



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

FINANCE, OPERATIONS AND COMMUNITY SERVICES COMMITTEE MEETING

A meeting of the FINANCE, OPERATIONS AND COMMUNITY SERVICES COMMITTEE will be held at the
Boot Factory, Spring Street, Bondi Junction at:

7.00 PM, TUESDAY 2 SEPTEMBER 2025

A handwritten signature in black ink that reads "Sharon Cassidy".

Sharon Cassidy
Acting General Manager

Waverley Council
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DX 12006 Bondi Junction
Tel: 9083 8000
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Delegations of the Finance, Operations and Community Services Committee

On 18 March 2025, Waverley Council delegated to the Finance, Operations and Community Services Committee the authority to determine any matter other than:

1. The matters in s 377(1) of the *Local Government Act 1993*, 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.

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

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

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

1. Apologies

2. Declarations of Pecuniary and Non-Pecuniary Interests

3. Addresses by Members of the Public

4. Confirmation of Minutes

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6. Urgent Business

7. Meeting Closure

**CONFIRMATION OF MINUTES
FC/4.1/25.09**

Subject: Confirmation of Minutes - Finance, Operations and Community Services Committee Meeting - 5 August 2025

TRIM No: A25/0080

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That Council confirms the minutes of the Finance, Operations and Community Services Committee meeting held on 5 August 2025 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 August 2025 .



**MINUTES OF THE FINANCE, OPERATIONS AND COMMUNITY SERVICES COMMITTEE MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 5 AUGUST 2025**

Present:

Councillor Katherine Westwood (Chair)	Lawson Ward
Councillor Will Nemesh (Mayor)	Hunter Ward
Councillor Keri Spooner (Deputy Mayor)	Waverley Ward
Councillor Ludovico Fabiano	Waverley Ward
Councillor Dov Frazer	Hunter Ward
Councillor Steven Lewis	Hunter Ward
Councillor Margaret Merten	Bondi Ward
Councillor Joshua Spicer	Waverley Ward
Councillor Michelle Stephenson	Bondi Ward
Councillor Lauren Townsend	Lawson Ward
Councillor Dominic Wy Kanak	Bondi 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 7.00 pm, those present were as listed above.

Cr Wy Kanak attended the meeting by audio-visual link.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

1. Apologies

Apologies were received from Cr Paula Masselos.

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 Westwood

Seconder: Cr Nemesh

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

- | | |
|--------------|--|
| FC/4.1/25.08 | Confirmation of Minutes – Finance, Operations and Community Services Committee Meeting – 6 May 2025. |
| FC/5.1/25.08 | Events Policy – Adoption. |
| FC/5.2/25.08 | Resource Recovery and Waste Strategy 2025-2032 – Adoption. |
| FC/5.3/25.08 | NSW Police Vehicle Sponsorship Program. |

4. Confirmation of Minutes

FC/4.1/25.08 Confirmation of Minutes - Finance, Operations and Community Services Committee Meeting - 6 May 2025 (A25/0080)

MOTION / UNANIMOUS DECISION

Mover: Cr Westwood

Seconder: Cr Nemesh

That Council confirms the minutes of the Finance, Operations and Community Services Committee meeting held on 6 May 2025 as a true record of the proceedings of that meeting.

5. Reports

FC/5.1/25.08 Events Policy - Adoption (A25/0284)

MOTION / UNANIMOUS DECISION

Mover: Cr Westwood

Seconder: Cr Nemesh

That Council adopts the Events Policy attached to the report.

FC/5.2/25.08 Resource Recovery and Waste Strategy 2025-2032 - Adoption (A20/0005)

MOTION / UNANIMOUS DECISION

Mover: Cr Westwood

Seconder: Cr Nemesh

That Council adopts the Resource Recovery and Waste Strategy 2025–2032 attached to the report (Attachment 2).

FC/5.3/25.08 NSW Police Vehicle Sponsorship Program (A12/0805)

MOTION / UNANIMOUS DECISION

Mover: Cr Westwood

Seconder: Cr Nemesh

That Council:

1. Extends the vehicle sponsorship agreement with the NSW Police Eastern Suburbs Local Area Command Crime Prevention Unit for five years until June 2030.
2. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.

6. Urgent Business

There was no urgent business.

7. Meeting Closure

THE MEETING CLOSED AT 7.02 PM.

.....
SIGNED AND CONFIRMED
CHAIR
2 SEPTEMBER 2025

REPORT
FC/5.1/25.09



Subject: Councillor Expenses and Facilities Policy - Adoption
TRIM No: SF25/1958
Manager: Richard Coelho, Executive Manager, Governance
Director: Tara Czinner, Director, Corporate Services

RECOMMENDATION:

That Council adopts the Councillor Expenses and Facilities Policy attached to the report.

1. Executive Summary

At its meeting on 15 July 2025, Council resolved to publicly exhibit an amended Councillor Expenses and Facilities Policy. The exhibition period has now ended, with no submissions received and no further changes proposed. It is therefore recommended that Council adopts the amended policy as exhibited.

2. Introduction/Background

In addition to receiving an annual fee, Councillors may be reimbursed for expenses they incur in undertaking their civic duties. Council may also provide Councillors with facilities. However, Council must not pay expenses or provide facilities otherwise than in accordance with a policy adopted in accordance with the *Local Government Act 1993*.

Council’s current Councillor Expenses and Facilities Policy was adopted in December 2022. It is based on the Office of Local Government’s (OLG) template, which was released in June 2017.

Section 252 of the *Local Government Act* states that Council must adopt a Councillor Expenses and Facilities Policy within 12 months of each Council term.

Officers have reviewed the current policy and are recommending some changes, which are not extensive. The draft policy was considered at the Council meeting on 15 July 2025 and publicly exhibited for 28 days.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 15 July 2025	CM/7.7/25.07	That Council: <ol style="list-style-type: none"> <li data-bbox="687 1816 1382 1921">1. Publicly exhibits the draft Councillor Expenses and Facilities Policy attached to the report for 28 days. <li data-bbox="687 1962 1382 2024">2. Officers prepare a report to Council following the exhibition period.

Council 13 December 2022	CM/7.1/22.12	That Council: <ol style="list-style-type: none"> 1. Adopts the Councillor Expenses and Facilities Policy attached to the report. 2. Commits to supporting the ongoing professional development of Councillors.
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4. Discussion

The changes, as exhibited, are set out in the table below. The amended policy is attached to the report, with changes shown in red.

Table 1. Changes to policy.

Clause	Change
General travel arrangement and expenses (cl 6.2)	<ul style="list-style-type: none"> • Delete the provision of Cabcharge tickets. <p>These are rarely used and often have early expiry dates. Taxis also do not always accept Cabcharge tickets.</p>
Professional development (cl 6.25)	<ul style="list-style-type: none"> • Amend the period in which Council will provide an induction program to Councillors from the first 12 months of a term to the first six months. <p>This is to correct an error in the OLG template. The statutory requirement is within six months.</p>
Facilities (cl 9.1)	<ul style="list-style-type: none"> • Delete pigeon-holes/lockers. <p>Following the closure of Council Chambers, there are currently no pigeon-holes or lockers available to Councillors. These facilities were not widely used by former Councillors, particularly given the decline in post. Officers hand-deliver any letters to Councillors at Council meetings.</p>
Facilities (cl 9.1)	<ul style="list-style-type: none"> • Add the Waverley Library Car Park pass to the list of facilities provided to Councillors. <p>The pass has been introduced following the closure of Council Chambers to provide nearby parking to Councillors attending meetings in Bondi Junction; in particular, Council/Council Committee meetings and briefings at the Boot Factory.</p>
Facilities (cl 9.2)	<ul style="list-style-type: none"> • Amend the meeting room booking process to recognise the role of the Executive Services team, and to include the facilitation of online meetings.
Facilities (cl 9.4)	<ul style="list-style-type: none"> • Add the following additional facilities:

	<ul style="list-style-type: none"> ○ Fitness Passport. ○ Access to vaccination program. ○ Access to Employee Assistance Program (EAP). <p>The Fitness Passport provides discounted access to fitness facilities and is currently only available to staff. The addition of the vaccination program and EAP is to reflect existing arrangements.</p>
Additional facilities for the Mayor (cl 10.1)	<ul style="list-style-type: none"> ● Amend the clause to add the Waverley Library Car Park Pass to the mayoral vehicle.
Additional facilities for the Mayor (cl 10.3)	<ul style="list-style-type: none"> ● Amend the clause to enable the Mayor to enter into a Motor Vehicle Leaseback Agreement for the mayoral vehicle if desired. This would allow any private use of the vehicle to be accounted for in a leaseback fee (like staff), rather than on a per kilometre basis. The existing method (per kilometre deduction) remains as an option.
Additional facilities for the Mayor (cl 10.5)	<ul style="list-style-type: none"> ● Add appropriate refreshments for meetings and engagements. <p>This is to reflect and recognise the longstanding practice of the Mayor's Office having a dedicated budget for refreshments for meetings between the Mayor and stakeholders and constituents.</p>
Yearly allowances (cl 11.19)	<ul style="list-style-type: none"> ● Delete the clause. <p>This clause, which is not in the OLG template, relates to the allocation of yearly allowances in the final financial year of a term. It should be deleted, as it does not reflect the budget and reduces flexibility for Councillors. Any IT or home office equipment purchased in the final financial year needs to be returned or bought back as per the policy.</p>
Definitions (Appendix 2)	<ul style="list-style-type: none"> ● Amend the definition of 'appropriate refreshments' to clarify that alcohol may only be served with the approval of the General Manager and only by RSA-qualified persons. <p>This reflects current practice. Alcohol is never served before Council meetings.</p>

Consultation

The policy was publicly exhibited for 28 days from 16 July 2025 to 13 August 2025 via Council's Have Your Say page. No submissions were received.

