



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

COUNCIL MEETING

A meeting of WAVERLEY COUNCIL will be held at the Boot Factory, Spring Street, Bondi Junction at:

7.00 PM, TUESDAY 16 SEPTEMBER 2025

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

Emily Scott
General Manager

Waverley Council
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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 Meetings

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 General Manager will read the following Opening Prayer:

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.

The Mayor will read the following Acknowledgement of Indigenous Heritage:

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.

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

CM/11.1/25.09 CONFIDENTIAL REPORT - Procurement Exemption - Commercial
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CM/11.2/25.09 CONFIDENTIAL REPORT – Organisational Development Program and
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12. Resuming in Open Session 257

13. Meeting Closure

OBITUARIES

CM/3/25.09

Subject: Obituaries

Author: Emily Scott, General Manager



The Mayor will ask Councillors for any obituaries.

Council will rise for a minute's silence for the souls of people generally who have died in our local government area.

CONFIRMATION AND ADOPTION OF MINUTES CM/5.1/25.09



Subject: Confirmation of Minutes - Council Meeting - 19 August 2025

TRIM No: A25/0081

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That Council confirms the minutes of the Council meeting held on 19 August 2025 as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of Council meetings must be confirmed at a subsequent meeting of Council, in accordance with section 375 of the *Local Government Act 1993*.

Attachments

1. Council Meeting Minutes - 19 August 2025



**MINUTES OF THE WAVERLEY COUNCIL MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 19 AUGUST 2025**

Present:

Councillor Will Nemesh (Mayor) (Chair)	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 Margaret Merten	Bondi Ward
Councillor Joshua Spicer	Waverley Ward
Councillor Michelle Stephenson	Bondi 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
Fletcher Rayner	Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

At the commencement of proceedings at 7.01 pm, those present were as listed above, with the exception of Cr Lewis who arrived at 7.02 pm during declarations of pecuniary and non-pecuniary interests.

At 8.27 pm, following the vote on CM/8.2/25.08, Cr Lewis left the meeting and did not return.

At 8.27 pm, following the vote on item CM/8.2/25.08, the meeting adjourned for a short break.

At 8.33 pm, the meeting resumed.

Crs Lewis and Wy Kanak attended the meeting by audio-visual link.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager read the following Opening Prayer:

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.

The Mayor read the following Acknowledgement of Indigenous Heritage:

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 from Cr Paula Masselos.

2. Declarations of Pecuniary and Non-Pecuniary Interests

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

3. Obituaries

Johnny Mayes.

Council rose for a minute's silence for the souls of people generally who have died in our local government area.

4. Addresses by Members of the Public

- 4.1 L Stewart (on behalf of North Bondi Precinct) – CM/8.12/25.08 – Return and Earn Collection Points.
- 4.2 P Lovitt (on behalf of Eastern Suburbs Cricket Club) – CM/8.13/25.08 – Council Chambers – Community Consultation.

ITEMS BY EXCEPTION**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spooner

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

- CM/5.1/25.08 Confirmation of Minutes – Council Meeting – 15 July 2025.
- CM/5.2/25.08 Confirmation of Minutes – Extraordinary Council Meeting – 5 August 2025.
- CM/7.1/25.08 Capital Works Review Committee Meeting – 29 May 2025 – Minutes.
- CM/7.2/25.08 Reconciliation Action Plan Advisory Committee Meeting – 10 June 2025 – Minutes.
- CM/7.3/25.08 Strategic Property Review Committee Meeting – 29 May 2025 – Minutes.
- CM/7.5/25.08 Investment Portfolio Report – June 2025.
- CM/7.6/25.08 Investment Portfolio Report – July 2025.
- CM/7.9/25.08 School Enrolment Data Trends.
- CM/7.10/25.08 Planning Agreement – 1 Wellington Street and 222-234 Bondi Road, Bondi.
- CM/7.11/25.08 Planning Agreement – 96-104 Ebley Street, Bondi Junction.
- CM/7.16/25.08 Tender Evaluation – SSROC – Road Signs and Traffic Control Equipment.
- CM/8.5/25.08 Planning Agreement Policy (Amendment No.6) – Monitoring and Transparency.
- CM/8.8/25.08 Pot Plants on Public Land.
- CM/8.9/25.08 Motion for the 2025 Local Government Conference – Reinvestment of Waste Levy to Support FOGO Composting Infrastructure.
- CM/8.10/25.08 Commemoration and Memorialisation Plaque Policy.
- CM/8.11/25.08 Bondi Beach Pedestrian Crossings.
- CM/8.12/25.08 Return and Earn Collection Points.

