



**WAVERLEY**  
COUNCIL

**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING  
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON  
TUESDAY, 7 MAY 2019**

**Present:**

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

**Staff in attendance:**

Ross McLeod	General Manager
John Clark	Director, Customer Service and Organisation Improvement
Karen Mobbs	General Counsel
Peter Monks	Director, Planning, Environment and Regulatory
Emily Scott	Director, Community, Assets and Operations
Darren Smith	Chief Financial Officer
Jane Worthy	Internal Ombudsman

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

## **PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE**

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

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

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

### **1. Apologies/Leaves of Absence**

Apologies were received and accepted from Cr Betts.

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

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

- 2.1 Cr Kay declared a pecuniary interest in Item PD/5.2/19.05 – Return and Earn Vending Machine at Bondi Beach, and informed the meeting that his mother-in-law owns property at 1 Beach Road, Bondi Beach. Cr Kay advised that he will leave the Chamber for the consideration and vote on this item.
- 2.2 Cr O'Neill declared a less than significant non-pecuniary interest in Item PD/6.1/19.05 – West Oxford Street, and informed the meeting that she is the Member for Coogee.

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

- 3.1 J Chen (on behalf of the owners corporation of 1 Beach Road, Bondi Beach) – PD/5.2/19.05 – Return and Earn Vending Machine at Bondi Beach.
- 3.2 D Caretti (on behalf of Charing Cross Precinct) – PD/5.4/19.05 – Planning Proposal – 203–209 Bronte Road and 94 Carrington Road, Waverley – Charing Square.
- 3.3 J McAlpin (on behalf of Charing Cross Precinct) – PD/5.4/19.05 – Planning Proposal – 203–209 Bronte Road and 94 Carrington Road, Waverley – Charing Square.
- 3.4 S Gouge (Knight Frank Town Planning, on behalf of the applicant) – PD/5.4/19.05 – Planning Proposal – 203–209 Bronte Road and 94 Carrington Road, Waverley – Charing Square.
- 3.5 L Kosnetter (LK Planning, on behalf of the applicant) – PD/5.5/19.05 – Planning Proposal – 84 Curlew Street, Bondi Beach.

#### 4. Confirmation of Minutes

**PD/4.1/19.05 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 2 April 2019 (SF19/327)**

**MOTION / DECISION**

Mover: Cr Masselos

Seconder: Cr Keenan

That the minutes of the Strategic Planning and Development Committee Meeting held on 2 April 2019 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

#### 5. Reports

**PD/5.1/19.05 Boot Factory Restoration Options Analysis Outcomes (A18/0655)**

**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Receives and notes the project status update on the Boot Factory Restoration Options Analysis included in this report.
2. Progresses to detailed design that includes:
  - (a) Retaining the masonry perimeter walls.
  - (b) Replacing the roof sheeting and review the opportunity to improve roof performance.
  - (c) Upgrading or reconstructing existing floors, noting that the upgrade options analysis report outlines five options for the internal floor structure. These will be developed further at the detailed design stage, with careful consideration to heritage outcomes.
  - (d) Maintaining natural ventilation.
  - (e) New connection openings to access a shared lift and sanitary facilities within the Mill Hill Building.
3. Notes that fit-out options will be developed based on the outcomes of the Knowledge and Innovation Hub Strategy.

**PD/5.2/19.05 Return and Earn Vending Machine at Bondi Beach (A17/0647)**

*Cr Kay declared a pecuniary interest in this item, and informed the meeting that his mother-in-law owns property at 1 Beach Road, Bondi Beach. Cr Kay was not present at, or in sight of, the meeting for the consideration and vote on this item.*

**MOTION / UNANIMOUS DECISION**

Mover: Cr Wakefield  
Seconder: Cr Copeland

That Council:

1. Extends the contract agreement with the NSW Government representative Tomra-Cleanaway for a Reverse Vending Machine at Park Drive, Bondi Beach, until February 2020 when the Bondi Pavilion upgrade commences.
2. Following the removal of the RVM in February 2020, continues to support the 'Return and Earn' state government initiative by supporting Tomra-Cleanaway during their scoping of other potential RVM locations in Waverley.
3. Gives further consideration to the amelioration of noise impacts from the facility for the duration of the operation that the facility will remain at that location.
4. Ensures consultation with the community before relocating the Reverse Vending Machine.
5. Officers liaise with the operator and the NSW Environment Protection Agency about any potential public liability from adverse noise impacts on the surrounding residential neighbourhood.