5. Financial Impact

The amendments to the policy will not result in any changes to the Councillors' expenses budgets, which are accounted for in the 2025-26 budget.

No increases to budgets are proposed, as Councillors do not routinely exceed their budgets, other than professional development. Clause 11.3 of the policy allows Councillors exceed their budget for a particular expense if there are sufficient funds elsewhere in their budget. Officers will also review the adequacy of Councillors' expenses budgets as part of the 2026-27 budget process, with any changes requiring an amendment to the policy.

6. Risks/Issues

The policy is based on the OLG template and complies with OLG's Guidelines for the Payment of Expenses and Provision of Facilities to Mayors and Councillors in NSW.

The statutory requirement to review and exhibit the policy ensures accountability and helps align the policy with community expectations.

7. Attachments

1. Councillor Expenses and Facilities Policy [↓](#) .



WAVERLEY
COUNCIL

Councillor Expenses and Facilities Policy

DRAFT



Department	Governance
Approved by	
Date approved	
File reference	
Next revision date	
Relevant legislation	<p><i>Local Government Act 1993, sections 252 and 253</i></p> <p><i>Local Government (General) Regulation 2021, sections 217 and 403</i></p>
Related policies/ procedures/guidelines	<p>OLG, <i>Guidelines for the Payment of Expenses and the Provision of Facilities for Mayors and Councillors in NSW (2009)</i></p> <p>OLG Circular 09-36, Guidelines for Payment of Expenses and Facilities</p> <p>OLG Circular 05, 08 Legal assistance for Councillors and Council Employees</p> <p>Code of Conduct</p> <p>Procedures for the Administration of the Code of Conduct</p>
Related forms	Councillor Expenses Claim Form

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REPORT
FC/5.2/25.09



Subject: Garden Awards 2025 - Judging Panel

TRIM No: A25/0934

Manager: Annette Trubenbach, Executive Manager, Community Services

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

RECOMMENDATION:

That Council appoints Crs [INSERT NAME], [INSERT NAME] and [INSERT NAME] to the judging panel for the Waverley Garden Awards 2025.

1. Executive Summary

The Waverley Garden Awards take place every three years. The award ceremony is held on 15 November 2025. Council is requested to appoint up to three Councillors to participate on the judging panel. Award nominations will open on 1 September and close on 6 October. Judging for the awards will take place on 16 and 17 October 2025.

2. Introduction/Background

Waverley’s triennial Garden Awards were re-established in 2007 with a focus on sustainable gardening practices, recognising residents and their outstanding private and public space gardens. Since then, the awards have attracted a lot of interest, prize partners and media partnerships, as well as popular guest speakers, including Costa Georgiadis, Myles Baldwin, and Judy Horton. The last Garden Award event was held in 2022 with 14 entrants and six prize partners.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 18 October 2025	CM/7.9/22.10	That Council: 1. Appoints Crs Masselos, Fabiano and Kay to participate on the judging panel for the Waverley Garden Awards 2022. 2. Officers consider including balcony gardens in future Garden Awards.

4. Discussion

The 2025 Waverley Garden Awards will be open for a five week period from 1 September 2025 until 6 October 2025. The 2025 categories are:

- My Beautiful Garden.
- Innovative Gardens (including Balcony Gardens).

- Special Street and Shared Gardens.
- Dirt Kids.
- Second Nature Habitat Garden.

The awards:

- Celebrate that gardens can bring joy and tranquillity to those around them.
- Recognise that local green thumbs contribute to the quality of our environment and wellbeing, which promote active lifestyles and social connections.
- Appreciate that gardens come in all shapes and sizes, creatively introducing diversity and vibrancy into the community.

Judging of the gardens will take place in October, with site visits on 16 and 17 October 2025. The judging panel for the awards will include:

- Up to three Councillors.
- A guest judge (if possible).
- Officers from the Parks Planning and Recreation, Environmental Sustainability and Open Spaces and Sportsfield Maintenance teams.
- The Coordinator, Local Connections.

Participation on the judging panel requires Councillors to be available during the days of 16 and 17 October 2025 to attend site visits.

The awards will be presented at a morning tea event on 15 November 2025. Prizes for the awards have been sourced from a variety of local businesses.

5. Financial Impact

The Waverley Garden Awards operate within existing program budgets.

6. Risks/Issues

Nil.

7. Attachments

Nil.

REPORT
FC/5.3/25.09

Subject: E-Micromobility Devices Ban on Train and Metro Network - Submission

TRIM No: A25/1851

Manager: Alberto Martinez, Acting Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council approves the submission to the NSW Government, as set out in the report, on the proposed ban on e-micromobility devices on the NSW train and metro network.

1. Executive Summary

The NSW Government is seeking public feedback on a proposed temporary ban of e-bikes, e-scooters and other e-micromobility devices on train and metro services across NSW. This is in response to emerging fire safety risks associated with lithium-ion batteries,

The consultation seeks to assess how the e-devices are used on rail and metro networks, how a temporary ban would impact passengers and to explore safe alternatives for their use on public transport.

The NSW Government has invited Council to share our feedback via a Have Your Say page before consultation closes on Wednesday, 3 September. This report recommends that Council approves a submission to be included in the open-ended portion of the Have Your Say page.

2. Introduction/Background

Many residents of Waverley own and/or use an e-mobility device. Mostly these are e-bikes, as other e-mobility devices have not as yet been legislated for use on public roads and paths in NSW. This is evidenced by statistics Council has from the Cycling Participation Survey of 2019, a similar survey conducted during the development of the Bicycle Strategy and Super Tuesday counts conducted at several sites in March this year. These indicate that approximately 15% of Waverley residents rode a conventional bike regularly at least once a week in 2019 and that this had increased to 17% by 2024. In 2019, 25% rode at least once a quarter and 35% ride at least once a year. The Super Tuesday counts indicated that around 50% of bicycle movement through the sites counted were on e-bikes. This suggests potentially 8% of residents are riding an e-bike at least once per week. In particular, the proportion of women riding an e-bike exceeded the proportion of women riding a standard bike.

While some people ride a long distance on a bike, cycling is primarily for short trips, such as riding to public transport, shops and short distance commuting. Bike and train is a popular mode choice, which is growing quickly. While many people park their bike at the Bondi Junction Interchange and catch the train, others take their bike on a train, particularly when the carriages are not so crowded.

There is a fire risk with all lithium batteries but particularly with cheap batteries and usually when they have been left to charge.

3. Relevant Council Resolutions

Nil.

4. Discussion

Council appreciates that there is a real issue with the flammability of lithium-based batteries that needs to be addressed in a wide range of situations and notes that there is a recommendation in the report from the Parliamentary inquiry into the use of e-scooters, e-bikes and related mobility options that the NSW Government establish safety standards and protocols for the use, storage and charging of e-mobility device batteries across all relevant settings.

Lithium batteries are ubiquitous and present in a wide range of devices carried on trains. Generally, lithium battery fires are a risk during the charging process, which would not be expected on NSW trains and metros. The risk is also significantly increased with poor quality batteries. There are exemptions planned to this ban for motorised wheelchairs, mobility scooters and NSW Police and emergency staff that use e-bikes as part of operational duties

This ban will impact not just on Waverley residents who depend on bike and train for specific journeys but also on the Bondi Junction CBD with its constrained capacity to store additional private and shared bikes that may be used in place of carrying a private bike on the train.

See the NSW's Government [Have Your Say page on the proposal](#) for details.

Based on the above context, the following submission is proposed for the open-ended portion of the NSW Government's Have Your Say survey:

Waverley Council appreciates that there is a real issue with the flammability of lithium batteries that do need to be addressed in a wide range of situations. Lithium batteries are ubiquitous and present in many devices carried on NSW Trains and Metros. It is also recognised that lithium battery fires are more likely to be a risk in a charging environment and/or with poor quality batteries. The proposed temporary ban is intended to apply to e-micromobility devices but there are exemptions proposed to motorised wheelchairs, mobility scooters and NSW Police and emergency staff that use e-bikes as part of their operational duties.

