



W A V E R L E Y
COUNCIL

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 5 MAY 2026

A handwritten signature in black ink, appearing to read 'Emily Scott'.

Emily Scott
General Manager

Waverley Council
PO Box 9
Bondi Junction NSW 1355
DX 12006 Bondi Junction
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

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4. Mayoral Minutes

5. Reports

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6. Urgent Business

7. Meeting Closure

CONFIRMATION OF MINUTES PD/3.1/26.05



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



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 10 MARCH 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
Fletcher Rayner	Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

A public forum chaired by the General Manager was held at 6.30 pm before the meeting.

At the commencement of the meeting at 7.30 pm, those present were as listed above.

At 7.35 pm, during the consideration of item PD/5.1/26.03, the meeting adjourned to consider amendments. At 7.40 pm, the meeting resumed.

At 8.36 pm, following the vote on item PD/5.3/26.03, the meeting adjourned for a short break. At 8.44 pm, the meeting resumed.

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

There were no apologies.

2. Declarations of Interest

The Chair called for declarations of interest and the following were received:

- 2.1 Cr Lewis declared a less than significant non-pecuniary interest in item PD/7.1/26.03 – CONFIDENTIAL REPORT – Oxford Street and Spring Street, Bondi Junction – State Significant Development – Planning Advice and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.
- 2.2 Cr Lewis declared a less than significant non-pecuniary interest in item PD/7.2/26.03 – CONFIDENTIAL REPORT – Oxford Street and Spring Street, Bondi Junction – State Significant Development – Direct Negotiation and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.

ITEMS BY EXCEPTION

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemes

The Council adopts the following items as set out in the agenda:

- | | |
|--------------|---|
| PD/3.1/26.03 | Confirmation of Minutes – Strategic Planning and Development Committee Meeting – 10 February 2026. |
| PD/5.2/26.03 | Planning Proposal – 34-36 Flood Street, Bondi. |
| PD/5.7/26.03 | Flood Risk Management Study and Plan and Waverley Development Control Plan 2022 (Amendment No. 6) – Adoption. |
| PD/5.8/26.03 | Walking Waverley - The Waverley Walking Strategy 2025-2035 – Exhibition. |

3. Confirmation of Minutes

PD/3.1/26.03 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 10 February 2026 (A26/0032)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

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.

4. Mayoral Minutes

There were no mayoral minutes.

5. Reports

PD/5.1/26.03 Planning Proposal - Waverley Local Environmental Plan - General Update and Display of Goods on the Footpath Policy - Consultation Outcomes (PP-1/2024)

MOTION / DECISION

Mover: Cr Nemesh

Seconder: Cr Westwood

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, subject to the following amendments:
 - (a) Amend clause 4.3(a) to read 'To ensure building heights preserve the environmental amenity of neighbouring properties and public spaces' to clarify the broader intent of the clause and ensure building height controls are interpreted in a way that protects the environmental amenity of neighbouring properties and public spaces.
 - (b) Do not amend clause 4.3(d) to maintain the current provisions of the clause and avoid introducing potential inconsistencies with the State planning framework.
 - (c) Do not amend clause 6.14 to maintain the current provisions of the clause and avoid introducing potential inconsistencies with the State planning framework.
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.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Cr Wy Kanak.

PD/5.2/26.03 Planning Proposal - 34-36 Flood Street, Bondi (PP-2/2025)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson

Seconder: Cr Nemesh

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.

K Samuel and P Poulet (both on behalf of Karimbla Properties (No. 1) Pty Ltd) addressed the public forum.

PD/5.3/26.03 A New Approach to Strategic Planning and the Draft Sydney Plan - Submission (SF26/364)**MOTION**

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. 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.

2. Attaches mayoral minute CM/6.1/25.07 – NSW Planning Reform as part of the submission to the Department.

A PROCEDURAL MOTION, MOVED BY CR STEPHENSON AND SECONDED BY CR NEMESH, TO LAY THE ITEM ON THE TABLE TO CIRCULATE THE MAYORAL MINUTE ON NSW PLANNING REFORM, WAS THEN PUT AND DECLARED CARRIED.

LATER IN THE MEETING, A PROCEDURAL MOTION TO TAKE THE ITEM FROM THE TABLE, MOVED BY CR STEPHENSON AND SECONDED BY CR NEMESH, WAS PUT AND DECLARED CARRIED UNANIMOUSLY.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 2.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. 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.
2. Includes the content from mayoral minute CM/6.1/25.07 – NSW Planning Reform in the submission to the Department.

PD/5.4/26.03 Waverley Development Control Plan 2022 (Amendment No. 6) - Bondi Junction Special Entertainment Precinct - Adoption (SF25/6331)

MOTION / DECISION

Mover: Cr Nemesh
 Seconder: Cr Westwood

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 Westwood (Deputy Chair) and Crs Townsend, Spooner and Masselos 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).

Division

For the Motion: Crs Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson,

Townsend and Westwood.

Against the Motion: Crs Fabiano and Wy Kanak.

PD/5.5/26.03 Community Improvement Districts (A25/2305)

MOTION

Mover: Cr Nemesh

Seconder: Cr Frazer

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.

AMENDMENT

Mover: Cr Lewis

Seconder: Cr Masselos

That:

1. Clause 1 be deleted.
2. Clause 2 be amended to read as follows:

‘Consults key stakeholders and local businesses to determine the feasibility of Bondi Junction as a potential Community Improvement District (CID) under the *Community Improvement District Act 2025*.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

Division

For the Amendment: Crs Fabiano, Lewis, Masselos, Merten, Spooner and Wy Kanak.

Against the Amendment: Crs Frazer, Nemesh, Spicer, Stephenson, Townsend and Westwood.

THE MOTION WAS THEN PUT AND DECLARED CARRIED ON THE CASTING VOTE OF THE CHAIR.

DECISION

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.

Division

For the Motion: Crs Frazer, Nemesh, Spicer, Stephenson, Townsend and Westwood.

Against the Motion: Crs Fabiano, Lewis, Masselos, Merten, Spooner and Wy Kanak.

PD/5.6/26.03 Coastal Reserves Plan of Management - Round 2 Consultation Outcomes (SF25/5171)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Frazer

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, subject to:
 - (a) Removing any provision for night-time sports field lighting at Rodney Reserve.
 - (b) Officers considering both Option 1 and Option 2 as part of the CSIRO Heritage Interpretation Feasibility Study at Rodney Reserve.
3. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

PD/5.7/26.03 Flood Risk Management Study and Plan and Waverley Development Control Plan 2022 (Amendment No. 6) - Adoption (A24/0331)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson

Seconder: Cr Nemesh

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.

