



WAVERLEY
COUNCIL

**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON
TUESDAY, 3 MAY 2022**

Present:

Councillor Steven Lewis (Chair)	Hunter Ward
Councillor Paula Masselos (Mayor)	Lawson Ward
Councillor Elaine Keenan (Deputy Mayor)	Lawson Ward
Councillor Sally Betts	Hunter Ward
Councillor Angela Burrill	Lawson Ward
Councillor Ludovico Fabiano	Waverley Ward
Councillor Leon Goltsman	Bondi Ward
Councillor Michelle Gray	Bondi Ward
Councillor Tony Kay	Waverley Ward
Councillor Tim Murray	Waverley Ward
Councillor Dominic Wy Kanak	Bondi Ward

Staff in attendance:

Emily Scott	General Manager
George Bramis	Acting Director, Planning, Environment and Regulatory
Sharon Cassidy	Acting Director, Community, Assets and Operations
Meredith Graham	Acting Director, Customer Service and Organisation Improvement
Richard Sheridan	Interim Director, Finance and Governance

At the commencement of proceedings at 8.44 pm, those present were as listed above.

At 9.35 pm, during the consideration of item PD/5.3/22.05, Cr Betts left the meeting and did not return.

At 9.39 pm, following the vote on item PD/5.3/22.05, Cr Goltsman left the meeting and did not return.

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

Apologies were received from Cr Nemesh.

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

There were no addresses by members of the public.

4. Confirmation of Minutes

PD/4.1/22.05 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 5 April 2022 (SF21/6065)

MOTION / UNANIMOUS DECISION

Mover: Cr Lewis
Seconder: Cr Gray

That the minutes of the Strategic Planning and Development Committee meeting held on 5 April 2022 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

5. Reports

PD/5.1/22.05 Waverley Park Plan of Management - Exhibition (A20/0656)

MOTION

Mover: Cr Murray
Seconder: Cr Fabiano

That Council:

1. Endorses the draft Waverley Park Plan of Management attached to the report subject to the following amendments:
 - (a) The inclusion of an overarching statement that turfed playing fields will remain turfed and not considered for synthetic turf replacement.
 - (b) The inclusion of an overarching statement that the laying of additional concrete throughout the park be kept to a minimum.
 - (c) Cars and parking (page 43 of the attachments under separate cover) – Amend the third line of the first paragraph to read: ‘The whole car park, with the exception of the Mayor and General Manager reserved car spaces, is available to park users after hours and on weekends.’
 - (d) Disc golf – Remove all reference to disc golf and associated facilities (for example, on pages 49 and 90 of the attachments under separate cover).
 - (e) Action Plan (page 80 of the attachments under separate cover) – Replace action item B1.1vii (‘Provide an accessible car space at the MWRC’) with ‘Provide an accessible car space in the car park behind Waverley Council Chambers.’
 - (f) Action Plan (page 80 of the attachments under separate cover) – Replace action item B1.1iv (‘Move existing sandstone wall on boundary of Field #1 and continue pathway around field’) with ‘Continue pathway around Field #1, minimising damage to the sandstone wall.’
 - (g) Action Plan (page 88 of the attachments under separate cover) – Delete the word ‘complete’ from action item C1.4 such that it now reads: ‘Waverley Park will provide a fitness experience for the community and will include the following...’
2. Seeks approval of the draft Plan of Management from the NSW Minister for Planning in accordance with the *Crown Land Management Act 2016*.
3. Authorises the Acting Director, Community, Assets and Operations to make changes to the draft Plan of Management as directed by the NSW Minister for Planning.
4. Publicly exhibits the draft Plan of Management, as amended following feedback from the NSW Minister for Planning, for 42 days.
5. Officers prepare a report to Council following the exhibition period.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 1(c).

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

UNANIMOUS DECISION

That Council:

1. Endorses the draft Waverley Park Plan of Management attached to the report subject to the following amendments:
 - (a) The inclusion of an overarching statement that turfed playing fields will remain turfed and not considered for synthetic turf replacement.
 - (b) The inclusion of an overarching statement that the laying of additional concrete throughout the park be kept to a minimum.
 - (c) Cars and parking (page 43 of the attachments under separate cover) – Amend the third line of the first paragraph to read: ‘The whole car park, with the exception of the Mayor and General Manager reserved car spaces, is available to park users after hours and on weekends, with the exception of Tuesday nights until 8 pm.’
 - (d) Disc golf – Remove all reference to disc golf and associated facilities (for example, on pages 49 and 90 of the attachments under separate cover).
 - (e) Action Plan (page 80 of the attachments under separate cover) – Replace action item B1.1vii (‘Provide an accessible car space at the MWRC’) with ‘Provide an accessible car space in the car park behind Waverley Council Chambers.’
 - (f) Action Plan (page 80 of the attachments under separate cover) – Replace action item B1.1iv (‘Move existing sandstone wall on boundary of Field #1 and continue pathway around field’) with ‘Continue pathway around Field #1, minimising damage to the sandstone wall.’
 - (g) Action Plan (page 88 of the attachments under separate cover) – Delete the word ‘complete’ from action item C1.4 such that it now reads: ‘Waverley Park will provide a fitness experience for the community and will include the following...’
2. Seeks approval of the draft Plan of Management from the NSW Minister for Planning in accordance with the *Crown Land Management Act 2016*.
3. Authorises the Acting Director, Community, Assets and Operations to make changes to the draft Plan of Management as directed by the NSW Minister for Planning.
4. Publicly exhibits the draft Plan of Management, as amended following feedback from the NSW Minister for Planning, for 42 days.
5. Officers prepare a report to Council following the exhibition period.

