

WAVERLEY COUNCIL

PLAN OF MANAGEMENT



BONDI WAVERLEY

SCHOOL OF ARTS

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1. INTRODUCTION

1.1 Background

Under the Local Government Act, 1993, all community land and buildings classified for “community use: must have a Plan of Management.

In June 1994, Council adopted a Property Register classifying all public land in the area. The Bondi-Waverley School of Arts building at 138 Bondi Road, Bondi was classified as “Community Use” and a Plan of Management was adopted in May 1996, to provide for the ongoing management, maintenance and development of this site.

The purpose of this review of the plan is to ensure compliance with the 1998 amendments to the Local Government Act and to recategorise the site from General Community Use to Community Land: area of cultural significance. Updating the Plan is also required to reflect the closure of the Branch Library, the vacant caretakers premises and the potential change of use to these sections of the building.

1.2 Community Land covered by this plan

This Plan of Management covers the following:

Street address	Description	Function	Lot/deposited plan
138 Bondi Road Bondi	2 storey double brick building	Community Centre	Old system title 3496/791

This property is known as the Bondi – Waverley School of Arts.

1.3 Ownership

The land is owned by Council, transferred to Council in 1981 by the Trustees of the Bondi – Waverley School of Arts.

1.4 Category of the land

The land has been declared by Council under S36D of the Local Government Act as land containing significant historical and cultural features. This declaration was made because the land contains the School of Arts building, continuously occupied for community and cultural purposes since 1914.

1.5 Core Objective

The core objective for the management of community land categorised as an area of cultural significance is to retain and enhance the cultural significance of the area, namely its historical and social significance, for contemporary and future generations.

Council will retain and enhance the School of Arts through a program of

- Continuous care and maintenance of the physical material of the land (building)
- The retardation of deterioration
- Compatible use of the site for cultural and related purposes.

1.6 History

Schools of Art

Schools of Art had their beginnings in Sydney in the 1830's through the Mechanics School of Arts. A School of Arts had been well established in Waverley when the Municipality was constituted in 1859. The early School of Arts functioned without benefit of a permanent building.

After a number of early attempts to locate a suitable site and following renewed community interest in 1910/11, a place called "Navestock", 138 Bondi Road was bought by the School of Arts Trustees in 1913. Alterations and repairs were undertaken and the building was officially opened in 1914. The School of Arts contained a library, 2 ballrooms, several meeting, card and chess rooms.

In his "The Centenary of the Municipality of Waverley 1859 – 1959" B.T. Dowd wrote that

"generally speaking, the activities of the institution are: -

"The intellectual improvement of the members and the cultivation of taste for literature, art and science which is promoted by the maintenance of a library and reading room; a place for the delivery of lectures and for the encouragement of social intercourse and functions and physical recreation".

The School of Arts had, in varying degrees, always been burdened by financial difficulties. After World War II, changing attitudes to entertainment in the 1950's and 1960's had a detrimental effect on all suburban institutions including the Bondi-Waverley School of Arts. The School of Arts library closed early 1964, in anticipation of Waverley Municipal opening on 26 September of the same year. The Waverley Municipal Library absorbed the School of Arts resources and physical area into its new "temporary" annex which was attached to the School of Arts.

In 1981 the Trustees of the School of Arts resolved to transfer the building and property to Waverley Council. The Branch Library continued to function till June 2000 when, following an earlier Council resolution to close it, the stock and services were transferred to the newly constructed, enlarged Central Library in Bondi Junction. The "temporary" library annex attached to the building was subsequently demolished.

Waverley Woollahra Arts Centre

The Waverley Woollahra Arts Centre was formed in 1968 as an art teaching institution. In 1978 it was notified that the property then occupied would be sold back to the original owners. Alternative accommodation was sought and in 1980 negotiations began with the School of Arts. In 1981 the Trustees of the School of Arts wrote to Waverley Council, agreeing to transfer to the Council "the real and personal property held by us, subject to safeguarding the rights of the existing users of the premises" including the Woollahra Waverley Arts Centre (as it was then known) with whom the Trustees has been negotiating to lease the premises to operate a "cultural, craft and recreation centre". The transfer of the care and custody of the School of Arts building from the Trustees to Council was, in fact, to facilitate the Centre in finding a new site for its operations. The Arts Centre has continued its occupancy of the building since then and a new lease is to be negotiated in 2004.

