



FINANCE, OPERATIONS AND COMMUNITY SERVICES COMMITTEE MEETING

A meeting of the FINANCE, OPERATIONS AND COMMUNITY SERVICES COMMITTEE will be held at Waverley Council Chambers, Cnr Paul Street and Bondi Road, Bondi Junction at:

7.00 PM, TUESDAY 6 FEBRUARY 2024

A handwritten signature in black ink, appearing to read 'Emily Scott', is positioned above the printed name.

Emily Scott
General Manager

Waverley Council
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Delegations of the Finance, Operations and Community Services Committee

On 10 October 2017, Waverley Council delegated to the Finance, Operations and Community Services 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. 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*.

Statement of Ethical Obligations

Councillors are reminded of their oath or affirmation of office made under section 233A of the Act and their obligations under Council's code of conduct to disclose and appropriately manage conflicts of interest.

Live Streaming of Meeting

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

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

AGENDA

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager will read the following Opening Prayer 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

FC/5.1/24.02	Affordable Housing Tenancy Policy - Adoption	15
FC/5.2/24.02	Nib Literary Award - Update	29
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FC/5.4/24.02	Tamarama Surf Life Saving Club - Kiosk - Consultation Outcomes	40
FC/5.5/24.02	Bronte Pool - Pump House Upgrade and Pump Replacement - Update	44
FC/5.6/24.02	Randwick Waverley Community Transport Group - Licence for Parking Spaces at Hollywood Avenue Car Park	70

6. Urgent Business

7. Closed Session 73

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

FC/7.1/24.02	CONFIDENTIAL REPORT - 1A Newland Street, Bondi Junction - Lease
FC/7.2/24.02	CONFIDENTIAL REPORT - Thinker-In-Residence - Appointment

8. Resuming Open Session 75

9. Meeting Closure

CONFIRMATION OF MINUTES FC/4.1/24.02



Subject: Confirmation of Minutes - Finance, Operations and
Community Services Committee Meeting - 5 December
2023

TRIM No: A23/0762

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That the minutes of the Finance, Operations and Community Services Committee meeting held on 5 December 2023 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of committee meetings must be confirmed at a subsequent meeting of the committee, in accordance with clause 20.23 of the Code of Meeting Practice.

Attachments

1. Finance, Operations and Community Services Committee Meeting Minutes - 5 December 2023 .



**MINUTES OF THE FINANCE, OPERATIONS AND COMMUNITY SERVICES COMMITTEE MEETING
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON
TUESDAY, 5 DECEMBER 2023**

Present:

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

Staff in attendance:

Emily Scott	General Manager
Sharon Cassidy	Director, Assets and Operations
Tara Czinner	Director, Corporate Services
Fletcher Rayner	Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

At the commencement of proceedings at 7.02 pm, those present were as listed above.

Crs Burrill, Goltsman, Gray, Keenan and Lewis attended the meeting by audio-visual link.

Due to the deputy chair, Cr Murray, being unable to attend the meeting, the Committee elected Cr Masselos as acting chair of the Committee for this meeting.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager read the following Opening Prayer:

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

The Acting Chair read the Acknowledgement of Indigenous Heritage:

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.

1. Apologies

Apologies were received from Cr Tim Murray, Cr Will Nemesh and Cr Dominic Wy Kanak.

2. Declarations of Pecuniary and Non-Pecuniary Interests

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

3. Addresses by Members of the Public

There were no addresses by members of the public.

ITEMS BY EXCEPTION**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos
Seconder: Cr Gray

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

- | | |
|--------------|---|
| FC/4.1/23.12 | Confirmation of Minutes – Finance, Operations and Community Services Committee Meeting - 7 November 2023. |
| FC/5.3/23.12 | Diamond Bay Reserve – Improvements. |
| FC/5.5/23.12 | Petition – Resident Parking Scheme Area 15. |
| FC/5.7/23.12 | Bondi Bowling Club – Crown Reserve Management |

4. Confirmation of Minutes

FC/4.1/23.12 Confirmation of Minutes - Finance, Operations and Community Services Committee Meeting - 7 November 2023 (SF23/17)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos

Seconder: Cr Gray

That the minutes of the Finance, Operations and Community Services Committee meeting held on 7 November 2023 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

5. Reports

FC/5.1/23.12 Council of Women - Inaugural Meeting Outcomes (A23/0495)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Notes the outcomes of the inaugural Council of Women meeting held on 13 October 2023, as set out in the report.
2. Notes that the Council of Women will continue to meet twice per year, with meeting outcome summaries to be presented to Council.

FC/5.2/23.12 Waverley Youth Summit - Outcomes (A23/0562)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos

Seconder: Cr Lewis

That Council:

1. Notes the outcomes of the Waverley Youth Summit held on 8 September 2023, as detailed in Attachment 1 of the report and summarised in the report.
2. Endorses the following recommendations of the Summit to strengthen youth representation and engagement:
 - (a) Employs a variety of engagement methods to enable a broader diversity of participants.
 - (b) Seeks further input from children and young people on how they participate and what methods work best for them.
 - (c) Improves children and young people's access to accurate and up-to-date information about Council services, programs and facilities and increases knowledge about Council's actions in relation to the priority areas.
3. Holds the Waverley Youth Summit yearly, with local school leaders invited to participate.

FC/5.3/23.12 Diamond Bay Reserve - Improvements (A03/0946)**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos

Seconded: Cr Gray

That Council:

1. Notes:
 - (a) The improvements to Diamond Bay Reserve, as set out in the report.
 - (b) That the ongoing management of Diamond Bay Reserve, including further improvements, will be addressed in the upcoming Coastal Reserves Plan of Management.
2. Continues to manage operational requests through the Merit customer request system and the Precinct Committee request process.

FC/5.4/23.12 Floodplain Management Committee - Community Membership (A23/0567)*Council dealt with this item in closed session.***MOTION**

Mover: Cr Gray

Seconded: Cr Keenan

That Council:

1. Treats the attachments to the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as they relate to a matter specified in section 10A(2)(e) of the *Local Government Act 1993*. The attachments contain commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Appoints the following individuals to the Floodplain Management Committee for a term of up to two years from December 2023:
 - (a) Robert McLellan.
 - (b) Sharon Labi.
 - (c) Jack Kilavuz.
 - (d) Douglas Fletcher.
3. Notes that the two Precinct representatives on the Committee will be appointed at the Combined Precincts meeting on 7 December 2023.

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

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

UNANIMOUS DECISION

That Council:

1. Treats the attachments to the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as they relate to a matter specified in section 10A(2)(e) of the *Local Government Act 1993*. The attachments contain commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Appoints the following individuals to the Floodplain Management Committee for a term of up to two years from December 2023:
 - (a) Robert McLellan.
 - (b) Sharon Labi.
 - (c) Jack Kilavuz.
 - (d) Douglas Fletcher.
3. Appoints David Lesmond and Adam Richards as alternate voting members and allows them to attend meetings.
4. Notes that the two Precinct representatives on the Committee will be appointed at the Combined Precincts meeting on 7 December 2023.

FC/5.5/23.12 Petition - Resident Parking Scheme Area 15 (A02/0750)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos
Seconder: Cr Gray

That Council considers the petition to extend Resident Parking Scheme Area 15 as part of the scheduled review of Area 15 in early 2024.

FC/5.6/23.12 Waverley Cemetery - Quinn Road Memorialisation Wall Project (SF23/3946)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos
Seconder: Cr Keenan

That Council:

1. Publicly exhibits the concept design for the Waverley Cemetery Quinn Road Memorialisation Wall Project attached to the report, as well as the Review of Environmental Factors once finalised.
2. Notes that the community consultation outcomes will be circulated to Councillors following the exhibition period with an update on the revised concept design, in accordance with Step 6 of the Councillor Engagement Process for Capital Works Projects.

FC/5.7/23.12 Bondi Bowling Club - Crown Reserve Management (A19/0412)**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos

Seconder: Cr Gray

That Council:

1. Does not pursue taking over the management of the Crown reserve at Bondi Bowling Club, as the club does not wish for their current arrangements with Crown Lands to change.
2. Notes that the Major Events team will consider Bondi Bowling Club as a potential venue for Council events.

6. Urgent Business

There was no urgent business.

7. Closed Session**FC/7/23.12 Closed Session****MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos

Seconder: Cr Kay

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* for the reasons specified:

FC/5.4/23.12 Floodplain Management Committee - Community Membership

This matter is considered to be confidential in accordance with section 10A(2)(e) of the *Local Government Act*, Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

FC/7.1/23.12 CONFIDENTIAL REPORT - Seven Ways Reserve - Landscape Maintenance Update

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

2. Pursuant to sections 10A(1), 10(2) and 10A(3) of the *Local Government Act*, 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*.

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*.

At 7.21 pm, Council moved into closed session.

FC/7.1/23.12 CONFIDENTIAL REPORT - Seven Ways Reserve - Landscape Maintenance Update (A21/0569)

MOTION

Mover: Cr Gray
Seconder: Cr Lewis

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(g) of the *Local Government Act 1993*. The report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.
2. Notes the update on landscape maintenance and flood planning at Seven Ways Reserve, as set out in the report.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF A NEW CLAUSE 3.

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

UNANIMOUS DECISION

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(g) of the *Local Government Act 1993*. The report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.
2. Notes the update on landscape maintenance and flood planning at Seven Ways Reserve, as set out in the report.
3. Receives a further report after the post-occupancy evaluation is undertaken in autumn 2024.

8. Resuming in Open Session

FC/8/23.12 Resuming in Open Session

MOTION / DECISION

Mover: Cr Masselos
Seconder: Cr Fabiano

That Council resumes in open session.

At 7.29 pm, Council resumed in open session.

Resolutions from closed session made public

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

9. Meeting Closure

THE MEETING CLOSED AT 7.33 PM.

.....
SIGNED AND CONFIRMED
CHAIR
6 FEBRUARY 2024

REPORT

FC/5.1/24.02



Subject: Affordable Housing Tenancy Policy - Adoption

TRIM No: A09/0354

Manager: Annette Trubenbach, Executive Manager, Community Services

Director: Ben Thompson, Director, Community, Culture and Customer Experience

RECOMMENDATION:

That Council:

1. Adopts the Affordable Housing Tenancy Policy attached to the report.
2. Progressively implements the revised policy from 1 March 2024 as vacancies arise in the affordable housing program.
3. Allows existing tenants, who may be ineligible under the revised policy, to complete their term in the program.

1. Executive Summary

This report recommends the adoption of the revised Affordable Housing Tenancy Policy (Attachment 1) following a positive response to its public exhibition. It proposes that key elements of the procedure include progressive implementation from 1 March 2024 as vacancies arise in the Program, and provision to enable existing tenants, who may be ineligible under the revised policy, to complete their term in the Program.

2. Introduction/Background

The Affordable Housing Program Tenancy Policy sets out the objectives of the Program and key procedural settings to guide its operation. Council endorsed the recommendations of a review by SGS Economics to update the Policy to improve its capacity to support households in severe rental stress. Officers undertook careful analysis of current and potential settings with consideration for the social benefit the Program can achieve for the community and for its individual tenants, and its costs to operate. The proposed policy updates were endorsed by Council for public exhibition at the Finance, Operations and Community Services Committee meeting of 7 November 2023.