5. Confirmation and Adoption of Minutes

CM/5.1/25.08 Confirmation of Minutes - Council Meeting - 15 July 2025 (A25/0081)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council confirms the minutes of the Council meeting held on 15 July 2025 as a true record of the proceedings of that meeting.

CM/5.2/25.08 Confirmation of Minutes - Extraordinary Council Meeting - 5 August 2025 (A25/0081)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council confirms the minutes of the extraordinary Council meeting held on 5 August 2025 as a true record of the proceedings of that meeting.

6. Mayoral Minutes

There were no mayoral minutes.

7. Reports

CM/7.1/25.08 Capital Works Review Committee Meeting - 29 May 2025 - Minutes (SF25/2135)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council notes the minutes of the Capital Works Review Committee meeting held on 29 May 2025 attached to the report.

CM/7.2/25.08 Reconciliation Action Plan Advisory Committee Meeting - 10 June 2025 - Minutes (A25/0222)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council notes the minutes of the Reconciliation Action Plan Advisory Committee meeting held on 10 June 2025 attached to the report.

CM/7.3/25.08 Strategic Property Review Committee Meeting - 29 May 2025 - Minutes (SF25/2126)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council notes the minutes of the Strategic Property Review Committee meeting held on 29 May 2025 attached to the report.

CM/7.4/25.08 Budget Carry Over - 2024-25 to 2025-26 (SF24/4957)**MOTION / DECISION**

Mover: Cr Nemesh
Seconder: Cr Spicer

That Council:

1. Carries over \$4,011,427 from the 2024–25 financial year budget to the 2025–26 financial year, as set out in Attachment 1 of the report.
2. Approves the Seven Ways project costs requirement and funds it by reprioritising the 2025–26 expenditure program, as set out in the report, subject to the following amendment:
 - (a) Reduce C1248 Campbell Parade Streetscape Upgrade by \$40,000 to \$260,000 and retain the budget for C1281 CSIRO Astronomical Viewing Platform at \$50,000.
3. Notes the preliminary budget performance for the 2024–25 financial year, as set out in the report.
4. Notes that the year-end financial statements for the 2024–2025 financial year will be reported to the Audit, Risk and Improvement Committee in August 2025 and Council in September 2025.
5. Request the Mayor write to the Minister for Infrastructure, Transport, Regional Development and Local Government, requesting a consistent approach for the distribution of financial assistance grants each year.

CM/7.5/25.08 Investment Portfolio Report - June 2025 (SF24/3676)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council:

1. Notes the Investment Summary Report for June 2025 attached to the report.
2. Notes that the Executive Manager, Finance, as the Responsible Accounting officer, advises that all investments have been made in accordance with the requirements of section 625 of the *Local Government Act 1993* and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

CM/7.6/25.08 Investment Portfolio Report - July 2025 (SF25/3747)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council:

1. Notes the Investment Summary Report for July 2025 attached to the report.
2. Notes that the Executive Manager, Finance, as the Responsible Accounting officer, advises that all investments have been made in accordance with the requirements of section 625 of the *Local Government Act 1993* and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

CM/7.7/25.08 Affordable Housing Operations - Key Workers and Women Escaping Violence (A25/0312)**MOTION**

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council:

1. Approves the changes to the operation of the Affordable Housing Program set out in the report that refine the definition of key workers and improve access for women escaping domestic and family violence, subject to the following amendment:
 - (a) Page 105 of the agenda, 'Definition' – Add 'and' at the end of the second dot point and add a third dot point to read as follows:

'Someone whose work is critical for maintaining public safety, health, welfare or responding to an emergency.'
2. Allocates \$30,000 from the Affordable Housing Operating Reserve to purchase white goods and furniture, if required, for units nominated as housing for women escaping violence.
3. Writes to the following individuals and organisations informing them of this resolution:
 - (a) Member for Wentworth – Allegra Spender MP.
 - (b) NSW Minister for Water, Housing, Homelessness, Mental Health and Youth – Rose Jackson MLC.
 - (c) Member for Coogee – Marjorie O'Neill MP.
 - (d) Member for Vaucluse – Kellie Sloane MP.
 - (e) Local Government New South Wales (LGNSW).

