



W A V E R L E Y
C O U N C I L

STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE will be held at the Boot
Factory, Spring Street, Bondi Junction at:

7.30 PM, TUESDAY 10 MARCH 2026

A handwritten signature in black ink, appearing to read 'Emily Scott', is positioned above the printed name.

Emily Scott
General Manager

Waverley Council
PO Box 9
Bondi Junction NSW 1355
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Tel: 9083 8000
Email: info@waverley.nsw.gov.au

Delegations of the Waverley Strategic Planning and Development Committee

On 18 March 2025, Waverley Council delegated to the Strategic Planning and Development Committee the authority to determine any matter other than:

1. The matters in s 377(1) of the *Local Government Act 1993*, which are as follows:
 - (a) The appointment of a general manager.
 - (b) The making of a rate.
 - (c) A determination under section 549 as to the levying of a rate.
 - (d) The making of a charge.
 - (e) The fixing of a fee.
 - (f) The borrowing of money.
 - (g) The voting of money for expenditure on its works, services or operations.
 - (h) The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - (i) The acceptance of tenders to provide services currently provided by members of staff of the council.
 - (j) The adoption of an operational plan under section 405.
 - (k) The adoption of a financial statement included in an annual financial report.
 - (l) A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - (m) The fixing of an amount or rate for the carrying out by the council of work on private land.
 - (n) The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - (o) The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*.
 - (p) The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
 - (q) A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
 - (r) A decision under section 234 to grant leave of absence to the holder of a civic office.
 - (s) The making of an application, or the giving of a notice, to the Governor or Minister.
 - (t) This power of delegation.
 - (u) Any function under this or any other Act that is expressly required to be exercised by resolution of the council.

Statement of Ethical Obligations

Councillors are reminded of their oath or affirmation of office made under section 233A of the Act and their obligations under Council's code of conduct to disclose and appropriately manage conflicts of interest.

Live Streaming of Meeting

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and/or voice being live streamed and publicly available.

AGENDA

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Chair will 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

2. Declarations of Interest

3. Confirmation of Minutes

PD/3.1/26.03	Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 10 February 2026	6
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4. Mayoral Minutes

5. Reports

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PD/5.9/26.03	Flower Bike Wands - Feasibility Assessment.....	283

6. Urgent Business

7. Closed Session292

The following matters are proposed to be dealt with in closed session and have been distributed to Councillors separately with the agenda:

PD/7.1/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction
- State Significant Development - Planning Advice

PD/7.2/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction
- State Significant Development - Direct Negotiation

8. Resuming Open Session294

9. Meeting Closure

CONFIRMATION OF MINUTES PD/3.1/26.03



Subject: Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 10 February 2026

TRIM No: A26/0032

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That Council confirms the minutes of the Strategic Planning and Development Committee meeting held on 10 February 2026 as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of committee meetings must be confirmed at a subsequent meeting of the committee, in accordance with clause 20.26 of the Code of Meeting Practice.

Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 10 February 2026 .



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 10 FEBRUARY 2026**

Present:

Councillor Michelle Stephenson (Chair)	Bondi Ward
Councillor Will Nemesh (Mayor)	Hunter Ward
Councillor Keri Spooner (Deputy Mayor)	Waverley Ward
Councillor Ludovico Fabiano	Waverley Ward
Councillor Dov Frazer	Hunter Ward
Councillor Steven Lewis	Hunter Ward
Councillor Paula Masselos	Lawson Ward
Councillor Margaret Merten	Bondi Ward
Councillor Joshua Spicer	Waverley Ward
Councillor Lauren Townsend	Lawson Ward
Councillor Katherine Westwood	Lawson Ward
Councillor Dominic Wy Kanak	Bondi Ward

Staff in attendance:

Emily Scott	General Manager
Sharon Cassidy	Director, Assets and Operations
Tara Czinner	Director, Corporate Services
Tim Sneesby	Acting Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

A public forum chaired by the Mayor was held at 6.30 pm before the meeting. There were no addresses in respect of the meeting.

At the commencement of the meeting at 7.42 pm, those present were as listed above.

Cr Wy Kanak attended the meeting by audio-visual link in accordance with a previous resolution of Council.

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

There were no apologies.

2. Declarations of Interest

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

ITEMS BY EXCEPTION

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That the recommendations for the following items be adopted as recommended in the business paper:

- | | |
|--------------|---|
| PD/3.1/26.02 | Confirmation of Minutes – Strategic Planning and Development Committee Meeting – 2 December 2025. |
| PD/5.1/26.02 | Sustainability and Transport Expert Advisory Panel Meeting – 23 October 2025 – Minutes. |
| PD/5.2/26.02 | Waverley Business Forum Meeting – 3 November 2025 – Minutes. |
| PD/5.3/26.02 | Bondi Local Area Traffic Management Project – Wellington Street and Penkivil Street, Bondi. |

3. Confirmation of Minutes

PD/3.1/26.02 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 2 December 2025 (A25/0079)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council confirms the minutes of the Strategic Planning and Development Committee meeting held on 2 December 2025 as a true record of the proceedings of that meeting.

4. Mayoral Minutes

There were no mayoral minutes.

5. Reports

PD/5.1/26.02 Sustainability and Transport Expert Advisory Panel Meeting - 23 October 2025 - Minutes (A24/0996)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council notes the minutes of the Sustainability and Transport Expert Advisory Panel meeting held on 23 October 2025 attached to the report.

PD/5.2/26.02 Waverley Business Forum Meeting - 3 November 2025 - Minutes (A24/0997)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council notes the minutes of the Waverley Business Forum meeting held on 3 November 2025 attached to the report.

PD/5.3/26.02 Bondi Local Area Traffic Management Project - Wellington Street and Penkivil Street, Bondi (A24/0300)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council:

1. Approves the concept design for angled parking and a continuous footpath treatment in Wellington Street, Bondi, between Francis Street and O'Brien Street, as set out in the report (Option 1).

2. Approves the concept design for a combined pedestrian and active transport crossing in Penkivil Street and Martins Avenue, Bondi, as set out in the report.
3. Applies for grant funding to deliver the works.
4. Authorises the Executive Manager, Infrastructure Services, to modify the designs should detailed design information and on-site circumstances warrant changes.

PD/5.4/26.02 Bronte Pool Pump House Upgrade and Pump Replacement - Review of Environmental Factors (REF) - Consultation Outcomes (SF21/4211)

MOTION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council notes the outcomes of the community consultation on the Review of Environmental Factors (REF) for the Bronte Pool Pump House and Pump Replacement project attached to the report, demonstrating support for the REF.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF NEW CLAUSES 2 AND 3.

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

UNANIMOUS DECISION

That Council:

1. Notes the outcomes of the community consultation on the Review of Environmental Factors (REF) for the Bronte Pool Pump House and Pump Replacement Project attached to the report, demonstrating support for the REF.
2. Proceeds with the Project and considers this within the current budget process.
3. Directs the General Manager to procure a head contractor for construction services.

6. Urgent Business

There was no urgent business.

7. Meeting Closure

THE MEETING CLOSED AT 7.46 PM.

.....
SIGNED AND CONFIRMED
CHAIR
10 MARCH 2026

REPORT
PD/5.1/26.03

Subject: Planning Proposal - Waverley Local Environmental Plan - General Update and Display of Goods on the Footpath Policy - Consultation Outcomes

TRIM No: PP-1/2024

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Exercises the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* to finalise the planning proposal on the general update to the *Waverley Local Environmental Plan 2012* (WLEP) attached to the report (Attachment 1) and to amend the WLEP.
2. Writes to all those who made submissions advising them of Council's decision.
3. Publicly re-exhibits the draft Display of Goods on the Footpath Policy and Guidelines attached to the report (Attachment 3) for 28 days.
4. Officers prepare a report to Council following the exhibition period.

1. Executive Summary

The General LEP update planning proposal makes minor updates to the *Waverley Local Environmental Plan 2012* to correct mapping and wording inconsistencies and improve the operation of recent clauses. It was publicly exhibited with limited submissions and no agency objections and is now recommended for finalisation with several post exhibition refinements. These updates include minor mapping and typographical corrections, and heritage listing boundary adjustments.

An exempt development pathway for the display of retail goods on the footpath outside stores was previously proposed within this planning proposal. However, it is instead recommended to proceed via a separate policy with re-exhibition, as this approval falls within the *Roads Act 1993* and is not required to be within the LEP.

There are no financial or material risks to this planning proposal, and it can be finalised under Council delegation within the Gateway time frame.

2. Introduction/Background

The General LEP Update planning proposal was first reported to Council in March 2024, where Council approved submitting it to the Department of Planning, Housing and Infrastructure (DPHI) for assessment and Gateway Determination.

Although a Gateway Determination was first issued in January 2025, an amendment was requested and subsequently re-issued in June 2025.

A summary of the proposed amendments is provided in Table 1 below.

Table 1. Proposed changes to WLEP 2012.

Section of the WLEP 2012	Proposal	Reason
Clause 4.3 - Height of buildings	<p>Amend the clause as follows:</p> <p><i>a) To ensure building heights preserve the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views, To establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties and public spaces.</i></p> <p><i>b) To accommodate taller buildings on land in Zone E2 Commercial Centre in the Bondi Junction Centre and establish a transition in scale between adjoining zones to protect local amenity,</i></p> <p><i>c) To maintain satisfactory solar access to existing buildings and public areas,</i></p> <p><i>d) To establish building heights that are consistent with the desired future character of the locality and streetscape.</i></p>	<p>The current wording needs to be strengthened to protect against adverse overshadowing, overlooking and view loss.</p>
Clause 6.14 - Waste minimisation and recycling	<p>Amend subclause (2) in apply to both the erection of a building as well as alterations and additions.</p> <p><i>Current clause wording:</i></p> <p><i>(2) This clause applies to the erection of a building for the following purposes—</i></p> <p><i>(a) mixed use development,</i></p> <p><i>(b) residential flat buildings,</i></p> <p><i>(c) shop top housing.</i></p>	<p>To ensure that buildings undergoing alterations and additions are also subject to high standards of waste management.</p>
Mapping - Heritage, Lot Size, Land Zone	<p>Refer to Part 4 of the planning proposal document for details on housekeeping mapping changes.</p>	<p>As lots have adjusted their boundary lines some mapping affectations have not been updated accordingly to reflect the new cadastre and lot outline. This proposal seeks to amend these minor inconsistencies.</p>
Mapping - Terrestrial Biodiversity	<p>Refer to Part 4 of the planning proposal document for details on terrestrial biodiversity mapping changes.</p>	<p>One Council-owned site and a minor portion along the rear boundary of one privately</p>

Map		owned site has been identified on the recent 2020 remnant vegetation map (non-LEP map), so needs to be added to the WLEP Terrestrial Biodiversity Map for consistency.
Clause 6.7 and Schedule 5	Amend the spelling of ‘Clementson Park’ (Misspelled as ‘Clemenston Park’) in the WLEP <i>*Post-exhibition amendment</i>	Clementson Park has been misspelled as ‘Clemenston Park’ in the WLEP. This minor typographical post exhibition amendment is consistent with the first objective of the planning proposal to ‘address minor wording and mapping errors and inconsistencies’.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 19 March 2024	CM/7.2/24.03	<p>That Council:</p> <ol style="list-style-type: none"> 1. Forwards the planning proposal attached the report (Attachment 1) on a general update to the <i>Waverley Local Environmental Plan 2012</i> to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway Determination for the purposes of public exhibition. 2. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination or amendments requested by the DPHI. 3. Requests and accepts, if offered, the role of the Local Plan Making Authority from the DPHI to exercise the delegations issued by the Minister under section 3.36 of the <i>Environmental Planning and Assessment Act 1979</i> to amend the <i>Waverley Local Environmental Plan 2012</i>. 4. Publicly exhibits the draft Display of Goods on Footpath Policy attached to the report (Attachment 2) for a minimum of 42 days. 5. Officers prepare a report to Council following the exhibition period.

4. Discussion

Community consultation

Following the receipt of a Gateway Determination (which was delayed due to an alteration request), the planning proposal was placed on public exhibition from 26 September 2025 to 24 October 2025.

The exhibition included:

- Have Your Say (HYS) page and submission form.
- Inclusion in the Waverley Weekly e-newsletter.
- Letters to affected and surrounding properties.
- Email notification to existing stakeholders and Precincts.

Exhibition also included consultation with the relevant public authorities and government agencies, in line with the Gateway Determination consultation requirements. Feedback was received from all relevant agencies with no objections received from government agencies. The NSW Department of Crown Lands suggested that Council consult the relevant local Aboriginal Land Councils regarding certain aspects of the planning proposal. This was completed and is detailed in the next section of the report.

The HYS page received 187 views from 129 unique visitors. Three submissions were made via HYS, and one submission was received via email, totalling four submissions.

Table 2. Response to key matters raised in the submissions

Issue	Response
Objection to the planning proposal on the basis that there has been no proper consultation with the precinct committees or combined precincts.	Notification of the planning proposal public exhibition was sent to the precinct committees on 29 September 2025. Council has publicly exhibited the planning proposal in accordance with the conditions of the Gateway determination issued by DPHI. There is no requirement to report the planning proposal to individual or combined precinct committee meetings.
Submissions suggesting revised amendments to clause 4.3, including maintaining subclause (c).	It is the view of Council and external legal advisors that the proposed amendments to clause 4.3 are best placed to manage height impacts, ensuring new development is of a high standard of design quality, and is consistent with the desired future character of Waverley. Full justification and explanation of the proposed amendments to clause 4.3 can be found in section 2.3 (pages 8 and 9) of the planning proposal (Attachment 1).
Submission suggesting additional LEP amendments to clause 4.6, heritage, urban greenery and deep soil requirements.	Additional amendments to sections of the WLEP not covered by the General LEP update are outside of the scope of this planning proposal.

	<p>Under the NSW Local Environmental Plan Making Guideline 2023, significant changes, such as the consideration of new clauses would require a re-lodgement with DPHI, a revised Gateway Determination, and re-exhibition.</p>
<p>Objection to the display of goods on the footpath, stating that narrowing of the footpath inhibiting pedestrians must not be allowed.</p>	<p>Goods displays on the footpath make a significant positive contribution to the quality of public spaces by providing vibrant and active street frontages.</p> <p>The draft Display of Goods on the Footpath Policy and Guidelines include controls to ensure a safe and accessible minimum width of a clear, unobstructed pedestrian footpath.</p>

Aboriginal Land Claim – Queens Park Landscape Conservation Area expansion

Page 26 of the planning proposal outlines the proposed amendment of the landscape heritage item at Victoria Park, Queens Park to cover the entire park, affecting Lot 1594 DP 752011. This is a minor amendment resulting from the removal of the Queens Park Scout Hall and remediation of the land. When the Queens Park Scout Hall was there it was appropriate for the landscape item to exclude the land beneath it, however, now that the Hall has been demolished it is appropriate for the land which previously contained it to be include in the wider landscape item.

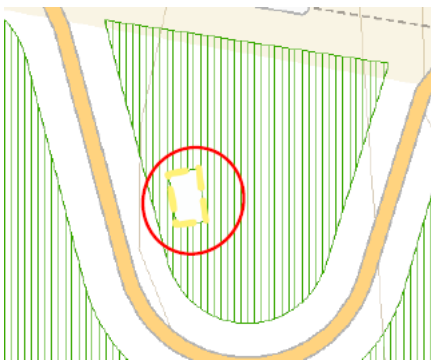


Figure 1. Existing Heritage Map showing Lot 1594 DP 752011 as excluded from the landscape heritage item.

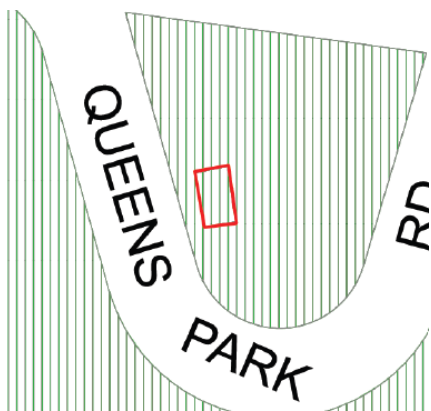


Figure 2. Proposed Heritage Map showing Lot 1594 DP 752011 as included within the landscape heritage item.

As part of the Gateway Determination issued for the planning proposal, Council was required to provide notification to the NSW Crown Lands Department. In a submission provided on 21 October 2025, the Crown Lands Department suggested that Council officers discuss the matter with the relevant Aboriginal Land Councils in relation to the affected land. Further discussions with the Department occurred and subsequent advice was provided in January 2026, which outlined that Council should consult with the relevant Aboriginal Land Councils on the matter and seek their feedback on the proposed changes.

Consultation with the relevant Aboriginal Land Councils occurred in late January 2026, with a response received from the NSW Aboriginal Land Council (NSW ALC) in early February 2026, detailing the NSWALC's and La Perouse Local Aboriginal Land (La P LALC) Council's interest in the land. The land is subject to an undetermined Aboriginal Land Claim under the *Aboriginal Land Rights Act 1983* (NSW) (ALR Act). It is the position of the NSW ALC that land subject to an undetermined Aboriginal Land Claim should not be 'dealt with' until the inchoate interest of the claimant Aboriginal Land Council is addressed.

The submission has been noted and considered. The proposed minor boundary adjustment to the landscape heritage item at Victoria Park, Queens Park, does not alter ownership, development rights, or future land use potential, nor does it prejudice the rights of the claimant body should the claim be granted. The proposal represents a non-determinative heritage constraint overlay. Accordingly, there is no statutory requirement to defer pending determination of the claim.

Post-exhibition amendments

A number of post-exhibition amendments are proposed to the planning proposal, as described below.

Amend the spelling of 'Clementson Park' (Misspelled as 'Clemenston Park') in the Waverley LEP

Clementson Park was misspelled as 'Clemenston Park' in the WLEP and may be corrected as a minor post-exhibition amendment.

Mapping – Heritage: 12 Paul Street Bondi Junction boundary adjustment

The site previously known 12 Paul Street, Bondi Junction was recently subdivided into 3 lots:

- 12 Paul Street – Lot 1 DP1225092.
- 14 Paul Street – Lot 2 DP1225092.
- 16 Paul Street – Lot 3 DP1225092.

10-12 Paul Street is listed as a local heritage item in the WLEP (Item no. I221 'Late Victorian terraced pair'). Following the recent subdivision, the late Victorian terrace pair is now wholly contained within Lot 1 DP 113096 (10 Paul Street) and Lot 1 DP 1225092 (12 Paul Street). No part of the building is contained within Lots 2 and 3 in DP 1225092.

The boundary of the heritage item may therefore be amended to exclude Lots 2 and 3 in DP 1225092.

Schedule 2 Exempt development – Use of the footpath for display of retail goods

The previously proposed exempt development pathway for the display of goods on pathway is no longer recommended. Instead, it is proposed that Council adopt a policy-based approach consistent with the recently introduced Footpath Seating Policy and Guidelines. This approach is preferred as approvals can be issued under section 68 of the *Local Government Act 1993* and the *Roads Act 1993*, providing a clearer, more consistent and accessible pathway for business without requiring further LEP amendments. It is therefore recommended that Council re-exhibits the Display of Goods on the

Footpath Policy and Guidelines.

Time frame

The Gateway determination requires finalisation to occur by 10 April 2026. If resolved by Council, officers will commence engagement with Parliamentary Counsel to make the amendment.

5. Financial Impact

All costs related to the preparation, administration and exhibition of the planning proposal have been covered by existing budgets.

6. Risks/Issues

There are no outstanding risks or issues.

7. Attachments

1. Planning Proposal - General LEP Update - Post-Exhibition [↓](#)
2. Gateway determinations and alterations [↓](#)
3. Draft Display of Goods on the Footpath Policy and Guidelines [↓](#) .



WAVERLEY
COUNCIL

PLANNING PROPOSAL

General LEP Update

PP-1/2024/B



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Planning Proposal Information

Table 1 – Council Versions

No.	Date	Version
1	19 February 2024	Sent to Waverley Local Planning Panel
2	08 March 2024	Sent to 19 th March 2024 Council Meeting
3	28 March 2024	Separated from C4.4A changes and submitted to DPHI
4	07 August 2024	Additional information requested from DPHI submitted
5	15 May 2025	Gateway Alteration
6	30 June 2025	Amended for Gateway condition satisfaction and exhibition
7	25 September 2025	Prepared for Public exhibition.
8	XX February 2026	Sent to 10 February SPDC Meeting

EXECUTIVE SUMMARY

This Planning Proposal prepared by Waverley Council seeks to make updates to various parts of the Waverley Local Environmental Plan 2012, including but not limited to:

- Minor housekeeping mapping amendments,
- Improvements to recently introduced clauses where they have been found to be problematic, and the

This Planning Proposal contains some amendments that are site specific, and some amendments that apply to the entire LGA.

The majority of changes proposed under this Planning Proposal are not a result of a strategic study or report – rather a need to provide clarification or strengthen an existing provision based on feedback since original implementation of the particular clause being altered.

The Heritage, Lot Size and Land Use map changes are a result of land consolidation and subdivision, whereby the boundary lines and cadastre of each lot have slightly changed and the mapping affectation no longer matches the outline of the property.

The proposed Terrestrial Biodiversity mapping change is a result of the findings of the *Waverley Biodiversity Action Plan: Remnant Sites 2022-2031*, which revealed remnant vegetation in North Bondi which requires consideration under any future development.

The Planning Proposal is considered a ‘Principal’ Planning Proposal, in line with the LEP Making Guidelines (August 2023) criteria as it contains multiple housekeeping amendments and a combination of other more significant changes.

Council requests to be appointed the Planning Proposal Authority (PPA) and Local Plan-Making Authority (LPMA).

