A wide-angle photograph of Bondi Beach and Park. In the foreground, the golden sand of the beach is dotted with people sunbathing and walking. The ocean is a vibrant blue with white-capped waves breaking onto the shore. In the background, a dense cluster of colorful houses and buildings is built into a hillside overlooking the sea under a clear blue sky.

Bondi Park, Beach and Pavilion Plan of Management

June 2021 Update

Acknowledgement of Country

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

Vision for reconciliation

Our vision for reconciliation is for Waverley to be a vibrant, resilient, caring, and inclusive community where Aboriginal and Torres Strait Islander peoples:

Practice and celebrate their culture and heritage proudly;

Are honoured for their survival and resilience, and supported to continue to overcome adversity;

Are respected and acknowledged as First Nations peoples with the right to determine their own futures.

Demonstrate and celebrate their living culture and ongoing heritage proudly.

Waverley Council will continue to value and protect our environment with respect to Aboriginal and Torres Strait Islander peoples' intrinsic relationship with the land, water and sky.

Bondi Park, Beach and Pavilion Plan of Management 2021

Updated by Waverley Council, 2021.

With contributions by:

CGM Planning, CLOUSTON Associates, Gallagher Studio, SJB Urban, Tonkin Zulaikha Greer, Making Life Fit, GTA Consultants, Conybeare Morrison and Mayne-Wilson Heritage Landscape Consultants.

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Introduction and purpose

1

1. Introduction and purpose

Bondi Park, Bondi Beach and Bondi Pavilion form a recreation precinct of remarkable beauty in Sydney's eastern suburbs. The site has enormous local, regional, national and international significance.

Bondi Park occupies approximately 16.5 hectares of land that forms a natural amphitheatre around Bondi Bay. The land is principally a Crown reserve, which was dedicated for the purposes of public recreation in January 1938. As the Crown land manager (CLM), Waverley Council cares for, controls and manages the reserve on behalf of the NSW Government.

As an open space area, Bondi Beach has a colourful history characterised by continual change in response to pressure for various recreational and social needs. In many ways the Park, Beach and Pavilion have led the evolution of what we now identify with as the quintessential Australian beach experience. Nevertheless, the pressures placed on the Park and Pavilion have also meant that, at times, these recreational facilities have not necessarily met the expectations of all users.

Waverley Council undertook extensive consultation with the community, with well over 2,000 people participating over 2012 and 2013.

There remains a recognised need to improve the Pavilion and its facilities and to further upgrade the environmental quality and landscape setting of the Park. This can best be achieved through a Plan of Management.

1.1. What is a plan of management and master plan?

A plan of management is a document providing a strategic framework to guide the sustainable use, improvement, maintenance and management of public land. The plan provides performance targets and identifies important actions to achieve what is envisioned for the land. These objectives and actions are formed through research and consultation with the community to identify an approach to sustainable future use and management of the site. The plan seeks to balance the interests of all users of the land, including the local community, residents, businesses and visitors. Plans of management also serve to consolidate information about a site and its users.

In conjunction with a plan of management, a master plan can be developed. A master plan is a comprehensive long-term plan illustrating an integrated approach and design direction for a site. Together a plan of management and master plan describe an agreed vision and provide strategic and operational direction for the improvement and management of a site for an defined period.

1.2. Why is one needed for the Park and Pavilion?

Bondi Beach and Park (including the Pavilion and promenade) and Biddigal Reserve are classified as Crown Land under the *Crown Land Management Act 2016* (CLM Act). The CLM Act requires a Plan of Management to be written. A plan of management was prepared in 1995 then in 2014. Many improvements identified by those plans have been implemented and some additional unplanned improvements works have taken place.

The current version of this Plan of Management is an update undertaken in 2021 to the 2014 plan. As described further, the purpose of this update was to align the document with new requirements set by the CLM Act.

Aside from these planning requirements, as manager of this important site, Waverley Council is committed to planning to meet the needs and demands of both present and future users of Bondi Park, Beach and Pavilion. There have been several significant developments since the previous 1995 plan as well as additional demands placed on the site which require consideration.

In summary:

- In 2008 the Park, Beach, Pavilion and Bondi Surf Bathers' Life Saving Club was formally recognised as an important symbol of the Australian beach experience, being listed as a cultural landscape of National Heritage significance.
- A growing and ageing population, which affects Sydney and Australia more broadly, has led to an increase in visitation to the eastern beaches, which service metropolitan Sydney as a recreation area.
- There has been an increase in high-density residential living, which has led to a greater need for access to public open spaces and recreation facilities. This has placed pressure on Bondi Park and Beach to meet this increasing demand from both the regional and local population.
- The expectation for the quality of recreational experiences has also changed.
- In 2007 to 2008, sections of what we know today as the Coast Walk were significantly upgraded with an extension of the walk from Calga Reserve to Waverley Cemetery. A once popular walk for locals now attracts thousands of visitors a week with the Bondi to Bronte section receiving on average 370 users per hour. Approximately half of these Coast Walk users combine their walk with a visit to the beach.¹ As Bondi Park's promenade forms a critical section of the Coast Walk, coast walkers passing through Bondi Park also tend to stop at Bondi Beach.

1 Waverley Council, Bondi to Bronte Coast Walk User Study, August 2000

- In Waverley Council's Open Space and Recreation Strategy, Bondi Park was classified as a Regional Open Space. Consequently the parkland now serves to provide recreation facilities to service a regional catchment.

1.3. Purpose of this Plan

The iconic status of Bondi, and the ensuing demand for a significant recreational experience from a large number of residents and visitors have an impact on the infrastructure and resources of the park and its surrounding environment. This Plan of Management aims to set out a way to appropriately manage the site and improve recreational facilities to meet these demands over the coming years.

1.4. The Plan's scope and process

The Plan of Management has been completed in line with the CLM Act and the *Local Government Act 1993* (LG Act) requirements. This Plan has been developed in partnership with key stakeholders and the community and is based on evidence-based research and background studies.

A range of consultation activities were programmed over three key stages to gain stakeholder and community feedback to assist in setting the performance targets and objectives identified in this Plan.

The methodology for developing this Plan of Management is illustrated in Figure 1.1 and set out below:

1.4.1. Research and background studies

A number of background studies and specialist advice informed the preparation of the Plan of Management, including heritage advice, user surveys, topographic mapping, traffic and parking and universal access studies. Many of the recommendations made by GTA Consultants, Conybeare Morrison in the Vehicle Parking and Movement Study, and Funktion in the Universal Access Study have guided the objectives and performance target actions referenced in this Plan of Management.

1.4.2. Site analysis

A comprehensive assessment was undertaken of the park, beach and pavilion, its users and its current and future value to the community. Key tasks included:

- Review of relevant documents including legislative requirements and Australian and international best practice for open space strategic planning.
- Review site users, their behaviour, and studies into the implication of the projected population.
- Mapping of the key site characteristics and existing infrastructure and services.
- Site review, including its function and use, links between the park and other destinations, and existing licences and leases.

1.4.3. Consultation stage one

The community had access to Information on the scope of the project and process. Community members could provide feedback in November and December 2012 to confirm the uses of the site and identify issues, opportunities and values associated with Bondi. Community members also provided feedback on the objectives for the site.

Council received over 1,000 responses during this stage of consultation, either the survey, written submissions or feedback provided at workshops and events.

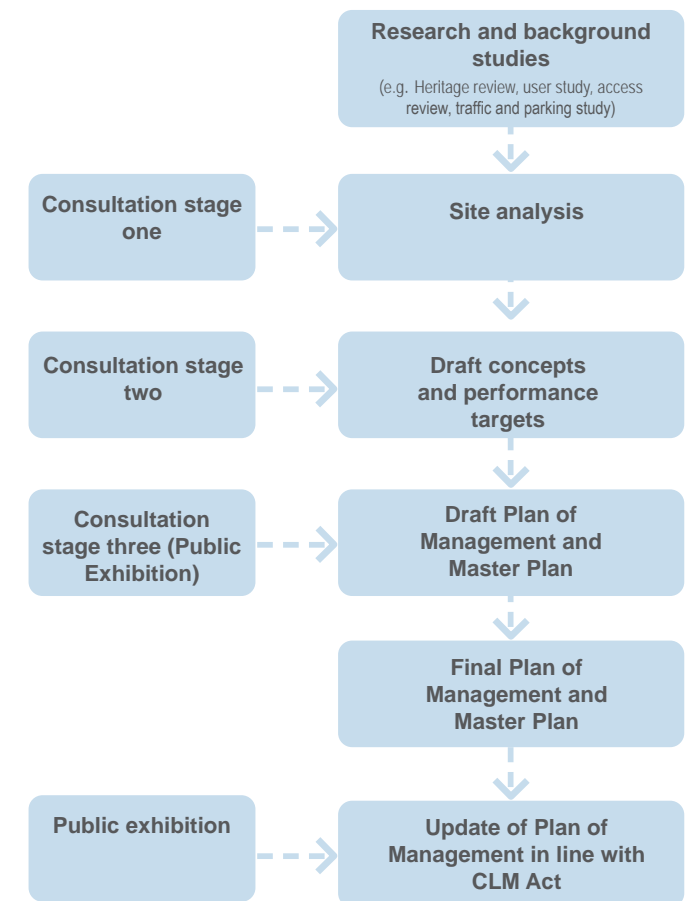


Figure 1.1 Study process

1.4.4. Draft concepts and performance targets

Following the first stage of consultation, design ideas for the master plan were developed for the site. An important part of this process was testing ideas during a collaborative two day design workshop with Council and independent landscape architects, urban designers and architectural consultants.

1.4.5. Consultation stage two

Draft performance targets and early concept plans for Bondi's future were available for public comment during May 2013. Community comments helped guide the review of work to date prior to preparing the detailed draft Plan of Management.

Publicity was undertaken to ensure the community was aware of the Plan and invited to provide comments. Council received a substantial amount of feedback (approximately 800 surveys, submissions or comments) in response to the draft concepts and performance targets.

1.4.6. Draft Plan of Management and Master Plan

Following the second stage of consultation, community submissions were considered and the necessary amendments made to the draft performance targets and concept ideas. During this stage, the site issues, analysis and principles were developed and the values and an implementation plan were drafted. The draft Plan of Management was submitted to Council and Crown Lands prior to being released for public exhibition.

1.4.7. Consultation stage three

The draft Plan of Management was available for public comment in October 2013. Council received 243 formal submissions on the draft plan.

1.4.8. Final Plan of Management and Master Plan

Following the public exhibition, the draft Plan of Management was reviewed and any necessary amendments made prior to issuing to Crown Lands for adoption.

For further details on the consultation methodology and a verbatim record of submissions, refer to the Bondi Park, Pavilion and Beach Plan of Management: Consultation Outcomes Summary Report.

1.4.9. Update to comply with CLM Act

This document was updated in to comply with the CLM Act. This mainly involved updating terminology throughout the document, defining the classification and category of community land covered by this Plan (section 9.7), and preparing express authorisations for leases and licences (section 9.8).

Other changes incorporated as part of this update included amendments to the planning context (section 3), amendments to the demographic analysis to reflect 2016 Census data (section 4), and amendments to the action plan (section 9) to identify actions that have been completed since the Plan of Management was first published in 2014.

Furthermore, Council resolved to delete all references to the proposed underground carpark which had been canvassed as an idea in the earlier 2014 edition of the PoM.

1.4.10. Incorporated documents

Bondi Pavilion provides a variety of indoor and outdoor spaces for the arts, entertainment and community uses as well as cafes and shops. Staff associated with these activities are also located within the Pavilion. To ensure the effective management of Bondi Pavilion, as a civic and cultural centre and as an item of local, state and national heritage significance, the Bondi Pavilion Purpose Statement was developed in 2008.

The purpose statement includes detailed strategies. To assist in achieving its purpose, an action plan (Bondi Pavilion Asset Action Plan 2008) and Condition Survey were prepared in 2007. The Condition Survey and Action Plan provide an assessment of the buildings condition, and a detailed list of works required to bring the building to a high maintenance standard. The list of works was costed and structured to deliver a major renovation program and ongoing maintenance activities.

To ensure the Bondi Park, Beach and Pavilion Plan of Management adequately covers the management and maintenance of Bondi Pavilion, the purpose statement, Asset Action Plan and Bondi Pavilion Asset and Action Report have been reviewed and tested against the key performance targets outlined in the master plan and consultation feedback. The objectives and many performance targets have been included in this Plan, which now supersedes these documents.



Figure 1.2 Site area



Site context

2

2. Site context

The iconic Bondi Park, Beach and Pavilion form a recreational and cultural asset as well as a destination for the local Bondi Beach community, for the greater Waverley local government area, for visitors from metropolitan Sydney, and from national and international locations.

2.1. Study area and surrounds

Bondi Park, including the Beach and the Pavilion is Crown land managed by Waverley Council. Queen Elizabeth Drive and Park Drive are classified as local roads.

The area covered by the Plan of Management includes Bondi Park, Bondi Beach (up to the mean high water mark), Bondi Pavilion, Queen Elizabeth Drive, the promenade, Wally Weekes Pool and Biddigal Reserve. The site area is bounded by Campbell Parade to the north and west with Notts Avenue forming its southern boundary and Ramsgate Avenue to the north boundary. Refer to figure 1.2 for the site boundary. Bondi Beach is approximately one kilometre long. The width of the Beach averages 50m at the north end, widening out to 100m at the south end. It is the widest beach in the Sydney region.

Built facilities within the Park and Beach include the Bondi Pavilion, the Bondi Surf Bathers' Life Saving Club, the Park Maintenance Yard, the North Bondi Life Saving Club, Lifeguard lookout tower and under promenade storage facilities and the northern and southern toilet blocks. Recreation facilities include the skate park, children's playground, the promenade, fitness station, picnic shelters, the Wally Weekes Tidal Pool, the Children's Wading Pool and the terraced park and playground of Biddigal Reserve.

Vehicle access and parking on site along Queen Elizabeth Drive and Park Drive occupy a considerable amount of land area.

Most of the Park and Beach is open space, which is multifunctional in nature, being used for passive recreational activities such as picnicking, sitting and relaxing and informal ball games. The Park area is landscaped, predominantly with trees, lawn and garden beds.

One of the most popular activities for people visiting Bondi is swimming or surfing. While the study area does not formally include the marine areas of Bondi Bay, this Plan aims to provide facilities within the Park and Pavilion to support beach goers.

The southern end of the Beach is known as the Bondi Baths which are over 100 years old and have been used by the famous Bondi Icebergs Club for many years. This area is subject to a separate plan of management under the control of a separate Crown land manager and consequently not included in this Plan. The exception is lot 1555, DP 822245 of the Bondi Baths Reserve Trust which is appointed to Council as Crown land manager to manage as park of Bondi Park, this lot is therefore included in this Plan of Management.

For details of the site including the cadastral and lots refer to Appendix 1.

2.2. International and national significance

Bondi Beach is significant in the course of Australia's beach cultural history and the foundation of the first formally documented surf lifesaving club in 1907. For these reasons Bondi Beach, Park, Pavilion and Bay were included in the National Heritage list in 2008.

Bondi's history of beach and surf culture has led to Bondi becoming an internationally recognised symbol of the Australian beach experience. Bondi Beach is the third most visited site in Sydney after the Opera House and Harbour Bridge¹, refer to Figure 2.1. As a national icon which is easily accessible from the City, Bondi has become a destination for many international visitors. Many visitors to Sydney have a high level of awareness of Bondi and are interested in visiting the area.²

The average number of visitors to Bondi per annum over the past three years was nearly 2.2 million, of this figure 1.1 million is thought to be made up of international visitors.³ These numbers are a conservative estimate as they do not reflect most people travelling to Bondi for shorter trips from the inner parts of Sydney.

Nearly half (44%) of international visitors to Sydney visit Bondi. Most international visitors to Bondi are from the United Kingdom, China or the USA. The most popular activities for international visitors to Australia (91%) who stayed overnight in Bondi was; going to restaurants, cafes and the beach.⁴

Approximately 10% of the total domestic overnight visitors to Sydney stayed, or travelled to Bondi. The average number of domestic overnight visitors staying in Bondi over the last three years was 97,000 per annum. The most popular activities for these visitors in Bondi were eating out at restaurants, visiting friends and relatives, going shopping, sightseeing and going to the beach. Overnight visitors to Bondi were more likely to come from interstate (72%) than intrastate (28%).⁵

5 ibid

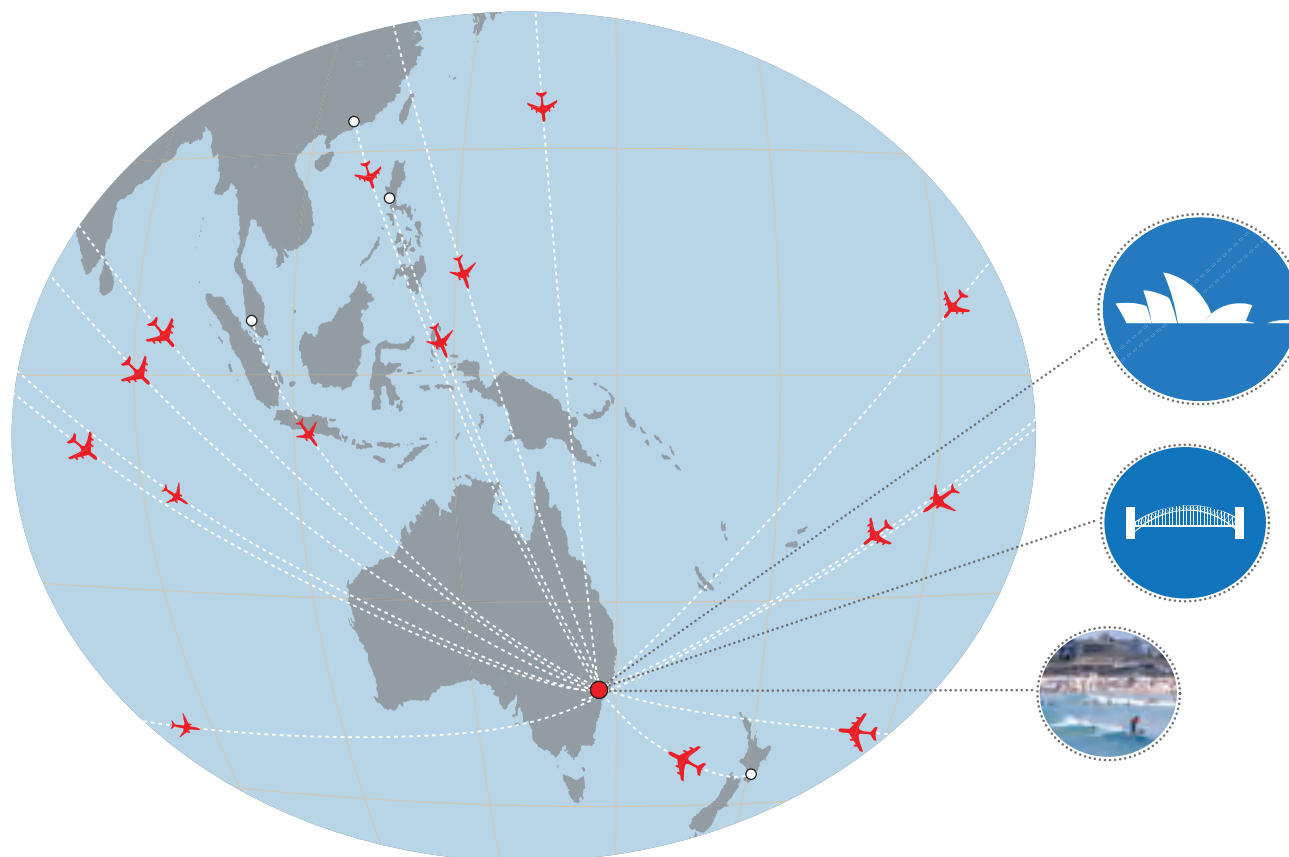


Figure 2.1 International Context

1 Historic Houses Trust of NSW (2005) Bondi: a biography. Historic Houses Trust, Sydney.

2 Tourism New South Wales, 2011, Sydney Precincts Research, viewed in October 2014, <http://www.destinationnsw.com.au/wp-content/uploads/2014/03/Sydney-Precincts-Research-Report-May2011.pdf>

3 International Visitors Survey (YE June 2010 to YE June 2012) and National Visitors Survey (YE June 2010 to YE June 2012), Tourism Research Australia, Destination NSW, viewed in July 2013, <http://www.destinationnsw.com.au/tourism/facts-and-figures/sydney-precinct-visitor-profiles>

4 ibid

2.3. Regional context

Waverley is located in the inner-eastern suburbs of Sydney, about 7 kilometres from the Sydney Central Business District and is well connected via public transport, particularly the Eastern Suburbs Rail Line. Visitors come to Bondi to experience the world famous beach, a wide range of recreational and cultural activities and festivals and events held throughout the year.

The East Sub-region is home to over 280,000 people. Residents of the area are attracted to the lifestyle, including some of Sydney's prime coast line and public parklands. Bondi Junction is a major commercial and retail centre within the East Sub region, providing regional services, employment opportunities and a transit interchange. ⁶

Waverley Local Government Area offers many attractions to locals and tourists, visiting Bondi, Tamarama and Bronte. Waverley also offers the Bondi to Bronte Coast Walk, connecting beaches and parks with views that attract joggers and walkers daily. Centennial Parklands is next to Waverley and is one of the most visited urban parks in Sydney.

Waverley has a range of arts activities at the Bondi Pavilion and some major annual events such as Sculpture by the Sea, City to Surf and Festival of the Winds.

Bondi's close proximity to, and easy access from the City makes it a popular day tripper destination for all age groups. Bondi receives approximately 2% of the total Sydney domestic day trip market, with the average number of day-trip visitors to Bondi over the past three years being

349,300 per annum.⁷ It is estimated that Bondi Beach alone attracted on average approximately 3,500,000 people in 2014. This figure includes all visitors, including international, domestic and local. ⁸

⁷ International Visitors Survey (YE June 2010 to YE June 2012) and National Visitors Survey (YE June 2010 to YE June 2012), Tourism Research Australia, Destination NSW, viewed in July 2013, <http://www.destinationnsw.com.au/tourism/facts-and-figures/sydney-precinct-visitor-profiles>

⁸ Bondi Lifeguards pers.comms, 2014

⁶ NSW Government Planning and Infrastructure, Draft Metropolitan Strategy for Sydney, Viewed July 2013, <http://strategies.planning.nsw.gov.au/MetropolitanStrategyforSydney.aspx>

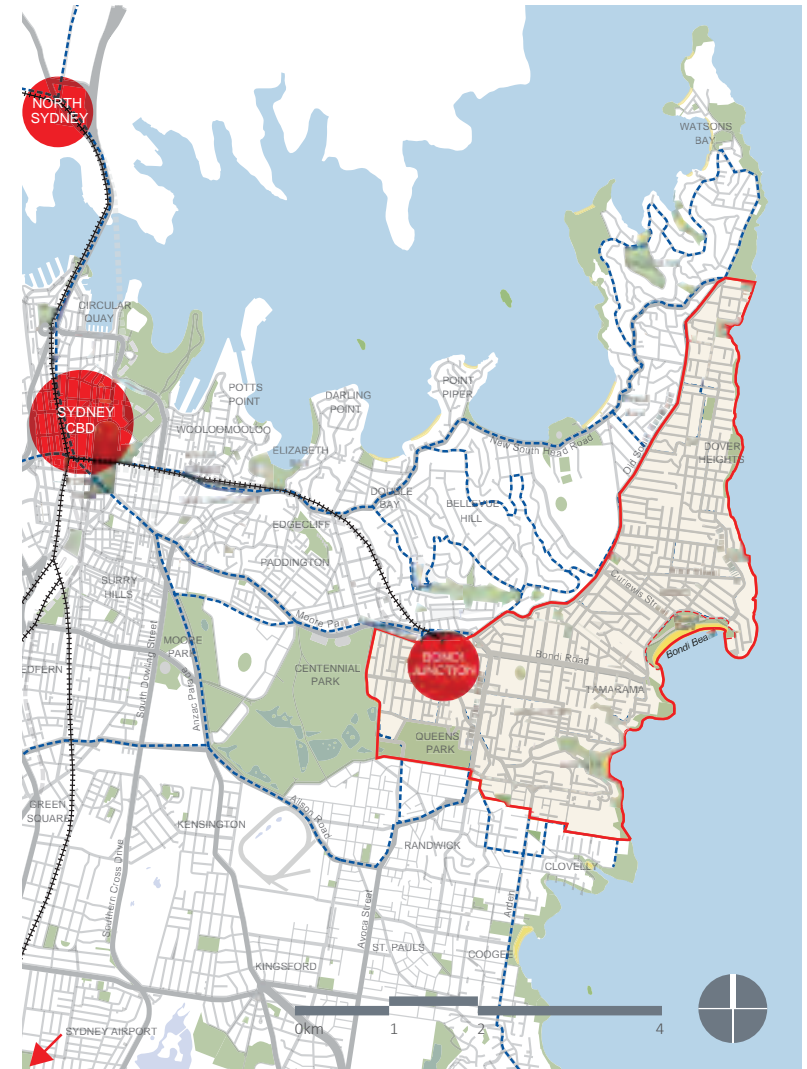


Figure 2.2 Regional Context

2.4. Local context

The study area is located in the suburb of Bondi. The Town Centre of Bondi Beach encompasses the commercial strips of Campbell Parade, Hall Street and Glenayr Avenue. The development on and behind Campbell Parade provides an urban edge to the Park and Beach. Bondi Beach Town Centre offers beach goers access to cafes, restaurants and shopping, creating a healthy synergy between these areas. Consequently, direct, safe and accessible pedestrian connections across Campbell Parade are important for visitors to access both local businesses and the facilities within the Park, Beach and Pavilion. Located between Campbell Parade and the Beach, Bondi Park functions as both a destination and a transition space.

Surrounding the site and Bondi Town Centre are residential suburbs. The area has a mix of housing types and a high dwelling density. The smaller village centres of Glenayr Avenue and North Bondi also service these residential areas.

Parklands on the headlands to the east and west offer expansive views along the coastline and to Bondi Beach and Park. These areas are connected by the Coast Walk. Bondi Park is the only major passive recreational space within the locality.

Today Bondi Pavilion functions as an important cultural and community centre for local residents and visitors.