In negotiations with the Arts Centre it was agreed that a large part of the building would be made available to it. This was formalised by lease. The Centre was required to spend substantial funds prior to occupancy, on alterations to the building to comply with the requirements of the Board of Fire Commissioners. The centre entered into a formal ten year lease with Council in 1982. A lease was renewed for a five year term in 1992.

Current

In September 2000 Council established a committee comprising relevant staff, key shareholders and building users to provide advise on a rebuilding program and resolution of the future use of the building. A broad program was tentatively agreed and provides the basis for ongoing building works and renegotiation of a lease agreement with the Arts Centre.

In March 2001 a Conservation Management Plan was prepared for the School of Arts. In 2002 Council resolved to investigate the potential for extending usage of the building to include a café style facility with an informal arts exhibition space in the area formerly occupied by the Children's Library. The complementary usage of all spaces within the building is being reviewed in 2004 to take into account changes to the use of the building since the 2002 Council decision.

Also in 2002 Council commenced a program of works to upgrade the building to satisfy fire regulations and paint the exterior. This work has been completed with further improvements planned to the landscaping, entrance and interior spaces.

2. MANAGEMENT

2.1 Value Statement and Vision

Council has a vision for Waverley as a place where, among other components:

Accessible community services are developed and supported to ensure Waverley sustains all the members of its Community; contributing to their safety and security and their social and cultural enrichment.

Management Plan 2004 – 2007

Waverley Council's mission is to play a significant role in achieving the community's vision of Waverley by providing strong community leadership in policy, planning and the provision of services.

The School of Arts plays a pivotal role in the cultural life of Waverley; providing opportunities and the facilities for the community to engage in cultural and community activities which stimulate individual creativity and encourage the development of a sense of community involvement.

2.2 Achieving the Core Objective

The primary objective for this Plan of Management is to retain and enhance the School of Arts as an area of cultural significance by:

1. providing a program of continuous care and maintenance
2. preserving the physical material and retarding deterioration of the land
3. where possible, returning the existing physical material to the earlier known state
4. encouraging compatible contemporary use of the building that is sympathetic to the historical use of the building.

The latter will be achieved by providing a multipurpose community and cultural facility, which supports a range of creative opportunities and promotes a sense of community involvement and achievement.

2.3 Administration

The School of Arts building is administered by Waverley Council through its Library and Community Services Department. This Department is responsible for initiating and coordinating activities in the upper level Council Hall. The Department is the link between the Waverley Woollahra Arts Centre and the Council. It is supported by the Property Services Section of Council which has prime responsibility for the maintenance of the structure of the building.

Council's Library and Community Services Department provides resources to clean the building, attend to security and provide coordination of the use of the upstairs hall and collection of rents.

Council's Public Works and Services Department is responsible for the delivery of major upgrade programs to the building.

The Waverley Woollahra Arts Centre, which is a non-profit entity, is run by two administrators who report to a Board of Directors comprising tutor, student and community representation.

2.4 Condition of the Land and Structures on adoption of the plan

The Waverley Heritage Study (1990) describes the School of Arts as an: -

“Early twentieth century community building, dated 1914. Symmetrical design displaying a strong classical influence. Projecting central features to double verandah. Moulded cornices, arches and parapet. Now fully rendered, but sympathetic if not original. All masonry verandahs and balcony areas. Arches to ground floor verandah. Small classical columns to upstairs balcony area. ‘Juliet’ balcony above side bay. Fence partly retained. Yard areas paved and planted. Concrete roof tile”.

The Study further states that the building is an

“impressive early twentieth century building, despite some loss of architectural integrity. Good example of the persistence of Victorian classical features. Special social and historical interest as a former School of Arts. Local significance”.

The Study proposes historical, cultural, social, architectural, aesthetic and streetscape/landscape considerations for its listing.

At the date of adoption of this plan, the building is in fair condition, due to Council having substantially progressed an extensive upgrading program. Recent works include replacement of electrical wiring, new vinyl flooring, upgrades to ensure fire rating compliance, removal of asbestos and lead paint and external painting of the building, The next phase of the refurbishment will result in partial roof replacement, stabilisation of the rear wall of the two storey structure and landscaping.