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

1.1 Objective

This Planning Proposal seeks to amend the Waverley Local Environmental Plan (WLEP) 2012 as per Part 2.1 of this report to:

- address minor wording and mapping errors and inconsistencies,
- resolve issues related to recently introduced clauses, and

1.2 Intended Outcomes

The intended outcomes of the proposed amendments to the WLEP are to:

- ensure that mapping is up to date with accurate cadastres and property affectations so that appropriate consideration can be given to properties during the development assessment process,
- provide clarity regarding the consideration of building height and waste management, and

PART 2 – EXPLANATION OF PROVISIONS

2.1 Intended Provisions

This Planning Proposal seeks to amend the Waverley Local Environmental Plan 2012 as follows:

Table 2 – Proposed changes to WLEP 2012

Section of the WLEP 2012	Proposal	Reason
Clause 4.3 Height of buildings	<p>Amend the clause as follows:</p> <p>a) To ensure building heights preserve the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views, <i>To establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties and public spaces.</i></p> <p><i>b) To accommodate taller buildings on land in Zone E2 Commercial Centre in the Bondi Junction Centre and establish a transition in scale between adjoining zones to protect local amenity,</i></p> <p>c) To maintain satisfactory solar access to existing buildings and public areas,</p> <p><i>d) To establish building heights that are consistent with the desired future character of the locality and streetscape.</i></p>	<p>The current wording needs to be strengthened to protect against adverse overshadowing, overlooking and view loss.</p> <p>See ‘additional explanation of provisions’ on page 8 for more details.</p>
Clause 6.14 Waste minimisation and recycling	<p>Amend subclause (2) in apply to both the erection of a building as well as alterations and additions.</p> <p>Current clause wording:</p> <p><i>(2) This clause applies to the erection of a building for the following purposes—</i></p> <p><i>(a) mixed use development,</i></p> <p><i>(b) residential flat buildings,</i></p> <p><i>(c) shop top housing.</i></p>	<p>Amend subclause (2) in apply to both the erection of a building as well as alterations and additions.</p> <p>To ensure that buildings undergoing alterations and additions are also subject to high standards of waste management.</p>
Post Exhibition Amendment: Remove Proposed new objective to Schedule 2 Exempt development	<p>Post Exhibition Amendment:</p> <p>Remove Proposed new objective to Schedule 2 Exempt development</p>	<p>Post Exhibition Amendment:</p> <p>Remove Proposed new objective to Schedule 2 Exempt development</p>
Mapping – Heritage, Lot Size, Land Zone	<p>Refer to Part 4 for details on housekeeping mapping changes, including post-exhibition amendments.</p>	<p>As lots have adjusted their boundary lines some mapping affectations have not been updated accordingly to reflect the new cadastre and lot outline. This proposal seeks to amend these minor inconsistencies.</p>

Mapping – Terrestrial Biodiversity Map	Refer to Part 4 for details on terrestrial biodiversity mapping changes.	1 Council-owned site and a minor portion along the rear boundary of 1 privately owned site has been identified on the recent 2020 remnant vegetation map (non-LEP map), so needs to be added to the WLEP Terrestrial Biodiversity Map for consistency.
Post Exhibition Amendment: 6.7 Solar access to public spaces in Bondi Junction, and Schedule 5 – Part 2	Amend the spelling of ‘Clementson Park’ (Misspelled as ‘Clemenston Park’) in the Waverley LEP.	Clementson Park has been misspelled as ‘Clemenston Park’ in the WLEP. This minor typographical post exhibition amendment is consistent with the first objective of the planning proposal to ‘address minor wording and mapping errors and inconsistencies’.

Note: The wording of LEP clauses is indicative only and final wording will be subject to Parliamentary Counsel drafting, should the proposal proceed to finalisation.

2.2 Waverley Local Planning Panel

The Waverley Local Planning Panel (WLPP) considered this Planning Proposal at a meeting held on 28 February 2024 and have provided the following advice:

“Resolution

For the reasons outlined in the Council officer’s report, the Panel:

- *Recommends Council separate the Planning Proposal into two parts, with the amendments to Clause 4.4A placed into one Planning Proposal and the remaining amendments to be placed in another Planning Proposal. This is to ensure that the amendment to Clause 4.4A is expedited and not be categorised as a Principal LEP amendment.*
- *Advises Council to consider amendments to the Draft Display of Goods on the Footpath Local Approvals Policy to:*
 - *ensure that it is not too restrictive, in particular, review the 0.6m depth for goods displays to allow greater flexibility and ensure that the focus is on the outcome, being a clear path of travel of a certain width.*
 - *be consistent with the DCP controls for Footpath Dining, in particular review the 2m clear path of travel dimension to be 2.5m consistent with the DCP control for Outdoor seating*
 - *allow kerbside displays as only permitted when there is a predominance of kerbside dining / displays and a clear path of travel is maintained, and*

Subject to the above recommendations, the Planning Panel recommends to Council that the Planning Proposals should proceed to Gateway Determination and public exhibition.”

A response to the issues raised are addressed in the table below.

Table 3 – Response to WLPP Feedback

Matter	Response
<i>Recommends Council separate the Planning Proposal into two parts, with the amendments to Clause 4.4A placed into one Planning Proposal and the remaining amendments to be placed in another Planning Proposal. This is to ensure that the amendment to Clause 4.4A is expedited and not be categorised as a Principal LEP amendment.</i>	<ul style="list-style-type: none"> • Council will separate the planning proposal into two separate planning proposals, as described, following Council's resolution and before the planning proposal is forwarded to The Department for gateway determination.
<i>Ensure that it is not too restrictive, in particular, review the 0.6m depth for goods displays to allow greater flexibility and ensure that the focus is on the outcome, being a clear path of travel of a certain width.</i>	<ul style="list-style-type: none"> • The Draft Display of Goods on the Footpath Local Approvals Policy has been amended to allow displays up to 1m deep, provided that the specified clear path of travel is maintained, along side all other hazard reduction measures of the policy.
<i>Be consistent with the DCP controls for Footpath Dining, in particular review the 2m clear path of travel dimension to be 2.5m consistent with the DCP control for Outdoor seating</i>	<ul style="list-style-type: none"> • The Draft Display of Goods on the Footpath Local Approvals Policy has been amended to increase the 2m clear path of travel to 2.5m, consistent with the DCP control for Outdoor seating. The minimum setback from the kerb has also been amended from 0.6m to 1m to be more consistent with the required 1.5m setback for Outdoor seating.
<i>allow kerbside displays as only permitted when there is a predominance of kerbside dining / displays and a clear path of travel is maintained, and</i>	<ul style="list-style-type: none"> • The Draft Display of Goods on the Footpath Local Approvals Policy has been amended to reinforce that kerbside displays are only permitted when if existing business uses on the street block, such as outdoor dining, are already located on the kerbside

2.3 Additional Explanation of Provisions

On 18 June 2024, The Department identified a few matters requiring additional information before the proposal can be considered adequate to progress to Gateway assessment. The following addresses these matters:

To support and provide justification for Gateway alteration, additional and amended justification for the proposed amendments to clause 4.3 Height of buildings was made to this section.

Clause 4.3 Height of buildings

Council is seeking to update Clause 4.3 to be better placed to manage height impacts. The proposed amendments to this clause are intended to be more general in nature, assisting Council in considering all aspects of a development in its impacts on amenity.

The current wording of Clause 4.3 'Height of buildings' objectives are not functioning as intended, resulting in Council being unable to preserve solar access (as a feature of environmental amenity) effectively when development proposes to overshadow neighbouring properties and public spaces.

The intention of this amendment is to ensure new development is of a high standard of design quality, does not adversely impact upon the amenity of neighbours, and is consistent with the desired future character of Waverley.

Subclause (a)

The proposed wording is a reversion to the wording that existed before the 30th September 2022.

The current reference to 'building height' in the WLEP means that Council is unable to consider the impact from other elements of the building (e.g. communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like). The proposed 'overall height of development' wording would enable all elements of a built form to be considered.

'Preserve' is a powerful element in our objectives and assessment considerations that must be retained. It's been tested considerably in the Court and found to be a useful utility for reference. The Waverley LEP prior to 2022 allowed for variations to the development standards (such as FSR and height) to be considered, whereby any additional impacts that do not 'preserve' the environmental amenity were not supported. For example, if a development sought additional height beyond the development standard and created additional overshadowing, then these proposals were generally not supported. However, if a proposal sought a variation to the development standard and preserved (if no additional shadowing) the amenity of neighbouring properties, these were typically supported.

The community expectation is that variations to development standards (or overdevelopment in their minds) should be given greater scrutiny in the CI 4.6 justification test. The preservation test has been a successful manner to uphold this expectation, such that new development (be it compliant, or non-compliant with development standards) should have no greater impact than a compliant building form. In the context of views and overshadowing, these are 2 pivotal impacts that relate directly to the preservation test that upholds the community expectations and assist to manage the impact of 'overdevelopment'.

Under this rationale, it is Council's intention to retain the principle substance of this primary subclause. This will allow for the continued preservation of environmental amenity to neighbouring properties and public spaces in relation to managing the height of all elements of development.

Subclause (c)

As per Council legal advice, and as tested in the Court, the current wording of objectives means that solar access does not have to meet the 'preserve' test whilst it's in a standalone separate clause (c). Because of this, we proposed to delete clause (c).

By having a separate objective specific to 'solar access' infers that it is not a consideration in sub clause (a), based on the interpretation from Court appeals. Council's legal representatives have indicated the preservation test of subclause (a) is watered down with respect to solar access, whilst solar access is contained within a separate subclause. Deleting subclause (c) reinstates the ability for solar access to be included in subclause (a) as an element of 'environmental amenity', specifically with respect to the 'preserve' test. 'Maintain satisfactory solar access' implies that if a development complies with the solar access controls (e.g. 2 / 3hr controls), then the proposal satisfies this objective. However, if a development is non-compliant with a development standard and creates additional overshadowing from that non-complying element, Council (and community) would argue (if able to rely on subclause (a) only) that the proposal does not 'preserve' the amenity.

Finally, the wording of this clause speaks only to 'existing buildings and public areas' which does not include adjacent/neighbouring site, or private open spaces. The existing wording does not cover sufficient scope to apply solar access considerations across all site components of subject site, neighbouring sites and the public domain.

In practice, subclause (c) does not function as intended, is detrimental to the function of the primary objective in Clause 4.3, and fails to include adjacent/neighbouring sites or private open spaces in its purview. Under this rationale, it is Council's foremost intention that this clause be deleted.

Subclause (d)

The proposed inclusion of 'and streetscape' at the end of the existing clause wording intends to ensure that new development takes its cues from the visual catchment, which is of greater relevance in the assessment process. Without 'streetscape', scope exists for applicants to use examples far and wide to justify their proposal, rather than rely upon the most relevant and immediately surrounding area.

Importance of preserving residential amenity

Waverley has the second highest population density in NSW following City of Sydney (87 people/Ha). This is reflected in its housing types where less than 20% of residents live in detached houses, around 20% live in terraces and duplexes, and the remaining 60% live in flats, units or apartments. Simultaneously, The Waverley LGA boasts a high level of amenity that our community wishes to protect and maintain for future generations. The wellbeing of our community is greatly influenced by the amenity of our development, and urban areas more broadly. Preserving residential amenity, including views and solar access is pivotal to our community.

The proposed changes to these planning objectives aim to ensure that new development is well-designed, provides a high level of amenity for its residents and is a sensitive response the streetscape.

The proposed changes to these planning objectives are consistent with Planning Priority H3 'Ensure new development is consistent with the desired future character' of the Waverley Local Housing Strategy. The changes are also vital to the satisfaction of Planning Priority 8 'Ensure new development provides a high standard of design quality and does not adversely impact upon the amenity of neighbours or the wider community' and Planning Priority 16 'Prioritise enhanced amenity around areas of highest density to promote wellbeing and cohesion' in the Waverley LSPS.

Clause 6.14 Waste minimisation and recycling

The strengthening of Cl 6.14 relating to waste management will ensure that more significant developments (not just brand new builds) will need to demonstrate a high level of waste management.

It is common in Waverley for large scale development to be technically classified as Alterations and Additions and not New Development, even when substantial changes to the fabric of the building are proposed. It is reasonable for all kinds of development specified in Clause 6.14 to meet the objective of this clause, regardless of scale of development.

For example, DA-246/2022 proposed "Substantial demolition (retention to a portion of boundary walls and frontage) for alterations and additions to residential flat building comprising of 10 Units and integrated basement parking".

The application of this clause will not change and will still continue to be applied to the assessment of development applications. The intended outcome is to strengthen the clause to capture alterations and additions in the assessment of waste minimisation and recycling in large scale development.

3A Tamarama Street Lot Size and Zoning controls

The Planning Proposal recommends 3A Tamarama Street, Tamarama (Lot 2 DP 1188291) be rezoned from R3 Medium Density Residential to R2 Low Density Residential to align with the zone of 3 and 5 Tamarama Street.

This is proposed to encourage the logical consolidation and orderly development of sites, as the recent subdivision affecting adjoining properties has caused inconsistency.

In 2012 when the WLEP was implemented, 5 Tamarama Street (the northern neighbour of the subject site), which formed part of a larger lot to the east at the time, was also zoned as R3 Medium Density Residential. Later in 2012 a development application was lodged (DA-125/2012) which sought alterations and additions to the multi-storey residential flat on the now adjacent lot, including a land subdivision to create two new lots, was subsequently approved. In 2022, the landowner sought subdivision in line with the DA and consequently intended to sell what is now 5 Tamarama Street as a separate parcel of land.

Last year, Council made an LEP amendment to rezone 5 Tamarama Street from R3 to R2, with associated changes to the LEP Height of Building and FSR control.

This 2023 Planning Proposal did not consider 3A Tamarama Street. Consequently, it was logical that this site be considered in Council's next general LEP update.

3A Tamarama Street is owned by the same owner at No. 5, so the zone alignment is logical. The site is too small (approx. 4.5 sqm) to facilitate any development by itself, so its development opportunity is largely unchanged by the land zone shift.

Rezoning 3A Tamarama Street will resolve a planning anomaly created by previous subdivisions of land as well as amendments to the WLEP, encouraging the logical consolidation and orderly development of the site.

Queens Park Landscape Conservation Area (C55)

The Rectangle in Victoria Park is the site of the former Scout Hall.

The hall building was situated on a Crown Reserve, but had been managed by the Scout Association up until the early 2010s. The Scout Hall had not been utilised for some years and slowly deteriorated.

Due to on-going complaints from the public regarding the safety and the state of the hall building, on 23 April 2013, Council's Director of Planning and Environmental Services wrote to Crown Lands and Scouts Association NSW regarding the future of the subject building.

An inspection of the subject premises was carried out by Council officers on Monday 15th April 2013 and it was found that the building was in a dilapidated state particularly on the eastern and southern elevations.

The Scouts Association no longer used the hall and in June 2013 it was required to be demolished prior to surrendering the property to Crown Lands. The Association did not plan to build anything after the demolition. The hall had been vacated for several years and has suffered extensive vandalism both externally and internally.

After demolition, the site was turf covered to blend into the surrounding parkland. As the site is now indistinguishable from the surrounding parkland and has been for 10 years, it is reasonable to include the land in the landscape heritage item. For this same reason, it is consistent with the LCA statement of significance.

Minimum lot size requirements to land at 24-32 Flood Street, Bondi

The minimum 325sqm lot size is proposed to be applied to all of 24-32 Flood Street, Bondi (Lot 1, DP 1250701).

The lot that makes up 24-32 Flood Street are the result of site consolidation in 2019, creating a discrepancy in the zoning map. On 9 April 2019, the lots at 33-53 Anglesea Street were consolidated with the lot 24-32 Flood Street.

The site is under private ownership and thus should be protected from lot fragmentation and the creation of small lots in an area zoned for medium density development. It is reasonable for the Lot Size control to apply, unifying the application of the zone control with the surrounding area and promoting the orderly development of sites.

9.1 Ministerial Directions

Refer to section 3.7 *'Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?'*

2.4 Additional information - Satisfaction of Gateway Conditions

On the 23rd of June 2025, The Department of Planning issued an Alteration of the Gateway Determination dated 6th of January 2025 for the Planning Proposal, alongside Gateway conditions. The following additional information satisfies these gateway requirements.

1a – Explanation of intended effects of Schedule 2 amendment (Goods on the Footpath)

This amendment, and the associated ‘display of goods on the footpath – local approvals policy’ allows business to display goods on the footpath outside their shops without the need for a development application (DA). If amended, businesses may display goods on the footpath as ‘Exempt Development’, without consent from Council, provided the display complies with the contents of the policy.

1b – Remove indicative clause wording & clarify extent of Clause 6.14

Indicative clause wording removed. The intended outcome is to ensure that buildings undergoing alterations and additions are also subject to high standards of waste management, alongside new builds.

1c – Explanation of intended effects of amendments to clause 4.3

Council is seeking to update Clause 4.3 to be better placed to manage height impacts. The proposed amendments to this clause are intended to be more general in nature, assisting Council in considering all aspects of a development in its impacts on amenity. The intention of this amendment is to ensure new development is of a high standard of design quality, does not adversely impact upon the amenity of neighbours, and is consistent with the desired future character of Waverley.

For further explanation, refer to page 8 of this Planning Proposal.

1d – Standard instrument consistency of the proposed amendment to Schedule 2

Under the proposed amendment, this exempt provision is to apply to a ‘lawful shop’. Under the standard instrument, a ‘*shop*’ means ‘premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises. Council considers this definition to be appropriate.

1e – Height and FSR controls at 3A Tamarama Street, Tamarama

No changes are proposed to the LEP height limit and FSR controls at 3A Tamarama Street.

1f – Height and FSR controls located at the rear of 10 & 12 Mill Hill Road, Bondi Junction

No changes are proposed to the LEP height limit and FSR controls to the land at the rear of 10 & 12 Mill Hill Road, Bondi Junction.

1g – Minimum lot size control will apply to the entire site at 58 Military Road, Dover Heights

Amendments have been made to the map on page 25 to clarify that the minimum lot size control will apply to the entire site at 58 Military Road, Dover Heights.

1h – Heritage map and property description consistency between state and local heritage listings

Proposed changes to the boundary of the local heritage item at 470 Bronte Road, Bronte (Bronte House) have been removed to maintain consistency with the boundary of the state heritage item listing.

1i – Completeness of supporting maps

Maps contained in ‘Part 4 Mapping’ of this document have been updated in response to gateway conditions, to improve legibility for exhibition. Additional maps have been prepared for exhibition.

1j – Consistency with Direction 3.1 Conservation Zones

Direction 3.1 has been added to page 21.

2.5 Explanation of Post-Exhibition Amendments

The general LEP update planning proposal was placed on public exhibition from 26 September 2025 to 24 October 2025 and the planning proposal has been updated in response to feedback received.

Amend the spelling of ‘Clementson Park’ (Misspelled as ‘Clemenston Park’) in the Waverley LEP

Clementson Park has been misspelled as ‘Clemenston Park’ in the WLEP.

This minor typographical post exhibition amendment is consistent with the objective of the planning proposal to ‘address minor wording and mapping errors and inconsistencies’.

Clementson = correct

Clemenston = incorrect

Mapping – Heritage: 12 Paul Street Bondi Junction boundary adjustment.

The site previously known 12 Paul Street, Bondi Junction was recently subdivided into 3 lots:

- 12 Paul Street – Lot 1, DP1225092
- 14 Paul Street – Lot 2, DP1225092
- 16 Paul Street – Lot 3, DP1225092

10-12 Paul Street is listed as a local heritage item in the WLEP (Item no. I221 ‘Late Victorian terraced pair’). Following the recent subdivision, the late Victorian terrace pair is now wholly contained within Lot 1, DP 113096 (10 Paul Street) and Lot 1, DP 1225092 (12 Paul Street). No part of the building is contained within Lots 2 & 3 in DP 1225092. The boundary of the heritage item needs to be amended accordingly to exclude Lots 2 & 3 in DP 1225092.

See proposed additional mapping in part 4 on page 26.

Remove proposed new objective in Schedule 2 Exempt development

Following the post-exhibition review, internal consultation, a review of the policies and procedures of neighbouring Councils, as well as the recently introduced Waverley Footpath Seating Policy & Guidelines has informed a new approach to the display of goods on the footpath.

It is recommended that Council establish a pathway for businesses to display their goods on the footpath via a new ‘Display of Goods on the footpath Policy & Guidelines’, with approvals issued under Section 68 of the Local Government Act 1993 in conjunction with Roads Act 1993.

Unlike the previously proposed ‘Local Approvals Policy’, this development pathway does not require an amendment to the LEP to function. Hence, the removal of the proposed new objective.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This section details the reasons for the proposed LEP amendment and is based on a series of questions and matters for consideration as outlined in the LEP Making Guidelines (August 2023). The issues to be addressed include the strategic planning context of the amendments, Strategic Merit, Site-Specific Merit, potential State and Commonwealth agency interests, and environmental, social and economic impacts.

Table 4 – Assessment of Proposal against Strategic Merit Test

a) Does the proposal:	
Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or a corridor/precinct plan applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or	Yes, it is consistent with the Greater Sydney Regional Plan and Eastern City District Plan as discussed later this in this report.
Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or	Yes, it is consistent with the Waverley Local Strategic Planning Statement as discussed later this in this report.
Respond to a change in circumstances that has not been recognised by the existing planning framework. Factors that lead to responding to a change in circumstances may include, but not exclusively relate to: <ul style="list-style-type: none"> • Key infrastructure investment or opportunity to plan for future infrastructure unanticipated by the existing strategic planning framework • Response to key Government priorities – Premier’s Priorities, climate change, or a shift in government policy (e.g. NSW Government’s Net Zero Plan) • Changes to population and demographic trends and associated needs such as housing or jobs. 	<p>The mapping-related changes proposed by this PP respond to a change in circumstances.</p> <p>The Land Use Zone map is adjusting the zone of 3A Tamarama Street to encourage the logical consolidation and orderly development of sites, as the recent subdivision affecting adjoining properties has caused inconsistency.</p> <p>The Heritage and Lot Size Map-related changes respond to recent changes in cadastre and property boundaries produced by subdivisions and consolidations.</p> <p>The Terrestrial Biodiversity Map changes respond to newfound information relating to remnant vegetation, identifying that 5 Bay Street and adjoining Council land are in need of affectation on that map. The sites were identified within the recent <i>Waverley Biodiversity Action Plan: Remnant Sites 2022-2031</i> document. Specifically, the marked area consists of a remnant patch of Sea-cliff Grassland dominant in <i>Ficinia nodosa</i>. The patch is completely isolated and with a high density of exotic grasses.</p>

Table 5 – Assessment of Proposal against Site Specific Merit Test

REPORT
PD/5.2/26.03

Subject: Planning Proposal - 34-36 Flood Street, Bondi

TRIM No: PP-2/2025

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That:

1. Council does not support the planning proposal at 34–36 Flood Street, Bondi, proceeding to Gateway Determination, as it does not demonstrate strategic or site-specific merit for the following reasons:
 - (a) The proposal would establish a precedent for other small, isolated sites seeking substantial uplift in development standards, resulting in undesirable impacts and increased pressure on existing local infrastructure.
 - (b) The subject site is not located within the boundary of the Bondi Junction Master Plan.
 - (c) The proposed height of buildings and floor space ratio are significantly greater than those applicable within the surrounding R3 zoned area.
 - (d) The proposal would be out of character with adjacent and surrounding development, resulting in adverse bulk and scale impacts and unreasonable amenity impacts on neighbouring properties and the public domain.
 - (e) The proposed development would have a detrimental impact on the existing traffic network and place additional pressure on the provision of on-street parking in the surrounding local area.
2. Should the proponent be successful with a rezoning review at the Sydney Eastern City Planning Panel, officers prepare a further report to Council on the proposed voluntary planning agreement.
3. Council notifies the proponent of Council's decision.