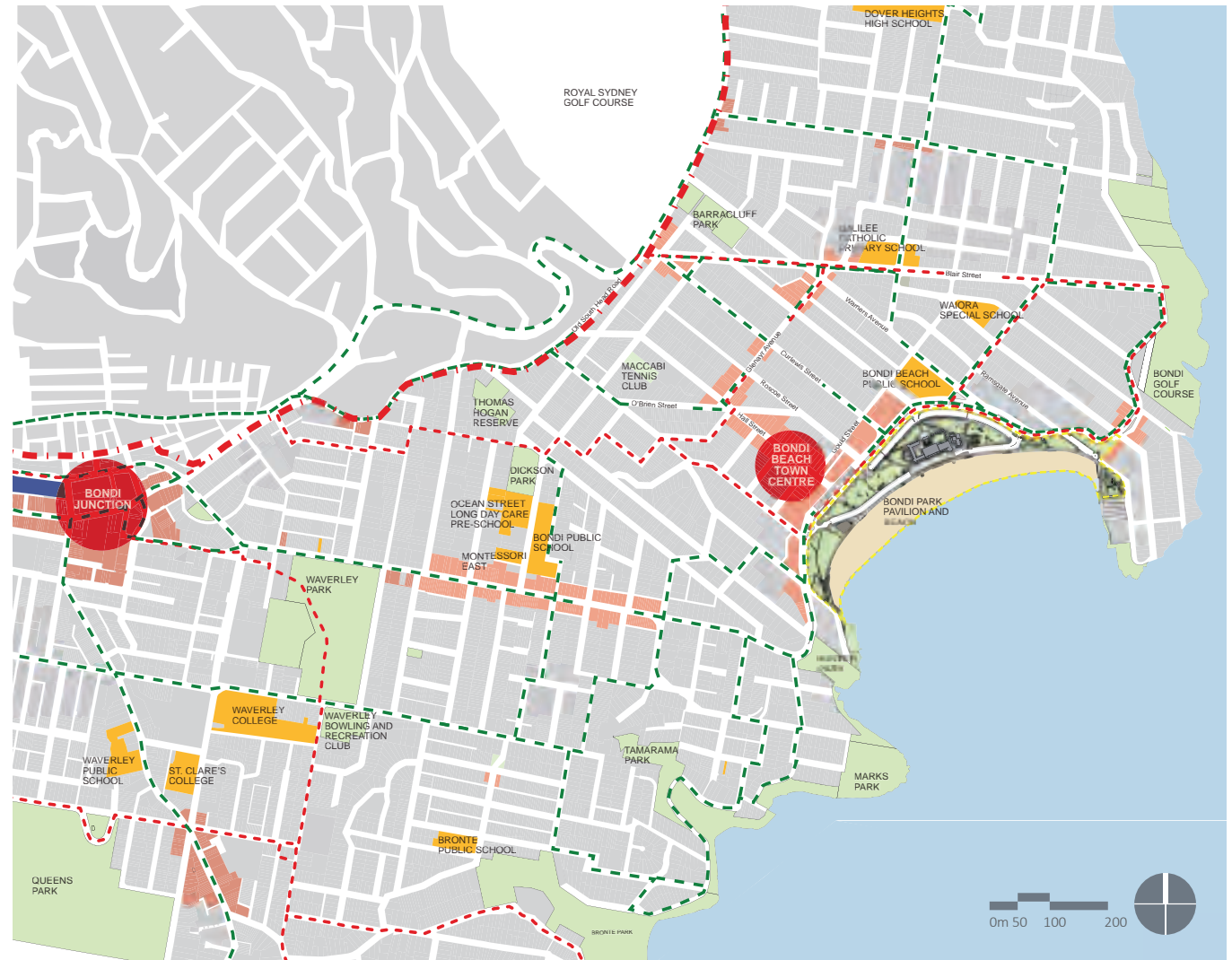


Figure 2.3 Local Context



Planning context

3

3. Planning context

3.1. Heritage significance

In 2008 the Australian Government announced that Bondi Beach had been listed on the National Heritage List, Australia's highest heritage listing. The listed area at Bondi includes around 65 hectares of land and water, comprising the beach, surf lifesaving clubs, the Bondi Pavilion, parks, promenade, cliffs and ocean waters between Ben Buckler and Mackenzie's Point.

Commonwealth heritage places are declared under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*, which contains provisions for management and protection.

In 2007 Bondi Beach, Bondi Park and the Pavilion were listed together as an item of state significance on the NSW State Heritage Register as the 'Bondi Beach Cultural Landscape'.

3.2. Ownership and management

Crown land is governed by the CLM Act. It provides a framework for the NSW Government, local councils and community members to work together to care for, control and manage Crown reserves. It ensures that Crown reserves are responsibly managed and that natural resources such as water, flora and fauna and scenic beauty are conserved, while still encouraging public use and enjoyment of the land.

The CLM Act abolished reserve trusts and reserve trust managers under the former Act, and provided for the appointment of local councils (and others) as Crown land managers (CLMs) in respect of land which was previously held by reserve trusts.

3.3. Crown land management

The *Crown Land Management Regulation 2018* provides clarity and certainty for CLMs, tenure holders, and users of Crown land about how parts of the CLM Act are implemented. Importantly, the Regulation covers a range of operational matters relevant to CLMs including:

- The protection of Crown land, including activities prohibited and penalty notice offences on Crown land
- The management of Crown land, including the requirements of non-council CLMs
- Information on activities, dealings and holdings.

The objectives and principles of Crown land management are key values that guide the management of Crown land to benefit the people of NSW, and to ensure that Crown land is managed for sustainable, multiple uses.

3.3.1. Objectives of Crown land management

The objectives of Crown land management as identified in section 1.3 of the CLM Act are to:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW

- Facilitate the use of Crown land by the Aboriginal people of NSW because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management.

3.3.2. Principles of Crown land management

The principles of Crown land management as identified in section 1.4 of the CLM Act are that:

- Environmental protection principles be observed in relation to the management and administration of Crown land
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible
- Public use and enjoyment of appropriate Crown land be encouraged
- Where appropriate, multiple use of Crown land be encouraged,
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

3.3.3. Public purpose

Crown land is to be used for the original purpose for which they were dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the original purpose of the reserve and the use does not impact on native title rights and interests under the *Native Title Act 1993*.

Bondi Park (Crown Reserve No.500048) comprises several allotments. Also included within this plan is one allotment associated with Ben Buckler Reserve (reserve number 94356), this land is known as Biddigal Reserve. In addition one allotment associated with Bondi Baths (reserve number R100245) is included in the plan, this lot is part of Bondi Park.

The public purpose of Bondi Park, Ben Buckler Reserve and Bondi Baths is for public recreation.

Queen Elizabeth Drive and Park Drive are classified as public roads, which are subject to the provisions of the *Roads Act 1993*.

3.3.4. Leasing and licencing on Crown reserves

Under the CLM Act, a lease or licence is a type of tenure that gives permission to occupy and use Crown land for a specified purpose and term. The CLM Act enables council CLMs to enter into leases and licences under the LG Act once a compliant plan of management is in place or the land is classified as operational, whichever occurs first. Council cannot enter into agreements for use, as lessor or licensor, on devolved reserves. The leasing and licensing of Crown land ensures there is legal and suitable occupation of Crown land.

The council CLM is required to ensure all monies received from the use of community land is directed to maintaining and sustaining long-term use and enjoyment of the reserves. The income generated from leasing and licencing is a primary form of funding for a CLM. It allows a CLM to cover

long-term running costs (at a minimum) and invest over the long term for future generations to use and enjoy the Crown land in their community.

All CLMs should have lease and licence agreements in place with users of the reserves that they manage. Refer to section 9.8 for leases and licenses authorised by this Plan of Management.

3.3.5. Classification and categorisation of Crown land

The document *Developing plans of management for community land Crown reserves - guidelines, December 2018* identifies that Council managers of Crown reserves must ensure there is a compliant plan of management for all Crown land that they manage as community land. This must be in place within three years of the commencement of Part 3 of the CLM Act (that is, by 30 June 2021). This is to ensure that Crown land is lawfully used and occupied, which is an essential part of Council's role as the manager of Crown land.

Under the CLM Act, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in section 36 of the LG Act. The initial category must be assigned as soon as practicable after a council's appointment as a CLM. It is important that the initial category aligns closely with the original gazetted reserve purpose, and this should be the overarching consideration of a council manager when notifying the initial category. The LG Act requires plans of management to identify:

- the category of land
- objectives and outcomes for the land
- the means by which Council proposes to achieve objectives and outcomes
- the way by which council proposes to assess its performance.

The nature and use of community land may not change without an adopted plan of management. A plan of management for community land must identify management categories for the open space. The LG Act sets out a framework for making decisions around categorisation:

Local Government Regulation 2005 - Guidelines for categorisation provides criteria for deciding which categorisations are most applicable to a piece of community land.

LG Act identifies core objectives for categories. Objectives provide goals towards which management efforts are directed. A plan of management must identify how it is going to achieve these and any other objectives. A draft plan of management may alter, add or amend the initially assigned categories, as guided by the *Local Government Regulation 2005*.

The applicable categorisation and core objectives for management are listed in section 9.7 of this Plan of Management. These are also illustrated in Figure 9.1 Community Land Categorisations.

3.3.6. Plans of management and native title

As outlined in *Guidelines For Council Crown Land Managers December 2016*, plans of management for Crown reserves must be compliant with the statutory requirements prescribed by the both the CLM Act and the LG Act. This includes a requirement for council CLMs to obtain written advice from a qualified native title manager that any plan of management covering Crown land that is not 'excluded land'.

Excluded land is defined in the CLM Act to include:

- a) Land subject to an approved determination of native title (as defined in the *Native Title Act 1993* of the Commonwealth) that has determined that:
 - i. All native title rights and interests in relation to the

land have been extinguished, or

- ii. There are no native title rights and interests in relation to the land

- b) Land where all native title rights and interests in relation to the land have been surrendered under an indigenous land use agreement (as defined in the *Native Title Act 1993* of the Commonwealth) registered under that Act
- c) An area of land to which section 24FA protection (as defined in the *Native Title Act 1993* of the Commonwealth) applies,
- d) Land where all native title rights and interests in relation to the land have been compulsorily acquired
- e) Land for which a native title certificate is in effect.

Section 8.7 of the CLM Act and the *Native Title Manager Workbook* clearly set out that written native title manager advice is required before a council CLM does any of the following:

- a) Grants leases, licences, permits, forestry rights, easements or rights of way over the land
- b) Mortgages the land or allows it to be mortgaged
- c) Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- d) Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a plan of management that allows a dealings in (a)–(c) and the execution of any lease,

licence, permit, etc. that may be authorised under that plan.

Council's native title manager has been and will continue to be consulted in all relevant aspects of native title pertaining to the land that is covered by this Plan of Management.

3.4. State planning context

The principal planning legislation in NSW is the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) which governs planning and development assessments. The EP&A Act requires a determining authority to have written consent from the legal owner of any affected land before granting consent for development. Development on Crown land in Bondi Park and Beach would require Crown land approval for any development application.

When managing Bondi Park and Beach, Council must comply with all relevant laws that apply to the use of the community land. This includes the EPA&A Act discussed above, the *Crown Land Management Regulation 2018* outlined in section 3.2, as well as:

- *Local Government Act 1993*: requires plans of management to be prepared for public land and reserves under the responsibility of local councils. It requires that Council-owned community land be categorised according to the function desired by the community. Councils must manage this land in accordance with the core objectives specified in the Act.
- *State Environmental Planning Policy (Infrastructure) 2007*: provides for development permitted without consent and exempt development on state land.
- *State Environmental Planning Policy (Exempt and Complying Development Codes 2008)*: provides for development permitted without consent and exempt development on state land. Exempt development includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecues and signs.

- *Coastal Management Act 2016 No 20*: The objects of this Act are to manage the coastal environment of NSW consistently with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the state.
- *State Environment Planning Policy (Coastal Management) 2018*: guides development in coastal areas, including land adjacent to beaches, estuaries, coastal lakes, coastal wetlands and littoral rainforests. The aim of this policy is to promote an integrated and coordinated approach to land use planning in coastal zones consistently with the objects of the Coastal Management Act 2016, including but not limited to: managing development in the coastal zone and protecting the environmental assets of the coast, and establishing a framework for land use planning to guide decision-making in the coastal zone.
- *State Environmental Planning Policy 19 – Bushland in Urban Areas*: Bondi Park and Beach contain bushland covered by this policy. In this policy, 'bushland' means land on which there is vegetation that is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation. The Plan of Management should be consistent with the aims of this policy.
- *Disability Discrimination Act 1992*: applies to existing premises, including heritage buildings, those under construction, and future premises. It extends beyond buildings to include outdoor spaces in Bondi Park, Beach and Pavilion. This Act recognises the importance of providing equality, dignity and independence to people with a range of abilities. This Act means it is unlawful to discriminate against people with a disability in the provision of access to premises.
- *Companion Animals Act 1998*: requires environmental initiatives by councils to promote responsible animal ownership. Dog walkers use Bondi Park.

- *Retail Leases Act 1994*: applies to leases of retail shops. It governs these leases between retail shop lessees and lessors. Some of the premises located in Bondi Pavilion are covered by this Act, which therefore applies to this Plan of Management.
- *Roads Act 1993*: governs the planning, use and maintenance of roads in NSW. Queen Elizabeth Drive and Park Drive, located within the site, are classified as public roads and are therefore covered by this Act.
- *Environment Protection and Biodiversity Conservation Act 1999*: provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. Bondi Park, Beach and Pavilion being a place of national heritage significance, this Act applies to its Plan of Management.

Site-specific exemptions have been developed by Waverley Council in consultation with the State Heritage Office to respond to the range of uses, activities and management requirements of the site such as general maintenance and repair of the building, artworks and temporary events. Other works will be worked through on a project-by-project basis to meet heritage management guidelines.

3.5. Regional and metropolitan planning

The *Sydney Regional Coastal Management Strategy 1998* is a document by the Sydney Coastal Councils Group of which Waverley Council is a member. The strategy aims to ensure that ecological integrity is maintained and, when available, coastal zone resources are fairly and equitably used by the public and commercial interests alike so long-term benefits derived by the community can be optimised. The strategy also aims to maintain adequate and appropriate access to the coast so it is possible to enjoy a range of recreational opportunities.

The NSW Department of Planning and Environment sets out metropolitan plans that inform Waverley's Local

Environmental Plan and policy position by providing direction on matters including jobs, affordable housing and open space. Relevant metropolitan plans include the *Greater Sydney Region Plan: A Metropolis of Three Cities*. This plan aims to transform land use and transport patterns, boosting Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth to all its residents. Some of the objectives of the plan are:

- Objective 25: the coast and waterways are protected and healthier
- Objective 27: biodiversity is protected, urban bushland and remnant vegetation is enhanced
- Objective 28: scenic and cultural landscapes are protected
- Objective 31: public open space is accessible, protected and enhanced.

Published as part of the *Greater Sydney Region Plan*, the *Eastern City District Plan* is also relevant to this Plan of Management. The District Plan provides the district-level planning that connects local planning with the longer-term *Greater Sydney Region Plan*. A priority relevant to this Plan of Management is Planning Priority E18: delivering high quality open space.

3.6. Local planning context

The following local planning documents are of specific relevance to this plan of management.

Waverley Local Environmental Plan 2012 (LEP): Bondi Park is zoned RE1 Public Recreation. Bondi Beach is zoned E2 Environmental Conservation. Schedule 5 of the LEP lists environmental heritage items in the LGA. This includes the Bondi Beach and Park Landscape Conservation Area, Bondi Pavilion, and the Bondi Beach Cultural Landscape.

The LEP makes provision for development of land within the coastal zone for the purpose of implementing the principles in the NSW Coastal Policy. The LEP outlines conditions of development consent within the coastal zone such as: providing and maintaining public access along the foreshore;

suitability of the development in relation to the surrounding area and the natural scenic quality (including the location and bulk, scale, size); impact on the amenity including overshadowing and view loss; visual amenity and scenic qualities of the coast; and biodiversity and ecosystems.

Waverley Development Control Plan 2012: Bondi Park and Beach contain recognised habitat, habitat corridor and habitat buffer.

Waverley Community Strategic Plan 2018-2029: This is Council's overarching strategic plan. It guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. Several goals within this plan apply to Bondi Park, Beach and Pavilion's recreation and open space, including:

- 3.1. Improve health and quality of life through a range of recreational opportunities and quality open spaces
- 3.2. Expand the network of parks and open spaces, sporting and recreational facilities.

Waverley Coastal Risk Management Policy 2012: the geotechnical risk map applies to Bondi Park and Beach.

Strategic Asset Management Plan 5 (SAMP 5): the SAMP 5 aims to ensure Council assets are well maintained to an appropriate standard. Within this plan, the condition of Council assets (including parks infrastructure and landscape and parking infrastructure) are assessed and rated. When any asset has deteriorated to a particular level, they are replaced. The maintenance of all existing assets within Bondi Park, Beach and Pavilion fall within this scheme. The SAMP has funding allocated annually, consequently any maintenance works associated with this Plan of Management has been considered in the Long Term Financial Plan. When assets require an upgrade to ensure they are fit for purpose to meet future needs, additional funding will be required.

Other Council policies and guidelines recognised in planning and management of Bondi Park, Beach and Pavilion include:

- Access and Mobility Policy 2011–2015
- Open Space and Recreation Strategy 2021-2031
- Waverley Public Domain Technical Manual
- Community Safety Plan 2005-2012
- Disability Access Policy and Action Plan 2017-2021
- Environmental Action Plan 2018-2030
- Tree Management Plan 2019
- Bondi Basin Master Plan 2007
- Events Policy
- Heritage Policy 2007
- Arts Plus Plan 2013-2017
- Waverley's People, Movement and Places 2017
- Play Space Strategy 2014-2029
- Inclusive Play Study 2020.



Figure 3.1 Council’s planning controls



Population

4

4. Population

4.1. Waverley today

Based on Australian Bureau of Statistics (ABS) Census data, Waverley LGA's population was of 66,812 people in 2016¹. The LGA recorded a population increase of 5% between 2011 and 2016, meaning that the population is relatively stable².

Waverley LGA has a high population density with 7,108 persons per km² compared to an average of 390 persons per km² in Greater Sydney³. The area with the highest population density in Waverley LGA is the suburb of Bondi with 11,161 persons per km²⁴.

Based on 2016 ABS Census data, Waverley LGA's median age is 35 years, which is comparable to Greater Sydney (36 years).

Age profiles provide key insights into demand for age-based services and facilities. Waverley LGA has a lower proportion of residents aged 5-24 years (19.0%) compared to Greater Sydney (25.3%). This age group roughly represents school-aged children, tertiary students and young adults.

Waverley LGA has a high proportion of people aged 25-29 years (11.1%) compared to Greater Sydney (7.9%), which represents the young workforce, and a higher proportion of people aged 30-49 years (37.1%) compared to Greater Sydney (29.3%). This generally represents the established workforce. There is a lower proportion of residents aged 50-69 years (17.7%) compared to Greater Sydney (21.5%), which represents people later in their working life and those in early retirement.

Waverley's age profile remained generally consistent between the 2011 and 2016 Censuses.

There is a slightly higher proportion of Waverley residents who were born overseas compared to Greater Sydney. In 2016, approximately 38.9% of Waverley residents were born overseas (26,020 persons) compared to 36.8% in Greater Sydney. After Australia, Waverley residents' top three countries of birth in 2016 were England (7.1% of all residents), South Africa (4.2%) and New Zealand (2.6%).

In 2016, 68.8% of Waverley residents only spoke English at home and 25.7% reported speaking a language other than English at home. After English, the most common languages spoken at home were Russian (2.2% of residents), Spanish (2.1%), Portuguese (1.9%), French (1.8%) and Italian (1.7%).

Waverley's community is highly educated. In 2016, 44.5% of Waverley had completed a tertiary studies (Bachelor degree or above) compared to 28.3% in Greater Sydney. A further 9.3% have a diploma or advanced diploma as their highest level of education. This proportion was the same for Waverley LGA and Greater Sydney.

Waverley households are relatively wealthy compared to Greater Sydney. Waverley residents' median weekly household income is of \$2,308 compared to \$1,750 for Greater Sydney. There is a comparatively high proportion of households that earn a weekly income of over \$3,000 compared to Greater Sydney (38.6% and 23.5% respectively) and a comparatively low proportion of households that

earn a weekly income of under \$650 (12.4% and 16.8% respectively).

Waverley households are becoming wealthier. The proportion of high-earning households (above \$3,000 per week) increased by 58.2% in the five years preceding the Census, up from 24.4% of all households in 2011. The proportion of low-earning households (below \$650 per week) decreased by 22.0% over this period, down from 15.9% of all households in 2011.

4.2. Users of the park

In 2012, Council commissioned a user study of Bondi Park. This study provided analysis and statistics mainly regarding the use of the park. Findings therefore do not cover all activities and visitors for the pavilion and beach.

The study found that most visitors (83%) to the park were NSW residents, 59% were specifically residents of Waverley LGA, 15% were visitors from overseas and only 2% were interstate visitors.

On average, travel time to the park was of 15 to 30 minutes. The most common modes of transport to access the park were by foot (55% of respondents), by car (30%) and by bus (8%)⁵.

The study found that a large proportion of visitors were aged 25-44 years, and that single people and younger families visited the park frequently. Single people accounted for 38% of visitors, young families for 24%, couples without children accounted for 17%, older families 14%, and empty nesters 7%⁶.

Over a quarter of respondents used Bondi Park frequently with 27% of respondents using the park every day. This can be explained by local residents' high visitation rate. Another 36% of visitors used the park a few times a week. In total, 75% of visitors used the park regularly, that is they visited the park every day, quite a few times a week or once a week.

- 1 ABS, 2016. *2016 Census QuickStats: Waverley (A)*. Retrieved from: https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA18050?opendocument. Accessed on 20/11/20
- 2 ABS, 2011. *2011 Census QuickStats: Waverley (A)*. Retrieved from: https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/LGA18050?opendocument. Accessed on 20/11/20
- 3 ABS, 2016. *Waverley (A): General Community Profile*. Retrieved from: https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/communityprofile/LGA18050?opendocument. Accessed on 20/11/12; ABS, 2016. Greater Sydney: General Community Profile. Retrieved from: https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/communityprofile/1GSYD?opendocument. Accessed on 20/11/20
- 4 ABS, 2016. *Bondi: General Community Profile*. Retrieved from: https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/communityprofile/SSC10464?opendocument. Accessed on 20/11/12

5 Waverley Council, 2012. *Bondi Park User Survey*

6 *Ibid*.

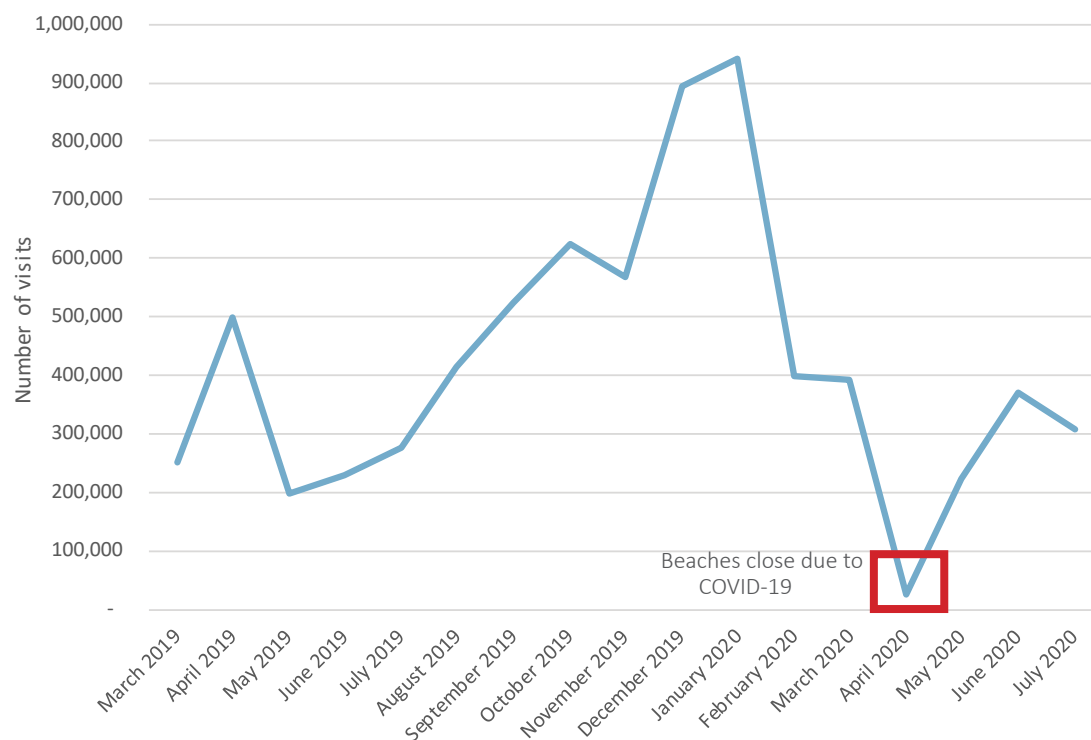


Figure 4.1 Beach Visitor Numbers (2019-)

Source: Bondi Lifeguards,

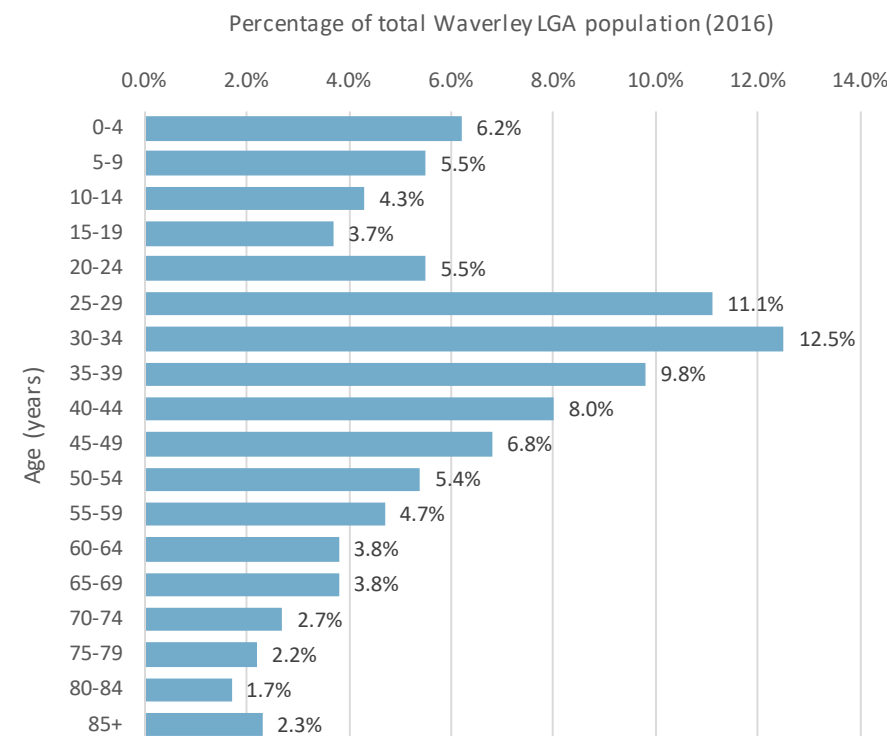


Figure 4.2 Waverley's age profile (2016)

Source: ABS, 2016. 2016 Census QuickStats: Waverley (A)

4.3. Future population

According to the NSW Department of Planning, Industry and Environment's (DPIE) 2019 LGA projections, Waverley's population is projected to increase by 6% to 76,885 by 2041 (increase of 4,872 persons)⁷. Waverley's birth rate is predicted to gradually increase, with the highest number of births per resident projected for between 2036 and 2041. While net migration is projected to decrease (more people

will be moving out of the LGA than moving in) over this period, the natural population change (births minus deaths) is expected to maintain population growth⁸.

The proportion of residents aged 0 to 14 years is expected to increase by 1.5% between 2016 when this age group made up 15.8% of the population, and 2041 when this age group is projected to make up 17.4% of the population. This represents an increase of 1,945 residents.

In 2016, Waverley's working age population (aged 15-64) made up 71.5% of the population. By 2041, this age group is projected to make up 66.7% of the population. While the proportion of working age residents is expected to reduce by 4.8%, the overall number of working age residents is expected to remain relatively stable (51,496 residents in 2016 and 51,320 in 2041), recording only a decline of 176 persons.