PD/5.2/22.05

Social and Affordable Housing Review Project - Findings and Recommendations (SF20/3503)

MOTION

Mover: Cr Masselos
Seconder: Cr Keenan

That Council:

1. Notes the findings and recommendations of the Social and Affordable Housing Program and Portfolio Review Report prepared by SGS Economics and Planning attached to the report.

2. Updates the Affordable Housing Program Tenancy Policy to target highest priority households that are in severe housing stress to maximise the social outcomes achieved from Council's affordable housing portfolio.
3. Endorses the award of a new contract to a community housing provider to manage Council's social and affordable housing tenancies following a tender process, with the new contract to reframe maintenance responsibilities and contain a robust performance management framework to ensure improved outcomes for tenants and Council, with a report to be prepared to Council to endorse the award of the contract.
4. Continues to support the funds raised through voluntary planning agreements to be paid into the Affordable Housing Contributions Reserve to be used to fund additional housing to expand Council's affordable housing portfolio only, in accordance with the Planning Agreement Policy.
5. Endorses entering a new partnership with a community housing provider to deliver additional housing stock under a delivery contract via an open tender process, noting that the partnership will allow Council to leverage off a community housing provider's access to significant State and Federal funding to increase Council's affordable housing portfolio, with a report to be prepared to Council to endorse the award of the contract.
6. Pursues additional opportunities outside of the community housing provider delivery contract to further increase housing stock, including regional partnerships or alternative models that may present themselves in the affordable housing space.
7. Notes that Council submitted the Affordable Housing Contributions Scheme to the Department of Planning and Environment in April 2021, with a decision expected by mid-2022.
8. Notes that it is proposed to retain vacant units in the portfolio to be used to temporarily house tenants from those units in the greatest need of refurbishment to allow for the asset management backlog to be addressed, with this only taking place if the vacant unit is in a satisfactory condition and meets the tenants' needs.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 6.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

UNANIMOUS DECISION

That Council:

1. Notes the findings and recommendations of the Social and Affordable Housing Program and Portfolio Review Report prepared by SGS Economics and Planning attached to the report.
2. Updates the Affordable Housing Program Tenancy Policy to target highest priority households that are in severe housing stress to maximise the social outcomes achieved from Council's affordable housing portfolio.
3. Endorses the award of a new contract to a community housing provider to manage Council's social and affordable housing tenancies following a tender process, with the new contract to reframe maintenance responsibilities and contain a robust performance management framework to ensure improved outcomes for tenants and Council, with a report to be prepared to Council to endorse the award of the contract.

4. Continues to support the funds raised through voluntary planning agreements to be paid into the Affordable Housing Contributions Reserve to be used to fund additional housing to expand Council's affordable housing portfolio only, in accordance with the Planning Agreement Policy.
5. Endorses entering a new partnership with a community housing provider to deliver additional housing stock under a delivery contract via an open tender process, noting that the partnership will allow Council to leverage off a community housing provider's access to significant State and Federal funding to increase Council's affordable housing portfolio, with a report to be prepared to Council to endorse the award of the contract.
6. Pursues additional opportunities outside of the community housing provider delivery contract to further increase housing stock, including regional partnerships or alternative models, such as co-operative housing, that may present themselves in the affordable housing space.
7. Notes that Council submitted the Affordable Housing Contributions Scheme to the Department of Planning and Environment in April 2021, with a decision expected by mid-2022.
8. Notes that it is proposed to retain vacant units in the portfolio to be used to temporarily house tenants from those units in the greatest need of refurbishment to allow for the asset management backlog to be addressed, with this only taking place if the vacant unit is in a satisfactory condition and meets the tenants' needs.

PD/5.3/22.05 87-99 Oxford Street and 16-22 Spring Street, Bondi Junction - Classification of Land (SF18/2505)

MOTION / DECISION

Mover: Cr Masselos
 Secunder: Cr Keenan

That Council:

1. In accordance with section 34 of the *Local Government Act 1993*, publicly exhibits for 28 days its intent to classify as operational land the commercial office Suites 2, 4, 5 and 6 of 87–99 Oxford Street, Bondi Junction, and Suite 1 of 16–22 Spring Street, Bondi Junction (Lots 128, 129, 131, 132 and 133 of DP 1274466).
2. Creates a covenant under section 88D of the *Conveyancing Act* for transparency regarding the use of the premises.

Cr Betts was not present for the vote on this item.

Cr Wy Kanak requested that his vote against the motion be recorded in the minutes.

PD/5.4/22.05 Bicycle Ridership Survey Engagement (A11/0612)

MOTION / UNANIMOUS DECISION

Mover: Cr Murray
 Secunder: Cr Fabiano

That Council:

1. Notes the community responses received from the Bicycle Ridership Engagement Survey and

particularly the strong community concern about the safety of riding a bicycle in Waverley and the absence of safe bicycle lanes.

2. Conducts community workshops to discuss and investigate potential separated bicycle routes that will inform the development of a revised Waverley Bike Plan.

Crs Betts and Goltsman were not present for the vote on this item.

PD/5.5/22.05 Bus Privatisation Inquiry - Submission (A11/0612)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos

Seconder: Cr Keenan

That Council endorses the submission to the NSW Parliament Bus Privatisation Inquiry attached to the report (Attachment 1).

Crs Betts and Goltsman were not present for the vote on this item.

6. Urgent Business

There were no items of urgent business.

7. Meeting Closure

THE MEETING CLOSED AT 9.48 PM.

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SIGNED AND CONFIRMED
CHAIR
5 JULY 2022