The key amendments to the Policy are summarised in Table 1 below.

Table 1. Amendments to policy.

Existing Policy	Revised Policy
Targets working people on low to moderate incomes who can demonstrate that they have been living in Waverley for at least 3 of the last 5 years or working in Waverley for at least 5 of the last 10 years.	Targets working people on low to moderate incomes who can demonstrate that they have been living and/or working in Waverley for at least 3 years.

Sets rent at 75% of the market median with a further 10% reduction allowable for up to a third of tenancies to provide access by low-income earners.	Sets the rent at 75% of the bottom quartile market median and allows the CHP to offer further rent reductions to ensure that rents are affordable for single low incomes households of varying types.
Allows one term of rental for up to three years.	Allows one term of rental of up to five years.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Finance, Operations and Community Services Committee 7 November 2023	FC/5.3/23.11	That Council: <ol style="list-style-type: none"> Publicly exhibits the draft Affordable Housing Program Tenancy Policy attached to the report (Attachment 1) for 28 days. Officers prepare a report to Council following the exhibition period.

4. Discussion

The draft revised policy was exhibited from 10 November to 15 December 2023. Notice of the exhibition was distributed widely through Council's Have Your Say newsletter and community services email networks. Council's Housing Advisory Committee was advised at its meeting on 27 November 2023 of both the changes proposed and the public exhibition period. Although the page received 110 views from 90 visitors, no formal submissions were received.

The following comments were recorded on the page:

I think the changes are a good idea. We need to support all levels of society and especially essential workers and trades in the area.

I think basing affordable housing rent off people's income rather than market value is a great idea. If you want to make the housing affordable then it has to be within someone's budget and their budget is directly related to their income, not the market value. I also think increasing the term from 3 to 5 years is a good idea, to give people more stability and ability to plan for the future.

The results of the public exhibition indicate a high level of public interest in the policy and a positive response to the revisions proposed. On this basis, officers recommend that Council adopts the revised policy attached to this report.

5. Financial impact statement/Time frame/Consultation

Council's affordable housing program currently covers its operating costs and returns a modest surplus that is available for capital improvement. Adoption of the revised policy will result in a reduction in rental income for the program resulting in the loss of the modest surplus. (It should be noted that the objective of affordable housing has not been profit-making). Ensuring its ongoing financial viability will require that, in implementation, an even mix of low-moderate income households is achieved. Community housing providers have extensive experience in operating to balance need against financial viability, so officers recommend that a plan and procedure to support implementation of the revised policy is developed in consultation with Council's community housing manager (CHP).

The adoption of the revised policy may mean that some existing tenants in the program have an income that exceeds income limits adjusted for household size. Officers recommend that Council endorses

progressive implementation of the revised policy from 1 March 2024 as vacancies arise and allows existing tenants to complete their term in the program.

6. Conclusion

The revised Affordable Tenancy Policy will provide a timely refinement of the program's operations with a clear focus on the outcomes it can achieve for the community and tenants. The updated policy will improve access for a range of households including single parents and essential workers on low incomes and allow priority in the allocations process for women escaping domestic and family violence. A term of five years will provide most tenants with enough relief from high rents to 'find their feet' or get their kids through school. Continued attention to the financial viability of the Program will provide it with a solid foundation for maintenance and potential growth as it moves through its third decade of operation.

7. Attachments

1. Affordable Housing Tenancy Policy [↓](#) .



Waverley Affordable Housing Program Tenancy Policy



WAHP Tenancy Policy

Policy owner	Community Programs
Prepared by	Manager Housing & Community Support
Approved by ELT	Yes
Date approved	13 July 2023
Commencement date	1 March 2024
Version	1
Keywords	Affordable Housing
Revision date	2026
Amendments	
Relevant strategic direction	Waverley Community Strategic Plan 2022-2023
Relevant legislation/codes/ guidelines	The NSW Local Government Act (1993) Environmental Planning and Assessment (EPA) Act 1979 State Records Act 1998 Government Information (Public Access) Act 2009 Privacy and Personal Information Protection Act 1998 Residential Tenancies Act (NSW) 2010 Department of Communities & Justice <i>NSW Affordable Housing Ministerial Guidelines</i>
Related policies/documents	Waverley Community Strategic Plan 2022-2032 Waverley Council, Complaints Management Policy (20 September 2011) Access to Information Policy Records Management Policy
Related forms	To be completed

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1. Background

Over many years, Waverley Council has built up a small portfolio of accommodation to enable the provision of limited term affordable accommodation for residents earning low to moderate incomes. Council contracts with a registered Community Housing Provider for management of the Program, which is known as the Waverley Affordable Housing Program (WAHP).

2. Objective

Waverley Council's Affordable Housing Program aims to maintain diversity in the Waverley community. The program targets households on low to moderate incomes who can demonstrate a connection to the Waverley area.

This policy sets out Waverley Council's requirements for the allocation and management of tenancies in the Waverley Affordable Housing Program. It is intended to ensure that the Program makes an effective contribution to the pool of accommodation support available through various programs for low to moderate income earners.

It sets out criteria for eligibility, requirements for allocation and rent charges, and tenants' rights and obligations.

3. Scope

The policy applies to properties within Waverley Council's Affordable Housing Portfolio. These properties are owned or leased by Council for the purpose of providing affordable rental accommodation in Waverley.

4. Policy Content

4.1 Eligibility

4.1.1 Criteria

To be eligible an applicant must establish their identity, and provide proof that they:

- Are a citizen or have permanent residency in Australia
- Are over the age of 18 years
- Have lived or worked in the Waverley Local Government Area. for at least three years prior
- Do not own assets or property that could reasonably be expected to be used to address their housing needs
- Have not benefitted from a previous term of affordable housing
- Have a household income within the specified income eligibility limits.

Employees of Waverley Council and their immediate relatives, and employees of Council's Community Housing Manager are not eligible for the Program.

Additional weighting may be provided when assessing applications for those who are / have been victims of Domestic and Family Violence.

Applicants must provide evidence to support their application for housing. A list of supporting documentation required is at Appendix 4.

4.1.2 Income Eligibility Limits - Entry

Applicants must provide proof that their total average gross household income, taken over the two years preceding their application for the Program:

- Enables payment of rent of at least 40% of the rent set
- Does not exceed the income limits for a household of their size as specified annually in the NSW Ministerial Affordable Housing Guidelines.

4.1.3 Tenure

One five year period is the maximum available to any tenant in the Waverley Affordable Housing Program. Succession or transfer of tenure is not allowed.

4.1.4 Reassessment

Each tenant's eligibility to remain on the Program will be assessed annually at the end of each fixed term lease period.

Tenants must provide proof that their total gross household income:

- Enables payment of rent at the rate set
- Does not exceed the income limits for a household of their size as specified annually in the NSW Ministerial Affordable Housing Guidelines.

4.2 Allocation

4.2.1 Allocation of a Vacancy

Vacancies in the WAHP will be advertised. Advertisements will clearly stipulate eligibility criteria. Applicants who fulfil the eligibility criteria will become eligible applicants. Eligible applicants whose household size matches the property size available will be short listed. If necessary, a ballot will be drawn from these short listed applicants.

Eligible applicants will be advised of vacancies in the Program that are appropriate to their needs for a period of 12 months following their original application.

4.3 Rent

4.3.1 Rental Bonds

A rental bond equivalent to two weeks rent is required.

4.3.2 Rent Setting

The rent set for properties in the Waverley Affordable Housing Program is 75% of the bottom quartile market median for a comparable property at the time.

Tenants in the Program will be charged rent at the rent set or no more than 30% of their weekly household income including any rent assistance received.

4.3.3 Determining Market Rent

The *Housing NSW Rent and Sales Report*, published quarterly, is used to establish the bottom quartile median weekly market rent in Waverley for a comparable property.

Property types are:

- studio or one bedroom unit
- two bedroom unit.

4.3.4 Annual Rent Reviews

Rent will be adjusted annually according to the tenant's household income.

4.3.5 Rent Payment

Rent payment is required fortnightly in advance.

4.3.6 Rent Arrears

A tenant who falls into arrears with their rent payments will be given a reminder and provided with an opportunity to negotiate a program of repayments at one week in arrears. Legal action will commence if these provisions have not resulted in an agreement at two weeks in arrears.

5. Rights and Obligations

5.1 Residential Tenancies Act (NSW) 2010

The rights and obligations of Council and its tenants in the Waverley Affordable Housing Program will be consistent with the Residential Tenancies Act (NSW) 2010.

5.2 Tenancy Agreements

Council or its agent will enter into a residential tenancy agreement with the tenant for a property in the Program, in accordance with the Residential Tenancies Act (NSW) 2010, every 12 months for up to five years so long as the tenant remains eligible for the Program.

5.3 Inspections

Council or its agent will conduct an inspection of the unit at least annually.

6. Review

6.1 Review and update

This Policy will be reviewed at least every five years. It will be updated as required to ensure consistency with relevant legislative and policy requirements.

Appendices will be reviewed annually in November and updated as required.

Appendix 1

Waverley Affordable Housing Program Portfolio

October 2023

Properties held in perpetuity	From	1 bed	2 bed
Bondi	2004	1	
Bondi	2004	1	
Bondi	2005	1	
Bondi	2011	1	
Bondi	2008	1	
Bondi	2005	1	
Bondi	2005	1	
Bondi	2008	1	
Bondi Beach	2000	1	
Bondi Beach	2013	1	
Bondi Junction	2004	1	
Bondi Junction	2000	1	
Queens Park	2007	1	
Queens Park	2011	1	
Vaucluse	2003	1	
Rose Bay	2002		1
Bondi	2003		1
Bondi	2005		1
Bondi	2005		1
Bondi	2005		1
Bondi Junction	2002		1
Bondi Junction	2000		1
Randwick	1935		1
Randwick	1935		1
		15	9
Leased Properties			
Bondi	2008	1	
		1	
		16	9

Appendix 2

Household Income Limits 2023/24

At October 2023

Household Type	Low	Moderate
Single	\$51,700	\$77,600
Single + 1	\$67,200	\$100,900
Single + 2	\$82,700	\$124,200
Couple	\$77,600	\$116,400
Couple + 1	\$93,100	\$139,700
Couple + 2	\$108,600	\$163,000

Appendix 4

Waverley Affordable Housing Program - Documentation required to support an application

It is important that all requested documents are provided to assess applications:

Proof of Identity

Provide any TWO from the list below for each person over 18 years listed on your application:

- a) Birth certificate
- b) Marriage certificate
- c) A current passport
- d) Medicare card
- e) Department of Corrective Services Release Card
- f) Motor vehicle driver's licence.

Proof of Citizenship/Residency (you must be an Australian citizen or permanent resident)

Provide ONE from this list for each person over 18 years listed on your application:

- a) Birth certificate
- b) A current Australian passport
- c) A current passport if not an Australian citizen
- d) Citizenship certificate/papers.