⁷ DPIE, 2019. *NSW 2019 Population Projections: ASGS 2019 LGA projections*. Retrieved from: <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections/Projections>. Accessed on 23/11/

⁸ DPIE, 2019. *Waverley Council: 2019 NSW Population Projections*. Retrieved from: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Waverley.pdf>. Accessed on 24/11/

The proportion of residents aged 65 years and over is expected to increase by 3.2% between 2016 when this age group made up 12.7% of the population, and 2041 when this age group is projected to make up 15.9% of the population. This represents an increase of 3,106 residents.

Between 2016 and 2041, the greatest change is projected to occur in residents aged 25-34 (-4.8%, or 2,525 fewer residents in this age group).

As discussed in Waverley's Open Space and Recreation Strategy, there is currently an under-provision of recreation facilities and open space in the LGA. With the population expected to record a small increase to 2041, demand for recreation facilities and open space will remain high and these facilities, including Bondi Park and Beach, will be required to continue working hard to make up for the under-provision.

Accessible facilities and walkways around the park, pavilion and beach will remain an important planning consideration, particularly with a growing proportion of younger residents (0-14 years) and older residents (65 years and over).

DPIE projections also show that Greater Sydney's population will continue growing, particularly in urban areas⁹. As a regional park of local, state, national and international significance, Bondi Park, Beach and Pavilion will also continue to cater to an increasing demand from visitors outside the LGA.

⁹ DPIE, 2019. *NSW 2019 Population Projections: ASGS 2019 LGA projections*. Retrieved from: <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections/Projections>. Accessed on 23/11/



Site analysis

5

5. Site analysis

The following chapter brings together information gathered from site investigations and specialist reports. In an effort to coordinate information and ensure the key aspects are adequately addressed, the site analysis, and subsequent chapters have been organised into key themes: Getting to and Around The Park, Playing and Relaxing, Enhancing the Environment, Celebrating the History and Culture, Design and Setting, and Management and Maintenance of Facilities.

5.1. Getting to and around the park

The section looks at the various modes of transport to and from the park, entry and exit points and how people find their way and circulate around the park. The results of the Bondi Park User Survey 2012 show that most people who visit the Park, Beach and Pavilion walk and otherwise travel by bus, car, motorbike or bicycle.

5.1.1. Getting to the park

5.1.1.1. Public transport

Waverley is serviced by a comprehensive and popular public transport system with regular trains to Bondi Junction and a number of bus routes connecting the site to the City, Bondi Junction, Dover Heights and Bronte. Bondi Junction is on the Eastern Suburbs and Illawarra train line and CityRail operates frequent train services to and from the Bondi Junction Bus and Rail Interchange. Sydney Buses currently run 6 regular bus services to Bondi. Also part of the Sydney Bus service is the Bondi Explorer, a popular tourist bus that takes a 30km circuit between Circular Quay and Bondi.¹ On peak visitation days, buses reach their capacity and traffic congestion is experienced.

1 NSW Transport Sydney Buses, Network and interchange information, 23.03.11, accessed on 16.01.13, <http://www.sydneybuses.info/network-interchange-maps>

5.1.1.2. Community transport

Randwick Waverley Community Transport (RWCT) has been running for 22 years and provides transport services for the frail, aged, people with disabilities and the transport disadvantaged. Presently RWCT owns and operates seven vehicles and provides around 25,000 trips per year.

5.1.1.3. Tourist coaches

A number of tour operators visit Bondi Park and Beach daily. Tourist coach parking is located along the northern section of Campbell Parade and accommodates up to 9 coaches. Coaches generally stop for short periods, typically under 30 minutes.

5.1.1.4. Car Share

Car share offers an alternative to car ownership providing residents with 24-hours access to shared vehicles parked in their neighbourhood(s). Waverley Council provides 72 car share pods throughout the district with 17 pods in the streets immediately adjacent to Bondi Beach. Go Get and Green Share Car operate services from these pods.

5.1.1.5. Taxis

There are 5 taxi stands along Campbell Parade servicing the Bondi Beach Town Centre, Bondi Park, Beach and Pavilion.

5.1.1.6. Cars and parking

Travelling to Bondi Park, Beach and Pavilion by car remains popular. All roads leading to the Beach are utilised with the most popular being Campbell Parade (north and south bound) and Curlewis Street. On-Street metered parking is available on surrounding streets.

Waverley Council operates the Bondi Park Car Park located on Queen Elizabeth Drive and Park Drive at Bondi Beach. The car park has 483 parking bays and 4 disabled parking bays. This car park is open 24 hours a day, 7 days a week.

Currently, Queen Elizabeth Drive is open to one way traffic, the entrance is from the roundabout along Campbell Parade, near the intersection of Lamrock Avenue. Traffic speed is limited to 30km an hour. A shared zone is located along Queen Elizabeth Drive in front of the Bondi Pavilion, traffic in this area is restricted to 10km an hour.

Additionally, metered parking is located on Park Drive which has a capacity for 143 car parking spaces and 2 disabled spaces. Access and egress from this car park is off Campbell Parade opposite Beach Road. Park Drive is open to two way traffic.





Figure 5.1 Getting to and Around the Park- existing conditions

5.1.1.7. The Coast Walk

The Coast Walk began as a state project during the 1930s, and now extends from Ben Buckler Point to the southern end of Waverley Cemetery and on to Coogee. The Waverley portion includes Bondi, Tamarama and Bronte Beaches. The total length of the Walk (Ben Buckler to Waverley Cemetery) is about 4.0km, taking approximately 1.5 hours walking time. The section running through Bondi Park begins at Biddigal Reserve, extends along the promenade then climbs up the southern path to Notts Avenue.

75% of users of the Coast Walk are Sydney residents. Of this 75%, almost half are residents of Bondi, Tamarama, Bronte, Clovelly, indicating the extent of local users. Counts average of 370 users per hour, for the Bondi to Bronte section.²

5.1.1.8. Walking - Green Links

The Green Links Pedestrian Network is an integrated network of pedestrian recreation links using existing pedestrian footpaths across the Waverley LGA. The purpose of the network is to provide recreation opportunities, as well as linking schools, shops, beaches and transport.

Green Links 1 connects Centennial Park, Bondi Junction and Bondi Beach with a direct walking route. Walking from Centennial Park to Bondi Junction takes 10 minutes, while Bondi Junction to the Beach takes 40 minutes.

5.1.1.9. Cycling

Waverley and Woollahra Councils have collaborated to produce a series of recreational cycling routes throughout the combined LGA's. Ride 1, the Bondi Beach to Rose Bay cycle route, passes through Bondi Park along Queen Elizabeth Drive, adjacent to Bondi Beach. There are a number of bike parking racks along Queen Elizabeth Drive and Campbell Parade.

5.1.1.10. Universal access

The majority of Sydney Buses servicing Bondi are wheelchair and pram accessible. However, the bus stop adjacent to the northern toilet block has the only accessible pathway linking to the park. Although there are a number of mobility car parking spaces around and within the park, there are several barriers that prevent genuine equitable access throughout the site. There is no dedicated 'Parking with Prams' car parking or drop off zones. From the Park there are no continuous accessible pathways from the taxi rank or the coach parking areas.

5.1.2. Entry and exit points

Pedestrians can access the Park at several entrances along Campbell Parade, Notts Avenue and Ramsgate Avenue. The most popular pedestrian entries are opposite Beach Road at the rear of the Pavilion and at the entries opposite Roscoe Street, Hall Street and Lamrock Avenue. Generally, paths through the Park do not align with stairs and ramps to the Beach.

Vehicle access into the Park is via Queen Elizabeth Drive and Park Drive.

5.1.3. Getting around the park

5.1.3.1. Walking

The network of pedestrian paths link to several destinations within the Park such as the Pavilion, skate park, exercise area, playgrounds, swimming pools, toilet facilities and onto the promenade, Coast Walk and beach.

The Promenade is the main pedestrian spine within the Park and offers expansive views to the Beach and ocean. Paths in the southern portion of the Park and in Biddigal Reserve to the north, have been designed to work with the steeply sloping topography and meander across the slope. Paths in the central part of the Park around the Pavilion remain in the original radial path layout.

5.1.3.2. Universal access

Waverley Council owns two *All Wheel Terrain Speciality Wheelchairs*, enabling disabled visitors to access the Beach.

Generally, there is limited access throughout the Park due to steep gradients and stairways along access routes. Throughout the study area, there are 3 key areas that experience pedestrian and vehicle conflict including the shared spaces at front and rear of the Pavilion and along Notts Avenue.

It is difficult to distinguish delineation of pathways due to poor tonal contrast between footways and retaining walls along Campbell Parade, Queen Elizabeth Drive and the non Street Art section of the Promenade. Obstructions along pathways such as rubbish bins, bike parking racks and seating inhibit accessibility.

A number of pedestrian crossings on Queen Elizabeth Drive do not have kerbs on both sides of the crossing making them unsafe for vision impaired, wheelchair and pram users.

Shared pedestrian and bike paths are not clearly marked or signed. The southern access point along Notts Avenue is unsafe as the path is too narrow and pedestrians spill out onto roadway.

2 Waverley Council. Bondi Park User Survey, 2012

5.1.3.3. Cycling, roller blading, skating, skateboarding

Riding of bicycles, skateboards and other personal non-motorised recreational transport devices is permitted along Queen Elizabeth Drive but not throughout Bondi Park.

5.1.4. Signage

5.1.4.1. Regulation signage

There are numerous signs of varying styles around the Park and Beach outlining the rules and regulations regarding park and beach activities.

5.1.4.2. Wayfinding

Wayfinding signage, incorporating maps and visitor information is located at the Park entry points along Campbell Parade, in front of the Pavilion and at Biddigal Reserve.

Key issues:

- Queen Elizabeth Drive car park physically disconnects the Park and Beach and causes a safety hazard for pedestrians moving between the Park and Beach.
- On days of high visitation, traffic congestion results in traffic delays on all roads going in and out of Bondi.
- Tourist coach drivers/operators are currently staying with the vehicle for extended periods while passengers visit the Beach to avoid ticket purchase. Coach engines are typically kept running which cause noise and exhaust fume pollution complaints.
- There is no accessible path linking the coach parking area to the park.
- Accessible car parking is insufficient, is not connected to accessible paths and does not meet Australian Standards.
- There are opportunities to better manage conflicts between vehicle, pedestrian and cycle movement.
- The majority of footpaths, ramps and stairs throughout the Park and Beach, do not meet current Australian Standards for Access and Mobility.
- Key destinations and facilities are not always linked by accessible paths.
- The circulation network does not clearly link surrounding streets - to entries - to paths - to beach.
- There is a lack of universal and bilingual signage.

5.2. Playing and Relaxing

Bondi Park, Beach and Pavilion are a focus for many recreational pursuits for local residents and visitors. While the primary attraction is the Beach, many other activities take place offering a variety of experiences.

5.2.1. Swimming

At the northern end of the Beach is the Children's Wading Pool, a shallow concrete pool surrounded by mosaic tiles. Alongside it is the natural tidal rock pool, named after Wally Weekes, the founder of North Bondi SLSC.

The northern end and the centre of the Beach is usually the safest for swimming and the shark net is laid about 150m off the Beach, set in 8m of water. The southern side has the famous rip current known as the "Backpackers' Express" because of its proximity to the bus stop. Swimming areas are designated by red and yellow flags, which are moved according to surf conditions. Lap swimming across the Beach beyond the break is also very popular.

Waverley Council employs professional lifeguards to protect visitors at Bondi. These professional lifeguards wear blue uniforms and work 365 days a year. The volunteer lifesavers wear red and yellow uniforms and assist the lifeguards on the Beach on weekends and public holidays during the summer period.

5.2.1.1. Surfing and paddling

The south end of the Beach is available for board riders who are not permitted to go into the areas set aside for swimmers. Bondi is home to 3 surfing clubs: Bondi Girl Surf Riders, Bondi Board Riders Club and Bondi Longboard Club. Paddle Boarding and Surf Ski Riding also take place on the Beach.

5.2.2. Volunteer Surf Life Saving

The North Bondi Surf Club and the Bondi Surf Bathers' Life Saving Club both train volunteer surf lifesavers and hold competition beach and lifesaving events throughout the year.

5.2.3. Snorkelling

Bondi has a diverse marine environment that can be appreciated by snorkelling. There are two rock pools and rock formations at either end of the Beach which are popular for snorkellers. The Marine Discovery Centre runs tours of the marine life living in and around rock pools.

5.2.4. Fishing

Fishing at Bondi takes place in deep sand gutters and from the rocks at either end of the Beach and from 'tinny' boats.

The Ben Buckler Amateur Fisherman's Club resides in a small boat shed tucked behind the famous Flat Rock at North Bondi.

The Intertidal Protected Area (IPA) extends north from the Bondi Iceberg Club to Tamarama Beach.¹

5.2.5. Walking

Walking along the foreshore and promenade remain very popular activities. The promenade is lively both during the day and evening.

Refer to the previous section, *Getting to and Around the Park*, for details on visitation to the Coast Walk.

At low tide it is possible to enjoy a walk along the rock ledges at the northern or southern end of the Beach.

¹ Sydney Fishing Spots Blog, accessed on 17.01.13, <http://sydneyfishingspots.blogspot.com.au/2011/11/bondi-beach.html>.

5.2.6. Sunbathing

Despite the proven risk of contracting skin cancer from exposure to UV radiation from the sun, sunbathing remains a popular activity on the Beach and in the Park.

5.2.7. Picnicking and barbecuing

Shaded areas and picnic shelters throughout Biddigal Reserve and Bondi Park attract picnickers. Throughout the year, these shaded areas provide relief and respite from the elements.

KEY



Lookout



Toilets (including disabled toilet)



Dogs on Lead



Dogs Prohibited



Coastal Walk



Special Event Area



Board Riding



Skating



Playing



Fishing



Swimming



Exercising



Barbecuing



Figure 5.2 Playing and Relaxing- existing conditions

5.2.8. Exercising

Every day from daybreak, rain or shine, groups and individuals come to Bondi Park and Beach to exercise. Waverley Council sets guidelines and manages commercial training permits. For a fee, permit holders are able to operate group exercise classes in specific areas and at specific times. There is a well used fitness station, adjacent to the North Bondi Surf Life Saving Club that features several exercise elements. Additionally, individuals utilise the entire Park and Beach for activities such as running, walking, swimming and yoga.

5.2.9. Ball games

Waverley Council permits beach volleyball at the south west end of the beach. Ball games are not permitted in the park.

5.2.10. Childrens play

Built in 2007, and refurbished in 2020, the Bondi Park Playground is a district sized seaside themed playground, catering for 0-10 year olds. The playground offers a variety of play activities, has a large sand pit with shade cover and is fenced. This playground is co-located with a barbecue and picnic shelter and is close to car parking.

Biddigal Reserve Playground was built in 2011 and is smaller in size and features swings, a spinner, see saw, a small sand pit and climb-on mosaic sculptures including an octopus, a fish and a sea monster. This playground also caters for 0-4 year olds.

5.2.11. The Pavilion

The Pavilion comprises an art gallery, theatre, bar, outdoor amphitheatre, multi-purpose community function spaces, Council offices, Visitor Information Centre, music studios, pottery workshop, toilets and showers. Waverley Council leases spaces to community groups and some commercial tenants including 6 cafes and restaurants. The Pavilion building is undergoing a major refurbishment to be completed in 2021.

5.2.12. Skating

The Bondi Skate Park was built in 2004 and features a skate bowl and street course. It was designed to accommodate skate boarders, in-line skaters and BMX riders and is available for use during daylight hours. The Skate Park is highly used and provides young people with a world class facility.

5.2.13. Events

Bondi Park, Beach and Pavilion have hosted several major annual events over the years. These have included: Carols by the Sea, Sculpture by the Sea, the City To Surf Fun Run, Festival of The Winds, Bondiesta (formerly South American Festival), Ocean Pacifika Festival, Havaianas Australia Day Thong Challenge, Reconciliation and Naidoc Week Events, FlickerFest, Open Air Cinema, Shore Thing, Sunburnt Christmas Day Festival, and the Bondi Wave Concert.

In addition there are numerous other events and activities hosted throughout the year.

5.2.14. Dog walking

Dog's must be on-leash when walking in the Park and the Coast Walk which includes the promenade. Dogs are prohibited on the beach and within 10 metres of the pools, BBQ's and playground.

Key issues:

- Skate park is accessible to all ages, however there is a conflict between experienced and inexperienced users.
- Bondi Park playground is the largest playground in the Waverley LGA but does not accommodate the full range of ages.
- Insufficient bathroom amenities to meet visitors needs.
- Facilities including: picnic shelters, barbecues and toilets are run down.
- Management of dogs in the Park is an issue.
- The Park, Beach and Pavilion must meet the recreation needs of the local community as well as the needs of visitors to the area.
- There is a desire to balance events and activities to reflect changing and diverse community needs in this intensely used space.

5.3. Enhancing the environment

This section analyses the key intrinsic natural assets of the site including micro-climate, geology and soils, topography, hydrology, flora and fauna and sustainability.

5.3.1. Micro climate

Bondi Park and Beach are within a bay flanked by sandstone cliffs. The site is south facing and slopes from Campbell Parade down to the Beach making it exposed to the sun for the whole day except the southern part of the Park which is overshadowed by the sandstone cliff in the late afternoon.

The coastal environment presents some extreme weather conditions such as salt spray, strong winds and high tides. Bondi's mean annual rainfall is 1,305mm. The average water temperature at Bondi Beach in summer is 21°C and 16°C in September/October. Sydney's climate is temperate, with four seasons. It is mainly sunny throughout the year with cool, mild winters and hot, humid summers. Average temperatures range from between 9-15°C in winter, to 22-28°C in summer.

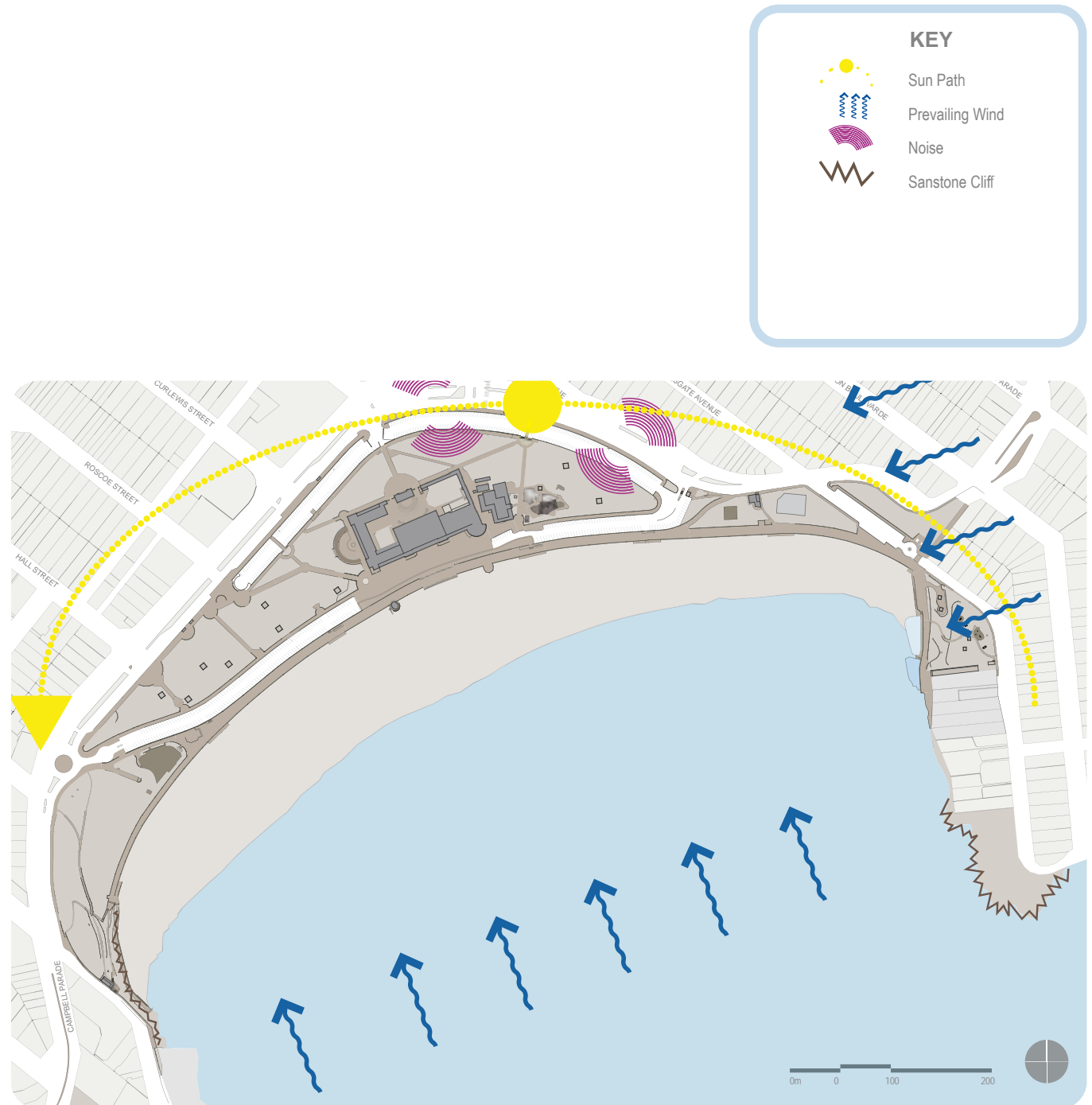


Figure 5.3 Micro Climate- existing conditions

5.3.2. Geology and soils

The underlying geology at Bondi is Hawkesbury Sandstone, evident by the cliff edges on either side of the Beach. Sand dunes run between Bondi and the harbour at Rose Bay and are divided by a sandstone ridge line between Waverley and Dover Heights. It is understood that the sand body is at least 25m deep before reaching sandstone bedrock at the Bondi end of the dune. The majority of the sand body was developed by the 1930s.

There are 3 types of soils on the site, Lambert (Erosional) on the southern and northern headlands, Narrabeen (Marine) along the foreshore and Tuggerah (Aeolian) behind the foreshore and to the north and west.¹ In addition, there are soils of unknown origin which have been introduced throughout the area

The Beach and headland contain Acid Sulphate Soils (ASS) Class 5 (shown by the white line) and Class 4 throughout the majority of the Park (shown in yellow).

1 Underlying Geology of the Waverley LGA, Herbert, 1983

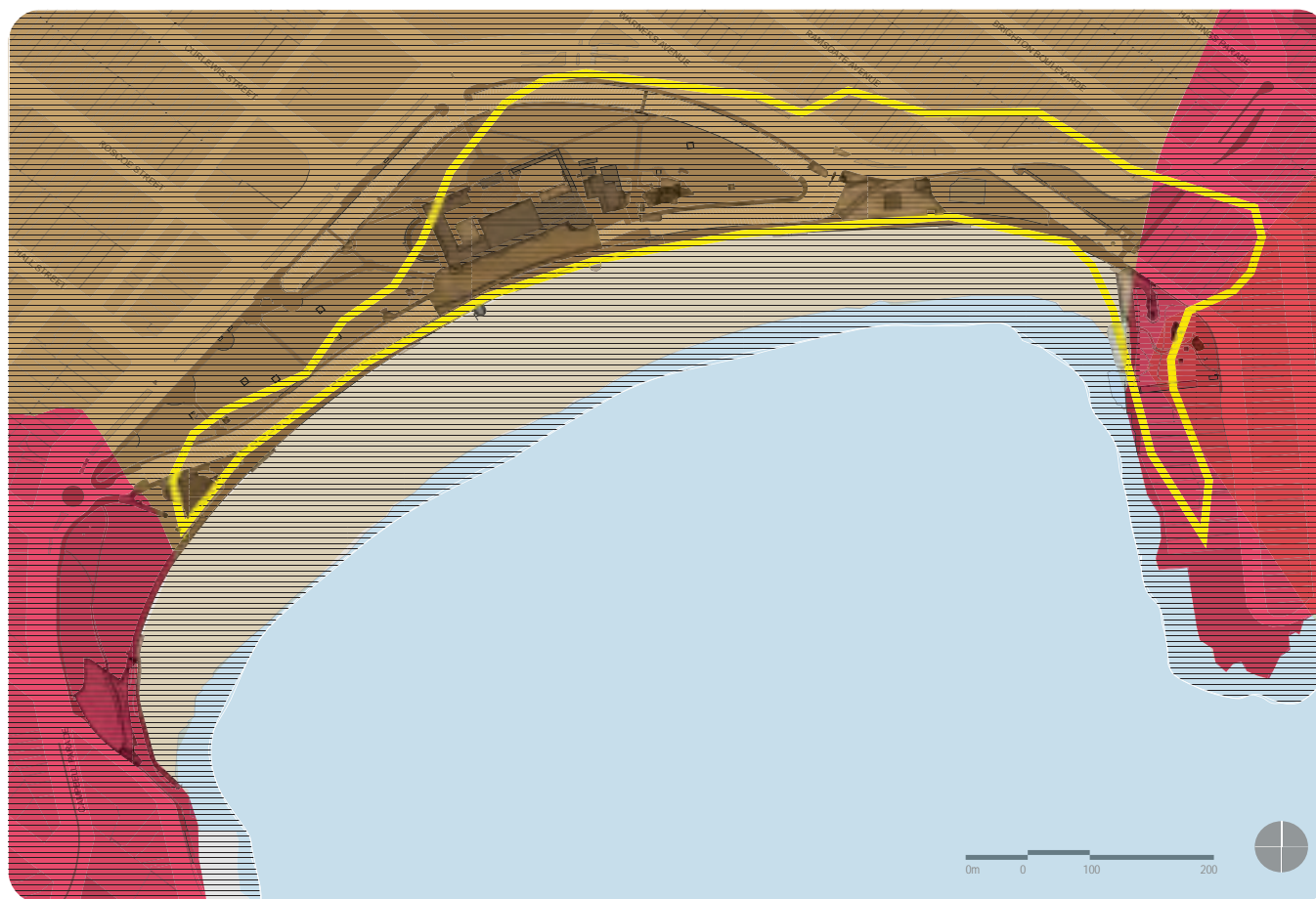
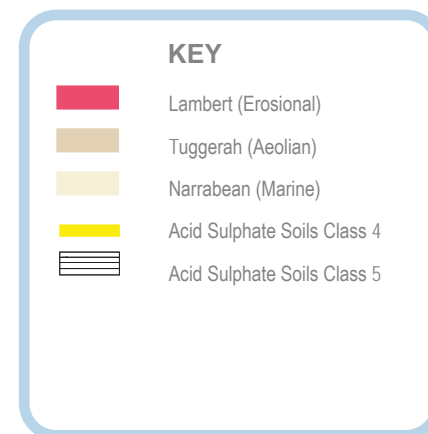


Figure 5.4 Geology and Soils- existing conditions

5.3.3. Topography

The Park and Beach are set in a natural amphitheatre around Bondi Bay. The terrain slopes from Campbell Parade down toward the Beach, sloping gently in the centre and increasing towards the headlands where it transitions to sheer cliffs.

The south west portion of the Park varies and generally has a 33% slope (1:3). This area is quite steep and is often used as a lookout/viewing place. Further along this portion of the Park the slope decreases to 11% (1:9).

The central Park area to the south west of the Pavilion slopes, ranging from 1:5-1:10 down the slope. This slope works well for viewing and picnicking. At the rear of the Pavilion, the Park has a 10% (1:10) slope. To the north of the Pavilion, the slope is quite gentle at 4% (1:25). This zone includes the playground and exercise area.

