



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING  
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON  
TUESDAY, 7 AUGUST 2018**

**Present:**

|                                            |               |
|--------------------------------------------|---------------|
| Councillor Paula Masselos (Chair)          | Lawson Ward   |
| Councillor John Wakefield (Mayor)          | Bondi Ward    |
| Councillor Dominic Wy Kanak (Deputy Mayor) | Bondi Ward    |
| Councillor Sally Betts                     | Hunter Ward   |
| Councillor George Copeland                 | Waverley Ward |
| Councillor Leon Goltsman                   | Bondi Ward    |
| Councillor Tony Kay                        | Waverley Ward |
| Councillor Elaine Keenan                   | Lawson Ward   |
| Councillor Steven Lewis                    | Hunter Ward   |
| Councillor Marjorie O'Neill                | Waverley Ward |

**Staff in attendance:**

|               |                               |
|---------------|-------------------------------|
| Ross McLeod   | General Manager               |
| Rachel Jenkin | Acting Director Waverley Life |
| Peter Monks   | Director, Waverley Futures    |
| Emily Scott   | Director, Waverley Renewal    |
| Jane Worthy   | Internal Ombudsman            |

*At the commencement of proceedings at 7.32 pm, those present were as listed above, with the exception of Cr Keenan, who arrived at 7.33 pm.*

**PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE**

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

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

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

**1. Apologies/Leaves of Absence**

Apologies were received and accepted from Cr Nemesh.

Cr Burrill was previously granted leave of absence by Council for this meeting.

**2. Declarations of Pecuniary and Non-Pecuniary Interests**

The Chair called for declarations of interest and none were received.

**3. Addresses by Members of the Public**

- 3.1 I Brightwell (on behalf of Deux fils de Jacques Pty Ltd) – PD/5.9/18.08 – 27 and 29 Macpherson Street, Waverley – Heritage Assessment.

**4. Confirmation of Minutes**

**PD/4.1/18.08 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 3 July 2018 (SF18/246)**

**MOTION / UNANIMOUS DECISION**

Motion: Cr Masselos  
Seconder: Cr Keenan

That the minutes of the Strategic Planning and Development Committee meeting held on 3 July 2018 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

**5. Reports****PD/5.1/18.08                      Waverley Cemetery - Land Use Management Plan (A16/0668)****MOTION / UNANIMOUS DECISION**

Motion:     Cr Masselos

Seconder:   Cr Keenan

That Council:

1.     Adopts the Waverley Cemetery Land Use Management Plan (LMP) attached to this report for the purposes of guiding future works within the Cemetery.
2.     Publishes the LMP on Council's website.

**PD/5.2/18.08                      Bondi Surf Bathers Life Saving Club Conservation Management Plan (A17/0073)****MOTION / DECISION**

Motion:     Cr Wakefield

Seconder:   Cr Wy Kanak

That Council:

1.     Adopts the Bondi Surf Bathers Life Saving Club Conservation Management Plan attached to this report for the purposes of:
  - (a)     Guiding future works within the Bondi Surf Bathers Life Saving Club.
  - (b)     Submitting it to the NSW Heritage Division (Office of Environment and Heritage) for endorsement.
2.     Notes that the Bondi Surf Bathers Life Saving Club Conservation Management Plan is currently being funded from the Bondi Pavilion project, and is due to be adjusted accordingly at the next quarterly review.

**PD/5.3/18.08                      Bondi Junction Evening, Culture and Entertainment Strategy (A16/0262)****MOTION / UNANIMOUS DECISION**

Motion:     Cr Masselos

Seconder:   Cr Lewis

That Council adopts the Bondi Junction Evening, Culture and Entertainment Strategy attached to this report, subject to the following amendments:

1.     General Actions – 4. Place Curator and Co-ordinator Function (page 8). Change the first recommendation to read as follows: 'Develop relationships between stakeholders, traders, residents, representatives of the Bondi Junction Precinct Committee and the Chamber of Commerce, including support for the Trader Group.'
2.     Bold Precinct Gateway (pages 12 and 21). Change the wording of the specific action to: 'Bold Precinct Gateway Artwork'.
3.     Application to wider LGA (page 24 of the agenda). At the end of the first sentence, add 'if deemed

appropriate.’