Proof of Residency in the Waverley LGA

Applicants must show that they have lived or worked in the Waverley LGA for three years.

Provide any TWO of the following:

- a) Copy of Tenancy Agreement(s) in your name
- b) Water, Gas, Electricity Phone Bill in your name
- c) Evidence of employment in Waverley.

Proof of Income

Provide ANY from this list which apply to each person over 18 years listed on your application:

- a) If in receipt of a Centrelink income – a current income statement from Centrelink stating the type of benefit and amount (or signed Centrelink Authorisation Form that allows access to confirm your benefit details)
- b) If a wage or salary earner (full time, part time, casual earnings) – Provide ALL listed below:
 - i) Employer letter indicating your salary and length of time employed with current employer.
 - ii) Pay Slips
 - iii) Income tax return for the past two years

- c) If self employed
 - i) Profit and Loss Statement for the past two years
 - ii) Income tax return for the past two years.

Proof of Current Assets

Provide for each person over 18 years listed on the application:

- a) A savings bank pass book, bank statements for the last four weeks for an account which is used regularly (or current ATM mini statement listing the last 4 weeks transactions and verified against the ATM card)
- b) Records of any cash, shares or term deposits
- c) Proof of assets (e.g. share certificates, market valuation of any property owned by any member of the household).

Appendix 5

Waverley Affordable Housing Program - References

October 2023

NSW Affordable Housing Ministerial Guidelines:

<https://www.facs.nsw.gov.au/download?file=843446>

Housing NSW Rent and Sales Report:

<https://www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard>

REPORT
FC/5.2/24.02

Subject: Nib Literary Award - Update

TRIM No: A23/0085

Manager: Tanya Goldberg, Executive Manager, Arts, Culture and Events

Director: Ben Thompson, Director, Community, Culture and Customer Experience

RECOMMENDATION:

That Council:

1. Approves three-year panel appointments for all Nib Literary Award judges, to be refreshed on a cyclical basis, one judge per year.
2. Acknowledges the important advisory function performed by the Nib Advisory Group.
3. Acknowledges the significant contribution of Nib Literary Award judges, including head judge Jamie Grant.

1. Executive Summary

Council's highly respected Nib Literary Award is a national writing award that celebrates engaging, quality literature anchored in excellent research. In 2023, the Nib Award turned 21 and achieved a substantial increase in its prize money to \$40,000 thanks to the very generous support of principal sponsors Mark and Evette Moran.

As the Nib Award enters its third decade, it is recommended that Council bring the governance of the award's judging panel into alignment with sector best practices and ensure the award can continue to grow in stature and recognition into the future. It is recommended that that Council resolves to stipulate three-year panel appointments for all Nib Award judges, to be refreshed on a cyclical basis, one judge per year.

2. Introduction/Background

The Nib Literary Award celebrates excellence in research and writing and is presented annually by Waverley Council. Winners are decided by an independent panel of three judges, each of whom brings a wealth of experience from across the literary world. The award is judged on high literary merit, quality of research, readability and value to the community and is one of the only major literary awards of its kind in Australia presented by a local government authority.

The Nib Award celebrated its 21st birthday in 2023. The award is a legacy program run by Council, augmented by The Nib Presents, a year-round program of literary talks events.

Emerging and established authors and their publishers are encouraged to nominate literary works of any genre for consideration for the now \$40,000 Nib Award major prize. Additional prizes for finalists also include the Nib Alex Buzo Shortlist Prize (6 x \$1,500) and Nib People's Choice Prize (1 x \$4,000).

The Nib Award currently enjoys generous support from principal sponsors Mark and Evette Moran and community partner Gertrude and Alice Bookstore Cafe.

The Nib Presents delivers a series of beneficial outcomes for the Waverley community and the Nib Award. Through it, officers maintain important connections with literary/publishing industry sector contacts, celebrate past winners and shortlisted authors, provide ongoing arts and culture programming with a literary focus for Waverley audiences, and elevate the profile and stature of the award and Council's long-term role in facilitating it.

As the Nib enters its third decade as a highly respected national award celebrating engaging, quality literature anchored in excellent research, officers wish to ensure the award's governance processes are aligned with sector best practice and ensure the award can continue to grow in stature and recognition into the future.

3. Relevant Council Resolutions

Nil.

4. Discussion

Administration and governance of the Nib Award is managed by Council's Arts and Culture team, with support from the award judges and the award's informal Nib Advisory Group.

Judging

Currently, the Nib Award is assessed by three judges, and they are paid an honorarium for their time and are also able to keep the books they read.

Since the award's inception and until recently, suitable candidates for Nib judges were nominated by the Nib Advisory Group from members' personal networks. Officers would review nominations and select and engage a preferred candidate for an undefined term period. Most candidates engaged remained Nib Award judges for several years until they self-nominated to step down from the panel.

In 2021, with the departure of respected children's author Ursula Dubosarsky from the judging panel, Council introduced a public expression of interest (EOI) process to fill the vacant judge position for a two-year term.

EOI responses are assessed by officers against a suitability matrix, and a preferred candidate presented to the Nib Advisory Group for endorsement. The next three-highest candidates are also presented to the advisory group members for reference. Since 2021, two new judges have been recruited via this method, author and writing teacher Lee Kofman (2021-2022), and publisher Julia Carlomagno (2023-2024).

Where previously judges needed to be Sydney-based to attend meetings and collect books for judging, since 2021 recruitment has also been open to candidates around Australia, better representing the national scope of the award in the judging panel.

Officers have considered the Nib's processes alongside other Australian literary awards, including the Stella, Miles Franklin, Prime Minister's Literary Awards, Premiers Literary Awards (NSW), Children's Council Book Awards. In benchmarking other major Australian literary awards, officers note a trend towards a more transparent selection of judges and for increased diversity of representation on judging panels. Transparency of the judging process is especially important given the prize money now awarded to the winner.

Regarding appointment time frames, there is a trend across different awards for judges to occupy their roles for periods of one to two years at a time. Former judges may return to be judges again at a later time but each instance of engagement is typically limited to a one- to two-year appointment. Two years concurrently is the maximum period.

It is recommended that Council brings Nib Award judging into alignment with sector best practice by stipulating a maximum of three-year judging panel appointments for all serving judges, new and existing. It is recommended that panel members be replaced one per year, with one new judge serving their first year, one judge on their second award, and the most experienced judge fulfilling the role of head judge in the final year of their appointment.

External input and advice

The Nib Award has been supported by an informal committee from the time that the concept of a Waverley Literary Award was proposed by Chris Haywood, patron of the former Friends of Waverley Library (FOWL). In 2000, an expert community group committee was established to develop the award concept proposal. The original committee comprised Alex Buzo, Peter Coleman, Susannah Fullerton, Lorna Graham (FOWL), Chris Haywood (FOWL), Robert Holden, Ron Lander and Dennis Moore.

The committee was responsible for guiding the selection of judges, proposing the judging criteria and assisting with applying for funding to support the award program.

In subsequent years, the Nib Award shifted from being managed by Council's Library team to its Arts and Culture team.

As an informal advisory group, the committee changed its name in 2019-2020. It was felt by participants that the Nib Advisory Group better reflected the group's dynamic as it is not a formal committee.

Benchmarking against other major Australian awards confirms that typically awards seek input from a wider group of experts to guide award administration, the identification of potential judges and to support promotion of the award to publishers and others in the literary sector.

Maintaining the Nib Advisory Group will allow the Nib Award to continue building strong ties with the Australian literary community, publishing sector, local community stakeholders and broader industry networks.

5. Financial impact statement/Time frame/Consultation

Financial impact statement

There are no financial impacts to the proposal to update the process for refreshing Nib Award judges. The Nib Literary Award and Nib Presents program can continue to be delivered on existing approved budget allocations.

Time frame

It is recommended that the refresh of existing judges take place over 2024 and 2025, to bring the process in line with the proposed three-year cycle.

Consultation

Consultation will be conducted directly with the three judges on the current panel and the advisory group.

6. Conclusion

Council's Nib Literary Award is a flagship, national literary award and a proud Council legacy, having been operating for 21 years.

To bring governance of the award's judging panel into alignment with sector best practices, it is recommended that that Council resolves to stipulate three-year panel appointments for all judges, to be refreshed on a cyclical basis, one judge each year.

It is also recommended that Council acknowledges the important advisory function performed by the award's informal advisory group, as well as the substantial, long term contribution and commitment of all of our judges, including current head judge, Jamie Grant.

7. Attachments

Nil.

REPORT

FC/5.3/24.02



Subject: Herbicide Use - Update

TRIM No: A06/0333

Manager: Ben Kusto, Executive Manager, Open Space and Recreation Operations

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council notes the update on Council's herbicide use, as set out in the report, and that Council eliminated all use of glyphosate in 2020.

1. Executive Summary

The purpose of this report is to provide an update on Council's herbicide use and to advise that Council has eliminated the use of glyphosate herbicide for its weed control maintenance operations.

2. Introduction/Background

Council manages and is responsible for a broad range of assets and public places such as parks, playgrounds, remnant bushland, roads, laneways, and buildings. There is a need for Council to maintain these to a high standard ensuring that they are safe and clean. This may involve the control of termites, vermin, weeds impacting on native bushland or weeds, such as bindii.

Council has a Weeds Action Plan 2014 that identifies priority weeds for removal and preferred methods for removal. Ideally weeds will be removed by mechanical means, although this is not always efficient or more importantly effective.