1. Executive Summary

A planning proposal has been prepared and submitted by Karimbla Properties (No.1) Pty Ltd as the trustee for the Harry Triguboff Foundation. The planning proposal seeks to:

- Rezone the site from R3 Medium Density Residential to R4 High Density Residential.
- Increase the maximum height of building (HoB) from 12.5 m to 80 m.
- Increase the floor space ratio (FSR) from 0.9:1 to 2.8:1.

The proposal seeks to facilitate redevelopment of the site, including part retention and reinstatement of the existing Harry Seidler-designed synagogue. It also includes a letter of offer to enter into a voluntary planning agreement involving works in kind and a monetary contribution.

Following an assessment against the Local Environmental Plan (LEP) Making Guidelines, the proposal is not considered to demonstrate either site-specific or strategic merit. It is therefore recommended the planning proposal not proceed to Gateway Determination.

2. Introduction/Background

The subject site consists of two lots located at 34-36 and 36A Flood Street, Bondi, with a total site area of approximately 2,167 m².

34-36 Flood Street has dual street frontages to Flood Street and Anglesea Street with its primary frontage to Flood Street. 36A Flood Street has a single frontage to Flood Street.



Figure 1. Site of the Planning Proposal (Source: Google Maps).

Existing development on the site consists of a synagogue with associated community uses on the northern lot (34-36 Flood Street) as well as a part-three, part four-storey building formerly occupied by Yeshiva College educational establishment.

The existing character of Flood Street is a mixed typology, with a variety of small apartment blocks dating from various periods (inter-war to present), detached two storey dwelling houses (late 1800s and early 1900s), a seniors housing development and two larger apartment blocks estimated to be built in the 1960s-1970s.

Existing zoning under WLEP 2012

The site is currently located within the R3 Medium Density Zone under the *Waverley Local Environmental Plan 2012* (WLEP). 34-36 Flood Street was recently rezoned from SP2 Infrastructure – Educational Establishment to R3 Medium Density Residential (discussed later in this report).



Figure 2. Existing zoning (source: WLEP 2012).

Existing development controls under WLEP

The site is currently subject to a maximum height of building standard (HoB) of 12.5m and floor space ratio (FSR) standard of 0.9:1 under the WLEP. The existing total gross floor area across the site is 2,645 m² which equates to a FSR of 1.22:1, and exceeds the maximum FSR contained within the WLEP.

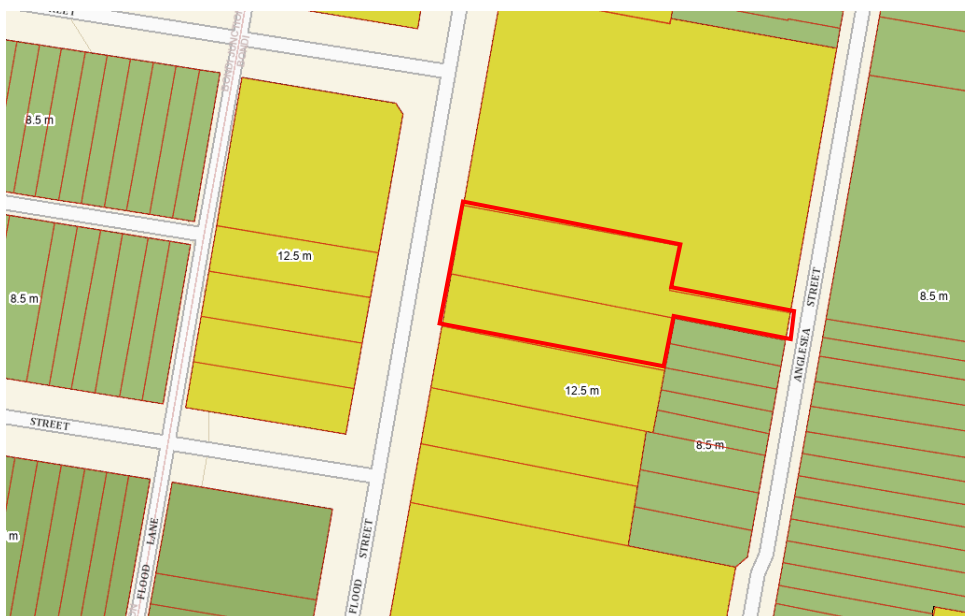


Figure 3. Existing maximum height of building (source: WLEP 2012).



Figure 4. Existing floor space ratio (source: WLEP 2012).

Heritage

The site is not located within a heritage conservation area and does not contain any listed items in Schedule 5 of the WLEP. The site is adjacent to the Woodstock Street Conservation Area (red hatching in Figure 5), has a number of heritage items within close proximity (brown coloured lots in Figure 5) and Flood Street itself is located within the Flood Street Landscape Conservation Area (green hatching in Figure 5). 34-36 Flood Street were previously identified as having heritage significance but not progressed for heritage listing as discussed in this report.

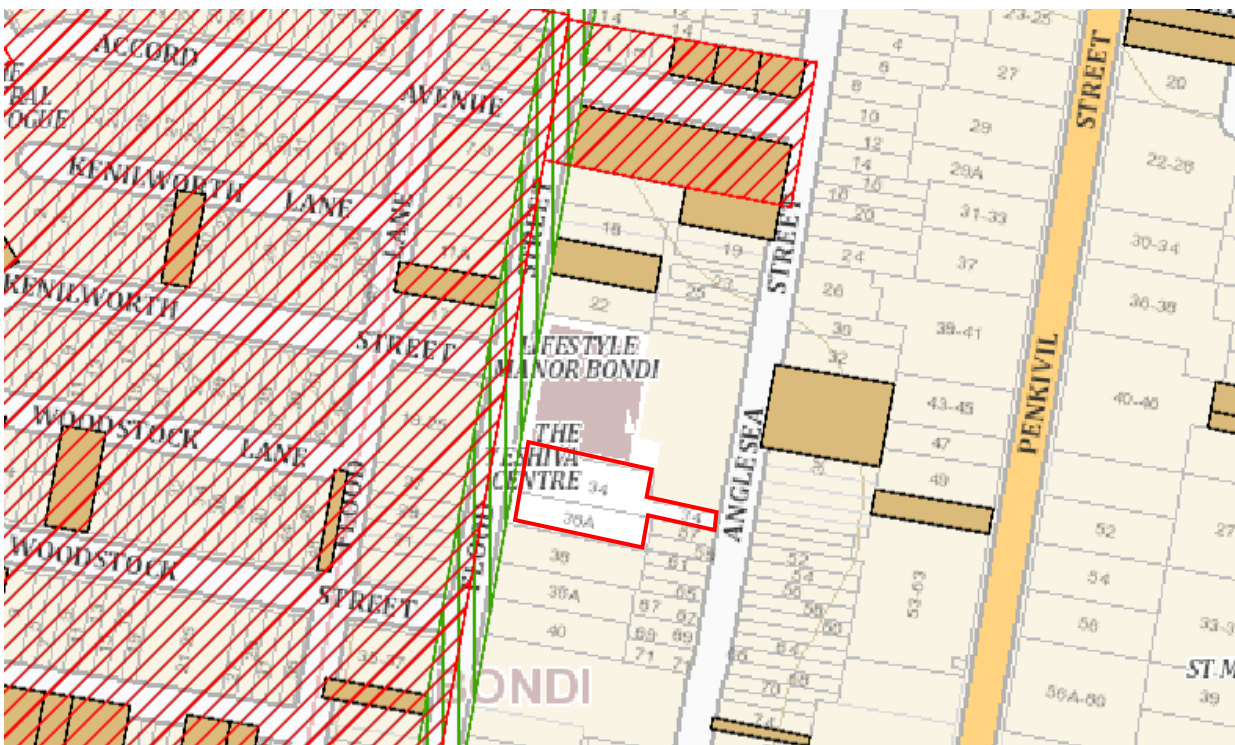


Figure 5. Relevant heritage considerations (source: WLEP 2012).

Low and Mid-Rise Housing Policy

The site is located at the edge of the 'LMR outer area' under the DPHI Low and Mid-Rise Housing Policy Indicative Map as displayed in Figure 6 in relation to the Bondi Junction station and town centre.

As this area is a 400-800m walk from the relevant centre, non-discretionary standards of 17.5m maximum HoB and an FSR of 1.5:1 apply for residential flat building development.

The affordable housing in-fill bonuses of up to 30% height and 30% floor space ratio (if up to 15% of the development is provided as affordable housing for 15 years) under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) can also apply, with a maximum of 22.75 m and 1.95:1 applying for the site under this scenario.

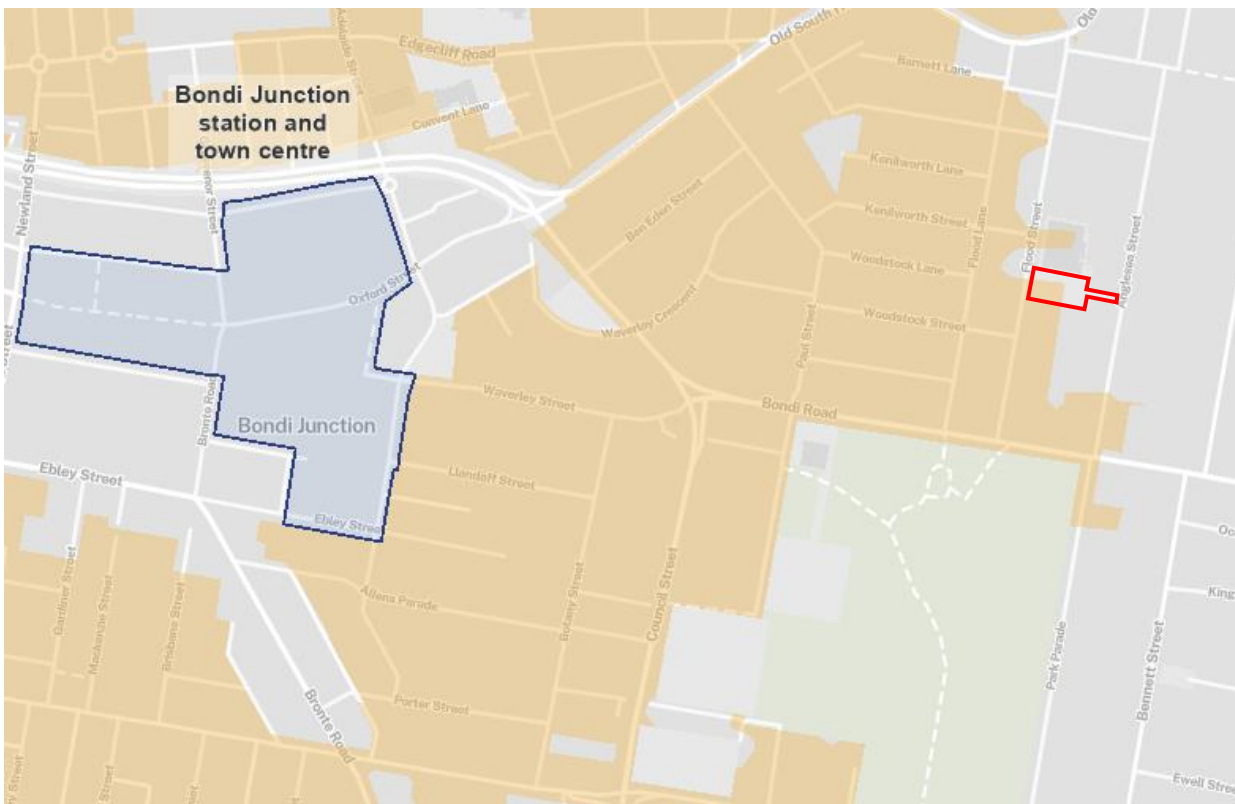


Figure 6. Low and mid-rise indicative map (source: NSW DPHI).

Recent development and planning history

Both lots which form the subject site have a variety of related development consents, all of which relate to minor alterations and additions and internal fit outs. The only substantial development application (DA) relates to a proposed conversion of the existing education building at 36A Flood Street and erection of a four-storey residential flat building containing eleven units in 2003. This DA was ultimately withdrawn by the applicant.

There has also been two planning proposals and one Housing Delivery Authority (HDA) expression of interest (EOI) application as discussed below.

Planning proposal to rezone from SP2 Infrastructure (Educational Establishment) to R3 Medium Density Residential

In 2022, a planning proposal was lodged to rezone the site from SP2 Infrastructure – Educational Establishment to R3 Medium Density Residential for 34-36 Flood Street. This planning proposal was not supported by the Waverley Local Planning Panel in their advice dated 25 May 2022 as the planning proposal would result in a variation to the long-established policy of maintaining community infrastructure with an SP2 zoning. The planning proposal was subsequently not supported by Council at its meeting on 5 July 2022 for the same reasons. The proponent submitted a Rezoning Review and was ultimately successful in changing the zone to R3 Medium Density Residential after their appeal to the Sydney Eastern City Planning Panel on 17 May 2023.

Planning proposal to list synagogue in Schedule 5 of WLEP

A detailed Heritage Assessment of 34-36 Flood Street was prepared in May 2023 by an independent expert, Hector Abrahams Architects, finding that the synagogue building towards the Flood Street frontage has heritage significance rendering it worthy of local and state heritage listing.

In response to this finding, Council resolved to:

- Lodge a planning proposal (PP-1/2023) to list 34-36 Flood Street as a heritage item (Schedule 5 and on the Heritage Map) under the WLEP on 7 November 2023.
- Nominate the site for listing as an item on the NSW State Heritage Register (SHR) in July 2023.

Whilst the NSW Department of Planning Housing and Infrastructure (known at the time as the Department of Planning, Industry and Environment) supported the progression of the local heritage listing by issuing a Gateway determination, the landowner did not agree and sought a Gateway Review. This Gateway Review was considered by the Independent Planning Commission (IPC) on 13 March 2024, which recommended that the Gateway Determination be altered and the planning proposal not proceed. The DPHI ultimately discontinued the planning proposal on 12 June 2024, following receipt of advice from the IPC.

Unsuccessful Housing Delivery Authority expression of interest

In May 2025, the Housing Delivery Authority (HDA) considered an expression of interest (EOI) submitted for the site by the current landowner (the proponent). The EOI proposed 60 apartments in a 20-storey building with a redeveloped synagogue and associated concurrent rezoning for 34-36 Flood Street and 36A Flood Street

The HDA did not recommend the proposal be declared State Significant Development (SSD) under s4.36 (3) of the EP&A Act as they did not consider proposal to adequately satisfy all objectives or criteria of the HDA EOI, being:

- Objective 1 – Deliver more homes within the Housing Accord period.
- Criteria 1.2 – Development is State significant.
- Objective 2 – Identify projects that can be assessed quickly.
- Criteria 2.1 – Largely consistent with development standards.
- Criteria 2.5 – Has addressed any previously refused proposal.
- Objective 3 – Drive quality and affordable housing.
- Criteria 3.3 – Positive commitment to affordable housing.

The applicant was advised that there were alternative pathways such as a planning proposal to consider.

The planning proposal discussed in this report seeks to facilitate a 21-storey building, one additional storey above and beyond the proposal set out in the previous HDA EOI.

Pre-lodgement planning proposal

In line with the LEP Making Guidelines, a pre-lodgement planning proposal application was submitted by the proponent. Council officers met with the proponent and provided high-level written advice that the proposal was unlikely to demonstrate merit. The applicant provides a short summary of this advice in their Planning Proposal Report (Attachment 1).

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 7 November 2023	P.D/5.2/23.11	That Council: <ol style="list-style-type: none"> 1. Forwards the planning proposal attached to the report (Attachment 1) to list 34 Flood Street, Bondi (Lot 1 DP 1094020), as a local heritage item in the Waverley Local Environmental Plan 2012 (WLEP), subject to officers considering the emails and attachments referred to in the representations from members of the public, and the submissions received during public exhibition, to the Department of Planning and Environment (DPE) with a recommendation to proceed to finalisation and gazettal. 2. Requests the DPE to exercise the delegations issued by the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979 to amend the WLEP. 3. Notifies the owner of 34 Flood Street of Council's decision.
Strategic Planning and Development Committee 6 June 2023	PD/5.2/23.06	That Council: <ol style="list-style-type: none"> 1. Forwards the planning proposal seeking to list 34–36 Flood Street, Bondi (Lot 1 DP 1094020), as a local Heritage Item in the Waverley Local Environmental Plan 2012 (LEP) to the Department of Planning and Environment (DPE) for Gateway determination for the purposes of public exhibition. 2. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination that may be issued by the DPE. 3. Requests and accepts, if offered, the role of the planning proposal authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979 in relation to

		<p>the making of the amendment.</p> <ol style="list-style-type: none"> 4. Submits an application to NSW Heritage to nominate 34–36 Flood Street for State Heritage Item listing on the State Heritage Register. 5. Writes to the NSW Minister for Heritage seeking support to urgently process Council’s application for State Heritage Listing of 34–36 Flood Street. 6. Writes to the NSW Minister for Planning and Public Spaces in respect of the rezoning of 34–36 Flood Street from SP2 Infrastructure to R3 Medium Density Residential, seeking an urgent meeting for the Mayor and senior Council officers to request that: <ol style="list-style-type: none"> (a) The rezoning be refused by the Department of Planning and Environment, or (b) Should the Minister or his delegate decide to finalise the rezoning, the LEP amendment includes a site-specific provision to protect the existing community/educational/religious facilities at basement and ground levels as per the advice of the Sydney Eastern City Planning Panel and in consultation with Council officers.
<p>Strategic Planning and Development Committee 7 February 2023</p>	<p>PD/5.1/23.02</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes that on 5 July 2022, Council refused a spot rezoning request for 34-36 Flood Street, Bondi to rezone the site from SP2 Infrastructure to R3 Medium Density Residential. 2. Notes that the NSW Department of Planning and Environment provided provisional Gateway approval for the spot rezoning of the site, in spite of Council’s refusal. 3. Approves the submission on the planning proposal for 34–36 Flood Street, Bondi, attached to the report (Attachment 1) to the Department of Planning and Environment, subject to the following amendment: <ol style="list-style-type: none"> (a) Page 25 of the agenda – Amend the statement of significance to read as per the statement on page 38 of the agenda, incorporating the amendment in clause 4 below.

		<ol style="list-style-type: none"> 4. Lodges the interim heritage order attached to the report (Attachment 2) for 34–36 Flood Street with Heritage NSW, subject to the following amendment: <ol style="list-style-type: none"> (a) Page 38 of the agenda, paragraph 6 of the statement of significance – Amend to read as follows: <p style="margin-left: 40px;">‘Subsequent additions and change of interiors to the building have served to maintain its historic function and role in the Orthodox community. Recent unsympathetic additions to the street frontage detract from the buildings aesthetic and streetscape qualities but are at distance from the core building and able to be removed, should the use of the buildings change in the future and the security blast wall not be required.’</p> 5. Engages an independent heritage expert to undertake a heritage assessment of the site’s synagogue, which was designed by Harry Seidler. 6. Officers prepare a report to Council on whether the building should be nominated for inclusion in schedule 5 (heritage items) of the Waverley Local Environmental Plan 2012 and the State Heritage Register. 7. Officers note the information presented by Emeritus Professor James Weirick in his address to the meeting in the report referred to in clause 6 above.
Strategic Planning and Development Committee 5 July 2022	PD/5.1/22.07	<p>That Council:</p> <ol style="list-style-type: none"> 1. Does not support the planning proposal set out in the report to amend the <i>Waverley Local Environmental 2012</i> in respect of 34–36 Flood Street, Bondi, Lot 1 DP 1094020, as the proposal lacks strategic merit and involves a change in Council's long-established policy in relation to SP2 Infrastructure Zones. 2. Investigates the strategic merit of amending the current zoning of SP2 Infrastructure ‘Educational Establishment’ to a more appropriate zoning that represents the existing uses and considers potential future uses on the site in a future housekeeping planning proposal.

4. Discussion

Planning Proposal

The planning proposal was submitted to Council by the proponent, Karimbla Properties (No.1) Pty Ltd as the trustee for the Harry Triguboff Foundation, on 16 September 2025.

The planning proposal seeks to:

- Amend the WLEP 2012 to:
 - Rezone the site from R3 Medium Density Residential to R4 High Density Residential.
 - Increase the maximum height of building (HoB) from 12.5 m to 80 m, and increase the floor space ratio (FSR) from 0.9:1 to 2.8:1.
- Provide a contribution in line with the Waverley Affordable Housing Contribution Scheme (AHCS) and Planning Agreement Policy (VPA Policy) through:
 - Works in-kind as part of a voluntary planning agreement to retain and reinstate parts of the Harry Seidler-designed synagogue.
 - A financial contribution of the remaining feasible amount in line with the Waverley AHCS and/or VPA Policy.

The planning proposal also seeks to deliver a through-site link and pocket park as part of in-kind works, not valued or offset as part of the letter of offer.