Many of our residents own and use e-bikes in conjunction with train travel to and from Bondi Junction Interchange. While some do take these bikes on the train, this would often be those with high quality bikes that they want to keep secure as well as those who need to use the bike at both ends of the trip or perhaps are delivering a quality bike to a specialised bike shop for maintenance. If this ban were to be enforced with no further exemptions, this will impact not just on our residents' capability to make these journeys but also impact on our very constrained capacity to park the additional private or shared bikes that will need to be stored at Bondi Junction, on already constrained footpaths

Waverley Council recommends focusing on battery issues for e-bikes in high-risk situations and at least provide exemptions for people using safe, quality bikes and batteries and/or where their journeys depend on the ability to carry their bike on the train.

5. Financial Impact

There is no financial impact on Council to prepare the submission.

6. Risks/Issues

While there are risks associated with lithium batteries, it is a NSW Government and Federal Government responsibility to provide legislation to restrict imports of poor quality e-bikes/batteries and programs to manage the compliance with that legislation.

7. Attachments

Nil.

REPORT
FC/5.4/25.09

Subject: Leichhardt Street, Waverley - Traffic Calming - Consultation Outcomes

TRIM No: A20/0069

Manager: Alberto Martinez, Acting Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Installs a speed hump in Leichhardt Street, Waverley, immediately north of the intersection with Barclay Street, as set out in the report.
2. Authorises the Executive Manager, Infrastructure Services, to modify the design should on-site circumstances warrant changes.

1. Executive Summary

Following an initial survey of Leichhardt Street residents in 2024, Council developed six potential traffic calming and management options and surveyed residents again in June 2025 with these options. The survey found wide support among residents for installing traffic calming devices to reduce vehicle speeds. There was some support for the option that proposed parking removal on the western side of Leichhardt. Although, the option did not have majority support and residents in different parts of the survey area were divided, with most residents in the immediate vicinity against parking removal. Options for a one-way Leichhardt Street or for the closure of Leichhardt Street at the roundabout with Macpherson Street were not strongly supported by residents.

Based on the findings from the study process and two resident surveys, it is recommended that Council proceeds with installing traffic calming devices in Leichhardt Street near Barclay Street to reduce vehicle speeds. A speed hump is recommended as the most suitable traffic calming device to reduce vehicle speeds where these have been observed to be the highest. It is also anticipated that the recent implementation of a 40km/h speed limit change in the area will further reduce vehicle speeds in line with local residents' stated expectations.

2. Introduction/Background

In response to a petition from local residents located along Leichhardt Street (on the section south of Macpherson Street) concerned about traffic issues and pedestrian safety, Council surveyed residents in the vicinity of Leichhardt Street in November and December 2024 to better understand broader concerns and values. Traffic issues reported by residents include vehicle speeds, traffic volume, and conflict between traffic in opposing directions near Macpherson Street. Residents referenced school traffic, and considered speed to be a greater issue than traffic volume.

Pedestrian safety and access remain a recurring issue at the southern leg of the Macpherson Street and Leichhardt Street intersection as a result of vehicle speeds and lack of a pedestrian crossing

facility. The intersection of Leichhardt Street and Varna Street is on a popular school route and frequently used by people accessing Varna Park. Currently there is no pedestrian crossing facility at Leichhardt Street and Varna Street intersection, and no paved footpath is present on Varna Street along the Varna Park side. The section of Leichhardt Street between Macpherson Street and Varna Street is part of the bike network connecting the Randwick local government area (LGA) and was identified in both the 2013 Bike Plan and the updated 2025 Bike Strategy. As such, traffic calming and other treatment on Leichhardt Street needs to consider active transport users.

The 2024 survey found strong support for reducing vehicle speeds on Leichhardt Street. Views of residents were less clear-cut about the need to divert traffic away from Leichhardt Street. Following the 2024 resident survey, and further resolution from a Council meeting in March 2025, six potential traffic calming options for Leichhardt Street (between Macpherson Street and Varna Street) were developed. These options included:

- Option 1 – Install traffic calming devices.
- Option 2 – Implement one-way southbound and traffic calming devices.
- Option 3 – Implement one-way northbound.
- Option 4 – Remove parking between 13 and 19 Leichhardt Street (western side) and install traffic calming devices.
- Option 5 – Widen the street between 13 and 19 Leichhardt Street (eastern side) and install traffic calming devices.
- Option 6 – Closure of Leichhardt Street at the intersection of Macpherson Street and Leichhardt Street.

Council surveyed residents with these six options in June 2025. This survey targeted the same area as in the initial 2024 survey. The survey letter drop area is shown below with red dotted lines. The survey closed on 1 July 2025 and received a total of 96 responses. This report presents findings from the resident survey, and recommended design for traffic calming devices.



Figure 1. Phase 2 survey area (area within red dotted lines).

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Finance, Operations and Community Services Committee 4 March 2025	FC/5.3/25.03	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes that the speed limit in Leichhardt Street, Waverley, will reduce to 40 km/h in the next four to six months, in accordance with the 40 km/h speed limit changes south of Bondi Road. 2. Consults the community on the following five options to improve traffic calming and congestion in Leichhardt Street: <ol style="list-style-type: none"> (a) Option 1 – Install traffic calming devices. (b) Option 2 – Implement one-way southbound and traffic calming devices. (c) Option 3 – Implement one-way northbound. (d) Option 4 – Remove parking between 13 and 19 Leichhardt Street (western side) and install traffic calming devices. (e) Option 5 – Widen the street between 13 and 19 Leichhardt Street (eastern side) and install traffic calming devices. (f) Option 6 – Closure of Leichhardt Street at the intersection of Macpherson Street and Leichhardt Street. 3. Officers prepare a report to Council on the outcome.

4. Discussion

Survey outcome summary

As shown in Figure 2 below, residents voted in clear favour of Option 1 (install traffic calming devices). Option 4 (remove parking between 13 and 19 Leichhardt Street, western side, and install traffic calming devices) has some demonstrated support. However, given neutral or unsure views, it does not have majority (i.e. over 50%) support, and residents are divided depending on where they live. The figures further below indicated support by general generalised location. Other options were not supported by residents.

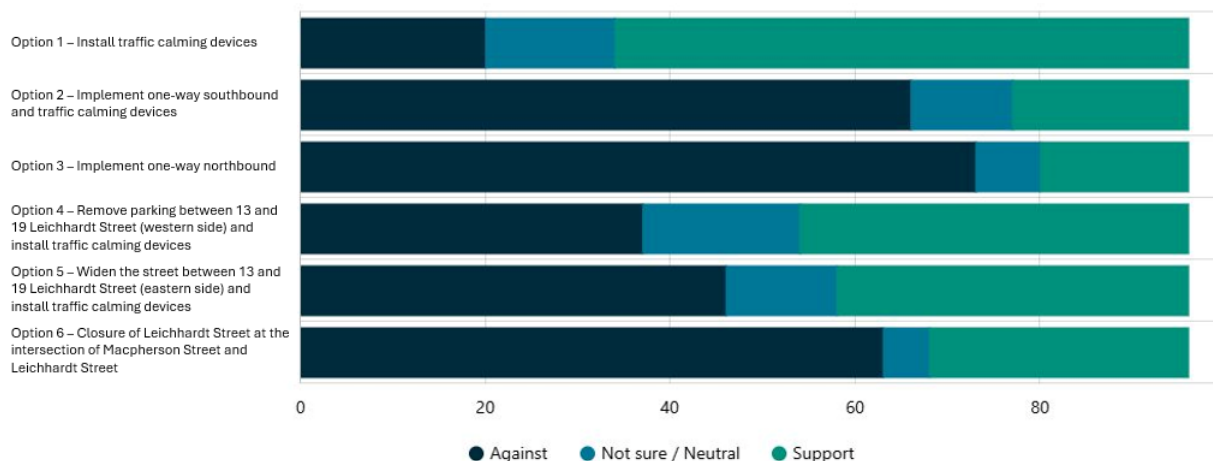


Figure 2. Survey outcomes – Residents’ preference for treatment options.

Most favourable option – Option 1

Option 1 (install traffic calming devices) is the most widely supported option by local residents, with 64.6% of respondents voting in favour and 20.8% against, and 14.6% neutral. Residents in the vicinity of the proposed traffic calming devices were more likely to vote against Option 1. Night-time noise from traffic calming devices is cited as a concern among residents.

Second most favourable option – Option 4

The second most favourable option among survey respondents was Option 4 (Remove parking between 13 and 19 Leichhardt Street, western side, and install traffic calming devices), with 43.8% of respondents voting in favour and 38.5% against, and 17.7% holding a neutral position.

Option 4 was found to be the most divisive among residents living in different places. Residents in the vicinity of on-street parking removal (whose access to on-street parking would be most directly affected) are against this option while residents living further away are more likely to be supportive or indifferent to this option.