Division**For the Motion:** Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend, Westwood and Wy Kanak.**Against the Motion:** Nil.*S Carrick addressed the public forum.*

PD/5.8/26.03 Walking Waverley - The Waverley Walking Strategy 2025-2035 - Exhibition (A04/0668)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson
Seconder: Cr Nemesh

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.

PD/5.9/26.03 Flower Bike Wands - Feasibility Assessment (A14/0193)**MOTION**

Mover: Cr Westwood
Seconder: Cr Spicer

That Council:

1. Installs off-the-shelf flower tulip bicycle wands in Henrietta Street, Waverley, to enhance delineation between the cycleway and vehicular traffic.
2. Installs off-the-shelf tulip flower bike wands in Spring Street, Bondi Junction, to enhance delineation between the cycleway and the footpath where they are at the same level.
3. Continues to support a UNSW industrial design project with EPA grant funding to develop a recycled plastic bike flower wand in a native Australian design.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF A NEW CLAUSE.

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

UNANIMOUS DECISION

That Council:

1. Installs off-the-shelf flower tulip bicycle wands at Henrietta St, Waverley, to enhance delineation between the cycleway and vehicular traffic.
2. Installs off-the-shelf tulip flower bike wands in Spring St, Bondi Junction, to enhance delineation between the cycleway and the footpath where they are at the same level.
3. Monitors the effectiveness and durability of the bike wands for two months after their installation.
4. Continues to support a UNSW industrial design project with EPA grant funding to develop a recycled plastic bike flower wand in a native Australian design.

6. Urgent Business

There was no urgent business.

7. Closed Session

PD/7/26.03 Closed Session

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

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 Council 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 Council 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 sections 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*.

At 8.45 pm, Council moved into closed session.

PD/7.1/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Planning Advice (A18/0123)

Cr Lewis declared a less than significant non-pecuniary interest in this item and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.

MOTION / DECISION

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(c) of the *Local Government Act 1993*. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
2. Notes the State Significant Development proposal from apt.Residential at 410–432 and 147–183 Oxford Street, Bondi Junction, as set out in the report.
3. Notes the Housing Delivery Authority and State Significant Development application processes and that officers have provided and will continue to provide advice on the application that is consistent with Council-approved plans, policies and strategies.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Cr Wy Kanak.

PD/7.2/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Direct Negotiation (A18/0123)

Cr Lewis declared a less than significant non-pecuniary interest in this item and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.

MOTION / DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(c) of the *Local Government Act 1993*. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
2. Notes the State Significant Development proposal from apt.Residential at 410-432 and 147-183 Oxford Street, Bondi Junction.
3. Authorises officers to enter into direct negotiations with apt.Residential in relation to the possible inclusion of the Council-owned land at Rowe Street and Grosvenor Lane within the State Significant Development proposal to optimise accessibility and pedestrian connectivity to the Bondi Junction transport interchange and associated public domain outcomes.

4. Officers provide an update report to Council at the conclusion of Step 2 as outlined in the report and provide regular email updates to Councillors through the negotiation phase.
5. Notes that direct negotiations will be completed in accordance with probity advice, as set out in the report.
6. At the conclusion of Step 4 as outlined in the report, officers prepare a report to Council seeking further Council direction on the matter.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Cr Wy Kanak.

8. Resuming in Open Session

PD/8/26.03 Resuming in Open Session

MOTION / DECISION

Mover: Cr Stephenson
Seconder: Cr Spicer

That Council resumes in open session.

At 9.10 pm, Council resumed in open session.

Resolutions from closed session made public

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

9. Meeting Closure

THE MEETING CLOSED AT 9.13 PM.

.....
SIGNED AND CONFIRMED
CHAIR
5 MAY 2026

REPORT
PD/5.1/26.05

Subject: Bondi Junction Vision and Master Plan

TRIM No: A25/0985

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Sharon Cassidy, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for 28 days.
2. Officers prepare a report to Council following the exhibition period.

1. Executive Summary

The Bondi Junction Vision and Master Plan has been developed following the adoption of the Vision on 9 December 2025.

The Vision set out a shared ambition to re-imagine the Junction as a vibrant and inclusive destination. Building on the broad community support for the Vision, the project team has subsequently developed the Bondi Junction Vision and Master Plan, which addresses the built form, transport, public domain and environmental outcomes required to realise the Vision.

The Master Plan outlines a range of strategies and actions – under the themes of activation, connectivity, greening and open space, and accommodating growth – that would improve the liveability of Bondi Junction and make it a destination in its own right.

Given the raft of recent NSW Government planning reforms, including the Low and Mid Rise (LMR) SEPP and the Housing Delivery Authority (HDA) pathway, a Master Plan for Bondi Junction is a strategic plan-led approach to developing the planning framework, compared to blanket upzonings or ad hoc state-assessed proposals.

Council approval is sought to place the draft Bondi Junction Vision and Master Plan on public exhibition for 28 days.

2. Introduction/Background

At its meeting on 10 December 2024, Council resolved to commence preparation of a new Bondi Junction Master Plan.

In mid-2025, Council engaged Architectus as the lead design consultant and Bridge42 as project manager to deliver the two-stage program:

- Stage 1 – Vision Statement.

- Stage 2 – Master Plan.

The 21 October 2025 report to Council presented the draft Bondi Junction Vision, summarised the earlier engagement and background analysis, and sought approval to publicly exhibit the Vision.

The draft Vision was exhibited from 27 October to 24 November 2025. Overall sentiment was supportive: around 79% of submissions expressed support for the Vision, with a small proportion mixed or opposed. Submissions were in favour of ambitions relating to additional housing and housing choice, a more diverse and vibrant retail and hospitality offer, and more public open green space. Concerns related mainly to potential impacts from future development, including wind, solar access and heritage.