2.5 Use of the Land and Structures at the date of adoption of the plan

1. **Community classes** are conducted in the upstairs hall and vacated children’s library by tutors who rent the space. The use of the hall is coordinated by Council’s Department of Library and Community Services. Regular classes are conducted in children’s ballet, martial arts, flamenco dancing and yoga. Regular and occasional meetings of community groups and classes are held.
2. **Community rooms** on the ground floor are used for regular and occasional meetings of community groups and classes. Bookings are co-ordinated by Council’s Department of Library and Community Services.
3. **Art and craft classes** are provided by the Waverley Woollahra Arts centre. The Centre is an independent, non-profit community organisation. Its principal objective, as outlined in its Constitution, is “to foster and promote appreciation, study and performance of and participation in creative arts among its members and residents of the eastern side of Sydney Harbour generally”. Current classes include pottery, calligraphy, drawing, jewellery, drama, photography, sculpture and printmaking. The Centre also mounts student and tutors’ exhibitions and organises, on behalf of Council, The Waverley Art Prize.

2.6 Future use of the Land

It is anticipated that current uses of the building will continue, with the enhancement of additional uses, which may be community, recreational, administrative, cultural, commercial and related activities. Possible future uses may include, but are not limited to, events, launches, ‘artist in residence’ programs and community learning opportunities.

The areas previously occupied by the Branch Library’s public and storage areas and Caretaker’s residence will be used to enhance arts, cultural, community and related activities at the Centre.

This Plan of Management also authorises Council to investigate and negotiate a commercial tenancy within the building for the purpose of operating a café and/or exhibition space or related activity such as a bookshop or other arts based activity. Should Council proceed, outdoor seating may be permitted in the eastern boundary of the building, provided no more than 30 seats were erected.

2.7 Leases, Licenses and other estates

This Plan of Management authorises Council to enter into leases or licenses for all or parts of the property. All leases and licenses will be managed to comply with all relevant statutory requirements such as the Residential Tenancies Act 1987, Retail leases Act 1993, OH&S Act 1983. All Leases, licenses and other estates granted will be granted in accordance with the Local Government Act 1993.

All rental income to Council will reflect Council Policy and will be administered in a timely and effective manner.

Existing tenancies

Waverley Woollahra Arts Centre

Future tenancies

This Plan of Management authorises the lease, license or grant of any other estate over the Bondi-Waverley School of Arts for community, arts, cultural, recreational and related commercial purposes.

3. POLICY

The following policy areas are relevant:

3.1 Function/use

That a broad range of community cultural and recreational activities, in keeping with Council's previously stated objectives, should be undertaken at the Bondi-Waverley School of Arts. This plan allows for these programs to be complimented by commercial activities that enhance the arts and cultural experiences offered by the School of Arts.

3.2 Maintenance

That the building should be maintained on a regular basis, in accordance with priorities determined in line with Council's financial allocation for this purposes and the Arts Centre's agreed responsibilities. That grant funds be sought, where practicable, towards building maintenance/restoration. The building will be maintained to the Building Code of Australia and other relevant statutory standards dependant upon the level of resources and priority accorded by Council.

3.3 Consultation

That there should be regular liaison between the Council, through its Library and Community Services Department, the Waverley Woollahra Arts Centre and other future tenants on all matters relevant to building and usage. Where possible, a cooperative approach should be taken on such matters. Regular consultation should also take place between the caretaker and hirers of the upstairs hall.

There should also be liaison between the School of Arts and other areas of Council which provide similar activities, namely the Bondi Pavilion Community Centre, in order to both ensure complementary facilities are provided and to maximise their use.

