



Draft Bondi Park, Beach and Pavilion Plan of Management

AUGUST
2013
2023

Caring for Country

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

Bondi Park, Beach and Pavilion Plan of Management 2013-2023
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Division, 2013

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A	01/08/2013	Draft Bondi Beach, Park and Pavilion Plan of Management	Bianca Simpson
B	06/08/2013	Draft Bondi Beach, Park and Pavilion Plan of Management	Bianca Simpson
C	09/08/2013	Draft Bondi Beach, Park and Pavilion Plan of Management	Bianca Simpson

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Introduction and Purpose

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1. Introduction and Purpose

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

Bondi Park occupies approximately 16.5 hectares of land which 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. Waverley Council was appointed trustee to care for, control and manage the reserve on behalf of the then NSW Minister of Lands.

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 2000 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.

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 strategic directions and key actions to achieve what is envisioned for the land. These directions and actions are largely formed through research and consultation with the community identify future use of the site and management of the varied and changing needs of the users of the reserve.

Plans of management also serve to consolidate information about a reserve and its users.

In conjunction with the Plan of Management, a comprehensive long-term plan illustrating the design direction for the site (a Master Plan) has been developed. Together the Plan of Management and Master Plan create a vision and provide strategic and operational direction for the design and management of the Park over the coming decade.

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 Lands Act 1989. The Crown Lands Act requires a Plan of Management to be written. A Plan of Management was prepared in 1995, many improvements identified by this Plan have been implemented, and in addition some unplanned improvements works have taken place. As such, this Plan of Management is now required to be reviewed and updated.

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 Bathing 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 effects Australia as well as Sydney, has seen an increase in visitation to the eastern beaches which essentially service metropolitan Sydney as a recreation area.
- Changes to the local demographic have also seen an increase in high-density residential living with an expectation for access to open spaces and recreation facilities. This has placed a reliance 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

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

through Bondi Park also tend to make Bondi a destination of their visit.

- In Waverley Council's 2008 Recreation Needs Study, Bondi Park was classified as a Regional Open Space. Consequently the parkland now serves to provide recreation facilities to service a regional catchment.

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 a considerable 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 next ten years.

The Plan's Scope and Process

The Plan of Management has been completed in line with the requirements of the Crown Reserves Act 1989. This Plan has been developed in partnership with key stakeholders and the community and is based on evidence based research, and background studies.

A broad range of consultation activities were programmed over three key stages, gaining stakeholder and community feedback to assist in setting the direction, vision and values identified by this plan.

The methodology for developing this Plan of Management is (illustrated in figure 1.1), set out below:

Research and Background Studies

In preparation for the Plan of Management many background studies were required. In particular specialist advice and studies were sought including; heritage advice, user surveys, topographic mapping, traffic and parking and universal access studies. In

particular 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 principles and actions referenced in this Plan of Management.

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 of the users of the site, their behaviour and studies into the implication of the projected population over a 10 year time frame.
- 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.

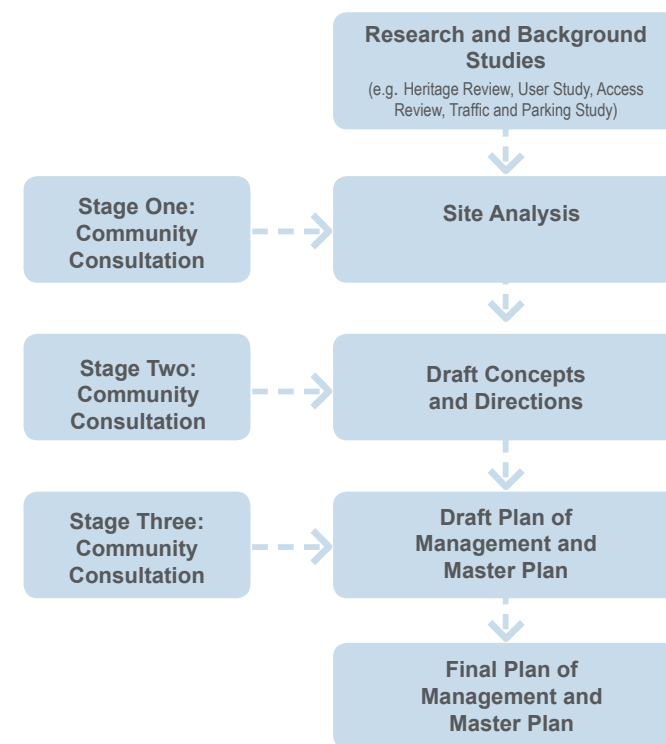


Figure 1.1 Study Process

Consultation Stage One

Information was made available to the community on the scope of the project and process. Feedback was invited in November and December 2012, to confirm the uses of the site and identify issues, opportunities and values associated with Bondi. Feedback was also sought regarding the future vision for the site.

This stage of consultation received over 1,000 responses from the community either by way of submission of a survey, written response or attendance at workshops and events.

Draft Concepts and Directions

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.

Consultation Stage Two

Draft directions and early concept plans for Bondi's future were available for public comment during May 2013. Council received comments from the community to assist in reviewing the plan prior to preparing the detailed draft Plan of Management.

Publicity was undertaken to ensure the community were aware of the plan and were invited to make comment. A substantial amount of feedback (approximately 800 surveys, submissions or comments) were received in response to the draft concepts and directions.

Draft Plan of Management and Master Plan

Following the second stage of consultation, submissions from the community were considered and the necessary amendments made to the draft directions and concept ideas. During this stage the site issues, analysis and principles were developed and the values and an implementation plan were consequently drafted. The Draft Plan of Management will be submitted to Council and Crown Lands prior to being released for Public Exhibition.

Consultation Stage Three

The draft Plan of Management will be available for public comment in October 2013. Council will receive feedback and formal submissions on the draft plan.

Final Plan of Management and Master Plan

Following a Public Exhibition period the Draft Plan of Management will be 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.

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 was undertaken 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 has been reviewed and tested against the key directions outlined in the master plan and consultation feedback. The vision and many of the directions have been included in this plan, which now supersedes these documents.