4. Page 465 of the attachments. Change ‘block party’ to ‘street party’.

**PD/5.4/18.08                      Sustainable Visitation Strategy (A16/0608)**

**MOTION / UNANIMOUS DECISION**

Motion: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Endorses the draft Waverley Sustainable Visitation Strategy and Summary Document attached to this report for the purposes of public exhibition and community consultation, subject to the following amendments to the Summary Document:
  - (a) Visitation Framework – Community priorities (page 3). Add an additional bullet point as follows: ‘Educate visitors on community expectations regarding behaviour and etiquette.’
  - (b) Visitation Framework – Project action plan (page 3). Amend the first dot point to read as follows: ‘40 proposed initiatives to be considered by a new tourism working group, comprising community, council and industry.’
  - (c) Why tourism matters (page 6). Insert data source references.
  - (d) Community challenges (page 7). Add the following dot point under Governance: ‘Lack of communication and education between stakeholders.’
  - (e) Community challenges (page 7). Add the following dot point under Marketing and Visitor Information: ‘Investigate tourism-related revenue streams.’
  - (f) Project priorities – Governance – Opportunities to be explored (page 10). Amend the third dot point to read as follows: ‘Tourism-related revenue streams – investigate ways for funding improvements to Waverley.’
  - (g) Project action plan – Governance – Action 3 (page 14). Add the following dot point to Tourism Working Group KPIs: ‘Invitations to participate will include representatives from relevant community precinct groups, local tourism businesses, Chamber of Commerce, relevant Council officers, state and national tourism advisors.’
  - (h) Project action plan – Governance – Action 6 (page 14). Change the action from ‘Visitor Pays Strategy’ to ‘Tourism-related Revenue Streams.’
2. Publicly exhibits the draft Waverley Sustainable Visitation Strategy and Summary Document for a period of 28 days.

**PD/5.5/18.08                      Probity Guidelines: Capital Projects Partnerships (A18/0377)****MOTION / UNANIMOUS DECISION**

Motion:     Cr O'Neill  
Seconder:   Cr Wakefield

That Council:

1.     Notes that the General Manager has approved the Probity Guidelines: Capital Projects Partnerships attached to this report for use in project management of joint venture projects and other projects where they provide useful guidance.
2.     Notes that the General Manager will refer the Probity Guidelines: Capital Projects Partnerships to the Audit Committee for review.
3.     Will receive reports on direct negotiations for approval on a case-by-case basis.
4.     Authorises the General Manager to commence negotiations between Council and the surf clubs.

**PD/5.6/18.08                      Rowe Street Access to Bondi Junction Interchange (A13/0061)****MOTION**

Motion:     Cr Wakefield  
Seconder:   Cr Masselos

That Council:

1.     Adopts the Bondi Junction Interchange Access Project Plan attached to this report, subject to the following amendments:
  - (a)     Rename Option 3 to read: 'Council acquires and/or resumes adjacent sites.'
  - (b)     Rename Option 4 to read: 'Council constructs a new interchange access on its landholdings independently.'
2.     Supports ongoing negotiations with Transport for New South Wales in order to facilitate the new pedestrian access to the transport Interchange.
3.     Officers proceed to engage external consultants to undertake the proposed investigations, with a focus only on options 3 and 4.

**AMENDMENT**

Mover:       Cr Kay  
Seconder:   Cr Betts

That the Motion be adopted subject to clause 2 being amended to read as follows:

'Supports ongoing negotiations with Transport for New South Wales and/or stakeholders, where appropriate, in order to facilitate the new pedestrian access to the transport Interchange.'

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

**For the Amendment:**            Crs Betts, Goltsman and Kay.

**Against the Amendment:**      Crs Copeland, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

THE MOVER AND SECONDER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO THE MOTION SUCH THAT IT NOW READ AS FOLLOWS:

1. Adopts the Bondi Junction Interchange Access Project Plan attached to this report, subject to the following amendments:
  - (a) Rename Option 3 to read: 'Council acquires and/or resumes adjacent sites.'
  - (b) Rename Option 4 to read: 'Council constructs a new interchange access on its landholdings independently.'
  - (c) Any consequent changes to the detail of the project plan as a result of clause 3 below.
2. Supports ongoing negotiations with Transport for New South Wales in order to facilitate the new pedestrian access to the transport Interchange.
3. Officers proceed to engage external consultants to undertake the proposed investigations, with a focus only on options 3 and 4.