*J Chen (on behalf of the owners corporation of 1 Beach Road, Bondi Beach) addressed the meeting.*

**PD/5.3/19.05 Planning Proposal - Waverley War Memorial Hospital (PP-1/2017)****MOTION / UNANIMOUS DECISION**

Mover: Cr Copeland  
Seconder: Cr O'Neill

That Council:

1. Notes the submission of a planning proposal to amend the Waverley Local Environmental Plan 2012 lodged by Ethos Urban on behalf of Uniting, as amended on 5 November 2018.
2. Notes the advice given by the Waverley Local Planning Panel on 24 January 2019.
3. Forwards the Planning Proposal to the Department of Planning and Environment for a Gateway Determination to proceed to formal public exhibition, subject to the following amendments:
  - (a) That the Planning Proposal only apply to the lots as identified in the original Planning Proposal submitted July 2017.
  - (b) No alteration to the Land Zoning Map.
  - (c) No site-specific zone boundary flexibility clause.

- (d) The following Additional Permitted Uses only to apply across the site as follows:
- (i) Seniors housing.
  - (ii) Community facilities.
  - (iii) Centre-based child care facility.
- (e) The following Additional Permitted Uses to apply in the R3 zone:
- (i) Health service facility and any development which is ordinarily incidental or ancillary to health service facility.
- (f) Increase the maximum permissible height from 9.5 m and 12.5 m, to 15 m and 21 m only.
- (g) Increase the maximum permissible floor space ratio (FSR) from 0.6:1 and 0.9:1, to 1.2:1.
- (h) New site-specific provisions to include:
- (i) Maximum site coverage to ensure open space provision.
  - (ii) Minimum deep soil and landscaped area to ensure significant trees, biodiversity corridors and heritage landscaped areas are protected.
  - (iii) Include the site on the Key Sites Map and apply clause 6.9 Design Excellence.
4. Places the Planning Proposal on public exhibition in accordance with any conditions of the Gateway Determination, should that be approved by the Department of Planning and Environment.
5. Accepts the role as the Plan-Making Authority from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.

**Division**

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

**Against the Motion:** Nil.

**PD/5.4/19.05**                      **Planning Proposal - 203–209 Bronte Road and 94 Carrington Road, Waverley - Charing Square (PP-2/2018)**

**MOTION / DECISION**

Mover: Cr Masselos

Seconder: Cr Keenan

That Council does not support the planning proposal for 203–209 Bronte Road and 94 Carrington Road (also known as 223–227 Bronte Road) proceeding to gateway.

**Division**

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

**Against the Motion:** Crs Burrill, Goltsman and Nemesh.

*D Caretti and J McAlpin (on behalf of Charing Cross Precinct) and S Gouge (Knight Frank Town Planning, on*

*behalf of the applicant) addressed the meeting.*

**PD/5.5/19.05 Planning Proposal - 84 Curlewis Street, Bondi Beach (PP-2/2019)**

**MOTION / DECISION**

Mover: Cr Wakefield  
Seconder: Cr Lewis

That Council:

1. Notes the submission of a Planning Proposal prepared by LK Planning on 15 February 2019 to add an Additional Permitted Use of 'commercial premises' under Schedule 1 of the Waverley Local Environmental Plan 2012.
2. Supports the Planning Proposal being forwarded to the Department of Planning and Environment for Gateway Determination.
3. Places the Planning Proposal on public exhibition in accordance with any conditions of the Gateway Determination that may be issued by the Department of Planning and Environment.
4. Accepts the role as the Plan-Making Authority from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.

**Division**

**For the Motion:** Crs Burrill, Copeland, Goltsman, Kay, Keenan, Lewis, Masselos, Nemesh, O'Neill and Wakefield.

**Against the Motion:** Cr Wy Kanak.

*L Kosnetter (LK Planning, on behalf of the applicant) addressed the meeting.*

**6. Urgent Business**

**PD/6.1/19.05 West Oxford Street (A13/0636-02)**

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

*Cr O'Neill declared a less than significant non-pecuniary interest in this item, and informed the meeting that she is the Member for Coogee.*

**MOTION**

Mover: Cr Wakefield  
Seconder: Cr Masselos

That Council forms a delegation of the Mayor, the Deputy Mayor, the three Lawson Ward Councillors or their alternates, the Director of Planning or suitable officer and a community representative nominated by the Mayor, and requests a meeting with the NSW Minister for Planning to discuss the State Government's planning policies and procedures and how they are impacting on the residents of Waverley, with particular reference to the proposed development at 194–214 Oxford Street and 2 Nelson Street, Bondi Junction. The State Members for Coogee and Vaucluse be invited to accompany the delegation.

**AMENDMENT**

Mover: Cr Goltsman

Seconder: Cr Nemesh

That the Motion be adopted subject to only the Mayor and three Ward Councillors attending.

THE AMENDMENT WAS PUT AND DECLARED LOST.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

**Division**

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

**Against the Motion:** Nil.

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

**7. Meeting Closure**

**THE MEETING CLOSED AT 8.57 PM.**



.....  
**SIGNED AND CONFIRMED**  
**CHAIR**  
**4 JUNE 2019**