inclusion in this report. However, because of the complexity of these issues and the need to give enough time for deliberation, it was decided to refer to phase 2 any decision on recommendations on these issues.
- The Committee believes that an ongoing **cultural advisory committee** will be needed but the nature and purpose of such a committee is closely related to that of artistic direction, so a decision on this issue is also deferred to phase two.
- The Committee believes that the Bondi Pavilion should be **financially sustainable** but not be required to be self-funding.
- Bondi Pavilion should be a place to learn about Bondi culture in all its aspects, and all plans for the Bondi Pavilion's future should give due regard to the original function of the building as a bathers' pavilion, and the long-standing close relationship of the building to **Bondi surf history and culture** and to the important role Bondi has had in surfing history in Australia.
- Design and planning for **future use of technology** is critically important. This includes provision of space for a control room, design and installation of technology and systems that enable technologically enabled operational systems, building infrastructure, high bandwidth fast internet and connectivity between spaces and to and from the Bondi Pavilion.
- The Committee endorses Council's desire to achieve 5 star green building rating for the Bondi Pavilion, and fully supports any possible initiative to reduce the building's environmental load and create **environmental sustainability**. The Committee would like to see the Bondi Pavilion become a plastic free building in support of the marine environment.

Bondi Pavilion Stakeholder Committee

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- The Committee fully supports Council to develop and run a best practice **maintenance program** for the Bondi Pavilion that takes account of the exposure of the interior and exterior of the building to the elements.
- The Committee recognises the importance of providing essential services, both space and equipment, to enable the functions of the building, such as for:
  - storage for all uses and anticipated future uses (eg seating, shade, equipment, battery storage) including building maintenance
  - adequate back of house facilities – eg technology control room, theatre dressing rooms, green room, storage, venue technical services/control room
  - work access to venues (loading, rigging etc)
- The Committee notes the importance of considering **accessibility** from the users' point of view, and considering all user groups – participants, hirers, visitors, performers etc, and requests that accessibility be a central consideration of all aspects of the Bondi Pavilion's design, both for areas that are refurbished and those that are not, as there are locations within the Bondi Pavilion at present that do not currently meet accessibility standards.
- Because services provided by the Bondi Pavilion are of benefit to Sydney and the state of NSW, the Committee believes that where **government funding** can be obtained it should be pursued.
- The Committee believes that the Bondi Pavilion's **operational structure, outreach and communications strategies** need to be reviewed, and this will be undertaken in phase 2.

## 5. Recommendations

### 5.1 General

- a. Bondi Pavilion be recognized as a Community Cultural Centre and priority be given to community and cultural use consistent with the surfing heritage of Bondi  
(Unanimously agreed) \*
- b. the Bondi Pavilion vision statement include recognition of Indigenous people and culture  
(Unanimously agreed) \*
- c. each space should be earmarked for a primary use – for instance, community hireable spaces made available first to the community  
(Unanimously agreed) \*
- d. facilities for pottery and artists' studios be retained  
(Unanimously agreed) \*
- e. no less and ideally more area of community hireable space remain  
(Unanimously agreed) \*
- f. a location be found for a community radio station  
(Majority agreed (2 abstain)) \*
- g. the schematic floorplans prepared by members of the Committee in the course of deliberations be incorporated into this report  
(Unanimously agreed) \*

### 5.2 Waste management

- a. Council give consideration to three alternative locations for waste management – the current location, a location external to the pavilion and the north-west corner  
(Unanimously agreed)
- b. external pickup for waste is essential (trucks not to come into courtyard)  
(Unanimously agreed)

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Bondi Pavilion Stakeholder Committee

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- c. sufficient back of house, waste management and storage facilities must be built into each tenancy and be strictly managed  
*(Unanimously agreed)*
- d. the Pavilion adopt environmentally sustainable waste management practices  
*(Unanimously agreed)*

**5.3 Toilets**

- a. Council consider a decentralized toilet placement model  
*(Majority agreed 1 against)*
- b. the decentralised model for toilet placement should include consideration of several locations across the building including but not limited to the current locations  
*(Majority agreed 1 against)*
- c. the decentralised model for toilet placement should include consideration of the northern courtyard  
*(Majority agreed 6:3)*
- d. increased female amenities, a parents' room and accessible shower and toilets be provided  
*(Unanimously agreed)*
- e. consideration should be given to all possible options for placement of toilets, showers and change rooms to minimize amenities' footprint within the Pavilion, including external to the Pavilion such as in Bondi Park  
*(Unanimously agreed)*
- f. overall there should be no reduction in the total number of toilets provided in the Pavilion from that number currently provided  
*(Unanimously agreed)*

**5.4 Front**

- a. Commercial activity (café/restaurant/shops) be restricted to the eastern (beach) frontage whilst accommodating
  - i. first aid room and access to the lifeguard change room
  - ii. access to an integrated visitor centre (see 10.j.iii.) and the Bondi Story Room  
*(Unanimously agreed)*

**5.5 Southern Wall**

- a. the music and recording studios remain in their current location and be refurbished  
*(Unanimously agreed)*
- b. the area between the commercial tenancy (current occupant Lush) and the music studio be reconfigured to provide storage, toilets or other requirements  
*(Unanimously agreed)*
- c. the south west corner of the Pavilion be reconfigured to accommodate additional toilets, a small office, a kitchen facility or other requirements with due consideration to public safety concerns  
*(Unanimously agreed)*

**5.6 Southern courtyard**

- a. Council obtains a costing on the construction of a single storey annex of approx. 200 m2 in the southern courtyard adjacent to the current gallery, for use as a community hireable / cultural space  
*(Unanimously agreed)*



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- b. Traffic be managed in the southern courtyard, with strict limitations on parking, with vehicles permitted into a defined area for delivery and pick up only  
*(Unanimously agreed)*
- c. The southern courtyard be activated as a community / cultural space  
*(Unanimously agreed)*

**5.7 Western wall**

- a. the High Tide room be retained in its current location and be refurbished  
*(Unanimously agreed)*
- b. a weather and shade awning be installed off the high tide room  
*(Unanimously agreed)*
- c. Investigate the possibility of additional storage next to the high tide room on the northern side  
*(Unanimously agreed)*
- d. retain an amphitheatre in its current location, but further consideration be given to the most suitable seating structure to enhance and activate the space and ensure consistency with the Pavilion's unique heritage values  
*(Unanimously agreed)*
- e. the caretakers cottage be used primarily for Pavilion administration  
*(Unanimously agreed)*
- f. the architect look for a way to minimise the impact of the fire stairs on the courtyard space  
*(Unanimously agreed)*

**5.8 Northern courtyard – western wall**

- a. the north west wall footprint remain as is, with no further encroachment into the courtyard  
*(Unanimously agreed)*
- b. a mural be reinstated on the western internal courtyard wall of the northern courtyard  
*(Unanimously agreed)*
- c. the access point through this wall be retained and use encouraged  
*(Unanimously agreed)*

**5.9 Northern courtyard – northern wall**

- a. the access point through this wall be retained and use encouraged  
*(Unanimously agreed)*
- b. the northern wall can be widened by up to a maximum of 4 m protruding into the courtyard, and recommends that Council provides 2 alternative layouts for that proposed space which incorporate a green room / retractable stage and other artisan facilities (for example, pottery) and/or public amenities accessible both internally and/or externally  
*(Unanimously agreed)*
- c. the northern courtyard have predominantly grass with some mixed surface  
*(Unanimously agreed)*
- d. create a passive and low impact active recreation space in the northern courtyard and ensure improved hosting of festivals  
*(Unanimously agreed)*

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Bondi Pavilion Stakeholder Committee

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- e. in order to reduce the impact on the northern courtyard, create further opportunities, and ensure consistency with the Pavilion's unique heritage values consideration be given to partial or total demolition and/or redesign of the two story building at the rear of the commercial tenancy on the northern end of the building's ocean facing front  
*(Unanimously agreed)*

**5.10 Central building ground floor**

- a. the ground floor of the central block of the Pavilion should be primarily used as community and cultural space  
*(Unanimously agreed)*
- b. the internal atrium planter box be removed  
*(Unanimously agreed)*
- c. the nationally and internationally acknowledged swimming, surfing and lifesaving heritage of Bondi Beach and the First Nations people of this area and their living culture should be reflected appropriately and respectfully throughout the building and in a dedicated location within the Bondi Pavilion  
*(Unanimously agreed) \**
- d. the art gallery be retained and/or enlarged  
*(Unanimously agreed) \**
- e. the transect corridor on the ground floor be opened up for public use and consideration be given to its uses and how it is activated  
*(Majority agreed)*
- f. the entry and atrium reflect the history of the Pavilion and current activities within  
*(Unanimously agreed) \**
- g. the entry and atrium be refurbished to be welcoming and better activated  
*(Unanimously agreed) \**
- h. consideration be given to relocating the lift if it leads to better circulation within the building, accessibility and increased community space  
*(Unanimously agreed) \**
- i. that consideration be given to opening the space to create a larger atrium / foyer incorporating a creative co-working space  
*(Unanimously agreed) \**
- j. the interior of the central block should incorporate the following:
  - i. good articulation for people movement throughout the building
  - ii. adequate wayfinding and informational signage
  - iii. tourist information office, concierge, what's on and box office (integrated visitor centre)
  - iv. an art gallery
  - v. essential building services, which might include a server/patch room
  - vi. a lift
  - vii. the Bondi Story Room
  - viii. amenities
  - ix. information about local Aboriginal contemporary and historic culture and events with promotion of local Aboriginal culture  
*(Unanimously agreed) \**

Bondi Pavilion Stakeholder Committee

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**5.11 Central building top floor**

- a. the Theatre remains in its current location on the first floor and be refurbished  
(Unanimously agreed) \*
- b. the uses and functions of the top floor remain basically unchanged, with the addition of a very low impact “coffee cart” and small servery  
(Unanimously agreed) \*
- c. the seagull room remains predominantly for community use as at present  
(Unanimously agreed) \*
- d. the ocean /dolphin rooms remain predominantly for community use as at present and consideration be given to alteration of the wall between the two rooms  
(Unanimously agreed) \*
- e. the balcony remains accessible to all  
(Unanimously agreed) \*
- f. on the top floor, space and approval for a coffee-cart type food and beverage outlet could be provided that is small in size and does not prevent public access to the balcony  
(Unanimously agreed) \*
- g. the Theatre should be made accessible, for performers as well as for audience  
(Unanimously agreed) \*
- h. recognises that accessibility problems exist due to the location of the lift and recommends that this be addressed  
(Unanimously agreed) \*
- i. backstage areas of the theatre be reconfigured with a view to sharing backstage facilities (dressing rooms, green room) with the Seagull room  
(Unanimously agreed) \*
- j. a functional dance studio be provided within the Seagull room  
(Unanimously agreed) \*
- k. consideration be given to reinstating the full extent of the internal facing balcony  
(Unanimously agreed)
- l. toilets be reconfigured to increase capacity and functionality  
(Unanimously agreed) \*
- m. bar area and foyer be retained in their current location  
(Unanimously agreed) \*
- n. a bar window servery be allowed to serve directly to the balcony  
(Majority agreed (1 against, 1 abstain)) \*

**5.12 Curtilage on all sides**

- a. Suitable environmentally sustainable low level lighting be introduced and the Bondi Pavilion be included in Council’s lighting policy.  
(unanimously agreed)
- b. Lighting design should address both the aesthetics and safety of the curtilage and the colonnades.  
(unanimously agreed)

**5.13 Southern Dolphin Court**

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Bondi Pavilion Stakeholder Committee

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- a. The current layout and relationship of types of surfaces and landscaping is generally appropriate.  
*(unanimously agreed)*
- b. The area lends itself to being a place for passive recreation and is only suitable for limited small-scale free public events.  
*(unanimously agreed)*
- c. The area should not be used for exclusive access events, as the Committee considers that the internal courtyards are more suitable for this use.  
*(unanimously agreed)*
- d. Steps should be taken to make more attractive and encourage greater use of the colonnade seating and tables, including upgrade of furniture, ongoing maintenance and improved lighting.  
*(unanimously agreed)*
- e. Consideration should be given to reinstatement of a pergola and other shade elements with seating.  
*(unanimously agreed)*
- f. Improve the aesthetics of the area through use of planters and colour.  
*(unanimously agreed)*
- g. Consideration be given to relocating and/or remounting the dolphin statue as part of an art installation that tells local Aboriginal stories including the dolphin dreaming story.  
*(unanimously agreed)*

**5.14 Western side curtilage and colonnades**

- a. The current bush setting should be improved and enhanced.  
*(unanimously agreed)*
- b. The Committee accepts the need for the rear to be used for access for waste removal, loading and deliveries.  
*(unanimously agreed)*
- c. Any necessary landscaping associated with providing for waste removal, should not include removal of established trees.  
*(unanimously agreed)*
- d. The Committee recognizes that the homeless community live in the colonnade area and recommends that due consideration be given to their welfare.  
*(unanimously agreed)*