Assessment against strategic framework

The planning proposal has been assessed against the Local Environmental Plan Making Guidelines (August 2023) as discussed below.

Strategic merit

The planning proposal does not demonstrate strategic merit for the following reasons:

- Small, single and isolated sites do not typically warrant strategic merit for uplift outside of a holistic strategic plan-led vision for an area. The current site and immediate surrounds has not previously been outlined as an area for investigation or change in Council's planning policies including the Local Strategic Planning Statement, Local Housing Strategy and Our Liveable Places Centres Strategy.
- Council is preparing a new master plan for nearby Bondi Junction. This Master Plan seeks to review planning controls for the Bondi Junction Centre and surrounds with the intent to provide for more development capacity in the Waverley LGA to assist Waverley in meeting its housing targets. The subject site is not located within the boundary set for the Bondi Junction Master Plan.
- The proposed zoning and development standards relating to the height of building and floor space ratio is far greater than anything in the surrounding R3 zoned area. While part of the justification for the scale includes a number of other high-rise buildings being present in the surrounding areas, the vast majority of these buildings within the R4 High Density Zoned land to the east of the subject site are from previous planning policies many decades ago. Even so, the height of these historic developments is more aligned with the heights available under the LMR policy and not in line with the development standards being proposed in the planning proposal.

- The proposal would establish a precedent for other small, isolated sites seeking substantial uplift in development standards which would result in undesirable impacts and create further pressure on existing local infrastructure.
- The site has also recently received uplift to further enhance redevelopment potential as follows:
 - The rezoning of part of the site (34-36 Flood Street) from SP2 Infrastructure to R3 Medium Density Residential as previously discussed.
 - Relatively recent changes to in-fill affordable housing opportunities which allow for up to 30% additional height and floor space for providing affordable housing for 15% years, and
 - The implementation of the low- and mid-rise housing policy, which provides for increased development standards for 34-36 Flood Street of 17.5m maximum height and 1.5:1 maximum FSR. This increases to 22.75m and FSR of 1.95:1 with the use of the Housing SEPP bonus.

Site-specific merit

The concept scheme shows a number of different scenarios explored by the proponent, including a compliant scheme under the Low and Mid-Rise Housing Policy, a taller, more-slender tower at 27 storeys and the proposed concept scheme at 21 storeys. A number of elevations from the proponent's concept scheme are illustrated below. In addition, Figures 9, 10 and 11 have been generated from Council's 3D mapping software.

As discussed, the applicant would be entitled to also apply the affordable in-fill housing bonus available under the Housing State Environmental Planning Policy. This would result in the planning proposal's maximum height of building being 104 m (approximately 27 storeys) and maximum floor space ratio 3.64:1 under this scenario.



Figure 7. Elevation from Flood Street west and Anglesea Street east (source: proponent).



Figure 8. Aerial view of concept scheme from south-east (source: proponent).



Figure 9. Aerial view of concept scheme from the south (source: Council).



Figure 10. Aerial view of concept scheme from the north-west (source: Council).



Figure 11. Concept scheme as viewed from corner of Flood Street and Bondi Road (source: Council).

The planning proposal is not considered to demonstrate site-specific merit for the following reasons:

- The difference in scale between the proposed height of buildings and the permissible maximum height of buildings available under existing development standards would likely

result in a built form that is disparate and out of character with the properties adjacent and surrounding area, creating an adverse bulk and scale that would result in perverse amenity impacts on surrounding properties and the public domain. This could also result in a built form that substantially detracts from surrounding sites which contain heritage significance.

- The proposal would create adverse and unprecedented overshadowing for residential accommodation located to the east, west and south.
- It would likely result in the obstruction of iconic unobstructed ocean and horizon views from properties in the wider surrounds.
- The proposed development would have a detrimental impact on the existing traffic network and put further pressure on the provision of on-street parking in the surrounding local area.
- The proposal does not align with all of the site-specific principles for change set out in the Waverley Local Strategic Planning Statement. In particular, the proposal would not make a positive contribution to the built environment when compared to the existing pattern of development.

Waverley Local Planning Panel

On 25 February 2026, the Waverley Local Planning Panel (the Panel) considered the planning proposal, including all relevant attachments. The Panel also heard from two speakers who addressed the Panel on behalf of the proponent.

The Panel subsequently provided the following advice:

The Panel advises the Council that the scale and density of development proposed in the planning proposal does not demonstrate strategic or site-specific merit. As such, the panel advises that the planning proposal should not proceed to a Gateway determination.

The resolution provided by the Panel was unanimous and the advice provided is consistent with the recommendation contained within this report.

Other matters

Contributions for uplift received through planning proposal

Waverley seeks to capture value uplift on planning proposals in the following ways:

- A target of a 10% contribution towards affordable housing (in-kind or financial contribution) for all planning proposal sites receiving uplift, as set out in the Waverley Affordable Housing Contribution Scheme.
- Financial or in-kind works contributions through the Waverley Planning Agreement Policy

There is established precedent in Waverley for contributions of this nature on planning proposal sites. Recent examples include:

- A voluntary planning agreement for a planning proposal at 194 Oxford Street, Bondi Junction.
- A recently gazetted planning proposal for 50 Botany Street, Bondi Junction, which included a site specific WLEP clause requiring a 9.27% contribution of total GFA to be provided as affordable housing (in-kind or financial contribution).

The proposal is supported by a letter of offer and associated feasibility study to address the Affordable Housing Contribution Scheme and Planning Agreement Policy.

Savills was commissioned by Council to undertake an independent peer review of the assumptions, inputs and outputs of the proponent's feasibility study.

As part of their letter of offer and feasibility assessment, the proponent valued the part retention and reinstatement of the Harry Seidler-designed synagogue as part of the public benefit outlined in the letter of offer and proposed a total additional financial contribution of \$6,176,471 with \$9,832,188 discounted due to the works in kind on the synagogue.

The peer review undertaken by Savills found that an appropriate, viable contribution should be:

- \$21.55m-\$24.68m excluding the part synagogue retention.
- \$11.72m-\$14.85m if including the part synagogue retention as a public benefit.

The Savills report noted that the consideration of the part retention and reinstatement of the synagogue was a matter for Council to consider. A copy of the draft Savills report was provided to the proponent to provide feedback and input prior to its finalisation.

Following a detailed review of the documents submitted, the part retention and reinstatement of the synagogue is not considered by Council officers to be a public benefit, as the nature of the works to the synagogue substantially and permanently alter the interior key significant elements of the original design and structure. In addition, whilst the part retention and reinstatement of the synagogue would be of great value to Waverley's Jewish community, a synagogue is not generally considered publicly accessible as other works in kind items delivered through planning agreements, such as public open space, infrastructure upgrades and the like. Consequently, it is considered an amount in the vicinity of \$21.55m-\$24.6m is a feasible contribution, to be delivered in line with the Waverley AHCS and VPA Policy.

Request for rezoning review

On 16 December 2025, the proponent lodged a request for a rezoning review in relation to this undetermined planning proposal. This pathway became available 90 days after the lodgement of the planning proposal due to Council having not made a decision whether to support the planning proposal.

The rezoning review process allows a proponent to request that an independent planning panel evaluate if the proposal should progress to gateway determination.

In this instance, the relevant planning panel is the Sydney Eastern Planning Panel (the Panel) who will review the proposal and make a recommendation to the Minister for Planning and Public Spaces.

The rezoning review Panel hearing date has not yet been set. However, it is likely to occur after Council has considered the planning proposal, based on the current proposed reporting time frame.

5. Financial Impact

All tasks have been completed within existing budgets and resourcing with regards to the assessment of the planning proposal.

Pending the outcome of the Gateway Review, a further report may be required to progress the letter of offer to enter into a voluntary planning agreement.

6. Risks/Issues

There are no perceived risks associated with the recommendation not to support the planning proposal. If Council does not make a decision on whether to support the planning proposal, there is a risk that there will be no formal position of the Council to be considered as part of the rezoning review by the Sydney Eastern District Panel.

7. Attachments

1. Proponent Planning Proposal Report [↓](#) .

REPORT
PD/5.3/26.03

Subject: A New Approach to Strategic Planning and the Draft Sydney Plan - Submission

TRIM No: SF26/364

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council approves the submission to the NSW Department of Planning, Housing and Infrastructure attached to the report (Attachment 5) on A New Approach to Strategic Planning and the draft Sydney Plan.

1. Executive Summary

The NSW Department of Planning, Housing and Infrastructure (DPHI) are responsible for publishing strategic plans to guide development growth in NSW over the next 20 years, including where housing and jobs should be focussed. They are also responsible for outlining the planning system in which the NSW Government, local government, property developers and the community can operate within.

In December 2025, DPHI placed the following three documents on exhibition to inform a new suite of NSW strategic plans and an updated planning system:

- The draft Sydney Plan – A proposed strategic plan applying to Greater Sydney.
- A New Approach to Strategic Planning – A discussion paper on a proposed strategic planning framework.
- A Statewide Policy for Industrial Lands – Not applicable to Council

Feedback on the documents could be submitted between 10 December 2025 and 27 February 2026.

Council officers have reviewed the documents and prepared a submission on the A New Approach to Strategic Planning and the draft Sydney Plan documents. No submission has been prepared on the Statewide Policy for Industrial Lands document, as there are no industrially zoned lands within the Waverley local government area.

Council's submission supports the intention of the documents and provides recommendations to ensure that the NSW strategies and system align better with Council's priorities.

Due to timing constraints, the draft submission was submitted to the DPHI prior to the deadline on 25 February 2025, with the final submission, if approved, to be submitted shortly thereafter.

2. Introduction/Background

Current strategic plans and processes

Under the current NSW planning system, the NSW Government publishes the overarching strategic plans for Greater Sydney, which requires each Council to align their strategic plan. These NSW Government strategic plans generally guide growth over the next 20 years, including where housing and jobs should be focussed. They are periodically updated, in consultation with stakeholders including councils, developers and the wider community.

The most recent NSW strategic plans were prepared by the Greater Cities Commission for Greater Sydney, the Central Coast, Illawarra-Shoalhaven, Newcastle and Hunter regions. However, the Greater Cities Commission was disbanded in 2024, and the NSW Department of Planning, Housing and Infrastructure (DPHI) became the responsible strategic planning body.

The NSW Government also establish processes for making and updating strategic plans and lodging and assessing development applications. The current process allows developers to seek approval for changes to local strategic plans via the Planning Proposal or Housing Delivery Authority State Significant Development mechanisms.

Proposed strategic plans and processes

In December 2025, a new strategic plan for Greater Sydney titled the draft Sydney Plan was released for consultation. This document was released alongside two other documents including A New Approach to Strategic Planning and A Statewide Policy for Industrial Lands.

These documents set the policy framework for strategic land use planning in Greater Sydney and New South Wales. They provide a clear picture of how state and local government can leverage land use planning to address challenges and make the most of opportunities in the region. They identify what should be done today to secure the right land use outcomes in the short, medium and long term.

These documents will guide Council's own strategic planning framework, and future updates of Council's strategic plans, including the:

- Local Strategic Planning Statement – A 20-year vision for land use in Waverley, with priorities for how and where Council will deliver key infrastructure and community facilities,
- Local Housing Strategy – A framework that will guide the future of housing in Waverley over the next 20 years,
- Local Environmental Plan – Primary legislative document which outlines land use, heritage, building height and floor space controls for development,
- Development Control Plan – Primary non-legislative document which outlines additional planning controls for development, including building setback, landscaping and other detailed design and operational requirements.

Public exhibition closed on 27 February 2026, and due to timing constraints the draft submission was provided to the DPHI prior to the deadline on 25 February 2025, with the final submission, if approved, to be submitted shortly thereafter. This approach has been confirmed by the DPHI as acceptable.

DPHI are expected to consider stakeholder feedback in March 2026 and finalise the Sydney Plan in Q2 2026.

3. Relevant Council Resolutions

Nil.

4. Discussion

Following a review of the relevant documents released by the NSW State Government, Council officers have prepared a single submission on the draft Sydney Plan and A New Approach to Strategic Planning.

A New Approach to Strategic Planning

The intent of the proposed new framework seeks to:

- Reduce duplication across the strategic planning system.
- Align housing, employment, and infrastructure planning.
- Provide councils with clearer guidance and direction.
- Improve the accessibility and usability of planning priorities and policies.

Three levels of planning are proposed by the framework:

- State Level – This will consist of a State Land Use Plan which has not been released as part of the package. This Plan is intended to provide high-level policy directions for growth across the entire state and is anticipated to be released later in 2026.
- Regional Level – This will consist of plans for key regions including Greater Sydney. The draft Sydney Plan sits here. This level of planning translates key state policy and priorities into detailed actions for local and state government implementation.
- Local level – This will be informed by the state and regional level information and consist of Councils local strategic plans including the Local Strategic Planning Statement (LSPS), Local Environmental Plan (LEP) and Development Control Plan (DCP).

The current strategic planning framework consists of a plan for Greater Sydney (the ‘Region Plan’) and more detailed plans within Greater Sydney—the five ‘District Plans’. The District Plans provided detailed land use and infrastructure priorities at a smaller level (across 5-10 councils). However, the new framework proposes to remove District Plans and this level of detail. This means that a single plan is proposed to govern strategic planning for the entire Greater Sydney region with the key local considerations being at the local strategic planning level.

The discussion paper (Attachment 1) sets out a number of key questions to guide feedback about the current and proposed new framework. The submission has been structured to respond to these questions.

Draft Sydney Plan

The draft Sydney Plan places a strong focus on housing supply and meeting housing targets in line with the Federal Government National Housing Accord agreement. It also prioritises:

- Increasing housing diversity/choice.
- Securing the supply of affordable housing.
- Growing well located jobs.
- Aligning infrastructure to planned growth.
- Creating a vibrant city.
- Growing and connecting open space.

- Securing an ongoing pipeline of productive industrial land.
- Minimising the impact of natural hazards to communities.
- Sequencing planned growth in greenfield areas within the urban footprint.
- Managing land uses beyond the urban footprint.
- Protecting and enhancing the natural environment.

The draft Sydney Plan requires councils to:

- Review their LSPS to align with Sydney Plan and ensure housing targets can be met.
- Review existing and future open space provision and strategies and identify local opportunities to align with NSW Government's open space outcomes.
- Establish local Special Entertainment Precinct(s).
- Identify surplus Council land for affordable housing.
- Review infrastructure schedules (in Waverley's case the section 7.12 Development Contributions Plan) to reflect land use planning directions and current works and land acquisition costs.

Other actions are outlined in Attachment 3 to the report. Most of these actions are to occur within two years of the plan being finalised.

The draft Plan differs from the most recent region plan for Greater Sydney (A Metropolis of Three Cities) in a number of ways including:

- A greater focus on short term housing targets (up to 2029) rather than medium- and long-term housing delivery. Council's submission recommends consideration of both short and long-term targets.
- Less integration of housing with infrastructure (particularly transport), with housing actions identified upfront and other infrastructure considerations deferred until a later time. Council's submission recommends holistic planning that coordinates land use and infrastructure growth at the same time.
- A change in the categorisation and hierarchy of centres. Under the current region plan, Bondi Junction is labelled a 'Strategic Centre', the second highest order centre within the plan, behind a 'Metropolitan Centre'. Under the new proposal, Bondi Junction is considered a 'Retail Centre' which is defined as having an approximate mix of 50% retail and 50% residential and on average of offering 6,000 to 10,000 jobs. This classification puts Bondi Junction on par with much smaller centres such as Frenchs Forest, Narellan and Merrylands. This proposed label understates the role of Bondi Junction as a predominant, major centre servicing the eastern suburbs, and offering a large variety of jobs, retail, specialised services, a major transport interchange and housing. Council's submission recommends updating the categorisation and hierarchy of centres to accurately represent the vision for Bondi Junction.

See Attachments 2–4 for details.

Council's submission

Council officers have prepared a submission (see Attachment 5) for Council's approval.

In addition to reviewing the documents available, Council officers attended briefing sessions facilitated by the Southern Sydney Regional Organisation of Councils (SSROC) and the NSW Department of Planning, Housing and Infrastructure (DPHI).

The submission highlights areas where the intent of the Sydney Plan is supported, as well as areas where amendments should be made to better align better with Council's priorities detailed in endorsed local strategies.

The submission shares that the current strategic framework does not:

- Deliver outcomes which are supported by strategic justification
- Require transparent and evidence-based decision-making
- Deliver infrastructure to support new housing
- Appropriately capture value for public benefits

The submission recommends amendments such as:

- A longer-term vision for clarity and bolder guidance,
- Stronger weight provided to local strategic plans,
- Holistic strategic planning, which considers infrastructure and employment needs to support housing,
- Updating the categorisation and hierarchy of centres to better reflect the current status of, and future vision for, Bondi Junction as a major centre servicing the eastern suburbs,
- Greater accountability for outcomes of previous strategic plans,
- Greater climate resilience and hazard mitigation measures,
- Greater focus on housing affordability, alongside diversity, quality and supply, and
- Greater consideration for heritage and local character.

The submission does not provide commentary around areas of the plan that are not applicable to Council.

5. Financial Impact

There were no financial impacts associated with the preparation of these submissions. There will be some budget implications associated with the implementation of the actions set for councils. These will be reviewed upon finalisation of the Sydney Plan.

The submission requests grant funding be made available to councils to help them in completing the actions outlined, within the relevant timeframe.

6. Risks/Issues

There are no risks seen to be associated with the draft submission attached for endorsement. If Council were not to endorse a submission, then DPHI would not be properly informed on the strategic priorities for Council.

7. Attachments

1. A New Approach to Strategic Planning Discussion Paper (under separate cover) [⇒](#)
2. Draft Sydney Plan (under separate cover) [⇒](#)
3. Draft Sydney Plan - Summary of Actions (under separate cover) [⇒](#)
4. Draft Sydney Plan - Appendices A, C-J (under separate cover) [⇒](#)
5. Draft submission (under separate cover) [⇒](#) .

REPORT
PD/5.4/26.03

Subject: Waverley Development Control Plan 2022
(Amendment No. 6) - Bondi Junction Special
Entertainment Precinct - Adoption

TRIM No: SF25/6331

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Adopts the Waverley Development Control Plan 2022 (Amendment No. 6) attached to the report (Attachment 1), to take effect upon notification on Council's website.
2. Adopts the Terms of Reference for the Special Entertainment Precinct Working Group attached to the report (Attachment 2).
3. Appoints Cr Nemesh (Chair), Cr [INSERT NAME] (Deputy Chair) and Cr [INSERT NAME] to the Special Entertainment Precinct Working Group until the next mayoral election on 15 September 2026.
4. Applies for funding under the NSW Government's Special Entertainment Precinct Kickstart Grant Program (Round 2).

1. Executive Summary

Draft Amendment No. 6 to the Waverley Development Control Plan (DCP) 2022 introduces housekeeping updates and new provisions to support Council's vision for a vibrant and sustainable night-time economy in Bondi Junction. Public exhibition occurred between Wednesday 17 December 2025 and Monday 9 February 2026, with one submission received. This report outlines post-exhibition considerations and recommends adoption.

The draft Terms of Reference for the Special Entertainment Precinct Working Group (SEP-WG) have been prepared following Council endorsement to establish a working group to support the planning and trial of a SEP in Bondi Junction. The Terms of Reference are based on a template provided by the Office of the 24-Hour Economy Commissioner and form part of the minimum eligibility requirement for the Special Entertainment Precinct Kickstart Grant Program (Round 2).

An investigation of the Purple Flag accreditation program has also been undertaken to meet grant eligibility requirements. The Purple Flag Program is an optional, complementary accreditation framework for night-time precincts. This report recommends undertaking a self-assessment to determine the resource and financial commitment required should Council wish to pursue accreditation.

2. Introduction/Background

This report addresses three interrelated matters concerning the Bondi Junction Special Entertainment Precinct, linked to Council resolution CM/7.12/25.12. Together, these matters support Council's strategic objective of fostering Bondi Junction as a vibrant, accessible and welcoming centre that supports people, business and community life.

The matters addressed are:

Draft Amendment No. 6 to the Waverley Development Control Plan (DCP) 2022

The amendment outlines the proposed changes to planning controls to support the establishment of a Special Entertainment Precinct in Bondi Junction. The controls build on existing provisions, recognising the precinct's growing business diversity while maintaining an appropriate balance with high-quality residential amenity.

Draft Terms of Reference for Special Entertainment Precinct Working Group.

The ToR demonstrates Council's commitment to establishing a SEP Working Group. The Working Group will provide advisory input into planning, implementation, monitoring and review of the proposed 12-18 month SEP trial, and oversight of compliance following the trial period.

Council endorsement of the Working Group is a requirement to apply for Special Entertainment Precinct Kickstart Grant Program (Round 2).

Investigation of the Purple Flag accreditation program.

The Purple Flag Program is an internationally recognised accreditation framework designed to support vibrant and safe night-time economies. As part of the grant eligibility criteria, councils are required to investigate accreditation pathways.

There is no obligation for Council to proceed with accreditation at this stage. A self-assessment would allow Council to evaluate current performance against the five accreditation pillars and determine feasibility.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 9 December 2025	CM/7.12/25.12	That Council: <ol style="list-style-type: none"> 1. Endorses the commencement of establishing a Special Entertainment Precinct (SEP) in Bondi Junction, encompassing the E2 commercial Core zoned area. 2. Investigates Purple Flag accreditation for the proposed SEP area. 3. Applies for funding under the NSW Government's Special Entertainment Precinct Kickstart Grant Program Round 2. 4. Publicly exhibits the draft Waverley Development Control Plan 2022 (Amendment No. 6) attached

		<p>to the report (Attachment 1) for 28 days.</p> <p>5. Officers prepare a report to Council following exhibition period, including Terms of Reference for a Precinct Working Group as outlined in the report.</p>
<p>Council 12 July 2024</p>	<p>CM/7.10/24.07</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Adopts the Waverley Development Control Plan 2022 (DCP) (Amendment No. 4) attached to the report on the extension of standard trading hours in Oxford Street Mall, to take effect when notified on Council's website. 2. Writes to all those who made submissions advising them of Council's decision. 3. Investigates provisions for noise attenuation in residential development within and around the Oxford Street Mall precinct in a future DCP amendment.
<p>Council 21 November 2023</p>	<p>CM/8.5/23.11</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes that Bondi Junction is a key commercial, social and cultural location in the heart of the Waverley local government area. 2. Investigates the steps required to create an Entertainment Precinct in Bondi Junction to improve the vibrancy of the Bondi Junction commercial centre, including but not limited to: <ol style="list-style-type: none"> (a) How existing planning instruments, including the Waverley Local Environmental Plan (WLEP) and Waverley Development Control Plan (WDCP), would need to be varied to address relevant matters, including outdoor dining hours in the current WDCP, existing footpath seating licenses, introduction of controls and compliance for maximum noise levels for any amplified sound. (b) Resources, timing and funding required to develop a draft planning proposal to amend the WLEP, noting that this may be the first key step to introduce an Entertainment Precinct in Bondi Junction. (c) Preparing a draft Plan of Management for the Entertainment Precinct.