In April 2021, Council adopted the Open Space Recreation Strategy. Part of the Strategy sets out service level agreements for the typical regular maintenance activities undertaken in our parks and streetscapes setting an agreed level of service intervals based on the activity type in our streetscapes and based on a hierarchy of the parks (beach parks, parks with sports fields, neighbourhood, local, streets/verges/traffic calming devices) as allocated in Appendix A (Maintenance and Servicing Framework). This includes weed control. In addition, individual Council plans such as the Biodiversity Action Plan: Remnant Sites 2022-2031 and the Bronte Ecological Restoration Action Plan 2015-2045 have significant detail on how specific weeds should be managed.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 20 August 2019	CM/7.9/19.08	That Council: <ol style="list-style-type: none"> Aims to protect the environment, humans and animals in any area where weeding is taking place, as well as achieving the most efficient weeding practices. Receives and notes the Herbicide Reduction Study

		<p>Assessment Report by NGH Environmental attached to this report.</p> <p>3. Immediately ceases the use of glyphosate (diluted and undiluted) in identified 'Sensitive Places' and 'Chemically Sensitive Places'. These locations are to be mapped and the map made publicly available. Locations where glyphosate (diluted and undiluted) will be prohibited from use will include:</p> <ul style="list-style-type: none"> (a) Playgrounds. (b) Areas around schools and parks adjacent to schools. (c) Bondi Beach Park, including Campbell Parade, Queen Elizabeth Drive, Park Drive and Biddigal Reserve; Bronte Park and Gully, including upper Bronte Gully; Tamarama Park and Gully. (d) Sports playing fields under the management responsibility of Council. (e) Other areas that property owners request. <p>4. Immediately begins using non-glyphosate (diluted and undiluted) treatments for controlling weeds, including hand weeding, brush cutting, chipping, mulching and suppression of seed heads and mowing.</p> <p>5. Phases out any rostered, scheduled glyphosate (diluted and undiluted) applications to Council's footpaths, kerb and gutters and stormwater infrastructure and implements the management options outlined in clause 4 above as they become available and feasible.</p> <p>6. Commits by 2020/21 to reducing the amount of glyphosate (diluted and undiluted) used across Council operations by 100% based on Council's 2018 usage, and achieves this through alternative treatment methods, including alternative herbicides and non-herbicide techniques.</p> <p>7. Ensures Council staff and subcontractors are trained in weed identification, weed plant lifecycles and are knowledgeable of the appropriate treatment methods.</p> <p>8. Ensures Council staff and contractors using glyphosate (diluted and undiluted) are supplied with and wear personal protective equipment (PPE) that is appropriate for the job. The selection of PPE is dependent on a detailed risk assessment. The risk</p>
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		<p>assessment should consider the work situation, the physical form of the chemical, the handling methods and environmental factors.</p> <p>9. Updates weed policies and strategies to specifically address the objective of reducing and eliminating glyphosate (diluted and undiluted) use.</p> <p>10. Develops a community information and communication plan to inform the public on reducing and eliminating herbicide use by Council, but also within the community.</p> <p>11. Reports back to Council by June 2020 on glyphosate (diluted and undiluted) use for 2019/20, and the weed management program for 2019–20.</p> <p>12. Prepares a further report that includes:</p> <ul style="list-style-type: none"> (a) Further scientific evidence that shows if glyphosate is more harmful than alternative methods, and under what circumstances, or that proves glyphosate can be used safely, and in what manner. (b) An updated comparison between using organic alternatives and glyphosate (overall outcomes and environmental effects for each) to that provided in Appendix L of the Assessment Report. (c) Protocols and processes that ensure Council workers follow all necessary directions for using glyphosate as per specified use, including wearing PPE clothing, and to eliminate community safety concerns; ensure their ChemCert Certificates are updated accordingly. (d) Further investigation into alternative application methods for using weed wands and paint brushes to limit glyphosate use and eliminate any drift and run off, as identified in Appendix L of the Assessment Report. (e) Consideration of a simple hierarchy of weed management until a total ban of glyphosate is introduced. (f) Weed control standards as Council moves towards a ban of glyphosate in the local government area, and what effects this ban might have on those suffering from allergies or other respiratory conditions.
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		<p>(g) Updated information on which countries and Australian councils have banned or significantly reduced glyphosate use and their outcomes based and environmental experiences following the ban.</p> <p>(h) How, and in what time frame, would Council need to update the design and maintenance of its open spaces to better facilitate a total ban.</p> <p>(i) Identifying if Council has a liability when using glyphosate and, if so, measures to eliminate it while glyphosate is still used, noting that Council's Pesticide Use and Notification Plan will assist.</p> <p>(j) How are the approximately \$790,000 per year costs to be funded from Council's 2019/20 budget and Long-Term Financial Plan (LTFP).</p> <p>13. Develops a policy for the designing and/or redesigning of outdoor spaces and gardens that facilitates weed resistance.</p>
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4. Discussion

The following table provides a status update on each item from the Council resolution CM/7.9/19.08

Table 1. Herbicide use – Status update.

Item	Status/update
<p>Immediately ceases the use of glyphosate (diluted and undiluted) in identified 'Sensitive Places' and 'Chemically Sensitive Places'. These locations are to be mapped and the map made publicly available. Locations where glyphosate (diluted and undiluted) will be prohibited from use will include:</p> <ul style="list-style-type: none"> (a) Playgrounds. (b) Areas around schools and parks adjacent to schools. (c) Bondi Beach Park, including Campbell Parade, Queen Elizabeth Drive, Park Drive and Biddigal Reserve; Bronte Park and Gully, including upper Bronte Gully; Tamarama Park and Gully. (d) Sports playing fields under the management responsibility of Council. (e) Other areas that property owners request. 	<p>This was undertaken in 2019.</p>
Immediately begins using non-glyphosate	This was undertaken with all glyphosate usage being

(diluted and undiluted) treatments for controlling weeds, including hand weeding, brush cutting, chipping, mulching and suppression of seed heads and mowing.	eliminated in 2020
Phases out any rostered, scheduled glyphosate (diluted and undiluted) applications to Council's footpaths, kerb and gutters and stormwater infrastructure and implements the management options outlined in clause 4 above as they become available and feasible.	All glyphosate usage was eliminated in 2020
Commits by 2020/21 to reducing the amount of glyphosate (diluted and undiluted) used across Council operations by 100% based on Council's 2018 usage, and achieves this through alternative treatment methods, including alternative herbicides and non-herbicide techniques.	All glyphosate usage was eliminated in 2020
Ensures Council staff and subcontractors are trained in weed identification, weed plant lifecycles and are knowledgeable of the appropriate treatment methods.	All Council staff who are required to use herbicides are appropriately trained, level 3 certified in the use of chemicals and required to wear appropriate personal protective equipment (PPE) during application.
Ensures Council staff and contractors using glyphosate (diluted and undiluted) are supplied with and wear personal protective equipment (PPE) that is appropriate for the job. The selection of PPE is dependent on a detailed risk assessment. The risk assessment should consider the work situation, the physical form of the chemical, the handling methods and environmental factors	All glyphosate usage was eliminated in 2020
Updates weed policies and strategies to specifically address the objective of reducing and eliminating glyphosate (diluted and undiluted) use.	All glyphosate usage was eliminated in 2020
Develops a community information and communication plan to inform the public on reducing and eliminating herbicide use by Council, but also within the community.	Council provided information on our glyphosate ban via media release and website updates.
Reports back to Council by June 2020 on glyphosate (diluted and undiluted) use for 2019/20, and the weed management program for 2019–20.	This was not undertaken noting that all glyphosate usage was eliminated in 2020
Prepares a further report that includes: (a) Further scientific evidence that shows if glyphosate is more harmful than alternative methods,	Council has had total ban on glyphosate since 2020 so the majority of these items are obsolete. Relevant updates include:

<p>and under what circumstances, or that proves glyphosate can be used safely, and in what manner.</p> <p>(b) An updated comparison between using organic alternatives and glyphosate (overall outcomes and environmental effects for each) to that provided in Appendix L of the Assessment Report.</p> <p>(c) Protocols and processes that ensure Council workers follow all necessary directions for using glyphosate as per specified use, including wearing PPE clothing, and to eliminate community safety concerns; ensure their ChemCert Certificates are updated accordingly.</p> <p>(d) Further investigation into alternative application methods for using weed wands and paint brushes to limit glyphosate use and eliminate any drift and run off, as identified in Appendix L of the Assessment Report.</p> <p>(e) Consideration of a simple hierarchy of weed management until a total ban of glyphosate is introduced.</p> <p>(f) Weed control standards as Council moves towards a ban of glyphosate in the local government area, and what effects this ban might have on those suffering from allergies or other respiratory conditions.</p> <p>(g) Updated information on which countries and Australian councils have banned or significantly reduced glyphosate use and their outcomes based and environmental experiences following the ban.</p> <p>(h) How, and in what time frame, would Council need to update the design and maintenance of its open spaces to better facilitate a total ban.</p>	<p>In 2020, Council staff conducted a trial of three different herbicides along with steam weeding to select an appropriate alternative to using glyphosate products to control weeds in the local government area.</p> <p>The three products selected for trial were:</p> <ul style="list-style-type: none"> • Slasher Organic. • Bioweed. • Exonerate. <p>The trial found Exonerate to be the most consistent and cost-effective alternative for controlling weeds.</p> <p>It should be noted that steam weeding was somewhat successful but found both time and cost intensive due to the manual labour aspect to implement.</p> <p>Note. A key and highly detailed assessment on glyphosate is currently being undertaken by the European Food Safety Authority as the permitted use of glyphosate in the European Union expires in December 2023. The outcome of this assessment will enable key aspects of this Council report to be prepared based on the best available research, noting that the breadth of this report is significant and current resourcing means that this will take further time to complete.</p>
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<p>(i) Identifying if Council has a liability when using glyphosate and, if so, measures to eliminate it while glyphosate is still used, noting that Council's Pesticide Use and Notification Plan will assist.</p> <p>(j) How are the approximately \$790,000 per year costs to be funded from Council's 2019/20 budget and Long-Term Financial Plan (LTFP).</p>	
<p>Develops a policy for the designing and/or redesigning of outdoor spaces and gardens that facilitates weed resistance.</p>	<p>The Open Space Recreation Strategy adopted by Council in 2021 includes weed control as part of the Maintenance and Servicing Framework. In addition, individual Council plans such as the Biodiversity Action Plan: Remnant Sites 2022-2031 and the Bronte Ecological Restoration Action Plan 2015-2045 have significant detail on how specific weeds should be managed.</p>

5. Financial impact statement/Time frame/Consultation

Councils that have reduced or eliminated glyphosate use have faced extended and ongoing transition phases and increased weed management costs. While herbicide alternatives may work, they require additional start-up and maintenance costs due to being labour exhaustive.

6. Conclusion

Council has not used any glyphosate product since 2020. Trials of alternative herbicides and non-herbicide treatment have broadly found that alternative products may work but need more frequent application and consequently have greater operational labour costs.

7. Attachments

Nil.

REPORT
FC/5.4/24.02

Subject: Tamarama Surf Life Saving Club - Kiosk - Consultation Outcomes

TRIM No: A19/0445

Manager: Andrew Best, Executive Manager, Property and Facilities

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council notes that, in response to community feedback, Tamarama Surf Life Saving Club will no longer be pursuing the installation of a kiosk in the new clubhouse building.

1. Executive Summary

This report summarises the feedback received through the community consultation undertaken by the Tamarama Surf Life Saving Club in relation to the club's proposal to seek planning approval to install a kiosk within the new clubhouse building.

The feedback received from residents was that they did not support the operation of a kiosk from the building for the reasons summarised in this report.

As a result of the feedback received through the process the club has formally notified Council officers that it no longer intends to pursue the installation of a kiosk in the new building.

2. Introduction/Background

In 2013, the Tamarama Surf Life Saving Club (the Club) received DA approval for the design. In 2018, the construction certificate was obtained, with minor structural investigation works undertaken. The approved design did not include the provision of a kiosk.

In 2019, Council entered into Heads of Agreement (HoA) with club for a public-private partnership (PPP) to construct a new club building. The HoA between the club and Council was signed in 2019. This was updated in 2020 to clarify the capital contribution arrangements proposed between Council and the club. Prior to tender, it was decided to proceed with the current DA approved plans, which did not include a kiosk, so as not to prolong a construction start.

Construction commenced in April 2021 and is ongoing. Completion of the project has been delayed due to the head contractor, Lloyd Group, going into liquidation mid-way through the construction.