**5.15 Northern side curtilage and colonnades**

- a. The Committee recognizes that this area could be improved, but further consideration is dependent on the outcomes of designs for the adjacent building.  
*(unanimously agreed)*
- b. The Committee fundamentally views this area as a thoroughfare from front to back  
*(unanimously agreed)*

**5.16 Forecourt**

- a. Tables and chairs and space-defining fixtures should be permitted on the forecourt, adjacent to and associated with a café/restaurant.  
*(unanimously agreed)*
- b. Sufficient pedestrian access should be retained around any outdoor seating.  
*(unanimously agreed)*

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**Bondi Pavilion Stakeholder Committee**

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- c. Sturdy, fixed umbrellas should be installed.  
*(unanimously agreed)*
- d. Consideration should be given to retaining the existing and/or incorporating a new enclosed glassed-in area at one or both ends of the forecourt.  
*(unanimously agreed)*

**5.17 Bondi Pavilion Theatre**

- a. the orientation of the theatre remain as is. *(unanimously agreed)*
- b. the obstructing columns on the stage be removed to widen the proscenium. *(unanimously agreed)*
- c. the recommended orientation maximize the number of seats, and maximize the number of 'prime' seats. *(unanimously agreed)*
- d. the primary uses are live performance (theatre, music, talks etc) and cinema.  
*(unanimously agreed)*
- e. In relation to technology, the venue be future proofed so far as possible to allow for best practice audio, video and lighting. *(unanimously agreed)*

**6. Attachments**

Attachment A: Committee membership and meeting attendance

Attachment B: Terms of Reference

## Bondi Pavilion Stakeholder Committee

**Attachment A****Committee membership / Meeting Attendance**

Chosen via EOI:

Michael Cohen\*  
 Terence Jenkins  
 Michael Lynch  
 Adrian Newstead  
 Nell Schofield\*  
 Di Smith  
 Faith Wieland  
 Peter Winkler

Appointed representatives:

Friends of Bondi Pavilion Gemma Deacon  
 Indigenous Community Rhonda Dixon Grosvenor  
 Young people Leo Shaw-Voysey  
 Film and TV Mark Gould  
 North Bondi Precinct Joy Clayton  
 Bondi Beach Precinct Lenore Kulakauskas  
 Bondi Precinct Gabbi Tobias (appointed after 2 December)  
 Waverley Access Committee Mary Doyle / Sophie Stevens Radford (sharing position)  
 Bondi Ward Councillors John Wakefield (Mayor)  
 Dominic Wy Kanak (Deputy Mayor)  
 Leon Goltsman

19 positions, 20 individuals in total

*\*Nell Schofield and Michael Cohen have withdrawn from the Committee.*

Meeting attendance:

Name	2/12/2017	9/12/2017	13/01/2018	20/01/2018	3/02/2018	10/02/2018	1/03/2018	12/04/2018	NO.
Joy Clayton	yes	yes	yes	yes	yes	yes	yes	yes	8
Michael Cohen*	yes	yes							2
Gemma Deacon	yes	yes	yes	yes	yes	yes	yes	yes	8
Rhonda Dixon Grosvenor	yes		yes		yes		yes		4
Mary Doyle/ Sophie Stevens Radford		MD	MD						2
Mark Gould	YES	YES	YES	YES	YES	YES	yes	yes	8
Terence Jenkins	yes	yes	yes	yes	yes	yes	yes	yes	8
Lenore Kulakauskas	yes	yes	yes	yes	yes	yes	yes	yes	8

## Bondi Pavilion Stakeholder Committee

Name	2/12/2017	9/12/2017	13/01/2018	20/01/2018	3/02/2018	10/02/2018	1/03/2018	12/04/2018	NO.
Michael Lynch	yes		yes						2
Adrian Newstead	yes	yes	yes	yes	yes	yes	yes	yes	8
Nell Schofield*	yes	yes							2
Leo Shaw-Voysey	yes	yes		yes	yes	yes	yes		6
Di Smith	yes	yes	yes	yes	yes	yes		yes	7
Gabbi Tobias		yes							1
Faith Wieland	yes	yes	yes	yes	yes	yes		yes	7
Peter Winkler	yes	yes	yes	yes	yes	yes			6

## COUNCILLORS

John Wakefield	yes	yes	yes	yes	yes	yes	yes	yes	8
Dominic Wy Kanak	yes		yes		yes		yes		4
Leon Goltsman	yes	yes	yes	yes	yes		yes	yes	7

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Bondi Pavilion Stakeholder Committee

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**Attachment B**  
**Terms of Reference**

# **Bondi Pavilion Stakeholder Committee Terms of Reference**

21 November 2017

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**Bondi Pavilion Stakeholder Committee**

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**1. Purpose**

The Bondi Pavilion Stakeholder Committee is established to:

- Recommend and prioritise desired uses and functions of the Bondi Pavilion as a cultural and community centre
- Advise on future cultural and community programs and artistic direction of Bondi Pavilion, to ensure a 21<sup>st</sup> century community cultural centre.

**2. Deliverables**

The Committee will:

- (e) Develop a vision statement which guides the committee's process and communicates the values and mission for Bondi Pavilion as a vibrant community and cultural centre
- (f) Identify a matrix of recommended and desired uses and functions for Bondi Pavilion, in order to assist the review of the Bondi Pavilion Upgrade & Conservation Project. This matrix must include prioritisation of potential uses and improvements.
- (g) Provide a report to Council on the matrix of recommended and desired uses and functions, to be finalised by Monday 29 January 2018 so that it can be considered by the Operations & Community Services meeting on 6 February 2018. This report may include consideration of broad locations of uses and functions if desired by the Committee.
- (h) Provide advice on the development of future cultural programming and artistic direction at Bondi.

**3. Interpretation**

For the purpose of this document

*Member* means member of the Bondi Pavilion Stakeholder Committee

*Committee* means Bondi Pavilion Stakeholder Committee

**4. Membership**

The Committee is comprised of up to 20 members as follows:

- (a) Bondi Ward Councillors
- (b) Up to eight members appointed by Council following a public Expression of Interest campaign
- (c) One member who is a young person, appointed by Council
- (d) A representative of the Traditional Owners
- (e) A representative who is a film and TV specialist
- (f) A representative from the Waverley Access Committee
- (g) One nominee from Friends of Bondi Pavilion

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**Bondi Pavilion Stakeholder Committee**

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- (h) One nominee of the Bondi Beach Precinct
- (i) One nominee of the North Bondi Precinct
- (j) One nominee of the Bondi Precinct

Senior Council staff and other appropriate staff, as nominated by the General Manager, will attend and provide information and support to the Committee's meetings.

**5. Chair**

The Mayor and the Deputy Mayor will alternate responsibility for chairing meetings, as agreed.

**6. Terms of Reference Review**

After the submission of the Committee's report due 29 January 2018, Council will review the Terms of Reference of the Committee, and will have regard to the Committee's role as advising on cultural and arts programming and identified other matters for Bondi Pavilion into the future.

At the Committee's final meeting before 29 January, feedback will be sought from Committee members as a part of this review.

Amendments to this Terms of Reference can only be approved by the Council.

**7. Meeting Schedule**

Meetings will be held on Saturdays 25 November, 3 December and 10 December 2017.

Future meetings will be scheduled as required after consultation with Committee members.

**8. Meeting Agenda & Minutes**

The meeting notice, agenda and business paper is provided to members in advance and will be made available on the Council website. Committee members may request items to be included on the agenda.

Minutes of meetings will be made available on the Council website.

**9. Code of Conduct**

All members of the Committee are required to comply with the provisions of the Council's Code of Conduct and any other policy or requirement applicable to the proper functioning of the Committee.

**10. Confidentiality and privacy**

Members may come in contact with confidential or personal information retained by Council. If so, members are required to maintain the security of any confidential or personal information and not access, use or remove any information unless the member is authorised to do so.

Privacy legislation governs the collection, holding, use, correction, disclosure and transfer of personal information.

Bondi Pavilion Stakeholder Committee

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**11. Media protocol**

Members are not to speak to the media in their capacity as Committee members.

In accordance with Council's Media Policy, the Mayor is the only person permitted to speak to the media on behalf of the Council and the Committee.