Adjacent to Ramsgate Avenue, the slope is the most steep at 50% (1:2) and the bank shows signs of slippage. This slope is the Scarborough Sandhill, seen in many photographs of the site from the early 1900s. The sandhill “refused to be ‘tamed’”¹ and was declared a recreation reserve. Biddigal Park has a gentle slope on the upper portion at 2% (1:34) and slopes more steeply on the lower portion at 16% (1:6).



Figure 5.5 Topography- existing conditions

1 Mayne-Wilson and Associates, Bondi Park and Pavilion Heritage Review, 2012 p21

5.3.4. Hydrology and services

The current stormwater infrastructure is in good working order however, surface water runoff from intense rainfall can cause localised flows down the promenade ramps and steps and over the seawall. This can cause scour at the base of the seawall.

There are two natural detention basins behind the Beach that drain to the ocean. Basin 8 is in the same area as a previous lagoon and basin 10 is to the north. Both have been filled in and the land developed.

The Coastal Risks and Hazard Vulnerability Study conducted by Worley Parsons in 2011 found that sea level rise will not impact the level of flooding and discharge of stormwater from these basins significantly. Refer also to the following section on Sustainability.

There are two stormwater outlet pipes discharging at either end of the Beach. These pick up several other pipes running through the park. Generally the turf and planted areas are very well drained and there are no significant areas of ponding in and around hard stand areas.

The Atlantic & Undersea Communications cable were diverted to Bondi in 1917. The cable was originally laid between land-based stations to carry telecommunication signals across stretches of ocean. Now named the Overseas Telecommunications Cable (OTC), it currently runs through Beach Tunnel 1.

Waverley Council provides Wi Fi at Bondi Beach.



Figure 5.6. Hydrology and Services- existing conditions

5.3.5. Sustainability

Waverley Council has introduced solar panels on the Pavilion roof. This provides energy to the Pavilion and for some of the lighting within the Park.

The Bondi Beach Stormwater Harvesting and Reuse Scheme (completed in 2012) collects water throughout the park. The scheme consists of a system of diversion pits, pipelines, a 300,000 litre tank, a bioretention raingarden, bioretention outlet and connection to the stormwater system.

Stormwater is captured on site and the water recycled for toilet flushing and irrigation in the central park area.

Several recycling stations are located along the promenade and throughout the park. In order to prevent litter from entering waterways, the beach rake collects litter along Bondi Beach 5-6 days a week, between 5am and 12.30pm. On an average week the beach rake would collect four cubic metres of litter and stormwater debris.

It has been estimated that the 2050 Sea Level Rise will be 0.4m and 0.9m by 2100 as identified by the Coastal Risks and Hazard Vulnerability Study. Calculations indicate that beach recession could be 20m by 2050 and 45m by 2100. The reduced width will decrease the overall amenity of the Beach. As sand is eroded, there is expected to be an increased risk of stability to seawalls during storms, and over time there will be less sand available to prevent the seawalls from being undermined.

It is anticipated that elevated sea levels will result in elevated erosion rates of the cliff faces. Both the north and south headland cliffs are in the Geological Hazard Zone just outside of the study area.¹

Public electric vehicle charging stations are provided on Queen Elizabeth Drive.

¹ Worley Parsons, The Coastal Risks and Hazard Vulnerability Study, 2011



Figure 5.7 Sustainability- existing conditions

5.3.6. Fauna and flora

Because of the urban environment of the eastern suburbs, the coastal edge, which is maintained by the Coast Walk, provides the greatest opportunity for habitat and biodiversity connectivity.

5.3.6.1. Fish and marine environment

Sydney hosts a diverse range of marine life due to its proximity to the continental shelf, which brings nutrient rich water and a vast array of marine life including several tropical species caught up in the East Australian Current, coming down from the Great Barrier Reef.

5.3.6.2. Flora

There are 2 areas of remnant vegetation along the cliff face at South Bondi, refer to figure 5.9. Regeneration work is supervised in these areas by Council.

Planting in the Park consists of a combination of native and exotic species with large areas of Mirror bush (*Coprosma repens*). *Coprosma* is a coastal weed, and is mainly planted in coastal gardens due to its high salt tolerance. The dense shade cast by this plant suppresses native vegetation.

Native species include: Norfolk Island Pine (*Araucaria heterophylla*), Cook Island Pine (*Araucaria columnaris*), Coast Banksia (*Banksia integrifolia*), Pandanus Palms (*Pandanus sp.*), Casuarina sp., Coastal Rosemary (*Westringia fruticosa*), Kentia Palm or Thatch Palm (*Howea forsteriana*); and Pittosporum sp. Figure 5.9 shows the location of the oldest tree on site, a Norfolk Island Pine planted in the late 1800's. Exotic species include Flax (*Phormium tenax*).

Prior to European settlement and urban development, vegetation would have included spinifex grasslands on the beachfront incipient dune, sedgelands and low coastal heath consisting of small leaved sclerophyll plants.¹













Plant communities include:

- Low coastal heathland - *Westringia fruticosa*, *Banksia imbricata*, and *Lomandra longifolia*.
- Tall heathland and scrub - *Alocasurina distyla*, *banksia ericaefolia*, *Leptospermum laevigatum*, and *Melaleuca nodosa*.
- Woodland or forest dominated by species tolerant of waterlogging such as *Melaleuca quinquenervia* in areas prone to flooding behind Bondi Beach.²

Key issues:

- The potential impact of climate change include: scour on the seawall caused by intense rainfall, and shoreline recession due to sea level rise.
- Some of the existing planting design and species are unsuitable for the coastal environment.
- Not all of the existing structures, furniture and materials are environmentally sustainable.
- Not all maintenance and management practices are environmentally sustainable.
- Information about the environmental value of the Park and Beach are not readily available.
- Lack of shade cover throughout the park.

KEY

-  Casuarina sp.
-  Coast banksia (*Banksia integrifolia*)
-  Coastal rosemary (*Westringia fruticosa*)
-  Cook Island Pine (*Araucaria columnaris*)
-  Date palm (*Phoenix canariensis*)
-  Flax (*Phormium tenax*)
-  Kentia palm (*Howea forsteriana*)
-  Mirror bush (*Coprosma repens*)
-  Norfolk Island Pine (*Araucaria heterophylla*)
-  Pandanus palms (*Pandanus sp.*)
-  Pittosporum sp.
-  Remnant Vegetation

1 Sydney Bush Regeneration Company, The Waverley Flora Study Report, 2010.

2 Mayne-Wilson Heritage Landscape Consultants, Bondi Park and Pavilion Heritage Review, 2012.



Figure 5.8. Fauna and Flora- existing conditions

5.4. Culture and heritage

Bondi has a rich pre and post European settlement history. The Waverley Aboriginal Cultural Heritage Study, 2009 by Dominic Steele Consulting Archaeology, notes that Indigenous use of the area was primarily along the coastline and around creeks and lagoons where there was an abundant source of food. The Beach and Park fall within these categories. It is understood that the Waverley area was occupied by the Gadigal people.¹

The entire area has been heavily impacted by urban development and it is likely that much archaeological material must have been covered over or lost in the process. Steele notes that “additional surviving physical evidence of the previous use of the Waverley area is most likely to be located in the relatively undisturbed areas along the coastal strip (in parks, reserves and other public places), most of which are currently managed by Council.”²

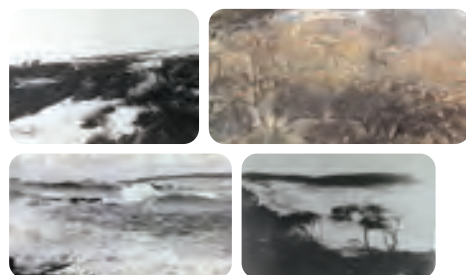
It has been established that Bondi Beach was the location of an open campsite(s) and burial place. Middens and engravings in sandstone shelters and caves have been found on the north and south headland just outside the study area. Stone spear points and cutting tools such as axes were found at the campsite and the stone is believed to have come from the site known as Murriverie, an eroded basalt formation north of Ben Buckler within the Golf Course on the headland. There are no known dates for these activities.

The adjacent timeline maps significant post settlement events in chronological order.

1 Dominic Steele Consulting Archeology, Waverley Aboriginal Cultural Heritage Study, 2009.

2 Dominic Steele Consulting Archaeology, Waverley Aboriginal Cultural Heritage Study, Library- Local Studies, 2009. p63

5.4.1. History timeline



1788 Indigenous Occupation

20,000 or more years ago Indigenous people lived in the Waverley area.

This area was populated by the Gadigal People. ‘Bondi Point’ cutting tools were found within the Bondi area, these artefacts were first made in Australia 4500 years ago.

Indigenous rock carvings have been located within the Bondi area including the Bondi Golf Course, Ben Buckler Reserve and along the Coast Walk at Mackenzie’s Point. The specific age of these carvings is not known but are thought to date back 2000 years.

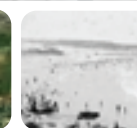
Indigenous midden sites containing shellfish debris, stone working implements and stone artefacts have been located at the dune edge of Bondi Beach.

Rock shelters, which were used as living quarters, have been found around the harbour and coastline along with a travel path from Port Jackson to Bondi Bay.

1788 Beginning of colonial settlement in Australia.

1810 Land grant of 200 acres, which included Bondi Beach and Park, given to William Roberts. The area remained as privately owned land for the next four decades. Prior to 1902 swimming in the ocean was banned due to ‘morality concerns’.

1800



1850

1851 200 acre grant transferred to Roberts’ daughter Georgina and son-in-law Francis O’Brien, who planned to sub-divide the land in 1852

1855 Crown reserved 100m strip above high water mark along the beach for public use.

1855 O’Brien permitted the general public to use the land, and subsequently the area became a popular picnic ground.

1877 O’Brien closed the area due to rowdy behaviour.

1881 Government surveyed an area of the Beach for public recreation.

1882 State Government resumed 25+ acres and dedicated the land as public reserve.

1885 Waverley Council made trustee of Bondi Park.

1887 Bondi Baths opened to swimmers.

1889 Beach reserve increased to 28+ acres.

1895 A dressing shed complex was present at the northern end of the Beach, adjacent to the current Biddigal reserve.



1900

- 1902** The first regular tram service from Circular Quay to Bondi Beach. Ban on swimming in the ocean repealed.
- 1906** Bondi Surf Bathers' Life Saving Club established.
- 1907** Bondi Surf and Social Club founded at the northern end of the Beach.
- 1911** Construction of the sea wall and promenade begins. Bondi Surf and Social Club changed its name to North Bondi Surf Life Saving Club.
- 1914** Beginning of the First World War.
- 1918** End of the First World War.
- 1920** Completion of the north end of the sea wall. Construction of the sandstone retaining walls, path and steps down the parks southern slope.
- 1929** Official opening of the Pavilion and Park improvements.
- 1933** Numerous timber picnic shelters and tables were provided throughout the park, as well as a children's playground.
- 1934** Erection of the present Bondi Surf Bathers' Life Saving Club beside Pavilion.
- 1939** Beginning of the Second World War.
- 1942** Bondi Beach was fortified with anti tank landing traps and barbed wire fences in response to the danger of Japanese invasion.
- 1945** End of the Second World War.

1954 Queen Elizabeth attended a 'Royal Command Surf Carnival' at the Beach after which the Marine Drive was renamed in dedication of her visit.

1963 Children's swimming pool completed at North Bondi.

1964 Turkish Baths inside the Pavilion are closed and converted into a gymnasium, run by Bondi Boys Club.

1977 The Pavilion became the centrepiece of Waverley Council's Community Cultural Program. Continued refurbishment led to its nomination for listing by National Trust in the same year.

1978 Bondi Pavilion revamped as Waverley Community Centre and officially opened by Premier Neville Wran.

1979 Bondi Park nominated for Register of National Estate.

1980s Pavilion forecourt area reconstructed

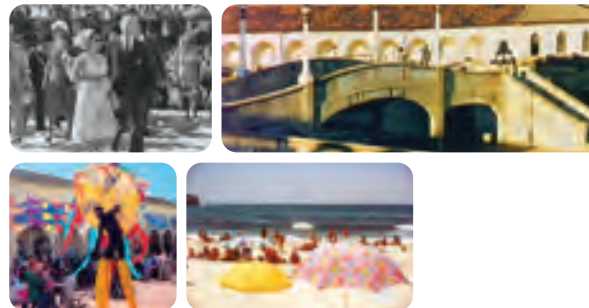
1985 Southern toilet block completed

1985 Ceramic murals installed in Pavilion foyer

1992-6 Sea walls stabilized, paths repaired, trees planted

1995 Bondi Park and Pavilion Plan of Management adopted.

1950



2000

- 2000** Olympic Games Beach Volley Ball hosted.
- 2000** Major building additions to Bondi Pavilion including the High Tide Room and the Music Room and Studios.
- 2003** Bondi Skate Park opened.
- 2007** Improvements to paths, plantings, new children's playground and BBQ area near B.S.B.L.S.C building.
- 2008** Bondi Beach Cultural Landscape placed on National Heritage List and State Heritage Register.
- 2011** Upgrade to North Bondi Children's Playground (in Biddigal Reserve).
- 2012** Bondi Beach Stormwater Harvesting and Reuse Scheme completed.
- 2012** Construction of the new North Bondi Surf Life Saving Clubhouse.
- 2014** Upgrade of the Bondi Fitness Station.
- 2014** Upgrade of the South Bondi Toilets.
- 2014** Adoption of Plan of Management
- 2016** Improvements to North Bondi amenities block.
- 2016** Works undertaken to tunnels 3 and 4
- 2016** Removal of picnic shelters south of Pavilion and new picnic shelters installed.
- 2019** Plans to upgrade Bondi Pavilion approved.
- 2019** North Bondi stormwater outlet renewed.
- 2019** North Bondi Children's Pool and access ramp upgraded.
- Building works on Bondi Pavilion started.
- Bondi Playground and fitness station refurbished.

5.4.2. Statement of heritage significance

“Bondi Beach, Park and Pavilion, surf life saving clubs and many contributory elements combine to form a remarkable cultural landscape of State and National significance. Bondi typifies better than any other site the Australian beach going experience. It is also significant as the first site of an Australian surf bathers life saving club and beneficiary of the largest beach improvement scheme to be carried out in the inter-war years. The place also demonstrates the local Council’s response to the rapid increase in popularity of beach-going once restrictions on surf bathing were eased in the early 20th century.

The Pavilion has considerable aesthetic appeal and landmark qualities, and together with all its associated facilities such as the promenade and car parking, with virtually direct access from visitors’ cars to the Beach, have made it a place of high social significance and a symbol of Australia’s popular beach culture. The retention of the Bondi Surf Bathers’ Life Saving Club building adjacent to it has reinforced that significance. Although the Pavilion and its uses have been modified internally over time (it became the Waverley Cultural Centre in 1975) its relationship to the promenade and Beach has remained intact.

The site has also retained its connection with Campbell Parade, especially via two pedestrian concrete overpass bridges with period standard lamps, together with several pathways in their original 1928 locations. Although there have been numerous modifications over the decades, this complex place retains its essential integrity to the 1928 beach improvement design.

5.4.2.1. Bondi Pavilion





The Clive Lucas Stapleton & Partners Conservation Analysis summed up the Pavilion’s cultural significance in 1997 as follows:

- In its original function and location at Bondi Beach, the Pavilion has come to represent at a national level, the culture of beach bathing which has dominated the past and present popular image of the Australian outdoors lifestyle. In this context it is an icon regularly used in works of art and promotional material.
- It is representative of a 1920s Mediterranean/Georgian Revival architectural style and town planning, which in a beach front setting on the scale at Bondi is now unique in Sydney. It was the largest and most resolved example of a beach pavilion in Sydney when it was constructed, and continues to be so to this day.”¹

1 Mayne-Wilson Heritage Landscape Consultants. Bondi Park and Pavilion Heritage Review, 2012. p66

KEY

LEVEL OF HERITAGE SIGNIFICANCE

-  Exceptional
-  High
-  Moderate to High
-  Area of known or possible Aboriginal historical association

NOTE:

There is evidence of Aboriginal camps at one or more locations within the study area. Bondi Park, Beach and Pavilion has heritage significance at local, state and national level.

Key issues

- The nationally significant cultural landscape of Bondi, encompassing the Park, Pavilion and Beach, should be carefully conserved and enhanced. Proposed uses and changes should seek to preserve the heritage values of the place.
- An understanding of the historic landscape design of the park area should be reinforced in new landscape works.
- The Bondi Pavilion should retain its historic importance as the dominant built element in the landscape.
- The iconic status of the Bondi Pavilion needs to

be recognised through removal of unsympathetic works where possible, reinstatement of original features if appropriate, and a striving for excellence in design for new works.

- The heritage fabric of Bondi Pavilion has been compromised by unsympathetic building additions and inadequate maintenance. Conservation works are underway and due to be complete in 2021.
- To date, the heritage values of Bondi have not always been considered in the planning and construction of new work.



Figure 5.9 Celebrating the History and Culture- existing conditions

5.5. Design and setting

Bondi Park, Beach and Pavilion are well known and loved for good reason. The crescent shaped site forms a natural amphitheatre around the main attraction, the Beach, and is bound by dense built form and sandstone headlands to the north and south. This setting is distinctly unique and the remarkable history adds to the character and cultural significance of the place.

5.5.1. The setting

Extending along the entire length of the park, Campbell Parade provides the backdrop to the site. Built form along Campbell Parade is an eclectic blend of architectural styles with a mix of uses including residential, commercial, retail and education. The Bondi Town Centre, plays an important role in the life of the Park, Beach and Pavilion and vice versa.

5.5.2. Topography

The topography has a considerable impact on the character and use of the park. Gradients vary from steep to gently undulating slopes which help to funnel attention down to beach and to ocean views.

5.5.3. Views

On arrival, grand ocean views are revealed from several points down adjoining streets and from Campbell Parade. Additionally, there are numerous vantage points within the park: the south toilet block, upper Biddigal Park, the Pavilion, Bondi Surf Bathers' Life Saving Club and from the new North Bondi Surf Life Saving Club. Generally, views are dominated by cars parked along Queen Elizabeth Drive and Park Drive, particularly when looking from the Beach to the park.

5.5.4. Park design

The current layout is largely in keeping with the 1925-29 Improvement Plan designed by Robertson and Marks. The Park has been designed in the 'picturesque' landscape style of the late 18th and early 19th centuries. The style, is essentially a naturalistic landscape.

5.5.5. Planting design

The current planting design features clusters of mixed native and exotic species, large single specimen trees and some row planting. Trees are generally evergreen and help to provide shade and windbreaks all year round.

5.5.6. Built form

The Pavilion is an important landmark building both historically and culturally. It currently functions as a cultural and community centre and a location for Council offices and commercial tenancies. In its central location, the building is perceived as the heart of the site.

Built in 1934, the Bondi Surf Bathers' Life Saving Club is an iconic building in keeping with the architectural style of the Pavilion and has been well maintained.

The new North Bondi Surf Life Saving Club, designed by Durbach Block Architects, is a contemporary design.

The southern toilet block is a noteworthy building built in 1984. It was designed by Ian Stapleton to match the Pavilion. The northern toilet block was designed to match the architectural style of the now demolished North Bondi Surf Life Saving Club.

Dotted throughout Bondi Park and Biddigal Reserve are a number of timber picnic shelters. These were built in the mid 1980s and do not have heritage significance. Although very run down, add to the character of the place.

Part of the 1923-29 Improvement Plan, the two pedestrian overpass bridges with stairs and period lamps, link Campbell Parade with the Park and beach. The bridges are simple concrete structures, made up of 3 arches with supporting columns, across the Park Drive roadway. They are built in the same period and style is the 1.2m high perimeter wall between Campbell Parade and Park Drive.

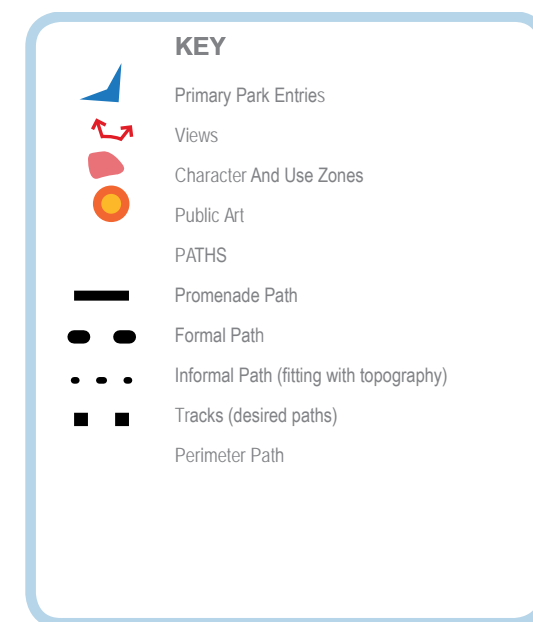




Figure 5.10 Design and setting- existing conditions

5.5.7. Public art

Bondi Park, Beach and Pavilion have a strong association with public art. In 1980 artists Rodney Monk, David Humphries, Wayne Hutchings and Kristine Ammitzboll were commissioned to paint the 'Bondi the Beautiful' mural on the walls of the Pavilion which went on to become famous in the public art arena. While the mural was subsequently removed due to wear and tear, it highlighted the community's desire to make public art a part of the place.

In the 1980s Lloyd Kelemen and Justin Robson created the Indigenous floor mosaic in the Pavilion. Lloyd Kelemen's mosaics feature in the Biddigal Reserve Playground, North Bondi Children's Pool, Bondi Pavilion and on Campbell Parade.

The promenade seawall is a Council managed public art space with temporary works by local, national and international artists. The artworks are mostly Street Art style and have special meaning for many members of the general public.

The Skate Park Mural is an important public art piece that was commissioned by Council.

The Bondi to Tamarama Coast Walk is annually transformed into a 2km long temporary sculpture park featuring over 100 sculptures by artists from Australia and across the world. Sculpture by the Sea is one of the world's largest free public events.

5.5.8. Urban furnishing

The Park features an assortment of urban furnishings dating from the early 1900s to the present including: seating, rubbish bins, bollards, dog waste bag dispensers, bubblers, showers, barbecues, bicycle racks and lighting. There are no urban furnishings on the Beach.

5.5.9. Materials and finishes

The primary paving material throughout the Park is concrete with various finishes, such as washed aggregate, broom finish, trowel finish and so on with various edge treatments including granite and glazed clay bricks. The promenade pavement features a mix of finishes. In front of the Pavilion coloured pavers have been used in a distinctive banding pattern to match the paving in the Pavilion forecourt. This pavement treatment was completed as part of the 1987 improvement works and has been repeated at the northern end of the promenade.

Wall finishes include sandstone block, brick, concrete and some koppers log retaining walls in Biddigal Park. Other materials include polished stainless steel, painted galvanised steel, painted and unpainted timber. These materials are generally durable and in keeping with the coastal character.

5.5.10. Wayfinding and interpretative signage

Waverley Council has recently installed wayfinding signs featuring visitor maps and information located at key points throughout the park. The signs are high quality and informative. There is currently no interpretative signage.

Key issues

- Bondi Park lacks a unified landscape character, often areas of planting and plant selection are inconsistently placed.
- The design of arrival points into the Park and Pavilion lack definition and distinction.
- The rich history and cultural significance of the place is not being communicated through interpretative signage.
- Variety of styles of urban furnishings, materials and finishes presents an unplanned and ad hoc image.

5.6. Management and maintenance of facilities

Bondi Park, Beach and Pavilion is cared for and managed by Waverley Council. The high level of use of the Park, Beach and Pavilion by a large number of local users, visitors and tourists requires careful management and intensive maintenance of infrastructure and resources.

Details of the on-site facilities and their use is documented in the preceding chapter. This section of the report details the services which Council provides in managing and maintaining the site to ensure the place is well kept and safe.

Services for the management and maintenance of the site involves several Council divisions. The service areas can be defined as outlined below:

- **Activities and events:** Council directly manages the Pavilion's arts and cultural programs, some events, the art gallery, music program and studio, and children's programs. Visitor management is a key aspect and includes way finding, guides and visitor safety.
In addition a range of large and small activities, promotions and events occur on the beach and in the park and these are often provided by external organisations. These need to be managed and communicated to ensure this large area is maintained, well regulated and safe and continues to look good. Events are approved and managed in line with Council's Events Policy.
- **Bondi Pavilion:** The Bondi Pavilion has offices for Council staff who manage the park, pavilion and beach. The Pavilion has available rooms for hire, for use by the general public including commercial organisations, these spaces are made available under Council's casual/function hire agreement. Council is responsible for: managing; servicing, including loading zones and building maintenance and upgrades.

- **Waste services:** Council is responsible for cleaning the facilities and amenities throughout Bondi Park. The Children's Wading Pool at North Bondi is drained and cleaned on a weekly basis.
Garbage is collected from the Beach, Pavilion and Park twice daily in summer and daily in winter. Garbage collection points are located along Queen Elizabeth Drive and at the rear of the Pavilion and at Biddigal Reserve.

- **Lifeguards:** Waverley Council currently employs professional lifeguards to protect visitors to Bondi Beach. These professional lifeguards wear blue uniforms and work 365 days a year.
The lifeguards are responsible for the Beach, bay and coastal areas putting out the flags and rescue equipment, patrolling designated public surf bathing and surf craft areas as well as closely monitoring dangerous swimming areas. When necessary they perform rescues and resuscitations.

In addition they provide information on surf and beach conditions to the public and give beach and water safety talks to schools and community groups.

- **Park maintenance:** Council oversee all of the maintenance requirements of the Park and Beach. The Parks Works Yard is located behind the Bondi Surf Bathers' Life Saving Club and houses the equipment, supplies and staff room used by the parks staff. The area is fenced and contains temporary buildings. Council is generally responsible for maintaining assets such as paving, roads, fences and handrails and cleaning the beach.
- **Parking:** Parking is managed by Council.
- **Planning and design:** Planning and design for the park is generally carried out by Council, with some input from external consultants.