		<p>(d) Any requirements for a specific Waverley Special Entertainment Precinct to facilitate the creation of an Entertainment Precinct.</p> <p>(e) The scope of any community consultation process.</p> <p>3. Convenes a Councillor briefing early in 2024 to discuss the benefits and risks for an entertainment precinct/zone in Bondi Junction, how an Entertainment Precinct could be introduced, how it could operate, what could be its potential boundaries, and what would a community consultation strategy look like.</p> <p>4. Receives a report by no later than April 2024.</p>
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4. Discussion

DCP Amendment No. 6

Waverley Development Control Plan 2022 (Amendment No. 6) proposes to:

- Introduce noise attenuation standards for residential development within the proposed SEP.
- Provide an interim planning measure complementing recent changes to trading hours in Oxford Street Mall.
- Guides residential growth while maintaining strong amenity standards consistent with Council's night-time economy objectives.

See Attachment 1 for the detailed changes.

Consultation occurred between 17 December 2025 and 9 February 2026, with documents made available for review on Council's Have Your Say page. Promotion occurred through Council's digital media and affected precinct stakeholders were also notified. As consultation occurred during the exclusion notification period, the consultation timeframe was extended beyond the standard 28 days to account for the exclusion holiday period from 20 December 2025 to 10 January 2026.

One public submission was received. The matters raised were not directly relevant to the DCP amendment. No post-exhibition changes are proposed.

It is anticipated that the proposed DCP amendments will be combined with the proposed changes arising from the Flood Risk Management Study and Plan (the subject of a separate report on the meeting agenda). If both are adopted, they will collectively form Amendment No. 6 of WDCP 2022. The changes will take effect within 14 days after publication on Council's website, in accordance with the *Environmental Planning and Assessment Regulation 2021*.

Special Entertainment Precinct Working Group (SEPWG) - Terms of Reference

The draft Terms of Reference are based on guidance from the NSW 24-Hour Economy Commission. They outline governance arrangements, membership, roles and operational protocols for the Working Group.

Following Council approval endorsement, an expression of interest (EOI) will be undertaken to invite participation from key stakeholders identified in the NSW SEP handbook. The Working Group will ensure that implementation is informed by a broad range of perspectives, including business, residents, NSW Police and relevant agencies.

Council staff will then proceed with submission of a grant application under Round 2 of the Kickstart Grant Program.

Purple Flag

The Purple Flag Program is an internationally recognised accreditation framework designed to help local governments manage vibrant and safe night-time precincts. Managed by the Office of the 24-Hour Economy Commissioner, the program often serves as an optional, complementary framework to SEPs. Current accredited precincts include:

- Parramatta CBD (City of Parramatta).
- YCK Laneways, Sydney CBD (City of Sydney).
- Haldon Street, Lakemba (Canterbury-Bankstown Council).
- Marrickville Road (Inner West Council).

Accreditation requires annual progress reporting and formal re-accreditation every two years against five core pillars:

- Safety and wellbeing – Perceptions of safety, policing, and amenity.
- Movement – Safe access, transport, pedestrian circulation, and wayfinding.
- Appeal – Diversity of after-dark entertainment, dining, retail, and culture.
- Place – Attractive, active public spaces and functional street design.
- Strategic alignment – Collaboration between Council, businesses, police and stakeholders.

The program presents an opportunity to further strengthen Bondi Junction's positioning as a mature and well managed night-time destination. However, resource implications require further evaluation through the proposed working group.

5. Financial Impact

There is no direct financial impact to Council arising from the adoption of Draft Amendment 6.

Preparation of the draft Terms of Reference for the SEP Working Group and investigation of the Purple Flag Program satisfy minimum requirements for application to the Special Entertainment Precinct Kickstart Grant Program (Round 2). Grant funding would support delivery of a SEP in Bondi Junction.

6. Risks/Issues

There are no risks or issues arising from the adoption of Amendment No. 6.

The primary risk associated with establishment of the SEP working group is potential imbalance in stakeholder representation. This will be mitigated through a structured EOI process consistent with the NSW SEP Handbook guidance.

Purple Flag accreditation would require ongoing resource commitment, including annual reporting and re-accreditation. A detailed assessment of financial and operational implications will be required before any formal commitment is made.

7. Attachments

1. DCP Part E - Site Specific Development [↓](#)
2. Draft Special Entertainment Working Group Terms of Reference [↓](#) .

REPORT

PD/5.5/26.03



Subject: Community Improvement Districts

TRIM No: A25/2305

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Seeks the gazettal of Bondi Junction as a potential Community Improvement District (CID) under the *Community Improvement Districts Act 2025*.
2. Consults key stakeholders and local businesses to determine the feasibility of the CID.
3. Officers prepare a report to Council by June 2026 on the outcome.

1. Executive Summary

This report is an overview of the suitability of a Community Improvement District (CID) model in Bondi Junction. This model is enabled and supported under the *Community Improvement Districts Act 2025*, empowering local business and property owners to lead the economic and cultural revitalisation of a district.

2. Introduction/Background

Community Improvement Districts (CIDs) represent a strategic, place-based partnership model that empowers local business and property owners to lead the economic and cultural revitalisation of their districts with the support of Council. It presents an opportunity to support the future of Bondi Junction as a vibrant, accessible, and welcoming centre, that supports people, business, and community life.

CIDs are enacted under the *Community Improvement Districts Act and Regulation 2025*, and operate as independent, business-led entities that collaborate with their respective local government to drive collective investment and action. Transport for NSW (TfNSW) do offer funding grants to support the launch of a CID.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 9 December 2025	CM/6.1/25.12	That Council: <ol style="list-style-type: none"> 1. Notes community feedback in relation to vibrancy reforms within Bondi Junction and specifically Oxford Street Mall. 2. Officers prepare a report to Council by March 2026

		<p>with an overview of the Community Improvement District model and its potential relevance for Bondi Junction.</p> <p>3. Invites a representative from Transport for NSW's Urban Policy team to present at the first Waverley Business Forum in 2026.</p> <p>4. Requests the Mayor to write to the Member for Coogee, Marjorie O'Neill MP, informing her of this resolution.</p>
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4. Discussion

CIDs are independent, business-led entities that collaborate with local government to drive collective investment within a precinct to enhance vibrancy and management. The model relies on place-based partnerships to create a structured pathway for public-private collaboration. Local stakeholders form a board to determine strategic priorities, develop actions and manage delivery.

The approach is financially self-sustaining through a special levy charged to non-residential property owners within the precinct. The levy is subject to a majority vote (ballot) by affected landowners. The role of Council is to formally support a CID proposal and enter into an agreement to ensure CID activities complement, rather than duplicate, existing Council projects, services or activities.

Successful pilots have launched across seven NSW local government areas (LGAs). In Sydney, CIDs have been created in Randwick, City of Sydney, Inner West and Penrith and have demonstrated that coordinated district management directly correlates with:

- Increased retail turnover and foot traffic.
- Enhanced business networking and resilience.
- Fairer investment contributions from commercial beneficiaries.
- Residential rate protection: all improvements are funded exclusively by commercial entities.

Table 1. Approved CIDs across Sydney Metropolitan Area.

LGA	CID Name	Seed Grant Funding	Outcomes
City of Sydney	Neon Playground 2.0	\$400,000	Activates Haymarket precinct with public space upgrades, events, marketing and smart tech to boost visitation.
Randwick	Heart of Randwick	\$400,000	Targets 24-hour medical precinct around Prince of Wales Hospital and Randwick Junction.
Inner West	Inner West Ale Trail	\$316,000	Marrickville craft breweries, arts, and culture via partnerships, branding and activations.
Penrith	St Marys – Transforming into a Thriving Hub	\$400,000	Revitalises Queen Street retail strip with laneway lighting, public art, pedestrian/cyclist infrastructure, pop-ups and events.

Strategic alignment

The introduction of a CID in Bondi Junction offers an opportunity to address community feedback regarding precinct vibrancy, particularly along Oxford Street Mall and the surrounding area. This framework delivers services, projects and/or activities that are funded through a self-sustaining model to enhance vibrancy, safety and retail turnover without impacting the residential rate base.

Council has the ability to guide a proposed CID towards delivering certain services, projects or activities prior to seeking formal approval. These projects must align with ones that Council has committed to in its strategic plan. A CID process also invites Council to provide feedback on whether TfNSW, as the Authority, should support the formation of the proposed CID and associated projects.

A range of projects, services and activities could support a CID Bondi Junction, as suggested in the CID model guide and demonstrated by pilots already delivered. These include:

- Developing a strategic planning document (e.g. business plan, engagement survey/ polling)
- Establish and maintaining partnerships and collaboration (e.g. District Charter, Memorandum of Understanding).
- Develop a brand and vision (e.g. the adopted Vision for Bondi Junction, place identity, branding strategy, activation framework).
- Using smart technology (e.g. data analysis, floorspace audit, trade area analysis, economic profiling).
- Curated placemaking intervention (e.g. public art, shade, landscaping, seating, lighting, and outdoor dining).
- Events (e.g. one-off street events, night-time events, community/cultural events, festivals and programs of events).
- Small scale, pop-up and shopfront activations.
- Increased lighting for safety, visibility and aesthetics.
- Improved wayfinding and place signage.

Implementing a Community Improvement District (CID) model in Bondi Junction would establish a coordinated framework for urban renewal through strategic planning and formal partnerships between major community stakeholders. Together, these initiatives aim to increase foot traffic, bolster the night-time economy and create a more vibrant, navigable, and commercially resilient environment. This would complement the broader objective further developing Bondi Junction as a vibrant, accessible and welcoming centre.

CID process

Establishing a CID is an iterative one-to-two-year process guided by the TfNSW 10-step framework.

The first few steps begin with pre-statutory preparation (Step 1), where local business leaders self-organise to define boundaries and draft a feasibility proposal.

This transitions into a mandatory Community Consultation period (Step 2), ensuring the proposal reflects local needs.

Once TfNSW, as the Authority receives and accepts the formal submission (Steps 3 and 4), the proposal proceeds to ballot (Step 5). A CID cannot exist without the direct support of those paying for it—the business landowners and tenants.

Following a successful ballot, Council provides advice (Step 6) to the Authority. While the Council does not operate the CID, its support is an important check on alignment with local Community Strategic Plan objectives.

If granted approval (Step 7), the financial mechanism commences. The state collects the levy (Step 8) and 100% of those funds are redistributed to the CID entity to deliver the approved services.

A CID operates for a five-years (Step 9) and must reapply for renewal (step 10) every five years. This ensures accountability and continued community support.

The 10-step process for CID establishment

1. Pre-statutory preparation and feasibility – Businesses and the community self-organise to investigate local interest and draft a feasibility proposal.
2. Community consultation – The proponent engages key stakeholders and prepares a mandatory consultation report reflecting their feedback.
3. Submission of proposal – The updated proposal and consultation report are submitted to the Authority (TfNSW).
4. Authority acceptance – The Authority reviews the proposal against legislation and, if accepted, finalises the voter roll for the upcoming ballot.
5. CID proposal ballot – A formal ballot is held to confirm sufficient support from local business landowners and businesses.
6. Council advice – Following a successful ballot, the relevant local council(s) are given the opportunity to confirm their support for the CID.
7. Authority approval – Final approval is granted if the CID has achieved ballot support, council backing, and legislative compliance.
8. Levy collection – The Authority invoices business landowners for the CID levy and redistributes 100% of these funds to the CID entity.
9. CID operation and monitoring – The CID entity begins delivering projects and must adhere to transparency, governance, and reporting requirements.
10. Renewal or cessation – CIDs expire after five years; entities must re-apply to renew for another 5-year term using the same 10-step process.

Ballot

CID constituents vote on whether the proposal is supported. Constituents hold both voting rights and liability to pay the levy. A successful ballot requires majority support from both business landowners and businesses within the designated area.

If approved, a CID-managed levy funds agreed improvements, with Council having the opportunity to review and support the final proposal before implementation.

CID levy

The approved CID proposal draws from the levy paid for by the constituents within the designated boundary. The levy is imposed upon eligible business landholders following a successful ballot and is determined and collected by the CID Regulatory Authority.

Funds are redistributed to the CID entity to deliver projects, services or activities that supplement existing Council services. There is no impact on the Council rate cap.

Each CID entity must enter into a formal agreement with Council to govern the working relationship. Council participates in initial consultation and may provide support through shared resources or joint initiatives.

Establishing a CID for Bondi Junction

The CID model presents a promising opportunity for Bondi Junction by fostering a cohesive and collaborative approach to support its future as a vibrant, accessible, and welcoming centre.

To progress interest, Council would need to seek gazettal under the *Community Improvement Districts Act 2025* as advised by TfNSW. Once approved, a Seed Funding Program is available to support eligible early-stage costs.

Gazettal does not guarantee the establishment of a CID. For example, a ballot may not support the proposed levy and the CID would not proceed.

A recommended first step is to obtain gazettal and engage with stakeholders.

Separately, Council can proactively engage with key stakeholders through the Waverley Business Forum and Chamber of Commerce to support early feasibility investigations in accordance with the TfNSW framework.

5. Financial Impact

There will be costs incurred associated with establishing a CID. Grant funding is based on the number of all parcels of land within the proposed CID boundary:

- Up to \$150,000 (excluding GST) is available for CID proponents with 125 parcels of land or fewer.
- Up to \$350,000 (excluding GST) is available for CID Proponents with more than 125 parcels of land.

Applicants must identify activities directly related to preparation documentation required for submission to the CID Authority.

Once established, no additional funding measures are required as the CID operates as a self-sustaining model through a special levy of non-residential property owners.

6. Risks/Issues

The CID model presents potential risks relating to governance, finance, reputation and delivery.

Governance

- The community may misunderstand Council's involvement with whom collects, distributes and manages the levy as it may not be supported by property owners, tenants or small business operators. Clear upfront communication during the ballot is required.
- The legislation does not explicitly guarantee alignment of CID activities with Council strategic plans; yet no interventions in public space will occur without approval from Council.

Finance

- Landowners may pass CID levies directly to tenants via rents, potentially impacting small businesses.
- Businesses may refuse to pay CID levies, leading to arrears and enforcement beyond Council's remit.

Reputation

- Uncertainty may arise regarding long-lived projects or assets (e.g. streetscape upgrades, lighting) if a CID fails or a CID is not renewed after five years. Public perception may suggest Council is outsourcing core services. Clear communication is required to demonstrate that a CID enhances, rather than replaces, Council services.

Delivery

- CIDs operate for five-year terms and may fail renewal ballots. There is a risk of stop-start programs and loss of continuity.

7. Attachments

Nil.

REPORT**PD/5.6/26.03****WAVERLEY**
COUNCIL**Subject:** Coastal Reserves Plan of Management - Round 2
Consultation Outcomes**TRIM No:** SF25/5171**Manager:** Ben Kusto, Executive Manager, Open Space and Recreation Operations**Director:** Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Notes the outcomes of the community consultation on the key ideas and master plans for the Coastal Reserves Plan of Management.
2. Updates the draft Plan of Management and master plans, incorporating community feedback as set out in the report.
3. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

1. Executive Summary

Council's public open spaces, both Crown land and community land, are governed by Plans of Management (PoMs) as required under [section 3.23](#) of the *Crown Land Management Act 2016* and [section 35](#) of the *Local Government Act 1993*.

A PoM defines the values, uses, management framework and future development parameters for public land. It ensures that land management decisions align with community expectations, legislative obligations and Council's adopted strategic plans.

Council's existing Coastal Reserves Plan of Management was prepared in 1993 and no longer reflects contemporary legislative requirements, environmental challenges, accessibility standards or community expectations. A new Coastal Reserves PoM (CR PoM) is therefore required.

The preparation of the CR PoM follows a structured three-stage consultation process. Round 1 consultation (2022) gathered information about how the reserves are used and community aspirations.

Round 2 consultation (October–November 2025) sought feedback on draft Master Plans and 'key ideas' for each reserve. This report presents the key findings of the Round 2 Consultation Summary Report (refer Attachment 1).

Round 2 consultation generated strong community interest, with 401 online contributions, 62 written submissions, stakeholder submissions, webinar participation and on-site engagement sessions. Feedback demonstrates:

- Strong support for environmental protection, erosion management and biodiversity outcomes.
- Broad support for improved accessibility where sensitively designed.
- A clear community preference for maintaining the informal, scenic character of coastal reserves.
- Rodney Reserve remains a site of competing community expectations receiving concentrated and polarised feedback regarding proposed upgrades particularly sports lighting, toilets, fencing and traffic impacts.

This report recommends that Council endorse the refinement of the draft CR PoM and associated Master Plans to include plans and actions that:

- Retain widely supported environmental and accessibility initiatives.
- Stage, condition or subject higher-impact proposals to further technical investigations.
- Introduce clearer design parameters and operational controls.
- Require further detailed design and consultation prior to implementation of higher-risk elements.

Inclusion of projects in the draft CR PoM does not constitute a funding commitment by Council. Implementation will be subject to further budget considerations and higher-impact projects further design development, technical studies and community consultation.

The finalised draft CR PoM will be reported back to Council for review prior to formal public exhibition under [section 38](#) of the *Local Government Act 1993*.

Public exhibition of the draft will provide the community another opportunity to provide further feedback with the public exhibition consultation findings and final CR PoM reported back to Council prior adoption.

2. Introduction/Background

Council is the land manager of the 14 coastal reserves comprising Crown land, community land and road reserves. Under the [Local Government Act 1993](#) (LG Act) and the [Crown Land Management Act 2016](#) (CLM Act). Council is required to prepare and maintain Plans of Management (PoMs) for such land.

A Plan of Management establishes:

- The core objectives and categorisation of land.
- Permissible uses and future development parameters.
- Environmental protection and risk management strategies.
- A framework for capital works, maintenance and long-term asset planning.
- Permissible lease and licences for the use of the land.

The current Coastal Reserves PoM was prepared in 1993. Since that time, significant legislative reform, population growth, increased recreational demand, climate change risks and contemporary accessibility standards necessitate a modernised plan.

The new Coastal Reserves PoM (CR PoM) will align with Council’s adopted strategic framework, including the Community Strategic Plan 2025–2035, Open Space and Recreation Strategy, Disability Inclusion Action Plan, Environmental Action Plan, Biodiversity Action Plan and other relevant policies.

Scope

The 14 coastal reserves covered in the CRPoM are listed in the table below.

Table 1. Coastal reserves.

Name	Legal Status
Clarke Reserve	Crown Reserve
Jensen Ave Reserve	NSW Govt leased
Tower St Reserve	Crown Road Reserve
Diamond Bay Reserve	Community land
Craig Avenue Reserve	Community land
Eastern Reserve	Crown Reserve & Crown Road Reserve
Weonga Reserve	Community land
Rodney Reserve	Crown Reserve & Community land
Raleigh Reserve	Crown Reserve & Crown Road Reserve & Road Reserve
Ben Buckler Park & Ray O’Keefe Reserve	Crown Reserve & Road Reserve
Hunter Park	Crown Reserve
Marks Park	Crown Reserve
Gaerloch Reserve	Crown Reserve & Community land
Calga Reserve	Community land

Round 1 Consultation (2022) – Key findings

Round 1 consultation was undertaken in 2022 to understand how the coastal reserves are currently used and to identify community aspirations for their future management.

A total of 397 survey submissions were received. The key findings included:

- Walking, dog walking and sightseeing were the most popular activities across the reserves.
- Most respondents accessed reserves by walking and visited frequently (daily or weekly).
- Typical length of stay ranged between 30 minutes and two hours.
- There was demand for additional seating and shade across multiple reserves.
- Improved maintenance and amenity were recurring themes.
- The reserves were highly valued for their coastal views, open grass areas and informal character.

These findings reinforced the importance of maintaining scenic qualities, improving comfort and accessibility, and carefully balancing passive and active recreation needs.

Technical studies and specialist advice

Following Round 1 consultation, Council undertook site analysis and commissioned specialist studies to ensure that proposed Master Plan ‘key ideas’ were evidence-based and aligned with legislative and risk management requirements.

Key studies informing the Master Plans included:

Heritage Study

- Investigated pre- and post-colonial history.
- Identified heritage fabric and culturally significant elements, including sandstone staircases along the coastal walk.
- Informed the inclusion of interpretation opportunities, including at Rodney Reserve relating to the former CSIRO site.
- Recommended an interpretation strategy to be reflected in the draft CR PoM Action Plan.

Universal Access Study

- Identified barriers to equitable access across the reserves.
- Recommended improvements including accessible parking, step-free path connections where feasible, shaded seating, accessible bubblers, inclusive playground elements and accessible toilets.
- Informed accessibility-related 'key ideas' tested in Round 2.

Rodney Reserve Geotechnical Report

- Assessed cliff stability and setback requirements.
- Informed safe positioning of proposed paths, lookout concepts and facilities.

Rodney Reserve CSIRO Interpretation Feasibility Study (Attachment 2)

- Investigated design options for interpreting the former CSIRO antenna site.
- Considered constructability, cost implications and geotechnical constraints.
- Informed the inclusion of lookout and landscape interpretation concepts presented during Round 2 consultation.

Native Title Legal Advice

- Confirmed statutory processes required under the Crown Land Management Act 2016.
- Will inform the final draft CR PoM prior to public exhibition.