At the Operations and Community Services Committee meeting on 14 September 2021, Council endorsed a feasibility and options analysis for the installation of a kiosk being undertaken.

At the Finance, Operations and Community Services Committee meeting on 6 September 2022, Council provided in-principle support to a kiosk being installed in the building but required that the club undertake a community consultation process with residents to seek feedback on the proposal.

The club has completed the consultation process, and the outcomes are summarised below.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Finance, Operations and Community Services Committee 6 September 2022	FC/5.8/22.09	<p>That Council:</p> <ol style="list-style-type: none"> 1. Supports in principle the location of a kiosk on the western side of the Tamarama Surf Life Saving Club, in accordance with Option 2A or 2B set out in the report, subject to Council consideration of the outcomes of community consultation and further design processes, including any operational impacts on local properties. 2. Requires Tamarama Surf Life Saving Club to undertake an independent community consultation on the kiosk proposal, with oversight provided by Council. 3. Officers prepare a report to Council on the outcomes of the community consultation and further design processes, including recommendations for noise mitigation to neighbouring properties (1) from set-up and crowd congestion at the start of operations, (2) while disposing of the waste, and (3) during deliveries, prior to Council determining whether to provide landowner consent to lodge a development application. 4. Undertakes a further assessment of the financial impacts of a second kiosk on the existing kiosk over the summer period.
Operations and Community Services Committee 14 September 2021	OC/5.3/21.09	<p>That Council:</p> <ol style="list-style-type: none"> 1. Undertakes detailed feasibility options, including the impact of any potential Tamarama Surf Life Saving Club kiosk on the existing kiosk at Tamarama Beach, for potential kiosk locations within the Tamarama Surf Life Saving Club building, with a further report to be submitted to Council. 2. Notes the intention of Tamarama Surf Life Saving Club to fund future proofing works in advance of completing the feasibility options and seeking planning approval.
Council 8 December 2020	CM/11.2/20.12	<p>That Council:</p> <ol style="list-style-type: none"> 1. Treats the report as confidential in accordance with section 11(3) of the <i>Local Government Act 1993</i>, as it relates to a matter specified in section 10A(2)(g) of the <i>Local Government Act 1993</i>. The report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

		<ol style="list-style-type: none"> 2. Endorses the updated Heads of Agreement (HOA) attached to the report (Attachment 4), which reflects the capital contribution proposed between Council and Tamarama Surf Lifesaving Club (TSLSC). 3. Notes the DA-approved drawings attached to the report (Attachments 1 and 2). 4. Notes the project update provided in the report, including the draft tender plans attached to the report (Attachment 3). 5. Endorses the project proceeding to open tender, with construction to commence at the earliest in late April 2021.
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4. Discussion

The Club engaged an independent external consultant from People, Place and Partnership Pty Ltd to undertake the consultation process. Local residents were invited to an adjoining neighbour information session held on 10 August 2023.

A summary of the key issues raised at the meeting are provided below:

- Noise – The neighbours expressed concerns about potential noise emanating from the operation of activities and events held at the clubhouse. To mitigate this concern, the President of Tamarama SLSC stressed that it is committed to implementing noise-reduction measures, strategic placement of equipment, and adherence to specific operating hours to minimise disruption during sensitive times.
- Queuing management – Neighbouring property owners highlighted potential issues related to queuing management, expressing worries that long queues might negatively impact the surrounding area. In response, the President of Tamarama SLSC identified that they will implement efficient queuing strategies, to ensure minimal disturbance to the immediate vicinity.
- Loitering and congestion – Concerns were raised about the possibility of people waiting to attend events causing loitering and congestion. The President of Tamarama SLSC is committed to actively managing and dispersing queues promptly to prevent unnecessary congestion. Additionally, the club will engage with local authorities to ensure the proper enforcement of regulations related to loitering.
- Feedback with 365-day annual operation of a kiosk – Concerns raised included continuous noise from daily operations, proximity of the kiosk location to the neighbouring properties, noise from loading and unloading, morning coffee queues, odours from coffee and food, and the general added intensity of the park with the already located kiosk in the gully.

Adjoining neighbours highlighted that overall, they are supportive of Tamarama SLSC intended operations as per the existing approval but would not support the inclusion of a kiosk due to concerns of noise, queue management, loss of local amenity and the concern for the over commercialisation of the gully with two kiosks.

Council officers have subsequently met with representatives of the club to discuss the outcome of the consultation and the club has confirmed that given the feedback received, it no longer intends to seek approval to install a kiosk within the new clubhouse building.

5. Financial impact statement/Time frame/Consultation

There are no financial implications from the club's decision not to proceed with the installation of a kiosk in the new clubhouse building.

The construction of the new building is continuing under a new contractor and is expected to open in mid-2024.

6. Conclusion

It is recommended that Council notes the outcome of the community consultation process undertaken by the club in relation to the proposal to install a kiosk in the new clubhouse building and further notes the club's decision to no longer pursue the installation of a kiosk.

7. Attachments

Nil .

REPORT
FC/5.5/24.02

Subject: Bronte Pool - Pump House Upgrade and Pump Replacement - Update

TRIM No: SF21/4211

Manager: Robert Sabato, Executive Manager, Major Projects

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council proceeds to detailed design of Option 2 (new pump house and stairs) for the Bronte Pool pump house.

1. Executive Summary

The purpose of this report is to seek Council's approval to proceed to detailed design for the Bronte Pool pump house.

2. Introduction/Background

Bronte Pool is a popular and iconic heritage listed swimming pool. It was constructed in the late 1800s and upgraded in the 1920s to include a pool pump and pump house. Waverley Council have undertaken a series of upgrades including in 2018 and 2019. An upgrade of the pool pump electrical, valve, suction line and operational components was undertaken in 2018. In 2019, Council undertook works to improve the pump system, including remote Wi-Fi operating system.

In response to a Council resolution (CM/8.1/19.02) passed at the Council meeting on 19 February 2019, an assessment and report on the operation of the Bronte Ocean Pool pump and its associated infrastructure was undertaken by specialist consultancy Civile over the 2020-21 summer peak pool use period. Subsequent more detailed investigations and options analysis were undertaken to address issues raised in the Civile report.

A Councillor briefing was held on 7 June 2022 to update Councillors on the Bronte pool pump and pump house issues, present the options and gain feedback to inform the next stage of the project.

Pool pump repair

In August 2022, SAS Water Solutions conducted a service review of the pool pump. It was noted that the pool pump is wearing and losing efficiency and recommend that budgeting and planning is undertaken for the system in the short-term plan, prior to the new pool pump and pump house project works.

Pool lining

The pool was surfaced with a lining in 2016; however, pieces of the lining of the pool have lifted as a result of the constant movement of the pool creating sharp edges, which can pose a hazard to swimmers and other users of the pool. Officers make safe any sharp edges as required each time the pool is emptied for cleaning.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Finance, Operations and Community Services Committee 1 November 2022	FC/5.6/22.11	<p>That Council:</p> <ol style="list-style-type: none"> Approves Option 2 (new pump house and stairs), as set out in Attachment 1 of the report, for the Bronte Pool pump house to address structural issues and access requirements. The new design accommodates elements that discourage users of the pool from jumping off the rocks or from the top of the fence into the pool. Incorporates a wider pipe intake and new pump, as well as best practice filters and strainers, into the design and construction of the pump house to improve pool water quality. Publicly exhibits the concept design for the new pump house and stairs for a period of 28 days. Officers prepare a report to Council following the exhibition period. Notes that in parallel with the pump house upgrade, officers will investigate options for replacing the pool surface. Notes that the concept designs for Option 1 and Option 3 are not included in this report and remain confidential.
Council 19 July 2022	CM/8.1/22.05	<p>That Council:</p> <ol style="list-style-type: none"> Notes that: <ol style="list-style-type: none"> There has been considerable time, effort and money spent on resurfacing Bronte Pool to ensure it operates and is maintained at a level that is appropriate given its popularity and is safe to use. The last major pool resurfacing occurred in 2016, which saw the pool closed for over five weeks. Large pieces of the surface of the pool have

		<p>lifted as a result of the constant movement of the pool.</p> <p>(d) Sections of the pool floor and wall, and the steps at the top of the pool, have lifted creating sharp edges, which also pose a hazard to swimmers and other users of the pool.</p> <p>(e) The old lime lining of Bronte Pool appeared to weather well and accommodate the ongoing pool movements.</p> <p>(f) Officers make safe any sharp edges as required each time the pool is emptied for cleaning.</p> <p>2. Officers:</p> <p>(a) Continue to make safe the Bronte Pool surfaces as necessary.</p> <p>(b) Investigate:</p> <p>(i) The appropriateness and cost effectiveness of reverting to the original style of pool surface of lime.</p> <p>(ii) Other suitable surfaces that are able to withstand a hostile ocean environment and are flexible enough to accommodate the movement of the pool.</p> <p>(c) Advise of potential costs and budget allocation.</p> <p>3. Receives a report outlining findings and options on how to proceed.</p>
Council 19 February 2019	CM/8.1/19.02	<p>That Council:</p> <p>1. Considers previous work in assessing the water intake pipe, which was undertaken as part of the recent renovation of the Bronte Pool.</p> <p>2. Investigates options for extending the water intake pipe further out into the ocean to ensure that the pump can work at low tide.</p> <p>3. Investigates the Wi-Fi pump starting system and gets it working again.</p> <p>4. Officers report back to Council. The report is to</p>

		include a budget estimate and timing to have the water intake pipe extended and fitted with suitable filters.
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4. Discussion

In response to clause 3 of Council resolution FC/5.6/22.11 passed at the meeting 1 November 2022, Council officers have undertaken a 28-day consultation period for the concept design for the pump house upgrade, pump replacement and pool lining rectification works.

Key communication and engagement methods and their timelines are included below as well as in Attachment 1.

Table 1. Communication methods.