4. PRIORITIES AND PERFORMANCE MEASURES

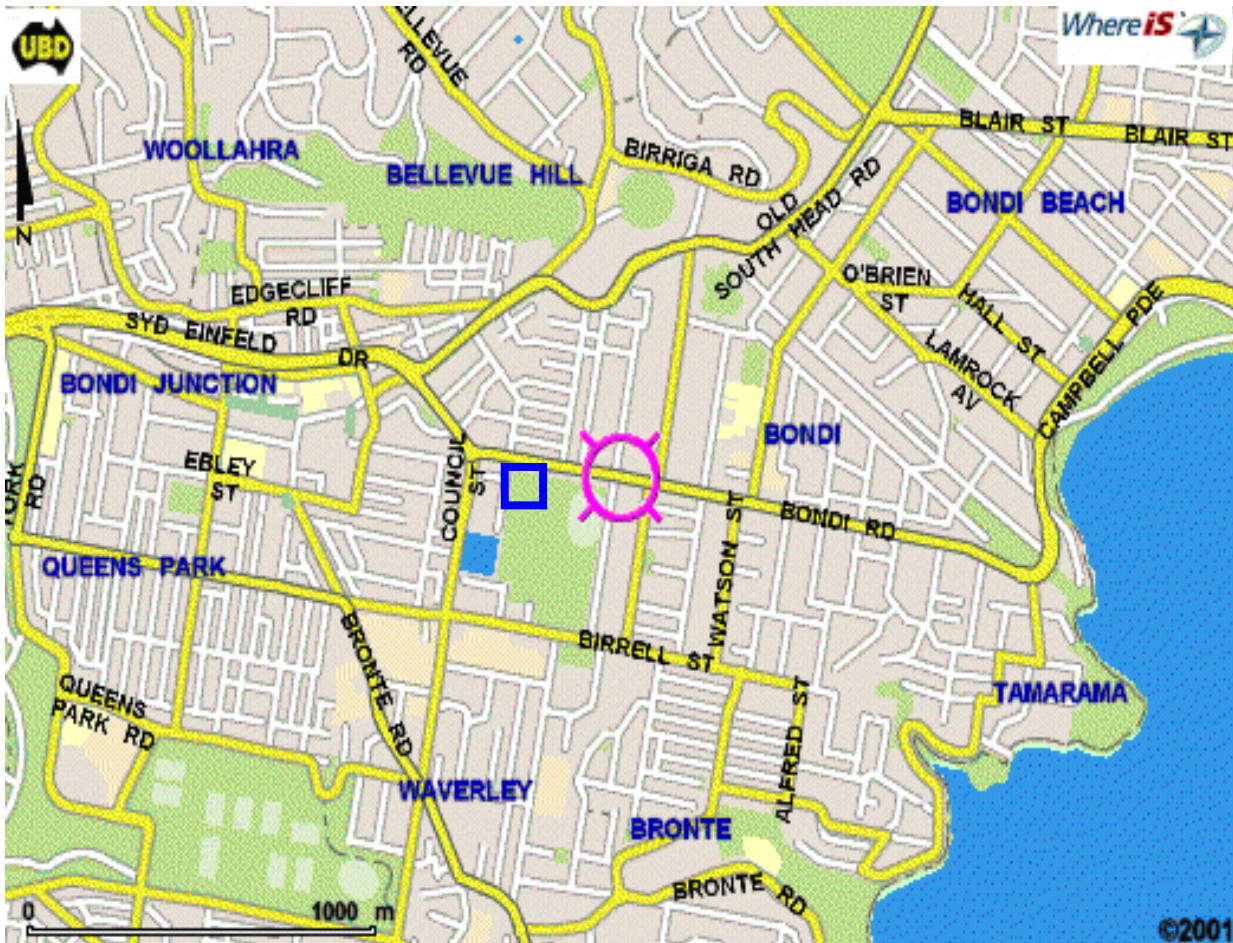
The action priorities and performance measures are shown in the table below. While Council believes the policy will remain relevant for 5 years, the priorities and performance checks will be updated annually by Community Services and Property Services

Priorities and Performance Measures

Objective: To retain and enhance the School of Arts as an area of local cultural significance. All actions will be undertaken in consultation with the lead Department, Library and Community Services.

Strategy to address management issues	Means of Achievement (Actions)	Responsibility	Performance Measure (Assessment)
Provide a program of continuous care and maintenance	Undertake regular assessment of Council's buildings Implement short-term and long-term maintenance programs appropriate to the needs of property users and the preservation and/or commercial use of the asset Allocate maintenance funds in accordance with priorities.	C & TS	Respond to routine maintenance enquiries within 2 working days. Statutory compliance
Preserving the physical material and retarding deterioration of the land	Undertake a program of rectification works including roof replacement and stabilisation of the rear wall of the two storey section of the building	PW&S	Works completed on time and within budget
Returning the existing physical material of the land to the known earlier state	Landscaping the Bondi Rd frontage incorporating elements of the original design, where practical Painting of exterior completed in original heritage colours	PW&S	.Design and works completed Painting completed
Encourage compatible contemporary use as a multipurpose community and cultural centre	Leases and licenses reviewed prior to due date. Tender /Expressions of Interest for Café Gallery or similar use in vacated Children's Library space Coordinate and promote use of the Upper level Hall for community and cultural purposes Provide liaison and support to tenants.	C & TS L&CS	Rents reviewed annually and received on time and leasing obligations achieved. Space tenanted Usage/vacancy rates Steering Group/Working Party established and functioning

