

**Submission  
No 17**

## **INQUIRY INTO CROWN LAND IN NEW SOUTH WALES**

**Name:** Ms Baldwin

**Date received:** 8 July 2016

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This is a submission to the Baird Government and the current members of the Government of New South Wales.

I have been a resident of Bondi for over 25 years until recently. The proposal to damage the iconic Bondi Pavilion into commercial precinct is totally out of character with it's original purpose and has many faults with the "new development and uses" that the Waverley Council are trying to push through - probably illegally as I thought there could be no new developments during the amalgamations of Councils either prior to merging or until they had a new elected and working Mayor and Councillors, which is not the case at present or during the last months before the official mergers by Mayor Betts?

As discussed during Council meetings which I attended. A Marine Biologist spoke and informed the Mayor and Waverley Council that the tunnel proposed to be opened from the beach to the back of the Pavilion would be a wind tunnel and soon filled with sand as Bondi is one of the few beaches that "collect" sand and are not eroding. Ignored by all Councillors and Mayor present. (Please check the minutes for this for this man's full transcript.)

I do not know why the costed and filed \$10 million upgrade, (which the Pavilion needs), and that will improve and RESTORE the beautiful old building is not preferable to the \$38 million expensive option which will destroy all the original Heritage of the Pavilion and not only make it the "playground for the rich punter and the greedy restauranteurs and others" so that the developers rule all and the true "for the public use", for all people both local, interstate or tourist to enjoy, but also a great architectural mistake as the beach faces SOUTH! Has any developer or architect thought of the ramifications of this? (Maybe ring the Bureau of Meteorology for advice before planning...)

The current Baird Government can be seen to stop greedy Councils on this decision, or can be remembered for once more letting Developers and crooked Councils run and ruin Sydney.

Please note points below on use of Crown Land;

\* The current \$38million plan does not retain the Bondi Pavilion space as a public recreation space, in line with its dedicated purpose under the Crown Lands Act, and will result in significantly less space for community use.

\* Bondi Pavilion is an iconic community and cultural public heritage building

It contributes to the unique heritage of Bondi Beach which sits on land known as Bondi Park, this is land that is classified as Crown Land and was dedicated for the purposes of public recreation in January 1938.

\* The Park is governed by the Bondi Park Reserve Trust under section 92 of the Crown Lands Act 1989.

\*Waverley Council manages the affairs of the Trust and is responsible for the care, control and management of the Park on behalf of the Minister for Lands

The key objective of the Crown Lands Act is “to ensure that Crown land is managed for the benefit of the people of New South Wales”

\* Current plans for the Bondi Pavilion shift the purpose of the building from a community building for public recreation to a commercial precinct, this is not consistent with the purpose of Crown Land.

\* Waverley Council have adopted the 2014 Plan of Management (POM) for the Bondi Park, Beach and Pavilion. The POM is approved by State Government to ensure that the land is managed for public interest and benefit. The POM supported a restoration and repair of Bondi Pavilion at a cost of \$10million not a takeover of Bondi Pavilion at a cost of \$38million.

\* Bondi Pavilion is on the State Heritage Register due to its “State significance as an iconic representation of the Australian beach experience” and any “major changes” to a heritage item require approval by the Heritage Council of NSW.