There was broad community support for the Vision, with it being adopted on 9 December 2026.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 9 December 2025	CM/7.11/25.12	That Council: <ol style="list-style-type: none"> 1. Adopts the Vision for Bondi Junction attached to the report (Attachment 1). 2. Notes the outcomes of community consultation in the Engagement Report attached to the report (Attachment 2). 3. Continues development of the Bondi Junction Master Plan (Stage 2), to translate the Vision into a detailed planning, design and place framework.
Council 21 October 2025	CM/7.8/25.10	That Council: <ol style="list-style-type: none"> 1. Publicly exhibits the draft Bondi Junction Vision attached to the report for 28 days. 2. Officers prepare a report to Council following the exhibition period, including next steps for the Bondi Junction Master Plan (Stage 2).
Council 10 December 2024	CM/7.9/24.12	That: <ol style="list-style-type: none"> 1. Council adopts the Bondi Junction Vision and Master Plan Project Plan attached to the report. 2. The Project Control Group produce a short status report to Council at the meetings to be held in May, August and December 2025 and March, June and September 2026 providing a summary of the progress in completing the phases identified in the project plan, the costs incurred and any other relevant matter.

4. Discussion

Bondi Junction Vision and Master Plan purpose

The Master Plan positions Bondi Junction as the key civic and commercial hub of Sydney's East, ensuring that growth can accommodate the NSW Government's housing targets with the emphasis that additional development is commensurate with improved accessibility, bigger and better public domain and open spaces and overall, an improved quality of place.

Given the raft of recent NSW Government planning reforms, including the Low and Mid Rise (LMR) SEPP and the Housing Delivery Authority (HDA) pathway, a Master Plan for Bondi Junction is a strategic plan-led approach to developing the planning framework, compared to blanket upzonings or speculative and ad hoc state-assessed proposals.

The Bondi Junction Vision and Master Plan integrates land use, built form, transport infrastructure, open space, affordable housing and community facilities into a single coordinated framework. This approach produces place-based outcomes where tall buildings can occur in areas of least impact and a human scale can be maintained in key centres like West Oxford Street and Bronte Road. It ensures that the value uplift created by rezoning decisions is captured for public benefit through mandatory affordable housing contributions and other mechanisms (i.e. higher 7.12 levy, VPAs) to fund upgrades. It also gives infrastructure agencies – transport, utilities, schools, health – the certainty needed to plan and sequence investment alongside growth. Critically, a master plan creates genuine development certainty while producing place-based outcomes such as activated streets, design quality, solar access, deep soil and canopy standards that make Bondi Junction a place people want to live in, not merely a place where density is permitted.

Officers anticipate that once the Master Plan is adopted by Council that HDAs would no longer be declared in Bondi Junction, given similar decisions of the HDA have occurred in other LGAs, and officers would use the Master Plan as a reference in submissions to existing HDA applications.

In the absence of the Master Plan, the counterfactual isn't less housing development. The reality is that the future of our key places – our centres and neighbourhoods – are determined by arbitrary state-led planning frameworks, regardless of site characteristics, infrastructure capacity or place context. This would lead to diminished place-outcomes for Bondi Junction.

Bondi Junction Vision and Master Plan structure

The Vision outlined this as four key ambitions which were supported by community:

- A Destination.
- A World-Class Interchange.
- An Urban Oasis.
- The Heart of the East.

These ambitions were then developed into 26 ideas—as potential projects and concepts—which represent the early thinking in how change could be delivered.

These ideas and ambitions were translated into four strategies:

1. Activation Strategy.
2. Connectivity Strategy.
3. Greening and Open Space Strategy.
4. Growth Strategy

The Strategies have been organised into key spatial directions for the Master Plan including:

- Oxford Street Mall transformation – Reimagined as the day-to-night social spine, with dining, events, new public spaces, and stronger station connections.
- Stronger civic heart – Ebley Street and Clementson Park become a consolidated civic and community precinct, with expanded green space and new facilities.
- Greener, cooler centre – Create a connected ‘parkline’ linking major parks, add 9,000 sqm of new open space and target 35% tree canopy cover.
- Better movement and access – Safer walking and cycling, clearer station arrivals, new links through large blocks, and a more pedestrian-focused city centre.
- Housing where it makes sense – Future capacity for up 3,000 new homes, mostly near transport and services, with stepped heights to protect surrounding neighbourhoods.
- Growth that gives back – New development funds public spaces, infrastructure, community facilities and affordable housing through value capture.
- Clear delivery path – Two catalyst projects (Oxford Street Mall and the Civic Heart), supported by precinct-wide strategies, actions and partnerships to turn vision into reality.

The conceptual images displayed throughout the Master Plan depict future outcomes that are illustrative only and key elements of the existing surrounds, such as cycleway, are often left off for visual clarity.

The Master Plan provides direction for how Council’s housing targets can be accommodated across the precinct, based on key design principles and place-based solutions. This approach is a more finely calibrated approach to accommodating growth than the top-down NSW LMR controls that apply to Bondi Junction. A range of councils across Sydney have used their own master planning approach to accommodating growth to advocate for their exemption from the LMR and Transport Oriented Development (TOD) programs and this is an option for Council to consider if the Master Plan is adopted and implemented.

The Master Plan includes a range of actions for each strategy, including any planning changes, and it is envisaged that these would be implemented post-adoption, subject to feedback from consultation.

The Master Plan also includes a delivery plan and high-level costings for future infrastructure works, with recommendations to leverage uplift to assist with the funding of future infrastructure items.

Council approval is sought to place the draft Bondi Junction Vision and Master Plan on public exhibition for 28 days.

5. Financial Impact

The Master Plan has been prepared within the adopted operational budget, and all consultant engagements have been procured in accordance with Council’s procurement policies and procedures.

6. Risks/Issues

The Adopted Vision has been supported by the community, the Master Plan builds on this Vision but residual risk remains in managing community and landowner expectations and delivering key project milestones in accordance with the agreed program.

Key issues include implementing and delivering the strategies within the Master Plan into achievable planning and delivery outcomes, coordinating the many partners involved, and maintaining community interest as the project progresses. With continued communication and collaboration, these risks can be effectively managed to implement the Master Plan and realise the Vision for Bondi Junction.

The risk of not adopting the Master Plan could result in continued HDA applications throughout Bondi Junction and surrounds, but without clearly defined public benefits.

7. Attachments

1. Bondi Junction Vision and Master Plan [↓](#) .



WAVERLEY
COUNCIL

Bondi Junction Vision and Master Plan 2026

BONDI BEYOND



Acknowledgement of Country

Waverley Council acknowledges the Bidiagal, Birrabirragal and Gadigal people, who traditionally occupied the Sydney Coast. We pay our respects to Elders past and present.