Bondi Pavilion Stakeholder Committee

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## **Attachment C**

### **Committee Members Submissions – groundplan schemas**

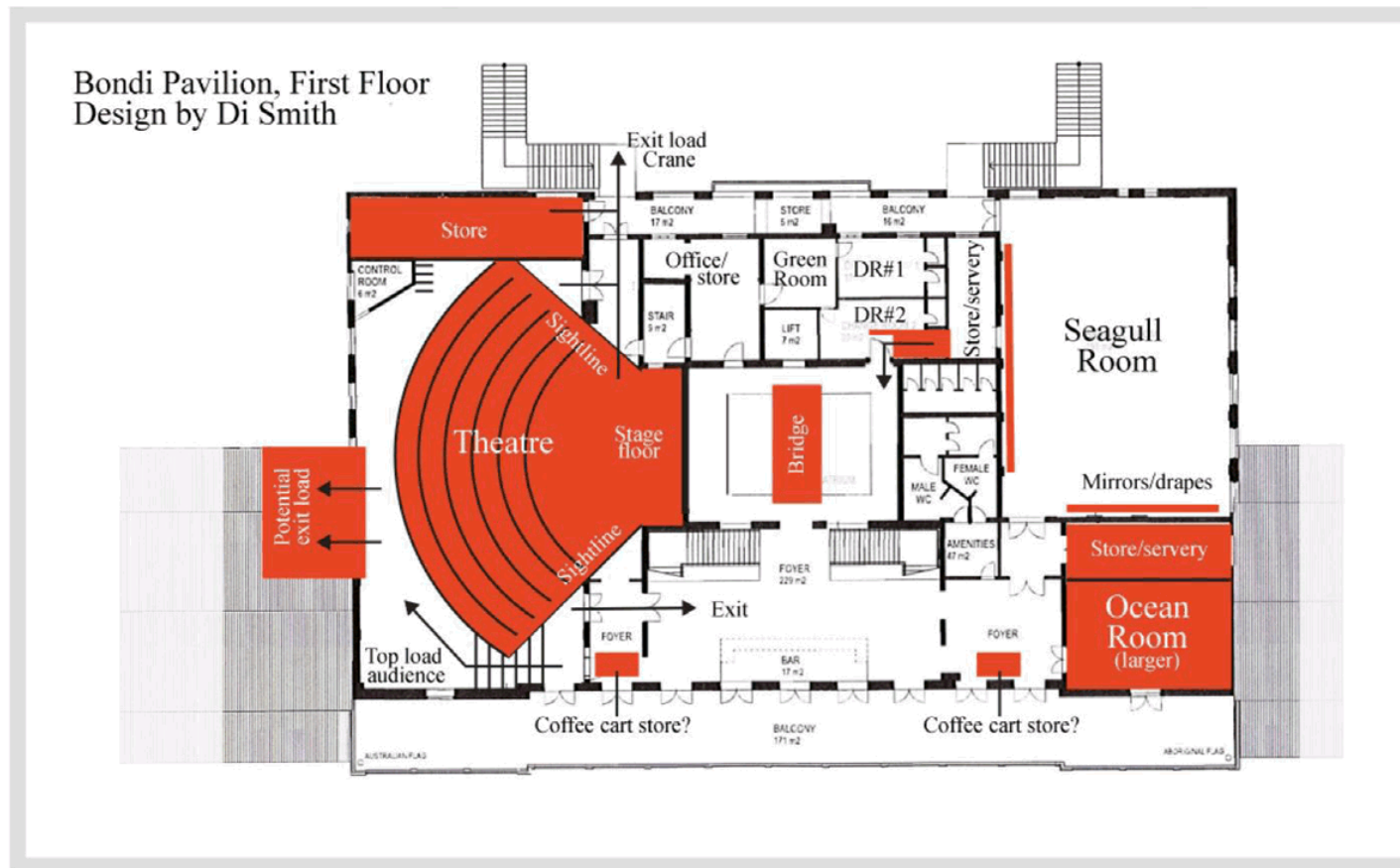
From Di Smith - first floor

From Adrian Newstead / Lenore Kulakauskas – ground floor

From Gemma Deacon (Friends of Bondi Pavilion) – ground floor

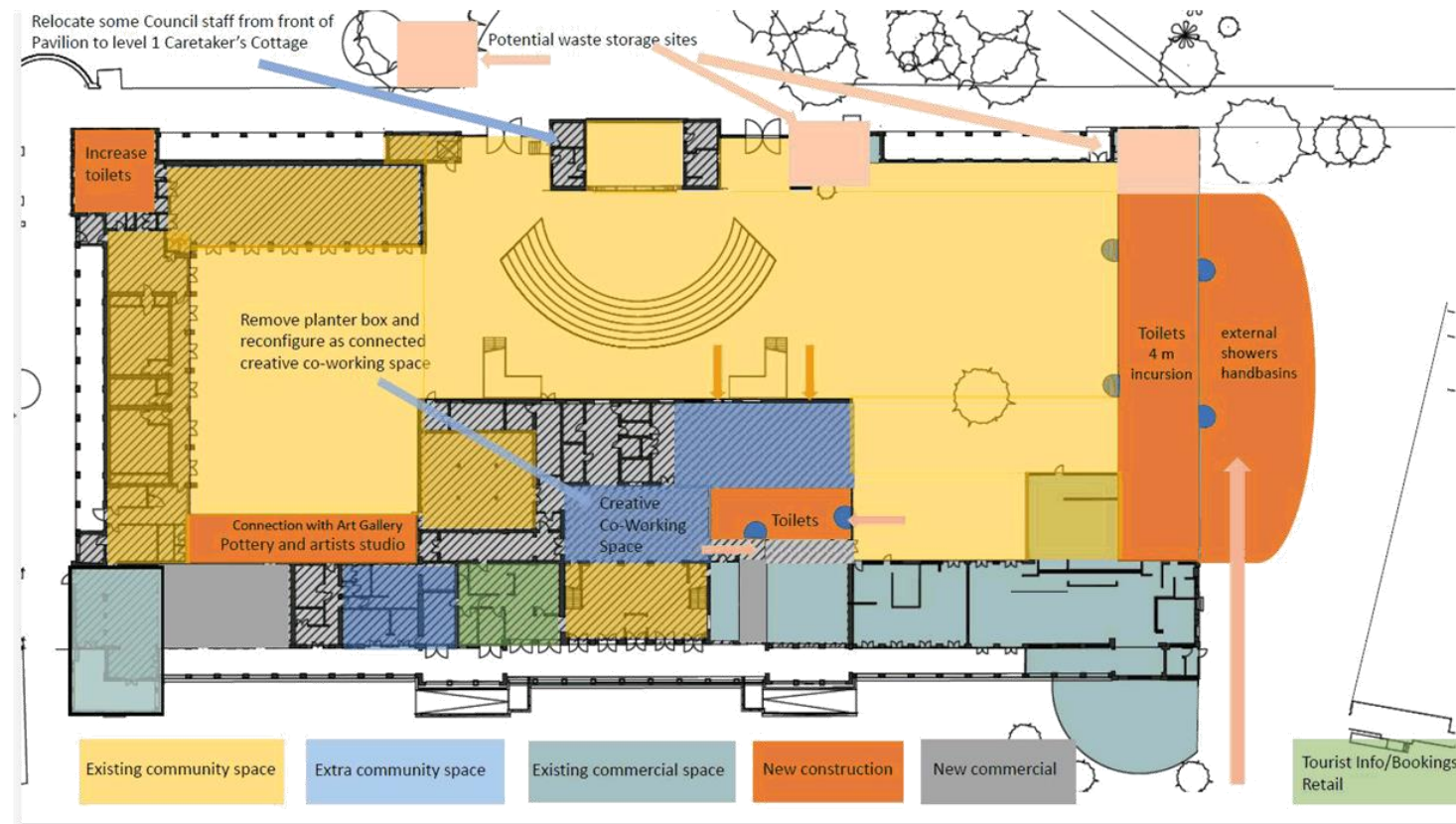
Bondi Pavilion Stakeholder Committee

From Di Smith - first floor

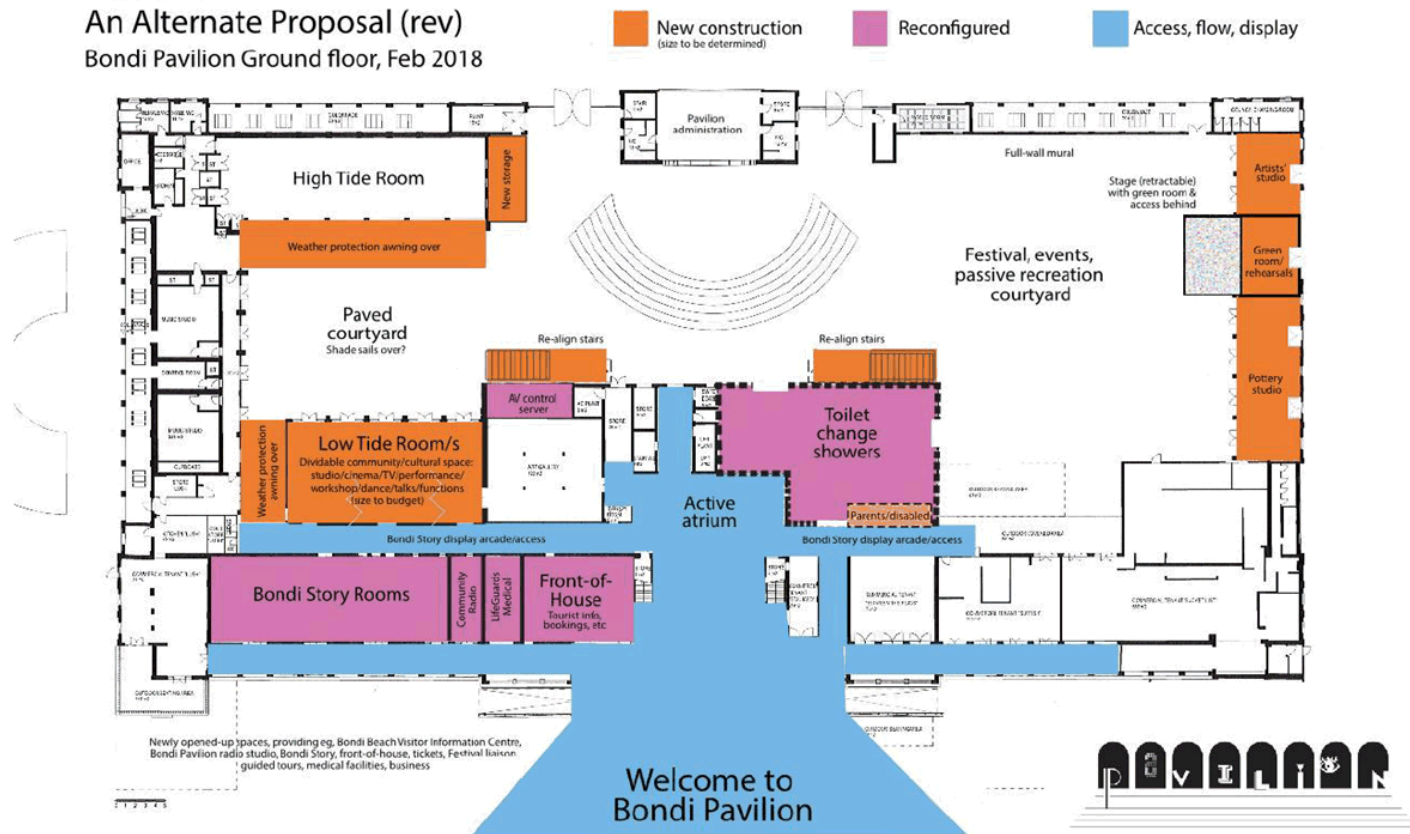


## Bondi Pavilion Stakeholder Committee

From Adrian Newstead and Lenore Kulakauskas



**FuturPav**  
An Alternate Proposal (rev)  
Bondi Pavilion Ground floor, Feb 2018



**REPORT**  
**PD/5.3/18.06**

**Subject:** Draft Waverley Development Control Plan 2012 - Amendment No.6

**TRIM No:** A17/0250

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

**Director:** Mitchell Reid, Acting Director Waverley Futures

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**RECOMMENDATION:**

That Council exhibits the Draft Waverley Development Control Plan 2012 (Amendment No. 6) attached to this report for a period of 28 days, in accordance with Section 3.43 of the *Environmental Planning and Assessment Act 1979* (EP&AA 1979) and clause 18 of the *Environmental Planning and Assessment Regulation 2000* (Regulation 2000).

**1. Executive Summary**

The purpose of this report is to:

1. Outline the key changes that are proposed as part of the Draft Waverley Development Control Plan 2012 (Amendment No. 6).
2. Obtain Council resolution to publicly exhibit the Draft Waverley Development Control Plan 2012 (Amendment No. 6).
3. Outline the consultation strategy proposed for the public exhibition of the Draft Waverley Development Control Plan 2012 (Amendment No. 6).

**2. Introduction/Background**

On 2 August 2016, Waverley Development Control Plan 2012 (Amendment No. 5) was adopted.

This report outlines the annual housekeeping changes proposed to the Waverley Development Control Plan 2012 (Amendment No. 5). These amendments address matters that were not covered by the project scope of Amendment No. 5 as well as additional matters that have been raised through further consultation with Council and Council staff.

A Development Control Plan (DCP) contains detailed planning and design guidelines, for specific uses or areas, which complement the development standards contained in Local Environmental Plans (LEPs). DCPs cannot contradict objectives or the development standards set out in LEPs.



### 3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Strategic Planning and Development Committee Meeting 6 February 2018	PD/5.2/18.02	That the matter be deferred to a Councillor Workshop at the earliest opportunity.
Operations Committee Meeting 2 August 2016	OC/5.1/16.08	That Council adopts the Draft Waverley Development Control Plan 2012 (Amendment No. 5), in accordance with Section 21 of the Environmental Planning and Assessment Regulation 2000, subject to the following amendments to Attachment 1.

### 4. Discussion

#### Consultation details

Councillor and staff input has been an important component of the preparation of the Draft Waverley Development Control Plan 2012 (Amendment No. 6) ('Draft DCP'). Throughout 2017, Council staff consulted with Councillors and council officers from Waverley Life, Waverley Renewal, and Waverley Futures to identify issues for review and conducted several staff workshops to discuss a range of matters. These matters are addressed in the following section.

A report was submitted to the Strategic Planning and Development Committee meeting on 6 February 2018 to place the Draft DCP on exhibition for 28 days in accordance with Section 3.43 of the *Environmental Planning and Assessment Act 1979* (the Act) and clause 18 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation). Council moved that the matter be deferred to a Councillor workshop.

Two subsequent councillor workshops were held on 24 April and 8 May 2018 to review Councillor concerns and discuss in more detail the key proposed policy changes. The matters raised and the outcomes are outlined in Attachment 3.

#### Proposed amendments

A range of issues have been covered in this amendment as a result of internal consultation and research of best-practice in New South Wales. These issues are provided in Attachment 1. The changes reflected in the Draft DCP are provided at Attachments 5-12. The most significant proposed amendments are:

- The introduction of the Waverley Development Application Guide to sit alongside the DCP and provide more guidance for applicants about the development process, and what documentation is required (see Attachment 4). These requirements have been relocated from Part A2 of the DCP into this guide to make the process simpler for applicants to understand and to enable Council to modify the document faster.
- The restructure of Part C Residential Development to reflect amendments to NSW Government planning policy including *State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development* and the accompanying *Apartment Design Guide*, which was released in 2015.
- The revision of the car parking rates in Part B8 Transport of the DCP in accordance with recommendations and actions contained in *Waverley's People, Movement and Places* transport

strategy adopted 12 December 2017. This includes the reintroduction of the zero-minimum and reduced maximum parking rates.

- The preparation of new development controls to reflect the Bondi Beach Interwar Study and associated Inter-War Factsheets.
- Changes to waste collection in Multi-Residential Development to require on-site collection of waste for large developments to prevent kerb-side collection that results in large numbers of bins impeding the footpath, and the collection vehicle causing traffic delays.
- Controls relating to adaptable housing to increase the proportion of adaptable dwellings delivered in multi-residential development throughout the LGA, as well as a lower standard of delivery from Class A (delivers standards beyond a Seniors Care Residential Facility) to Class C (delivers a standard which is able to accommodate the vast majority of residents). This initiative is best practice and exceeds a number of other Local Council's provisions ensuring that Waverley can accommodate a diverse and ageing population.
- Changes to the Energy Assessment Report and the Adaptable Housing Certificate requirements, which are no longer required to be submitted at DA stage in order to ensure more certainty in the process and minimise DA costs for applicants. These reports will now be required before a Construction Certificate is issued. As a result, the controls in the DCP reflect this change and require different information to ensure that these conditions of consent can be achieved.
- The consolidation of duplicate controls between Parts B, C, D and E. There are a number of controls and whole sections that are repeated throughout the DCP. These have been consolidated into the most relevant Part, most often Part B General Provisions, to ensure that they apply to all development.
- The restructuring of Parts of the DCP to ensure that controls that apply to all types of development, including Excavation, Public Domain, and Advertising and Signage are located in the correct Part.
- The preparation of additional general provisions to address a lack of controls regarding Public Domain (including views and minor encroachment), Subdivision, and Design Excellence.
- The removal of the Contributory Building Maps from Part E2 Bondi Beach, to maintain Bondi's rich heritage, and to ensure that applicants demonstrate adequate heritage investigation within Heritage Conservation Areas.