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

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

UNANIMOUS DECISION

That Council:

1. Approves the changes to the operation of the Affordable Housing Program set out in the report that refine the definition of key workers and improve access for women escaping domestic and family violence, subject to the following amendment:
 - (b) Page 105 of the agenda, 'Definition' – Add 'and' at the end of the second dot point and add a third dot point to read as follows:

'Someone whose work is critical for maintaining public safety, health, welfare, education or responding to an emergency.'
2. Allocates \$30,000 from the Affordable Housing Operating Reserve to purchase white goods and furniture, if required, for units nominated as housing for women escaping violence.
3. Writes to the following individuals and organisations informing them of this resolution:
 - (a) Member for Wentworth – Allegra Spender MP.
 - (b) NSW Minister for Water, Housing, Homelessness, Mental Health and Youth – Rose Jackson MLC.
 - (c) Member for Coogee – Marjorie O'Neill MP.
 - (d) Member for Vaucluse – Kellie Sloane MP.
 - (e) Local Government New South Wales (LGNSW).

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

CM/7.8/25.08 First Nations Advisory Committee - Community Membership (A25/0222)**MOTION / UNANIMOUS DECISION**

Mover: Cr Townsend
Seconder: Cr Wy Kanak

That Council:

1. Treats the attachment to 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)(d)(i) of the *Local Government Act 1993*. The attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Appoints the following community members to the First Nations Advisory Committee for two years from September 2025 to September 2027:
 - (a) Gene Ross.
 - (b) Keala Mealey-Walker.
 - (c) Sarah Jane Moore.

- (d) Kevin Heath.
- (e) Gary Ella.
- (f) Earl Weir.
- (g) Liz Tierney.
- (h) Billy Reynolds.
- (i) Clare Woolley.
- (j) Danny Allende.

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

CM/7.9/25.08 School Enrolment Data Trends (A14/0170)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council notes the update on school enrolment trends in the Waverley local government area, as set out in the report.

CM/7.10/25.08 Planning Agreement - 1 Wellington Street and 222-234 Bondi Road, Bondi (SF25/3571)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council:

1. Approves the planning agreement attached to the report applying to land at 1 Wellington Street and 222-234 Bondi Road, Bondi, offering a total monetary contribution of \$3,272,000 to be allocated to the Bondi Road Streetscape Upgrade, Waverley Park Plan of Management and Bondi Local Area Traffic Management priority actions.
2. Authorises the General Manager to execute the agreement.

Division

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

Against the Motion: Nil.

CM/7.11/25.08 Planning Agreement - 96-104 Ebley Street, Bondi Junction (SF24/5748)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council:

1. Approves the planning agreement attached to the report applying to land at 96–100 and 102–104 Ebley Street, Bondi Junction, offering a total monetary contribution of \$946,400, with \$709,800 (75%) to be allocated to the Bondi Junction Road Safety and Renewal Program and Bondi Junction Community Facilities Upgrades, and \$236,600 (25%) to be allocated to the Affordable Housing Program, in accordance with Council’s Planning Agreement Policy.
2. Authorises the General Manager to execute the agreement.

Division

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

Against the Motion: Nil.

CM/7.12/25.08 Charing Cross Streetscape Upgrade - Project Update (SF23/3929)**MOTION**

Mover: Cr Townsend

Seconder: Cr Westwood

That Council:

1. Treats the attachment to this 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)(d)(i) of the *Local Government Act 1993*. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Notes the project update on the Charing Cross Streetscape Upgrade, as set out in the report, including the progress of the preliminary electrical works, the Separable Portion 1 (SP1) civil works and the program acceleration already achieved without specific intervention.
3. Proceeds with Option 2 as set out in the report: cease upgrade works at the completion of the SP1 civil works and permanently reinstate all trenching within the SP2 footprint without further upgrades.
4. Notifies local businesses of this resolution.

AMENDMENT

Mover: Cr Spooner

Seconder: Cr Fabiano

That the following clause be added to the motion:

‘Monitors the ongoing safety of pedestrians at the SP2 intersection.’

THE AMENDMENT WAS PUT AND DECLARED CARRIED.

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

UNANIMOUS DECISION

That Council:

1. Treats the attachment to this 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)(d)(i) of the *Local Government Act 1993*. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Notes the project update on the Charing Cross Streetscape Upgrade, as set out in the report, including the progress of the preliminary electrical works, the Separable Portion 1 (SP1) civil works and the program acceleration already achieved without specific intervention.
3. Proceeds with Option 2 as set out in the report: cease upgrade works at the completion of the SP1 civil works and permanently reinstate all trenching within the SP2 footprint without further upgrades.
4. Monitors the ongoing safety of pedestrians at the SP2 intersection.
5. Notifies local businesses of this resolution.