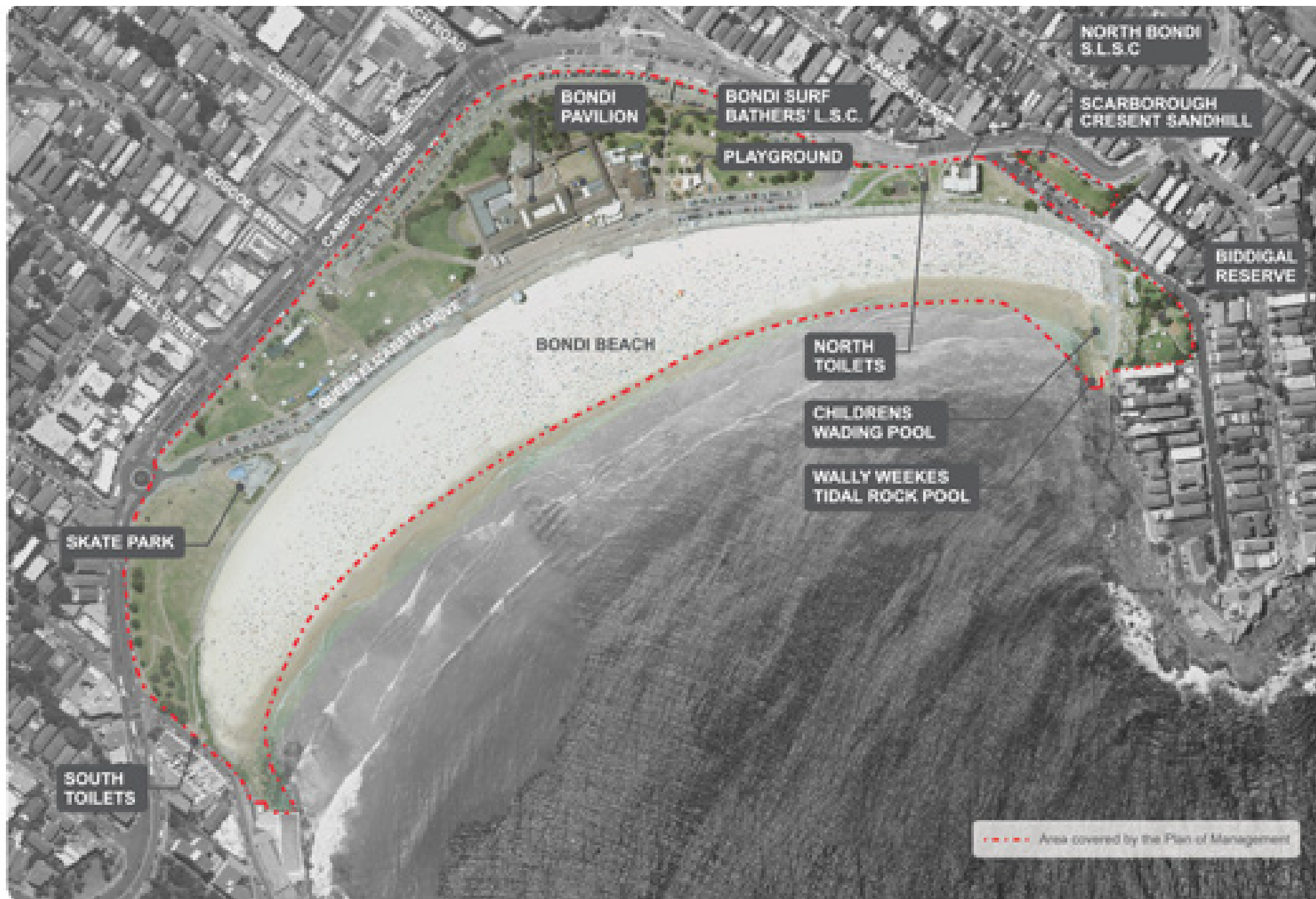


Figure 1.2 Site Area



Site Context

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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 a national and international locations.

The 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 Bathes' 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 multi-functional 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's 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 reserve trust and consequently not included in this Plan.

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

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.

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.² 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.³

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%).⁴

4 ibid

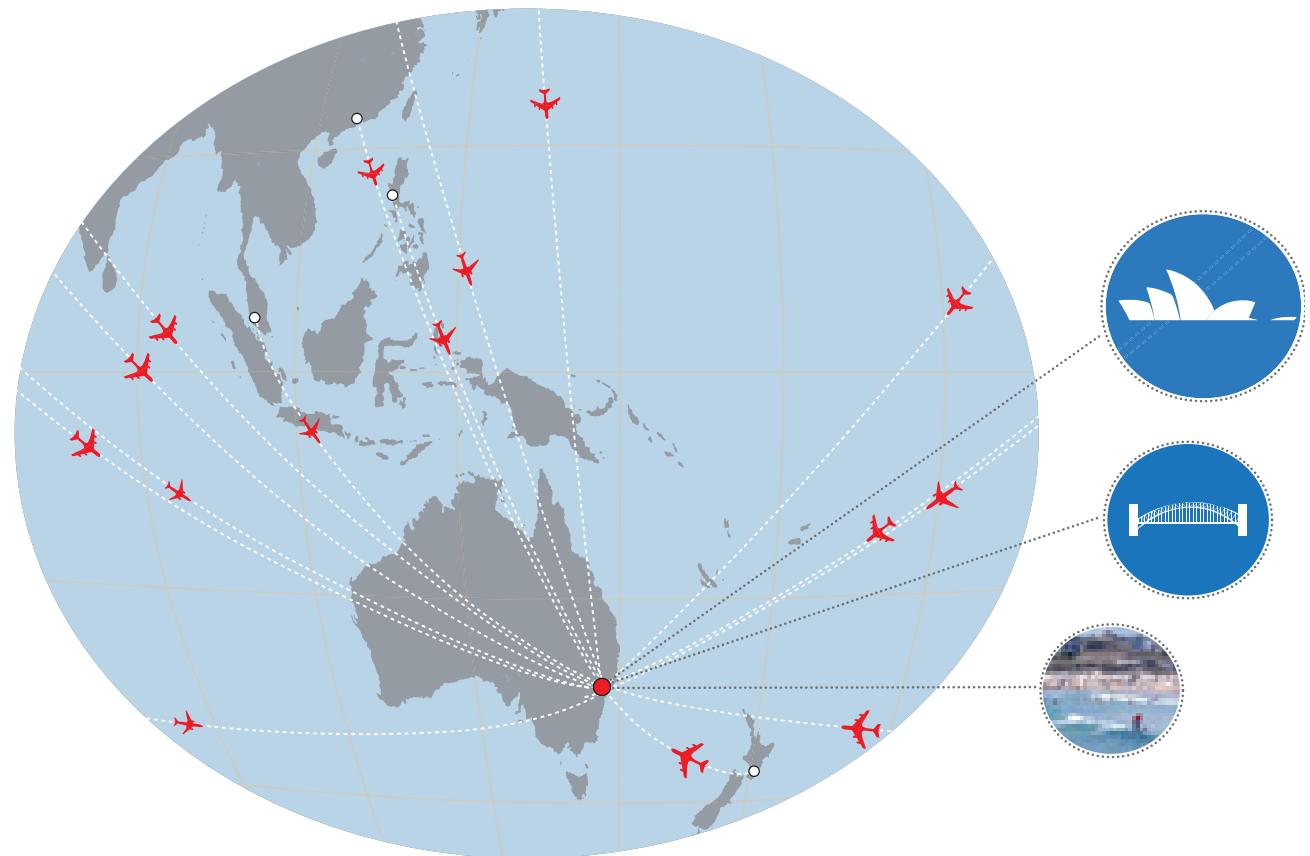


Figure 2.1 International Context

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

2 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](http://www.destinationnsw.com.au/tourism/facts-and-figures/sydney-precinct-visitor-profiles)