Opening foreword

The Bondi Junction Vision and Master Plan sets out a bold, future-focused plan to reimagine the centre for the next generation. It recognises the area's unique character, its rich cultural heritage, and its role as a gateway between the harbour and the coast. This Plan is about more than buildings and streetscapes: it is about creating a vibrant, accessible, and welcoming place that supports people, business, and community life.



As Mayor, I am dedicated to ensuring that Waverley Council continues to thrive as a community defined by excellence in the quality of our places, Infrastructure and the opportunities we create for all. Bondi Junction sits at the heart of this Vision. As one of Sydney's most significant metropolitan centres, it is a dynamic hub for transport, business, retail, and culture. A place that shapes the daily life of our residents and welcomes visitors from across the city and beyond.

Council has worked closely with residents, businesses, and partners to develop this Plan. Their insights and aspirations have guided every step of the process and will continue to do so as we move forward. Together, we can strengthen Bondi Junction and realise an Iconic Skyline that reflects a vibrant civic, commercial, and cultural destination where people choose to live, work, shop, visit, and connect.

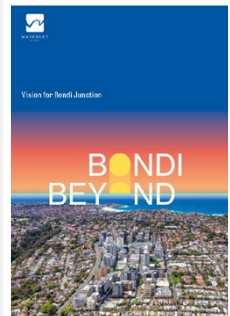
I am proud to present this Vision and Master Plan to our community. It represents a once-in-a-generation opportunity to shape the future of Bondi Junction — to build a centre of vitality and opportunity that reflects Waverley's values and meets the needs of generations to come.

Will Nemesh
Mayor of Waverley Council

Executive Summary

Vision

Bondi Junction is the Civic Precinct and cultural centre of Sydney's East. From first light to late night, it hums with the energy of the city and the spirit of the coast. Bondi Junction is where the east comes together – Bondi, Beyond.

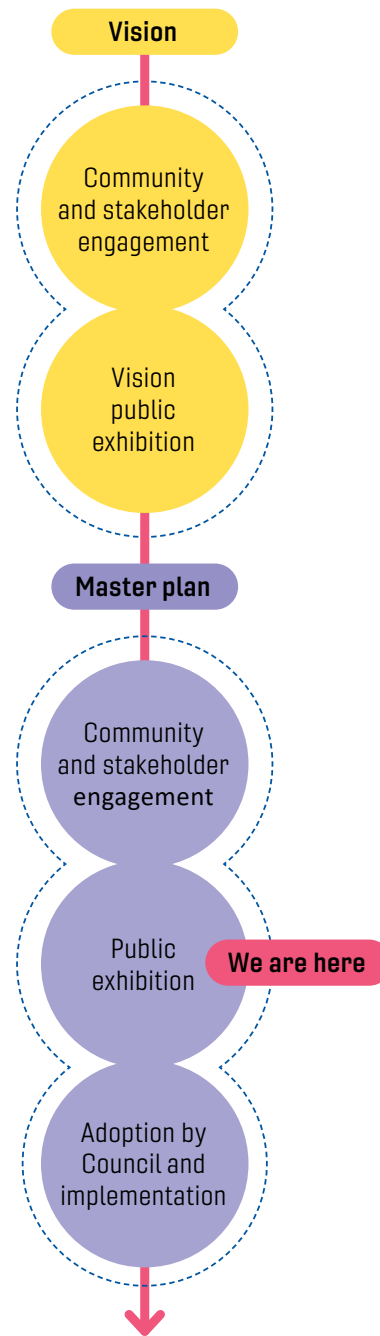


Vision report



Master plan report

Process



From vision to master plan

The Bondi Beyond Vision and Master Plan represents a major step forward for Bondi Junction, evolving the project's strategic ambitions into a deliverable blueprint for growth and investment.

From Vision to Reality

This plan was built on your feedback. We started by listening to what you value most about the centre today, which helped us create a long-term vision for a greener, more connected, and vibrant Bondi Junction. Now, we are moving from "what if" to "how," focusing on four key ambitions:

- A premier destination for dining, shopping and culture.
- A world-class interchange that makes travel seamless.
- An urban oasis filled with green space, parks, plazas and recreation areas that support a growing community.
- The heart of the East, a thriving hub for everyone.

The Vision and Master Plan address the centre's holistic needs through integrated strategies and "Catalyst Projects" designed to unlock long-term change:

- **Integrated Precinct Strategies**
Coordinated actions for housing, greening, and connectivity to ensure growth is well-located and functional.
- **Catalyst Projects**
At the core of the Master Plan is a series of Catalyst Projects designed to anchor transformation. These projects serve as strategic levers to unlock broader change across the precinct.
- **Delivery Framework**
Clear mechanisms for Waverley Council, landowners, and the community to collaborate on public benefits and planning implementation.

This framework ensures that as Bondi Junction evolves, it remains a high-performing, resilient centre supported by essential infrastructure and vibrant public spaces.

Executive Summary

A transformed Bondi Junction

The Bondi Beyond Vision and Master Plan is the first comprehensive blueprint for Bondi Junction in over 20 years. This visionary document outlines a strategy to deliver high-quality housing, a revitalised Oxford Street Mall, Civic Precinct, and a resilient commercial core that supports local jobs and services.

Key Strategic Transformations

The plan focuses on creating a "heart" for the Eastern Suburbs through targeted urban design and infrastructure:

- Revitalised Oxford Street Mall. A redefined station arrival anchored by a major new civic square.
- The Civic Precinct. Providing essential social infrastructure through expanded spaces for culture, active recreation, and everyday civic life.
- Public Domain Upgrades. Greener, safer streets with prioritised pedestrian and bike connections throughout the centre.
- Open Space Infrastructure. Delivery of new and upgraded open space and recreation infrastructure proportional to population growth, supported by acquisition of strategic land and delivery partnerships.
- Strategic Growth. Concentrating new homes around major transport hubs

while using "stepped" building heights to protect the character of surrounding neighbourhoods.

- The Parkline. A signature "green link" connecting Waverley Park to Centennial Park.