Cr Lewis was not present for the votes on this item.

**CM/7.13/25.08 Council Chambers Redevelopment - Concept Options - Exhibition
(SF25/3189)**

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council defers this item for further consideration at the Strategic Property Review Committee to be held on 28 August 2025, with officers to prepare a report for the September Council meeting.

**CM/7.14/25.08 Bronte Pool - Pump House Upgrade and Pump Replacement - Project
Update (SF21/4211)**

MOTION / UNANIMOUS DECISION

Mover: Cr Westwood

Seconder: Cr Frazer

That Council:

1. Treats the attachment to this 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)(g) of the *Local Government Act 1993*. The attachment contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.
2. Approves the 75% detailed design for the Bronte Pool Pump House and Pump Replacement project attached to the report (Attachments 1–3).

3. Presents options for materiality of the fence, stairs and pump house to the Capital Works Review Committee for review and consideration in the detailed design.
4. Notes that the Review of Environmental Factors (REF) for the project, including detailed design progressed from the 75% package, will be publicly exhibited for 28 days.
5. Officers prepare a report to Council on the community feedback following the exhibition period.
6. Notes that:
 - (a) The General Manager, under delegation, will review the REF, consider community feedback and feedback from Councillors to determine whether to proceed with the project.
 - (b) Council will tender for construction services should the General Manager decide to proceed with the project.
7. Authorises the Executive Manager, Infrastructure Services, to modify the remaining design should design constraints and on-site circumstances warrant changes.

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

CM/7.15/25.08 Waverley Park - Drainage Rectification (A24/1060)

MOTION / UNANIMOUS DECISION

Mover: Cr Spicer
Seconder: Cr Westwood

That Council:

1. Approves in principle Option 2, as set out in the report, to install a subsoil drain along the length of the existing swale and undertake minor regrading of the existing mounding in Waverley Park adjacent to Field 3 to rectify drainage issues.
2. Notes that the cost of Option 2 is \$33,226 (excluding GST).
3. Considers funding the project at the Q1 budget review.

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

CM/7.16/25.08 Tender Evaluation - SSROC - Road Signs and Traffic Control Equipment (SF17/2878)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council:

1. Treats the tender evaluation attached to 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)(d)(i) of the *Local Government Act 1993*. The tender evaluation contains commercial information of a

confidential nature that would, if disclosed, prejudice the commercial position of the person(s) who supplied it.

2. Under section 178(1)(a) of the *Local Government (General) Regulation 2021*, accepts the following SSROC-approved supplier panel for the supply of road signs and traffic control equipment for three years with two one-year options at the discretion of SSROC and Council:
 - (a) Central Signs Road and Safety Aust Pty Ltd.
 - (b) G&B Services (NSW) Pty Ltd.
 - (c) Hunter Valley Signs Pty Ltd.
 - (d) Traffic Facilities Maintenance Pty Ltd.
3. Note that SSROC will notify unsuccessful tenderers of the decision in accordance with section 179 of the *Local Government (General) Regulation 2021*.

8. Notices of Motion

CM/8.1/25.08 Waverley Art Prize - Celebrating 40 Years in 2026 (A24/0018)

MOTION / UNANIMOUS DECISION

Mover: Cr Fabiano
Seconder: Cr Nemesh

That Council:

1. Notes that 2026 marks the 40th anniversary of the Waverley Art Prize, a significant cultural program that has supported and showcased artists from across Australia since its establishment in 1986.
2. Acknowledges the important role the Waverley Art Prize has played in:
 - (a) Supporting emerging and established visual artists.
 - (b) Enhancing Waverley's cultural life and reputation.
 - (c) Contributing to Australia's creative and cultural economy.
3. Recognises and thanks all artists, arts workers, judges, partners and staff who have contributed to the success of the Waverley Art Prize over the past four decades.
4. Officers prepare a report to Council outlining options for commemorating the 40th anniversary of the prize in 2026, including:
 - (a) A retrospective exhibition or publication celebrating past winners and finalists.
 - (b) Community engagement activities that explore the history and significance of the prize.
 - (c) Promotion of and education about the prize and its enduring contribution to visual arts.
 - (d) Opportunities to integrate the anniversary into other cultural events across Waverley

during the year.