For the purposes of making the changes readily identifiable, the proposed amendments will be exhibited as 'track changes.' The changes are identified as follows:

- Additional text - underlined red text
- Removed text - ~~red text with a strikethrough~~
- Relocated text ~~red text with a strikethrough and wave underline~~. Note - relocated text is where text has been retained but relocated to elsewhere in the DCP

During the exhibition period, a copy of the Draft DCP will be available on Council's website with hard copies available at Council's Library and Customer Service Centre. Exhibition will include a copy of the Draft DCP with Track Changes, as well as a copy of the Draft DCP with the Track Changes integrated, to ensure that the document is easily read and understood. This will allow people who wish to make a submission to review both versions for clarity.

A range of matters were identified for review however are beyond the scope of this amendment (see Attachment 2). These matters are not addressed in this DCP Amendment because they satisfy one of the following conditions:

- Have been investigated and research has indicated that no change to the DCP is required.
- Require in-depth review, including research and consideration of wider policy implications and there is not sufficient time allocated for this housekeeping amendment. These matters have been included in the list of matters to be addressed in the next DCP review.
- Have been investigated and research has indicated a change to the Waverley LEP 2012 or other Council policy is required before any amendment to the DCP can be made. The relevant matters have been included in the list of matters to be addressed in the 2018 LEP Housekeeping Amendment.

## **5. Relationship to Waverley Together 3 & Delivery Program 2013-17**

The relationship to *Waverley Together 3* and *Delivery Program 2013-17* is as follows:

Direction: L5 Buildings are well-designed, safe and accessible and the new is balanced with the old.  
Strategy: L5a Ensure planning building controls for new buildings and building upgrades deliver high quality urban design that is safe and accessible, in which heritage and open space is recognised, respected and protected.  
Deliverable: Development Control Plan (DCP) updated annually.

## **6. Financial impact statement/Timeframe/Consultation**

### **Financial impact statement**

The costs of the exhibition and notification are available through the Shaping Waverley budget.

### **Timeframe**

Following adoption of the Draft DCP it is envisaged that public exhibition will be conducted in June/July 2018 for 4 weeks. The outcome of the public exhibition is expected to be reported to Council in August 2018, with the WDCP 2012 (Amendment No.6) and the Waverley Development Application Guide expected to be adopted and in force by August/September 2018.

### **Consultation**

It is proposed to have the Draft DCP and a summary of the proposed amendments placed on public exhibition for a period of 28 days.

Precinct Committees will be advised of the exhibition by letters and an advertisement will be placed in the Wentworth Courier.

Copies of the Draft DCP will be made available at the Customer Service Office, Library and on Council's 'Have Your Say' website.

## 7. Conclusion

Matters raised by ongoing consultation with relevant Council officers, Councillors and the community have been appropriately considered in the annual housekeeping review of the Waverley Development Control Plan 2012. The Draft Waverley Development Control Plan 2012 (Amendment No. 6) is consistent with legislation, Council's policies, plans and strategies.

## 8. Attachments

1. Attachment 1 - Summary of amendments in Draft WDCP 2012 (Amendment No 6) (under separate cover) ➡
2. Attachment 2 - Summary of matters not included in Draft WDCP 2012 (Amendment No 6) (under separate cover) ➡
3. Attachment 3 - Summary of Matters Raised in Councillor Workshops (under separate cover) ➡
4. Attachment 4 - Draft Waverley Development Application Guide (under separate cover) ➡
5. Attachment 5 - Draft Waverley DCP (Amendment No 6) Title + TOC (under separate cover) ➡
6. Attachment 6 - Draft Waverley DCP (Amendment No 6) Part A - Preliminary Information (under separate cover) ➡
7. Attachment 7 - Draft Waverley DCP (Amendment No 6) Part B - General Provisions (under separate cover) ➡
8. Attachment 8 - Draft Waverley DCP (Amendment No 6) Part C - Residential Development (under separate cover) ➡
9. Attachment 9 - Draft Waverley DCP (Amendment No 6) Part D - Commercial Development (under separate cover) ➡
10. Attachment 10 - Draft Waverley DCP (Amendment No 6) Part E - Site Specific Development (under separate cover) ➡
11. Attachment 11 - Draft Waverley DCP (Amendment No 6) Part F - Development Specific (under separate cover) ➡
12. Attachment 12 - Draft Waverley DCP (Amendment No 6) Definitions (under separate cover) ➡.

**REPORT**  
**PD/5.4/18.06**

**Subject:** Current and Projected School Enrolments

**TRIM No:** A14/0170

**Author:** Annette Trubenbach, Executive Manager Caring Waverley  
Rebecca Rodwell, Manager, Community Planning and Partnerships

**Director:** Rachel Jenkin, Acting Director, Waverley Life

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**RECOMMENDATION:**

That Council:

1. Notes that a further related report on supply and demand for early education and care services will be coming to Council.
2. Supports joint planning and advocacy activities with both Woollahra and Randwick councils to:
  - (a) Improve local school capacity and related infrastructure development, including a new public high school in the eastern suburbs.
  - (b) Investigate opportunities for innovation and design excellence as part of potential partnerships with the Department of Education and Training (DoE) and other agencies around the development of flexible learning spaces (e.g. senior secondary school campus) and integrated community facilities (e.g. out of school hours care).
3. Seeks clarification from DoE about planning implications for local school catchment areas/clusters under the new Schools Assets Strategic Plan (SASP).
4. Provides input into DoE's new shared use policy to maximise community access opportunities.
5. Continues to advocate for Waverley community needs in consultations and planning for improved provision of Out of School Hours Services (OSHS).

**1. Executive Summary**

This report provides an update on school enrolment capacity for primary and secondary schools, as well as Out of School Hours Care services (OSHC), located in the Waverley Local Government Area and across Waverley's boundary with both Randwick and Woollahra LGAs. The information is presented within the context of population increases, changing community trends, Greater Sydney's planning issues and significant social infrastructure constraints associated with rapid development.

Key findings indicate that:

- Rapid increases in early childhood and primary school age populations are putting pressure on local secondary schools with the majority of government schools operating at capacity in 2018.

- This trend is continuing through the education levels 15-19 years olds are expected to peak by the end of the forecast period in 2036 (early childhood/primaries in 2021/2026 respectively). All cohorts in the 0-19 years age bracket will be much bigger compared to 2011 census figures.
- Waverley's only public high school, Rose Bay Secondary College, has exceeded its enrolment quota this year, even though the 2016 census shows that the majority of secondary students in Waverley LGA attended independent or Catholic schools.
- Waverley LGA is one of 10 'hots spots' in the Sydney region known to have gaps in Out of School Hours Care (OSHC) provision. The majority of OSHC services report that they are operating at capacity in 2018, with a number of services unable to meet demand.
- NSW Audit Office finds that DoE needs to urgently address chronic underinvestment to keep up with Sydney wide population growth.
- DET is addressing enrolment pressures through the 2017 School Assets Strategic Plan (SASP) - a high-level strategy that sets the direction and framework for delivery of school infrastructure.
- The SASP provides opportunities for Council to pursue stakeholder discussions around shared use/joint development opportunities as the DoE (rather than individual school principals) will now be responsible for brokerage of agreements.

## 2. Introduction/Background

The 2014 report on *Current and projected school enrolments* highlighted the potential for increasing child populations to significantly reduce the number of available places for schools in the Waverley LGA as children born during the 'baby boom' years 2006-2011 progress through early learning and education systems.

In April 2017, Waverley Council moved a resolution in reference to the NSW Inquiry into Inner City Public Schools, seeking an update as well as additional information on local school capacity. This report presents research and analysis undertaken in response to these resolutions. Council has also commended Woollahra Council for its November 2017 decision to identify opportunities for a new high school in the Edgecliff Commercial Corridor and has assured Woollahra of its support in identifying potential sites for a public high school in Sydney's east. Over the last six months, Eastern Suburbs families have expressed growing concern over limited access to government schools, in particular co-educational secondary school options. These concerns were expressed in a survey of over 1000 participants conducted by a local parent driven campaign (CloseEAST). Some of the findings are referenced here.

Data for this report was drawn from the NSW 'My School' website, the NSW Centre for Education Statistics and Evaluation, Department of Planning, and ABS census data. In addition, Council's planning officers contributed data in relation to the number and type of recent development approvals. Interviews were carried out with school principals or enrolment officers at schools located in the Waverley and Woollahra LGAs, as well as Out of School Hours Care (OSHC) service coordinators, to collate feedback on current and anticipated enrolments. Research for this report also examined broader issues that have emerged locally and across inner Sydney in relation to rising demand for public primary and secondary school places.

Research highlights include:

- Enrolments have increased at schools across the area, but the majority of government schools are operating at capacity in 2018.

- Waverley's population of school aged children is growing, expecting to peak for pre-schoolers and primary school aged populations in 2026.
- Limited school capacity and other significant social infrastructure gaps accompanying rapid population growth are key issues identified in metropolitan planning documents ( Plan for Growing Sydney 2014, Greater Sydney Regional Plan, Eastern City District Plan), requiring investment and 'whole of government' coordination.

Council's recent submission on the Greater Sydney Region Plan and Eastern City District Plan has raised a number of planning issues in relation to the growth of both school aged and older demographics and recommended further investigations to facilitate site identification for school and/or aged care developments.

Sources of information within this report have been referenced in Attachment 5.

### 3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Council Meeting 12 December 2017	CM/5.1/17.12	That Council: <ol style="list-style-type: none"> <li>1. Supports the establishment of a new comprehensive co-educational public high school in Sydney's East.</li> <li>2. Commends Woollahra Council on its 27 November 2017 decision in regard to identifying opportunities for a High School in the Edgecliff Commercial Corridor.</li> <li>3. Undertakes to participate with Woollahra Council to identify an appropriate site for a Public High School in the Eastern Districts.</li> <li>4. Requests the State Government to work with Council to identify suitable sites for a new public High School.</li> </ol>
Operations Committee Meeting 26 April 2017	CM/8.5/17.04	That the Committee: <ol style="list-style-type: none"> <li>1. Update its April 2014 resolution 'CRD.23/14 – Current and Projected School Enrolments (A14/0170)', and report back to Council</li> <li>2. Incorporates an analysis of apartment and housing construction estimates into this analysis</li> <li>3. Support Recommendations 3, 4 and 5 of the NSW Legislative Council General Purpose Standing Committee No. 3 – 'Inner city public primary school enrolment capacity and redevelopment of Ultimo Public School' (see Attachments for details)</li> <li>4. Calls on the Minister for Education to implement these recommendations as it will improve co-ordination between state and local government in the vital area of primary and secondary education.</li> </ol>
Council Meeting 22 April 2014	CRD.23/14	That Council: <ol style="list-style-type: none"> <li>1. Receives and notes this report.</li> <li>2. Continues to monitor trends in school enrolments to assist</li> </ol>

		<p>with long term planning.</p> <p>3. Continues to liaise with the Department of Education and Communities (DEC) to share planning data and determine demand/supply.</p> <p>4. Monitors the impact of increased school enrolments on Out of School Hours Care provision.</p>
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#### 4. Discussion

Over the next 15 years, the student population in NSW is projected to grow by 21 per cent to nearly 1.5 million students. Over 80 per cent of this is expected to be in the Sydney metropolitan area. Many more classrooms will be needed, with many others requiring renovation (Audit Office NSW, 2017).

A recent report released by the NSW Auditor-General (ibid.) has found that the NSW Department of Education (DoE) needs to overcome chronic under investment for much of the last decade. To do this the DoE proposes to fundamentally reform school infrastructure planning and delivery to meet the future demand for student places. Waverley fits within this broader Sydney planning context featuring rapid growth of current and anticipated child populations.

##### 4.1 Waverley's community profile in 2016

###### *Families and Children*

Following the 2003-2011 baby boom, Waverley's school aged population (5-17 year olds) rapidly increased between 2011 and 2016. Of this cohort, the greatest increase was seen in the 5-11 year primary schoolers (+ 850, up by 21%) followed by an increase of +309 or 11% for secondary schoolers aged 12-17 (Figure 1.)

Waverley LGA - Total Persons (Usual residence)	2016			2011			Change	
Service age group (years)	#	%	Gr. Sydney %	#	%	Gr. Sydney %	2011 to 2016	
Babies and pre-schoolers (0 to 4)	4,154	6.2	6.4	4,292	6.8	6.8	-138	-3%
Primary schoolers (5 to 11)	4,889	7.3	8.8	4,039	6.4	8.7	+850	21%
Secondary schoolers (12 to 17)	3,182	4.8	6.9	2,873	4.5	7.4	+309	11%
Young workforce (25 to 34)	15,751	23.6	16.1	15,357	24.2	15.4	+394	2.5%
Parents and homebuilders (35 to 49)	16,446	24.6	21.1	15,406	24.3	21.9	+1,040	6%

Figure 1. Waverley LGA - Growing population groups

Source: ABS 2016, compiled by .id

Waverley has seen modest population growth of 1% per annum over five years (up 3,400 to 72,100 ERP). At the 2016 census, couple and single parent families with children had increased by 7% (+601) since 2011, whilst couple families with children aged 15 and under comprised the largest cohort at 16% of total households with children (*Table B – Attachment 1*). This corresponds with a 6% increase in the Parent and Homebuilder (35-49 years) cohort, which comprised 25% of the total population for Waverley and is proportionately larger than that for Greater Sydney at 21% (Figure 1.)