Other options do not have majority support

Option 5 (widen the street between 13 and 19 Leichhardt Street, eastern side, and install traffic calming devices) came close to an even split among residents, with 39.6% in favour, 47.9% against, and 12.5% neutral. Residents in the vicinity of the proposed road widening are more likely to vote against this change; other respondents also voiced their concerns about the loss of park space as a result of road widening from Option 5.

One-way traffic options (Options 2 and 3) were widely opposed by respondents. Option 2 (one-way southbound and traffic calming) is supported by 19.8% of the respondents and opposed by 68.8%. Option 3 (one-way northbound) is supported by 16.7% and opposed by 76% of the respondents. Option 6 (closure of Leichhardt Street at the intersection of Macpherson Street and Leichhardt Street) is not supported by residents, with 29.2% in favour and 65.6% voted against.

The community consultation summary report provides further details and is found in Attachment 1 below.

Spatial distribution of survey responses

Maps in the figures below show the spatial distribution of survey respondents and their preferences regarding the six options. These maps visualise whether some options may disadvantage certain groups of residents, and if there are strong views concentrated in a localised area. Resident responses are aggregated to the nearest hexagon. Randwick respondents are not mapped due to a lack of compatible addresses format.

The colour of hexagons indicate the number of residents in the vicinity in support of an option relative to the number of residents that voted against it.

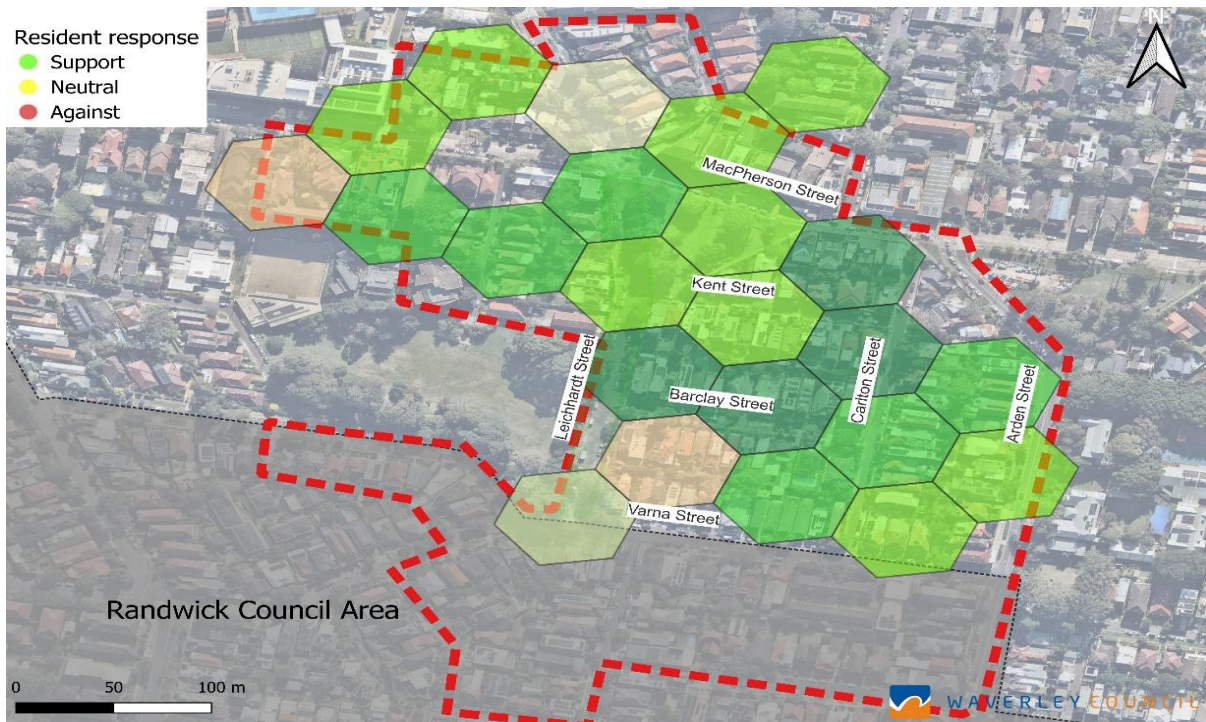


Figure 3. Option 1 – Install traffic calming devices (spatially represented preferences).

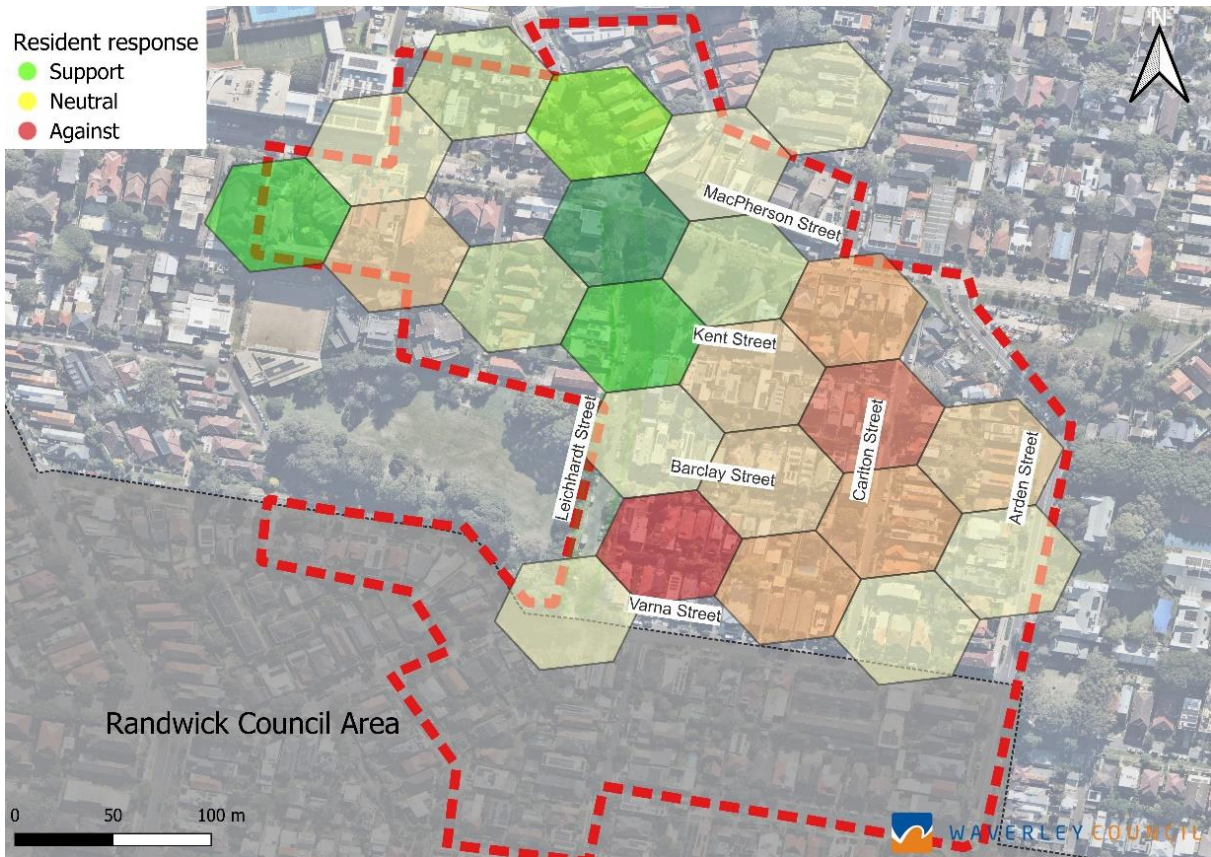


Figure 4. Option 2 – Implement one-way southbound and traffic calming devices (spatially represented preferences).