3 ibid

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.⁵

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.⁶ It is estimated that

Bondi Beach alone attracts on average approximately 25,000 people, including locals and visitors, on a weekend day in good weather. However in winter months this figure may drop as low as 500. On average throughout the year Bondi Beach may expect to receive approximately 5,000 people per day.⁷

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](http://www.destinationnsw.com.au/tourism/facts-and-figures/sydney-precinct-visitor-profiles)

⁷ Bondi Lifeguards pers.comms, 2013

⁵ NSW Government Planning and Infrastructure, Draft Metropolitan Strategy for Sydney, Viewed July 2013, <http://strategies.planning.nsw.gov.au/MetropolitanStrategyforSydney.aspx>

⁶ International Visitors Survey (YE June 2010 to YE June 2012)

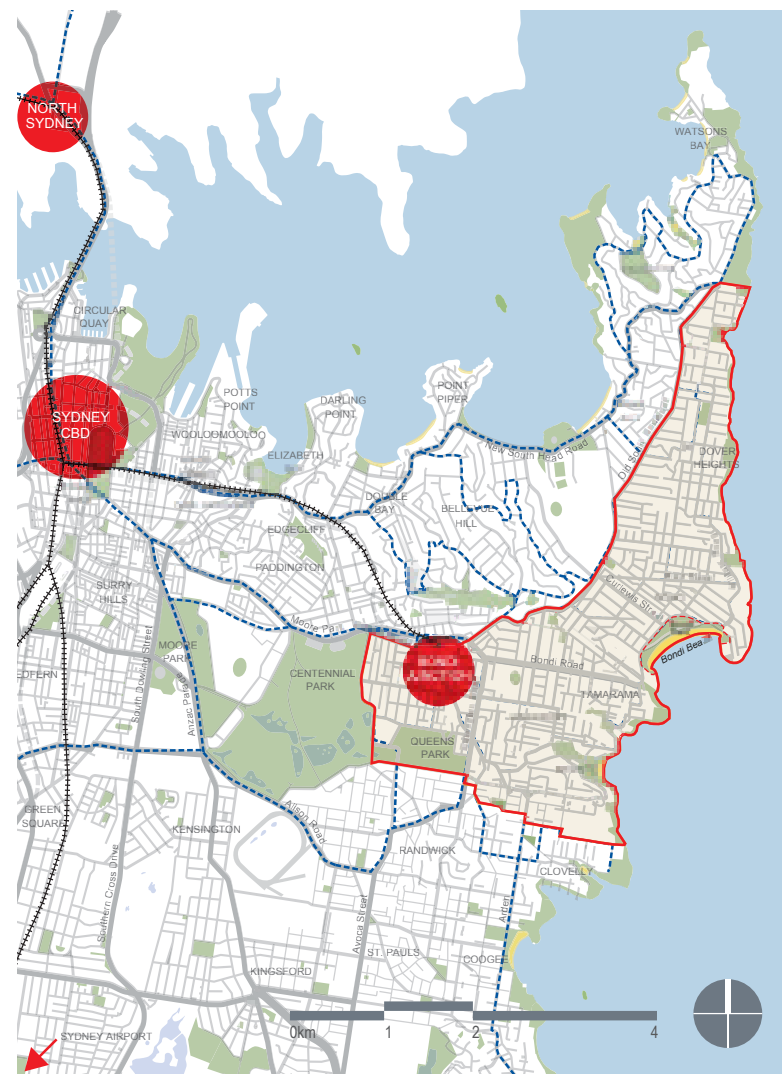


Figure 2.2 Regional Context

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 the urban edge to the Park and Beach. Bondi Beach Town Centre offers beachgoers 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 to 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.