- (e) Inviting past winners to the launch of the 2026 Art Prize to celebrate the anniversary and Waverley's commitment to the visual arts.

- 5. Officers provide an update to Council by March 2026 on the proposed program, including indicative timelines, partnership opportunities and budget considerations.

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

CM/8.2/25.08 Affordable Housing (A25/0312)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council:

1. Notes that there is currently no comprehensive public register of affordable housing in NSW, making it difficult to track the location, ownership and management of these dwellings.
2. Acknowledges that while Waverley is seeing an increase in affordable housing delivered through planning incentives, such as floor space and height bonuses under the Housing State Environmental Planning Policy (SEPP), there is currently no reliable way to monitor or verify how and where this housing is delivered or maintained.
3. Welcomes the NSW Government's Community Housing Providers (Adoption of National Law) Amendment Bill 2025, particularly its introduction of a:
 - (a) State-wide public register of affordable housing dwellings.
 - (b) Requirement for affordable housing to be managed by a registered provider.
 - (c) Framework for compliance and enforcement to support transparency and accountability.
4. Requests the Mayor to write to the NSW Minister for Planning and the Minister for Housing and Homelessness to:
 - (a) Express Council's support for the reforms in the Bill.
 - (b) Recommend that the public register include key data to support councils and the community in understanding the distribution and status of affordable housing across NSW and Waverley.

CM/8.3/25.08 Bondi Pavilion - Community Spaces Consultation (A15/0272)

MOTION

Mover: Cr Wy Kanak

Seconder: Cr Fabiano

That Council consults further with the community, Precincts and stakeholders on the Strategic Property Review Committee's recommendations, as noted by Council at its meeting on 17 June 2025,

before proceeding with the recommended changes to the Bondi Pavilion Welcome Centre and Venue Office.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO THE MOTION.

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

UNANIMOUS DECISION

That Council notes that:

1. Council unanimously resolved at its meeting on 20 May 2025 to publicly exhibit its intention to grant a lease for the Welcome Centre and Venue Office at Bondi Pavilion
2. The community, Precincts and stakeholders can provide feedback on the proposal as part of that process.
3. Officers will prepare a report to Council following the exhibition period for Council to consider the submissions.

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

CM/8.4/25.08 Aboriginal Rock Carvings at Bondi Golf Course - Preservation (A03/2567)

MOTION / UNANIMOUS DECISION

Mover: Cr Wy Kanak
Seconder: Cr Stephenson

That Council:

1. Notes that Council officers are currently preparing an Aboriginal Heritage Study led by a well-known Aboriginal history and heritage researcher with high-level input from the Gujaga Foundation and traditional custodians. The study is a priority project identified by Council's First Nations Advisory Committee (formerly the Reconciliation Action Plan Advisory Committee).
2. Notes that the Gujaga Foundation is coordinating the appropriate knowledge holders from the community on behalf of Council to decide how the sites should be protected.
3. Notes that the Aboriginal Heritage Study is due to be completed in the 2025–26 financial year, in alignment with Council approvals.
4. Officers prepare a report to Council at the conclusion of the study to present the findings and next steps.

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

CM/8.5/25.08 Planning Agreement Policy (Amendment No.6) - Monitoring and Transparency (SF25/1774)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council:

1. Notes the adoption of Amendment No. 6 to the Planning Agreement Policy at its meeting on 15 July 2025.
2. Acknowledges that current information on development contributions, including voluntary planning agreements (VPAs), affordable housing contributions and section 7.12 development contributions, is fragmented across multiple areas of Council's website, making it difficult for the community to easily locate and understand.
3. Requests the Director, Planning, Sustainability and Compliance, to review and update Council's website to improve accessibility and community understanding by:
 - (a) Developing a single, consolidated webpage outlining the range of applicable development contributions in the Waverley local government area, including VPAs, affordable housing contributions, section 7.12 contributions and relevant State Government contributions.
 - (b) Presenting this information in clear, plain English, with an emphasis on explaining the purpose of each contribution mechanism and the public benefits they deliver.
 - (c) Including a direct link to the existing VPA Register on this webpage.
4. Reaffirms its commitment to securing public benefits, such as affordable housing, infrastructure and community facilities, through the transparent and strategic use of planning mechanisms, including VPAs.
5. Officers prepare a progress report to Council on the implementation of these changes by December 2025.