KEY













-  Toilets (including accessible toilet)
-  Picnic shelter
-  Shower
-  Dogs on lead
-  Dogs prohibited
-  Coach bus parking
-  Parking
-  Loading zone
-  Works yard
-  Works stockpile area
-  Rubbish bin collection area
-  Commercial permit training areas



Figure 5.11 Facilities, Management and Maintenance- existing conditions

- **Environmental services:** Council are responsible for identifying and implementing energy and water savings and renewable opportunities within the Park and Pavilion; identifying ways to reduce waste to landfill, encouraging visitors to use sustainable transport options, educating the community on the environmental significance of the area and ensuring we are well prepared for the future impacts of climate change.
- **Leases licences and hire:** Various licenses exist within the park to deliver services and products including those for mobile vendors and fitness trainers. Commercial tenancies occur in the Pavilion to deliver retail and cafe outlets. Parts of the park may be utilised for promotions, or charitable events while sections of the beach can be used for events. These activities are restricted and require careful management by Council.
- **Safety:** In summer large crowds can bring some safety risks. The 'My Bondi Safe Summer Campaign' is run annually to ensure everyone can enjoy themselves in a safe environment.
- **Regulations:** Council Park Rangers patrol Bondi Beach and Park daily enforcing regulations to promote safety and equitable access for visitors. The following regulations are enforced in the park:
 - i. No consumption of alcohol
 - ii. No camping or staying overnight
 - iii. No dogs within 10 metres of the playground, BBQs, cafes and pools. Dogs permitted on-leash in the Park on the Coast Walk and promenade.
 - iv. No organised ball games, without council approval.
 - v. No commercial activities, without Council approval
 - vi. No bikes, skateboards or roller blades
 - vii. No kites or kite activities except during Council

approved events

viii. No portable barbecues or open fires

The following regulations are enforced on the beach:

- i. No dogs, assistance dogs permitted in all areas at all times
- ii. No Smoking
- iii. No kite or kite activities except during Council approved events
- iv. No commercial activities without Council approval
- v. No alcohol
- vi. No glass
- vii. No carrying of hand spears or spear guns
- viii. No taking, gathering or collecting seashore animals or shells. Bondi to Tamarama forms an Intertidal Protected Area

Key issues

- Complex management structure for the Park and Pavilion.
- Insufficient facilities, particularly toilets, which are in some cases rundown.
- Significant maintenance required for high use buildings.
- The Pavilion spaces could be better planned and designed to suit the community's needs.
- High usage adds to the impact and wear and tear on the park and its facilities.
- Events, programs and activities in the Pavilion need to meet the needs of a range of users.
- Areas designated for bin collection are not designed into the park.
- Compliance and regulations for various policies including dogs, alcohol and commercial training; require significant resourcing to ensure enforcement.



Objectives

6

“I drift down there some mornings and walk around near the southern headland. I look out across the glittering expansive water, surfers dipping, dripping, gliding like gulls against an unreal diamanté backdrop and the great swoop sloping white, off yellow sand and shallow water emerging from pale green to aqua marine to deep blue as it deepens.”

Author Phillip Drew.

6. Objectives

Bondi leaves a profound and lasting impression on everyone who visits. This is a place where the built environment meets the natural environment. The raw, natural beauty of the crescent-shaped beach is perfectly framed between dramatic headlands and towering cliffs. This is how Australians for generations have identified themselves and how the rest of the world sees us - easygoing people relaxing amidst natural beauty.

At Bondi, layers of history coexist in harmony with the contemporary. The Park, the Beach and the Pavilion are synonymous with Bondi and are preserved and cherished, as are the 1920s promenade and pedestrian bridges. Together with the modern day murals, the skate park, and playground alive with activity, they provide a place for fun, inspiration and respite.

Families and friends picnic on the grass shaded by trees, and others find a quiet place to read a book, reflect or write. Friends meet, enjoy a drink and a meal or see a performance within the setting of a 1920s heritage building. Amongst it all, it's a place for locals to enjoy, exercise and relax, against the stunning backdrop that is their backyard.

Bondi showcases the legacy of our beach culture, artistic and creative talent and our diverse community.

It is the Bondi that people have always known and loved. It is clean, spacious and green. Everyone is proud of this beautiful place, Bondi.

6.1. Bondi Pavilion purpose statement

Located in a unique setting, Bondi Pavilion overlooks spectacular Bondi Beach and is a much loved, heritage building. It has an important purpose:

- As a landmark building, contributing to the unique heritage character of Bondi;
- As the centre of community life, accommodating a vibrant mix of cultural, community and commercial uses; and
- Providing a grand entrance from the street to Bondi Beach.

This purpose should be achieved by making sure the Pavilion is sensitively looked after and well used. As the centrepiece it should be:

- Attractive and inviting with welcoming entrances front and rear, good internal signage and tourism information that is accessible.
- A lively, active hub with beautiful courtyards for shade and shelter, spaces for performances, a well designed and engaging foyer with activities throughout that entertain.
- Delivering a vibrant cultural and community life including interesting theatre, cultural happenings, great cafes and appropriately located programs.
- Well maintained, clean and functional with improved spaces for hire and good amenities to service people visiting the building, Park or Beach.
- Environmentally efficient, as much as possible.
- Financially sustainable so that it can meet community expectations, providing a good balance of community and commercial activities.



Performance targets

7

7. Performance targets

These performance targets will guide the future development and management of Bondi Park, Beach and Pavilion to achieve the objectives for the site. The performance targets have been tested and respond to the site analysis, consultation feedback and best practice principles outlined throughout this report. For ease of reference and consistency, the performance targets are focused under the same themed headings as previous chapters.

7.1. Getting to and around the park

- Ensure that vehicle parking within Bondi Park and coach parking along Campbell Parade is equitable, accessible and easy to use and is well integrated into the Park setting.
- Ensure traffic movement is well managed and ensures the safety of pedestrians and cyclists.
- Support improvements in public transport efficiency, reliability and accessibility.
- Provide an adequate number of universally accessible car parks and drop off areas throughout the Park in convenient locations to cater for visitors and residents arriving at the Park by car or bus.
- Provide a clearly defined and obstacle free circulation network of continuous accessible pathways throughout the Park that link to parking, unique park features and facilities that benefits all users and creates a sense of convenience, safety and inclusion.
- Provide a circulation network through the Park that links activities, responds to the natural environment (views, slope, shade etc), is safe and equitable.
- Provide a number of universally accessible beach access points across the Beach with a choice of stairways or ramps.
- Provide a network of facilities throughout the Park that are convenient, comfortable and durable.
- Provide an adequate proportion and dispersion of accessible facilities linked to accessible pathways.
- Provide consistent and effective on and off-site information to the broadest group possible including people with a wide range of sensory abilities, intellectual abilities, literacy levels and languages.

7.2. Playing and relaxing

- Provide adaptable and flexible spaces to accommodate a variety of interest groups and uses.
- Provide high quality amenities and facilities (such as toilets, carer facilities, barbecues and picnic shelters) that meet the needs of the community.
- Provide a range of recreational facilities which suit the needs of Bondi's diverse local community and meets its responsibilities as a national, state and local icon.
- Balance public with commercial interests.
- Prioritise activities which are intrinsic to the place and its cultural values or which draw value from being in a beachside location.

7.3. Enhancing the environment

- Enhance the natural heritage of the site such as vegetation, land form and hydrology.
- Monitor and adapt to the effects of climate change.
- Promote environmentally sustainable practices in the management and maintenance of the place.
- Consider whole of life cycle cost in the selection of materials and construction techniques.
- Educate the community about the value of the sites unique environment.
- Allow events with approval of the Reserve Trust Manager

7.4. Culture and heritage

- Interpret and tell the story of the place.
- Strengthen and express the cultural values of the place through community and arts activities.
- Ensure the cultural landscape is expressed in the design and management of the site.
- Conserve and maintain the heritage fabric of the Park and Pavilion.

7.5. Design and setting

- Ensure the landscape and architectural character and design reflect best practice and excellence in design.
- Provide a memorable experience for all users by celebrating the sites unique character and scenic qualities.
- Ensure materials and finishes are high quality, robust and designed to benefit the setting.
- Reinforce the sense of arrival to the site.

7.6. Management and maintenance of facilities

- Ensure a clear and effective management structure for the Park, Beach and Pavilion.
- Review management of finances and resources to improve operational effectiveness.
- Ensure that the Park, Beach and Pavilion environment are safe for users at all times.
- Ensure facilities are well maintained and appropriately serviced.
- Promote programs, activities and events in the Park, Beach and Pavilion to a greater range of people.
- Review on site regulations and program an enforcement schedule.



Master Plan

8

MASTER PLAN



Figure 8.1 The Master Plan

8. Master Plan

The Master Plan on the opposite page illustrates how the values developed from community consultation, may be realised over the next 10 years. Where specific proposals may turn out to be impractical due to changing circumstances, reference would be made to the values in formulating amendments to the Master Plan.

8.1. Staging

The implementation of the proposed Master Plan will take over a decade to complete. The process in which proposed works occur will depend on the demand for facilities and availability of funding. Consequently many of the building works will require staging.

Staging works within the Master Plan will also ensure the building leasing and life spans can be effectively renewed once leases and licences come to an end and facilities become available to accommodate new user groups.

It should be noted that when opportunities arise for grant programs or partnership which can be facilitated by the Plan of Management and Master Plan, flexibility around timing of works is possible.

8.1.1. Key ideas

The values identified in the plan and from consultation with the community have guided the development of the 6 key ideas of the master plan design. The following pages explain the master plan design through these 6 key ideas. They are accompanied by illustrations depicting key views and sections to demonstrate how some of the design intention may be resolved.

8.1.2. Car parking and traffic

In the Master Plan, a trial is conducted of Queen Elizabeth Drive remaining open for car parking, but the area in front of the Bondi Pavilion is pedestrianised. A more efficient parking system would be created by providing two way travel on each side of the Pavilion with 90° metered parking. Accessible car parks and drop off areas would be located closest to the Pavilion. Vehicle access to the Pavilion forecourt would be retained for emergency vehicles and special events.

8.1.3. Parks yard and access

In the Master Plan, Council's Parks Yard remains in the current location at the back of the Surf Club, and is upgraded to accommodate the beach rake and improved staff amenities. The building provides a small footprint, limited approximately to that of the present Parks Yard. The building will be scaled to site within the height of the eaves of the adjoining Bondi Surf Bathing Life Saving Club.

Servicing the Pavilion would occur via a new delivery and unloading zone at the rear of the Bondi Surf Bathing Life Saving Club. Access from the unloading zone for vehicles would be from the northern car park access from Campbell Parade to Park Drive. This enables service vehicles and parking to be removed from the rear of the Pavilion. Deliveries from the new loading area to the Pavilion would be through an opening into the north-east corner of the courtyard.

KEY IDEA 1



Figure 8.2 Reinforce Bondi's unique character

8.2. Reinforce Bondi's unique character

The community gave strong feedback throughout the consultation process regarding the high value placed on the elements that make up the unique character of the place. Bondi's natural setting, spectacular views and heritage items all contribute to the distinctive Bondi character that both locals and visitors readily identify with today.

The Master Plan recognises this character and seeks to build on the very elements which make this place so special.

The plan proposes to retain and reinforce the sweeping views of the Beach, and reinstate the Bondi Pavilion as a gateway to the Beach. The southern toilet block will be retained, along with the concrete pedestrian bridges and perimeter wall along Campbell Parade. The Street Art Mural wall along the seawall and the various mosaic tile murals and sculptures throughout the Pavilion and Park, are important features that will be retained. At a smaller scale,

it is proposed to reuse the traditional materials and finishes such as the brickwork, sandstone and plant species that currently make up the fabric of the place.

The retention of these elements and reinterpretation of the materials and finishes forms a strong foundation underlying the master plan and ensures that it appropriately reflects the character of Bondi.

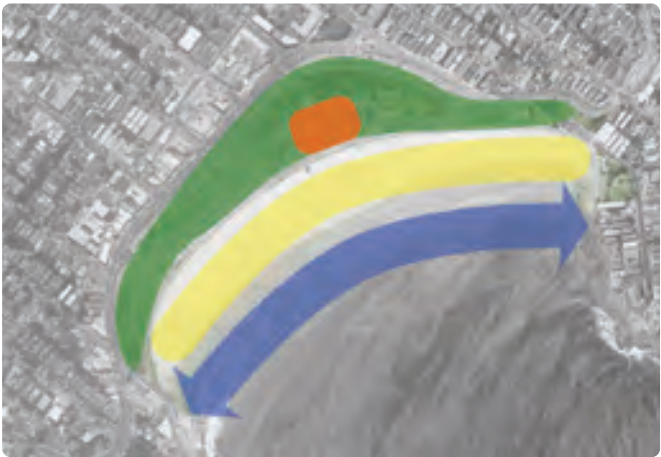


Figure 8.3 Key Idea 1



Diagonal heringbone brick paving pattern



Mosaic by Lloyd Kellerman and Justin Robson



Boundary wall along Campbell Parade



Banksia and Casuarina trees



Corinthian columns around the Pavilion



Colonnade and screen blocks



Coast Walk timber railing



Exposed concrete aggregate



Mural wall



Paving pattern



Norfolk Island Pine



Sandstone retaining wall

KEY IDEA

2



Figure 8.4 Restore the connection from street to sand



Figure 8.5 View of Bondi from the south

8.3. Restore the connection from street to sand

This key idea recognises the importance of a well connected, safe and accessible pedestrian circulation network. The master plan proposes to return to the clarity of the path system that was set out in the 1920s Improvement Plan, building upon it to develop a network that will meet the needs and expectations of Park users today.

Entries, paths, stairs and ramps would be realigned with the surrounding street pattern so that they are clear and direct. This would strengthen the sense of arrival and significantly improve wayfinding throughout the site.

The principle of Universal Access was an important consideration for the master plan, with many existing paths require regrading, realignment and widening. Accessible ramps between the Park and promenade and between the promenade and Beach are proposed. A new ramp into Wally Weekes Tidal Pool will enable wheelchair access into the pool at high tide.

To the south on Notts Avenue, the overall roadway cannot accommodate a widened footpath as it needs to retain parking for residents and visitors. The master plan proposes investigating the possibility of a 10km/hr pedestrian/traffic shared zone along the extent of Notts Avenue that would promote safer pedestrian travel in this area. To the north, the path along Ramsgate Avenue adjacent to Biddigal Reserve would be redesigned to allow for safer travel for pedestrians.

A new link to the Coast Walk is suggested via a boardwalk along the cliff face connecting to the existing Bondi Icebergs Club link. As this path is not as steep as the existing connection it provides a safer and more direct and accessible option.

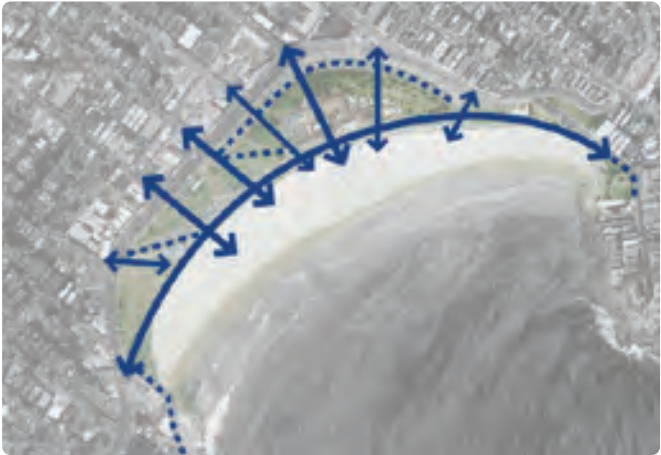


Figure 8.7 Key Idea 2



Figure 8.6 Concept section from Campbell Parade/Roscoe Street to the beach.

Location of Section



Location of Section

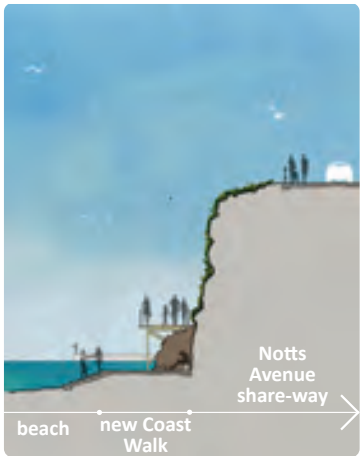


Figure 8.8 Concept section through new boardwalk linking the Coast Walk

3



Figure 8.9 Restore the Pavilion as gateway to the Beach

8.4. Restore the Pavilion as a gateway to the beach

Bondi Pavilion is a beautiful, iconic building dating to 1928. This key idea responds to the community view that although the Pavilion is much loved, it needs to be better used and more carefully looked after.

The Master Plan proposes to restore Bondi Pavilion as a grand entrance and pedestrian thoroughfare to the Beach. This involves works to the rear of the Pavilion and courtyard, including: relocating the car parking and rubbish storage area; opening the roller shutter and stage, relocating the amphitheatre seating for continued use by FlickerFest; and opening up some walls; to achieve a physical and visual connection from Campbell Parade through to the Beach. Improving this area will help bring patronage to the Pavilion through increased safety and access. Relocating public transport stops along Campbell Parade and new signage would also support restoring the Pavilion as the main entrance.

Bringing people through the Pavilion will help connect the community with the place and consequently invigorate the building.

In addition the Pavilion's courtyards and internal spaces and uses would be reviewed to ensure that the community is getting the most value from this important asset. The courtyards would be beautified.

Toilets and amenities would be reviewed, re-designed and upgraded within the building. The Pavilion would be serviced via an opening in the north-east corner of the courtyard connecting to the new loading zone to the rear of the Bondi Surf Bathers' Life Saving Club. The paving, lighting and landscape would also be upgraded.



Figure 8.12 Key Idea 3



Location of Section

Figure 8.11. Concept section through the Pavilion showing the 'opening up' of the building

KEY IDEA

4



Figure 8.13 Create new facilities and shade



Figure 8.14 View of the new shade shelter, associated facilities and kiosk within the existing wall and QED structure

8.5. Create new facilities and shade

This key idea recognises the need to create new facilities and shade without compromising the current visual amenity. The community overwhelmingly supported increasing facilities, particularly bathroom amenities, and shaded areas.

Bondi Park is a complex site with many level and gradient changes. These changes offer opportunities to build facilities into the slope such as: bike storage, shaded seating and bin store areas, toilets, kiosks, showers and beach wheelchair storage.

There are two locations on the site which could accommodate facilities in such a way. The first being underneath the pedestrianised Queen Elizabeth Drive, facing out to the existing promenade. At the south end, the seawall adjacent to the Skate Park has a 4m level change between the promenade and Queen Elizabeth Drive to accommodate toilets, a kiosk, seating areas etc. These seating areas will provide a sheltered space to watch the ocean and beach. Further north along the promenade where there is less level change, a seating edge and discrete areas for bin storage and bike racks can be provided which are out of sight. The second location is within the retaining wall at Biddigal

Reserve which has a 3.5m level change with an opportunity to accommodate toilets and storage areas.

This strategy will eliminate the need for new buildings in the parkland, reduce the clutter and reinforce the strong curve line of the promenade and Queen Elizabeth Drive behind the Beach.

The Master Plan proposes for the Pavilion courtyards to be upgraded, providing areas for shade and respite. Additional toilet facilities will be incorporated into the Parks Yard building at the rear of the Bondi Surf Bathers’ Life Saving Club. These facilities would be well located to benefit playground users.

In addition, it is planned that the existing toilet facilities to the south, north and in the Pavilion will be upgraded (southern toilets completed in 2014).

When the new toilets are in place within the promenade structure, the South Bondi toilet block can be considered for use as a kiosk or shelter for users of the Coast Walk, or to remain as toilets.

New picnic shelters and additional tree planting are also proposed. Refer also to key idea 5.



Figure 8.17 Key Idea 4

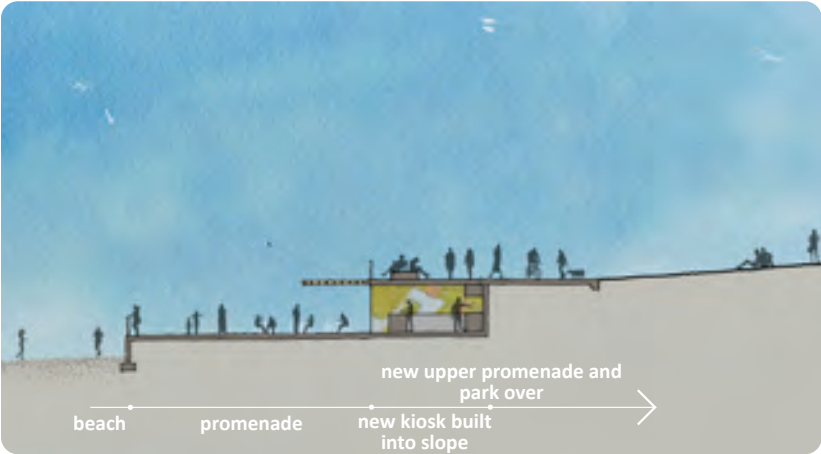
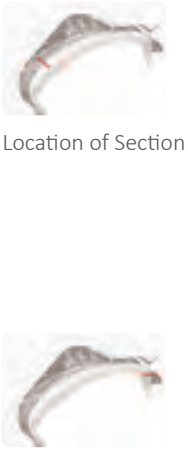


Figure 8.15 Concept section through promenade showing new Kiosk



Location of Section



Figure 8.16 Concept section through Biddigal Park showing new toilets and garbage store area recessed into the slope



Figure 8.18 Provide places for play and respite



Figure 8.19 View of the upgraded playground and new shade tree planting in the park

8.6. Provide places for play and respite

Council has received much feedback regarding the desire to expand and upgrade recreation facilities. In addition, trees and shade were frequently mentioned when the community were asked what was important about the site. This key idea identifies the need to improve opportunities for play and recreation with complementary respite areas.

8.6.1. Recreation

The Master Plan suggests that the current recreation facilities are well suited but need to be upgraded and expanded.

This includes:

- extending the skate park to incorporate a learners area;
- upgrading the Bondi and Biddigal playgrounds to accommodate a greater age range and to introduce new play experiences;
- replacing and expanding the fitness station (completed 2014 and refurbished in 2020); and
- upgrading barbecue and picnic areas (picnic areas upgraded from 2017 to 2019).

In addition, the Master Plan proposes to introduce a designated non-commercial ball playing area on the Beach which could accommodate up to three volleyball courts for non-commercial use.

8.6.2. Respite

Areas of respite, provided through shelter and shade, are complementary to improving active and passive recreation in the Park and importantly, minimise exposure to ultraviolet rays.

To achieve this a variety of shade options are suggested in the Master Plan through new tree planting, new picnic shelters and within the promenade structure.

As the site is extremely exposed to harsh coastal conditions, tree planting is placed in areas which are more sheltered, at the back of the Pavilion and closer to Campbell Parade. Planting in these locations reinforces the topography and sweep of the Beach and promenade. Importantly planting in these locations maintains clear views to the Beach or arrival and entrance to the Park from Campbell Parade and Notts Avenue.

The Pavilion courtyards provide excellent areas of respite that would be improved with supplementary shade.

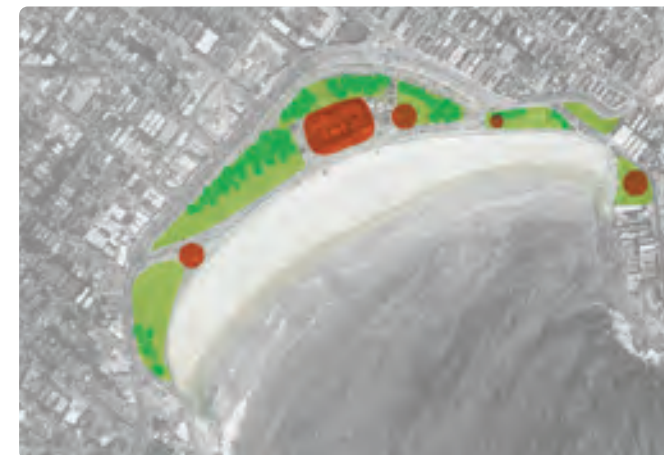


Figure 8.20 Key Idea 5

KEY IDEA

6



Figure 8.21 Respect Bondi's heritage



Figure 8.22 View of the front of Bondi Pavilion

8.7. Respect Bondi's heritage

This key idea recognises that Bondi has national, state and local heritage significance.

The Master Plan reinforces the need to respect the culturally significant items on the site and to reinforce and celebrate them through site interpretation, careful maintenance, and cultural programs and activities.

In addition and in association with Bondi's surf life saving history, the place has other historically significant elements, the beach improvement scheme of the inter war years and the Bondi Pavilion history.

The history of use by Indigenous people in this place deserves special mention and requires careful protection, investigation and research and interpretation where required.

The Master Plan acknowledges community desire to hear the 'whole story of the place' and proposes to develop comprehensive site interpretation.

Furthermore, the Plan of Management spells out the need for careful attention to the various requests which are proposed through statutory planning requirements and State and National Legislation

The landform of the headlands would be retained and where possible the original geometry of the paths. The three remaining Norfolk Island Pine trees from the original plantings would be retained and reinforced with additional trees. The Bondi Pavilion would be opened up and reinstated as the gateway to the Beach.

The Bondi Surf Bathers' Life Saving Club and the south toilet building would also be retained. Other significant elements to be retained include: overall green fabric of the park, promenade, seawall, stair, sandstone retaining walls and the pedestrian bridges and perimeter wall along Campbell Parade.



Figure 8.23 Key Idea 6



Action Plan

9

9. Action Plan

Overview

The Action Plan is the working part of a plan of management. It details the key actions and implementation priorities needed to achieve the objectives and Master Plan for Bondi Park, Beach and Pavilion. The following tables describe the objectives of the Action Plan, how they will be achieved, who will be responsible, the timeframe, the availability of funding, the desired outcomes and the monitoring and reporting required.

Performance target actions (ie A1, A2, A3, etc.)

In order to achieve the objectives for Bondi Park, Beach and Pavilion, a series of performance targets were developed as identified in section 7. These performance targets provide the main reference point for each set of actions and together achieve the objectives for the site.

Who

There are many Council divisions involved in carrying out the actions of this Plan. The Executive Managers of these areas are responsible for ensuring the actions are undertaken. Council's divisions responsible for delivering actions are:

- Infrastructure Services
- Waste and Cleansing
- Major Projects
- Urban Planning, Policy and Strategy
- Environmental Sustainability
- Human Resources, Risk and Safety
- Communications, Culture and Events
- Community Programs
- Property and Facilities
- Asset Maintenance

Other organisations responsible for the implementation of the Plan of Management include:

- Transport for NSW (TfNSW)
- Bondi Bathers' Surf Life Saving Club (BBSLSC)

Time

The actions are prioritised and will be achieved in the:

- Short term (S) 0-1 year
- Medium (M) 1-5 years
- Long Term (L) 5-10 years
- Ongoing (O)

Funding implications (\$)

Existing funding (E) is mainly associated with recurrent park and pavilion maintenance costs, planning and development. Works identified need to be prioritised annually and take into account the maintenance and upgrades required in all of the parks in the Waverley Local Government Area. Some of the funding for Capital Works (C) is already included in the budgets while other works are included in the Long Term Financial Plan (LTFP). These LTFP projects will need to be prioritised by Council.

To-be-determined funding (TBD) involves an initial investigation and preparation of a business case to Council. Further details of funding opportunities are outlined in Chapter 10.

Opportunities to obtain grant funding (G) are also noted.

Measures of success

These are the desired result of the performance target actions and provide a way to measure the progress and success of the actions. These also ensure the Plan of Management meets the needs of the local community, contributes to the identified performance targets.

Monitoring and reporting (M&R)

Monitoring helps to determine the effectiveness and efficiency of the Action Plan. It also identifies the need for changes and improvements in future action plans. This information has been updated to reflect works completed to date in 2021. Further details are included in Chapter 10.