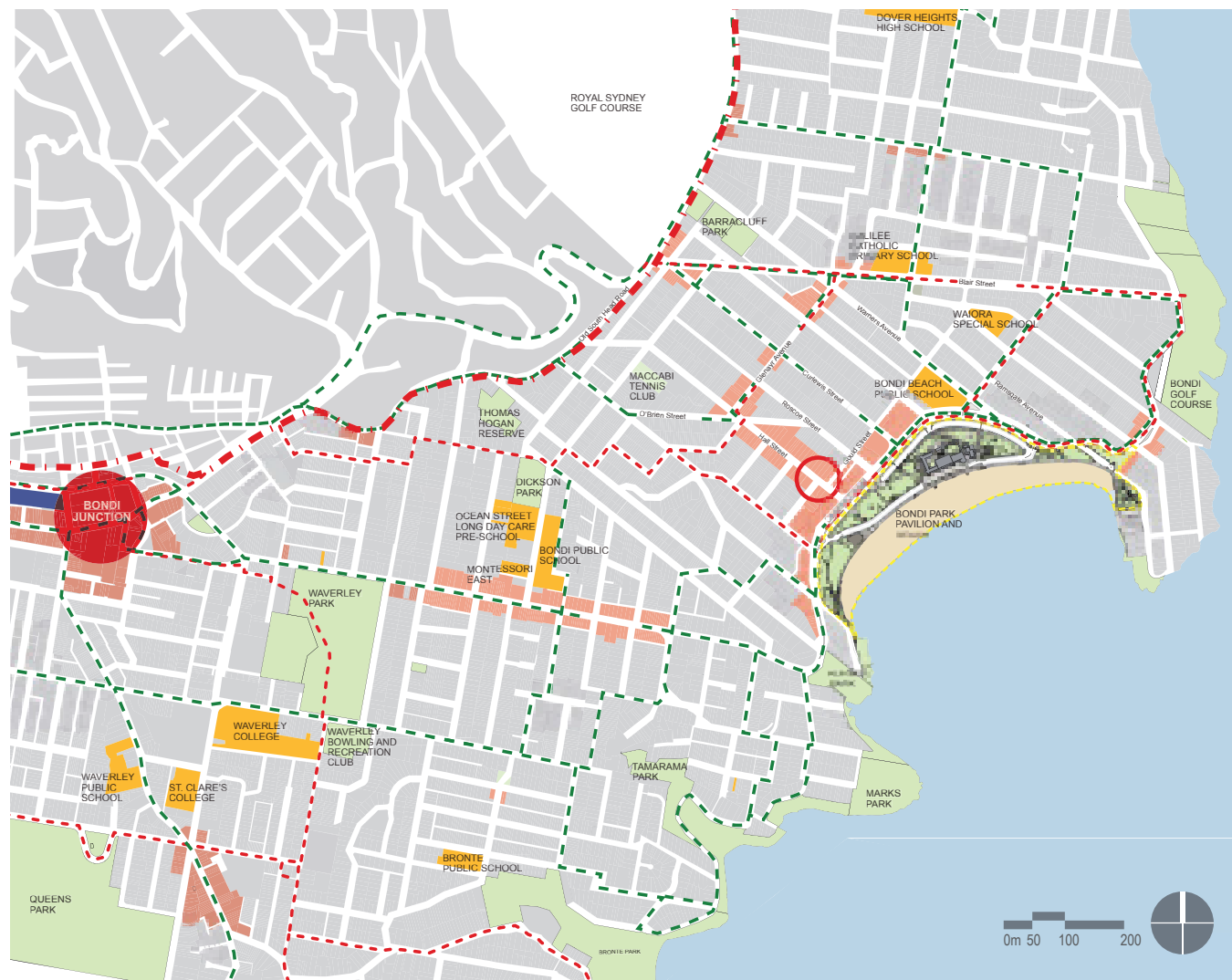


Figure 2.3 Local Context



Planning Context

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3. Planning Context

Heritage Significance

In 2008 the Federal 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, promenades, 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 was listed as an item of State significance on the NSW State Heritage Register as the 'Bondi Beach Cultural Landscape'.

Ownership and Management

This Plan of Management is prepared in accordance with the Crown Lands Act 1989 (CLA) and the Crown Lands Regulation 2006. Plans are adopted by the Minister responsible for administering the Act.

The Park is governed by the Bondi Park Reserve Trust under section 92 of the CLA. Waverley Council manages the affairs of the Trust and is responsible for the care, control and management of the Park.

The key objective of the Crown Lands Act is that the land be managed for the benefit of the people of New South Wales. Further details on the principles and objectives of Crown Land Management can be found in Appendix A.

Bondi Park and Biddigal Reserve consist of Crown Land controlled by the State of NSW and dedicated to Waverley Council. 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.

Both Bondi Park and Ben Buckler Reserve are dedicated for 'Public Recreation' appointed on the 12 April 1996 to Waverley Council as the Reserve Trust Manager. This Plan of Management is consistent with the public purposes of this land. Further details of the allotments and ownership can be found in Appendix A of this report.

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

Leasing and Licencing on Crown Reserves

This Plan of Management along with any proposed long-term leases and licences for the use of the land must be approved by the Minister of Lands. Currently Bondi Park and Pavilion has several trust licences and leases in operation for the cafes, shops, theatre and on-going events. These leases and licences are consistent or ancillary to the purpose of the reserve. Future leasing and licensing will be managed in accordance with legislation active at the time of submission.

The Crown Lands Policy for Food and Beverage Outlets on Crown Reserves 2004, outlines additional requirements which are relevant to the Surf Clubs, cafes and restaurants in the Pavilion.

The Crown Lands Act 1989 also allows a reserve trust to grant a lease or licence to enable a filming project, whether or not this use is consistent with an adopted plan of management, or the purpose of the reserve. Reserve trusts will still need to seek the Minister for Lands consent to these licences (other than temporary licences of less than 12 months term).

State and Regional Planning Context

In addition to the Crown Lands Act 1989 and the associated Food and Beverages outlets on Crown Reserve Policy V3 2004, Bondi Park is governed by a number of other statutory and planning instruments and policies at state and regional levels including:

- Environmental, Planning and Assessment Act, NSW 1979;
- NSW Metropolitan Strategy 2036: The Metropolitan Plan is an integrated, long-term planning framework that will sustainably manage Sydney's growth and strengthen its economic development to 2036 while enhancing its unique lifestyle, heritage and environment.
- Retail Lease Act 1994;
- Roads Act 1993;
- State Environmental Planning Policy No 71 Coastal Protection; and
- Environment Protection and Conservation Act 1999.

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.

Local Planning Context

'Waverley Together 3: Community Strategic Plan 2013-2025' is Council's over arching strategic plan. This guides Council in responding to change, challenges and opportunities in a consistent, sustainable and coordinated way. Several directions within this plan apply to Bondi Park. These directions are focused on providing safe environments, promoting arts and cultural activities, sustainability and quality of design.

In addition there are many other plans and policies of particular relevance to this Plan of Management, these include:

- Waverley Local Environment Plan 2012 (refer to Appendix A, for planning controls relevant to Bondi Park)
- Strategic Asset Management Plan 4 (SAMP 4)
- Social Plan 2005-2010
- Community Safety Plan 2005-2012
- Disability Access Policy and Action Plan 2002
- Recreation Needs Study 2008
- Environmental Action Plan 3, 2012
- Tree Management Plan 2006
- Coastal Risk Management Policy 2012
- Bondi Basin Master Plan 2007
- Events Policy 2013
- Heritage Policy 2007
- Environmentally Sustainable Events Policy 2011
- Arts Plus Plan 2013-2017
- Waverley Transportation Policy 2002
- Sustainable Transport Action Plan 2007
- Waverley Transport Plan December 2011
- Waverley Bike Plan 1999

Council's Funding Mechanisms

Council has several mechanisms for funding on-going maintenance works which will include any work to upkeep the Beach, Park and Pavilion. In addition, the replacement of assets are considered within Council's Strategic Asset Management Plan which are detailed below.

Council's Strategic Asset Management Plan

Council's SAMP 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 of the 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.



Figure 3.1 Council's Planning Controls



Population

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4. Population

Waverley Today

Waverley has an existing population of 69,264 and density at 74.93 persons per hectare, which is higher compared to Greater Sydney with a population density of 3.54 persons per hectare. The area with the highest population in Waverley is Bondi at 110 persons per hectare.¹

The age structure of the Waverley LGA provides key insights into the level of demand for age based services and facilities. Compared to Sydney's average, significant differences exist in the much larger proportion of 25 to 49 year olds. The 'young workforce' made up nearly a quarter (24.2%) compared to Greater Sydney's 15.4% and has increased by another 800 people since 2006. Waverley also has slightly lower proportions of 5-17 year olds, older workers and retirees but a larger percentage of frail aged residents over 85.²

Waverley's overseas born population is higher than Greater Sydney's average. 23,770 residents or 37% of the total population were born overseas (compared to Sydney's 34%). More than a quarter (28%) of our overseas born residents have arrived here in the last 5 years. About 5,000 of Waverley residents or 8% of the total population were born in the UK (Waverley's largest birthplace group), followed by South Africa (2,700 or 4%), New Zealand (3%), Ireland (2%) and the USA (1%). Waverley is home to people from all over the world, with many small language / birthplace groups.³

While 70% of Waverley's population speak English only, 12,000 residents or 19% speak a language other

than English at home. Russian remained the largest language group in 2011 but there has been an increase in Spanish, French, Portuguese and Hebrew language speakers since 2006, (10% of the population chose not to answer this question in the census).