Leveraging Growth for Public Benefit

Importantly, the Master Plan ensures that private development directly funds tangible community benefits through value capture mechanisms. Through a coordinated effort between Waverley Council the private sector and partnerships with State and senior levels of government, growth will deliver:

- Diverse and Affordable Housing: Providing essential living options within the centre.
- New Community Facilities.
- Expanding spaces for culture, recreation, and everyday civic life.
- Infrastructure Improvements: Upgraded transport access and modernised public spaces.

As our suburbs evolve, this Master Plan represents a unique opportunity to use placemaking and infrastructure investment to shape a more liveable, future-focused Bondi Junction.



A transformed Oxford Street Mall



Ebley Street Civic Precinct

Executive Summary



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1

Introduction



REPORT
PD/5.2/26.05

Subject: Environmental Planning and Assessment
Amendment (Planning System Reforms) Act 2025
Implementation - Submissions

TRIM No: A11/0500

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Sharon Cassidy, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Authorises the General Manager to make submissions to the NSW Department of Planning, Housing and Infrastructure on the implementation of the *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* in accordance with the principles set out in the report.
2. Officers prepare a report to Council following the full implementation of the Act, including:
 - (a) An explanation of how the Act has ultimately changed the planning system.
 - (b) The General Manager's submissions on the implementation.
3. Approves the submission to the Department attached to the report (Attachment 1) on the draft Statewide Community Participation Plan.

1. Executive Summary

The *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* (the EP&A Act) has been passed to amend state-wide planning legislation and changes how development is assessed and determined in NSW.

The changes are being implemented in stages in 2026, accompanied by updates to other legislation and policy which still need to be exhibited and approved by the NSW Government.

Council will be invited to provide feedback on the future updates to legislation and policy associated with the roll out of the passed EP&A Act.

To allow for a prompt and meaningful response from Council, this report recommends that the General Manager is granted delegation to prepare and submit feedback on behalf of Council on material relating to the passed EP&A Act as long as it is consistent with agreed principles outlined in this report. Under this proposed process, individual submissions relating to the passed EP&A Act will not be reported to Council for approval.

The NSW Government are currently exhibiting a draft Statewide Participation Plan, which proposes prevailing reduced notification requirements for development applications compared to the existing

community participation plans of most councils. A submission has been prepared (Attachment 1) requesting the retention of Council's own community participation plan.

2. Introduction/Background

The EP&A Act was introduced by the NSW Minister for Planning and Public Spaces, Paul Scully. It was passed by NSW Parliament on 11 November 2025 and granted assent by the Governor on 24 November 2025.

The passed EP&A Act changes the NSW planning system in various ways, which affects Waverley Council because staff are legally required to work within the system to undertake strategic planning and development assessment relating to land within the Waverley local government area.

Specifically, the changes amend:

- The processes for development assessment exhibition, timing and NSW agency advice
- The pathways for seeking development consent for development, and subsequently the services which councils must provide, and
- The types of planning matters and impacts that councils can approve or refuse a development on.

3. Relevant Council Resolutions

Nil.

4. Discussion

Whilst the changes to the EP&A Act have been already been approved, they are being implemented in phases through the staged publication of clauses throughout 2026. Each phase is accompanied by updates to other legislation and policy, which need to be exhibited and approved by the NSW Government.

Council will be invited to provide feedback on the future updates to legislation and policy associated with the roll out of the passed EP&A Act. Council input is required to be prompt based on feedback from the NSW Government.

The current submission process that Council follows can be problematic for timely responses, so an updated submission process is proposed in the resolution. To allow for a prompt and meaningful response from Council, this report recommends that the General Manager is granted delegation to prepare and submit feedback on behalf of Council on material relating to the passed EP&A Act as long as it is consistent with agreed principles outlined in this report. Under this proposed process, individual submissions relating to the passed EP&A Act will not be reported to Council for endorsement.

Both the contents of the passed EP&A Act and NSW Government media communications allude to at least three upcoming matters for public exhibition:

- Targeted Assessment Development (TAD) approvals – A new type of development pathway which Council assess and determine. Eligible development will not be required to be publicly notified or have its impacts assessed outside of local environmental plan and development control plan requirements.
- Variations to complying development certificate (CDC) approvals – A new type of service that Council will assess and determine. It allows Councils to determine minor variations to state

- planning controls, such as the Exempt and Complying Development Code SEPP, where previously any non-compliance would require a DA.
- NSW-wide standard conditions of consent to integrate with the individual conditions of every local council – Changing conditions of consent.

Council officers intend to review the detail of the above once information is released in the coming months and prepare feedback on Council's behalf. These matters are largely administrative and operational.

Principles for submissions

Feedback will be reflective of Council views and would need to be consistent with the following submission principles:

Council submissions relating to the EP&A Act will:

- *Support a clear and modern planning system, that is fit for purpose and delivers high quality planning outcomes consistent with the applicable strategic vision.*
- *Be consistent with views and positions communicated in recent Council resolutions, and Council-endorsed documents, strategies and policies.*
- *Be consistent with Council's current approach to development assessment, including public exhibition expectations.*
- *Request that Council retain self-determination with regards to development assessment processes, including consideration of impacts, public exhibition and conditions of consent.*
- *Request that the NSW Government provide Council with upfront and ongoing financial support to undertake the additional services and responsibilities associated with the passed EP&A Act.*

Submission on the draft Statewide Participation Plan

Council's Community Engagement Strategy currently sets out which types of development applications in the Waverley area need to be placed on public exhibition and notified to neighbours, and for how long.

The NSW Government is exhibiting a draft Statewide Community Participation Plan that will prevail over a council's own notification requirements. The draft Plan proposes reduced or removed notification requirements for development applications compared to Waverley Council, including the:

- Elimination of public exhibition for most development types if the proposal meets the Local Environmental Plan (LEP) and Development Control Plan (DCP) controls, is permissible in the relevant zone and does not include a clause 4.6 variation (seeking to alter the principal development standards). This includes residential flat buildings and shop top housing
- Replacement of the current 7-14 day written notice before a complying development certificate is determined with a 7-day pre-commencement of work notification for new buildings, additions and demolition.

The proposed Statewide Community Participation Plan (SCPP) can be accessed [here](#).

A submission has been prepared (Attachment 1) requesting the retention of Council's own community participation plan and highlighting the unintended negative consequences of reducing or removing notification requirements. This report seeks Council's approval of the submission. Feedback is due by 3 June 2026.

5. Financial Impact

There are no anticipated direct financial impacts of the recommendation of this report at this stage.