CM/8.6/25.08 Ethical Banking and Environmental, Social and Governance (ESG) Criteria in Procurement (A25/1835)

MOTION

Mover: Cr Fabiano

Seconder: Cr Merten

That Council:

1. Notes that Council has entered into a contract for transactional banking services through a regional tender process coordinated by the Southern Sydney Regional Organisation of Councils (SSROC), and acknowledges the importance of financial service delivery that is cost-effective, reliable and secure.
2. Notes that Council adopted an amended Investment Policy in July 2025, which included criteria for environmental, social and governance (ESG) components, and that the policy is scheduled for review in June 2026.

3. Affirms Council's commitment to ESG principles across its financial and procurement practices.
4. Requests that:
 - (a) As part of the scheduled 2026 review of the Investment Policy, officers bring forward options for strengthening ESG provisions, including consideration of fossil fuel divestment.
 - (b) A report be prepared for Council prior to the expiry of the current banking services contract outlining the feasibility, benefits and risks of transitioning to an ethical or publicly owned banking institution.
 - (c) A letter be sent to SSROC, on behalf of Council, requesting that ESG and ethical finance considerations continue to be strengthened in future regional banking tenders.

AMENDMENT

Mover: Cr Spicer
Seconder: Cr Nemesh

That:

1. The following clause be added to the motion:

'Notes that the current agreement for transactional banking services is for three years plus options, and that any extension options are subject to supplier performance, Council resolution and SSROC recommendation, with ESG considerations forming part of that evaluation.'
2. Clause 4 be deleted.

THE AMENDMENT WAS PUT AND DECLARED CARRIED.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Notes that Council has entered into a contract for transactional banking services through a regional tender process coordinated by the Southern Sydney Regional Organisation of Councils (SSROC), and acknowledges the importance of financial service delivery that is cost-effective, reliable and secure.
2. Notes that Council adopted an amended Investment Policy in July 2025, which included criteria for environmental, social and governance (ESG) components, and that the policy is scheduled for review in June 2026.
3. Affirms Council's commitment to ESG principles across its financial and procurement practices.
4. Notes that the current agreement for transactional banking services is for three years plus options, and that any extension options are subject to supplier performance, Council resolution and SSROC recommendation, with ESG considerations forming part of that evaluation.

Cr Lewis was not present for the votes on this item.

CM/8.7/25.08 Motion for the 2025 Local Government Conference - Building Resilient, Equitable and Sustainable Local Government (A13/0314)

MOTION

Mover: Cr Fabiano
Seconder: Cr Wy Kanak

That Council:

1. Submits the following motion for consideration at the 2025 Local Government NSW Conference:
 - (a) That LGNSW calls on the NSW and Commonwealth Governments to:
 - (i) Establish a Local Government Resilience Partnership Fund to address intersecting risks, including financial stress, ageing infrastructure and climate impacts.
 - (ii) Support sector-wide cybersecurity standards and shared digital infrastructure models to protect community trust and service delivery.
 - (iii) Reform local government funding arrangements to ensure long-term financial sustainability, equity and climate-readiness.
 - (iv) Collaborate with councils to embed financial, infrastructure and climate risks in all strategic and asset management planning.
 - (b) That LGNSW convenes a sector-wide Risk Resilience Forum in 2026 to strengthen cross-sector collaboration on sustainable asset renewal, ethical workforce practices and governance innovation.
2. Notes that the motion responds directly to the 2024 JLT Public Sector Risk Survey findings, which identified financial sustainability, cybersecurity, asset degradation and workforce challenges as critical risks to local government.
3. Affirms that Council is committed to building a financially sustainable, climate-resilient and digitally secure future for its community, and will advocate for intergovernmental support and systemic reform through this motion.

THE MOTION WAS PUT AND DECLARED LOST.

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

CM/8.8/25.08 Pot Plants on Public Land (A13/0054)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council:

1. Investigates the feasibility of allowing residents to place removable pot plants on the public verge immediately outside their private property, including in laneways, subject to appropriate safety, accessibility and design conditions.