Waverley's community is highly educated. 26,420 people in the Waverley LGA have a tertiary qualification having increased by 4,600 people between 2006 and 2011. This represents two fifths or 40% of the total population compared to 24% for Greater Sydney overall. A further 10% have a diploma or advanced diploma as their highest qualification.⁴

Overall households in Waverley earn a high income (35%) by comparison with the average households within Greater Sydney. Correspondingly, Waverley has a lower than average percentage of low income households, however these households still account for 14% of households within Waverley.⁵

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, and consequently the findings do not include all of the activities and visitors for the Pavilion and Beach.

The study found that the majority (59%) of Bondi Park users were residents of Waverley. Overall the majority (83%) of visitors to the Park were NSW residents, 15% were visitors from overseas and only 2% were interstate visitors.

Respondents to the survey travelled mostly by foot and were frequent visitors of Bondi Park, on average the travel time to the Park was 15 to 30 minutes. The amount of people travelling by car made up 30% of respondents. During winter 35% of peoples travelled by bus and 26% walked to the park.⁶

A large proportion of visitors were 25-44 years of age. Singles and younger families visited the Park frequently, with singles accounting for 38% of visitors and young families 24%. Couples without children accounted for 17%, older families 14% and empty nester's at 7%.⁷

A high number of people use Bondi Park frequently, 27% using the Park every day. This statistic is not surprising given the high visitation by local residents. 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.⁸

Future Population

With an annual growth rate of between 1.3% and 1.4%, the population is projected to increase by approximately 13,000 to 83,570 by 2026. Waverley's birth rate is predicted to peak between 2020 and 2022 with 1200 to 1300 births expected to occur each year. The natural increase (that is births minus deaths) is around 800-900 per year.

The proportion of under 15 year olds, 16% in 2013, is set to rise to 18%, while the proportion of older people aged 65 and over is predicted to increase from 12% to 13%. The proportion of people over 85 is predicted to decrease each year by 1% to 2%.

By 2026, Waverley's working age population is expected to have increased from 51,000 in 2013 to 57,570.⁹

1 Australian Bureau of Statistics, 2006 and 2011 Census Bondi Beach, updated 31 July 2013, viewed July 2013, <http://www.abs.gov.au/websitedbs/D3310114.nsf/home/home?opendocument#from-banner=GT>

2 ibid

3 ibid

4 ibid

5 ibid

6 Waverley Council. Bondi Park User Survey, 2012

7 ibid

8 Tourism NSW, Sydney Precincts Research - Bondi, December. 2010

9 Resource for Ageing Population Planning, Local Government NSW 2012

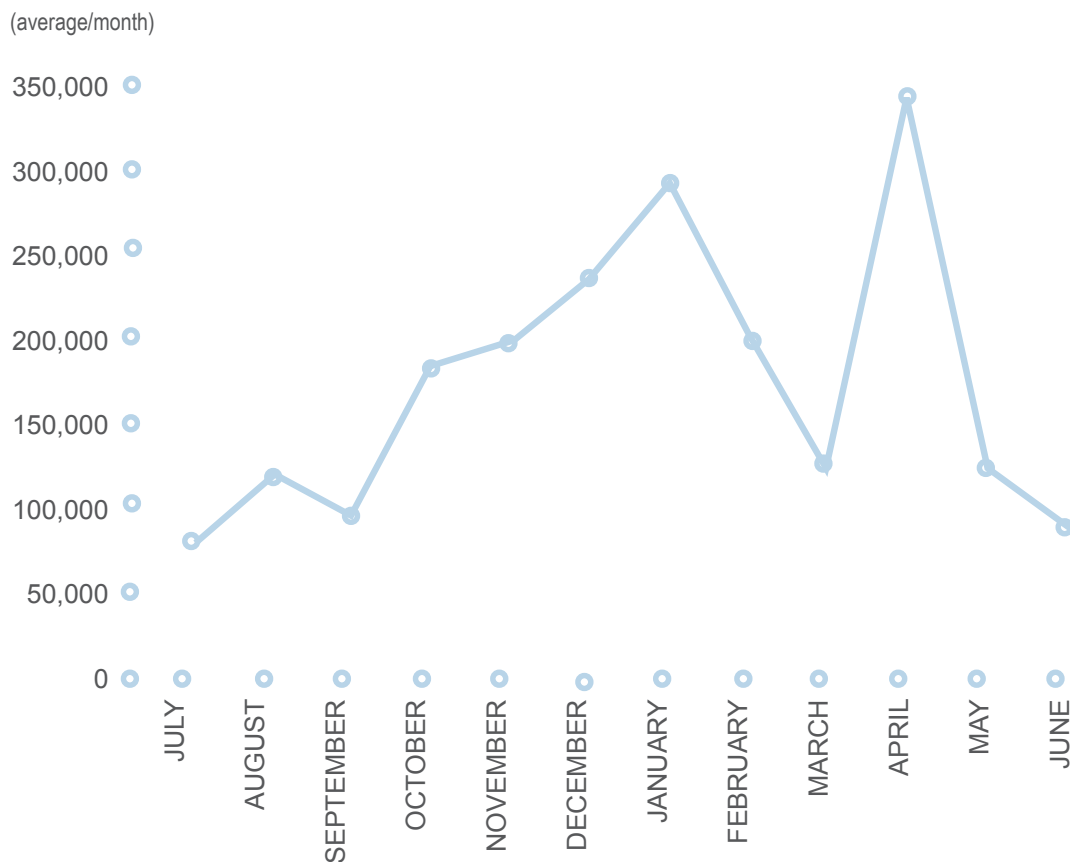


Figure 4.1 Beach Visitor Numbers (2011-2012)

Source: Bondi Lifeguards pers.comms, 2013

These figures indicate greater demands placed on our recreation and park resources from a future growing local population. The working population of Waverley is also growing; this age group is seeking both active recreation, as well as passive recreation opportunities on weekends. Consequently it can be expected that the Park and Beach will continue to be heavily used for recreation and exercise.

Accessible facilities and walkways around the Park, Pavilion and Beach remain an important planning consideration for Council, particularly with a growing family demographic. While the population is not aging as rapidly as had been predicted, Waverley's proportion of older people is substantial and requires careful consideration in the upgrade of the Park and Pavilion.