6. Risks/Issues

Without supporting the recommendation of this report, there is a risk that the NSW Government may not consider Council's feedback on the upcoming legislation and policy changes associated with the EP&A Act. This will increase the chances of the planning system being altered in a way which is not beneficial to the Waverley Council community.

There is also a risk that feedback does not capture the views of Council. However, this risk is mitigated by ensuring that feedback provided without Council endorsement will be consistent with the principles outlined in this report.

7. Attachments

1. Submission on draft Statewide Community Participation Plan [↓](#) .

REPORT

PD/5.3/26.05



Subject: Planning Agreement - 100-102 Ramsgate Avenue, Bondi Beach

TRIM No: SF25/4537

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Sharon Cassidy, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Approves the planning agreement attached to the report relating to 100–102 Ramsgate Avenue, Bondi Beach, offering a total monetary contribution of \$440,752 to be allocated to the Bondi Park, Beach and Pavillion Plan of Management delivery for outcomes at North Bondi Promenade and Bidjigal (Biddigal) Reserve, in accordance with Council’s Planning Agreement Policy.
2. Authorises the General Manager to sign and execute the agreement.

1. Executive Summary

This report seeks Council’s approval to execute the attached draft Planning Agreement associated with the approved development application DA-87/2024/A at 100-102 Ramsgate Avenue, Bondi Beach.

Table 1. Approval for development DA-87/2024 as modified by DA-87/2024/A.

Item	Approved DA-87/2024/A
Development description	Section 4.55(2) modification to approved residential flat building, including reconfiguration at each level
Maximum permissible gross floor area (GFA) and floor space ratio (FSR)	859.14 sqm GFA, equating to an FSR of 0.9:1
Approved GFA and FSR	943.90 sqm GFA, equating to an FSR of 0.989:1
GFA exceedance	84.76 sqm GFA, equating to a variation of 9.87% over the permissible GFA

The draft planning agreement associated with the development application was placed on public exhibition in accordance with section 7.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2. Introduction/Background

Council's Planning Agreement Policy provides a framework for managing the voluntary planning agreement (VPA) process. The policy is founded on the principle of 'value sharing' or 'value capture', which reflects the expectation that developers benefiting from a value 'uplift' through increased development rights should share a portion of this uplift with the community.

In instances where a development exceeds established planning standards and can proceed without resulting in unacceptable impacts, the value sharing mechanism enables the community to derive a net benefit in the form of additional infrastructure and enhanced amenity.

VPAs are legal documents facilitated by the *Environmental Planning and Assessment Act 1979* (the EP&A Act) between developers and government agencies (including councils and the NSW Government) for the provision of funds or works by the developer for infrastructure, services, or other public amenities. In Waverley, a VPA can be offered by a developer in conjunction with a DA that exceeds the maximum floor space ratio (FSR) permitted for a site.

If the consent authority is satisfied that the proposal is acceptable on planning grounds, a VPA offer will be received and a condition of development consent included in the determination requiring that the VPA be prepared and executed by Council prior to the commencement of work. Council will not approve a development application with a VPA unless it is satisfied that the proposed development is acceptable on planning grounds, having regard to the general heads of consideration set out in section 4.15 of the EP&A Act 1979. These considerations include 'the likely impacts of the development', 'whether a planning agreement has been entered into,' and 'the public interest'. Development that is unacceptable on planning grounds (i.e. creates additional adverse overshadowing impacts from the extra FSR) will not be approved because a developer has offered a VPA.

In Waverley, the VPA contribution amount is determined by the amount of floor space ratio (FSR) exceedance and the suburb of the development site and is intended to reflect 50% of the profit of the additional floor space that exceeds Council's controls. The contribution can include a monetary contribution to Council to fund a public benefit, or a physical in-kind public benefit.

Development standards outlined in the *Waverley Local Environmental Plan 2012* (LEP) include matters such as maximum building height and maximum FSR. The EP&A Act permits an applicant to exceed their site's maximum building height or FSR (also known as obtaining development 'uplift') for a DA if the consent authority (typically the Council, Local Planning Panel, or NSW Land and Environment Court) considers that the variation does not have an unacceptable impact and meets the objectives of the FSR standard (clause 4.6 variation).

Council is not unique in dealing with variations (non-compliances with development standards) and VPA offers. All councils in NSW are required by the EP&A Act to assess and determine DAs that involve both.

3. Relevant Council Resolutions

Nil.

4. Discussion

DA-87/2024/A has been approved with a 84.76 sqm gross floor area exceedance above the maximum permissible floor space ratio for the site. With reference to Council's benchmark rates listed in the Planning Agreement Policy, a total monetary contribution of \$440,752 applies.

\$440,752 is proposed to be allocated towards the Bondi Park, Beach and Pavillion Plan of Management delivery for outcomes at the North Bondi Promenade and Bidjigal (Biddigal) Reserve. The original application, DA-87/2024, was determined by the Waverley Local Planning Panel on 11 December 2024. The modified application, DA-87/2024/A, was determined by Council on 16 May 2025 under delegated authority.

Planning agreement's monetary contribution to a public purpose

Section 7.4 of the EP&A Act requires that the monetary contribution from a planning agreement be allocated to a public purpose. The draft planning agreement offers a total monetary contribution of \$440,752 to be allocated towards the Bondi Park, Beach and Pavillion Plan of Management and North Bondi Promenade and Bidjigal (Biddigal) Reserve. The contribution is expected to support this public purpose.

Public exhibition of the draft planning agreement

The draft planning agreement was drafted in accordance with section 7.5 of the EP&A Act, which requires an agreement to be exhibited for a period of 28 days. The draft planning agreement and explanatory note were exhibited from Friday 31 October 2025 to Thursday 27 November 2025, and included:

- Advertising on Council's Have Your Say website.
- Inclusion in the Waverley Weekly email newsletter.
- Email notice to Precincts and Councillors.

Due to an administrative error in the calculation of the previous exhibition period time frame, re-exhibition was required. Re-exhibition occurred between Wednesday 4 March 2026 to Wednesday 1 April 2026.

There was no change between the contents of the previous exhibition and most recent exhibition, and any community members who provided their feedback during the first exhibition were not required to provide feedback again.

Submissions

Four submissions were received during the combined public exhibition periods. One submission was in support of the proposed public purpose, another was in support of the physical approved design.