For ease of reference all actions which apply to works within Bondi Pavilion are shaded blue and marked with this symbol:



9.1. Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>A1. Ensure traffic movement is well managed and ensures the safety of pedestrians and cyclists</i>						
A1.1 Pedestrianise front of QED Option	Undertake detailed investigations to pedestrianise the front of Bondi Pavilion, modifying Queen Elizabeth Drive and creating a two way traffic system as a trial, further investigations to include: I. Detailed parking surveys; II. Traffic impact study; III. Design development; IV. Utilities investigation; and V. Planning approval and other investigations preparatory to implementation.	S	Infrastructure Services	TBD	Reduced pedestrian and traffic conflict in front of the Pavilion.	I. Data collection in progress. II. Investigation and analysis of the implication of closing roadway in front of Pavilion complete. III. On hold. Council determined not to proceed with this option. IV. On hold. V. On hold.
A1.2	Trial the option to modify Queen Elizabeth Drive and create a two way traffic system. Temporarily fix turning circles and kerb realignment.	S	Infrastructure Services	LTFP	No pedestrian and traffic conflict in front of the Pavilion.	Trial on hold, Council resolved not to proceed with this option.
A1.3	Following a successful trial, implement option to modify Queen Elizabeth Drive and create a two way traffic system: Including construction of turning circles, kerb realignment, parking space re-lining, changes to Pavilion forecourt and associated works to remove vehicle access at the front of the Pavilion.	M	Infrastructure Services, Major Projects	LTFP	No pedestrian and traffic conflict in front of the Pavilion.	On hold, Council resolved not to proceed with this option.
A1.4	Investigate options for creating a share zone or widening the footpath along Notts Avenue. Implement approved 10 km/hr speed restrictions, in consultation with RMS.	M	Infrastructure Services, Major Projects, RMS	TBD	Safer and more comfortable access along the Coast Walk	Share zone completed in 2021.

Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A1.5	Provide new Coast Walk connection via Bondi Icebergs Club. Works to include: I. Consultation with Bondi Icebergs Club; II. Undertake Geo-technical studies of cliff face; III. Detailed design and documentation of walkway; IV. Construction of walk; and V. On completion of new Coast Walk connection investigate the removal of the lower path leading to the south toilet block.	M	Infrastructure Services, Major Projects	LTFP	Safer and more comfortable access along the Coast Walk	I. Consultation with icebergs completed during feasibility study. II. Geo-technical study completed in 2016. III. Feasibility study and concept design options completed 2016. IV. On hold, due to cost of walkway. V. Lower path demolition low priority.
A1.6	Provide accessible pathway along Queen Elizabeth Drive. Provide accessible links to promenade, skate park and the southern part of the Park.	L	Infrastructure Services, Major Projects	LTFP	Better access for all	5 years
A1.7	Investigate option for a new signalised crossing at the intersection of Lamrock Avenue and Campbell Parade. Works to include: I. Traffic Movement Study; II. Consultation with RMS; and III. Detailed design and construction.	L	Infrastructure Services, RMS	TBD	Safe and accessible pedestrian crossing at this intersection.	5 years
A2. Support improvements in public transport efficiency, reliability and accessibility						
A2.1	Promote cycling as a sustainable transport option by: I. Supporting any cycle path connections to the site; II. Providing more bike parking at Park access points to reduce bikes entering the Park and being chained up along the promenade balustrade; and III. Installing cycle parking where required.	O	Infrastructure Services, Major Projects, Urban Planning, Policy and Strategy	TBD	Reduced car use and increased fitness. Increased cycle facilities and use.	I. Cycle path connections supported in Bike Plan 2014. II. 5 additional banks of bike parking provided along promenade in 2018. III. Additional 17 bike hoops installed parking installed 2018



Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A2.2	Prepare and promote a Transport Access Guide for Park users that encourages sustainable transport use. Make this information available on Council's webpage and any promotional materials for the Park or associated events.	M	Environmental Sustainability, Community Programs	E	Increase in the use of sustainable transport options for Park visitors and reduction in car traffic and parking around the Park.	5 years
A2.3	Review the location of Bus Stops along Campbell Parade with RMS to ensure access to the Park is direct, accessible and safe. If possible move bus shelter near the intersection of Beach Road and Campbell Parade.	M	Infrastructure Services, RMS	TBD	Improved access to public transport.	5 years
A2.4	Support planning investigations to continue the light rail connection from Bondi Junction to Bondi Beach.	L	Urban Planning, Policy and Strategic, Infrastructure Services	TBD	Improved public transport connection to the site.	On hold
A3. Ensure that vehicle parking within Bondi Park and coach parking along Campbell parade is equitable, accessible and easy to use and is well integrated into the park setting						
A3.1	Investigate the option of providing a signalised intersection at the southern entry of Queen Elizabeth Drive and Campbell Parade: Works to include: I. Undertake traffic movement studies; II. Consult with RMS; and III. Detailed design and construction of works.	M	Infrastructure Services, RMS	TBD	Improved pedestrian connection across Campbell Parade at the intersection of Lamrock Avenue.	5 years
A3.2	Investigate conversion of the existing coach parking scheme along Campbell Parade to a "No Stopping – Coach Permit Holders Excepted" zone for the 8.00am to 4.00pm period. Consult this option with RMS.	M	Infrastructure Services, Customer First, RMS	TBD	Better management of tourist coach parking and improved visitor experience to the site.	5 years
A3.3	Investigate option of providing a signalised intersection at the northern end of Queen Elizabeth Drive and Campbell Parade. If works proceed, seek to consolidate with existing signalised intersection opposite the North Bondi Surf Club.	L	Infrastructure Services, RMS	TBD	Improved pedestrian connection across Campbell Parade.	10 years

Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A4. Provide an adequate number of universally accessible car parks and drop off areas throughout the Park in convenient locations to cater for visitors and residents arriving at the Park by car or bus						
A4.1	Increase the number of accessible parking spaces: I. Provide 2% accessible parking spaces across park; II. Allocate parking to families/carers with prams based on visitor numbers; and III. Provide drop off area close to the Pavilion for users including taxi drop off and for community buses.	M	Infrastructure Services, Customer First	LTFP	Adequate number of accessible parking spaces provided.	5 years
A4.2	Ensure connections to car parking are convenient and accessible by the provision of: I. Parking which is convenient to facilities; II. Accessible links to accessible parking; III. Accessible links to coach parking area; and	M	Infrastructure Services, Customer First	TBD	Improve accessibility to the Park, Beach and Pavilion.	5 years
A4.3	Provide information and initiatives to enable better access to accessible parking, including educating the community regarding mobility parking scheme entitlements.	M	Infrastructure Services, Customer First	TBD	Improved accessibility for all users.	5 years

Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A5. Provide a clearly defined and obstacle free circulation network of continuous accessible pathways throughout the Park that link to parking, unique park features and facilities that benefits all users and creates a sense of convenience, safety and inclusion.						
A5.1 	<p>Restore Bondi Pavilion as a pedestrian entryway from Campbell Parade, works to consider:</p> <ul style="list-style-type: none"> I. Provide accessible pathway through the Pavilion; II. Remove the planting bed in the Pavilion foyer; III. Remove the amphitheatre structure to provide an accessible pathway through the Pavilion archway. Refer to action B1.3; IV. Upgrade entrance doors at the front of the Pavilion; and V. Upgrade the access path from the rear of the Pavilion to Campbell Parade. 	M	Infrastructure Services, Asset Maintenance, Major Projects	LTFP TBD G	Create attractive and welcoming entrances to the site. Activate Bondi Pavilion.	Works underway in 2021 which address all points.
A5.2 	<p>Provide equal access to and through the Pavilion, works to consider:</p> <ul style="list-style-type: none"> I. Provide clear unobstructed pathway and direct access route through the Pavilion i.e. remove loose furniture (signs etc) and tables and chairs; II. Provide handrails, TGSi and contrast on nosing at the Pavilion steps; III. Provide accessible principal entrance (door width, luminance contrast of door); IV. Improve way finding and signage to Pavilion entrance and facilities; V. Provide a clear, unobstructed pathway at rear of Pavilion; and VI. Remove pedestrian / vehicle conflict at rear of Pavilion through relocation of loading zone. 	M	Infrastructure Services, Asset Maintenance, Major Projects	LTFP G	Accessible paths of travel through the Pavilion. Activate Bondi Pavilion.	Works underway in 2021 which address all points.
A5.3	Provide accessible pedestrian routes from principal entrances into the Park with accessible links through the Park where the topography is not constrained.	M	Infrastructure Services, Project Waverley	LTFP	Accessible paths of travel through the park.	Accessible path connection from Roscoe Street provided in 2015.

Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A5.4	<p>Improve the circulation network within the park, works to consider:</p> <ul style="list-style-type: none"> I. Improve surfaces, uneven edges, gradients and crossfalls, of footpaths and provide landings where possible; II. Improve existing paths and stairs by including handrails and contrast on nosings; III. Set back new stairways off path and include handrails, TGSi and contrast on nosings; IV. New ramps set back off path and include handrails, TGSi and kerb rails; and V. Provide kerb ramps at pedestrian crossings with sufficient landings at top with correct gradients and for blended kerbs install TGSIs. 	M	Infrastructure Services, Asset Maintenance, Major Projects	LTFP TBD G	Accessible paths of travel through the park.	Works in progress
A6. Provide a circulation network through the Park that links activities, responds to the natural environment (views, slope, shade etc), is safe and equitable						
A6.1	Provide a suitable barrier for change of level over 1 metre.	M	Infrastructure Services, Asset Maintenance,	LTFP	Safe pedestrian environments.	5 years
A6.2	Provide clear delineation and signage around shared pathways, particularly along Queen Elizabeth Drive and Campbell Parade.	M	Infrastructure Services, Major Projects	TBD LTFP	Improved pedestrian safety.	5 years
A6.3	Improve visual and way finding cues through tonal / colour contrast and tactile elements between vehicle carriageways and pedestrian pathways and at pathway edges, walls and kerbs.	M	Infrastructure Services, Asset Maintenance,	TBD	Improved accessibility and safety of pedestrian paths.	5 years
A6.4	<p>Improve access routes through the Park, works to consider:</p> <ul style="list-style-type: none"> I. Accessible pathway from Roscoe Street entrance to Pavilion; II. A “quiet” accessible route (alternative to promenade) through the Park from Campbell Parade to the rear of the Park and Pavilion with seating and shade; III. Upgraded stairways at both pedestrian overbridges; and IV. Improved pedestrian flow along the southern path linking to the toilet block by widening the pathway and the stairway or provide an alternative entry point. 	M	Infrastructure Services, Major Projects	LTFP G	Accessible paths of travel through the park.	<ul style="list-style-type: none"> I. Accessible pathway from Roscoe Street constructed in 2015. II. Accessible path at rear of Pavilion to be constructed in 2021. III. 5 years IV. 5 years

Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A6.5	Following the relocation of services (refer to action F4.7) and opening of the Pavilion review pedestrian desire lines across the Park to establish if paths are meeting user requirements.	M	Infrastructure Services	LTFP	Pedestrian paths through the Park effectively link to facilities and destinations.	5 years
A6.6	<p>Provide clear delineation between bike and pedestrian areas. Remove or relocate obstacles in line of travel to create a shoreline. Works to consider:</p> <ul style="list-style-type: none"> I. Incorporate consistent edges that follow the grade of the walkway and provide shorelines for orientation and navigation. Well defined edges like landscaping, walls and building lines provide good shorelines; II. Provide contrasting ground surfaces to establish visual and tactile cues that can guide people across undefined open areas; III. Reconstruct all stairways and ramps along the Promenade as they are systematically replaced, to be set back from Promenade; IV. Relocate bins, bus shelters and other obstacles by setting back from the path, along Campbell Parade and Ramsgate Avenue relocating to the kerbside or widening footpath; and V. Create a shoreline along the promenade by either placing showers and seats along the wall and creating a shoreline along the front OR create a shoreline along the back and set seats, showers and bins off the path (refer to action E2.4). 	L	Infrastructure Services, Asset Maintenance, Major Projects	LTFP TBD G	Clear unobstructed pathways, increase pedestrian flow and defined shoreline on Promenade, Campbell Parade and Queen Elizabeth Drive.	<p>I. to III. 5 years.</p> <p>IV. Completed in 2016.</p> <p>V. Shoreline created along promenade, relocating bins from the front.</p>
A6.6 continued	<p>Create shorelines along Queen Elizabeth Drive, works to consider:</p> <ul style="list-style-type: none"> I. Reduce pathway obstructions on the footpath e.g. seating/street furniture on pathway; and II. Improve connection between QED and promenade, at least 50% of routes accessible by upgrading stairways and installing compliant ramps without setting back of pathway. 					I and II. 5 years

Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>A7. Provide a number of universally accessible beach access points across the Beach with a choice of stairways or ramps</i>						
A7.1	Provide universal access to the Beach, works to consider: I. Provide an additional two accessible beach access points close to toilet/change facilities with 1:14 ramps and stairs, set off promenade; II. Widen ramp at northern end accessing Wally Weeks pool to at least 1800mm; III. Provide universal access into Wally Weeks pool; IV. Provide balustrades at all existing beach ramps; and V. Provide stairways as an alternative access to the steep beach access ramps.	M	Infrastructure Services, Asset Maintenance, Major Projects	LTFP TBD	Accessible paths of travel through the park.	I to III. Beach ramp to pool widened. IV to V. 5 years
A7.2	Investigate the potential of providing a universal beach experience by designing a boardwalk or platform at beach level.	M	Infrastructure Services, Asset Maintenance, Major Projects	TBD G	Accessible paths of travel through the park.	5 years
A7.3	Improve way finding to the Beach by providing identification cues at beach access points.	M	Infrastructure Services	TBD	Improved way finding throughout the Park.	5 years
A7.4	Provide accessible equipment to better facilitate beach access, works to consider: I. Location of prams and wheelchairs which may be temporarily parked when people are accessing the pool and beach at the northern end; II. Provide beach matting on request/or for special events; and III. Develop a beach wheelchair strategy.	M	Caring Waverley, Infrastructure Services, Safe Waverley	TBD G	Accessible equipment and beach access.	I. Provided in refurbishment of North Bondi Pool in 2019. II. Beach matting, storage and chair provided. III. Wheel chair access plan completed.


Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A8. Provide a network of facilities throughout the Park that are convenient, comfortable and durable. Provide an adequate proportion and dispersion of accessible facilities linked to accessible pathways						
A8.1	Provide accessible amenities, works to consider: <ul style="list-style-type: none"> I. Provide new accessible toilet/shower and change facilities at northern end with additional ambulant accessible cubicles; II. Upgrade accessible toilet/shower facilities in Pavilion to current standards including ambulant accessible facilities; III. Provide separate baby change facilities at northern facilities and Pavilion facilities; IV. Door width into combined accessible toilet and shower (north and Pavilion) should accommodate a beach wheelchair; and V. Provide MYLAK keyed southern facilities (proposed kiosk can have a key available). Northern facilities / Pavilion unlocked during operational hours. 	M	Property and Facilities, Major Projects	E TBD C LTFP	Accessible toilet amenities.	I. Outdoor shower facilities provided and new accessible toilet and family room provided in 2016. II. and III. and V. Facilities including baby change and ambulant toilet to be upgraded in Pavilion 2021 MYLAK key on hold.. IV. Outdoor showers and beachwheel chair washdown area provided adjoining the pool.
A8.2	Further investigate the option of providing new universally accessible ramps and raised cafe seating area in front of the Pavilion and provide controls and guidelines for cafes and restaurants for seating, umbrellas, barriers and signage at the front of the Pavilion.	M	Infrastructure Services, Community Programs	E TBD	Universal access to the front of the Pavilion and a clear unobstructed pathway and shoreline around tables and chairs for Pavilion restaurants / cafes.	New universally accessible ramps and umbrellas to be completed in 2021. Controls and guidelines for seating, barriers and signage incorporated into lease agreement.
A8.3	Further investigate providing equal access to viewing areas at the south end of the park and at the skate park linked to accessible paths.	M	Infrastructure Services, Major Projects	TBD G	Universally accessible viewing areas.	5 years
A8.4	Provide universally accessible playgrounds, works to consider: <ul style="list-style-type: none"> I. Provide universally accessible playground facilities with a variety of play and sensory equipment for different ages; II. Provide user friendly surfaces such as soft-fall under play equipment and for linking pathways; and III. Provide a safety barrier around Biddigal Reserve playground. 	M	Infrastructure Services, Asset Maintenance, Major Projects	LTFP G	Universally accessible play facilities.	5 years



Getting to and around the park

Item	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
A8.5	Provide accessible picnic shelters and BBQs with linking pathways to picnic facilities with sufficient hardstand and wheelchair seating spaces.	M	Infrastructure Services, Major Projects	LTFP C E	Universally accessible BBQs and Picnic Shelters.	Accessible paths to 2 picnic shelters provided in 2020.
A8.6	Provide universally accessible seating and street furniture, works to consider: <ul style="list-style-type: none"> • Provide seating and shelter in “quiet” area at rear of park and at rear of Pavilion; • Provide seating every 60m along promenade, linked to accessible pathways; • Provide wheelchair space 1300 x 800mm next to accessible seats; • 20% of seating to be accessible at equitable dispersion around park; • Provide 100% accessible bubblers with consistent design surrounded by a hardstand and linked by accessible pathway (upgrade at least 4); and • When upgraded, select street furniture (bollards, bins, seats) that provides adequate luminance contrast with background. 	M	Infrastructure Services, Asset Maintenance, Major Projects	TBD LTFP	Universally accessible seating and street furniture.	5 years
A9. Provide consistent and effective on and off-site information to the broadest group possible including people with a wide range of sensory abilities, intellectual abilities, literacy levels and languages						
A9.1	Develop and install a way finding strategy for the Park that encompasses the physical environment, signage, customer service, information, brochures, guides and website. In particular consider way finding signage to accessible car parking and the beach.	M	Creating Waverley	LTFP	Clear and effective way finding throughout the Park.	5 years
A9.2	Develop and install directional and information signage (based on Council’s signage Plan and Policies) that is designed and located appropriately in accordance with the current Australian Standards for Access and Mobility and good practice guidelines.	M	Creating Waverley	LTFP	Consistent and informative signage.	5 years
A9.3	Improve communication of directional and warning messages for all Park users, including people who are blind or visually impaired.	M	Infrastructure Services	TBD LTFP	Clear and effective way finding throughout the Park.	5 years
A9.4	Support legibility and cohesion through using consistent sign systems, colour / contrast, street furniture, trees and other landscape features.	M	Creating Waverley	TBD	Clear and effective way finding throughout the Park.	5 years

9.2. Playing and relaxing

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
B1 Provide adaptable and flexible spaces to accommodate a variety of interest groups and uses						
B1.1 	<p>Engage an architect to review the Pavilion internal layout and fixtures to consider:</p> <ul style="list-style-type: none"> I. Amenities for beachgoers are ideally positioned within the building; II. Rooms for hire are adaptable and flexible to accommodate functions, meetings and events; III. Toilets and change rooms are meeting people's needs; IV. Implementing the feasibility study (refer to action F2.1) V. Fixtures in the Art Gallery are able to accommodate both local and regional exhibitions; VI. Entry foyer improvements to ensure it's better used. Re-consider materials and layout including flooring, planting bed and entry doors; VII. Review the community offices (caretakers residences / stage building) and investigate future uses; VIII. Upgrade office and studio space and review arrangement within the Pavilion and consider relocating offices to be better located away from the front of the Pavilion; IX. Review the placement of facilities such as storage and kitchen facilities; X. An effective tourist information point at the Pavilion; XI. Investigate if the theatre requires further refurbishment to the back stage; XII. Determine whether any further works are required to the bar and amenity areas taking into account requirements and expectations of the NSW Office of Liquor Gaming and Racing; and XIII. Conserving and restoring heritage character. 	S	Infrastructure Services, Community Programs, Major Projects	E LTFP G	The Pavilion provides adaptable and flexible spaces which accommodate a range of commercial, community and cultural activities.	Works considered in refurbishment of Pavilion to be completed in 2021.



Playing and relaxing

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
B1.2 	Design and upgrade the Pavilion courtyard to better accommodate a range of events, programs and use as a passive recreation space. Works to consider: I. Replacement of pavement in southern courtyard with uniform surface (preferably brick paving); II. Shade tree planting and soft landscaping; III. Replacement of turf areas in northern courtyard; IV. Edge definition between the courtyard and any commercial outdoor seating areas; V. Options for weather proof covering; and VI. Provision of public art.	M	Infrastructure Services, Community Programs, Asset Maintenance, Major Projects, Property and Facilities	E LTFP Grants	Welcoming and usable space for exhibitions, theatre and incidental gatherings.	Works considered in refurbishment of Pavilion to be completed in 2021.
B1.3 	Remove amphitheatre hardstand in Pavilion courtyard as part of Pavilion Courtyard upgrade works (refer to action B1.2). In consultation with Flickerfest, consider/identify options for temporary installation of amphitheatre within the courtyard, to be used for the Flickerfest short film festival and other events as required.	M	Infrastructure Services, Community Programs, Property and Facilities, Major Projects	E	Welcoming and inviting entrance through the Pavilion to Campbell Parade and the Beach.	Works considered in refurbishment of Pavilion to be completed in 2021.
B1.4	Continue, where appropriate, festivals, performances and events from the building to the Park and the Beach in line with Council's Arts Plus Plan and Events Policy.	O	Communications, Culture and Events	E	A range of festivals, performances and events occur on site.	5 years
B1.5	Designate areas within the Park to remain free from built structures for use as passive recreation or performance space as required.	S	Infrastructure Services, Asset Maintenance	E	Adequate areas for passive recreation.	annually
B1.6	Provide a range of seating and shade options, works to consider: I. Shade planting as identified in action C6.3; II. Investigate shade options within the mural wall under Queen Elizabeth drive, refer to action B2.5; and III. Picnic table settings to accommodate smaller groups of 2 to 6 people.	M	Infrastructure Services, Asset Maintenance	E	Ensure a balance in functional outdoor spaces for shade or respite.	I. Shade planting completed 2015. II. 5 years. III. 6 new picnic table settings installed in 2015.

Playing and relaxing

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
B2 Provide high quality amenities and facilities (such as toilets, carer facilities, BBQ's and picnic shelters) that meet the needs of the community						
B2.1	Monitor and review the provision of amenities including toilets, carer facilities, change rooms and showers to ensure they meet user demand and meet standards. In meeting demand, focus upgrade and new facilities in the following locations: I. Upgrade the southern toilet block; II. Upgrade the northern toilet block; III. Investigate the option of providing an additional toilet block below Biddigal Reserve; and IV. Investigate the option of providing additional toilets near the playground.	S	Infrastructure Services, Community Programs	C	New and improved toilet amenities .	I. Southern toilets upgraded II. Northern toilets upgraded III. 2 years IV. New link to pavilion toilets to be provided in BBSLSC re-development to provide direct access from playground.
B2.2	Replace existing picnic shelters with new shelters, refer to action A8.5.	S	Infrastructure Services, Asset Maintenance, Major Projects	TBD	New picnic shelters.	Completed in 2015 and 2017. Shelter at playground to be upgraded with playground.
B2.3	Install bubblers where required, refer to action A8.6.	M	Infrastructure Services,	LTFP	Increased access to drinking water.	annually
B2.4	Further investigate options and costing for providing a new Kiosk area and shade shelter around the mural wall.	M	Infrastructure Services, Community Programs	LTFP	Additional shade shelter and amenities.	Development Application for new building works complete in .
B2.5	Consider refitting the southern toilet block for use as kiosk in the future.	L	Creating Waverley, Community Programs	TBD	New kiosk provided.	5 years
B3 Provide a range of recreational facilities which suit the needs of Bondi's diverse local community and meets its responsibilities as a national, state and local icon						
B3.1	Provide designated beach volleyball area for recreational users to allow for up to 3 court areas as shown on the Master Plan.	S	Infrastructure Services	E	Increased active recreation opportunities.	Beach volleyball designated area provided. Council resolved to provide 4 courts in 2021.
B3.2	Update fitness station and equipment; consult with key interest groups on the size and type of equipment to be provided.	M	Infrastructure Services	TBD	Improved active recreation opportunities.	Fitness station upgraded in 2014 and refurbished in 2020.

Playing and relaxing

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
B3.3	Upgrade the Playground in Bondi Park as a regional facility. Ensure the upgrade project provides facilities for a greater range of ages. Consider the following design elements: I. Natural features and/or character play spaces; II. Shade shelter; III. Picnic areas and seating; IV. Water play feature; and V. Accessible equipment, refer to action A8.4.	M	Infrastructure Services, Major Projects	LTFP	Better variety of play opportunities.	Playground refurbished in 2020 to provide additional shade shelter, picnic areas and seating and new accessible toddler play piece. Full upgrade of playground due in 5 years.
B3.4	Upgrade the skate park to provide facilities for junior skaters.	M	Infrastructure Services, Caring Waverley, Clean and Attractive, Major Projects	LTFP	Better variety of play opportunities.	5 years
B4 Balance public with commercial interests						
B4.1 	Review building uses and hirers within the Pavilion, particularly the meeting spaces.	S	Property and Facilities	E	The site offers a range of activities and programs.	Review of venue hire process undertaken in 2015, subsequently an annual Expression of Interest process in place to ensure equity of access.
B4.2 	Provide a feasibility study to identify opportunities for increased income generation in order to fund building improvements.	O	Community Programs	TBD	Provision of activities with both public and commercial interests.	Bondi Pavilion twenty-year lifecycle cost plan and annual operational projections, drafted and being coordinated with operational model to be completed in 2021.
B4.3	Retain a mix of cultural, community and commercial uses on site.	O	Community Programs	E	The site offers a range of activities and programs.	2 years

Playing and relaxing

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>B5 Prioritise and manage programs and activities which are intrinsic to the place and its cultural values or which draw value from being in a beachside location</i>						
B5.1	Provide a balance of festivals, performances and events which represent local, regional and national programs, as identified in Council's Arts Plus Plan.	O	Communications, Culture and Events	E	Provide a range of cultural events.	5 years
B5.2	Continue to support subsidised accommodation of the resident theatre group.	O	Communications, Culture and Events	E	Provide a range of cultural events.	5 years
B5.3	Work with the Surf Clubs to make sure their activities and programs remain an integral part of Bondi.	O	Community Programs, Safe Waverley	E	Surf Culture remains an important focus for Bondi.	annually
B5.4	Provide opportunities for visitors to understand and learn about the coastal, marine and beach environment.	M	Environmental Sustainability, Community Programs	TBD	Provide environmental educational opportunities.	ongoing

9.3. Enhancing the environment

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>C1 Enhance the natural heritage of the site such as vegetation, land form and hydrology</i>						
C1.1	Enhance the wildlife corridor with native species that reflects the Biodiversity Study (2010).	O	Environmental Sustainability, Infrastructure Services, Asset Maintenance	CE	Increased wildlife visiting the Park.	Native vegetation provided in various upgrade works.
C1.2	Retain the natural landform of the site, minimising any regrading, particularly of the headlands.	O	Infrastructure Services	E	Intact topography reinforcing the amphitheatre of the Park and Beach with adjoining headlands.	on going
C1.3	As the last intact sand hill, protect Scarborough Crescent bank and edging retaining walls. Slips could be replanted with appropriate grass. Keep free from weeds. Investigate the potential to develop the Scarbrough slope.	O	Infrastructure Services, Asset Maintenance	E	Conserved natural heritage.	on going
C1.4	Conserve the overall configuration of the 'green space' of Bondi Park, in particular the green space to the immediate north of the Pavilion, behind it and to its south, and the southern slopes of the park, south from the skate park.	O	Infrastructure Services, Asset Maintenance	E	Conserved natural heritage.	on going
<i>C2 Monitor and adapt to the effects of climate change</i>						
C2.1	Review the location and structural integrity of coastal infrastructure in regard to sea level rise, redesign and reinforce infrastructure to adapt to climate change where necessary.	O	Environmental Sustainability, Infrastructure Services	E	The function of infrastructure is un-compromised.	5 years
C2.2	Design buildings and landscape to consider environmental sustainability and adaptation to future climatic conditions.	O	Environmental Sustainability, Community Programs, Infrastructure Services, Major Projects, Asset Maintenance	TBC	The function of buildings is un-compromised.	Bondi Pavilion to be built as a 5 Star Green Building Council of Australia community facility.