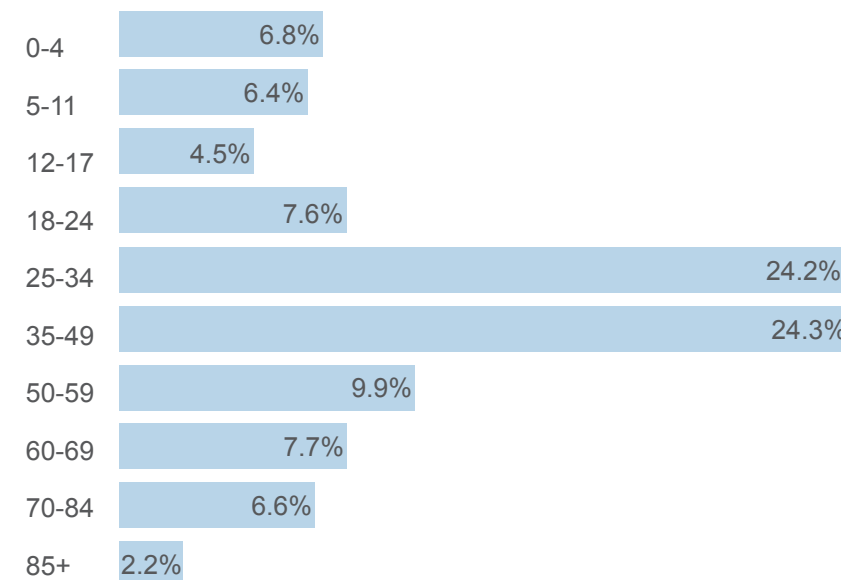


Figure 4.2 Waverleys Demographic Profile Age (2013)

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.

Furthermore an increase in population density over Sydney, as identified by the Metropolitan Plan 2036, indicates that Sydney's parks and recreation spaces will be under greater pressure from a growing population. As a regional parkland Bondi Park, Beach and Pavilion can expect to receive a growing number of visitors to the site.



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, Looking and Feeling Good, and Management and Maintenance of Facilities.

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.

Getting to the Park

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 & 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>

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.

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.

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.

Taxis

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

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

The Coast Walk

The Coast Walk begun 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

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 provides 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.

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.

² Waverley Council. Bondi Park User Survey, 2012

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.

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.

Getting Around the Park

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.

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.

Cycling, Roller Blading, Skating, Skateboard Riding

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

Signage

Regulation Signage

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

Way Finding

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 causing 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.

Playing and Relaxing

Bondi Park, Beach and Pavilion are a focus for many recreational pursuits for local residents and visitors. The highest recorded visitation over a 1 week period was 342,200 people in April 2012. On average the Park, Beach and Pavilion is visited by up to 50,000 people daily. While the primary attraction is the Beach, many other activities take place offering a variety of experiences.

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. The average water temperature at Bondi Beach in summer is 21°C and 16°C in September/October.

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.

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.

Volunteer Surf Life Saving

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

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, located in the Pavilion, runs tours of the marine life living in and around rock pools.

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

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

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.

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.

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.

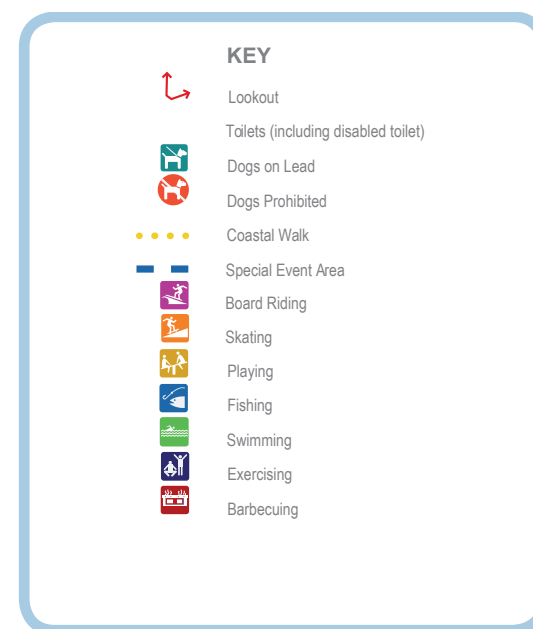




Figure 5.2 Playing and Relaxing - existing conditions

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.

Ball Games

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

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. A program of skate events is held here annually including the internationally recognized competition, Bowl-A-Rama. The Park is highly used and provides young people with a world class facility.

Childrens Play

Built in 2007, the Bondi Park Playground is a medium sized seaside themed playground, catering for 0-4 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 for 0-4 year olds.

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, Bondiеста (formerly South American Festival), Vans Bowl-A-Rama skating competition, 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 are hosted throughout the year.

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.

Also located in the Pavilion is the The Marine Discovery Centre which hosts the 'Underwater Bondi Experience,' a combination of real fish in aquaria and audio-visual experiences that takes visitors on a dive tour of the marine life in Bondi Bay.

Dog Walking

Dog walking is not permitted in the Park, Beach or Pavilion. The Coast Walk is a 'Dogs On Leash' zone.

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.
- Exercise station is rundown and does not meet the needs of users.
- 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.

Enhancing the Environment

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

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 1305mm. 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.