Two submissions were not in support and raised concerns about Council approving development applications that exceed the LEP development standards. The mechanism to vary a development standard is facilitated by the NSW Government and is dealt with during the development assessment stage. A VPA does not influence whether a variation to a development standard is approved or not, so this feedback does not influence the recommendation of this report.

5. Financial Impact

Once the planning agreement has been executed, the applicant will be required to pay a total monetary contribution of \$440,752, in accordance with Council's Planning Agreement Policy.

6. Risks/Issues

The Planning Agreement Policy guides the VPA process to recognise and mitigate risks such as ensuring planning agreements are underpinned by proper strategic land use and infrastructure planning carried out on a regular basis, do not improperly rely on its position in order to extract

unreasonable public benefits from developers, and not used as a means of general revenue raising or to overcome revenue shortfalls.

The planning agreement document itself as a legal contract between Council and the Developer also mitigates the risks associated with levying a development contribution, making provision for scenarios where the developer is unable to satisfy the contribution amount.

If Council decides to amend the VPA then, under s7.5(a) of the Act, Council would be required to publicly exhibit the VPA again for 28 days and report back to the soonest available Council meeting. This may create a delay for the applicant in obtaining their construction certificate.

7. Attachments

1. Planning agreement - 100-102 Ramsgate Avenue, Bondi Beach [↓](#) .

REPORT
PD/5.4/26.05

Subject: Rose Bay Secondary College - Community Access

TRIM No: A20/0651

Manager: Alberto Martinez, Acting Executive Manager, Infrastructure Services

Director: Shane Smith, Acting Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Notes the update on Council's negotiations with the Department of Education to provide public access to the playing field at Rose Bay Secondary College.
2. Does not enter into a Joint Use Agreement with the College to enable public access due to the substantial financial and resource impacts on Council.
3. Continues to support the Department's Share Our Space program and advocate for shared use of school facilities.

1. Executive Summary

Rose Bay Secondary College is located on Hardy Street at the intersection of North Bondi, Dover Heights and Rose Bay.

Historically, the public had access to the school grounds outside of school hours until 2004 when perimeter fencing was installed by the school. Local residents have been advocating for formal community use of the school playing field outside of school hours since 2006.

Adjoining residences continued to enter the school grounds without authorisation from the backyards for 20 years. The illegal access points from private properties were formally closed by the school in April 2026 when the Department of Education (the Department) installed permanent fencing between the private residences and the school playing field.

Council officers have been in conversations with the Community Infrastructure NSW (CINSW) team from the Department intending to address the community request. The CINSW team has been communicated between Council and the College and has provided a proposal of Joint Use Agreement and its terms and conditions in November 2025. Upon assessment, the agreement is deemed to have significant financial and resource implications for Council and is not recommended to be accepted.

2. Introduction/Background

The western section of Rose Bay Secondary College has a 75 m x 40 m turf playing field and a footpath delineating the eastern edge of the field for approximately 100 m.

The section was accessible to the public from 1937, providing green open space for passive recreation when it was not used by the school and an informal pedestrian link between south and north on Reina Street.

Due to safety concerns, Rose Bay Secondary College closed the field and the walkway by installing perimeter fencing in 2004 and electronic gates in 2017.

Despite the implementation of such security measures, residential houses adjoining the playing field from north, west, and south, remained to have unauthorised access to the playing field via their private backyards.

In 2006, the then responsible Minister advised the North Bondi Residents Action Group that the Department would investigate options to provide public access through the school grounds. Council considered a report in March 2006 that requested the General Manager to hold further discussions with the school for managed community access to the playing field and the walkway. The results of the discussions were unclear.

In April 2024, the school notified the adjoining private properties that the school planned to install fencing on 5 September 2024 to permanently close the access and secure the school campus. The works were suspended since the Department received the request from Councillor Steven Lewis to stop the proposed fencing works and to have further negotiations about local access to the school with residents and Council.

On 16 July 2024, the matter was considered at a Council meeting (see section 3 of this report).

On 13 September 2024, Council was included in a letter from the North Bondi Residents Action Group (Attachment 1) to the Minister of Education and Early Learning, advocating for community access to the school playing field and walkway for after-hours use. The letter was seeking the Minister's intervention in negotiating the matter. Council did not receive communications from the Minister regarding this matter.

In late 2024, all private backyard access points were temporarily sealed by the school to ensure full compliance with the *Inclosed Lands Protection Act 1901*.

The Act is intended to prevent trespassing and other offences on 'inclosed lands' which includes schools as defined under the Act a 'prescribed premises'.

Entering the school without a lawful excuse and the consent of the school principal is an offence. The Act authorises school principals to manage entry to the school grounds.

In April 2026, the Department installed permanent fencing to formally close the access.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 16 July 2024	CM/8.1/24.07	That Council: <ol style="list-style-type: none"> 1. Notes that the Rose Bay Secondary College has recently written to surrounding residents advising that from April 2024 they would be securing all gates that lead in and out of school grounds to keep the school safe and secure. 2. Notes that for many years there was an informal

		<p>pedestrian link from Reina Street north around the perimeter of the Rose Bay Secondary College playing field and that this pedestrian link was closed from the commencement of a substantial upgrade to the school in 2004.</p> <p>3. Notes that Council considered a report in 2006 regarding the walkway, as well as managed community access to the school grounds.</p> <p>4. Requests the General Manager and Council officers to hold discussions with the Department of Education and Rose Bay Secondary College around options for provision of managed community access to the school grounds.</p>
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4. Discussion

School security

The Department for many years has been securing grounds of public school for the reasons of student and faculty staff safety and ongoing security.

Community Infrastructure NSW provides the following summary on their website:

Security fencing is designed with the school community in mind, tailored to the school's specific needs. Schools with security fencing report a significant reduction in the number of break-and-enter, trespass and vandalism incidents.

Fences can be effective in protecting schools from loss and damage and help to ensure school students and local communities have access to safer facilities and playing fields through programs like [Share Our Space](#) and [shared use arrangements](#).

Although security fencing is effective, it should be part of an overall security plan. This might include security guard patrols, electronic surveillance such as alarms and CCTV, along with other risk mitigation strategies that suit the needs of individual schools.

Security fencing is an effective barrier to intruders, both during school operating hours and after-hours. Generally, security fencing is 2.1 metres high, deters and prevents climbing and is designed to provide casual surveillance opportunities through the choice of materials, design and construction.