<b>AGE GROUPS: WAVERLEY LGA</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>
0-4	4,650	5,100	<b>5,300</b>	5,100	4,900	4,800
5-9	3,050	3,950	4,250	<b>4,300</b>	4,200	4,000
10-14	2,550	2,950	3,650	3,800	<b>3,850</b>	3,800
15-19	2,500	2,650	2,950	3,500	3,650	<b>3,700</b>

*Figure 2. Waverley LGA Age Groups - Population and Household Projections*

*Source: Department of Planning and Environment 2016: NSW State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements*

Figure 2 indicates that projected numbers of all age groups from birth to age 19 are higher in 2036 compared to 2011 despite an anticipated decrease in the rate of annual population growth from 1% in 2011-2016 to 0.2% in 2031-2036 (*Table A – Attachment 1*). Over the period 2016-2036, the age groups 10-14 and 15-19 are expected to increase by 29% and 40% respectively, adding pressure to high schools in the area (*Table C – Attachment 1*). The population increases in 5-year intervals presented in Figure 2 above are between 7% and 19%.

Planning projections for family households for Waverley at the 2016 Census indicate increases for couple and single parent households in the period 2021–2036 (Figure 3.)

<b>HOUSEHOLD TYPE: WAVERLEY LGA</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>
Couple only	6,600	<b>6,650</b>	6,550	6,550	6,750	6,950
<b>Couple with children</b>	6,600	7,300	<b>7,650</b>	<b>7,650</b>	7,550	7,450
<b>Single parent</b>	2,000	2,200	2,400	2,450	2,500	<b>2,550</b>
Other family households	300	300	300	300	300	300
Multiple-family households	650	700	700	700	700	700
<i>Total family households</i>	<i>16,200</i>	<i>17,150</i>	<i>17,550</i>	<i>17,650</i>	<i>17,850</i>	<i>18,000</i>

*Figure 3. Waverley LGA Families & Households - Population and Household Projections*

*Source: Department of Planning and Environment (2016), Population and Household Projections*

### **Families and housing**

The growth in families can partly be attributed to the trend that Sydney wide, apartments are becoming a more acceptable form of housing for families. In 2016, 15% of all dwelling types in the Waverley LGA were separate houses, 32% were medium density dwellings, and 51% were in high density dwellings, compared with 55.0%, 20.3%, and 23.5% for Greater Sydney respectively (*Table E – Attachment 2*).

Families living in apartments has been the fastest growing household type in Waverley, increasing by 40% (2,300 to 3,200 households) from 2006 to 2016, followed by couple households (32% growth). This growth closely aligns with recent development approvals and assumed child household forecast growth outlined in *Figure 3*. Group Households have increased by 29%, albeit from a much lower base. In contrast, Lone Person households have remained stable (*Table F - Attachment 2*).

Looking more broadly at household type growth across all dwellings types, 'Couple family with children' have experienced the highest growth in the period 2006-2016 for both apartments (60% growth) and semi-detached and terraces (50%) (Figure 4.). The number of households living in detached dwellings has

decreased across all household types. This reflects the fact that there was a 24% decrease in detached dwellings built in the Waverley LGA between 2006 and 2016.



Figure 4. Household and dwelling-type change 2006–2016

Source: ABS Census, 2006 - 2016. Note: Other includes Group, Lone person and other household types.

The April 2017 resolution of Council requested analysis of Waverley development approval and construction data in relation to family households in the area. While the data provided in Figure 5 below offer some insights on the growth of households with children in respect to dwelling type, Council's Planning Officers cautioned that the numbers are based on several assumptions.

In the period 2011-2016, just over 700 new dwellings were built in Waverley LGA (ABS Census, 2016). Approvals for residential dwellings peaked during 2013-2014 at 634 and declined to 265 for the 2016-2017 financial year. The spike in development in 2013-2015 was associated with changes to the *Waverley Local Environment Plan* in 2012 which facilitated residential apartment building in Bondi Junction, coinciding with a broader residential apartment boom in Sydney (*Table G – Attachment 2*).

Since 2002-2003, there were 3,420 dwellings approved in the Waverley LGA, the majority of which were for dwelling types other than houses. Of the dwellings approved since 2002-2003, only 500 were detached houses while 2,900 'other dwellings' included terraces, semi-detached dwellings, apartments and townhouses.

Based on 2016 census data and assumptions of similar household distributions, Council's Planning Officers have indicated there was an increase of 580 and 350 households with primary and secondary students respectively (Figure 5.)

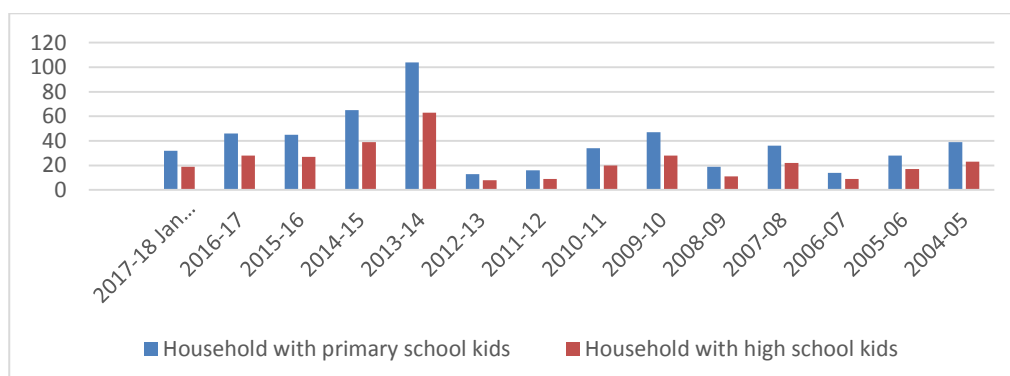


Figure 5. School aged children increase associated with recent dwelling approvals.

Source: ABS Building Approvals, 2018; ABS Census.

Growth in the number of households and demand for residential development is expected to continue at a modest rate during the current forecast period to 2036 (*Table H – Attachment 2*).

## 4.2 School enrolment growth

### *School enrolment data, Waverley LGA*

There are 17 schools located in the Waverley LGA, which include five government primary schools and one high school, Rose Bay Secondary College. Of the 10 non-government schools in the area, three are primary schools, two are secondary schools and five schools offer both primary and secondary education.

In the period 2007-2017 the total enrolments across the government schools located in Waverley LGA increased by 51% (1209 students), and a further increase (with the addition of 145 student enrolments) for government schools was recorded for the 2017 school year. Non-government schools saw enrolments increase by 5% (359) students for the period 2007-2015 (Figure 8.)

Waverley Council area - Total Persons (Usual residence)	2016			2011			Change 2011 to 2016	
Type of institution	Number	%	NSW%	Number	%	NSW%		
Pre-school	1,279	1.9	1.8	1,146	1.8	1.8	+133	11.5%
Primary school	4,357	6.5	8.1	3,535	5.6	7.9	+822	23%
Primary - Government	<b>2,463</b>	3.7	5.6	<b>1,694</b>	2.7	5.4	+769	45%
Primary - Catholic	553	0.8	1.6	529	0.8	1.7	+24	4.5%
Primary - Independent	<b>1,341</b>	2.0	0.9	<b>1,312</b>	2.1	0.9	+29	2%
Secondary school	2,863	4.3	6.2	2,549	4.0	6.5	+314	12%
Secondary - Government	<b>576</b>	0.9	3.6	<b>566</b>	0.9	3.9	+10	2%
Secondary - Catholic	577	0.9	1.6	528	0.8	1.6	+49	9%
Secondary - Independent	<b>1,710</b>	2.6	1.1	<b>1,455</b>	2.3	1.0	+255	17.5%
<b>Total</b>	<b>66,814</b>	<b>100.0</b>	<b>100.0</b>	<b>63,487</b>	<b>100.0</b>	<b>100.0</b>	<b>+3,327</b>	<b>5%</b>

Figure 6. Education Institution Attending – Resident populations

Source: ABS 2016, compiled by .id

The number of children in Waverley LGA attending government primary schools at the 2016 census rose by 45% (+769). This figure is significantly greater than enrolments at independent and catholic primary schools combined, which only increased by 3% (+53) during the same period (ABS 2016). However, upon entry to secondary education, the proportion of all resident students attending a non-government high school was 80%, significantly greater than the number attending a government high school.

The higher proportion of students entering non-government education for secondary schooling follows a long term trend in the Waverley Community. Student numbers tend to decrease across many primary schools at Years 5 and 6. Galilee Catholic Primary, Clovelly and Rose Bay Public Schools each reported a significant decline in student numbers at Years 5 and 6 due to students enrolling at non-government schools who offer direct progression into secondary education. An increase in school-aged populations was also evident in 2016 Randwick and Woollahra LGAs. Enrolment at primary schools increased by 18% in Woollahra and 21% in Randwick. The number of young people attending secondary education had increased by 10% and 22% respectively (ABS 2016, .id).

**Broader school enrolment trends for government and non-government schools in Waverley LGA**

The following tables include non-Waverley student numbers attending schools in located in the Waverley LGA.

School Name	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bondi Beach Public School	223	268	276	313	344	377	460	528	543	604	630
Bondi Public School	74	130	210	272	332	393	463	515	557	595	572
Bronte Public School	406	407	413	402	377	372	369	374	397	430	418
Clovelly Public School	573	559	553	541	492	504	533	545	570	582	596
Rose Bay Secondary College	864	909	945	993	975	972	942	1013	998	1020	1142
Wairoa School	56	54	62	61	63	66	68	67	63	57	53
Waverley Public School	135	161	177	203	198	218	200	214	225	252	274
<b>Total enrolments</b>	<b>2331</b>	<b>2488</b>	<b>2636</b>	<b>2785</b>	<b>2781</b>	<b>2902</b>	<b>3035</b>	<b>3256</b>	<b>3353</b>	<b>3540</b>	<b>3685</b>

Figure 7. NSW government schools full time enrolment for Waverley LGA 2007 - 2017

Source: Statistics and Analysis, 2017. Centre for Education Statistics and Evaluation, NSW DoE

Bondi Beach Public and Bondi Public schools experienced the largest growth in student enrolments of all the Waverley schools in the period 2008-2016, with an additional 336 students and 521 students. The larger number of enrolments at these schools corresponds to the higher proportion of families with children living in the Bondi – North Bondi – Dover Heights areas (ABS 2016, .id).

School Name	2008	2009	2010	2011	2012	2013	2014	2015	2016
Cranbrook K - 12	1273	1276	1279	1346	1395	1411	1397	1419	1415
Galilee Catholic Primary	119	135	140	122	115	126	122	125	133
Kambala K - 12	893	888	875	881	873	903	904	918	930
Kesser Torah College	257	286	296	295	318	337	364	343	309
Kincoppal K- 12	826	784	786	799	806	805	825	820	849
Moriah College K - 12	1610	1584	1565	1536	1504	1483	1479	1459	1438
Redham K - 12 *	-	-	-	-	-	-	-	-	1009
St Catherines K - 12	862	879	923	907	956	974	993	1022	1029
St Charles Primary	301	305	322	330	337	354	365	358	337
Waverley College 5 - 12	1336	1264	1251	1236	1244	1304	1314	1352	1375
Yeshiva K-10	49	73	93	107	100	71	58	69	71
<b>Total enrolments</b>	<b>7526</b>	<b>7474</b>	<b>7530</b>	<b>7559</b>	<b>764</b>	<b>7768</b>	<b>7821</b>	<b>7885</b>	<b>8895</b>

Figure 8. Non-government schools full time enrolments for Waverley: 2007 – 2016\*

Source: My School, 2017 \*2017 enrolment data not available \*\*No data available 2008 – 2015

### ***School capacity issues***

Government primary schools estimate approximately one half to two thirds of Year 6 students will remain in the public system for secondary schooling, transitioning to Rose Bay Secondary College or to Randwick Boys or Girls. Of these schools, Rose Bay Secondary College is the preferred choice for families seeking a co-educational school due to its reputation for academic excellence and the quality of support for students with disabilities in a mainstream school setting.

While located in Woollahra LGA, Woollahra and Bellevue Hill Public Schools have seen marked increases in student enrolments, 29% and 39% respectively in the period 2010-2017 (My School, 2017). Enrolments to Rose Bay Public School (whose catchment area extends to Waverley LGA), increased by 26% in the same period. These schools, along with the public schools located in Waverley LGA, are within the catchment area to Rose Bay Senior College.