Development of Master Plans and key ideas

The development of Master Plans and key ideas drew on:

- Round 1 community feedback.
- Site analysis and technical investigations.
- Legislative requirements.
- Council's strategic planning framework.

High-level Master Plans were prepared for each reserve. These plans illustrate 'key ideas' for future improvements, ranging from environmental management and accessibility upgrades to recreational and amenity enhancements.

The Master Plans are conceptual in nature. They identify potential future works but do not constitute detailed design or funding commitment.

Round 2 consultation (October–November 2025) sought community feedback on these draft ‘key ideas’ prior to finalising the draft CR PoM.

3. Relevant Council Resolutions

4.

Meeting and date	Item No.	Resolution
Council 16 September 2025	CM/7.14/25.09	<p>That Council:</p> <ol style="list-style-type: none"> 1. Publicly exhibits for 28 days the key ideas and master plans attached to the report (Attachment 1) for the draft Coastal Reserves Plan of Management. 2. Includes in the public exhibition the concepts presented at the Councillor briefing on 26 August 2025 comprising: <ol style="list-style-type: none"> (a) A lookout viewing platform to enable interpretation of the former CSIRO antenna. (b) Interpretation of the CSIRO astronomical instrument through landscape art. 3. Officers prepare a report to Council following the exhibition period. 4. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

5. Discussion

Round 2 consultation process

The Round 2 community consultation was open from 11 October to 9 November 2025 to exhibit the draft Master Plans with ‘key ideas’ and collect feedback from the community and key stakeholders.

Residents near the subject sites were notified by a letterbox drop. Consultation posters were put up at each reserve to notify park visitors. It was also promoted via Council’s e-newsletter, social media accounts, and notifications to Precincts and key external stakeholders.

A dedicated Have Your Say webpage was set up for users to comment on the draft ‘key ideas’ and shared their thoughts. Feedback was also received via emails.

Three Have Your Say onsite consultation sessions were held at Ben Buckler Park, Rodney Reserve, and Calga Reserve where Council project officers were present to have conversations and encourage engagement.

One online webinar was held where the project officers presented each of the Master Plans and had a short question and answer session.

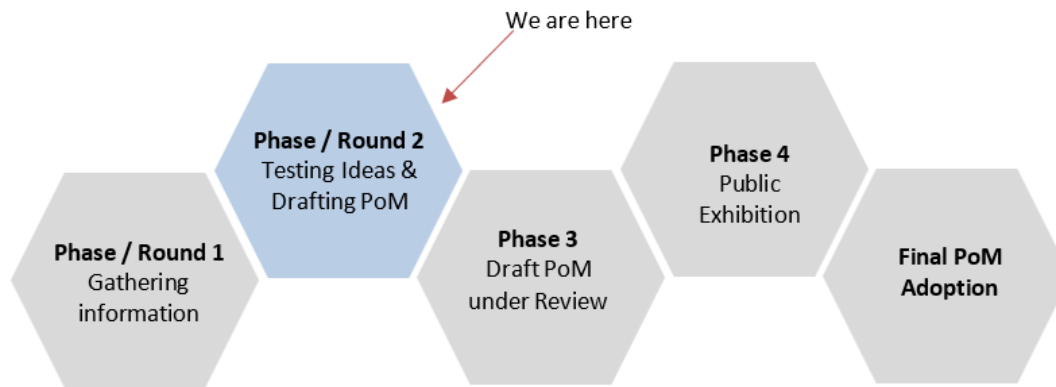


Figure 1. Consultation phases.

Round 2 consultation findings and recommendations

Round 2 consultation for the Coastal Reserves Plan of Management (CR PoM) generated strong community interest, with 401 contributions from 283 contributors via the Have Your Say platform, 62 written submissions (plus one late submission), interactive mapping feedback, stakeholder submissions, webinar participation and three on-site engagement sessions. A detailed summary and analysis of the submissions is provided in Attachment 1.

Engagement levels varied across reserves, with Rodney Reserve receiving the highest volume of submissions and commentary. Feedback across the remaining reserves was generally lower in volume and more site-specific in nature.

Overall, the consultation demonstrated that the community places a high value on Waverley’s coastal reserves as informal, scenic, and environmentally significant public spaces. While many proposals were supported—particularly those relating to accessibility and environmental protection, several elements generated strong concern, particularly where perceived to intensify use or alter the natural character of reserves.

Key themes emerging from consultation

1. Strong Support for Environmental Protection

Across nearly all reserves, there was strong and consistent support for:

- Protecting coastal views and open nature of reserves.
- Managing erosion and stabilising cliff edges.
- Protecting native vegetation and biodiversity.
- Continuing bushcare and weed management initiatives.

Environmental protection proposals were among the least contested elements of the Masterplans.

Recommended draft CR PoM response

- Retain and strengthen environmental protection objectives within the draft CR PoM.
- Clearly prioritise erosion control and biodiversity outcomes.
- Reinforce ‘no net loss of open space’ principles where feasible.
- Commit to coastal-appropriate materials and minimal visual impact design standards.

2. Preference for Maintaining Informal Coastal Character

A recurring theme across submissions was a desire to preserve the informal, open and relatively undeveloped character of the coastal reserves.

Concerns were raised where proposals were perceived to:

- Introduce excessive hard surfaces or 'urbanise' parkland.
- Formalise small neighbourhood reserves with additional paths and furniture.
- Shift reserves from passive recreation toward more structured or organised uses.

This sentiment was particularly evident in smaller neighbourhood reserves such as Jensen Avenue Reserve, Tower Street Reserve, Clarke Reserve and Calga Reserve, where many respondents preferred minimal intervention.

Recommended draft CR PoM response

- Refine path materials (e.g. stabilised decomposed granite or asphalt rather than concrete where appropriate).
- Consider required path widths to minimum accessibility compliance, while servicing visitor numbers, where feasible.
- Defer low-priority infrastructure in small neighbourhood reserves as long-term priorities.
- Include a design principle within the draft CR PoM reinforcing 'minimal intervention in local pocket parks.'

3. Accessibility – Broad support with conditions

Accessibility upgrades, including step-free paths, pram ramps and mobility parking, received general support across many reserves, particularly were linked to:

- Equity of access.
- Inclusion of elderly or mobility-impaired visitors.
- Improved safety and erosion management.

However, in some locations there was resistance to sealed paths where these were perceived as unnecessary or visually intrusive. At Rodney Reserve there was local resistance to accessible toilets. The feedback indicates that accessibility measures are supported when clearly justified and sensitively designed.

Recommended draft CR PoM response

- Clearly articulate the legislative and Disability Inclusion Action Plan basis for accessibility upgrades.
- Limit new hard surfaces to areas where compliance gaps exist.
- Provide visual examples during exhibition to demonstrate minimal visual impact.
- Stage delivery to prioritise high-need connections and facilities first.

4. Rodney Reserve – Concentrated community concern

Rodney Reserve generated the highest level of engagement and the most polarised feedback. Key areas of concern included:

- Proposed sports lighting and extended night use.

- Installation of accessible toilets.
- Sports field fencing.
- Parking amendments and potential traffic impacts.

Many respondents expressed concern that these elements collectively represent an intensification of organised sport use and a departure from the reserve's existing passive, scenic character.

At the same time, there was strong support for:

- Retaining open grass areas and coastal views.
- Managing erosion and landslip risk.
- Improving accessibility connections.
- Delivering an inclusive play space (with mixed but notable support).

Stakeholder feedback also demonstrated support from organised sporting groups for lighting, fencing and improved amenities citing Council critical under supply of sports fields to support grass roots community sporting club needs.

Recommended draft CR PoM Response

Council needs to achieve a balance between supporting community recreation and sporting needs and residential amenity. To address concentrated concerns, the draft CR PoM may set strict controls and seek further technical investigations prior to committing to deliver facility upgrades:

- Limit sports lighting to defined hours and seasonal use, with no weekend competition lighting.
- Require detailed lighting impact assessment and post-installation compliance review.
- Apply Crime Prevention Through Environmental Design (CPTED) principles to any accessible toilet design, including passive surveillance, auto-locking and high-visibility sitting.
- Require traffic impact assessment of future proposals.
- Limit fencing height and explore visually permeable or landscape-integrated solutions to separate user groups around sports field.
- Stage implementation so higher-impact elements are subject to further detailed design and community consultation prior to delivery.

Rodney Reserve will require careful balancing of competing community expectations as the draft CR PoM is refined.

5. Parking and traffic sensitivity

Parking and traffic were recurring concerns at several reserves, notably Rodney Reserve and Ben Buckler and Ray O'Keefe Reserve.

Submissions frequently linked additional parking or traffic changes to:

- Increased congestion.
- Reduced safety.
- Loss of green space.
- Increased visitation intensity.

Conversely, some user groups (e.g. local school, residents, fishing, and scuba diving users) emphasised the importance of maintaining convenient access and parking supply to meet their needs.

Recommended draft CR PoM response

- Require significant local traffic changes and traffic generating proposals to include dedicated traffic studies, detailed design, and community consultation prior to delivery.
- Include a ‘no net loss of parking’ principle where feasible.
- Provide clear access protections for key user groups (e.g. local schools kiss and go and bus drop-off areas).
- Clarify that the CR PoM enables ‘in principle’ concepts but detailed traffic design will undergo further consultation.

6. Community facilities and perceived safety

Concerns were raised regarding accessible toilets at Rodney Reserve, particularly in relation to anti-social behaviour and safety.

Conversely, some user groups (e.g. local sporting clubs, disability advocates, and clifftop walkers) emphasised the importance of providing toilets to meet community needs.

There was also strong support for retaining valued community assets such as:

- The Ben Buckler Amateur Fishermen’s Club.
- Existing playgrounds at neighbourhood reserves.

These responses highlight the importance of clearly articulating scale, design intent, and operational management measures in the draft CR PoM.

Recommended draft CR PoM response

- Embed CPTED principals and operational management commitments within the draft CR PoM.
- Include clear scale parameters to avoid perceptions of overdevelopment.
- Consider retaining smaller local play elements, where relocation is proposed, until larger playgrounds are developed.
- Maintain formal recognition of existing community clubs and compatible uses.

Overall findings

The Round 2 consultation confirms strong community attachment to Waverley’s coastal reserves and a clear expectation that environmental values and informal character remain the primary guiding principles of the Plan of Management.

The consultation demonstrates that:

- The community strongly values the environmental, scenic, and passive recreational qualities of the coastal reserves.
- There is broad support for biodiversity protection, erosion management and improved accessibility where sensitively designed.
- Proposals perceived to intensify organised sport, increase traffic, or materially change reserve character generate the highest level of concern.
- Rodney Reserve represents the most complex and contested site within the CR PoM sites and will require careful refinement and clear communication in the draft CR PoM.
- Smaller neighbourhood reserves generally attract a preference for minimal intervention rather than expansion of infrastructure.

Recommended refinement of the draft CR PoM should focus on:

- Retaining widely supported environmental and accessibility initiatives.
- Staging and conditioning higher-impact elements where community concern is concentrated including:
 - Further investigation – Separating high-risk traffic or infrastructure changes for further technical review, where appropriate, to support future developments.
 - Setting controls – Providing clearer design parameters and operational controls; and
 - Community consultation – Requiring further detailed design investigation and community consultation for higher-impact elements.

These refinements aim to balance legislative obligations, inclusion objectives, sporting demand, and environmental protection while responding meaningfully to community feedback.

Rodney Reserve studies

Additional reports for Rodney Reserve have been prepared in conjunction with the consultation summary report, to help underpin decisions for facility upgrades at Rodney Reserve:

Rodney Reserve CSIRO Heritage Interpretation Feasibility Study (Attachment 2)

This study:

- Investigates design options for interpreting the CSIRO site history.
- Reviews geotechnical risks and constructability constraints of proposals.
- Establishes implementation costs and financial feasibility.

Both options received support through the consultation process, are constructable within the site constraints but require significant budgets to implement.

It is recommended that both options be included in the draft CR PoM but as long-term projects until funding can be established.

Rodney Reserve Recreation Needs Analysis (Attachment 3)

The reports analyses and discusses:

- The critical under supply of sports fields in Waverley LGA.
- The persistent needs for additional active recreation facilities to serve the growth in Waverley LGA.
- Why Rodney Reserve would be the only and most potential site for improvements to support grass roots community sporting needs.

Proposed sporting upgrades received polarised views from the community with local residents pushing back on proposals based on residential amenity concerns while local clubs made submissions in support.

Council needs to achieve a balance between supporting community recreation and sporting needs and residential amenity. The recommendation above in this report seek to achieve that balance seeking further impact assessments form part of the actions and controls in draft CR PoM.

6. Financial Impact

The ongoing preparation of PoMs is funded annually under the Capital Works Program. This project is within budget.

Inclusion of projects in the draft CR PoM does not constitute a funding commitment by Council. Implementation will be subject to further budget considerations.

It is intended that the implementation of the PoM will be included in the Long Term Financial Plan with ongoing maintenance from the Operational Plan and major upgrades funded from future Capital Works Programs.

Once the PoM is formally adopted by Council, officers will update the community and respond directly to residents and stakeholders who have provided feedback through the course of the PoM development.

7. Risks/Issues

Delays in proceeding with the preparation of a draft Coastal Reserves Plan of Management (PoM) poses several risks to Council. But equally there is also reputational risk in proceeding without responding meaningfully to consultation feedback.

Below is a summary of key risks and issues:

Legal and compliance risks

- Breach of statutory obligations – Council has obligations under the *Local Government Act 1993* and the *Crown Land Management Act 2016* to prepare and implement plans of management for public land. Failure to do so could result in non-compliance with state legislation.
- Increased legal challenges – Without a formally adopted PoM and the associated Coastal Management Program (CMP), Council may face increased risk of legal challenges regarding planning decisions, development approvals, or management actions within the coastal zone.
- Liability for coastal hazards – An unfinalised plan could expose the Council to liability if it is deemed to have acted negligently in managing identified coastal risks (e.g., erosion, cliff instability, inundation).

Environmental and management risks

- Inadequate response to climate change – The coastal zone faces significant threats from climate change, including sea level rise, increased storm intensity, and erosion. A completed PoM provides critical, long-term strategies for managing these issues. Without it, Council may struggle to effectively mitigate these growing hazards, leading to potential harm to natural and man-made assets.
- Uncoordinated management – The PoM provides a holistic, long-term direction for the reserves. Without it, management of issues such as maintenance, environmental protection, and infrastructure upgrades may be ad-hoc, leading to potentially poor outcomes and inefficient use of resources.
- Degradation of amenity and biodiversity – The high pressure on Waverley's limited open space means that effective long-term strategies are crucial to preserving the quality and biodiversity of the reserves. A lack of a finalised plan could result in the degradation of these valuable public spaces.

Operational and reputational risks

- Ongoing community conflict – The community has raised numerous contentious issues during the consultation process. Finalising the PoM provides a clear, agreed-upon framework for addressing these concerns and managing community expectations. Delays could lead to continued public dissatisfaction and confusion.
- Difficulty securing funding – The existence of a formal management plan is often a prerequisite or an advantage when applying for state or federal government funding for coastal management and infrastructure projects. A lack of a finalised PoM could hinder Council's ability to secure necessary funding.
- Inefficient resource allocation – Without clear direction from a finalised plan, Council may face difficulties in prioritising and allocating resources for maintenance and upgrades effectively.

8. Attachments

1. Round 2 Consultation Summary Report (under separate cover) [⇨](#)
2. Rodney Reserve CSIRO Heritage Interpretation Feasibility Study (under separate cover) [⇨](#)
3. Rodney Reserve Recreation Needs Analysis (under separate cover) [⇨](#) .

REPORT
PD/5.7/26.03

Subject: **Flood Risk Management Study and Plan and Waverley Development Control Plan 2022 (Amendment No. 6) - Adoption**

TRIM No: A24/0331

Manager: Nikolaos Zervos, Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Adopts the Flood Risk Management Study and Plan attached to the report (Attachment 1).
2. Adopts the associated amendments to the Waverley Development Control Plan 2022 (Amendment No. 6) attached to the report (Attachment C of the Study and Plan), to take effect when notified on Council's website.

1. Executive Summary

Council was successful in securing joint support and funding from the NSW Department of Climate Change, Energy, the Environment and Water under its Floodplain Management Program to undertake a flood risk management and plan for the Waverley local government area (LGA). As part of this process, a Floodplain Management Committee was created to oversee the project.

The primary objective of the Flood Risk Management Study and Plan is to refine the flood model, which was adopted in 2021, and explore and recommend flood mitigation options and management measures to reduce or alleviate detrimental impacts of flooding where possible.

The attached Flood Risk Management Study and Plan (Attachment 1) is a technical document that outlines areas of flooding within the Waverley LGA, identifies flood prone properties within the LGA and proposes flood mitigation options and management measures.

2. Introduction/Background

In 2024, building on the completion of the Waverley Local Government Area (LGA) Flood Study, which was adopted in 2021, Council adopted amendments to the Waverley Development Control Plan 2022 (WDCP 2022) implementing the outputs of the Waverley LGA Flood Study and responding to changes required resulting from NSW State Government flood planning reforms in 2021. These new controls have been successfully implemented for 18 months since adoption.

In early 2024, Council commenced the next step in the NSW Government's Flood Risk Management Framework: a Flood Risk Management Study and Plan (FRMS&P) for the Waverley LGA.

The objective of this project is to refine the flood model across the LGA and explore and recommend flood mitigation options to reduce or alleviate detrimental impacts of flooding where possible.

The study and plan are being prepared by independent flood consultant Kellogg Brown & Root Pty Ltd (KBR) and urban planning consultant GLN Planning Pty Ltd, with joint support and funding from NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) under their Floodplain Management Program.

Councillors were provided with a project update on 22 July 2025 at a Councillor briefing and the draft FRMS&P report was presented to the Floodplain Management Committee on 22 October 2025.

On 4 November 2025, at the Strategic Planning and Development Committee, Councillors approved the public exhibition of draft Flood Risk Management Study. Exhibition occurred from 10 November to 8 December.

Following public exhibition, all submissions were reviewed by Council officers, the consultants, DCCEEW and the updated report was presented to the Floodplain Management Committee on 18 February 2026.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 4 November 2025	PD/5.3/25.11	That Council: <ol style="list-style-type: none"> 1. Publicly exhibits for 28 days the draft Waverley Local Government Area Flood Risk Management Study and Plan attached to the report, including the associated draft amendments to the Waverley Development Control Plan 2022 (Appendix C of the Study). 2. Convenes a meeting of the Floodplain Management Committee to review the outcomes of the public exhibition. 3. Officers prepare a report to Council following the exhibition period.
Council 19 March 2024	CM/8.1/24.03	That Council: <ol style="list-style-type: none"> 1. Adopts the Waverley Development Control Plan (Amendment No. 2) on flood planning attached to the report (Attachments 1 and 2), to take effect when notified on Council's website. 2. Writes to all those who made submissions advising them of Council's decision. 3. Notes that the draft budget 2024-25 will propose a reduction in fees for Council's TUFLOW Flood Model for smaller development
Strategic Planning and Development Committee	PD/5.5/21.04	That Council: <ol style="list-style-type: none"> 1. Endorses the Waverley LGA Flood Study attached

13 April 2021		<p>to the report as Council’s current understanding of flood behaviour within the local government area.</p> <ol style="list-style-type: none"> <li data-bbox="683 264 1394 434">2. Uses the knowledge derived from the Waverley LGA Flood Study to mitigate flood risk through applying planning controls to proposed development activities on land identified as flood-affected. <li data-bbox="683 479 1394 613">3. Notes the recent grant application to the Department of Planning, Industries and Environment for the Floodplain Risk Management Study and Plan.
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4. Discussion

Public exhibition

The draft Waverley Flood Risk Management Study was placed on public exhibition from 8 November to 10 December 2025. This exhibition period provided the community and other key stakeholders with an opportunity to review the draft study and provide feedback that would be considered in finalising the report.

The consultation was undertaken by reaching the community through social media, advertising, letterbox drops of over 36,000 leaflets to both residents and businesses and 2050 letters via Australia mail to owners living outside of the LGA. The primary focus on the exhibition being through Council’s Have Your Say project webpage. The webpage provided a downloadable copy of the report, a project summary and a FAQ section. A questionnaire survey was also provided to collect feedback.

Additionally, an information session was held on 29 November 2025. This session was available to all community members to attend and council officers, the consultant and our DCCEEW liaison were available to speak to the community one-on-one. Approximately 15 people attended the session.

Notations were placed on section 10.7 planning certificates for affected properties, with a link directing to the HYS page.

Eighty-two submissions were received from the community on the HYS webpage during the public exhibition period and nineteen email submissions. The majority of responses related to flood mitigation option FM07 Thomas Hogan Reserve and others related to concerns, suggestions or general feedback regarding specific properties in relation to mapping, maintenance or project process.

A public exhibition consultation summary report was prepared by Council after the public exhibition was completed, see Attachment 2 to this report. This consultation report is also enclosed within the Flood Risk Management Study and Plan report and provides greater detail on the activities that formed part of the exhibition period, feedback received and the overall outcomes of the exhibition.

Updates to the Flood Risk Management study

Following the review of submissions from the public exhibition, the study was updated and the plan presented to Council officers.

The key updates:

- Updated executive summary to incorporate the plan
- Inclusion of the Public Exhibition process and outcomes
- Refinement of Flood Mitigation measures in consideration of the community feedback received
- Updated figures and mapping
- Development of the Flood Risk Management Plan

Of the various submissions received 82% related to concerns on the Thomas Hogan Reserve option (FM07). Council officers and consultant noted that the draft report did not clearly explain the intention of this option and the process in which it must go through.

To clarify this, a response, including a specific FAQ, was sent to all members of the community that had made a submission in relation to Thomas Hogan Reserve. Noting the report was also updated to include further details and explanation. See Attachment 3 to this report for the Thomas Hogan FAQ.

As with any of the flood mitigation infrastructure options, the next step in the process is a feasibility study, which includes wider stakeholder engagement, environmental impact assessments, high level options assessment and further community engagement. Prior to any of the options proceeding to design, the outcome of the feasibility studies would be presented within a report to Council.