The school has rights to permanently block off uncontrolled private access to the campus grounds under the NSW *Inclosed Lands Protection Act 1901*, and from a child safety and security perspective, it is considered fair and reasonable to do so.

The risk of not effectively controlling/closing the school grounds in Rose Bay Secondary College is heightened by the fact that there is an inclusive learning support unit at the school providing learning opportunities for students with special needs for physical and cognitive disabilities.

Council would assert a similar position if a private resident had a gate accessing the grounds of one of Council's childcare centres.

School Asset Activation Program

Since 2023, the Community Infrastructure NSW team (CINSW, former School Infrastructure NSW) from the Department has been having bi-monthly meetings with relevant Council officers regarding the School Asset Activation Program.

The Program aims to identify and facilitate shared use of school facilities, such as playing fields, courts, halls and the like, between schools and local communities for outside of school hours and after school care programs.

The shared use must be executed by formal agreements which must be signed off by the school principals. School principals have the authority to decide whether to enter an agreement or not. Under the School Asset Activation Program, there are two pathways to achieve the shared use:

1. Share Our Space Program – Community Use Agreements directly between community groups/ organisations and schools for up to 12 months.
2. Shared use licenses and Joint Use Agreements – Long-term licence agreements that Council can enter with individual schools for shared use of the school facilities.

Conditions of each licence agreement are negotiated on a case-by-case basis.

General understanding is the licence agreement would require Council to fund the management of the facilities as if they were Council assets and Council could also grant recreation licences to hirers for revenue gaining.

Negotiation regarding Rose Bay Secondary College

The Rose Bay Secondary College playing field is one of the potential sites under the School Asset Activation Program and the public recreational use/access is technically possible to be achieved via a Joint Use Agreement between Council and the school.

In previous discussions, Council advised CINSW that the use of the playing field would be passive recreation only and organised sports would not be played considering its proximity to residential properties.

This means the field would be mainly used for passive recreation, such as dog walking and picnicking etc, along with some active recreation such as fitness training and casual ball games.

Based on the consensus of the above, CINSW had negotiations with the school separately and provided Council in the latest meeting on 10 November 2025 that:

- The school supports the proposal only if new containment measures and Council management responsibilities are implemented to mitigate the new security risks to the continuity of educational use of the field and school buildings.
- Joint Use Agreement proposal by the Department (Attachment 2). In summary:
 - Estimated cost: \$585,000 (inc. GST).
 - Proposed term: five years plus one five-year option.
 - Licence fee: nil.
 - Council management responsibilities: security, cleaning, field maintenance and community liaison.

- Required capital works:
 - Internal fencing (100 m) with four pedestrian gates along the east boundary to separate the field from the school.
 - Perimeter fencing (240 m) with two vehicle and two pedestrian gates along the north, west and south boundaries to contain community use.
 - Ball-stop netting (3 m high, 175 m) along the north, west and south boundaries to reduce disturbance to neighbours.
 - Field renovation to support increased use.

Current community uses of the school are listed as follows:

- There are no public rights of way/easements on the school grounds currently.
- Rose Bay Secondary College currently has two direct Community Use Agreements through the Share Our Spaces Program, separately with Maccabi NSW and East Basketball League, to allow exclusive use of the indoor and outdoor courts.

Financial and resource implications to Council are significant and are detailed in the resource implications section of this report.

Community benefit

The Waverley Open Space and Recreation Strategy 2021-2031 identified that:

- It will be difficult to create more public open space with the current population and development density in Waverley and competition for new land.
- 500 square metres of additional active open space is needed by 2031 to maintain today's level of provision of 1.47 hectares of open space per 1,000 people.
- There will be an increasing need for more public outdoor spaces to walk, socialise, play and for dogs to exercise.
- There is increasing participation in non-organised sport and activity and the need for flexible spaces that can be used by individuals for various activities.

The playing field in Rose Bay Secondary College would be a beneficial addition to Council's current open space network, providing new outdoor recreational spaces for the local community.

The walkway also provides an important pedestrian link from the end of The Avenue and Reina Street south to Chaley Street and Hardy Street, making the neighbourhood more connected and walkable.

5. Financial Impact

The proposed Joint Use Agreement would have ongoing financial and resources costs listed as follows:

- The agreed use of the asset is expected to generate very limited revenue for Council.
- Initial cost for Council entering the Joint Use Agreement is \$585,000 (inc. GST) including upgrading the facility as required by CINSW and the school.
- Estimated total cost per annum for Council's management responsibilities including daily locking the gates, cleaning and waste collection, regular field maintenance, and compliance inspection is approximately \$90,000 (inc. GST) based on 2025 rates.
- Estimated cost for field renovation every five years is \$225,000 (inc. GST) in 2025.
- It will add workload to Council's Open Space and Recreation Operations team to maintain and renovate the field.
- It will add workload to Council's Compliance teams to monitor and regulate use of the field.

- Council will need to fund the maintenance and renewal of the Capital works required by the school as per proposal in the Long Term Financial Plan.

A 10-year probable costs estimate is prepared for the capital works and maintenance if Council accepts the proposed Joint Use Agreement in Attachment 3.

6. Risks/Issues

Financial risks

Should Council enter a Joint Use Agreement with the College, it is estimated there would be an average \$130,000 (ex GST) annual capital works and asset maintenance costs for Council to maintain and keep the space safe for public access and in acceptable condition for school use. Staff salary is additional to the estimated amount.

Operational risks

Shared use of the area between the school and the public would require a higher level of maintenance than similar assets owned by Council in terms of cleanliness, safety, facilities, and playing surface condition.

There are risks that the level of maintenance required by the school would be unbearable for Council in a long run regarding human and financial resources.

Relationship risks

Should Council and the school establish the partnership, there would be risks of damaging the relationship between if the operation risks mentioned above became an issue.

Reputation risks

Council had in previous years committed to negotiate with the Department and the school for public use of the school ground, and Council has adopted the direction in the Community Strategic Plan to 'Expand the network of parks and open spaces, sporting and recreational facilities'.

There would be risks that Council's reputation and public trust are damaged if seen as not advocating for the community.

7. Attachments

1. North Bondi Residents Action Group - Letter to Minister [↓](#)
2. Community Infrastructure NSW Rose Bay Secondary College Proposal [↓](#)
3. 10-year probable costs for Joint Use Agreement [↓](#) .