Rose Bay Secondary College has had an increase of 32% since 2008, and in 2017 new enrolments increased by another 122 students. At the present time a strict limit is applied to local enrolments from within the school's intake boundary. Rose Bay Secondary College enrolments will exceed capacity in 2018 with an intake of 270 students – 60 of whom will enter the school's selective stream. The boundary for selective students is much wider, many of whom travel considerable distances from outside the Waverley LGA to attend the school.

The DoE has highlighted that JJ Cahill, Matraville Sports High and Randwick Boys and Girls have places available. However, some parents' views are that the Randwick schools are a second choice for families who want their child to attend Rose Bay but can't get in, and don't necessarily see the value for money in private education.

Locally, growth in enrolments across feeder public schools to Rose Bay Secondary College has led to concern that there will not be enough places for families choosing secondary education in the government school system. If there is continued growth in the 0-4 population and families' preferences for local schools because they do not want to travel, there is concern that the lack of places may remain for years to come.

### ***Impacts of school enrolment growth for schools and Out of Hours Care services***

All the schools located in the Waverley LGA who were willing to be interviewed for this report in December 2017 or early 2018, were at or close to capacity for enrolments at the start of the 2018 school year.

Bondi Beach Public School	<ul style="list-style-type: none"> <li>At capacity, not taking out of area enrolments, high demand for places</li> <li>Increase of 35 students to 665 for 2018</li> <li>Reported families are moving into the school's catchment area so that their children can attend the school.</li> </ul>
Bondi Public School	<ul style="list-style-type: none"> <li>Addition of 4 classrooms with the relocation of district administrative staff, taking within catchment enrolments for 2018 without having to turn anyone away</li> <li>No further room to expand beyond the school's current space capacity</li> </ul>
Bronte Public School	<ul style="list-style-type: none"> <li>Enrolment remaining at capacity since 2014</li> <li>Not taking out of area enrolments</li> <li>New enrolments directed to Randwick area schools since change in catchment boundary</li> </ul>
Clovelly Public School	<ul style="list-style-type: none"> <li>At capacity</li> <li>Not taking out of area enrolments</li> <li>New enrolments directed to Randwick area schools since change in catchment boundary</li> </ul>
Rose Bay Public	<ul style="list-style-type: none"> <li>At capacity in 2018, high demand for places</li> </ul>

School	
Waverley Public School	<ul style="list-style-type: none"> <li>Increasing from 10 classes in 2017 to 13 classes in 2018</li> <li>Near capacity, 300 students</li> <li>Expecting to be at capacity (320 places) in 2019</li> <li>Enrolment growth occurring mainly for Kindergarten</li> </ul>
Rose Bay Secondary College	<ul style="list-style-type: none"> <li>Exceeding capacity in 2018</li> <li>Undertaken expansion of classroom space with the addition of demountable classrooms on school grounds in recent years, with capacity to expand further in doubt</li> </ul>
Galilee Catholic Primary	<ul style="list-style-type: none"> <li>Enrolment stable</li> <li>Enrolment growth for K – 2 students</li> <li>Significant decline in student numbers (particularly boys) for Years 5 and 6</li> </ul>
WAYS Secondary	<ul style="list-style-type: none"> <li>Near capacity in 2018 at 45 students (50 student capacity)</li> </ul>
Waverley College (Boys) Years 5 – 12	<ul style="list-style-type: none"> <li>Near capacity, reporting a marginal increase in student enrolments to 1447 students in 2018, not expecting decrease in demand for 2019</li> <li>Majority of new students are enrolling at Years 5, 7 and 8 consistently at these entry points since 2014</li> </ul>
Kambala K – 12 (Girls)	<ul style="list-style-type: none"> <li>At capacity in 2018</li> <li>No space to expand in order to accommodate increased enrolments</li> <li>Reports some 'over flow' from the government system - usually families from overseas finding no places available and/ or no out of area enrolment when seeking to place a child on short notice in a high school of choice</li> </ul>
St Catherine's Anglican School for Girls K – 12	<ul style="list-style-type: none"> <li>Capacity for 1050, not expecting to be at capacity in 2018</li> </ul>
Wairoa School for Specific Purposes K-12	<ul style="list-style-type: none"> <li>Enrolment numbers variable from year to year; dependent upon student support need</li> </ul>

Figure 9. Number of student enrolments at schools located in Waverley LGA for 2018

Source: Interview with principal or school enrolment officers, Nov 2017 and February 2018

There is anecdotal evidence suggesting the higher numbers of resident students entering the non-government system may also reflect a perceived lack of a quality co-ed public high school alternative to Rose Bay Secondary College, rather than preference for a private school education overall (CLOSEast online survey, 2018). Responses to questions about choice of school on the CLOSEast survey also indicate the community wants a better choice of high school options offering high quality, co-ed and secular public education in the East (Item 1, Attachment 3).

The flow-on effect of growth in school aged populations means demand for Out of School Hours Care (OSHC) places is exceeding supply in Waverley LGA.

Bondi Beach OSHC	<ul style="list-style-type: none"> <li>At capacity with waitlists</li> <li>Expecting some families will miss out on a place in 2018</li> </ul>
Bondi OSHC	<ul style="list-style-type: none"> <li>Capacity 180 students</li> <li>Space for operation is getting less as the school gets bigger with increasing enrolments/ classes</li> <li>Expecting waitlists Term 1 2018 with some places becoming available once school starts</li> </ul>
Clovelly OSHC	<ul style="list-style-type: none"> <li>At capacity with waitlists</li> <li>Expecting some families will miss out on a place in 2018</li> <li>Increasing school enrolment threatens continued use of space</li> </ul>

	to which service can now access
Rose Bay OSHC	<ul style="list-style-type: none"> <li>• Capacity 120 students</li> <li>• At capacity with waitlists in place, expecting some families to miss out in 2018</li> <li>• Extra-curricular activities on school grounds address lack of before and after care for a limited number of families who only require care on one or two occasions each week</li> </ul>
Waverley Community OSHC	<ul style="list-style-type: none"> <li>• At capacity, 125 places</li> <li>• Phasing out access to families attending St Charles Catholic Primary School</li> <li>• St Charles developing a new OSHC service due to open in 2019</li> </ul>

*Figure 10. Impact of enrolment growth for OSHC services, government schools in Waverley LGA, 2018*

*Source: interview with OSHC Coordinators, Nov 2017 and February 2018*

OSHC services operate according to strict regulations on staff-child ratios (max. 1:15). As a separate entity under lease arrangement with a host school, the space an OSHC service occupies is subject to change according to the school's priorities and need for classroom space. To grow a viable service, providers must be able to balance the cost of extra staff with an additional number of children. Expansion of OSHC places can be prevented by the lack of available space on school grounds, which may include school resistance to sharing classroom space and use of outdoor space clashing with extra-curricular programs.

The greatest demand for OSHC places is for children starting Kindergarten, leaving families with a significant level of uncertainty and anxiety regarding care arrangements at the start of the school year. For families whose children were enrolled in OSHC in 2017 and years prior, the increased demand for places creates a lack of flexibility for the availability of care, especially when a need arises to change the days child care is required, and increased stress for families

WAYS has provided informal after school care for primary school aged children accessing its programs in recent years, and plans to offer accredited OSHC in 2018-2019. Whether the program eases pressure for nearby Bondi and Bondi Beach OSHC services remains to be seen. Clovelly OSHC reports the opening of a new OSHC in a nearby location in 2017 slightly eased the burden for the provision of care, but has not changed the level of demand for the service.

Research conducted by Deloitte Access Economics in 2017 identified 10 Sydney metropolitan 'hot spots' where OSHC demand significantly outstrips supply. Waverley LGA was ranked second behind North Sydney for the least access to OSHC places, and Randwick ranked ninth (DoE consultation March 14, 2018).

In response, the NSW Department of Education (DoE) the NSW Government announced a \$20 million Before and After School Care Fund in 2017 to help establish new OSHC services, and more recently, to fund the expansion of existing OSHC services at government and non-government schools.

Currently the department is consulting with key stakeholders at each of the 10 hot spot locations for solutions that increase available OSHC places. Waverley and Randwick Councils were represented at a consultation held on 14 March at Randwick Public School, and supported a recommendation that School Infrastructure and the Principals of Waverley and Randwick Public Schools develop a business case to retrofit classrooms and pilot flexible learning spaces that could be replicated in other schools to accommodate both formal learning and OSHC activities (DoE, 2018).

OSHC services are likely to require ongoing Council support as they don't sit under the responsibility of the DoE or any other state government body.

#### **4.3 School assets – new planning approaches**

The NSW State Government released the School Assets Strategic Plan (SASP) in June 2017. The SASP promotes the development of joint use agreements and co-location with for example Council owned assets on smaller plots of land to accommodate more students. It also introduces new, much bigger geographic areas serviced by a cluster of five to ten schools to better manage demand (Audit Office, NSW).

Contemporary best practice and sustainable planning for new or improved facilities is very different to bricks & mortar planning of previous decades. Planning now needs to incorporate innovation, shared use principles, adaptable learning environments, flexibility and accessibility to future proof the investment (NSW Auditor General, 2017).

Ideally, partnerships between key agencies and community are established to achieve shared community objectives. Victoria Ave community precinct in Concord West is a great example of this (*Item 3, Attachment 4*).

This partnership between public agencies has produced a community based school and facilities addressing contemporary learning pedagogy and providing broader opportunities for community interaction. This demonstrates the benefits that can be achieved for a whole community when innovation and collaboration are a key component of the design process. The DoE project to create more OSHC places in Waverley and Randwick LGAs may be an opportunity to trial development and use of flexible space.

The creation of multi-purpose and flexible spaces for schools mitigates fluctuating demand for places in schools and out of school hours care services with future change to size of school-aged populations. In Waverley, given the scarcity of available land for schools growth, new planning approaches need to be developed to accommodate growing school numbers. Vertical high schools have been suggested for the Eastern Suburbs, and multi-use, flexible facilities development is a key concern.

#### **5. Relationship to Waverley Together 3 & Delivery Program 2013-17**

The relationship to *Waverley Together 3* and *Delivery Program 2013-17* is as follows:

- Direction: C4 Community support services continue to be targeted to and accessible to those who need them most, including children and young people, older people and people with a disability.
- Strategy: C4c Collect and analyse data and interpret emerging social trends, contemporary research and government initiatives to inform the services provided by Council and its partner agencies.
- Deliverable: Documented research on key issues including safety, housing, children, ageing.

#### **6. Financial impact statement/Timeframe/Consultation**

Financial impact: Activities to progress Council's planning and advocacy work in the area of school education will be absorbed in operational budgets.

Timeframe: Initial coordination of joint planning activities with Woollahra Council has already commenced and is likely to be an ongoing focus of Council's work over the next 12-18 months. Similarly, liaison and advocacy efforts involving SSROC and the DoE have already started and are likely to be ongoing as well.

Consultation: Internal and external consultations occurred involving Council's Planning Officers, neighbouring council staff, SSROC and DoE officers. Interviews were carried out with school principals or enrolment officers at schools located in the Waverley and Woollahra LGAs, as well as Out of School Hours Care (OSHC) service coordinators.



## 7. Conclusion

Waverley's school population has rapidly increased over recent years and the impact of growth on local school capacity is likely to continue as a result of projected population increase. This has led to reduced access and choice for local families, both in relation to primary and secondary school education but is particularly noticeable for parents looking for local options to secure a place in a secular co-educational high school. All cohorts from 0 to 19 years old will be much bigger in 2036 compared to 2011 census figures indicating that current pressures on school infrastructure is likely to continue without immediate investment/creative solutions to ensure adequate provision. Waverley's density, changing community needs and limited state government resources are likely to require innovative planning approaches and partnership models that promote integrated learning spaces/community facilities that are adaptable and can support a range of activities.

Waverley LGA is one of 10 'hots spots' in the Sydney region known to have gaps in Out of School Hours Care (OSHC) provision. Given Waverley's high proportion of women/couple families in the workforce, it is of significant concern to Council that essential support services such as OSHC may not be able to be provided into the future as classroom space is prioritised by the Department for after school activities. This requires close monitoring and advocacy. The strategic property investment study to be undertaken in the new financial year could reveal further details about Council's assets and their potential to accommodate services and activities that are emerging as priority needs.

## 8. Attachments

1. Waverley LGA current and projected population growth [↓](#)
2. Current and projected households [↓](#)
3. Community perspectives [↓](#)
4. Planning for school infrastructure [↓](#)
5. References [↓](#) .