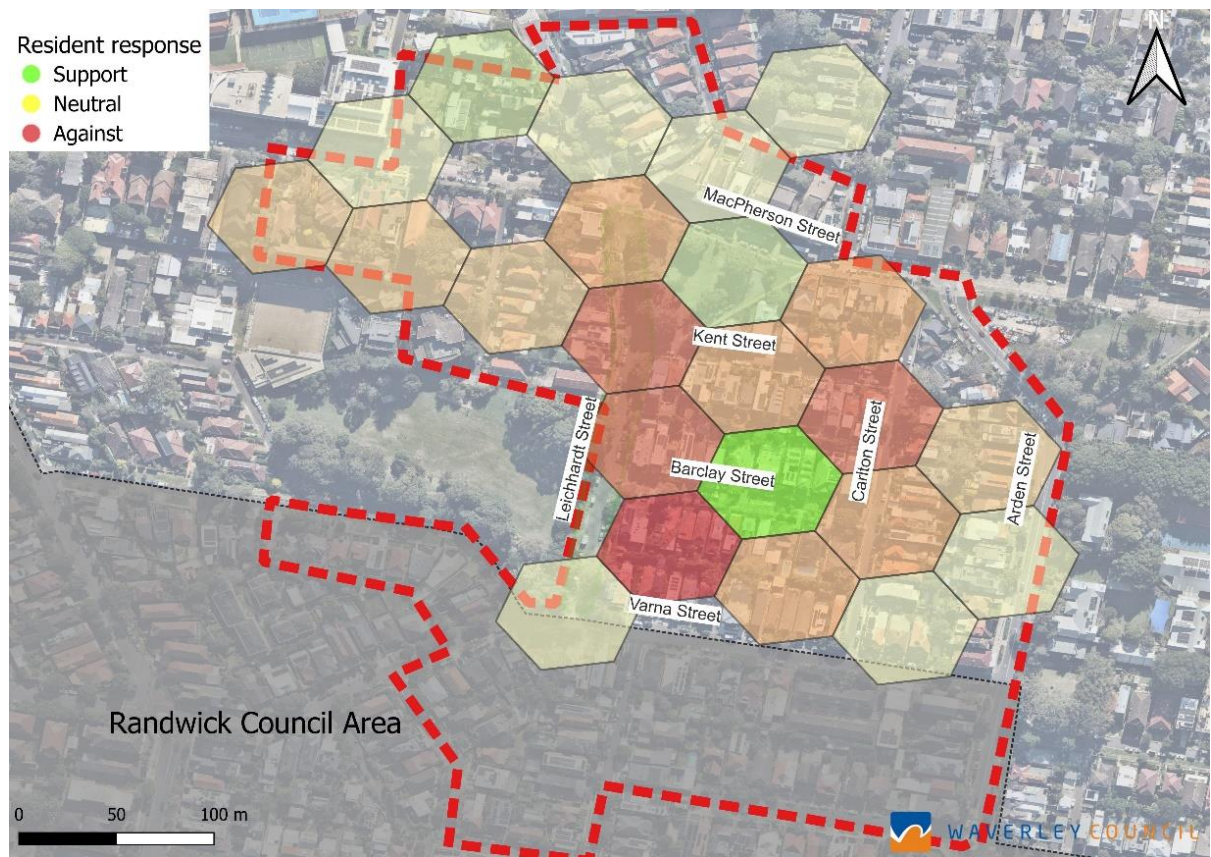


Figure 5. Option 3 – Implement one-way northbound (spatially represented preferences).

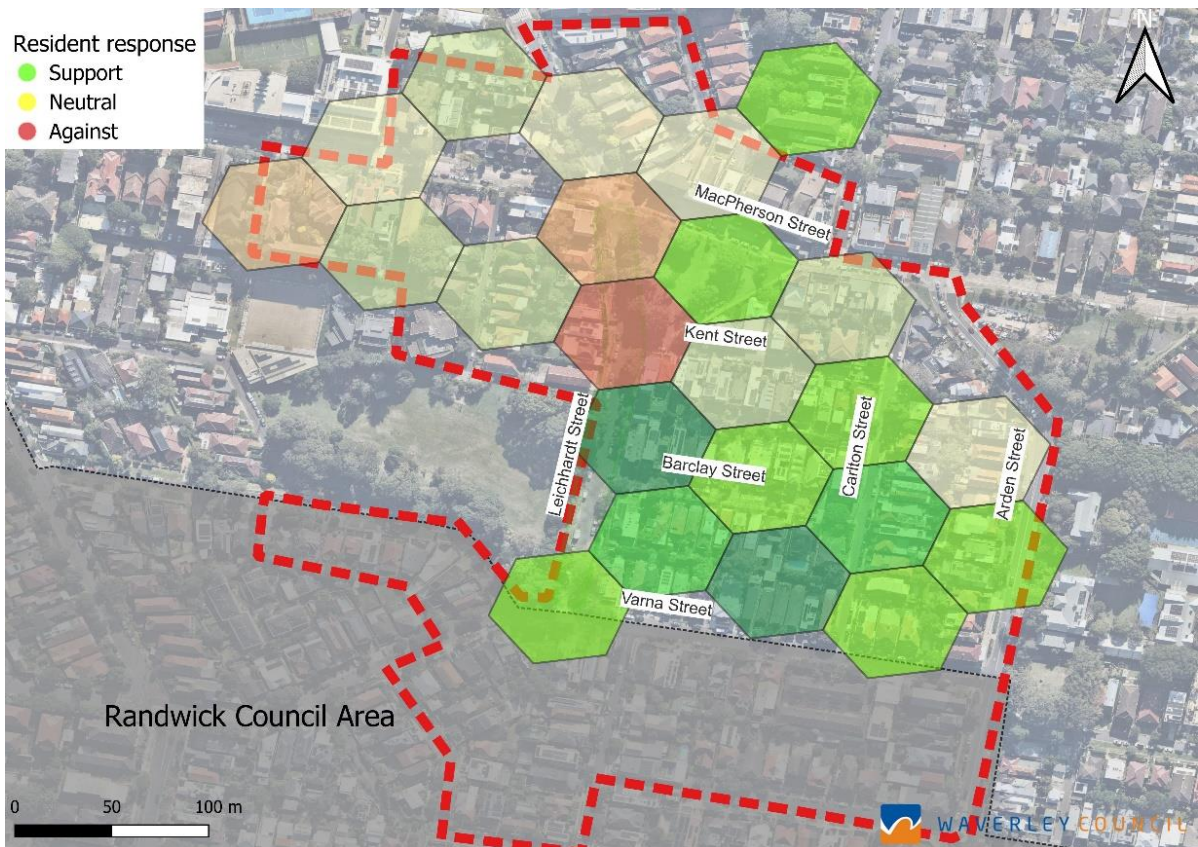


Figure 6. Option 4 – Remove parking between 13 and 19 Leichhardt Street (western side) and install traffic calming devices (spatially represented preferences).

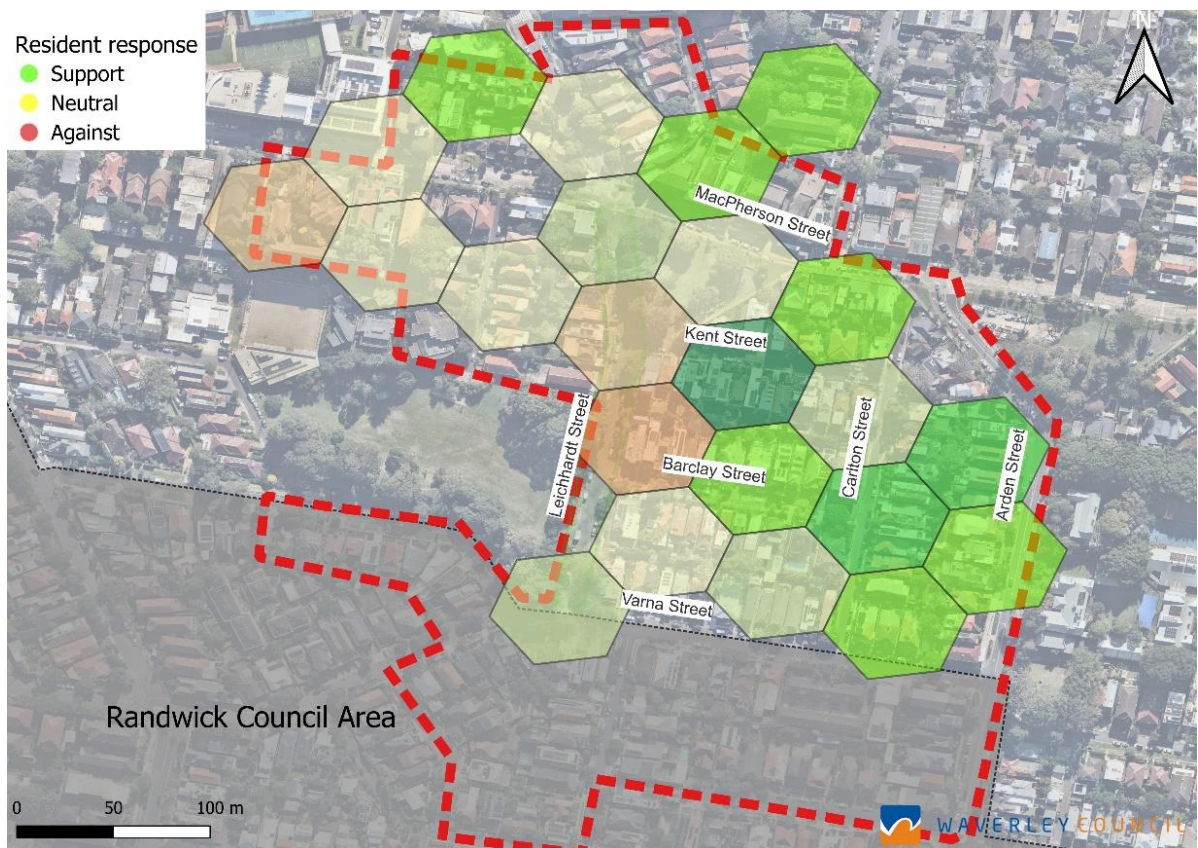


Figure 7. Option 5 – Widen the street between 13 and 19 Leichhardt Street (eastern side) and install traffic calming devices (spatially represented preferences).