Communication method	Overview	Date/s	Response
Posters	Six posters (Appendix A of Attachment 1) were produced, with four placed along the Bronte Beach promenade, one at the bus terminus and one just after the zebra crossing facing the stretch Bronte Beach cafes.	15 Nov – 12 Dec	Over the consultation period, the QR code placed on the poster and the notification flyer got 340 scans
Notification flyer delivered to Bronte Beach cafes	250 flyers (Appendix B of Attachment 1) distributed among the Bronte Beach cafes for customers to scan/take. The flyer had a QR code linked to the Have Your Say (HYS) page.	20 Nov	As above
Notification flyer letterbox drop	1400 of the same flyers (Appendix B of Attachment 1) dropped into letterboxes in the streets surrounding the pool.	20 Nov	As above
HYS monthly e-newsletter	Story in the November edition (Appendix E of Attachment 1).	13 Nov	4783 emails opened (unable to supply the number of people who clicked on this story specifically)
Stakeholder outreach	Email to Bronte Splashers and Bronte Swimming Club. Email to Bronte Splashers, Bronte Swimming Club, Bronte Surf Life Saving Club and Bondi to Bronte Swim.	16 Nov 28 Nov	None
Stories in Waverley Weekly e-newsletter	Stories encouraging readers to click the link to the HYS page and attend the onsite community information session.	23 Nov	248 link clicks
Social media posts	Four posts were scheduled for Council's Facebook and Instagram accounts (Appendix D of Attachment 1).	18 Nov 22 Nov 5 Dec 10 Dec	Combined reach 20,504 Combined post engagements 1124

Online survey	The survey asked people their connection with the pool and gave them an opportunity to provide feedback on the concept design plans for the pump, pumphouse and maintenance stairs.	Survey was open from 15 Nov – 12 Dec	54 surveys completed
Onsite community information session	This was held on Bronte Beach promenade, close to the pool entrance and opposite the amenities block. Council officers, the Mayor and a representative of Councils Head Consultant, PanovScott Pty Ltd, answered questions about the concept design plans for the new pump, pumphouse and maintenance stairs. They also explained the need to make improvements to the pool surface.	7 Dec	12 hand-written feedback submissions
Emails to Major Projects inbox	Over the consultation period the Major Projects team received eight emails, some from individuals and others from swimming clubs.	Between 15 Nov – 12 Dec	8 emails

Over the 28-day consultation period, Council had:

- 1213 visitors to the Have Your Say page.
- 225 downloads of the project background and concept design plans.
- 616 downloads of the concept design plans only.
- 54 completed surveys.
- 8 email submissions to Major Projects.
- 12 notes taken during the onsite community information session.

There was strong support for the upgrade works to proceed. However, there was also concern around the works not being completed on time and regular users being deprived of a recreation facility for two periods of time. There was also a consistent theme throughout the feedback (although not within the current project scope) for Council to:

- Do more to prevent young people from jumping from rocks into the pool.
- Provide ways for people with disabilities to also enjoy the pool.
- Improve the amenities block next to the pool.
- Honour the pool's history, despite the new pumphouse having a more modern design.

It is noted that the under clause 1 of resolution FC/5.6/22.11, item (a) has been considered during the concept design stage and will continue to be refined through the detailed design stage to implement an outcome that is fit for purpose.

The online survey (Appendix C of Attachment 1) asked participants about their connection to the pool and their feedback on the concept design plans for the pump, pumphouse and maintenance stairs.

The number of online feedback submissions was low, considering the high number of page visits (1,213) and document downloads (841).

The 54 submissions resulted in 4.45% of people who visited the page providing feedback. This can be interpreted to mean that the majority of people were comfortable with the project background information and the concept design plans. In addition to this, many of the respondents didn't refer to the concept design plans, but were using the survey as an opportunity to make other comments/suggestions about the pool and the project timing. These responses have been considered to be 'neutral', as it was

difficult in some cases to determine the sentiment towards the actual concept design plans. Examples of positive, neutral and negative online survey submissions can be viewed in Attachment 1.

Looking at the 54 submissions, the results were:

- Positive = 24.
- Neutral = 27.
- Negative = 3.

A word cloud has been provided below to demonstrate the key talking points that were raised over the course of the consultation, and their alliance towards positive (blue/green), neutral (yellow/orange), and negative (brown/red):



Figure 1. Word cloud of feedback.

Based on the information gathered during the concept phase consultation period the recommendation has been made by Council officers that Council proceeds with the planned upgrades. The vast majority of feedback received from the community was focused on a fond attachment to the pool and a keen desire to see it functioning well into the future.

5. Financial impact statement/Time frame/Consultation

Financial impact statement

Funds for construction are allocated in Council's Long Term Financial Plan (LTFP):

- Strategic Asset Management Plan (SAMP) Building Renewal Program.
- SAMP Recreational Asst Renewal Program.

The estimation of cost will be refined as the project moves into the detailed design phase, with project funding adjustments to be made to the Capital Works Program for the remainder of financial years 2023-24, 2024-25 and 2025-26. These adjustments will be funded from the SAMP Programs outlined above.

Time frame

The pump house upgrade/pump replacement/stair detailed design works are anticipated to take four months to complete.

The pool lining construction works are anticipated to commence during the winter months of 2024, and will take approximately three months to complete, weather pending.

Consultation

To inform the concept design, consultation was undertaken with Council officers from Environmental Sustainability, Asset Maintenance, Infrastructure Services, Urban Planning Policy and Strategy, Heritage and Major Projects. The Project Control Group comprises representatives from these areas which ultimately resulted in the resolved concept design that was exhibited for the 28-day concept consultation period.

The Project Control Group will also be regularly consulted during the detailed design phase of the project to resolve the detailed design, which will be reported to Council for approval in the later months of 2024.

Prior to the proposed time frame of construction for the pool lining in Winter 2024, Council officers will execute pre-construction notification letters to all surrounding businesses and residents, as well as install signage on-site depicting the expected period of pool closure, weather permitting. Council Officers will also provide the community with a map of alternative ocean pool locations that can be utilised for the duration of closure. This will be posted on-site and on Council's Have Your Say website for the project.

6. Conclusion

Based on the information gathered during the concept phase consultation period the recommendation has been made by Council officers that Council proceeds with the planned upgrades. The vast majority of feedback received from the community was focused on a fond attachment to the pool, and a keen desire to see it functioning well into the future. It is recommended that the project proceeds to detailed design.

7. Attachments

1. Bronte Ocean Pool Upgrades - Community Consultation Report [↓](#) .

Bronte Ocean Pool Upgrades



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



Community Consultation Report

December 2023

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

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Executive summary

Established in 1887, Bronte Pool is a treasured destination in the Waverley LGA for residents and visitors alike and is one of Sydney’s most frequently used ocean pools throughout the year.

Between 15 November and 12 December 2023, Council sought community feedback on concept design plans for proposed upgrades to the Pool’s pump, pumphouse and maintenance stairs. Council also used the consultation period to advise the community of improvements to the pool surface that will take place in winter 2024.

The primary methods used to gather feedback on the pump, pumphouse and maintenance stairs concept design plans were:

- 1. A survey on the Have Your Say (HYS) page: haveyoursay.waverley.nsw.gov.au/bronte-ocean-pool-upgrades
- 2. Notes taken during the onsite community information session on 7 December
- 3. Emails to majorprojects@waverley.nsw.gov.au

Over the 28-day period, Council had:

- 1213 visitors to the HYS page
- 225 downloads of the Project Background and Concept Design Plans
- 616 downloads of the Concept Design Plans only
- 54 completed surveys
- 8 email submissions to Major Projects
- 12 notes taken during the onsite community information session

There was strong support for the upgrade works to proceed, however, there was also anxiety around the works not being completed on time and regular users being deprived of an important exercise and recreation facility for two long stretches. There was also a strong theme throughout the feedback (although not within the current project scope) for Council to (1) do more to prevent young people from jumping from rocks into the pool (2) provide ways for people with disabilities to also enjoy the pool (3) improve the amenities block next to the pool (4) honour the pool’s history, despite the new pumphouse having a more modern design.

Word Cloud extracted from HYS submissions:



Project Background

Bronte Ocean Pool is one of the only ocean pools in NSW that depends on a pump system. Most ocean pools rely on tides to flush seaweed, sand and other debris from the pool. It is crucial that Council keep this important community asset in excellent condition so that pool users can swim in the clean and clear water they have become accustomed to.

The Bronte Park and Beach Plan of Management (PoM), that was adopted by Council in July 2017, identified the vulnerability of the pool infrastructure to storm and extreme weather damage, along with safety issues for staff accessing the pumphouse. Part 6 of the PoM requires that facilities be well-maintained across Bronte Park and Beach. This necessitated a review of the pump location, as well as the overall operation of the system to reduce maintenance requirements and improve serviceability.

In December 2021, an assessment and report by a specialist pump consultancy identified that recent upgrades had improved the operation of the pump and pool water quality, but concluded that short-term fixes and part replacements would not:

- Address the long-term structural issues with the pumphouse;
- Adequately improve pump performance (especially during low tides);
- Resolve the difficulties with long lead times and obtaining replacement parts for the current pump system.

At the 1 November 2022 meeting of the Finance, Operations and Community Services Committee, it was agreed to proceed with upgrading the pumphouse and replacing the pump.

Pump and Pumphouse dilapidation pictures



Bronte Ocean Pool Upgrades Community Consultation Report – December 2023

Engagement methods

In accordance with Waverley Council's adapted IAP2 model of engagement, three methods were used to gather community feedback:

1. Online survey through the Have Your Say (HYS) platform
2. Onsite community information session with Council officers, the design architects and the Mayor from 8-11am Thursday 7 December
3. Emails to majorprojects@waverley.nsw.gov.au

A number of Council communication channels were used to reach residents and encourage them to visit the HYS page, complete the survey, attend the information session, or email Major Projects.

Communication method	Overview	Date/s	Response
Posters	Six posters were produced, with four placed along the Bronte Beach promenade, one at the bus terminus and one just after the zebra crossing facing the stretch Bronte Beach cafes	15 Nov – 12 Dec	Over the consultation period, the QR code placed on the poster and the notification flyer got 340 scans
Notification flyer delivered to Bronte Beach cafes	250 flyers (Appendix A) distributed among the Bronte Beach cafes for customers to scan/take The flyer had a QR code linked to the HYS page	20 Nov	As above
Notification flyer letterbox drop	1400 of the same flyers (Appendix A) dropped into letterboxes in the streets surrounding the pool	20 Nov	As above
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Stories in Waverley Weekly e-newsletter	Stories encouraging readers to click the link to the HYS page and attend the onsite community information session	23 Nov	248 link clicks

Social media posts	Four posts were scheduled for Council's Facebook and Instagram accounts Details in Appendix C	18 Nov 22 Nov 5 Dec 10 Dec	Combined reach 20,504 Combined post engagements 1124
Engagement method	Overview	Date/s	Response
Online survey	The survey asked people their connection with the pool and gave them an opportunity to comment on the concept design plans for the pump, pumphouse and maintenance stairs.	Survey was open from 15 Nov – 12 Dec	54 surveys completed
Onsite community information session	This was held on Bronte Beach promenade, close to the pool entrance and opposite the amenities block. Council officers, the Mayor and a representative of PanovScott architecture firm answered questions about the concept design plans for the new pump, pumphouse and maintenance stairs. They also explained the need to make improvements to the pool surface.	7 Dec	12 hand-written feedback submissions
Emails to Major Projects inbox	Over the consultation period the Major Projects team received seven emails, some from individuals and others from swimming clubs.	Between 15 Nov – 12 Dec	8 emails

Detailed results – Online survey

The online survey (see Appendix C) asked participants their connection to the pool and their **views on the concept design plans for the pump, pumphouse and maintenance stairs**.