**Attachment 1 – Waverley LGA current and projected population growth****Table A Projected population growth 2011 - 2036**

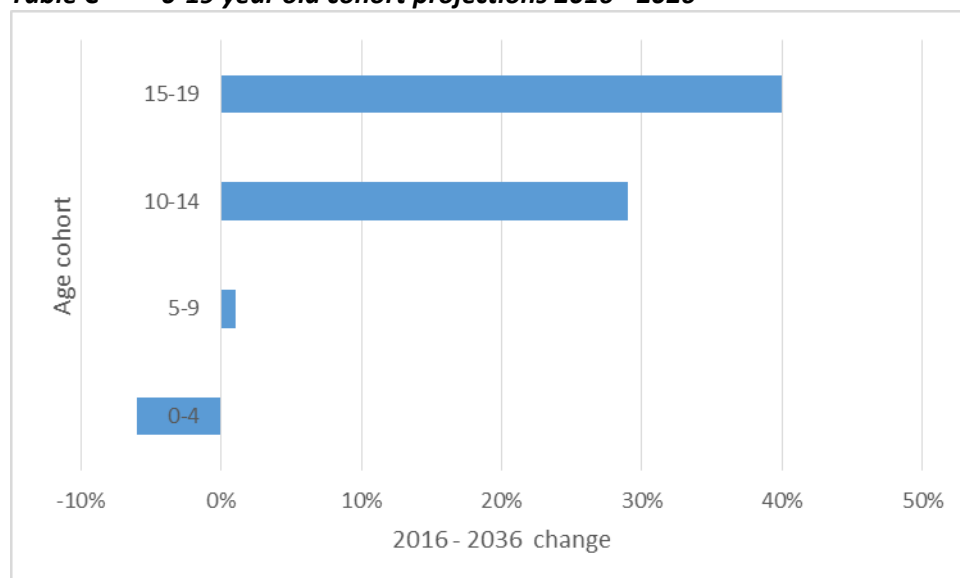
<b>CHANGE Waverley LGA</b>	<b>2011-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2031-2036</b>
Total Population Change	3,550	2,200	900	1,100	850
Average Annual Population Growth Rate (%)	1.0%	0.6%	0.2%	0.3%	0.2%

Source: Department of Planning and Environment, 2016. New South Wales State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements

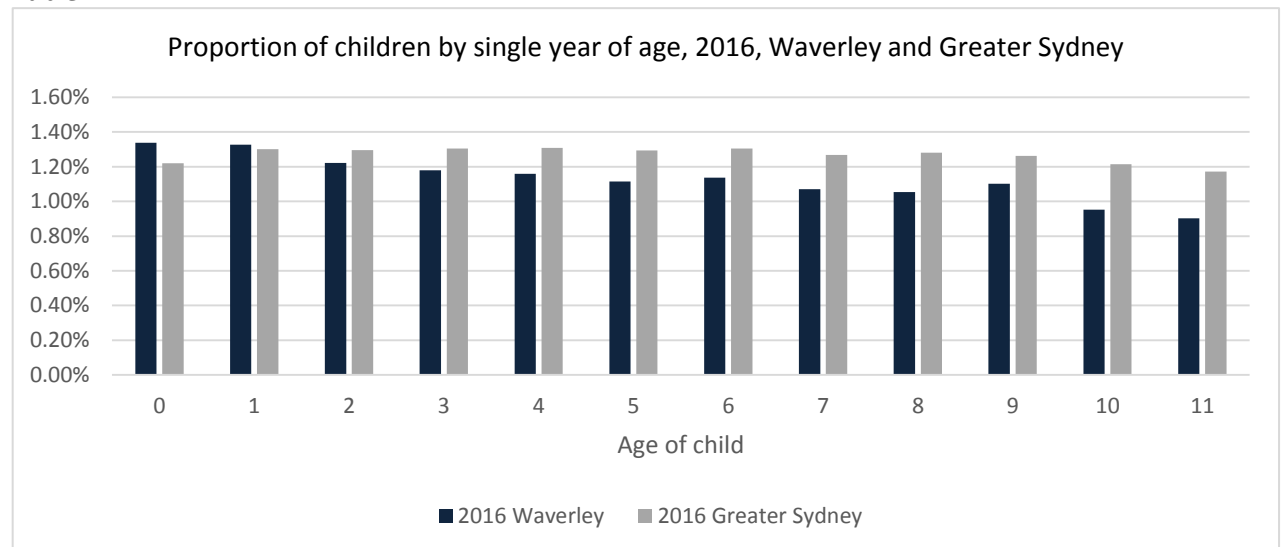
**Table B Households with children by life stage**

<b>Waverley Council area - Households (Enumerated)</b>	<b>2016</b>			<b>2011</b>			<b>Change</b>
	<b>#</b>	<b>%</b>	<b>Greater Sydney %</b>	<b>#</b>	<b>%</b>	<b>Greater Sydney %</b>	<b>2011 to 2016</b>
Households with children							
Couples with children	6,721	23.8	35.3	6,101	21.8	34.8	+620
Couples with young children	4,437	15.7	18.8	3,947	14.1	18.3	+490
Couples with mixed-age children	668	2.4	4.7	560	2.0	4.9	+108
Couples with older children	1,616	5.7	11.8	1,594	5.7	11.6	+22
Single parents with children	1,733	6.1	10.4	1,725	6.2	10.8	+8
Single parents with young children	644	2.3	3.3	615	2.2	3.7	+29
Single parents with mixed-age children	119	0.4	1.2	137	0.5	1.3	-18
Single parents with older children	970	3.4	6.0	973	3.5	5.8	-3
Total households with children	8,454	29.9	45.8	7,826	27.9	45.6	+628
<b>Total households</b>	<b>28,266</b>	<b>100.0</b>	<b>100.0</b>	<b>28,028</b>	<b>100.0</b>	<b>100.0</b>	<b>+238</b>

Source: ABS 2016, compiled by ID

**Table C 0-19 year old cohort projections 2016 - 2026**

Source: Department Planning and Environment, 2017. New South Wales State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements

**Table D**

Source: ABS 2016, compiled by ID

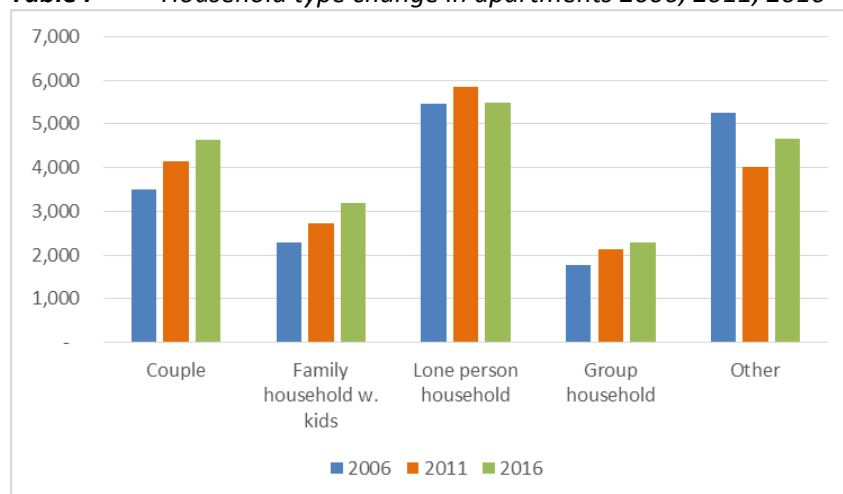
## Attachment 2 – Waverley LGA current and projected households

Table E

Waverley Council area - Dwellings (Enumerated)	2016			2011			Change
Dwelling type	#	%	Gr. Sydney %	#	%	Gr. Sydney %	2011 to 2016
Separate house	4,741	15.1	55.0	5,653	18.4	58.9	-912
Medium density	10,003	31.8	20.3	9,768	31.7	19.7	+235
High density	16,206	51.4	23.5	15,082	49.0	20.7	+1,124
Caravans, cabin, houseboat	6	0.0	0.2	5	0.0	0.2	+1
Other	406	1.3	0.5	219	0.7	0.4	+187
Not stated	139	0.4	0.4	67	0.2	0.1	+72
<b>Total Private Dwellings</b>	<b>31,501</b>	<b>100.0</b>	<b>100.0</b>	<b>30,794</b>	<b>100.0</b>	<b>100.0</b>	<b>+707</b>

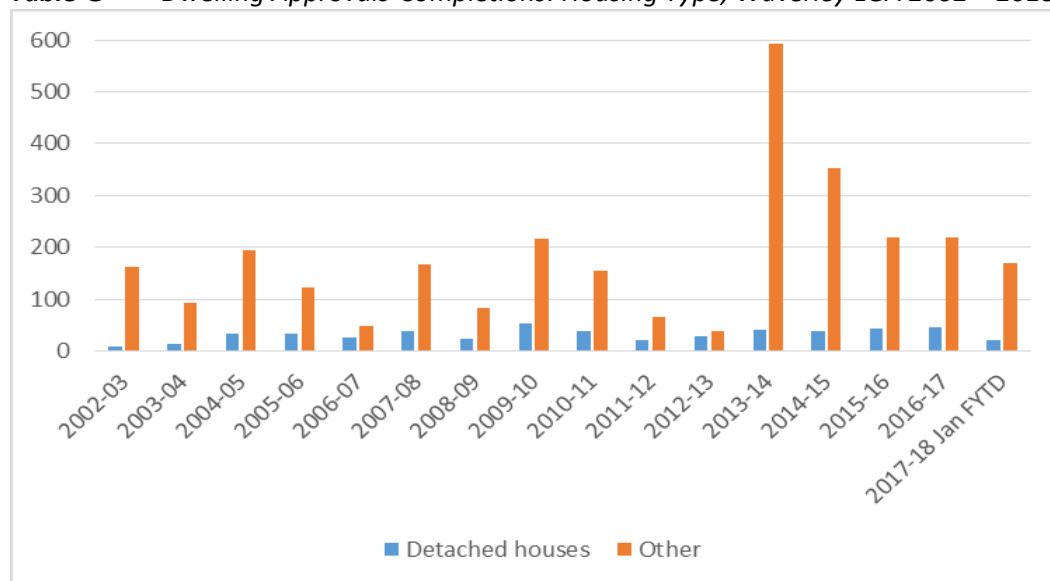
Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016. Compiled by ID.

Table F Household type change in apartments 2006, 2011, 2016



Source: ABS Census, 2006, 2011, 2016. Note: Other includes 'Other not classifiable' and 'Not applicable'.

Table G Dwelling Approvals-Completions: Housing Type, Waverley LGA 2002 – 2018



Source: ABS Building Approvals, 2018; DPE dwelling projections, 2017, compiled by Waverley Council Planning Officers

**Table H** 2011-2036 Housing projections

Waverley LGA	2011	2016	2021	2026	2031	2036	Total change	Total % change	Annual % change
Households	30,200	31,450	32,100	32,400	33,050	33,700	3,550	11.7%	0.4%
Implied dwellings	33,150	34,550	35,250	35,600	36,300	37,050	-	-	-

Source: Source: Department Planning and Environment, dwelling projections, 2017

**Attachment 3 – Community perspectives**Item 1 – CLOSEast Survey

CLOSEast (Community for Local Options for Secondary Education) is a parent-led community campaign calling for a new public high school in Sydney's Eastern Suburbs. It is concerned mainly for a lack of public co-education options with Rose Bay Secondary College, operating at enrolment capacity, and overcrowding in primary and secondary education. The campaign has drawn attention to the higher numbers of school aged children requiring places at local public schools due to the 2006 – 2011 'baby boom' and new high density residential development creating potential for more young families in the area. Recent community consultation for Waverley's Community Strategic Plan also heard the community's concern for overdevelopment in the LGA.

The CLOSEast campaign conducted a survey during October 2017 and February 2018 which was promoted through the P&C organisations at schools across the Eastern Sydney Region. A selection of qualitative answers to questions about preferences for secondary education by respondents with children attending primary schools in the Waverley LGA shows that some families see themselves with no other choice but to send children to

- expensive private education to avoid public high schools with lower quality education outcomes
- single sex schools when the preference is co-ed
- religious schools when a secular education is preferred
- a high school that is located a significant distance from home requiring long travel times and is disconnected from the local community

*"I personally support public high schools even though I will be sending my child to a private school for personal reasons. I think the lack of high school public schools in the east is incomprehensible, given the educational system in Australia. For such a densely populated area, there will always be a wide cross section of the community, and therefore a need for public schools. It is wrong to assume just because the eastern suburbs has high property prices that everyone can afford or want private schools for their children".*

*"I believe that a high quality public secondary education is a basic right for all children. There are really so few options in the Eastern Suburbs for families who value education highly (and are well educated themselves), who support secular, public education and in any case, do not have the means to pay for a private education".*

*"Our family is one of high income and therefore contribute substantial tax. I am disappointed that the public education choice is single sex with a poor ranking. I feel that appropriate funds are not being given to our local schools and we are therefore being indirectly encouraged into the private system".*

Item 2 - media articles

The Daily Telegraph 20 June 2015 - reported a shortage of space at schools across Sydney due to the mid-2000s 'baby boom' and new multi-storey housing resulting in increased enrolments at popular schools in 2015

<https://www.dailytelegraph.com.au/news/nsw/nsw-schools-crisis-baby-boom-and-highrise-housing-push-school-enrolments-to-bursting-point/news-story/83246bf7ea66943596384f1258360122>

Sydney Morning Herald 14 April 2016: *Sydney's School Student Boom* – the article reports extent that school enrolments have increased in Sydney City, Inner West and East as well as West, South West and North West. Data reported shows Waverley LGA with the greatest percentage increase for schools based in the Inner City, West and East region, though it ranks 8th in comparison to growth areas based in West, South West and North West regions. Highlights how a lack of additional schools in some areas of Sydney will place strain upon schools in surrounding suburbs

<https://www.smh.com.au/education/sydneys-school-student-boom-20160412-go44ij.html>

ABC News 19 June 2017 - the NSW State Government announces it will invest \$4.2 billion over the next four years in school infrastructure to create 32 000 more student places and 1500 new classrooms and a new strategy that will see more shared facilities and high-rise schools. Work to upgrade or build schools will occur over this period - 33 to be completed over next 4 years, with plans to build and upgrade 120 schools beyond this period, estimating room for extra 164 000 students by 2031. Many of new and expanded schools will be in Sydney's growth areas: western, south western and north western suburbs and regional areas; article states public school numbers are expected to grow by 21% by 2031, and announces a dedicated education infrastructure fund unit to coordinate planning and building of new schools and address existing backlog of maintenance.