Enhancing the environment

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>C3 Promote environmentally sustainable practices in the management and maintenance of the place</i>						
C3.1	Develop a sustainable waste management plan for Bondi Park and Pavilion including Council and community officers.	O	Environmental Sustainability, Community Programs,	TBD E	Improved rates of recycling and reduced volume of waste to landfill.	Integrated waste facility to be built as part of Bondi Pavilion, to include two compactors.
C3.2	Reduce and minimise water use and waste water generation, works to consider: I. Continue to harvest water from the Park and monitor rates and use to ensure adequate supply for Park irrigation and building use; II. Ensuring staff awareness of the importance of resource conservation; III. Visitor education on the importance of water conservation through appropriate signage; and IV. Installation of water saving devices on taps and use of water saving appliances.	O	Environmental Sustainability, Community Programs, Asset Maintenance	E	Sustainable use of water.	I. ongoing II. ongoing III. signs installed in IV. completed, water efficient fixtures used.
C3.3	Extend storm water treatment and harvesting program to new buildings and infrastructure as required.	O	Environmental Sustainability	TBD	Sustainable use of water.	5 years
C3.4	Encourage lease holders to use recyclable products.	O	Environmental Sustainability, Community Programs	E	Reduced volume of waste to landfill and decreased green house gas emissions.	Incorporated in new lease agreements.
C3.5	Continue to implement sustainable protocols for Council and community run events.	O	Environmental Sustainability, Community Programs	E	Minimised environmental impact of events.	Incorporated into new Council Events Policy.
C3.6	Develop a sustainable lighting strategy for the whole Park including pedestrian lighting to improve safety and enhancement. To be coordinated with action F3.1.	M	Infrastructure Services	TBD	Safe access to the Park during activity hours.	Lighting master plan completed in 2018.
C3.7	Conserve energy and resources throughout the Park and Pavilion, works to consider: I. Continue to generate solar energy and monitor rates and use to ensure adequate supply, provide new solar collectors where feasible; II. Use of energy efficient fixtures and appliances; and III. On site composting where possible.	M	Environmental Sustainability	TBD E	Decreased use of power from the grid and green house gas emissions.	I and II. Solar and energy efficiency incorporated into Bondi Pavilion restoration. III. ongoing

Enhancing the environment

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
C4 Consider whole of life cycle cost in the selection of materials and construction techniques						
C4.1	Explore options for the improvement and implementation of environmental sustainability through such measures as site design, layout and building design. I. Consider the use of local materials in the construction of buildings and infrastructure; II. Design buildings with the local climatic conditions in mind, with consideration to local heating and cooling requirements; and III. Minimise impact on the environment through appropriate footprint design and techniques.	O	Environmental Sustainability, Infrastructure Services, Major Projects	TBD E	Minimised environmental impact of materials and upgrade works.	Bondi Pavilion to be built as a 5 Star Green Building Council of Australia community facility.
C5 Educate the community about the value of the sites unique environment						
C5.1	Continue to liaise with school holiday programs to incorporate nature and environmental walks and talks into their programs.	O	Environmental Sustainability, Community Programs	E	Educating children about the marine and beach environment.	ongoing
C5.2	Support programs which provide environmental education on site. Refer to action B5.4.	O	Environmental Sustainability	E	Educating people about the marine and beach environment.	ongoing
C5.3	Incorporate environmental information on promotional materials and signs.	O	Environmental Sustainability, Infrastructure Services	E	Educating people about the marine and beach environment.	ongoing
C6 Provide some areas of natural shade, sensitive to safety, views and microclimate						
C6.1	Protect the Norfolk Island Pine planting along Campbell Parade and plan for replacement and infill planting.	O	Infrastructure Services Asset Maintenance	E TBD	Preservation and enjoyment of original Park character.	Works undertaken in to protect Norfolk planting.
C6.2	Prepare a tree management plan that identifies the mature, significant trees and heritage trees, undertakes a risk assessment and plan for protection or replacement with conservation advice.	M	Creating Waverley, Clean and Attractive	E TBD	Mature trees are in a healthy and safe condition. A staged program of tree removal and replacement reinforces and retains landscape character zones.	Tree management plan completed in 2016. Implementation ongoing.
C6.3	Prepare a planting plan in line with the Master Plan to provide shade tree planting surrounding and behind the Pavilion while maintaining site lines to and along the Beach. Stage tree planting over a five year period. Limit planting palette to shade trees and ground covers to limit areas which are hidden or provide a security risk.	M	Creating Waverley, Clean and Attractive	E TBD LTFP	Enhanced character zones and habitat.	Planning and planting of trees completed to the central park. South Bondi and Biddigal Park to be completed.

9.4. Culture and heritage

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>D1 Interpret and tell the story of the place</i>						
D1.1 	Investigate the possibility of showcasing or interpreting historic items and memorabilia in or throughout the Pavilion and Park. Any memorabilia or monuments should have a demonstrated connection with the sites heritage.	S	Community Programs, Infrastructure Services	TBD G	Appreciation of site history for visitors.	Historic items and memorabilia to be incorporated into new Bondi Storey Room within the Pavilion 2021 upgrade and BBSLSC Muesum included in draft development application design.
D1.2	Continue consultation with La Perouse Local Aboriginal Land Council (LALC) on matters regarding conservation and major development of the Bondi Park landscape.	O	Caring Waverley, Infrastructure Services, Urban Planning, Policy and Strategy	E	Protection and appreciation of heritage and contemporary Aboriginal land values.	Gujaga Foundation has been engaged in the development of Conservation Management Plan.
D1.3	Contact LALC and Office of Environment and Heritage and cease works if archaeology is revealed during excavation or construction, as per the National Park and Wildlife Act (1974).	O	Urban Planning, Policy and Strategy, Infrastructure Services, Major Projects	E	Protection and appreciation of Aboriginal heritage artefacts.	Bondi Pavilion, North Bondi Infrastructure upgrade and North Bondi Surf Club Advanced Response Lifesaving Facility includes construction methodology as subject to Section 60 heritage approvals.
D1.4	Interpret a wide range of historical themes associated with the place including: surf culture and history, the history of the Park and Pavilion, history of bathing at Bondi.	S	Infrastructure Services	TBD G	Appreciation of site history for local residents and visitors.	Refer to D1.1 outcomes. Heritage Interpretation Plan in draft and submitted to Heritage NSW.
D1.5	Consider preparing an interpretation plan in order to provide a comprehensive and ordered approach to interpretation of the place (provision of heritage and cultural information). Within the plan investigate using a wide range of means for interpretation in order to reach a broad audience e.g. web based exhibitions, guided tours, information panels and permanent displays. Implement plan as recommended.	S	Community Programs	TBD G	Appreciation of site history for local residents and visitors.	Refer to action D1.4.




Culture and heritage

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
D1.6	Provide information on the Indigenous heritage of the area and incorporate these stories within existing Waverley heritage trails network.	L	Community Programs, Infrastructure Services, Urban Planning, Policy and Strategy	TBD G	Appreciation of site history and cultural value for visitors.	10 years
D2 Strengthen and express the cultural values of the place through community and arts activities						
D2.1	Continue to support and develop projects and programs that acknowledge and celebrate the history and heritage of the Pavilion, the Beach and the Bondi area, including a rich Indigenous heritage and culture and strong local multicultural traditions.	M	Community Programs, Infrastructure Services, Urban Planning, Policy and Strategy	TBG G	Appreciation of site history for local residents and visitors.	5 years
D3 Ensure the cultural landscape is expressed in the design and management of the site						
D3.1	Retain, conserve and repair sandstone block retaining wall and two sandstone staircases from Campbell Parade along the northern side of Notts Avenue, with similar stone if necessary.	O	Infrastructure Services Urban Planning, Policy and Strategy, Asset Maintenance	TBD O G	The heritage character of the Park is conserved.	5 years
D3.2	Retain, conserve and repair or replace edging stones with similar stone where necessary. The zigzag pathway, stone steps and stone edging / walling down southern slopes of Bondi Park from the junction of Campbell Parade and Notts Avenue. Retain and conserve the nature of the curved concrete retaining wall and staircase at the far southern extent of the promenade where they flow onto the promenade below.	O	Infrastructure Services, Urban Planning, Policy and Strategy, Asset Maintenance	TBD O LTFP	The heritage character of the Park is conserved.	5 years
D3.3	Retain, conserve, repair and replace with similar stone if necessary along the stone retaining walls across the southern slope of Bondi Park.	O	Infrastructure Services, Urban Planning, Policy and Strategy, Asset Maintenance	G	The heritage character of the Park is conserved.	5 years
D3.4	Manage the health of the two tall Norfolk Island Pines on southern slopes of Park (offset from the intersection of Lamrock Avenue and Campbell Parade), and the single Norfolk Island Pine dating to the 1900s, by ensuring annual inspections by an arborist.	O	Infrastructure Services Asset Maintenance	E	The heritage character of the Park is conserved.	ongoing

Culture and heritage

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
D3.5	Conserve Queen Elizabeth Drive at the front and back of the Pavilion (including the retaining wall between the road and promenade, the free standing retaining wall abutting Campbell Parade and the concrete carriageway edge along the northern boundary of the park's green space).	O	Infrastructure Services	TBD G LTFP	The heritage character of the Park is conserved.	ongoing
D3.6	Encourage the retention of the graffiti installation zone along the southern end of the Queen Elizabeth Drive retaining wall.	O	Infrastructure Services	E	The character of the Park is conserved.	ongoing
D3.7	Regularly inspect and maintain the entire promenade, sea wall, stairs and ramps along both edges of promenade and remnants of groynes.	O	Infrastructure Services, Asset Maintenance	E	The heritage character of the Park is conserved.	ongoing
D3.8	Encourage the conservation of the Bondi Surf Bathers' Life Saving Club.	O	BSBLSC Property and Facilities	O	The heritage character of the Park is conserved.	Intrusive elements removed in Development Application. CMP prepared.
D3.9	Maintain the pedestrian path connection through the Park, from opposite Roscoe Street to the Pavilion, as it was one of the original roads to the Pavilion.	O	Infrastructure Services Asset Maintenance	E G	The heritage character of the Park is conserved.	ongoing
D3.10	Conserve and protect the two pedestrian bridges with their period lamp posts and allied staircases at the rear of the Pavilion.	O	Infrastructure Services, Urban Planning, Policy and Strategy, Asset Maintenance	TBD G	The heritage character of the Park is conserved.	ongoing
D3.11	Retain and re-lay the brickwork fabric of several unaltered pedestrian paths and their alignments at the rear of the Pavilion, laid out as part of the late 1920s improvement scheme.	O	Infrastructure Services, Urban Planning, Policy and Strategy, Asset Maintenance	TBD G	The heritage character of the Park is conserved.	5 years
D3.12	Retain and repair the roadway down to the auditorium and caretaker's rooms at rear of Pavilion from Campbell Parade, including the semicircular drive at its base.	O	Infrastructure Services, Urban Planning, Policy and Strategy, Asset Maintenance	TBD G LTFP	The heritage character of the Park is conserved.	Repairs to take place in 2021 with Pavilion works.
D3.13	Retain and consider revitalisation of the Wally Weekes tidal bath and children's wading pool at the base of Biddigal Reserve.	O	Infrastructure Services, Urban Planning, Policy and Strategy, Asset Maintenance	E	The heritage character of the Park is conserved.	Revitalisation completed in with new pavement, seating, map access ramp, stairs and handrails.



Culture and heritage

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>D4 Conserve and maintain the heritage fabric of the Park and Pavilion</i>						
D4.1 	Conserve the Pavilion's heritage character, including its front forecourt and internal Courtyards areas: I. Retain the arched, colonnaded facades of the Pavilion and repair cracks, damp, peeled stucco and paint. II. Continue to adapt to alternative uses within the Pavilion as demands for these areas arise and/or change. (Refer to action B1.1)	O	Property and Facilities, Urban Planning, Policy and Strategy	E G LTFP	The Pavilion is restored in keeping with its heritage character.	Works to be completed in 2021.
D4.2 	Improve the condition of Bondi Pavilion, in consultation with a heritage expert, identify a suitable colour scheme and use for regular painting (every 5 to 7 years).	O	Property and Facilities, Urban Planning, Policy and Strategy, Asset Maintenance	E G LTFP	The Pavilion is restored in keeping with its heritage character.	Works to be completed in 2021.
D4.3 	Consider updating the Lucas, Stapleton and Partners Pty Ltd, Bondi Pavilion Surf Club and Surrounds: Conservation Analysis and Conservation Guidelines for Bondi Pavilion.	M	Property and Facilities, Urban Planning, Policy and Strategy	TBD G	The Pavilion is restored in keeping with its heritage character.	Conservations Management Plan completed for the Pavilion.
D4.4	Ensure future works are informed by heritage advice early in the design process and are supported by a heritage impact statement or archaeological study as required. In particular: I. Seek heritage advice when considering changes to the heritage significant buildings and landscaping; II. Seek professional advice for the preparation of a heritage impact statement and archaeological reports; and III. Ensure required planning approvals are obtained.	O	Infrastructure Services, Urban Planning, Policy and Strategy, Property and Facilities, Asset Maintenance	TBD GLTFP	Works within the Park and Pavilion are in keeping with its heritage character.	I. Conservations Management Plan completed for the Pavilion. II. Pavilion works based on heritage advice and informed Pavilion Conservation Management Plan. Park works based on Heritage Study. III. Integrated Development Application and Section 60 approval secured for the Pavilion.



9.5. Design and setting

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>E1 Ensure the landscape and architectural character and design reflect best practice and excellence in design.</i>						
E1.1	Develop concepts and detailed design for landscape projects required for Park development as illustrated in the Master Plan.	O	Infrastructure Services, Asset Maintenance	E	New Park developments are integrated into the landscape.	Works to central park completed. South Bondi and Biddigal Reserve short term priority.
E1.2	Remove inappropriate planting such as ad-hoc planting and taller shrubs.	O	Infrastructure Services, Asset Maintenance	E	Improved site lines and safety and reinforced heritage and landscape character of the Park.	Completed in 2015 and 2017 landscape works.
E1.3	Develop a planting schedule and materials palette for the Park that preserves the integrity of the Master Plan and the key view corridors.	M	Infrastructure Services, Asset Maintenance	E	Integrity of Park character zones is retained.	Completed in 2015 and 2017 works.
E1.4	Review the design of the landscape to the south of the Pavilion to consider removing the Pergola structure and re-grading the lawn.	M	Infrastructure Services, Enhancing Waverley	TBD	Reinstated landscape and heritage character.	Pergola removed in 2015.
E1.5	Develop concepts and detailed design for architectural projects required for the development of all works within the Park as illustrated in the Master Plan and give consideration to the installation of public art.	M	Infrastructure Services, Community Programs	TBD	New architectural projects are reflective of the landscape and heritage setting.	ongoing
<i>E2 Provide a memorable experience for all users by celebrating the sites unique character and scenic qualities</i>						
E2.1	Identify and conserve view corridors from key arrival points from pedestrian entrances along Campbell Parade to the Beach and Pavilion.	O	Infrastructure Services, Asset Maintenance	E	Expansive beach and ocean views on arrival to and throughout the site.	ongoing
E2.2	Retain and build on existing materials on site such as the brickwork and concrete and render of the Pavilion. Refer to actions D4.1 and 3.11.	O	Infrastructure Services, Asset Maintenance, Community Programs	E	The existing landscape character is conserved and enhanced.	ongoing
E2.3	Retain key components of the 1928 Landscape Improvement Scheme by maintaining the radial path pattern and landscape character of the Park.	O	Infrastructure Services	E	Conserved landscape heritage.	ongoing
E2.4	Provide discrete storage spaces set back off pathways for items such as garbage bins and bin collection points, showers, parking metres and signal boxes. Refer to action A6.6.	M	Infrastructure Services, Asset Maintenance	TBC	The paths and landscape are free of clutter.	Bin coralles consolidated. Bin enclosures provided.





Design and setting

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
E3 Ensure materials and finishes are high quality, robust and designed to befit the setting						
E3.1 	In consultation with an architect, develop detail design guidelines for the Pavilion, including colours, materials and type of fixtures such as temporary seating, umbrellas and signs which may apply to new leases and licence areas. This study to be done in conjunction with the architectural review, signage and way finding study and consider heritage values of the site.	M	Infrastructure Services, Property and Facilities, Major Projects	TBD LTFP	A coordinated suite of materials, furniture and fixtures which reinforce its historic and cultural values.	Architectural plans complete, pavilion in construction, to be completed 2021.
E3.2	Consider materials which are graffiti resistant.	O	Infrastructure Services, Asset Maintenance	E	Reduced incidents of graffiti and vandalism.	ongoing
E3.3	Ensure materials are selected to withstand the coastal environment to minimise any corrosion.	O	Infrastructure Services	E	Materials and finishes are long lasting and safe.	ongoing
E3.4	Develop a suite of accessible furniture that reflects the existing character of the Park and Pavilion and is based on sustainability criteria. Refer to action A8.6.	M	Infrastructure Services, Asset Maintenance	E	Comfortable and accessible furniture that creates a unique sense of place.	Concrete and timber battons used throughout the park.
E4 Reinforce the sense of arrival to the site						
E4.1 	Ensure that the Pavilion is attractive, inviting and welcoming by: I. Make the Pavilion entrances welcoming at front and rear II. Good internal and external signage III. Consider a new tourism information point.	M	Property and Facilities, Urban Planning, Policy and Strategy	LTFP	Inviting and welcoming entrance.	I and II. Entrance and arrival experience with signage expressed in architectural design. III. Tourist information and welcome centre integrated within the Pavilion, to be completed in 2021.
E4.2	Review the alignment of pedestrian entrances into the site to ensure they are aligned to pedestrian crossings and thoroughfares.	M	Infrastructure Services, Asset Maintenance	LTFP	The site is easily accessible.	5 years
E4.3	Review and where necessary redesign entrances into the Park from Campbell Parade and Notts Avenue and ensure they are welcoming and easily accessible.	M	Infrastructure Services, Asset Maintenance	LTFP	Welcoming and memorable entrances into the site.	Campbell Parade entry at Roscoe Street has been re-designed to be universally accessible.
E4.4	Provide clear connections and cues from Campbell Parade and Roscoe Street into the site.	M	Infrastructure Services, Asset Maintenance	LTFP	Facilitate movement between the Park and Business areas.	Campbell Parade entry at Roscoe Street has been re-designed to improve access and wayfinding.




9.6. Management and maintenance of facilities

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
<i>F1 Ensure a clear and effective management structure for the Park, Beach and Pavilion</i>						
F1.1 	Convene a regular Bondi Pavilion working group including Council officers with relevant experience to advise on: I. Oversee relevant studies such as the Business Plan, Feasibility Study and Architectural Review; II. Operational issues; III. Revenue raising; IV. Maintenance and upgrade priorities; and V. Signage.	O	Urban Planning, Policy and Strategy, Community Programs, Asset Maintenance	E	Coordination of project priorities and funding within Council.	Bondi Pavilion project control group meets regularly.
F1.2 	Manage cafe and restaurant operations for good service and compliance with lease conditions.	O	Community Programs	E	Cafes and restaurants providing healthy food and social gathering spaces for Park users.	ongoing
F1.3	Review and monitor the Commercial Fitness Groups and Personal Trainers Policy and Guidelines.	O	Property and Facilities	E	Commercial fitness providers comply with policy.	Updated in 2016
F1.4	Consider applications for liquor licence and manage according to NSW Gaming Liquor and Racing requirements and DCP and licence agreements.	O	Infrastructure Services, Community Programs	E	Antisocial behaviour is managed and liquor is consumed in a controlled and managed environment.	ongoing
F1.5	Implement improvements to venue booking processes, including an annual EOI process for regular / long term hires.	O	Community Programs	E	Equitable and consistent fees and charges.	Complete, process in place since 2015.
F1.6	Develop and implement a venue booking system which ensures equitable and easy access to the range of facilities within the Pavilion.	O	Community Programs	E	The use of the Pavilion is well promoted and accessible to a range of users.	Complete, new system adopted in 2016 which has led to improved user experience.
F1.7	In all major upgrades and improvements consult effectively with all stakeholders such as the Precinct Committees', Surf Clubs and Rock Surfers Theatre Group and other community groups.	O	Infrastructure Services, Major Projects, Governance and Civic	E	Upgrades and improvements are well considered and meet the community's needs.	ongoing




Management and maintenance of facilities

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
F1.8	Manage all risks associated with events at Bondi, with particular attention to safety, management, alcohol and noise in line with Council's Events Policy.	O	Communications, Culture and Events	E	Minimised risk associated with events.	ongoing
F1.9	Manage and program activities to minimise conflict and ensure that the place can continue to function during events. Refer to Council's Events Policy for guidance to event management.	O	Communications, Culture and Events	E	Minimised risk associated with events.	ongoing
F1.10	Permit temporary and long term licences as per the CLM Act.	M	Property and Facilities	E	Short-term activities granted access to the Park, Beach and Pavilion.	ongoing
F2 Review management of finances and resources to improve operational effectiveness						
 F2.1	Provide a feasibility study to identify opportunities for increased income generation from the Pavilion to support better maintenance.	O	Property and Facilities	C	Provision of activities with both public and commercial interests.	Bondi Pavilion twenty-year lifecycle cost plan and annual operational projections, drafted and being coordinated with operational model to be completed in 2021.
 F2.2	Undertake a risk assessment identifying the risk, responsibilities and any required actions for insurances and liability, emergency management, occupational health and safety, land and environment management, asset management, staff, contractors and volunteers and financial management.	S	Human Resources, Risk and Safety	E	Identification of gaps in the management of the site to ensure management of risk and liabilities.	Operational Management Plan in development for refurbished Bondi Pavilion to address these issues. Hostive Vehicle Risk Management Plan in development in .
 F2.3	Develop a business plan to identify opportunities and constraints for the Bondi Pavilion Cultural and Community programs, identify benchmarks, funding sources, marketing and take into account feasibility work and understanding of required directions. The plan to consider: I. Whether art studios, music studios, pottery studios or art gallery should remain at the Pavilion or be relocated elsewhere II. Review the building use, particularly room hire and use of meeting spaces and the booking and fee structure.	S	Communications, Culture and Events	C	The Pavilion is a vibrant place with a range of activities for visitors to take part in.	I and II. Opportunities and constraints identified with the Bondi Pavilion Stakeholder Committee which informed the design under construction. Bondi Pavilion twenty-year lifecycle cost plan and annual operational projections, drafted and being coordinated with operational model to be completed in 2021.
 F2.4	Continue appropriate management practices and arrangements for leases and licenses in accordance with requirements of the CLM Act.	S	Property and Facilities	E	Non-exclusive use of the Pavilion by commercial operators.	ongoing



Management and maintenance of facilities

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
F2.5 	Following the analysis and Feasibility Study, review all areas of revenue to identify new funding / business opportunities.	S	Property and Facilities, Communications, Culture and Events	E	Programs and spaces within the Pavilion are effectively used and managed.	5 years, to be developed with operational model.
F2.6	Maintain focus on sponsorship opportunities, grant seeking and partnerships for works and programs in the Park, Pavilion and Beach.	O	Infrastructure Services, Community Programs, Communication, Culture and Events	E	Funding opportunities are utilised to deliver on recreational facilities and experiences with the Park, Beach and Pavilion.	Partnership agreement with BBSLSC for building refurbishment. Promotional and commercial activations are currently allowed through the Waverley LEP with a permit in designated areas up to 52 days a year. Grants received for the Pavilion, playground and fitness station works.
F3 Ensure that the Park, Beach and Pavilion environment are safe for users at all times.						
F3.1 	Engage lighting designer to prepare lighting plan for main pedestrian routes and on pathways through the Pavilion in keeping with the buildings heritage character. In particular improve: I. Lighting at rear of the Pavilion and through courtyard. II. Architectural lighting around the Pavilion.	S	Infrastructure Services, Community Programs, Environmental Sustainability	LTFP	Improved lighting and safety during night times.	Lighting plans for Pavilion, courtyard and access points provided in 2019. Detail design completed for construction in 2021.
F3.2 	Review security systems and resources in the Pavilion and upgrade if required.	O	Community Programs	E	Improved safety.	Security systems to be upgraded with Pavilion in 2021.
F3.3	Ensure safety is considered in all design projects within the Park and Beach.	O	Infrastructure Services	E	Improved safety.	ongoing
F3.4	Continue to work with relevant stakeholders (local Police, Safety Committee) to address identified safety concerns around the Pavilion and Park.	O	Infrastructure Services	E	Improved safety in the Park and Pavilion.	ongoing
F3.5	Complete a safety audit (lighting, natural surveillance etc) and develop a remedial action plan.	S	Infrastructure Services	E	A detailed action plan to improve safety of the site	Crime Prevention Through Environmental Design principles underpin landscape design works in park. Hostile Vehicle Management and Public Space Crown Safety Report completed in 2019.

Management and maintenance of facilities

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
F3.6	Provide information on general beach, sun and surf safety.	S	Community Programs	E	Visitors are reminded to take responsibility for their health	ongoing
F4 Ensure facilities are well maintained and appropriately serviced.						
F4.1 	Undertake a regular planned maintenance program for the Pavilion, including toilets, change rooms, commercial tenancies and fire, emergency, hydraulic, electrical and sewer services.	O	Property and Facilities	E	The Pavilion appears well maintained and is consistent with SAMP.	ongoing
F4.2 	Improve the condition of Bondi Pavilion ensuring routine repairs are undertaken efficiently and the condition of toilets and meeting rooms is improved.	O	Property and Facilities	E	The Pavilion is in good condition	Bondi Pavilion improvement works will improve the condition of the toilets and meeting rooms, to be completed in 2021. Repair works are ongoing.
F4.3 	Undertake reactive maintenance to the Pavilion.	O	Property and Facilities	E	The Pavilion appears well maintained	ongoing
F4.4	Undertake a regular planned maintenance program for Bondi Park and Beach, including toilets, picnic shelters, rubbish collection, lawns and garden beds.	O	Asset Maintenance	E	The Park and Beach are clean, tidy and well maintained	ongoing
F4.5	Continual upgrade of lawn, paths and planting areas and other park assets in line with SAMP.	O	Asset Maintenance	E	The Park is in good condition	ongoing
F4.6	Undertake reactive maintenance of the Park such as graffiti removal.	O	Asset Maintenance	E	The Park appears well kept	ongoing
F4.7	Remove servicing area from the rear of Bondi Pavilion and relocate to adjoin the Parks Operations Yard.	S	Asset Maintenance, Infrastructure Services	C	Pedestrian access through the back of the Pavilion is improved.	5 years
F4.8	Review the Waste Management Strategy to accommodate waste pickup from new service and loading zone.	S	Asset Maintenance, Environmental Sustainability, Infrastructure Services	E	Waste room is relocated to a less prominent position	Waste management strategy prepared. New loading zone and pickup to be completed in 2021.
F4.9	Replace and upgrade the temporary buildings for Bondi Beach Park and Operations staff and equipment.	S	Infrastructure Services, Asset Maintenance, Property and Facilities, Major Projects	C	Parks staff have the resources they require to maintain the Park and Beach	Replacement and upgrade works are being considered as part of Hugh Bamford and Williams Plan of Management.