The number of online feedback submissions was low, considering the high number of page visits (1213) and document downloads (841). The 54 submissions mean only 4.45% of people who visited the page felt compelled to provide feedback. This can be interpreted to mean that the vast majority of people were comfortable with the project background information and the concept design plans. In addition to this, many of the respondents didn't refer to the concept design plans, but were using the survey as an opportunity to make other comments/suggestions about the pool and the project timing. These responses have been considered to be 'Neutral', as it was difficult in some cases to determine the sentiment towards the actual concept design plans. Looking at the 54 submissions, the results were:

Positive = 24

Neutral = 27

Negative = 3

Example responses – Positive
The project sounds amazing and I can't wait to see it all happen. The photos really do show the need for an upgrade !
The baths are a pillar of our local community. As a regular user of the pool, I am fully supportive of the proposal. Work is needed. I would encourage the council to consider the construction timing and process very carefully – efforts should be made to minimise disruption through efficient construction using e.g. night works and pre-fabrication where possible.
I like the new design and stairs which will be softer to climb when wet. It's also important to include the provision to prevent people jumping into the pool from the rocks next to the stairs. Although fun for the jumpers it is extremely dangerous for them and the unwitting swimmers below.
The design looks excellent – good luck
This is a highly utilised and much loved community resource. Doing the work over winter makes sense although some of us swim all year round, so ensuring there is loads of communication (seems good so far) and the work progresses on schedule so we have the pool back as soon as possible are the key factors. We are all keen to ensure that the pool is working well into the future.
Its clear, the upgrades are to fix the pool. Not to change its shape form or design. They look good! Where am I going to swim in Winter, will have to be the bogey hole LOL
Use the pool every day and am excited about the repairs/ upgrade. Thank you for looking after our little piece of heaven!
It needs doing, this is the world's best beach, so let's make sure we have the best pool and pump room! Looks like a major improvement. Pump house could be an art project, and painted as a mural.
Looks good!

Example responses – Neutral (feedback about the pool, but not specifically about the concept design plans for the pump, pumphouse or maintenance stairs)
Would be great if swimmers could access by the other stairs to allow a better flow in summer.
Please keep accessible stairs with multiple hand rails. Give good options for people of all ages and capabilities
Keep it simple. Let people manage themselves without any nanny state rubbish please. Focus on pool water refresh, and maximum hours of availability. And fix the bathrooms too - they are shockingly poor, rusted out, etc. and be sure there is hot water for both M/F change rooms. It's not that hard. But you have a poor track record. Don't screw this up Council!
The design needs to be suitable for large ocean tides. I am also concerned that if its like other projects it will not be completed to schedule. I can swim in the bogey but some of the older swimmers cant.

Please do all you can to make the necessary changes to the safety use of Bronte Pool. There are adults and kids on daily basis jumping from the top rock ledge into the pool putting swimmers at risk of serious injury or worse. It's only a matter of time before something of extremely serious nature occurs. The pool pump room as it stands with a flat concrete rooftop is also a major concern with people climbing onto the rooftop then taking a run up and jumping from rooftop into the pool.

We have such beautiful facilities in Tamarama and unsure why the toilets near the bath remain so dated. Is there plans to upgrade whilst the council spend millions for the surf club with which the public cannot use?

Pump house and stairs design looks fine, but can you please come up with a nicer solution to the fence above the pool that has been put up to stop people jumping into the pool? The fencing solution at the moment is an eyesore, combined with the left over barbed wire on the rock above the pool. I think that should be addressed as part of this upgrade.

Two Negative Responses

I don't think the pumphouse fits with existing surroundings: It has a curved roof - there are no smooth curves that exist in the rocks and cliffs in the vicinity. It is grey - there is no such colour that exists in the rocks and cliffs in the vicinity. It will be an eyesore.

Why does the pump house work take so long? March to Nov closure is a long time.

1. Find a better contractor who will do the pump house work in a shorter time. 2. Leave the stairs as is. Seems like overkill to do all that work on them. It's an ocean pool and doesn't need to be perfect. 3. Leave the lining as is. It's an outdoor pool and does not need to be perfect. Of swimmers want perfect lining then go to ABC pool. Plus council and contractors have had a go at sorting out the lining before and it has not worked. So why would it work this time? 4. Has the council who briefed the lining project in the past and the contractor who did the work been held to account? Both parties don't seem to have done their job properly. What a waste of money!

Thanks

Detailed results – Onsite community information session

Between 8-11am on Thursday 7 December, Council officers together with the Mayor and a partner of the PanovScott architecture firm, set up an information booth for members of the community to view the concept design plans, ask questions and provide feedback about the planned upgrades to the pump, pumphouse and maintenance stairs.



Dozens of visitors came to the booth and there was keen interest in the project from locals and tourists alike. People were encouraged to visit the HYS page to lodge their feedback formally. For those who didn't take up that option, there was a hardcopy form they could fill out. Twelve people did this. There were no negative responses from this form of feedback collection. There were six positive and six neutral responses. Two examples of each are below.

Example responses – Positive
I think the upgrade is a GREAT idea! Thank you!
Very happy with the plan

Example responses – Neutral
Keep the historical pictures on the new pumphouse
Consider access to the pool for people with disabilities

Detailed results – Emails

During the community consultation period, Council received eight emails to the Major Projects inbox – including one from the Bronte Splashers winter swimming club. Some emails provided feedback on the upgrade plans, however, others were primarily focused on concerns and suggestions with the pool and its surroundings that are currently outside the scope of the project – but Council will take into consideration nonetheless. Some were similar to the concerns and suggestions raised via the HYS platform and during the onsite community information session with people wanting Council to: ensure the new pumphouse can withstand extreme weather conditions; do more to stop people from jumping into the pool from the rocks and stairs; and ensure the new pool surface improvements still allow for the swimming lane markers to be seen; reduce the amount of pool closure times if possible. There were no negative emails per se, only emails that were generally supportive of the upgrades, but with suggestions for either improved functionality or visual appeal.

Conclusion

As mentioned in the Executive Summary, the small number of feedback submissions (74 combined HYS, hardcopy and email submissions) compared to the 841 document downloads from the HYS page is a good indication of general community acceptance/agreement with the proposed upgrades. Of the 74 overall responses, there was an overwhelming majority of either positive or neutral sentiments expressed.

Positive = 31
Neutral = 40
Negative = 3

Recommendations

It is recommended that Council proceeds with the planned upgrades. Council officers have not received a groundswell of opposition to the project and most respondents had a fond attachment to the pool and a keen desire to see it functioning well into the future.

In regard to the proposed pumphouse design, feedback was mostly centred on ensuring the new one could withstand extreme ocean conditions. There were mixed reviews on whether the proposed sloped roof would be better, or the existing squared roof shape is preferable in this regard.

There was also mixed feedback on whether the new pumphouse should be hidden within the natural environment or made more prominent, so it can continue to be a visual marker for lap swimmers and those doing ocean swims.

Council should also consider, where feasible, the broader concerns and suggestions by community members that this consultation raised. The main ones being:

1. Improved safety for swimmers, namely by doing more to prevent people from jumping into the pool from the rocks and stairs. Some community suggestions included issuing fines, better signage and more security patrols.
2. Improved disability access to the pool so all can enjoy.
3. Ensuring the historical significance of the pool is displayed onsite.

Naturally, pool users are attached to this fantastic community facility and many expressed concerns about the two stages of works being completed on time. Some referred to the extreme delays in completing the Nielsen Park Shark Beach seawall project and were worried something similar might happen to the Bronte Ocean Pool project.

It will be crucial to manage the community's expectations throughout the construction process. Council should commit to regular communication efforts to keep the general public up-to-date using onsite posters, social media and flyer drops, in addition to more targeted communications to the swim clubs.

Appendix A – Onsite poster

BRONTE OCEAN POOL UPGRADES

Another Waverley Renewal Project



Pool surface improvements
Winter 2024

**Pumphouse and
maintenance stair renewal**
Winter 2025



Scan for details

haveyoursay.waverley.nsw.gov.au/bronte-ocean-pool-upgrades
majorprojects@waverley.nsw.gov.au



WAVERLEY COUNCIL

Appendix B – Flyer

BRONTE OCEAN POOL UPGRADES



To avoid closures and bring the infrastructure up to best-practice standards, Council is planning upgrades to improve the safety, sustainability and functionality of Bronte Ocean Pool.

Scan the QR code for project information and to provide feedback on the pumphouse and stair concept design by
12 December, 2023



Visit haveyoursay.waverley.nsw.gov.au/bronte-ocean-pool-upgrades
Email majorprojects@waverley.nsw.gov.au

 **WAVERLEY COUNCIL**

Appendix C – Online survey

Open

Submit your feedback by 12 December on the new pumphouse and stair design

What is your connection to Bronte Ocean Pool? Tick all that apply Required

☐ I belong to a swim club that uses the pool

☐ I use the pool regularly

☐ I use the pool occasionally

☐ I use the pool more often in summer

☐ I live within five minutes of the pool

☐ None of the above, but I live in the Waverley area

☐ None of the above

Submit your feedback in the text box below Required

You have 1,000 characters left

Submit




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Facebook


<div data-bbox="287 517 438 548">  Waverley Council </div> <div data-bbox="287 548 349 571"> 18 Nov · 🌐 </div> <div data-bbox="287 571 772 732"> <p>Bronte Ocean Pool is a much-loved recreation destination in Waverley for locals and visitors alike 🏊🏻👓. To avoid closures and bring the infrastructure up to best-practice standards, Council is planning upgrades to improve the safety, sustainability and functionality of the pool. We're seeking community feedback on the concept design plans for the proposed new pumphouse and maintenance stairs. To read more about the project background and to give feedback before 12 December, please visit: bit.ly/46olBGh</p> </div> <div data-bbox="287 732 529 831"> <p>Bronte Splashes Winter Swim Club Bronte Swim Club Bondi to Bronte Ocean Swim</p> </div> <div data-bbox="287 831 772 1178">  </div> <div data-bbox="287 1178 772 1357"> <p>18 November</p> <p>Post reach 6516</p> <p>Likes/Loves 44</p> <p>Comments 11</p> <p>Shares 9</p> </div>	<div data-bbox="785 517 936 548">  Waverley Council </div> <div data-bbox="785 548 847 571"> 22 Nov · 🌐 </div> <div data-bbox="785 571 1270 667"> <p>Bronte Ocean Pool Upgrades on-site community information session. 8-11am Wednesday 29 November Council Officers will be outside the pool to chat about the planned upgrades, answer questions and record your feedback. Follow the link to learn more about this two-stage project bit.ly/46olBGh</p> </div> <div data-bbox="785 667 1270 732"> <p>Bronte Splashes Bronte Surf Life Saving Club Bondi to Bronte Ocean Swim</p> </div> <div data-bbox="785 732 1270 831"> <p>22 November</p> <p>Post reach 2552</p> <p>Likes 9</p> <p>Comments 1</p> <p>Shares 5</p> </div>
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<div data-bbox="220 212 263 257"></div> <div data-bbox="274 212 438 235">Waverley Council</div> <div data-bbox="274 235 359 257">5 Dec · 🌐</div> <div data-bbox="210 268 738 430"> <p>We hope you can join us down at Bronte Pool between 8-11am this Thursday morning for the community information session about the planned upgrades to the pump, pumphouse, maintenance stairs and pool surface. It's a great opportunity to chat to Council Officers and provide feedback on the plans. For more information about the upgrades visit: bit.ly/46olBGh</p> </div> <div data-bbox="210 452 711 568"> <p>Bronte Ocean Pool onsite community info session 8 - 11am Thursday 7 December Outside the pool at the end of the promenade (opposite the amenities block)</p> </div> <div data-bbox="210 591 702 660"> <p>Bronte Splashers Bronte Surf Life Saving Club Bondi to Bronte Ocean Swim Bronte Swimming Club Bronte Summer Swimming Club Bronte Summer Swimming</p> </div> <div data-bbox="199 674 754 963"></div> <div data-bbox="162 983 306 1010">5 December</div> <div data-bbox="162 1032 346 1059">Post reach 2121</div> <div data-bbox="162 1081 258 1108">Likes 13</div> <div data-bbox="162 1131 309 1158">Comments 4</div> <div data-bbox="162 1180 264 1207">Shares 5</div>	<div data-bbox="849 201 892 246"></div> <div data-bbox="903 201 1077 224">Waverley Council</div> <div data-bbox="903 224 997 246">10 Dec · 🌐</div> <div data-bbox="836 257 1388 479"> <p>Thanks to everyone who came down and spoke to Council Officers on beautiful Thursday morning about the Bronte Ocean Pool Upgrades project 🤔🏊🌊. It was a great opportunity to hear your thoughts and answer questions whilst viewing the plans for the new pump and pumphouse. The community consultation period for this project is ending at 10pm Tuesday 12 December. Click to view the plans online and submit your feedback: bit.ly/46olBGh</p> </div> <div data-bbox="821 495 1412 909"></div> <div data-bbox="807 929 962 956">10 December</div> <div data-bbox="807 978 989 1005">Post reach 1115</div> <div data-bbox="807 1028 888 1055">Likes 4</div> <div data-bbox="807 1077 952 1104">Comments 0</div> <div data-bbox="807 1126 906 1153">Shares 1</div>
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Instagram