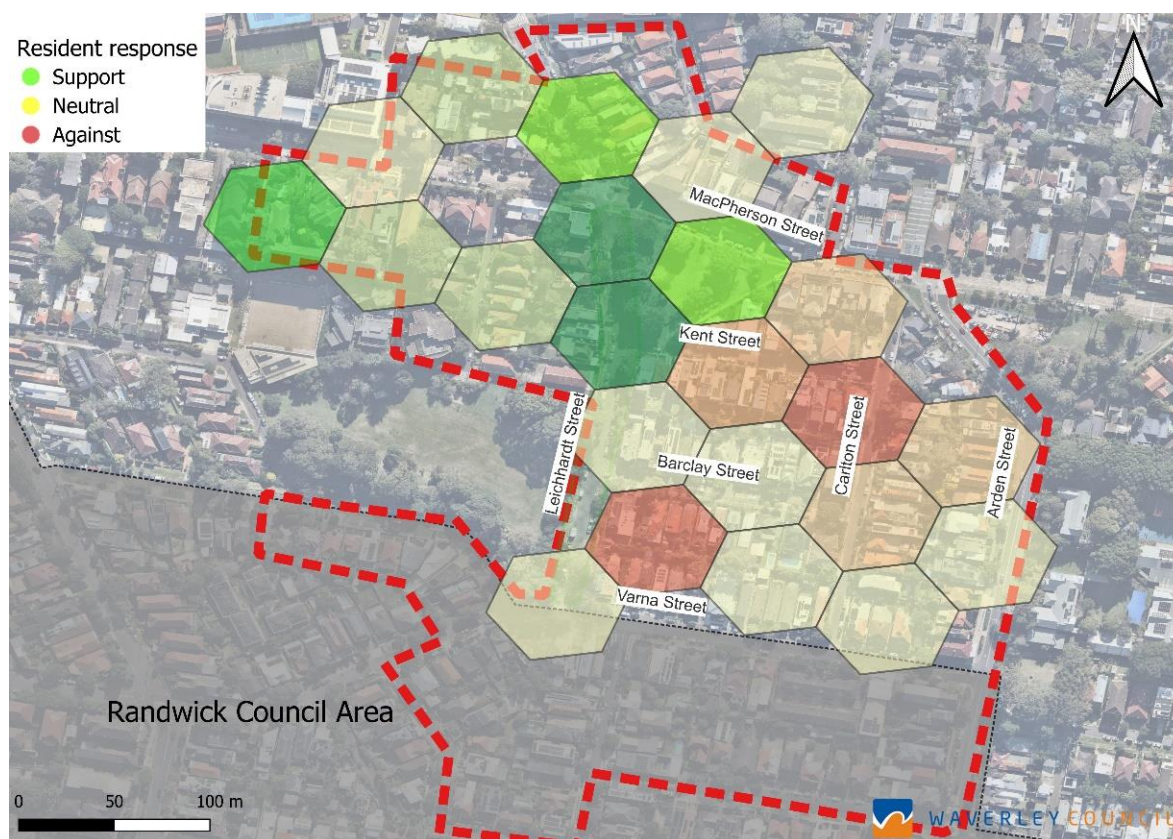


Figure 8. Option 6 – Closure of Leichhardt Street at the intersection of Macpherson Street and Leichhardt Street (spatially represented preferences).

Randwick residents

The survey area includes parts of the Randwick LGA, and survey letters were also delivered to affected Randwick residents. Among the 96 survey responses received, 19 were from Randwick residents. Opinions and preferences by Randwick residents are generally aligned with Waverley residents, with no notable differences regarding the six potential treatment options. These results were not mapped, given data compatibility issues, but are included in the overall findings as show in Figure 2 above.

Considerations for a short one-way Leichhardt Street

The option of a short one-way Leichhardt Street, between Macpherson Street and Kent Street/Firth Street has been suggested by some residents. This was considered by officers at an early stage. This option was not pursued further due to safety and practical reasons. Specifically, these reasons include:

- The 70-metre section of Leichhardt Street between Macpherson Street and Kent Street is too short to encourage compliance with a one-way direction, particularly given the low traffic volume on Leichhardt Street outside of peak hours. As such, compliance issues with drivers going against traffic (especially outside peak hours) would result.
- Other short and low traffic one-way streets in the LGA also have lower compliance. For instance, ongoing concerns about wrong-way driving have been received by the community along the 95-metre long Orr Street (Orr St and Flood St) and along Church Street, among others.

- A one-way street needs clear delineation and visual cues about a change in traffic conditions. This can be from a proper four-way, or a T-intersection. Such conditions are not ideal with the typical multi-legged Leichhardt-Kent-Firth intersection.
- The western side of Leichhardt Street has continuous residential housing past Kent Street. It would not be reasonably practical to establish a starting/ending point for a one-way street at this location without unrealistically restricting the movement of resident's vehicles in the vicinity of the one-way signage; there is currently no natural break in the residential block that would delineate the starting/end point of a short one-way.
- One-way streets generally increase vehicle speeds in the absence of further treatments, and drivers following one-way directions have reduced preparedness to stop for non-compliant traffic in the opposing direction.
- The combination of downhill slope, limited sight distance, and changed driver expectation from one-way direction has potential for more serious head-on crashes in the absence of enabling infrastructure
- While a short one-way section as proposed may be technically feasible with the addition of additional diverters and kerb realignments, it is not recommended or advisable. It would also create many of the same challenges for other residents that have expressed concerns with the more general one-way options.

Conclusion

Conversion of Leichhardt Street to a one-way street does not have support, as respondents are overwhelmingly against one-way options (Options 2 and 3). The need for a one-way street is also not justified by the current traffic volume, which is typical of a residential street in an urban environment, as per Transport for NSW's Design of Roads and Streets (DORAS).

School traffic and its impact on Leichhardt Street (south of Macpherson Street) is also reported by residents as a concern. Removing school traffic from Leichhardt through a one-way treatment is likely to shift traffic to other streets, which does not solve the fundamental issue and may cause additional problems on other streets.

The introduction of a one-way street tends to increase, rather than reduce, the speed. This misaligns with the residents' preferences from the initial 2024 resident survey. One-way options are not supported in the 2025 survey. As such, it is recommended that the two-way traffic on Leichhardt Street to be retained.

Residents voted overwhelmingly in favour of traffic calming on Leichhardt Street near Barclay Street. It is also noted that although vehicle speeds on Leichhardt Street are evaluated, particularly near Barclay Street, these speeds remained below the posted speed limit at the time of this investigation.

Speed hump at the recommended traffic calming device

Given the features of the street and the location of the highest observed speeds, a speed hump is recommended as the preferred traffic calming device. Previous evaluation for the effectiveness of traffic calming devices in the Waverley context has shown speed humps to be effective in reducing vehicle speeds both at the treatment location, and along the length of the road.

Alternative traffic calming devices that create horizontal deflection were also considered. This included the installation of kerb extensions to narrow the traffic lanes on Leichhardt Street near Barclay Street. Kerb extensions may have lower noise impact, but are typically not as effective as a speed hump in reducing vehicle speeds (Austroads Guide to Traffic Management, part 8). The effectiveness of a such devices also depends on the extent of lane narrowing. Kerb extensions in the location are anticipated to cause safety and comfort issues for active transport users. They would

also require reallocation of on-street parking space; anywhere from one to three spaces would need to be reallocated along Leichhardt Street, depending on design. As such, kerb extensions are not recommended.

Figure 9 below shows a conceptual design indicative of the treatment, noting more detailed designs and variations will be required to accommodate drainage and other issues. The proposed speed hump would be constructed with permanent materials, similar to others in the LGA, such as the recently approved design for Ruthven Street. The design is attached to this report (Attachment 2).



Figure 9. Recommended traffic calming device – Speed hump.

Randwick Council has been informed of the Leichhardt Street traffic study and resident survey from an early stage. Traffic calming with Option 1 is supported by council officers at Randwick Council in light of safety benefits, and responses from both Waverley and Randwick residents.

Once implemented, officers will continue monitoring traffic in the area to assess the effectiveness of traffic calming devices. It is anticipated that the implementation of the 40 km/h speed limit in the area at the end of May 2025 will further reduce vehicle speeds over time.

5. Financial Impact

Subject to Council approval of the speed hump, it is recommended that Council fund the implementation of the speed hump. A financial impact of approximately \$70,000 for the speed hump would be allocated from existing budgets (the Strategic Asset Management Plan Road Infrastructure budget) for the 2025-26 financial year. Further cost efficiencies may be realised if procured in conjunction with the speed hump approved for Ruthven Street.