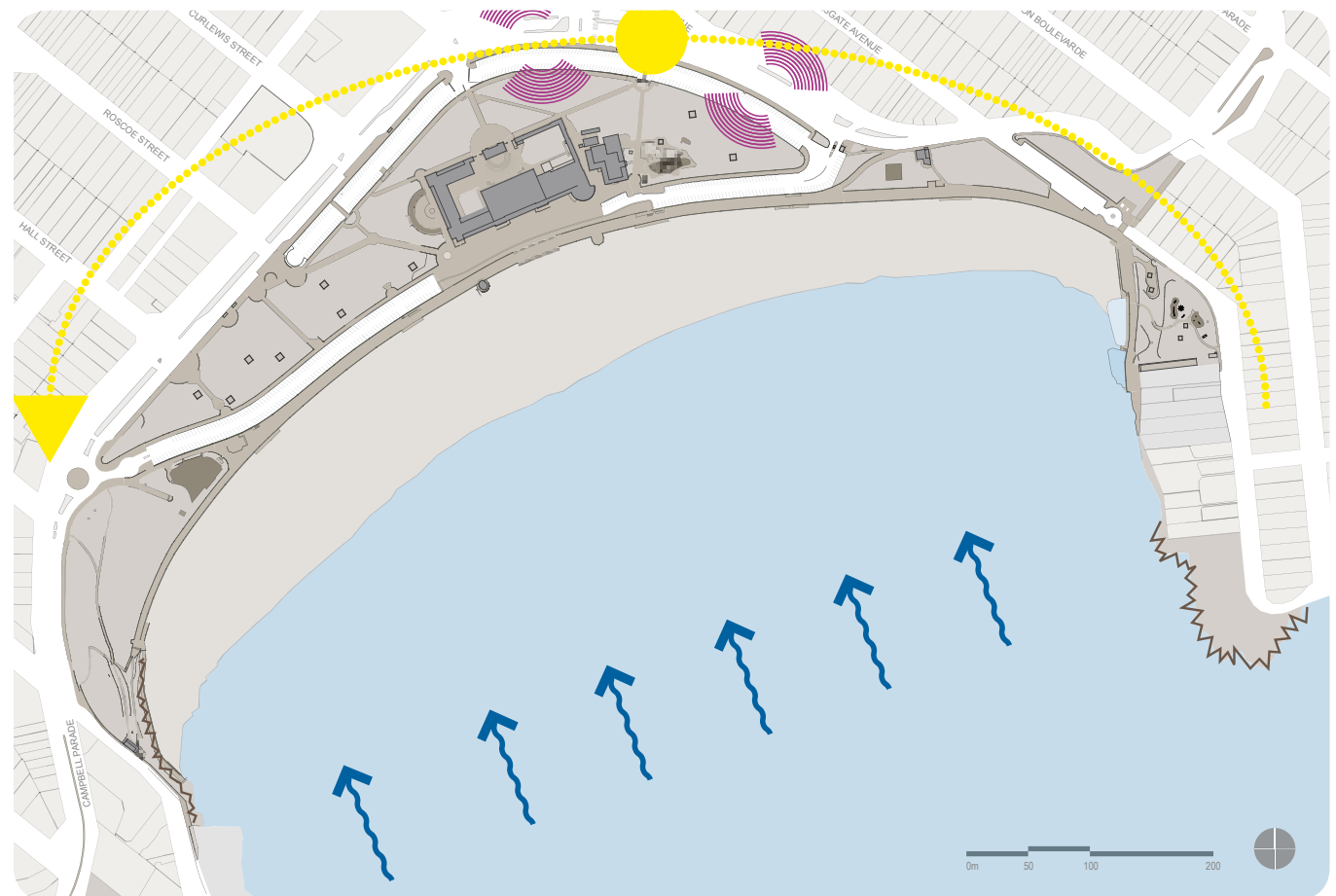


Figure 5.3 Micro Climate - existing conditions

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 (shown in yellow).



Figure 5.4 Geology and Soils - existing conditions

¹ Underlying Geology of the Waverley LGA, Herbert, 1983

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 at approximately 6% or (1:15). 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.

The north east portion of the park, around the North Bondi Surf Life Savers Club slopes 10% (1:10). 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).

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



Figure 5.5 Topography - existing conditions

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 is currently trialling Wi Fi at Bondi Beach.

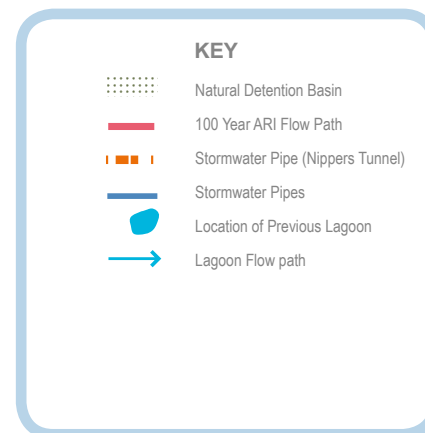


Figure 5.7. Hydrology and Services - existing conditions

Sustainability

Waverley Council has introduced solar panels on the Pavilion roof and on top of the wayfinding signage. These provide 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.

Coastal inundation is the flooding of coastal lands by ocean waters generally caused by large waves and elevated water levels associated with high tides and severe storms. Figure 5.8 illustrates the projected Coastal Inundation Zone. For long term planning purposes, a 100 year ARI flood level of 3.6m AHD, which takes into account sea level rise, has been used.

The seawall at Bondi is above 3.6m AHD and therefore the areas inland of the seawall is not expected to be inundated.

It is anticipated that elevated sea levels would 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

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

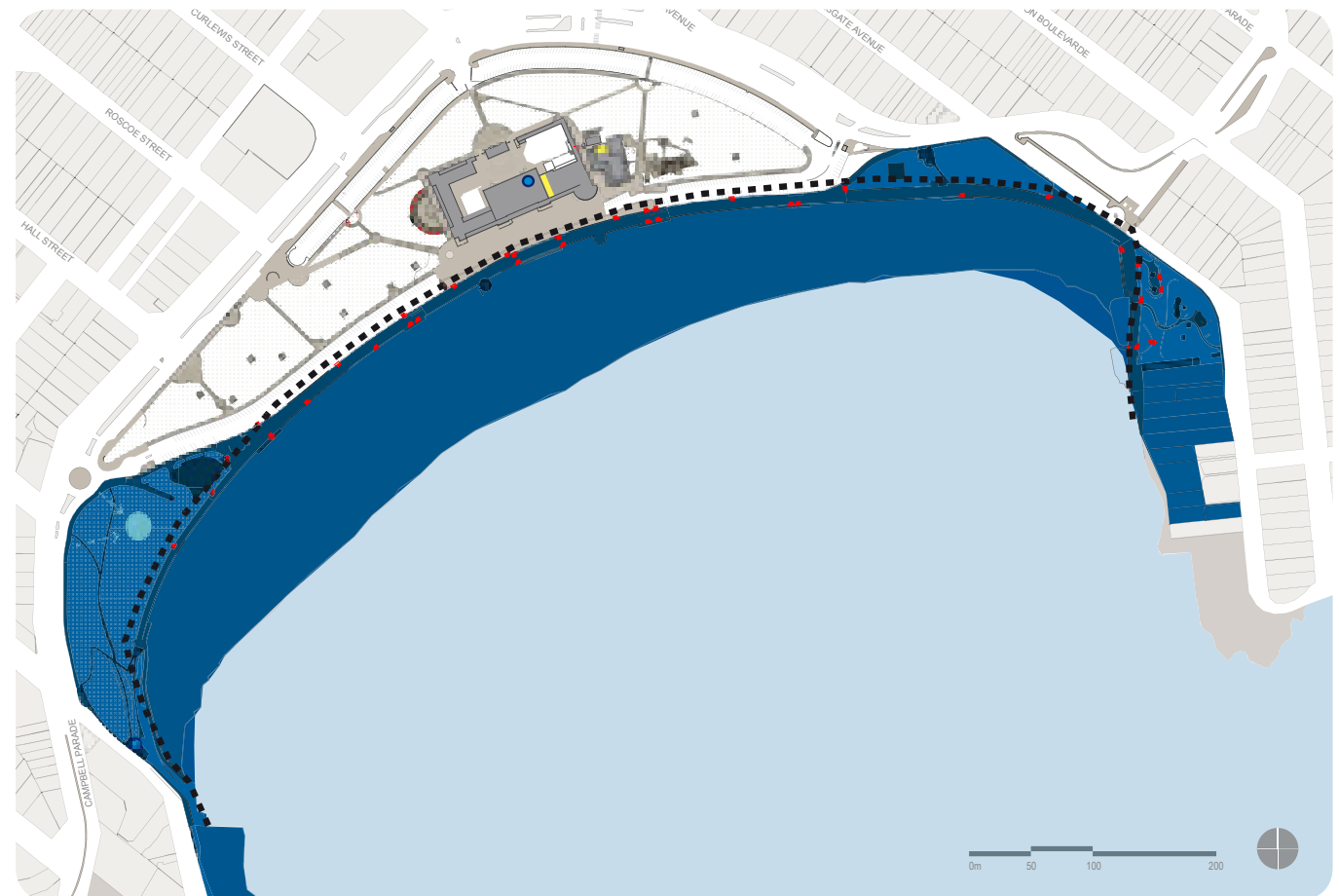


Figure 5.8 Sustainability - existing conditions

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.