waverleycouncil









161 likes

waverleycouncil Bronte Ocean Pool is a much-loved recreation destination in Waverley for locals and visitors alike 🏖️😎. To avoid closures and bring the infrastructure up to best-practice standards, Council is planning upgrades to improve the safety, sustainability and functionality of the pool. We're seeking community feedback on the concept design plans for the proposed new pumphouse and maintenance stairs. To read more about the project background and to give feedback before 12 December, please click the link in our bio. [@bronteswimclub](#)

18 November


Post reach **3702**


Likes **161**


Comments **0**




Shares **23**


Saves **1**

waverleycouncil









39 likes

waverleycouncil Bronte Ocean Pool Upgrades on-site community information session.
8-11am Wednesday 29 November
Council Officers will be outside the pool to chat about the planned upgrades, answer questions and record your feedback. We hope to see you there! Follow the link in our bio to learn more about this two-stage project.
[@brontesplashers](#) [@brontesurfclub](#) [@bonditobronteswim](#) [@brontesummerswimmingclub](#) [@bronteswimclub](#)

22 November

22 November

Post reach **1273**

Likes **39**

Comments **0**

Shares **3**

Saves **1**



waverleycouncil



44 likes

waverleycouncil We hope you can join us down at Bronte Pool between 8-11am this Thursday morning for the community information session about the planned upgrades to the pump, pumphouse, maintenance stairs and pool surface.

It's a great opportunity to chat to Council Officers and provide feedback on the plans. For more information about the upgrades click the link in our bio.

Bronte Ocean Pool onsite community info session
8 - 11am

Thursday 7 December

5 December

Post reach 1943

Likes **44**

Comments 0

Shares 9

Saves **2**



waverleycouncil



17 likes

waverleycouncil Thanks to everyone who came down and spoke to Council Officers on beautiful Thursday morning about the Bronte Ocean Pool Upgrades project 🌞🏖️👷. It was a great opportunity to hear your thoughts and answer questions whilst viewing the plans for the new pump and pumphouse. The community consultation period for this project is ending at 10pm Tuesday 12 December. Click the link in our bio to view the plans online and submit your feedback.

10 December

10 December

Post reach **1282**

Likes **17**

Comments 0

Shares 0

Saves 0

Appendix E – newsletter stories

23 November edition of Waverley Weekly e-news



Bronte Ocean Pool Upgrades

Bronte Ocean Pool is a much-loved destination in Waverley and we're committed to keeping this important space in a safe and functional condition.

We're proposing to upgrade the pool so that the infrastructure is up to best practice standards, and can better sustain extreme weather events, such as storms, in the years ahead.

To learn more about the proposal and have your say, click the link below.

MORE

6 December edition of Waverley Weekly e-news



Community info session: Bronte Pool Upgrade

Thursday 7 December, 8am - 11am
Bronte Pool
Free

Come down to the entrance of Bronte Ocean Pool and talk to Council Officers about our proposed upgrades to the pool surface, pump and pumphouse.

This is your chance to learn more about the project, ask questions and provide feedback.

MORE

November edition of Have Your Say e-news

Have Your Say November Update



New rocket ship installed on 20 October as part of the Waverley Park playground upgrade works

PROJECT MILESTONE for WAVERLEY PARK PLAYSACE UPGRADE

It was a big day at Waverley Park with the delivery and installation of the new rocket ship. Children from the local kindergarten, Wee Care, came to look on, as did many residents who were walking and jogging through the park. The playground is still in-construction, but we're excited for the re-opening in early December (weather permitting). The project is proudly co-funded by the NSW Government, through the NSW Public Spaces Legacy Program, in association with Council.

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Upcoming: Bronte Ocean Pool Upgrades (consultation opens on 15 November)

From 15 November - 12 December Council will be seeking community feedback on proposed upgrades to the pool surface as well as the pump, pumphouse and maintenance stair. The upgrades will be undertaken in two stages, with the aim of bringing the pool infrastructure up to best-practice standards, improve safety and avoid closures. From 8 - 11am on Thursday 23 November, Council officers will be outside Bronte Pool to talk about the upgrades and answer questions. We hope to see you there.

REPORT
FC/5.6/24.02

Subject: Randwick Waverley Community Transport Group - Licence for Parking Spaces at Hollywood Avenue Car Park

TRIM No: A02/0249

Manager: Andrew Best, Executive Manager, Property and Facilities

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Grants a licence to Randwick Waverley Community Transport Group Inc for six parking spaces at Hollywood Avenue Car Park for three years on the terms and conditions set out in the report.
2. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.

1. Executive Summary

Randwick Waverley Community Transport Group Inc. is a registered not-for-profit organisation that provides transport for seniors and other clients in and around the Waverley local government area (LGA) and through adjoining Council areas.

The organisation has been using six car spaces in Council's Hollywood Avenue Car Park for many years under licence since 2021. The current licence expires in March 2024, and the tenant has approached Council seeking to extend the current arrangements.

The organisation parks its operational vehicles in the parking spaces overnight which provides significant operational benefits for the tenant and supports the continued delivery of the organisation's services to Waverley residents.

This report seeks Council approval to extend the licence arrangements for a further period of three years.

2. Introduction/Background

Randwick Waverley Community Transport Group Inc. is a registered not-for-profit organisation that provides transport for seniors and other clients in and around the Waverley local government area (LGA) and through adjoining Council areas.

The organisation had previously operated from Council's Mill Hill Community Centre building, prior to its move to new premises in the Randwick Council area in 2021.

In March 2021, Council endorsed providing six car spaces at the Hollywood Car Park under licence for company vehicles to support the ongoing delivery of the organisation's services in the Waverley LGA.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 16 March 2021	CM/7.14/21.03	That Council: <ol style="list-style-type: none"> Licenses six parking spaces at Hollywood Avenue Car Park to Randwick Waverley Community Transport Group Inc. on the terms and conditions contained in the report. Authorises the General Manager to do all things necessary to finalise the documentation.
Council 16 June 2015	CM/10.6/15.06	That Council: <ol style="list-style-type: none"> Treats the report as confidential in accordance with Section 11(3) of the <i>Local Government Act 1993</i>, as it relates to a matter specified in Section 10A(2) of the <i>Local Government Act 1993</i>. Formally agrees to enter into lease agreements with the community tenant groups and the respective rental calculations listed in Attachment 1 of the report. Authorises the General Manager to finalise and execute the leases with all community tenants.

4. Discussion

The table below indicates the key terms and condition of the licence:

Table 1. Proposed terms and conditions of licence.

Licence term	Three years
Licence commencement	1 April 2024
Permitted use	The parking of company cars owned and operated by Randwick Waverley Community Transport Group Inc. These cars must be identified with company signage or logo.
Licence fee	\$1.00 per annum if requested
Termination provision	Three months' written notice.

5. Financial impact statement/Time frame/Consultation

There are no financial impacts arising from the award of a new licence. The \$1 per annum peppercorn rent would not be collected.

The Hollywood Car Park has sufficient available capacity so that there is no lost revenue to Council from the continued provision of parking spaces to the licensee.

Following the receipt of Council's endorsement, officers will finalise the licence documentation with the licensee.

6. Conclusion

It is recommended that Council approve the award of a new three-year licence to Randwick Waverley Community Transport Group Inc. for the use of six parking spaces in the Hollywood Avenue Car Park. 7.

7. Attachments

Nil .

CLOSED SESSION
FC/7/24.02

Subject: Moving into Closed Session

Manager: Emily Scott, General Manager

RECOMMENDATION:

That:

4. 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* for the reasons specified:

FC/7.1/24.02 CONFIDENTIAL REPORT - 1A Newland Street, Bondi Junction - Lease

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 Council is conducting (or proposes to conduct) business.

FC/7.2/24.02 CONFIDENTIAL REPORT - Thinker-In-Residence - Appointment

This matter is considered to be confidential in accordance with Section 10A(2)(d)(i) 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 commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

5. Pursuant to section 10A(1), 10(2) and 10A(3) of the *Local Government Act*, 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*.
6. 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*.

Introduction/Background

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

- (a) Personnel matters concerning particular individuals (other than councillors).
- (b) Personal hardship of any resident or ratepayer.
- (c) Information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
- (d) Commercial information of a confidential nature that would, if disclosed:
 - (i) Prejudice the commercial position of a person who supplied it: or

- (ii) Confer a commercial advantage on a competitor of Council;
- (iii) Reveal a trade secret.
- (e) Information that would, if disclosed, prejudice the maintenance of law.
- (f) Matters affecting the security of Council, Councillors, Council staff and Council property.
- (g) Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.
- (h) Information concerning the nature and location of a place or an item of Aboriginal significance on community land.
- (i) Alleged contraventions of any Code of Conduct requirements applicable under section 440.

It is my opinion that the business listed in the recommendation is of a kind referred to in section 10A(2) of the *Local Government Act 1993* and, under the provisions of the Act and the *Local Government (General) Regulation 2021*, should be dealt with in a part of the meeting that is closed to members of the public and the media.

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

RESUMING IN OPEN SESSION FC/8/24.02

Subject: Resuming in Open Session
Manager: Emily Scott, General Manager



RECOMMENDATION:

That Council resumes in open session.

Introduction/Background

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