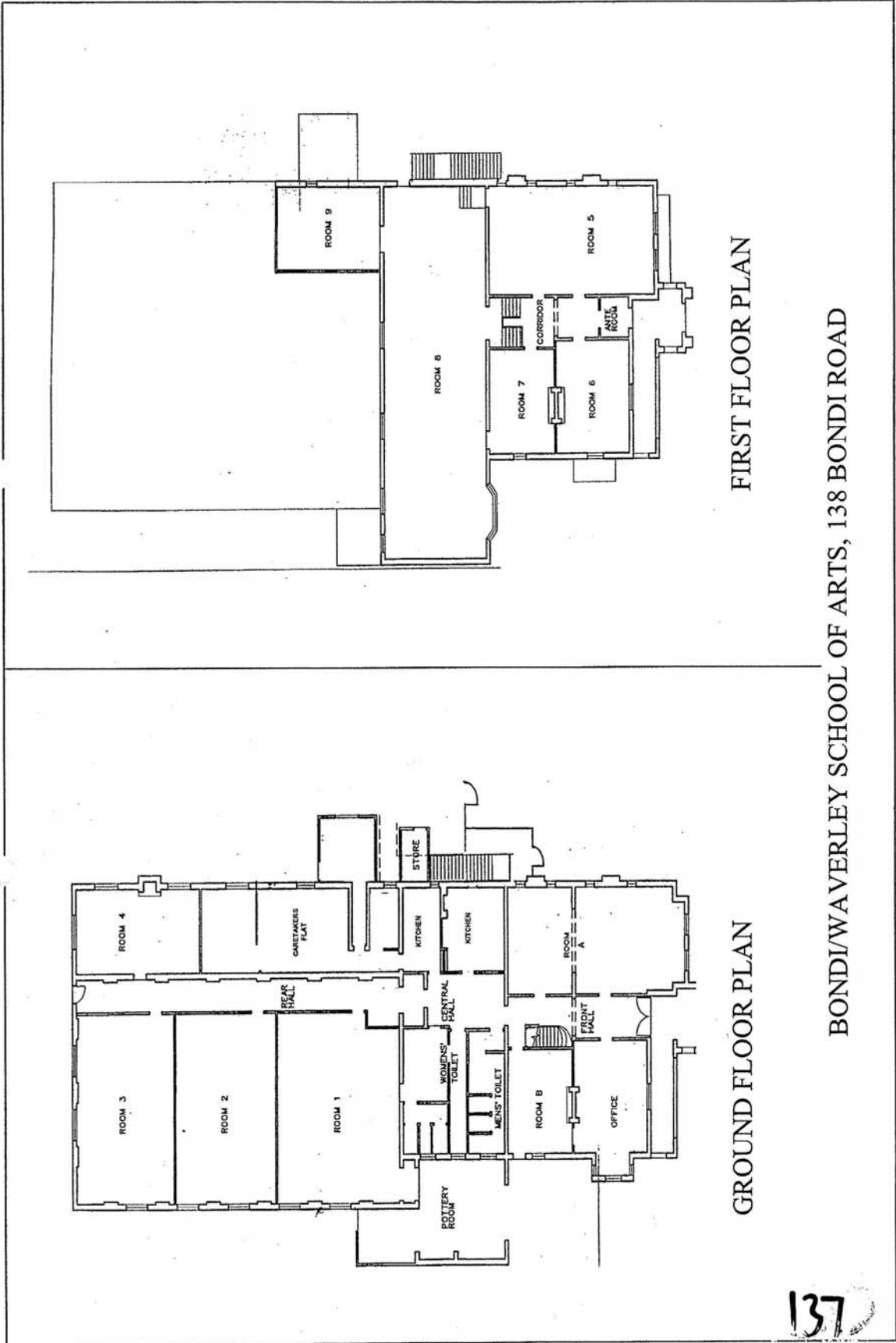
LOCATION MAP



BONDI / WAVERLEY SCHOOL OF ARTS, 138 BONDI RD



WAVERLEY COUNCIL CHAMBERS



FIRST FLOOR PLAN

GROUND FLOOR PLAN

BONDI/WAVERLEY SCHOOL OF ARTS, 138 BONDI ROAD

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