2. Officers prepare a report to Council outlining:
 - (a) The necessary amendments to the Waverley Development Control Plan (DCP), Public Gardening Policy or any other applicable plans or policies.
 - (b) The criteria under which such pot plants may be permitted, which may include:
 - (i) Footpath width and accessibility for pedestrians and mobility devices.
 - (ii) 'Line of sight' and safety considerations.
 - (iii) Plant selection and maintenance responsibilities.
 - (iv) Risk management and liability implications.
 - (v) Heritage and biodiversity impacts where applicable.
 - (c) Consultation with key stakeholders, including residents, access advocates and relevant Council teams.
3. Notes that any proposal to permit pot plants must align with existing objectives within the Waverley DCP relating to urban character, built form and landscaping.
4. Receives options for a trial or permit-based approach, and the potential for community education to support responsible verge use.
5. Officers provide time frames and resourcing implications for the policy review and implementation.

CM/8.9/25.08 Motion for the 2025 Local Government Conference - Reinvestment of Waste Levy to Support FOGO Composting Infrastructure (A24/0741)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council:

1. Submits the following motion for consideration at the 2025 Local Government NSW Conference:

That LGNSW calls on the NSW Government to reinvest a greater proportion of the NSW Waste Levy into regional and local infrastructure for the processing and composting of Food Organics and Garden Organics (FOGO), to ensure councils can meet their obligations under the new State legislation.
2. Notes that the NSW Government's new FOGO requirements are intended to significantly reduce organic waste sent to landfill and support broader waste and climate targets.
3. Emphasises the urgent need for regional organics composting infrastructure to be delivered in the Eastern Suburbs, where limited available land and high transport costs pose additional implementation challenges.

4. Writes to the following stakeholders advising them of this resolution and seeking their support for increased funding and infrastructure delivery to enable successful FOGO implementation:
 - (a) NSW Minister for Climate Change, Energy, the Environment and Heritage – The Hon Penny Sharpe MLC.
 - (b) Member for Coogee – Marjorie O'Neill MP.
 - (c) Member for Vaucluse – Kellie Sloane MP.

CM/8.10/25.08 Commemoration and Memorialisation Plaque Policy (A25/1841)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council:

1. Investigates the feasibility of a commemoration and memorialisation plaque policy for the Waverley local government area that considers opportunities to:
 - (a) Accommodate requests from local residents for the personal memorialisation of people that have passed away.
 - (b) Commemorate local residents who have significantly contributed to the local area.
 - (c) Commemorate past and current Councillors who have significantly contributed to major construction projects in the local area.
2. Officers prepare a report to Council on the feasibility of the proposed approach, including an assessment of costs and the approaches of other Sydney metropolitan councils regarding commemoration and memorialisation.

CM/8.11/25.08 Bondi Beach Pedestrian Crossings (A03/0801)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spooner

That Council:

1. Notes the high pedestrian and vehicle movements throughout the Bondi Beach area, including Campbell Parade, Park Parade and Queen Elizabeth Drive, especially during the summer months.
2. Notes the vehicle and pedestrian conflict points at the entrance and exit to Queen Elizabeth Drive.
3. Officers undertake a review of pedestrian safety at the intersections of Queen Elizabeth Drive and Campbell Parade, including options to install dedicated pedestrian crossings, and prepare a report to Council as soon as possible on options to improve pedestrian safety.

CM/8.12/25.08 Return and Earn Collection Points (A17/0647)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spooner

That Council:

1. Notes the success of the NSW Container Deposit Scheme, with over 38 million eligible containers collected every week.
2. Notes that the current collection point at Vaucluse, the four collection points at Bondi Junction and the monthly collection at Bronte Surf Life Saving Club provide limited locations for residents and visitors to utilise the scheme.
3. Writes to Tomra to request that additional collection points be installed throughout the Waverley local government area, with a focus on the Bondi Beach area.
4. Officers prepare a report to Council on the outcome no later than the September 2025 Council meeting.

*L Stewart (on behalf of North Bondi Precinct) addressed the meeting.***CM/8.13/25.08 Council Chambers - Community Consultation (A24/0987)****MOTION (WITHDRAWN BY CR MERTEN)**

That Council:

1. Notes that the previous community consultation on the Council Chambers was in April/May 2022 (Review of Environmental Factors and concept design).
2. Undertakes comprehensive community consultation and engagement on the Council Chambers site, using the IAP2 model of community consultation, to develop a deep understanding of the community's expectations of:
 - (a) The current and emerging needs of the Waverley community.
 - (b) Future possible uses, concepts and proposals.
 - (c) Council's civic identity and that this site is the historic location of the Council Chambers.
 - (d) Availability of community and recreation space.
3. Ensures that the consultation questions include open-ended questions to ensure a comprehensive response from the community.
4. Undertakes consultation with stakeholders and users of the Margaret Whitlam Recreation Centre for their feedback and input, given the proximity of the Council Chambers site.
5. Undertakes consultation with the Precinct Committees on the Council Chambers site.