6. Risks/Issues

The speed hump is recommended to be located where the highest vehicle speeds have been observed. This location, just south of the intersection with Barclay Street, also minimises direct impact to adjacent residents. However, there may continue to be highly localised impacts. It is not anticipated that these impacts will be undue, and the design and profile of the hump would be the same as others in the LGA that are adjacent to residential areas.

7. Attachments

1. Phase 2 Community Consultation Report - July 2025 [↓](#)
2. Concept design [↓](#) .

REPORT
FC/5.5/25.09**Subject:** Bondi Beach Volleyball Nets - Multi-Purpose Use**TRIM No:** A25/0533**Manager:** Sharon Cassidy, Director, Assets and Operations**Director:** Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council does not pursue the multi-purpose use of the approved net spaces at Bondi Beach beyond volleyball and foot volley.

1. Executive Summary

Council received a petition in January 2025 containing 317 signatures requesting multi-purpose use of the approved net spaces at Bondi Beach beyond just volleyball and foot volley.

Maximising access to community facilities by ensuring they can be multi-functional accommodating multiple users is a fundamental principal Council supports to ensure we achieve the maximum community benefit out of the limited facilities we have across the local government area. However, as only beach volleyball/foot volley are permissible under the Bondi Park, Beach and Pavilion Plan of Management (PoM), consulting with the community and stakeholders on a change of use for the beach courts would be required. This is likely to be a large and potentially controversial consultation and would require reprioritising other projects, which are currently scheduled for consultation.

It is recommended that Council does not pursue this at this time, but considers it in the planning of future consultations.

2. Introduction/Background

Council accepts petitions from persons who have an interest in the Waverley local government area as residents, landowners, businesses or in some other capacity. Petitions must concern matters that Council is authorised to determine.

Council has a high, and often competing, demand to access our limited sporting and recreation facilities. This includes access to our beaches with Bondi receiving peak visitation over summer weekends of 80,000 to 100,000+ visitors.

To manage Council's limited assets, Council has adopted the Open Space and Recreation Strategy 2021 and the Bondi Park, Beach and Pavilion PoM 2014 (with minor updates adopted in 2021 due to Crown land legislative changes).

The only ball games currently permitted on Bondi Beach under the PoM are casual use non-competitive beach volleyball and foot volley under very strict rules of use and limitations on the number of permissible courts. There is no booking system and players must bring their own equipment. Commercial activities are strictly prohibited and there are no leases or licences

permissible under the PoM available for registered sporting clubs to use these spaces with the intent that they remain solely available for the communities use and enjoyment.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 18 February 2025	CM/7.19/25.02	That Council: <ol style="list-style-type: none"> 1. Refers the petition requesting multi-purpose use of the approved net spaces at Bondi Beach beyond volleyball and foot volley to the Director, Assets and Operations, for consideration. 2. Officers prepare a report to Council on the outcome.
Council 22 June 2021	CM/7.14/21.06	That Council: <ol style="list-style-type: none"> 1. Continues to support beach volleyball at Tamarama and Bondi Beaches based on the revised rules of play outlined in the report. 2. Increases the number of courts permitted at Bondi Beach from three to four. 3. Ensures that the layout and rules of play are prominently displayed at each beach within close proximity of the volleyball courts for reference and enforcement purposes. 4. Officers enforce the layout and rules of play through regular visits to Tamarama and Bondi beaches and prompt response to issues raised by the community. 5. Officers use their discretion to ensure fair, balanced and safe beach use for all beach users by limiting the number of courts below that approved and other relevant actions, especially during the summer months, at weekends and public holidays, and at high tide.

4. Discussion

Beach volleyball/foot volley establishment and past reviews

Beach volleyball/foot volley was included in the 2014 Bondi Park, Beach and Pavilion PoM following extensive community consultation during which Council received polarising points of view about the health and social benefits of sports use versus potentially alienating parts of the beach for exclusive use for sports. This led to an initial trial of volleyball courts before implementation.

The legitimacy of volleyball at Bondi and Tamarama beaches was again challenged during the COVID-19 pandemic. This resulted in another extensive community consultation process on the permissible

use of the beaches for volleyball/foot volley and a review of the rules of use. Council received 1,820 responses, with an overwhelming 93.9% support for volleyball/foot volley courts to remain at Tamarama and Bondi.

Beach volleyball and foot volley are allowed at Tamarama and Bondi beaches only. Bronte Beach is not suitable for beach volleyball due to the depth of the beach. These arrangements are formalised and permitted through the respective plans of management

Access to Council's beach courts at Tamarama and Bondi Beach is in high demand during the week and on weekends, with a higher participation rate in summer daylight savings period when the courts can be safely used into the early evening.

These games are informal, there is no booking system and effectively self-managed with courts used on a first in basis and co-operation between participants. Players bring and remove their own equipment (Council does not provide storage) and must adhere to Council's rules of engagement.

Rules of engagement

The rules of engagement are as follows:

- No bookings taken.
- No commercial activities/providers or organised competitions.
- No vehicles may enter the park to unload or load equipment.
- Volleyball courts must not block any access points to the beach.
- Temporary nets for volleyball only; i.e. no other sporting nets, posts, goals or fixtures.
- Other organised ball games are prohibited without prior Council approval.
- Activities must not impact other beach users.
- When there is potential for conflict with other beach users, the number of volleyball courts may be limited or not allowed to be set up at the discretion of Council staff (i.e. lifeguards and rangers).
- Court numbers are limited with maps and markers shown at each park as follows:
 - Tamarama Park – Four courts towards the back of the beach with a 10 metre pedestrian gap centrally and two courts either side.
 - Bondi Beach – Four courts adjacent to the promenade wall between the markers at Ramp 2 and Ramp 3

Sports and recreation trends in paddle and ball-related sports

Since the completion of consultation sports and recreation trends and participation in paddle-and ball-type games, such as beach tennis, pickleball and paddle ball, have increased across Australia.

In particular, pickleball in Australia is experiencing significant growth. While the AusPlay survey indicates that over 155,000 Australians are actively playing, Pickleball Australia reports a substantial increase in their membership, reaching 20,847 members with 323 affiliated clubs, according to Pickleball Australia. This surge in participation is attributed to the sport's accessibility and social nature, making it appealing to a wide range of age groups and abilities.

Management and compliance issues

The increase in popularity of volleyball/foot volley coupled with prohibited paddle and ball sports at our beach courts has placed significant demand on the existing court allocations leading to additional courts being set up over and above those permitted at Bondi. There has also seen an increase in other prohibited activities including beach touch football, competitive tournaments and commercial coaching clinics without appropriate licence or event agreements and applicable insurances.

The use of the courts by prohibited sporting groups and the increase in court number is impacting legitimate users and alienating areas of the beach reserved for the broader community.

Tamarama and Bondi beaches cannot accommodate additional court space as this would detrimentally impact the safe use and enjoyment of the beach for other beach users, impact safe beach operations and be impacted by high tides. As such, the existing court numbers would have to be shared between the different sports if a multi-use shared facility is established.

Maximising access to community facilities by ensuring they can be multi-functional accommodating multiple users is a fundamental principal Council supports to ensure we achieve the maximum community benefit out of the limited facilities. However, as only beach volleyball/foot volley is permissible under the PoM consulting with the community and stakeholders on a change of use for the beach courts would be required. This is likely to be a large and potentially controversial consultation and would require reprioritising other projects which are scheduled for consultation.

5. Financial Impact

There is no financial impact to maintain the current operating model.

6. Risks/Issues

The courts are used extensively throughout the year by the current social volleyball/foot volley community. Additional courts are being set up over and above those permitted at Bondi. This is coupled with an increase in other prohibited activities, including beach touch football, competitive tournaments and commercial coaching clinics without appropriate licence or event agreements and applicable insurances.

This is not sustainable as it impacts other beach users, beach safety and operations. Increased compliance is required to enforce the rules of engagement.

7. Attachments

Nil.

REPORT
FC/5.6/25.09

Subject: Bondi Golf Course and Clubhouse - Lease and Licence - Exhibition

TRIM No: A23/0084

Manager: Andrew Best, Executive Manager, Property and Facilities

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Treats the attachment to 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)(d)(i) of the *Local Government Act 1993*. The attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. In accordance with section 47A of the *Local Government Act 1993*, publicly notifies and exhibits for 28 days the proposal to grant a lease and licence of up to five years to Bondi Golf and Diggers Club Ltd for Bondi Golf Course and the clubhouse building.
3. Officers prepare a report to Council following the exhibition period.

1. Executive Summary

Bondi Golf and Diggers Club Ltd is the lessee of the Bondi Golf Course and clubhouse building, located on Military Road, North Bondi. The land on which the golf course and clubhouse sits is Crown land known as Hugh Bamford and Williams Park Reserve (R93444), Lots 1 and 2 DP916095 and Lot 7056 DP93856, with Council acting as Crown Land Manager in accordance with the *Crown Land Management Act 2016*.