THE MOTION WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

**Division**

**For the Motion:** Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

**Against the Motion:** Nil.

**UNANIMOUS DECISION:** That the Motion be adopted.

**PD/5.7/18.08 Bondi Park Additional Amenities - Central Option (SF18/114)**

**MOTION / UNANIMOUS DECISION**

Motion: Cr Wakefield

Seconder: Cr Wy Kanak

That Council:

1. Proceeds with detailed design and stakeholder consultation on the following three proposals:
  - (a) A reduced footprint Bondi Park Central Amenities facility.
  - (b) A reduced footprint Bondi Park Southern Amenities facility.
  - (c) A reduced footprint at Bondi Park Northern Amenities, accommodating only limited Council equipment storage, waste bin storage and family amenities as part of a future upgrade to Biddigal Reserve.
2. In regard to the Bondi Surf Club existing storage, considers either:
  - (a) A staged approach with new storage created prior to the displacement of their existing storage.
  - (b) Shifting the proposed Central Amenities facility to an adjacent space so as not to impact on the

Club's existing storage.

3. Proceeds with detailed design and stakeholder consultation to refurbish tunnel two (under the lifeguard tower) to provide storage for the lifeguards, if deemed by Council officers to be appropriate given the consideration in clause 2.
4. Notes that all Options, 1, 2 and 3, are feasible for improved amenity capacity in Bondi Park and should be considered in the preparation of future Long Term Financial Plans.

**PD/5.8/18.08                      Planning Proposal - 122 Bronte Road, Bondi Junction (PP-1/2018)**

*This item was also considered in urgent business.*

**MOTION / UNANIMOUS DECISION**

Motion:     Cr Wakefield  
Seconder:   Cr Lewis

That Council:

1. Notes the submission of a planning proposal to amend the Waverley Local Environmental Plan 2012 (WLEP2012) lodged by Urbis on behalf of Rimon Field Pty Ltd on 12 January 2018.
2. Does not support the request to amend the WLEP2012 to:
  - (a) Increase the maximum permissible height from 15 m to 28 m.
  - (b) Increase the maximum permissible floor space ratio from 2:1 to 5:1.

**Division**

**For the Motion:**            Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

**Against the Motion:**     Nil.

**PD/5.9/18.08                      27 and 29 Macpherson Street, Waverley - Heritage Assessment (A18/0030)**

**MOTION**

Motion:     Cr Masselos  
Seconder:   Cr Wy Kanak

That Council:

1. Notes the reports from John Oultram Heritage and Design attached to this report.
2. Contacts the owner of 27 and 29 Macpherson Street to offer to undertake archival recording of the buildings using digital capture, in line with the NSW Heritage Division's recommendations.

**AMENDMENT**

Mover:       Cr Betts  
Seconder:   Cr Kay

That the Motion be adopted subject to the addition of the following clause:

'Does not include 27 or 29 Macpherson Street, Waverley, as locally listed heritage items within the

Waverley Local Environmental Plan.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

**For the Amendment:** Crs Betts, Goltsman and Kay.

**Against the Amendment:** Crs Copeland, Keenan, Lewis, Masselos, O’Neill, Wakefield and Wy Kanak.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

**Division**

**For the Motion:** Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O’Neill, Wakefield and Wy Kanak.

**Against the Motion:** Nil.

**DECISION:** That the Motion be adopted.

*I Brightwell (on behalf of Deux fils de Jacques Pty Ltd) addressed the meeting.*

**6. Urgent Business**

**PD/6.1/18.08 Planning Proposal - 122 Bronte Road, Bondi Junction - Urgent Matters (PP-1/2018)**

*Council resolved to deal with this matter as an item of urgent business.*

**MOTION / UNANIMOUS DECISION**

Motion: Cr Wakefield

Seconder: Cr Lewis

That Council:

1. Supports the planning proposal set out in Attachment 1 of Item PD/5.8/18.08 to amend the WLEP2012 in respect of 122 Bronte Road, Bondi Junction, being submitted to the Department of Planning and Environment for a Gateway Determination to proceed to formal public exhibition, that proposes the following:
  - (a) The WLEP2012 is amended to change the zoning of the site from SP2 Infrastructure (Telecommunications) to B4 Mixed Use.
  - (b) The WLEP2012 Active Street Frontages Map is amended to apply to the Bronte Road frontage of the site.
2. Notes that a minimum non-residential floor space ratio is anticipated to be applied to the site in the future as part of a separate planning proposal process.
3. Places the planning proposal on public exhibition in accordance with any conditions of the Gateway Determination, should that be approved by the Department of Planning and Environment.
4. Accepts the role of the Relevant Planning Authority from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.



**Division**

**For the Motion:** Crs Betts, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, O'Neill, Wakefield and Wy Kanak.

**Against the Motion:** Nil.

**7. Meeting Closure**

**THE MEETING CLOSED AT 9.04 PM.**

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**SIGNED AND CONFIRMED**  
**CHAIR**  
**4 SEPTEMBER 2018**