Fauna

There have been no significant animal species found in Bondi Park or Biddigal Reserve.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.

¹ Australian Museum Business Services, Biodiversity study of the Waverley Local Government Area, 2011.



Figure 5.9. Fauna and Flora - existing conditions

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's Bush Care Team and is carried out by volunteers and contractors.

The Waverley Flora Study Report prepared by the Sydney Bush Regeneration Company in 2010 does not identify Bondi Park as a potential habitat corridor. This is due to the urban nature of the Park and very high public usage figures.

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, sedgeland and low coastal heath consisting of small leaved sclerophyll plants.²

Plant communities include:

- Low coastal heathland - *Westringia fruticosa*, *Banksia imbricata*, and *Lomandra longifolia*.
- Tall heathland and scrub - *Alocasurina distyla*, *banksia ericifolia*, *Leptospermum laevigatum*, and *Melaleuca nodosa*.
- Woodland or forest dominated by species tolerant of waterlogging such as *Melaleuca queneriva* in areas prone to flooding behind Bondi Beach.³

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.

² Sydney Bush Regeneration Company, The Waverley Flora Study Report, 2010.

³ Mayne-Wilson Heritage Landscape Consultants, Bondi Park and Pavilion Heritage Review, 2012.

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 Cadigal clan.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

History Timeline



1788 Indigenous Occupation

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

This area was populated by the Cadigal 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.

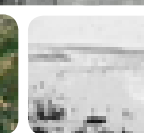
Rock shelters, which were used as living quarters, have been found around the harbour and coastline along with a travel path from Port Jackson to Bondi Bay.

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

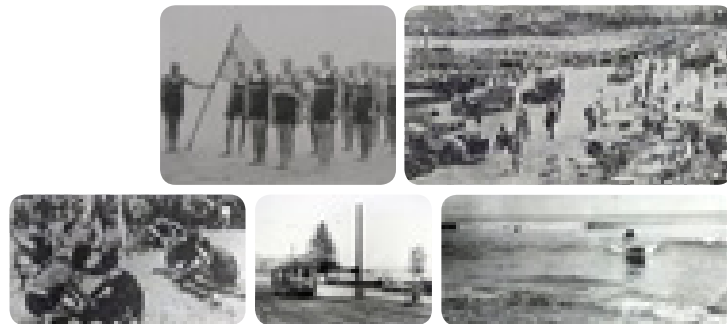
Bondi Baths opened to swimmers.

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.

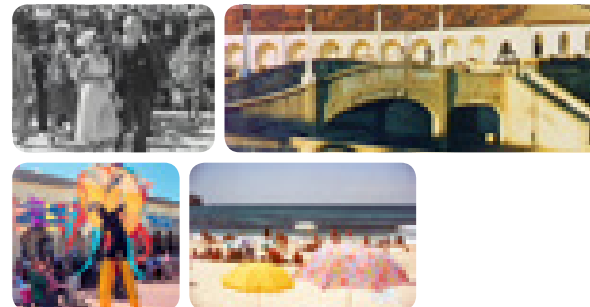


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- 1902** The first regular tram service from Circular Quay to Bondi Beach. Ban on swimming in the ocean repealed.
- 1906** Bondi Surf Bathers' Life Saving Club established.
- 1907** Bondi Surf and Social Club founded at the northern end of the Beach.
- 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 park's 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.

1 9 5 0



2 0 0 0

- 2000** Olympic Games Beach Volley Ball hosted
- 2000** Major building additions to the Bondi Pavilion including the High Tide Room and the Music Room and Studios.
- 2003** Bondi Skate Park opened.
- 2007** Improvements made to paths, new plantings put in, 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 on the New South Wales State Heritage Register.
- 2011** Upgraded North Bondi Childrens' Playground (in Biddigal Reserve) opened
- 2012** Bondi Beach Stormwater Harvesting and Reuse Scheme completed.
- 2012** Construction of the new North Bondi Surf Life Saving Clubhouse underway.

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.

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 should be undertaken.
- To date, the heritage values of Bondi have not always been considered in the planning and construction of new work.



Figure 5.10 Celebrating the History and Culture - existing conditions

Looking and Feeling Good

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.

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.

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.

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.

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.

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.

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 and is currently under construction.

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 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.

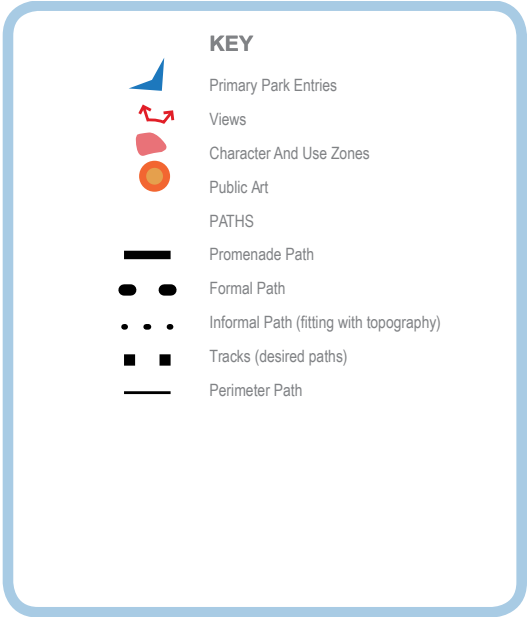




Figure 5.11 Looking and Feeling Good - existing conditions

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.

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.

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.

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.

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 several streams of Council staff including the Cultural Services Team and the Events and Business Development division. The venue is also available for hire to a range of community and commercial organisations as well as to community members and this is managed by the

Cultural Services Team. A Building Manager 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’s Parks and Open Space Operations division 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’s Maintenance and Construction Team are generally responsible for maintaining assets such as paving, roads, fences and handrails and cleaning the beach.

- Parking:** Parking is managed by Council’s Parking Services Team.
- Planning and Design:** Planning and design for the park is generally carried out by Councils’ Recreation and Community Planning team (including recreation, open space and safety planning) with some input from external consultants.



KEY

Toilets (including disabled toilet)

Picnic Shelter

Shower

Dogs On Lead

Dogs Prohibited

Coach Bus Parking

Dogs Prohibited

Loading Zone

Works Yard

Works Stock Pile Area

Rubbish Bin Collection Area

Commercial Permit Training Areas



Figure 5.12 Facilities, Management and Maintenance - existing conditions

- **Environmental Services:** Council's Environmental Services Team 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.
- **Regulations:** Council Park Rangers patrol Bondi Beach and Park daily enforcing regulations to promote safety and equitable access for visitors. Controlled activities include: dog walking; consumption of alcohol; commercial training, ball games, bicycle riding, skateboard riding, use of portable barbecue and littering.
- **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.

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.