Flood Risk Management Plan

The flood risk management plan has been developed; it is a strategic framework detailing how Council intends to manage flood risk in the Waverley LGA (informed by the outcomes and recommendations of the flood risk management study).

The Flood Risk Management Plan (Figure 1) includes the implementation process, responsibilities and funding pathways and is ordered in the outcome of the scoring criteria with the highest priority first.

ID	Measure	Description	Outcomes	Constraints	Responsibility	Funding	Score	Priority
FM07	Thomas Hogan Reserve and Francis Street Combined Civil Works	Measure is recommended for further feasibility studies. Concept design improving the flood detention capacity of the Thomas Hogan Reserve to provide widespread benefits to the LGA.	<ul style="list-style-type: none"> • Benefit-cost ratio of 3.62 indicating a potentially feasible option • Widespread benefits to the LGA downstream of the proposed works • Opportunity for improvements to the amenity of the reserve • Opportunity for the relocation and improvement of the Waverley Council Community Centre in the reserve 	<ul style="list-style-type: none"> • Potential for reduction in the usability of the reserve and aesthetic of the streetscape • Environmental impact investigations would be required to be carried out as part of future feasibility studies 	Waverley Council	Waverley Council and State funding	4.00	High
FM01	Gilgandra and Murrivier Road Combined Stormwater Augmentation	Measure is recommended for further feasibility studies. Concept design of additional stormwater outlets to alleviate the accumulation of flood waters within the William Street to Gilgandra Road major trapped low point.	<ul style="list-style-type: none"> • Benefit-cost ratio of 1.71 indicating a potentially feasible option • Removal of above floor affectation for 18 properties in the 1% AEP event • Reduces property flood affectation for 36 properties in the 1% AEP event 	<ul style="list-style-type: none"> • Multiple stakeholder liaison required with Sydney Water, Woollahra Council, and the Royal Sydney Golf Course as works extend outside of the LGA • Potential for downstream impacts within the Royal Sydney Golf Club that were not investigated as part of the scope of works for this study • Downstream capacity constraints associated with the Sydney Water formalised open channel • Disruptions to trafficability of roads and loss of amenity of the golf course should this option proceed for further feasibility studies and construction 	Waverley Council, Woollahra Council, Sydney Water, Royal Sydney Golf Club	Waverley Council, State funding, and potential for collaboration with Sydney Water	3.90	High

ID	Measure	Description	Outcomes	Constraints	Responsibility	Funding	Score	Priority
LM02	Changes to the Flood Risk Management Statutory Planning Framework	Proposed changes include recommendations for flood planning maps, planning review of hotspots, Development Control Plan Provisions, fencing, and climate change.	<ul style="list-style-type: none"> Updated flood mapping reflective of the updated modelling completed as a part of this study Refinements to Council's Development Control Plan Provisions Recommended measures for fencing Inclusion of climate change to the 2030 year horizon for the consideration of flood planning levels 	<ul style="list-style-type: none"> The implementation of amendments and superseding of previous material should be streamlined to minimise confusion 	Waverley Council	Waverley Council	3.85	High
LM03	Application of Flood Planning Controls	Advice on suitable conditions that could be imposed on development applications to ensure appropriate flood risk management outcomes are achieved.	<ul style="list-style-type: none"> Reduce the need for formal modification of development consent conditions when making minor changes that still achieve an equivalent flood risk management outcome Update of the requirement for development plans and conditions to be based on a specific reduced level 	<ul style="list-style-type: none"> Conditions imposed must be easy to understand and serve to streamline processes 	Waverley Council	Waverley Council	3.85	High
CM01	Community Education and Awareness	Implementation of an on-going flood education and awareness program to improve the community's understanding and awareness of flood risk.	<ul style="list-style-type: none"> Awareness of key overland flow paths and trapped low points within the LGA Understanding of severe weather and flood warning issued by the BoM and the SES Understanding of personal safety and property protection measures during a flash flood event Understanding of the available evacuation routes and emergency response measures 	<ul style="list-style-type: none"> Need for an on-going process to capture new residents Diminishing returns associated with a recurring process with exposure to the same content for long-term residents Dependency on the response and proactiveness of the community 	Waverley Council	Waverley Council and State funding	3.75	High

ID	Measure	Description	Outcomes	Constraints	Responsibility	Funding	Score	Priority
LM04	Notifications and Communications	The formalisation of notifications and communications to ensure consistent messaging across this study, Council's planning studies and strategies, Council's on-line mapping system, Council's planning policies, and Section 10.7 certificates.	<ul style="list-style-type: none"> Formalisation of messaging, language, and terminology Minimisation of confusion Provision of advice more detailed flood information is available on the Section 10.7(5) certificate 	<ul style="list-style-type: none"> The implementation of amendments and superseding of previous public education material should be streamlined to minimise confusion Misinterpretation of information provided within the planning certificates 	Waverley Council	Waverley Council	3.75	High
LM01	Flood Maps for Strategic Planning Purposes	Preparation of mapped outputs for the purposes of strategic planning.	<ul style="list-style-type: none"> Simplification of the information presented within this study with the Development of Flood Planning Constraint Categorisation mapping Provision of planning implications for each constraint category 	<ul style="list-style-type: none"> A need to consider outcomes that recognise the established nature of existing development, planning objectives that seek to maximise development opportunities in a metropolitan location, and the potential to manage legacy flood risk issues 	Waverley Council	Waverley Council	3.65	High
FM10	York Road Combined Stormwater Augmentation	Measure is recommended for further feasibility studies. Concept design involving the diversion of the existing stormwater network at the Denison Street and Cuthbert Street intersection as well as the construction of a new outlet on York Road to alleviate the burden on the at capacity northern stormwater network.	<ul style="list-style-type: none"> Low capital cost estimated at \$1,565,062 (AAACE Class 4 estimate) Highly localised scope of works with alternate traffic routes available during construction Removal of above floor affectation for 11 properties in the 10% AEP event 	<ul style="list-style-type: none"> Environmental impact investigations would be required to be carried out as part of future feasibility studies. 	Waverley Council, Randwick City Council, Centennial Parklands, and Greater Sydney Parklands	Waverley Council, State funding, and potential for collaboration with Centennial Parklands	2.90	High*

ID	Measure	Description	Outcomes	Constraints	Responsibility	Funding	Score	Priority
CM03	Co-ordination with Emergency Services	Community education of the distinct roles and responsibilities of Council and emergency response agencies. Improvement of co-ordination between organisations.	<ul style="list-style-type: none"> Empowerment of the community to efficiently communicate with the relevant operator during a flood event Improved efficiency of operation during a flood event 	<ul style="list-style-type: none"> Logistic difficulties between organisations in organising regular correspondences and meetings Dependency on the response and proactiveness of the community 	Waverley Council and the SES	Waverley Council, SES and State funding	3.50	High
CM02	Improved Road User and Driver Safety	Undertaking of a road vulnerability assessment, review of existing evacuation routes, and the targeted installation of road flood signage. Implementation of a driver education program.	<ul style="list-style-type: none"> Understanding of the worst affected roads within the LGA Improved understanding of the hazards associated with driving through flood waters Understanding of how to interpret road flood signage 	<ul style="list-style-type: none"> Risk of motorists ignoring signage Dependency on the response and proactiveness of the community 	Waverley Council and TfNSW	Waverley Council, TfNSW, and State funding	3.20	Medium
PM01	Flood Proofing	The design and construction of buildings in such a way that flood damage is minimised. Recommendation for the retrofitting of flood proofing measures for properties identified to be impacted by above floor flooding for the 1% AEP event.	<ul style="list-style-type: none"> Improved flood resilience of existing and future buildings Reduced above floor affectation of existing dwellings Improved community understanding of flood proofing measures and flood resilient materials 	<ul style="list-style-type: none"> Additional cost to property owners and developers may deter the implementation of flood proofing measures and/or materials 	Property Owners	Property Owners	3.20	Medium
FM02	Barracluff Park Combined Civil Works	Measure is recommended for further feasibility studies. Concept design of the excavation of the Barracluff Park to minimise the spillover of overland flows into the Warners Avenue low point.	<ul style="list-style-type: none"> Removal of above floor affectation for three blocks of townhouses in the 1% AEP event Improved trafficability of Warners Avenue with a reduction in peak flood depths 	<ul style="list-style-type: none"> Potential for reduction in the amenity of the park and aesthetic of the streetscape Potential interference with the existing stormwater pipe underneath the park 	Waverley Council	Waverley Council and State funding	2.25	Low

Figure 1. Flood Risk Management Plan.

Amendments to the Waverley DCP 2022

As outlined in the pre-exhibition report, the recently adopted WDCP controls were reviewed in consultation with Council officers by GLN planning. A number of relatively minor refinements were proposed based on the implementation over the past 18 months through the development application process. The changes will provide greater clarity for applicants in aiming to ensure that submitted applications have addressed all relevant criteria, which can help to reduce assessment time frames.

In addition to those proposed changes exhibited, a number of minor post-exhibition changes are proposed; these relate to clarifications and improvements to the wording of relevant controls discussed in conjunction with GLN planning. All final proposed changes are marked up in red in Attachment C of the Study and Plan.

It is anticipated that, if adopted, the proposed DCP amendments will be combined with the amendment relating to proposed noise attenuation measures for the Oxford Street mall, which is the subject of a separate report on the meeting agenda. If both amendments are adopted, they will collectively form Amendment No. 6 of WDCP 2022. The changes will take effect within 14 days after publication on Council's website, in accordance with the *Environmental Planning and Assessment Regulation 2021*.

5. Financial Impact

The Flood Risk Management Study and Plan Project is jointly funded with the DCCEEW under its Floodplain Management Program.

The current budget allocation of \$130,000 will be fully exhausted under the contract with KBR and associated grant claims will be sent to the DCCEEW for payment to Council.

An application under the Floodplain Management Program 2025-26 was submitted in June 2025, for 2:1 funding with Council, for priority investigation and design and feasibility studies for flood

mitigation measures. However, in February 2026 Council officers were informed that the application was not successful.

The Floodplain Management Program 2026-27 application window will open March/April 2026 and Council officers will apply for funding to progress the flood mitigation measures.

6. Risks/Issues

The Flood Risk Management Study and Plan is a major step towards managing flooding in the local government area. It is recommended that Council endorses the Flood Risk Management Study and Plan, enabling further grant funding applications.

Should Council approval be postponed, this could lead to missing the funding application window in March/April 2026, which would in turn delay the next stage of mitigation works.

7. Attachments

1. Flood Risk Management Study and Plan (under separate cover) [⇒](#)
2. Community Consultation Report (under separate cover) [⇒](#)
3. FM07 Thomas Hogan Reserve - Flood Mitigation Information Sheet (under separate cover) [⇒](#) .

REPORT
PD/5.8/26.03

Subject: Walking Waverley - The Waverley Walking Strategy 2025-2035 - Exhibition

TRIM No: A04/0668

Manager: Nikolaos Zervos, Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council

1. Publicly exhibits the draft Walking Waverley – The Waverley Walking Strategy 2025–2035 attached to the report for 28 days.
2. Officers prepare a report to Council following the exhibition period.

1. Executive Summary

The purpose of this report is to seek Council endorsement to publicly exhibit the draft Walking Waverley: The Waverley Walking Strategy for 28 days. After the exhibition period, officers will incorporate feedback to inform amendments and report back to Council for consideration and endorsement.

Walking Waverley provides a framework for walking to be safe, convenient, and pleasant for people of all ages and abilities in the local government area (LGA). It advances existing policy direction and identifies goals and focus areas that will help direct future efforts towards improving walking. At an action level, a list of improvement opportunities has been identified through the strategy. Delivery of the walking related improvements will require capital funding and an ongoing need to consider operational capacity. Walking Waverley and this report considers these challenges.

The draft Walking Waverley was reported to Council on 20 May 2025 recommending proceeding to public exhibition. The item was deferred to a Councillor briefing. The briefing was held on 27 May 2025 with feedback received on topics including safe speeds, right-sizing intersections, and pedestrian signal priority. The draft strategy has subsequently been modified in response to these inputs. A change log has been included at Attachment 2.

2. Introduction/Background

Waverley inherits its high density and narrow streets from historical development. This creates an ideal environment for walking to become a convenient and attractive transport option. One in every three trips in Waverley is currently made on foot. When combined with public transport, walking accounts for half of all trips. However, for many decades the development of the transport system has focused on vehicle movement. This has created barriers to safer and more comfortable walking and has resulted in transport infrastructure that is not meeting the community's current needs.

Walking Waverley builds on Council’s People, Movement and Places strategy. It sets the vision of a walkable community where walking is safe, convenient, and supports independent access by people of all ages and abilities. The strategy identifies current challenges to walking, and highlights focus areas where improvements are needed. Going forward Walking Waverley is intended to guide walking related improvements, align efforts with core service delivery, and indicate longer-term ambitions.

Walking Waverley also aspires to be more than a strategy, but a way for the community to reflect itself and become fully woven into its identity.

The need for this strategy is driven by:

- Transport and decongestion.
- Health benefits.
- Benefits for children and young people.
- Environmental benefits.
- Social benefits, inclusivity and accessibility.
- Support for businesses and visitation.

Walking Waverley was fully funded by Transport for NSW’s Get NSW Active grant and developed collaboratively with inputs from staff across various Council departments to ensure alignment. Development of the strategy took a data-oriented approach and with extensive input and consultation from the community. Data and modelling on the movement of people and vehicles played a key role in guiding this strategy, such as in the identification of infrastructure gaps, and balancing the needs of different road users. The strategy development also incorporated technical work from two specialised consulting services.

Inputs from the community included surveys and a reflective review of ongoing resident input and service requests. Phase 1 community engagement included a pop-up session to engage directly with residents. It also received 207 responses from an online community survey, which was viewed by 933 persons. The strategy development also drew on input from the community workshop that was part of Council’s Community Strategic Plan. The strategy was further shaped by the Access and Inclusion Advisory Panel and the Sustainability and Transport Expert Advisory Panel.

Throughout Walking Waverley and this report, ‘walking’ is intended to be universal and cover all means of independent walking-related transport. This includes users of mobility aids, such as walkers, wheelchairs, or guide dogs, and users across all ages and abilities.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 20 May 2025	CM/7.10/25.05	That Council defers this item to a Councillor briefing.
Strategic Planning and Development Committee 5 September 2023	PD/5.2/23.09	That Council: <ol style="list-style-type: none"> 1. Approves the Communications and Engagement Plan for the Waverley Walking Strategy attached to the report. 2. Notes that Transport for NSW grant funding has been received to facilitate the development of the Walking Strategy, which will be delivered by an external consultant.

4. Discussion

Walking Waverley - Key features

Context and alignment

The development and content of Walking Waverley aligns with Council strategic context and seeks to fulfill operational needs. This includes the following key considerations:

- Community survey and engagement in relation to Walking Waverley revealed community expectation for enhanced walking infrastructure, and a general desire to walk more in the future.
- There is a significant proportion of short-distance driving trips in the LGA that are walkable.
- The strategy aligns with multiple Council policies and priorities, including:
 - More walkable streets through the Waverley Community Strategic Plan.
 - Waverley's People, Movement and Places plan identified the need to improve walkability and establish pedestrian priority.
 - Climate and sustainability goals and commitments through the Environmental Action Plan.
 - Placemaking and urban design initiatives under the Our Liveable Places Centres Strategy
 - Waverley Disability Inclusion Action Plan (DIAP) to enhance mobility for people of all ages and abilities
 - Transport equity and access goals
- Improving walking infrastructure and encouraging more walking is an important component of Council's transport strategy to reduce congestion and provide sustainable transport options. Walking Waverley will help navigate competing demands, and guide future walking related projects and external funding application.

Key outcomes and actions

This strategy aims to enable and encourage more people to walk in Waverley and aspires to have walking account for 50% of all trips by 2035. This would be an increase from the current 36% mode share of walking trips in the LGA. For reference, the City of Sydney's current walk mode share is approximately 57% (2023) of all trips. As such, the proposed walking mode share goal of 50% is ambitious; however, it is considered achievable given the delivery of this strategy and intentional on-going efforts to make walking comfortable for all.

To support an increase in walking and its associated benefits, Walking Waverley includes seven goals:

- Make walking safe for all people, at all times.
- Improve the permeability of the pedestrian network through streets and open space.
- Facilitate seamless integration between walking and public transport.
- Make walking pleasant and enjoyable.
- Provide accessible streetscapes that support independent access.
- Improve walking to promote vitality on streets.
- Ensure walking harmonises with other transport modes.

To fulfill the goals, Walking Waverley identifies a total of 162 improvement opportunities throughout the LGA that fall into the following 10 focus areas:

- Slow streets – Including 40 km/h zones throughout the LGA, and reducing speeds to levels that are appropriate for the surrounding urban environment and in laneways.

- Right-sizing intersections - Improvements to key intersections to re-focus on safe, and convenient movement of people walking.
- Vehicle entrances/exits – Treatment of street level vehicle entrances and exits to clarify pedestrian priority, and reduce walking related stress.
- Pedestrian safety initiatives – Including both infrastructure treatment to improve safety at pedestrian crash hot spots, and non-infrastructure community engagement and education.
- Pedestrian crossing improvement – More crossing opportunities and reducing interruptions from vehicular traffic to make it safer and easier to cross roadways.
- Pedestrian signal priority – Work with neighbouring councils and strongly advocate to Transport for NSW to improve pedestrian signal timing.
- Bus stops improvements – Improve street crossings near popular bus zones and provide more footpath space near bus stops for both pedestrians and standing passengers.
- Footpath improvement - Continue to monitor and implement improvements to footpath surfaces.
- Active travel to school – Continue to engage with schools to better understand their needs and concerns and apply for external funding to accelerate the delivery of safe routes to schools.
- Continuous travel paths – Support the implementation of the Waverley Disability Inclusion Action Plan (DIAP) by ensuring continuous travel paths for individuals with mobility limitations.

Among all improvement opportunities identified by this strategy, 14 have initially emerged as higher priority or larger scale. In large part, these build from existing strategic policy direction, are areas that continue to have considerable community attention, or are projects already underway. These improvement opportunities are considered to have higher community impact and commensurate walking and co-benefits. These are listed thematically in Table 1 below.

Table 1. Priority or larger-scale opportunities.

Pedestrian priority areas	
Waverley Street Gould Street Hall Street	These opportunities are intended to encourage additional pedestrian movement and activity, provide attractive social spaces for people to walk, stay, and enjoy, and promote economic vitality in commercial centres.
Key intersection improvements	
O'Brien Street & Wellington Street O'Brien Street & Barracluff Avenue O'Brien Street & Glenayr Avenue Blair Street & Wairoa Avenue Charing Cross Carrington Road & Darley Road	These opportunities are intended to facilitate pedestrian crossings at key intersections and ensure formal crossing points along pedestrian desire lines to minimise stress and risks for people of all ages and abilities.
Right-sizing intersections	
Corner of Waverley Street & Council Street Corner of Bondi Road and Denham Street	These opportunities are intended to reduce the complexity of intersections and temper higher-speed vehicle turning movements to improve pedestrian safety and experience, and to provide more footpath space.
Pedestrian-friendly enhancements	
Queen Elizabeth Dr at Bondi Pavilion Campbell Parade & Queen Elizabeth Dr	These opportunities are intended to transition the locations to more people centric designs and enhance

Roundabout	the walking experience by better managing vehicular traffic.
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The higher priority and large-scale improvement opportunities listed in Table 1 are not necessarily indicative of intended delivery timelines. For example, the ‘pedestrian priority area’ opportunities noted above are intended to cement strategic policy and provide a basis from which additional work builds, including projects such as the Bondi Junction Master Plan or the Hunter Local Area Transport Management (LATM) Study.

As well, the 14 opportunities in Table 1 do not preclude any of the other 162 identified improvements from emerging as higher priority over time. Through additional community input, state-level guidance changes, development or event impacts, or by sheer nature of urban transport complexities, there will be an ongoing need to review and adapt. For example, ongoing work to improve several intersections such as Murrivierie Road and Mitchell Street, Ruthven Street and Oxford Street, and those in the Bondi LATM are not precluded or repositioned with the proposed walking strategy. Instead Walking Waverley is intended to take these forward and provide a foundation for identifying improvements into the future, while managing community expectations and making effective use of operational resources.

Walking Waverley also proposes to provide further policy direction on several key issues. This includes details on how to continue to improve inclusive and accessible walking infrastructure design, while not being overly prescriptive. There will continue to be a need to learn from the disability community and other stakeholders most impacted, and to provide context-sensitive design within complex urban environments. This is recognised by Walking Waverley in the ‘continuous travel paths’ focus area, which also proposes to reinstitute a kerb ramp program.

Working with others

We will work with partners and stakeholders to deliver improvement opportunities identified through this strategy and advocate to Transport for NSW on behalf of residents in areas we do not have direct control, such as traffic signal timings. Many of the identified opportunities will require further work, collaboration, and community input before they can be carried forward as defined projects.

Initial feedback

The draft Walking Waverley was reported to Council on 20 May 2025 recommending proceeding to public exhibition. The item was deferred to a Councillor briefing. The briefing was held on 27 May 2025 with feedback received on topics including safe speeds, right-sizing intersections, and pedestrian signal priority. The draft strategy has subsequently been modified in response to these inputs. A change log has been included at Attachment 2.

Next steps

Community engagement approach

The exhibition of Walking Waverley will utilise multiple channels to engage the community and gather feedback. Methods of engagement include:

- Intentional use of the Walking Waverley logo on related materials.
- Have Your Say project page with dedicated feedback survey.
- Have Your Say automated email notifications.
- Social media posts, and a series of promotional video shorts.
- Emails to schools, community groups and walking organisations.

- Dedicated engagement and transport email addresses for direct communication.

Objectives of community engagement include:

- Gather feedback from diverse stakeholders across the LGA.
- Increase public awareness of what Council is doing to improve walking, including through a series of promotional video shorts developed on an ongoing basis.
- Public education on the benefits and importance of a good walking environment, improve public acceptance of council projects and policies.
- Gather community support for Walking Waverley and proposed improvement opportunities.