The Bondi Golf and Diggers Club Ltd was registered on 16 November 1972, while the original club was established in 1935. The club has operated under various leases over this period. The current lease expired in 2018, with the club operating on holdover since this time. Council was not able to enter a new lease while the Plan of Management (PoM) for the reserve was completed and Council considered other proposals for the future management and use of the site.

The PoM identifies the use of the reserve as a golf course and Council is able to directly negotiate with a sitting tenant in accordance with the Leasing and Licensing of Council Managed Land Policy.

This report seeks Council approval to publicly exhibit the intent to offer a lease to Bondi Golf and Diggers Ltd for a term of up to five years in accordance with section 47A of the *Local Government Act 1993*.

2. Introduction/Background

The Bondi Golf and Diggers Club Ltd was registered on 16 November 1972, while the original club was established in 1935. The site is host to a small nine-hole course, which has sweeping views of the ocean and Bondi Beach. The clubhouse is located at the southern end of the course.



Figure 1. Bondi Golf Course site plan.



Figure 2. Bondi Golf and Diggers clubhouse building.

The Club has had various leases granted to it over the decades with the latest being a five-year lease commencing on 1 January 2014 and expiring on 31 December 2018. The club was placed in holdover while the Hugh Bamford and Williams Park PoM was updated. The final PoM was approved by Council on 2 June 2020.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 2 June 2020	CM/7.3/20.06	<p>That Council</p> <ol style="list-style-type: none"> 1. Notes the feedback received from the Public Exhibition period during February and March 2020 for the Hugh Bamford and Williams Park Plan of Management. 2. Adopts the Hugh Bamford and Williams Park Plan of Management attached to this report pursuant to section 40 of the Local Government Act in accordance with section 3.23(6) of the Crown Lands Management Act. 3. Subsequently explores collaboration methods with the La Perouse Local Aboriginal Land Council and Minutes of Council Meeting 2 June 2020.
Council 17 April 2018	CM/7.15/18.04	<p>That Council:</p> <ol style="list-style-type: none"> 1. Commences the preparation of a Plan of Management for Hugh Bamford Reserve and Williams Park and that the heritage artillery emplacements under the reserve be included in the Plan. 2. Funds the preparation of the Plan of Management from the SAMP Reserve. 3. Notes that the Open Space Strategy scheduled for completion in 2018-19 will include a priority program of additional Plans of Management that require review or drafting in order to comply with the new Crown Lands Act 2016.
Council 18 June 2013	1306.18.4	<p>That:</p> <ol style="list-style-type: none"> 1. The report be treated 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>. 2. Council approves, subject to approval of the Minister for Primary Industries, a new 5-year lease for the Bondi Golf and Diggers Club. 3. The Mayor and General Manager be authorised to complete negotiations, execute documents and affix the Council seal where necessary.

4. Discussion

The golf club has operated on this site for around 90 years. The PoM for the reserve was approved by Council in June 2020, with golf being an expressly authorised use of the reserve through the PoM.

Given the long-standing connection between the club and Waverley and the historic use of the reserve as a golf course, it is appropriate that Council enter direct negotiations over a new lease with the Club as a sitting tenant, in accordance with Council's Leasing and Licensing of Council Managed Land Policy.

The financial summary attached to this report indicates that the Club is operating successfully, generating small annual surpluses in recent years.

The public exhibition notice will advise of Council's intent to offer a lease and licence over premises known as Hugh Bamford Reserve and Williams Park Trust No. 93444 (within Lots 1 and 2 in DP916095 and Lot 7056 in DP93856). The lease will be granted over the Bondi Golf Club building and ancillary buildings and structures on the land, and a licence will be granted over the balance of the land known as Williams Park for use as a public golf course.

The notice will also include the name of the proposed lessee, being Bondi Golf and Diggers Club Ltd, and proposed term of the lease and license, being up to a maximum of five years.

It is anticipated the section 47A process will commence in September 2025 and run for a minimum of 28 days, with a report coming back to council later in the year to consider any feedback received.

5. Financial Impact

There is no financial impact to council in running the section 47A process, other than minor costs associated with displaying signage, letterbox drops and newspaper advertisements.

The current rent paid by the Club, along with a financial summary of the Club's operations in the previous two years, is confidentially attached to this report. A market valuation will be undertaken to determine the commencement rent for the new lease.

The clubhouse building has been assessed through Council's Asset Management Planning process as being in fair condition, with signs of advanced deterioration in some major building elements. Council has allocated budget in the Long Term Financial Plan to ensure the external structure and fabric of the base building is maintained over the term of the new lease.

6. Risks/Issues

There are no risks associated with Council approving a public exhibition process for the intent to offer a lease to the Bondi Golf and Diggers Club Ltd for the leased area comprising the golf course and clubhouse building.

Any feedback received through the exhibition period will be presented to Council in a future report.

7. Attachments

1. Bondi Golf and Diggers Ltd - Financial summary (confidential) .

REPORT
FC/5.7/25.09



Subject: Petition - Bondi Beach Surf School Licence
TRIM No: A25/0283
Manager: Andrew Best, Executive Manager, Property and Facilities
Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Notes the petition to increase the number of surf school licences being offered at Bondi Beach.
2. Continues to offer only one licence for a surf school at Bondi Beach for the reasons set out in the report.

1. Executive Summary

Council has received an online petition containing 406 signatures requesting that Council increase the diversity of options for surf school services and to reconsider its decision to offer one surf school licence at Bondi Beach.

The tender to appoint a surf school operator under licence commenced on 27 August 2025.

It is recommended that Council continues to offer only one licence for a surf school at Bondi Beach for the reasons set out in the report.

2. Introduction/Background

Council accepts petitions from persons who have an interest in the Waverley local government area as residents, landowners, businesses or in some other capacity. Petitions must concern matters that Council is authorised to determine.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 15 July 2025	CM/11.1/25.07	That Council: <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)(c) of the <i>Local Government Act 1993</i>. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

		<ol style="list-style-type: none"> 2. Approves Option 1, one licence, as the operating model for the surf school at Bondi Beach, as set out in the report. 3. Undertakes an open tender process for the operation of the surf school. 4. Officers prepare a report to Council to grant a licence to the preferred tenderer(s).
Council 20 May 2025	CM/7.13/25.05	<p>That Council:</p> <ol style="list-style-type: none"> 1. Treats the attachment to 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)(d)(i) of the <i>Local Government Act 1993</i>. The attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. 2. Approves in principle the granting of a licence of up to five years for the operation of a surf school at Bondi Beach, with officers to consider up to two licences in consultation with Council's lifeguards. 3. Notes that a tender process will be undertaken to seek a licensee, with a report to be prepared to Council to grant a licence to the preferred tenderer(s). 4. Officers prepare a report to Council on the number of licences to be granted before releasing the tender.
Council 11 March 2025	CM/11.3/25.02	<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)(c) of the <i>Local Government Act 1993</i>. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. 2. In accordance with section 47A of the <i>Local Government Act 1993</i>, publicly notifies and exhibits for 28 days the proposal to grant a licence of up to five years for the operation of a surf school at Bondi Beach.

		3. Officers prepare a report to Council following the exhibition period.
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4. Discussion

Council has received a petition containing 406 signatures as at 22 August 2025 requesting that Council reconsider its decision to offer one surf school licence at Bondi Beach.

The subject of the petition is:

To increase the diversity of options for Surf School services and to demonopolise unfair surf school licensing in Bondi and across the Eastern Beaches.

The petition complies with the Petitions Policy.

Council has considered the matter of a surf school operator and the number of operators initially at the Council meeting on 20 May 2025 and again at its meeting on 15 July 2025.

At the July Council meeting, Council considered the pros and cons of offering both one and two surf school licences at Bondi Beach. On consideration of the issues, Council resolved unanimously to undertake a tender to procure the one surf school licence.

Acting on this direction, officers have developed the tender documentation, with the tender period commencing on 27 August 2025.

5. Financial Impact

There is no unbudgeted cost to Council in receiving the petition. Should Council wish to reconsider the number of surf school licences, this would require officers to reject all tenders at the end of the current tender period and to commence a new tender. The cost associated with this would be the relatively small cost of advertising, posting letters and exhibition signage.

6. Risks/Issues

Following Council's approval to offer one surf school licence at the July Council meeting, officers and Councillors have received many submissions asking for Council to reconsider its decision. They sought an explanation on why Council chose this option and reiterated that Council should have resolved to offer two licences.

The tender to appoint a surf school operator commenced on 27 August 2025. If the circumstances changed, then that tender would need to be amended or discontinued and a new tender package developed to cater for the offering of two surf school licences.

If Council decides to continue with the tender process to offer one licence, then it may face criticism from some members of the community that feel the decision will ensure that the current arrangements are continued, as the incumbent has an advantage through the tender process having held the licence for over two decades. This is perceived by some as the operator having a monopoly over the surf school licence. The fact that other operators feel that they do not have a fair opportunity through the tender may result in other operators not submitting tenders.

7. Attachments

Nil.