Management and maintenance of facilities

Category	Performance target actions	Time	Who	\$	Measures of success	Monitoring & reporting
F4.10	Undertake a vehicle access strategy for emergency access and event requirements. Update strategy following parking and servicing realignment (see action F4.7 and A1.3).	S	Communications, Culture and Events, Infrastructure Services	E	The Park is not adversely affected by vehicle traffic across the Park	2 years
F4.11	Remediate tunnels under Queen Elizabeth Drive and investigate options for use as storage.	S	Major Projects	E	Tunnels are safe, additional storage space is secured	Tunnel 1 in designed for remediation. Tunnel 2 has been designed to be incorporated in Bondi Lifeguard Tower upgrade in 2021/2022. Tunnel 3 (storage) and 4 (backfilled) remediation is complete.
F5 Review on site regulations and program an enforcement schedule						
F5.1	Continue to enforce and educate dog-walkers in the Park about the restricted areas and dog owner responsibilities.	O	Safe Waverley	E	Dog walkers comply with Council's requirements and people feel safe	ongoing
F5.2	Implement a 'no dogs allowed' zone along the promenade adjacent to the Children's Pool. Install the appropriate signage at the intersection of the promenade and path to Biddigal Reserve.	S	Safe Waverley	E	Conflict between dogs and children is managed.	ongoing
F5.3	Monitor and manage informal non-commercial beach volleyball games of up to three courts on the Beach and undertake appropriate management procedures when required.	O	Safe Waverley	E	Managed conflict between users of the park	ongoing
F5.4	Improve signage to enforce prohibition of bike use in pedestrian areas such as the Park and Promenade, and to show bike use is allowed on Queen Elizabeth Drive.	M	Infrastructure Services	E	Less conflict between pedestrians and cyclists	annually
F6 Promote programs, activities and events in the Park, Beach and Pavilion to a greater range of people						
 F6.1	Develop a marketing strategy that covers Bondi Pavilion cultural services, community events and programs.	M	Communications, Culture and Events	E	The Pavilion is an active and creative hub	5 years
 F6.2	Continue to implement inclusive child, youth and family orientated initiatives that include programs for older people who are socially isolated.	M	Community Programs	E	The Pavilion is an active and creative hub	5 years
F6.3	Promote performance and arts activities in the Pavilion, as set out in Council's Arts Plus Plan.	O	Enhancing Waverley	E	The Pavilion is a dynamic and active hub	annually
F6.4	Promote Surf Life Saving events as outlined in Council's Events Policy.	O	Safe Waverley, Enhancing Waverley	E	Surf Life Saving events are supported	annually

9.7. Community land management

As specified in the LG Act S36 (3A) (a) and (b) a plan of management that applies to just one area of community land:

- (a) must include a description of:
 - (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - (ii) the use of the land and any such buildings or improvements as at that date, and
- (b) must:
 - (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - (iii) describe the scale and intensity of any such permitted use or development.

The purposes for which the land, buildings and improvements, including future development, will be permitted to be used are based upon and support the reserves purposes of public recreation, the objectives of the reserve community land categories, and the uses as detailed in this plan of management and master plan.

Council Bondi Park management, including administration and maintenance facilities and services, will be permitted throughout the reserve and may involve the exclusion of the general public for safety and service delivery reasons.

The scale and intensity of uses of permitted uses and developments will be governed by this plan of management

once adopted, Council's Events and Community Facilities policies, Council's lease, licence or other estates approval policies and procedures, any regulations about permitted or non-permitted activities, and any Council approvals under S68 of the LG Act and or Council's development consents and approvals as a determining authority under the Environmental Planning and Assessment Act 1979.

The specific purposes and description of uses in leases, licences and other estates is set out in Section 9.8: Lease, licence and other estates authorisation.

The purposes generally include:

- Public recreation - recreation, leisure, health and fitness, community and cultural facilities, uses and events, food and beverage outlets, mobile vendors, recreation, leisure and sporting hire and or retail fitness, health and well-being classes or training, major public events and associated supporting activities, commercial or community filming and photography; and
- Community uses - surf lifesaving facilities, uses, events and services, community theatre, arts and crafts with associated training and education, music rehearsal and studio and associated activities, Bondi Park and Beach visitor information and associated goods and services and storage.

9.7.1. Land Categorisation

It is a requirement of the LG Act to categorise land as per s.36(4). Bondi Park and Biddigal Reserve have been categorised in accordance with the guidelines set out in Section 11, 12 and 14 of the Local Government Regulation 1999. The proposed categories for this Plan of Management are described in the table overpage and shown in figure 9.1.

The community land categories across the reserves are:

- Park
- General Community Use
- Natural Area – Foreshore.

The core objectives for these categories are set out in adjoining table.



Figure 9.1 Land categorisation

Community land categories, guidelines and core objectives

<i>Community land category</i>	<i>Local Government Regulation 2005 Guidelines for categorisation</i>	<i>Local Government Act 1993 (Ss.36G, 36I, 36N) Core objectives for community land categories</i>
General Community Use	<p>Land should be categorised as general community use under section 36(4) of the Act if the land:</p> <p>(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and</p> <p>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.</p>	<p>The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</p>
Park	<p>Land should be categorised as a park under section 36 (4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.</p>	<p>The core objectives for management of community land categorised as a park are:</p> <p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</p> <p>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>
Natural Area (Foreshore)	<p>Land that is categorised as a natural area should be further categorised as foreshore under section 36(5) of the Act if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.</p>	<p>Core objectives for management of community land categorised as foreshore</p> <p>The core objectives for management of community land categorised as foreshore are—</p> <p>(a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and (b) to protect and enhance all functions associated with the foreshore's role as a transition area, and</p> <p>(b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.</p>

9.8. Lease, licence and other estates authorisation

This Plan of Management, in the table overpage: Authorisation of Leases, Licences and Other Estates, expressly authorises the following leases, licences and other estates, subject to the provisions of the LG Act, Part 2, Division 2, Ss.45 and 46, 46a to 47d and being consistent with the core objectives of the community land categories assigned to the Crown land, as well as the Crown reserve purpose.

The grant of any tenures, such as tenure terms and limits, tendering, and notification and approvals, will be subject to the provisions of Part 2, Division 2 of the LG Act.

Public events are defined as being events that are open to the general public and are subject to Council's Community Strategic Plan, or Events or Community Facility policies, and may require Council approval or authorisations.

Bondi Park (Crown reserve D500048), part of Ben Buckler Park/Ray O'Keefe Reserve (Crown reserve R94356) and part of Bondi Baths (R100245) are Crown reserves for the gazetted purpose of 'Public Recreation'.

Authorisation of leases, licences and other estates

<i>Tenure Type</i>	<i>Tenure Purposes</i>	<i>Description</i>	<i>Category Area</i>	<i>Specific Areas (if required)</i>	<i>Current or Future Use</i>
Lease or licence	Community performance	Cultural activities, performing and visual arts activities, including concerts, dramatic productions, dance and exhibitions Community and professional education and/or conventions including seminars, workshops, meetings and conferences and events	General Community Use	Bondi Pavilion Ground Floor and Courtyards, First Floor	Future use
Lease or licence	Recreation, leisure, health and fitness, community events	Hireable community spaces for recreational classes or ad hoc community functions and events	General Community Use	Bondi Pavilion Ground Floor and Courtyards, First Floor	Future use
Lease or licence	Arts, crafts and design with associated training and education	Hireable community spaces community arts and crafts	General Community Use	Bondi Pavilion Ground Floor and Courtyards, First Floor	Future use
Lease or licence	Music rehearsal and studio and associated activities	Hireable community spaces community music studio community radio station and community theatre	General Community Use	Bondi Pavilion Ground Floor First Floor	Future use
Lease	Radio station	Community radio station with focus on community access and training	General Community Use	Bondi Pavilion Ground Floor	Future use
Lease or licence	Food and beverage outlets	Cafes, kiosks – without liquor licence with outdoor dining	General Community Use	Bondi Pavilion Ground Floor and Courtyards and Forecourt and under Queen Elizabeth Drive and on Promenade	Future use
Lease or licence	Food and beverage outlets	Cafes or restaurants including outdoor dining (with liquor licence)	General Community Use	Bondi Pavilion Ground Floor and Courtyards and Forecourt	Future use
Lease or licence	Food and beverage outlets	Bar and servery to cater for theatre (use or hire) or events associated with other community hireable spaces (with liquor licence)	General Community Use	Bondi Pavilion Ground Floor First Floor	Future use
Lease or licence	Bondi Park and Beach visitor information and associated goods and services	Bondi Park and Beach Visitor Information Centre (including ancillary merchandise sales)	General Community Use	Bondi Pavilion Ground Floor	Future use
Lease or licence	Bondi Park and Beach bookings office	Information and sales of tickets for the theatre, events and fees for activities located at Bondi Pavilion, beach and park. Day-to-day management of activities in the Bondi Pavilion.	General Community Use	Bondi Pavilion Ground Floor	Future use

<i>Tenure Type</i>	<i>Tenure Purposes</i>	<i>Description</i>	<i>Category Area</i>	<i>Specific Areas (if required)</i>	<i>Current or Future Use</i>
Lease or licence	Recreation, leisure, sporting and retail	Merchandise including tourism items, goods and products ancillary to recreation, leisure, beach culture and sporting use	General Community Use	Bondi Pavilion Ground Floor	Future use
Licence	Storage	Management of storage lockers for beach goers	General Community Use	Bondi Pavilion, Ground Floor	Future use
Lease	Surf lifesaving clubhouse	Clubhouse activities and ancillary services, including function and training space, kiosk, merchandise sales and equipment storage	General Community Use	Bondi Surf Bathers' Life Saving Club	Current use
Licence	Storage for Bondi Surf Bathers' Life Saving Club	Storage of lessee's surf lifesaving equipment	General Community Use and Park	Promenade Storage Areas and Tunnels, under Promenade or suitable identified storage areas	Current use
Lease	Surf lifesaving clubhouse	Clubhouse activities and ancillary services, including function and training space, kiosk, merchandise sales and equipment storage	General Community Use	North Bondi Surf Lifesaving Club	Current use
Lease	Storage for North Bondi Surf Lifesaving Club	Storage of lessee's surf lifesaving equipment	General Community Use and Park	North Bondi Surf Lifesaving Club and under Promenade or suitable identified storage areas	Current use
Licence	SLSC Nippers events	Organised group training, health and fitness activities for SLSC Nippers	General Community Use, Park and Foreshore		Current use
Licence	Surf Life Saving Clubs and/or SLSNSW	Organised training and competitive events	General Community Use, Foreshore and Park		Current use
Licence	Fitness, health and well-being classes or training	Individual lessons or classes for health, fitness or well-being	Park, General Community Use		Current use
Licence	Surf School	Surf lessons on beach	Foreshore and Park	Beach area: Foreshore and Park	Current use
Licence	Storage	Storage of surfboards and surf school equipment	Park	Ramps, beach and under promenade	Current use
Licence	Mobile vendors	Goods and services ancillary to public recreation and Bondi Park: ice cream, water, juice sales, coffee, massage, sun protection, beach and water equipment hire	Park, General Community Use, Foreshore	Ramps, Bondi Beach, Promenade, Bondi Park Reserve	Current use
Event Licenses	Major public events and associated and supporting activities	City 2 Surf, Open Air Cinema, Flickerfest, Festival of the Winds, Bondi Festival, others, e.g: Beach Marquee Program, Hallmark (NSW Government status), State and National recognised events Public events which align with Councils Community Strategic Plan and are subject to Council approval	Park, General Community Use, Foreshore	Bondi Beach, Promenade, Bondi Park Reserve and Pavilion	Current use

<i>Tenure Type</i>	<i>Tenure Purposes</i>	<i>Description</i>	<i>Category Area</i>	<i>Specific Areas (if required)</i>	<i>Current or Future Use</i>
Licence	Commercial or community filming and photography	Commercial or community production of films and photographs without any permanent structures	Park, General Community Use, Foreshore	Bondi Pavilion, Park, Beach and rock areas	Current use

Other estate

<p>This Plan of Management allows the council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the LG Act.</p>	<p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on community land.</p>
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General and ad hoc short-term or casual licences

General and ad hoc short-term or casual licences: as issued ad hoc with Council formal application process, permissions and/or approvals

(LG Act, S.46, LG (General) Regulation, Cl. 117, and CLM Act Ss. and 3.17, CLM Regulation Cl. 31

Park	General Community Use	Natural Area - Foreshore
<ul style="list-style-type: none"> community events and festivals hiring of equipment playing a musical instrument, or singing for fee or reward, including busking filming, including for cinema/television conducting a commercial photography session public performances engaging in trade or business ancillary to, or supportive of public recreation delivering a public address mobile public health services, e.g: Blood Bank, Mammogram, community health fairs, markets, auctions and similar activities catering advertising consistent with the reserve use and purposes environmental protection, conservation or restoration or environmental studies short term erection of temporary structures ancillary to Hallmark (State Government) , State and National recognised events Small pop-up marquees for community events, licensed vendors, environmental activities and festivals site investigations access through a reserve emergency occupation 	<ul style="list-style-type: none"> publicly accessible functions (including commemorative functions, book launches, film releases, balls, and similar activities) public event-based social purposes (including child care, vacation care) exhibitions, functions and catering concerts and other performances, including both live performances and film (cinema and TV) broadcasts associated with any event, concert, or public speech public speeches, meetings, seminars and presentations, including educational programs engaging in trade or business ancillary to, or supportive of public recreation delivering a public address community events and festivals fairs, markets, auctions and similar activities advertising consistent with the reserve use and purposes limited commercial promotional events for recreation or leisure activities community, training or education environmental protection, conservation or restoration or environmental studies short term erection of temporary structures ancillary to Hallmark (State Government), State and National recognised events small pop-up marquees for community events, licensed vendors, environmental activities and festivals site investigations access through a reserve emergency occupation 	<ul style="list-style-type: none"> mobile beach equipment, goods and services hire temporary erection or use of any building or structure necessary to enable a filming project to be carried out scientific studies and surveys or similar community, training or education environmental protection, conservation or restoration or environmental studies short term erection of temporary structures ancillary to Hallmark (State Government), State and National recognised events small pop-up marquees for community events, licensed vendors, environmental activities and festivals site investigations access through a reserve emergency occupation



Implementation and funding

10

10. Implementation and funding

10.1. Funding sources

Funding for implementing the Plan of Management will either be allocated for future upgrade works (capital works) or maintenance and management of the Park, Beach and Pavilion. Funding for the management and maintenance is currently provided through Council's annual budget allocation.

To fund the proposed upgrade works Waverley Council has set aside funds for 2014-15 and plans to in future years which will cover a number of the proposals in the shorter term plan. This includes improvements to Bondi Pavilion, toilet upgrades, construction of the parks yard and replacement of picnic shelters.

Council's budget for the Plan of Management is not expected to accommodate all proposals in the short or long term plan. In particular the more substantial changes included in the longer term, would be subject to securing additional funding. Additional funding options which may be investigated include:

- State and Federal Grants
- Voluntary Planning Agreements
- S94 contributions
- Partnerships with community groups or businesses.

The amount of funding through these streams is difficult to anticipate as it is dependent on development and grant programs. Furthermore there are opportunities in reviewing the commercial viability of programs and enterprises within the Pavilion to create some efficiencies and potentially to explore other income producing streams. Regardless of the type of current or future enterprises Council must also ensure that legitimate costs of upgrading the Park and Pavilion are recouped wherever possible by hiring fees (set at a reasonable level).

10.2. Pavilion management

The proposed improvement works associated with the Pavilion are substantial, ranging from physical refurbishment projects to the less tangible aspects of managing the various events, programs and businesses within the space. The responsibility of caring for the Pavilion and implementing these actions, falls within several Council divisions. To ensure that the Pavilion is well looked after and is able to become the vibrant, attractive and welcoming hub that is envisaged, coordination between key stakeholders within and external to Council is essential. For this purpose, it is recommended that the management of these groups as well as proposed upgrade works, be coordinated by a Project Manager.

In addition to providing a management structure to achieve these desired outcomes, some key planning works will need to be in place prior to any upgrades or refurbishments taking place. These works include:

1. Appointment of Project Manager
2. Reform the Bondi Pavilion working group
3. Undertake a feasibility study
4. Develop a business plan
5. Undertake a cost benefit analysis
6. Decide on best mix of community / business enterprises with the Pavilion
7. Engage an architect to review the building structure and layout to provide the appropriate amenities
8. Seek funding through grant applications and partnership projects
9. Plan a detailed sequence of works to upgrade/ refurbish the Pavilion and develop a detailed action plan
10. Proceed with upgrade projects.

10.3. Performance indicators

To effectively implement the Action Plan performance indicators are required to demonstrate that the desired outcomes from the plan have been achieved.

It is desirable that the values and actions of this plan can be measured by some means. For this purpose the following means are considered practical survey methods of monitoring the progress and performance of the Action Plan:

- Surveys: Carry out surveys and questionnaires periodically (approximately every 5 years) accompanied by a survey of user numbers in various parts of the area; qualitative and quantitative in nature. This survey/questionnaire should establish any changes in Park usage, visitor experience and perceptions etc. Additionally, web surveys could be undertaken to request feedback on the implementation of particular programs and management strategies.
- Register of correspondence: Review of letters, emails and community requests received each year (positive and negative) on various subjects related to the Park, Pavilion and Beach. This register can be used to indicate general trends and changes in issues and opportunities and the management of the space.
- Photographic survey: Taken at key and consistent locations every 5 years to establish degrees of change (either positive or negative). This could be compared with aerial photographs reviewed every 5 years.

10.4. Review and monitoring

If the Management Plan is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated.

The PoM was adopted by Council in 2014 and has been reviewed and updated in 2021. Changes which may need to be addressed include new legislation, changes in community values, project priorities, funding resources and new opportunities for future upgrades.

Given that community expectation and requirements change over time, this Plan also needs to have some flexibility to adapt to any changes of circumstance. As such, review of the plan allows for the values to be redefined over time.

In line with the outcomes described in the Action Plan, it is recommended that the Plan be reviewed in the following sequences and time spans.

- Annually; review progress of action plan.
- Two Years; review Management and Administration structures and update priorities.
- Five Years; Review Plan of Management. Major review of all values based on revised analysis and issues and amended planning legislation. Review outcomes against survey information, photographic record and register of correspondence.



Terminology and bibliography

11

11. Terminology and bibliography

11.1. Terminology

Active recreation: activities for the purpose of relaxation, health and wellbeing or enjoyment with the primary activity requiring physical exertion, and the primary focus on human activity.¹

ARI (Average Recurrence Interval): The average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random.²

AHD (Australian Height Datum): The datum that sets mean sea level as zero elevation.³

Conservation: keeping in safety the existing state of a heritage resource from destruction or change, i.e. the action taken to prevent decay and to prolong life. All the processes of looking after a place so as to retain its cultural significance.⁴

Council: Waverley Council

Demands: the community requiring the provision or type of open space or recreation, measured by feedback through consultation, user surveys or demographic data.

Needs: open space and recreation needs, measured by feedback through consultation, user surveys or demographic data.

Passive recreation: activities which do not require a high level of physical exertion. Relevant examples include, picnicking, sunbaking, walking or playing.

Plan of management: A statutory document prepared according to the CLM Act, referred to the Minister as landowner (State of NSW) and adopted by Council, outlining the role of a Crown dedication/reserve and providing guidance on the administration, use, development and management of the land.

Remnant vegetation: Vegetation that has remained sufficiently intact on a site, despite usually existing as a bio-geographic island and containing species and soil characteristics that are indicative of a particular ecological community.

Recreation: A wide range of active or passive activities undertaken either individually or as a group for pleasure, exercise or relaxation.

Reserve purpose: The public purpose for which the land has been dedicated or reserved under CLM Act, and includes a purpose or use permitted under, or in connection with the dedicated purpose.

The site: See Figure 1.2 of Bondi Park, Beach and Biddigal Reserve boundary.

Shoreline: Consistent edges that follow the grade of the walkway and provide orientation and navigation. Examples include defined edges like landscaping, walls and building lines.

Sustainable: Being able to achieve outcomes without adversely affecting the long term health and integrity of natural, social and economic values.

Values: Established through community consultation, in addition to the environmental, heritage and aesthetic merits of the place.

Vision or vision statement: A broad statement of intent to help establish desired outcomes and focus activities, a custodial or stewardship commitment to future generations.

1 Commonwealth of Australia, National Sport and Active Recreation Policy Framework, 2011

2 Australian Water Information Dictionary, Bureau of Meteorology Commonwealth of Australia, 2013, viewed on 08.08.13, <http://www.bom.gov.au/water/awid/id-704.shtml>.

3 Australian Water Information Dictionary, Bureau of Meteorology Commonwealth of Australia, 2013, viewed on 08.08.13, <http://www.bom.gov.au/water/awid/id-42.shtml>

4 Heritage Council State Heritage Office, Burra Charter, Australia ICOMOS, 1999

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Appendix

1

12. Appendix 1

Lands to which Plan of Management applies

1. Bondi Park

Type: Dedication 500048

Name: Bondi Park

Office: Metropolitan

Management Type: Council CLM

Gazetted: 28 January 1938

Location: Bondi

Name Management: Waverley Council

Purpose: Public Recreation

CADASTRAL INFORMATION (Lot and DP)

DP 752011 Lot 1318, 1319, 1320, 1321, 1322, 28

DP 911546 Lot 1

ADMINISTRATIVE BOUNDARY

Parish: Alexandria

County: Cumberland

Land District: Metropolitan

Lands Office: Metropolitan

LGA: Waverley

Aboriginal Land Council: Sydney Newcastle

LHPA District: Cumberland

Suburb: Bondi Beach

Locality Name: Bondi

Electorate: Vaucluse

Federal Electorate: Wentworth

CMA: Sydney Metro

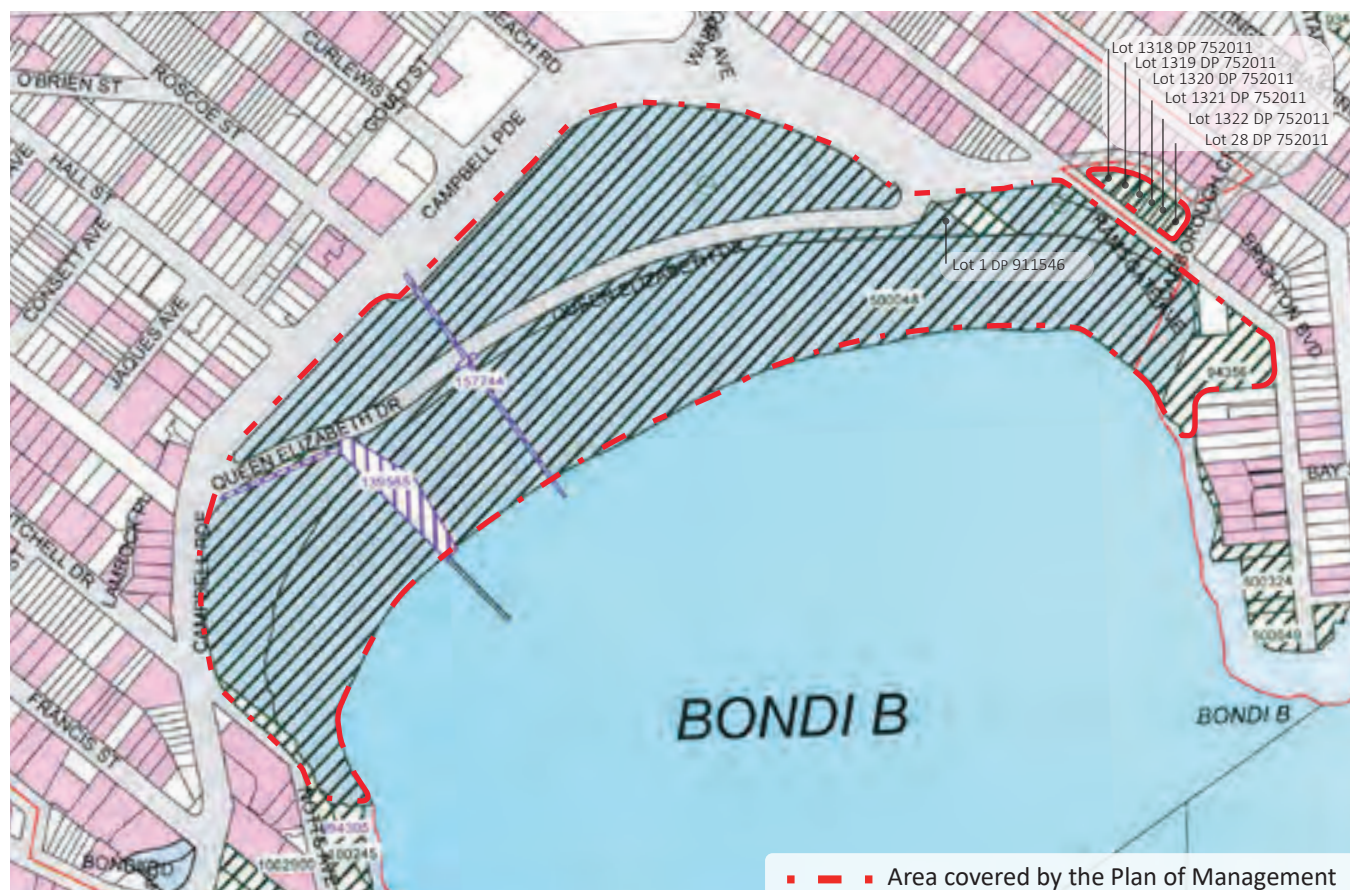


Figure 12.1 Extent of Bondi Park Reserve (D500048)

2. Ben Buckler Park/Ray O'Keefe Reserve (part of)

Type: Reserve 94356

Name: Ben Buckler Reserve

Office: Metropolitan

Management Type: Council CLM

Gazetted: 06 March 1981

Location: Bondi

Name Management: Waverley Council

Purpose: Public Recreation

CADASTRAL INFORMATION (Lot and DP)

DP 184581 Lot 1

DP 964182 Lot 1

DP 344281 Lots 2, 3 and 4

DP 499866 Lot 5

DP 381954 Lot 62

DP 344453 Lot C

DP 344570 Lot 2

ADMINISTRATIVE BOUNDARY

Parish: Alexandria

County: Cumberland

Land District: Metropolitan

Lands Office: Metropolitan

LGA: Waverley

Aboriginal Land Council: Sydney Newcastle

LHPA District: Cumberland

Suburb: North Bondi

Electorate: Vaucluse

Federal Electorate: Wentworth

Cma: Sydney Metro



Figure 12.2 Extent of Biddigal Reserve- part of Ben Buckler Reserve (R94356) shaded green

2. Bondi Baths Reserve Trust (part of)

Type: Reserve 100245

Name: Bondi Baths

Office: Metropolitan

Management Type: Council CLM

Gazetted: 19 November 1993

Location: Bondi

Name Management: Waverley Council

Purpose: Public Recreation

CADASTRAL INFORMATION (Lot and DP)

DP 822245, Lot 1555

ADMINISTRATIVE BOUNDARY

Parish: Alexandria

County: Cumberland

Land District: Metropolitan

Lands Office: Metropolitan

LGA: Waverley

Aboriginal Land Council: Sydney Newcastle

LHPA District: Cumberland

Suburb: North Bondi

Electorate: Vaucluse

Federal Electorate: Wentworth

Cma: Sydney Metro



Figure 12.1 Extent of Bondi Baths Reserve (R100245)