The exhibition of the strategy to the public fulfills Council's obligations under the *Local Government Act 1993* (Chapter 13) regarding engagement with the local community when developing its plans, policies and programs.

Subject to approval by Council, public exhibition of Walking Waverley is scheduled for June 2026. After the period of public exhibition, officers will review and incorporate community feedback. It is anticipated that feedback will be supportive, such that finalisation and official publication of Walking Waverley is expected by August 2026. In the event that key thematic concerns are identified, officers would report back to Council to outline potential material amendments for additional review and endorsement.

5. Financial Impact

Development

The development of Walking Waverley was fully grant funded through Transport for NSW's Get NSW Active program. The proposed exhibition and community consultation to refine Walking Waverley does not have a financial impact.

Delivery

The full delivery of Walking Waverley—including all aspirational items—is estimated to require an overall investment of \$71 million (2025 dollars). There is no timeline associated with the full delivery of the strategy. In effort to meet Council's Environmental Action Plan (EAP) climate action targets and the mode share target proposed within Walking Waverley, Council will need to strive for timely ongoing execution.

The Long Term Financial Plan (LTFP) earmarked approximately \$2 million towards the implementation of Walking Waverley over the next 11 years. This funding will cover a portion of the initiatives considered 'high-priority/critical fixes' in the strategy. Grant funding will also be sought to deliver Walking Waverley, and, as such, a significant \$70 million allocation has been included in the unfunded LTFP as a key outcome to deliver when funding becomes available. The LTFP also identifies additional roadway and footpath related capital items.

Through project optimisation and close coordination, it is anticipated that some of these budget items will also contribute toward the implementation of Walking Waverley. Further budget adjustments through Council's annual Operational Plan may be required. As well, Walking Waverley seeks to advance existing streetscape upgrade intentions, such that it aligns with and guides ongoing commercial centres and streetscape upgrades budgets and other potential line items.

6. Risks/Issues

Without additional funding, delivery of Walking Waverley Council's EAP targets in its entirety would be challenging.

Council officers will continue to seek state and federal funding to deliver walking related improvements identified through Walking Waverley; however, strategy and thereby project delivery would benefit from a stable funding source for several reasons, namely:

- More control over prioritising projects based on local needs rather than the specific requirements of grant programs. This also means a focus on long-term, sustainable development rather than short-term, grant-dependent initiatives.
- Less project delays and uncertainties while waiting for grant application outcomes.
- More flexibility in project timeline, opportunities to negotiate better contracts, and greater flexibility in combining with other projects.

7. Attachments

1. Draft Walking Waverley - The Waverley Walking Strategy 2025–2035 [↓](#)
2. Change Log [↓](#) .

REPORT
PD/5.9/26.03

Subject: Flower Bike Wands - Feasibility Assessment

TRIM No: A14/0193

Manager: Nikolaos Zervos, Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Installs typical off-the-shelf flexi-posts in Henrietta Street, Waverley, to enhance delineation between the cycleway and vehicular traffic.
2. Advances the implementation of bicycle flower wands in Spring Street, Bondi Junction, to enhance delineation between the cycleway and the footpath, subject to grant funding.
3. Considers incorporating bicycle flower wands into the infrastructure needs of shared bike parking zones, noting potential financial contributions from the operators.

1. Executive Summary

In September 2025, Council resolved to investigate the feasibility of bespoke bicycle flower wands along Spring Street, Bondi Junction, to enhance delineation of the existing cycleway from the footpath. The feasibility assessment considers two main aspects: the type and availability of a suitable product and the suitability of the location itself.

The use of bicycle flower wands, or more generally flexible bollards, to delineate between a footpath and cycleway is an atypical use case. Further, Spring Street and its multifaceted functionality presents a unique context with commensurate challenges and risks. Bespoke bicycle flower wands are also anticipated to have a considerable cost premium. Based on existing needs and parallel programs, the suitability of flexible bollards and/or bicycle wands are also investigated for Henrietta Street, Waverley, and at shared bike parking zones located in various parts of the local government area (LGA).

To mitigate risks and cost issues, it is recommended that an off-the-shelf flexi-post is used along Henrietta Street in the first instance. In the event that Council successfully obtains grant funding, or through ongoing shared bike parking and management efforts, additional locations can be considered.

2. Introduction/Background

Council is investigating the use of flexible delineators in the form of bicycle flower wands at appropriate locations—including along Spring Street—to better separate different modes of transport. Flexible delineators take on different functional and aesthetic forms. They are often used in tactical urbanism applications, such as ‘quick-build’ bike lanes, kerb-extensions, or traffic calming chokepoints. They are typically designed to withstand multiple impacts and recover to their upright

form. Many are also intended to be traversable, particularly for emergency vehicles. On their own, they are not intended to stop collisions or act as a safety barrier.

The use of these types of flexible delineators (or bollards) has been limited within the Waverley LGA. In 2018, collapsible delineators were used to delineate a temporary footpath space in Calga Place. In 2019, the Henrietta Street northbound bike lane was enhanced to include traversable lane dividers (flaps) as a trial. These were of lower height and profile than the intended flexible delineators discussed in this report. Flexible bollards have also been used more recently to delineate on-street shared bike parking zones. Some additional ad hoc installations have also been undertaken to better highlight low-profile concrete delineators. As such, no larger-scale, permanent implementation of flexible lane delineators has recently been undertaken in the LGA.

The community has expressed some concern with the interaction of the Spring Street cycleway and adjacent footpath, particularly where the two facilities are flush. In 2025, Council installed retroreflective rumble strips between the footpath and cycleway to enhance delineation. The recent Council resolution seeks to further investigate delineation through the use of bicycle flower wands. These types of flexible delineators have become more prevalent in some other parts of the world. They are not currently used anywhere in Australia.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 16 September 2025	CM/8.2/25.09	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes the importance of bike infrastructure to Council, specifically under the People, Movement and Places strategy, the Community Strategic Plan, the Environmental Action Plan, and the Bike Strategy and Action Plan. 2. Investigates the creation of bike wands in the style of Westminster City Council's recently installed tulip cycle wands, but with a native Australian flower. 3. Officers prepare a report to Council investigating and making recommendations on: <ol style="list-style-type: none"> (a) The feasibility of 3D printing or otherwise creating durable, soft plastic flowers to attach to the top of commercially available local bike wands. (b) In particular, the suitability of using these wands along the Spring Street bike path, where it meets the footpath, to provide clearer delineation and improve pedestrian safety. (c) The cost of fabricating and installing the wands on the bike path, including cost per unit. 4. Informs the following stakeholders of this resolution:

		(a) Bike East.
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4. Discussion

Delineator typologies

Enhanced delineation through flexible or softer materials comes with various names and sub-typologies. This includes items such as flexi posts, wands, flexible bollards, collapsible delineator, delineator posts, IRS bollards, candy bars, pavement flaps, or lane dividers. Council has used several of these in the past for similar applications. Regarding the Council resolution, the most relevant type and technical considerations are outlined here.

Technical guidance

Transport for NSW's Delineation and Pavement Marking (2025) guidelines specify considerations for the use of flexible bollards. This guidance is generally oriented toward their use on motorways and larger-scale roadways and in terms of managing vehicular traffic. As such, the guidance's applicability to the use of these treatments with respect to enhanced delineation of cycling infrastructure is limited, although some considerations remain:

- Flexible bollards should not exceed 1 metre in height.
- Use of highly visible colours including yellow, orange or white.
- Limit installation near well-defined pedestrian areas.
- Limit installation where they may become hazardous (as opposed to supportive) to bicycle riders.
- Spacing of 3 metres.

Transport for NSW's Cycleway Design Toolbox (2020) supports the implementation of quick-build bike facilities using flexible or soft delineators. It notes a need ensure that the barriers themselves do not become a safety risk, and that additional buffer space is provided where possible. The toolbox illustrates that collapsible delineators with a horizontal ground-based module are most often used to provide enhanced delineation. The toolbox does not preclude the use of flexible bollards or wands (without a horizontal module).

Typical flexible bollards

There are various typical flexible bollard sub-types available. The most typical flexible bollard are the simple orange plastic posts often seen on streets, and those currently used to delineate some shared bike parking zones.

Figure 1 below provides an example. These posts do not have an impact recovery system, such that they are more susceptible to destruction after impact, particularly if run over by vehicular wheels.



Figure 1. Typical flexible bollard subtype – Simple orange bollard.

Most enhanced delineators used for bike lanes in Greater Sydney consist of collapsible delineators with a horizontal module. As mentioned above, these were used to provide temporary separation between the pedestrian path and vehicular travel lane in Calga Place, Bronte. Experience here and other locations, such as the current temporary bike lane located along Moore Park Road (City of Sydney), has found that these are susceptible to destruction—both the posts and the horizontal module. This can be seen in Figure 2 below.



Figure 2. Calga Place temporary collapsible delineators with considerable wear and tear.

A more robust type of flexible bollard is also available, herein called a flexi post or IRS (impact recovery system) bollard. These off-the-shelf bollards are designed to fully recover from impacts, including from being runover directly by a wheel. Council has limited direct experience with these bollards, and they are not often used locally to delineate cycleways. They are often used in other international jurisdictions, but are locally available. See Figure 3 below. However, Council officers are aware that they too can be damaged given enough impact.

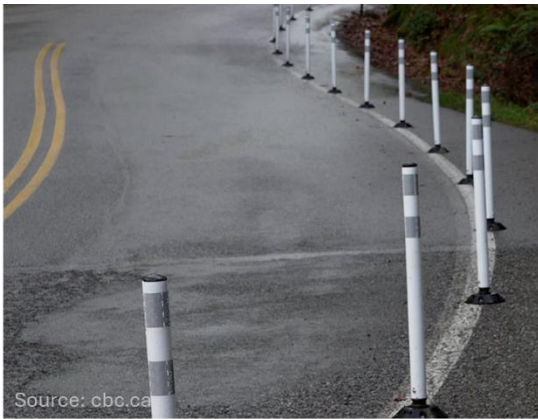


Figure 3. Flexi post or IRS bollards.

In any case, out of the three subtype of flexible bollards discussed here, flexi posts/IRS bollards are recommended where bespoke or more unique types of bollards are unable to be delivered.

Bicycle flower wands

Bicycle flower wands brandishing a tulip have recently been installed by Westminster City Council in the UK as shown in Figure 4 below. These wands are a form of IRS bollard, but with a more considered design in terms of function and aesthetic. They are under 1 metre in height, such that they do not themselves become obtrusive, a visibility constraint, or a direct obstacle (to handlebars). They are also made with recycled plastic.

The wand's design intention is to provide enhanced visual separation between bicycle lanes and vehicular travel lanes, thereby also increasing cyclist comfort. To align with this intention, they are typically spaced between two and four meters, such that it dissuades vehicles from entering the bicycle lane for short-term parking.



Figure 4. Tulip cycle wands installed in the UK.

Bespoke bollards

Council officers have sought to understand the potential for the market to supply bespoke flexible bollards with a flower topping. The key challenge with this approach is that the base and main portions of typical off-the-shelf bollards align with Australian Standards and/or are endorsed by state agencies. For most custom solutions, the recommended approach is to add a topping or cap to an off-the-shelf base. As such, a domestically produced bespoke option would use a typical flexible bollard as a baseline. Council officers also sought information from local 3D printing companies regarding the development of a flower topping that could be mounted to a flexible bollard. This has been determined to be possible, but with a commensurate cost discussed further below.

Additionally, Council officers embarked on collaboration efforts with the UNSW to develop a product made from recycled materials. Environment Protection Authority (EPA) grant funding has been sought. The outcomes of this process are currently uncertain. So too the type of product that UNSW would ultimately be able to create. Were Council to successfully receive the grant, further work with the community in terms of flower design and aesthetics would also be undertaken.

Use cases and locations

Based on existing needs and the Council resolution, three specific use-cases have been identified and are further discussed below. This includes the use of flexible delineators between the cycleway and footpath along parts of Spring Street, along the Henrietta Street cycleway, and at on and off-street shared bike parking zones.

Spring Street

Between Newland Street and Bronte Road, much of the Spring Street cycleway is flush (level) with the adjacent footpath. Further to the east, the cycleway is at roadway level. The main reason that the cycleway was designed in this manner was to facilitate loading and unloading activity to local businesses along the street. Much of the northern kerbside functions as a loading zone, and there is considerable loading activity throughout the day. The flush treatment minimises tripping hazards and facilitates the rolling of carts and dollies.

The flush treatment has resulted in some concerns from the community, including those with visual impairments. Concerns have included lack of clear delineation; that pedestrians find themselves within the bike lane, or that cyclists are travelling inappropriately or at undue speeds, potentially creating mutually uncomfortable conditions. In 2025, Council installed retroreflective rumble strips between the footpath and cycleway to enhance delineation. The retro-reflectivity increases the visibility of the existing white delineation in rainy or darker time periods. The rumble strips provide subtle added tactility. From a maintenance perspective, the strip is intended to be robust and more readily replaceable than other tactile solutions if needed.

The implementation of bicycle flower wands would increase visual delineation of the two spaces and would likely enhance the visual aesthetic of the street. It is also anticipated that maintenance will be lower, given that they will not be struck by vehicular traffic. However, they are also anticipated to introduce several challenges:

- It is not clear that the addition of bicycle flower wands will enhance delineation for visually impaired users, particularly those using a cane and shorelining, where they may instead become a further obstacle. Further work to engage the vision-impaired community on this aspect has not yet been undertaken.
- Despite their purpose-built height, the wands will reduce the effective and perceived width of the cycleway, nudging those travelling northbound closer to the southbound lane. A similar effect is anticipated for pedestrians, who will perceive a narrower footpath.
- The wands will constrain cyclist movements – to the extent that pedestrians and those loading/unloading may continue walking into the cycleway at inopportune times, there will be less lateral ability for a cyclist to avoid potential collision.
- Loading and unloading activities are anticipated to be lightly impacted.
- They may be perceived as additional clutter in an already busy area.
- They are likely to be susceptible to vandalism.

Henreitta Street

The existing lane dividers (flaps) delineating the Henreitta Street northbound bike lane from the southbound vehicular traffic lane have a low-profile. They have also shown wear and additional minor issues. This includes:

- Many of the flaps have been destroyed.
- The low profile has been cited as potential tripping hazard, notwithstanding that pedestrians should be minimising walking on the roadway.
- The flaps are overly traversable, meaning that vehicles are often found to be stopped in the bike lane, such that they block people cycling and encumber southbound vehicular travel.

As such, there is an opportunity to enhance the current delineation of the bike lane via bicycle flower wands or equivalent types of flexible bollards. The increased height of these, such that they would also be less traversable, would reduce the number of vehicles intruding into the bike lane. Similar to a Spring Street implementation, the effective and perceived width of the bike lane would be narrower. In this case, this is less of an issue as the facility only permits unidirectional bicycle travel and is already too narrow to facilitate safe passing. In short, the trade-off between enhanced delineation and minor narrowing is deemed to be a net positive.

Shared bike parking zones

Council has and continues to implement shared bike parking zones, both on and off-street. Some of these zones have been delineated using typical orange flexible bollards. These off-the-shelf bollards are cost-effective, but concerns to their aesthetics have been raised. Council officers have been seeking alternative products that maintain adequate delineation and visibility while improving the aesthetic quality. There is an opportunity to equip these zones with bicycle flower wands or an otherwise more aesthetic type of bespoke bollard. An ancillary benefit of this approach is to provide the shared bike parking zones with a brand, such that future users would also be able to better identify them on the street or footpath area. This would be analogous to a bus stop B-pole or T symbol for trains stations in terms of a clear visual indication of the transport infrastructure that is to be found at that location.

It should be noted that these zones also permit private bicycles to park. As such, bicyclists with self-locking mechanisms on their bike would also benefit from enhanced visibility of the bicycle parking spaces

Technical summary

The above discussion outlined high-level considerations and positives and negatives associated with the more immediate potential opportunities for the use of bicycle flower wands in the Waverley LGA. Based on this assessment, it is recommended that wands or equivalent flexible bollards be implemented with the following priority:

- Along the Henrietta Street northbound bike lane.
- At existing and upcoming shared bike parking zones.
- Along the Spring Street cycleway, at the flush footpath and cycleway interface.

Future bicycle infrastructure implementation or enhancements will also consider these treatments.

Cost estimates

The discussion above outlined potential options for the provision of flexible bollards, noting off-the-shelf products and the feasibility and availability of a bespoke product. In line with the intent of this initiative, the following financial information uses a bespoke product as a baseline. It does not include cost of installation. These would not differ materially across the products and may not require third parties. As well, given that the off-the-shelf flower bicycle wands are provided by only one vendor worldwide, direct unit prices are not provided here so as not to prejudice commercial sensitivity.

The provision of bespoke flower-topped flexible bollards for all three use-cases is estimated to cost about \$251,000. Table 1 breaks this down by use-case/location.

Table 1. Cost allocation by use case.

Use-case / Location	Percent of Total Cost	Technical Priority
Henrietta Street	29%	1
Spring Street	13%	3
Share Bike Pods	58%	2

Table 2 below provides the relative premium (or savings) related to the use of the three different potential products discussed in this report. The cost to fabricate a local flower to top a flexible bollard has a significant premium over other options, including importing off-the-shelf product from abroad.

Table 2. Premium (or savings) of different products.

Product	Relative Cost as a Percentage of Baseline
Bespoke flower-topped flexible bollard (baseline)	100%
Off-the-shelf bicycle flower wand (from the UK)	73%
Off-the-shelf typical flexi-post	46%

Given the significant cost premium of bespoke flower-topped flexible bollards, it is recommended that the implementation of off-the-shelf typical flexi-posts on Henrietta Street is advanced.

Further, it is recommended that the implementation of bespoke flower-topped flexible bollards is advanced subject to successful EPA grant funding outcomes. This would include further work with the community before finalising outcomes.

As well, the regulatory and governance framework regarding the management and parking of shared micromobility continues to evolve. This includes operationalising recent legislation, which may include financial contribution for shared e-bike parking infrastructure. This, on top of the the groundwork laid by the memorandum of understanding signed by all shared e-bike providers in 2025. As such, it is recommended that flower-topped bike wands at shared bike parking zones are considered as part of future shared e-bike parking work in terms of financial contributions.

5. Financial Impact

The implementation of typical off-the-shelf flexi-posts along Henrietta Street is estimated to cost up to \$35,000 (plus installation). This cost may be reduced by refining spacing. Subject to approval, Council

can fund the works from the current 2025-2026 Capital Works Program Bike Plan implementation line item.

6. Risks/Issues

This report recommends the implementation of typical off-the-shelf flexi-posts in Henrietta Street to mitigate potential risks associated with bespoke products and with other locations, including along Spring Street. Future grant funding or Council resolution may enable the implementation of bespoke flower-topped flexible bollards along Spring Street. Given the atypical use case and the unique context and needs of street users along and across the Spring Street footpath and cycle way, there is a larger degree of uncertainty associated with potential impacts and issues.

Experience has found that this type of 'tactical' infrastructure is generally associated with increased maintenance needs. It is anticipated that maintenance and/or vandalism would continue to be an issue for flexible bollards in any of the assessed use cases.

Community engagement has not been undertaken to inform any of the use cases or potential aesthetics. This is particularly a risk for flower-topped flexi-posts, where the aesthetic and form of the flower have no technical basis. In addition, one of the main intended user groups for the Spring Street use case—those with vision impairments—have not been consulted at this time. In contrast, the lack of robust delineation along Henrietta Street is a known issue, although the community will have differing views on potential solutions. Council is currently undertaking community engagement on the shared bike parking and management trial. Users have also expressed concern about Spring Street; however, the complexity of the location and multifaceted needs suggest elevated risk.

7. Attachments

Nil.

CLOSED SESSION
PD/7/26.03**Subject:** Moving into Closed Session**Author:** Emily Scott, General Manager**WAVERLEY**
COUNCIL**RECOMMENDATION:**

That:

1. Council moves into closed session to deal with the matters listed below, which are classified as confidential under section 10A(2) of the *Local Government Act* for the reasons specified:

PD/7.1/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Planning Advice

This matter is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, and the Committee is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

PD/7.2/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Direct Negotiation

This matter is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, and the Committee is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

2. Pursuant to section 10A(1), 10(2) and 10A(3) of the *Local Government Act*, the media and public be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2) of the *Local Government Act*.
3. The correspondence and reports relevant to the subject business be withheld from the media and public as provided by section 11(2) of the *Local Government Act*.

Introduction/Background

In accordance with section 10A(2) of the Act, Council may close part of its meeting to deal with business of the following kind:

- (a) Personnel matters concerning particular individuals (other than councillors).
- (b) Personal hardship of any resident or ratepayer.
- (c) Information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

- (d) Commercial information of a confidential nature that would, if disclosed:
 - (i) Prejudice the commercial position of a person who supplied it: or
 - (ii) Confer a commercial advantage on a competitor of Council;
 - (iii) Reveal a trade secret.
- (e) Information that would, if disclosed, prejudice the maintenance of law.
- (f) Matters affecting the security of Council, Councillors, Council staff and Council property.
- (g) Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege.
- (h) Information concerning the nature and location of a place or an item of Aboriginal significance on community land.
- (i) Alleged contraventions of any Code of Conduct requirements applicable under section 440.

It is my opinion that the business listed in the recommendation is of a kind referred to in section 10A(2) of the *Local Government Act 1993* and, under the provisions of the Act and the *Local Government (General) Regulation 2021*, should be dealt with in a part of the meeting that is closed to members of the public and the media.

Pursuant to section 10A(4) of the Act and clauses 14.9–14.12 of the Waverley Code of Meeting Practice, members of the public may make representations to the meeting immediately after the motion to close part of the meeting is moved and seconded, as to whether that part of the meeting should be closed.

RESUMING IN OPEN SESSION PD/8/26.03



WAVERLEY
COUNCIL

Subject: Resuming in Open Session

Author: Emily Scott, General Manager

RECOMMENDATION:

That Council resumes in open session.

Introduction/Background

In accordance with clause 14.17 of the Waverley Code of Meeting Practice, when the meeting resumes in open session the chair will announce the resolutions made by Council while the meeting was closed to members of the public and the media.