<http://www.abc.net.au/news/2017-06-19/nsw-budget-includes-major-education-infrastructure-boost/8628898>

Wentworth Courier - Your Say (Letter to the Editor), 30 August 2017: comments on NSW Minister for Education (Rob Stokes) incorrect perception of the problem of over-capacity in government schools in Sydney's Eastern Suburbs; stating that JJ Cahill High School and the proposed new schools at Cleveland St and Alexandria Park will be affected by high density residential development planned for the area. The author suggests that expanding or building new schools in these areas won't be of assistance to families living further east. He states that 'many residents cannot afford to send children to private education' noting there are 15 private secondary schools in the 'area north of Randwick/ Coogee'. The author infers the state government is overlooking the plight of families within Waverley/ Woollahra areas, and implies that more demountables at Rose Bay Secondary College is not the plan for increased capacity that the community would like to see.

Australian Centre for Educational Research, report March 2015: *The Teacher Workforce in Australia: Supply, demand and data issues* - The report indicates that Catholic and Independent schools (1/4 - 1/3 of all schools nationally) may not be able to maintain current share of students.

<https://rd.acer.org/article/demand-for-teachers-set-to-grow1>

**Attachment 4 - Planning for school infrastructure**Item 3 - Planning for school infrastructure 4 May 2017

The Department of Education proposes to fundamentally reform school infrastructure planning and delivery to meet the future demand for student places, and to overcome chronic under-investment for much of the last decade. To do this, it will need to spend much more than it has been receiving to date. These are the main findings of a report released today by Acting NSW Auditor-General, Ian Goodwin.

Over the next 15 years, the student population in NSW is projected to grow by 21 per cent to nearly 1.5 million students. Over 80 per cent of this is expected to be in the Sydney metropolitan area. Many more classrooms will be needed, with many others requiring renovation.

The Department has developed a School Assets Strategic Plan to deliver sufficient fit-for-purpose student learning spaces when and where needed up to 2031. This is a good plan and has benefited from expert input and validation of assumptions, proposed solutions and likely costs. It is the first such plan for the Department.

To make any substantial savings beyond those incorporated in the Plan, the Department may need to consider changing operational policies and practices to increase the utilisation of existing infrastructure and reduce the need for new infrastructure.

The Plan proposes several changes to the way schools are planned, designed, built, managed and funded. Initiatives include:

- increasing the maximum number of students in new and redeveloped schools
- a stronger emphasis on redeveloping schools
- smaller, more intensely developed sites
- changing and enforcing school catchments
- increased partnership with the private sector
- more recycling of school assets to deliver better facilities
- moving towards planning on a cluster basis, rather than a school-by-school basis.

This new approach to school infrastructure planning and delivery is more economical than the Department's current practice.

Item 4 - Joint use agreements reflect a key direction of the new School Assets Strategic Plan

Currently, both joint and shared use arrangements for existing schools are supported by the 'Community Use of School Facilities Policy' and 'Community Use of School Facilities Implementation Procedures'. These documents are focused on existing schools and do not include the process for developing agreements with schools yet to be established, or agreements for facilities built on land not owned by the Department. In addition, the procedures devolve responsibility for developing joint use agreements to Principals and individual schools.



The School Assets Strategic Plan (SASP), published in June 2017, promotes the development of joint use agreements in a systematic way. The SASP is a high-level strategy that sets the direction and framework for delivery of school infrastructure and long-term funding required to support expected enrolment growth.

The SASP acknowledges that schools in Sydney region must be built on smaller parcels of land to accommodate more students in urbanised areas. Traditionally, the Department of Education allowed six hectares of land for high schools and three hectares for primary schools. The SASP allows schools to be built on only 2.5 hectares and 1.5 hectares of land respectively, on the assumption that new schools can be co-located with public assets, such as council-managed sports grounds or performing arts centres, with development and maintenance costs to be shared between the Department of Education and other users.

The SASP introduces an approach to delivering and managing school infrastructure across a wider geographic area serviced by a cluster of five to ten schools to ensure sufficient fit-for-purpose learning spaces for the expected population. Without joint use of facilities, the cost of new and redeveloped schools will exceed the available budget.

To support the new school community planning approach, the Department is developing a 'Joint Use of School Facilities and Land Policy', supported by procedures and templates, which proposes that joint use agreements are established by the Department rather than by individual schools. This approach will also enable the Department to apply specialist skills to developing joint use agreements between the Department and partners, rather than relying on individual Principals

Item 5- Partnerships between the NSW Education Department, Councils and The Community to develop community based schools.

Significantly, the project is one of the first NSW public schools that integrates community facilities and breaks from the constraints of the Schools Facilities Standards. This project has set a benchmark that encourages greater innovation in future public school design.

In addition to the Primary School the project incorporates a 47-place Day Care Centre (operated by Council), an Early Childhood Health Centre (operated by NSW Health), Shared Community Sports Facilities and an enlarged hall that can accommodate out of school hours community use.

The Hall, adjoining the Community Sports Field, and the Primary School multipurpose court, will be available for community use outside of school hours including Out Of School Hours care.

<http://a4le.org.au/awards/2015-awards/2015-category-5-an-educative-initiative/-/design-solution-for-an-innovative-program/victoria-avenue-community-precinct-canada-bay-ps>

**Attachment 5 – References**

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Statistics and Analysis, May 2017 and November 2017. Centre for Education Statistics and Evaluation (CESE), NSW Department of Education.

Waverley Council (2018). Waverley Local Government Area Community Profile (Australian Bureau of Statistics 2016 Census compiled by ID Population Experts) [online]. Available at:

<https://profile.id.com.au/waverley/home>

**Interviews**

Schools - Principal or school enrolment officer, November 2017 and February 2018

OSHC – Service Coordinator, Nov 2017 and February 2018

**Parents**

- Telephone interview, November 2017
- CLOSEast online survey October 2017 – February 2018

**REPORT**  
**PD/5.5/18.06**

**Subject:** Bondi Junction Office Market Report

**TRIM No:** A18/0225

**Author:** Peter Morris, Manager, Economic Development

**Director:** Mitchell Reid, Acting Director, Waverley Futures

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**RECOMMENDATION:**

That Council commissions the Property Council of Australia to include Bondi Junction in its Office Market Report from 2019–2021 inclusive.

**1. Executive Summary**

Recent pressures on Bondi Junction's commercial property market, due to high prices being offered for residential developments, have had a flow-on effect on the Junction's employment capacity.

The Property Council of Australia's Office Market Report (OMR) is produced for major commercial centres but, to date, has not included Bondi Junction.

Council has sought and received a quote from the Property Council of Australia (PCA) to include the Junction in its research program. This research will include:

- Total office stock.
- Vacancy: both direct and sublease.
- Disaggregation of stock and vacancy by quality grade.

The quoted cost for the next three years is \$33,000, which includes an initial set-up fee of \$16,000, and a further \$17,000 for the final two years.

**2. Introduction/Background**

At its meeting on 20 March 2018, Council requested that officers investigate the possibility of the PCA, the peak commercial property industry group, extending the scope of its annual review of the commercial property market to include Bondi Junction. A proposal has been received from the PCA's research unit outlining the service they provide and the fee.

It is proposed that the Bondi Junction OMR will be undertaken annually for the following three years (until and including January 2021). The costs for this service are set out below (as the primary provider of this data the PCA provided the only quote).

### 3. Relevant Council Resolutions

Council or Committee Meeting and Date	Minute No.	Decision
Council Meeting 20 March 2018	CM/5.2/18.03	That Council officers approach the Property Council of Australia to include the Bondi Junction Commercial Centre in the Property Council's regular Office Market Report (OMR), and report back to Council with a detailed proposal including timetable.

### 4. Discussion

The Property Council of Australia's OMR is a comprehensive survey of office market conditions in 24 office markets around Australia. The report is produced biannually and is a respected industry standard, which tracks the supply and demand of office space. The research is used by both industry and government as a gauge for tenant demand and a tool for trend analysis and forecasting.

Bondi Junction currently does not feature within this report, despite the fact that the Greater Sydney Commission (GSC) recognises Bondi Junction as a Strategic Centre, which 'underpins the success of Greater Sydney' (Draft Eastern City District Plan).

Presently, the development of residential floor space far outweighs that of commercial floor space in Bondi Junction. This may threaten the economic integrity of the area and undermine the Centre's capacity to deliver future employment targets. The draft Eastern City District Plan noted a range of key actions to safeguard the area, including the protection of job targets and the expansion of the Centre's floor space for health-focused businesses.

While vacancy rates for office floor space are low, it is vital that Bondi Junction is recognised as a significant commercial centre and employment generator in the future. Ensuring Bondi Junction is included in a future Property Council OMR will assist in maintaining and publicising Bondi Junction's competitiveness amongst those delivering commercial office supply.

Inclusion of the Bondi Junction Commercial Centre into the Property Council of Australia's OMR from 2019 onwards will provide research on the following items:

- Total office stock.
- Vacancy: both direct and sublease.
- Disaggregation of stock and vacancy by quality grade.

The report will also include a comprehensive list of future supply (refurbishments and new supply) and development details including: construction type, completion year, project address, project name, development stage, owner and net lettable area (NLA).

The cost of conducting this research is:

- 2018/19 (pilot study and inaugural release) \$16,000 incl. GST
- January 2020 release \$8,000 incl. GST
- January 2021 release \$9,000 incl. GST

The level of support required in 2019 is higher than in subsequent years due to the significant amount of work required in developing a comprehensive and accurate stock list. The Property Council of Australia holds the copyright to the OMR and data may be used by permission from the Property Council of Australia.

As the sole provider of information on Office Market conditions there are no alternative suppliers and as a result a single quotation has been received.

#### **5. Relationship to Waverley Together 3 & Delivery Program 2013-17**

The relationship to *Waverley Together 3* and *Delivery Program 2013-17* is as follows:

Direction:	L1 Waverley's economy is vibrant and robust and supports the creation of a variety of jobs and business opportunities.
Strategy:	L1a Reinforce Bondi Junction's role as a regional centre and a focus for retail, hospitality, business, commercial and professional services and entertainment activities.
Deliverable:	Minimal disruption to commercial activity achieved through management of the impact of public domain works and private development works.

#### **6. Financial impact statement/Timeframe/Consultation**

- 2018/19 (pilot study and inaugural release) \$16,000 incl. GST
- January 2020 release \$8,000 incl. GST
- January 2021 release \$9,000 incl. GST

Sufficient funds exist in the Shaping operational budget to cover the costs of this research.

#### **7. Conclusion**

The Bondi Junction annual OMR will provide Council, and the commercial property industry, with an accepted information basis for the state of the local office market, an essential element in maintain the Junction's employment base.

#### **8. Attachments**

Nil.

**CLOSED SESSION**  
**PD/7/18.06****W A V E R L E Y**  
COUNCIL**Subject:** Moving into Closed Session**Author:** Peter Monks, Acting General Manager**RECOMMENDATION:**

That:

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

PD/7.1/18.06      CONFIDENTIAL REPORT - Bondi Baths Reserve Trust (Icebergs)

This matter is considered to be confidential in accordance with Section 10A(2)(c) of the *Local Government Act*, and the Committee is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

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

**Introduction/Background**

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

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

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

Pursuant to section 10A(4) of the Act and clause 252 of the *Local Government (General) Regulation*, members of the public may make representations to the meeting immediately after the motion to close part of the meeting is moved and seconded, as to whether that part of the meeting should be closed.

## **RESUMING IN OPEN SESSION PD/8/18.06**

**Subject:** Resuming in Open Session  
**Author:** Peter Monks, Acting General Manager



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### **RECOMMENDATION:**

That Council resumes in open session.

### **Introduction/Background**

In accordance with clause 253 of the *Local Government (General) Regulation 2005*, when the meeting resumes in open session the Chair will announce the resolutions made by Council, including the names of the movers and seconders, while the meeting was closed to members of the public and the media.