6. Ensures that the community consultation includes physical notification to local residents and is included in Council publications as well as digital and social channels to encourage participation in the consultation.
7. Officers prepare a report to Council by December 2025 on the outcomes and findings of the consultation.

P Lovitt (on behalf of Eastern Suburbs Cricket Club) addressed the meeting.

CM/8.14/25.08 Youth Advisory Committee - Establishment (A25/1839)

MOTION

Mover: Cr Spicer
Seconder: Cr Stephenson

That Council:

1. Establishes a Youth Advisory Committee to consult with young people in Waverley.
2. Officers prepare a report to Council by December 2025 with draft terms of reference for the committee, including:
 - (a) Up to eight young people as members of the committee.
 - (b) Up to three Councillor members of the committee, one of whom is to be chair.
 - (c) The committee to meet twice per year.
 - (d) A membership term of two years.
 - (e) A framework for the safety and wellbeing of participants.
3. Appoints members to the committee in early 2026.
4. Officers inform all Waverley Precinct committees of this resolution.

THE MOVER OF THE MOTION ACCEPTED AN AMENDMENT TO CLAUSE 2(a).

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

UNANIMOUS DECISION

That Council:

1. Establishes a Youth Advisory Committee to consult with young people in Waverley.
2. Officers prepare a report to Council by December 2025 with draft terms of reference for the committee, including:
 - (a) Up to eight young people as members of the committee under the age of 30.
 - (b) Up to three Councillor members of the committee, one of whom is to be chair.

- (c) The committee to meet twice per year.
 - (d) A membership term of two years.
 - (e) A framework for the safety and wellbeing of participants.
3. Appoints members to the committee in early 2026.
 4. Officers inform all Waverley Precinct committees of this resolution.

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

9. Questions with Notice

CM/9.1/25.08 Question with Notice - E-Bikes (A17/0445)

QUESTION

The following questions were submitted by Cr Masselos:

In the last couple of weeks there appears to have been an increase in the number of share bike that each provider is depositing across Waverley. There also does not appear to be a reduction of e-bikes littering the Waverley local government area (LGA) after use.

1. How many providers have signed the memorandum of understanding (MoU)? And who are they?
2. How many e-bikes is each provider permitted to park in Waverley LGA? What was the allowable number of bikes for each provider prior to the signing of the MoU?
3. What are the locations of the specially designated e-bike parking bays? Are these operational yet? If not, when are they expected to be operational?
4. Have any car spaces been utilised for the e-bike parking bays? And if so, please identify which bays and which streets.
5. Is Council monitoring how these e-bike bays are being used and their utilisation rates? If so, how? If not, why not?

General Manager's answer

1. How many providers have signed the memorandum of understanding (MoU)? And who are they?

Three providers have signed an MOU, Lime, HelloRide and Ario.

2. How many e-bikes is each provider permitted to park in Waverley LGA? What was the allowable number of bikes for each provider prior to the signing of the MoU?

There was no limitation on the number of bikes permitted in the LGA prior to the MoUs being signed. The number of e-bikes allowed by each provider in the MoU is confidential. This can be provided to Councillors via email.

3. What are the locations of the specially designated e-bike parking bays? Are these operational

yet? If not, when are they expected to be operational?

The following extract from the 17 June 2025 Council report outlines the site locations and associated details:

- Bondi Junction:
 - o Off-street: 18.
 - o On-street (existing 'No Stopping' zone): 6.
 - o On-street (existing vehicle space reallocated): 0.
- Bondi Beach:
 - o Off-street: 19.
 - o On-street (in an existing 'No Stopping' zone): 13.
 - o On-street (existing vehicle space reallocated): 6.
- Bronte Beach:
 - o Off-street: 1.
 - o On-street (In an existing 'No Stopping' zone): 0.
 - o On-street (existing vehicle space reallocated): 1.

This provides a total of 64 areas. These areas are expected to store 8-12 bikes each on average.

See the Council report (CM/7.15/25.06 - Shared E-Bike Parking and Management Trial) for details, including maps and breakdown by street.

As at 8 August, 15 off-street and one on-street parking areas have been installed.

4. Have any car spaces been utilised for the e-bike parking bays? And if so, please identify which bays and which streets.

See the answer to question 3.

5. Is Council monitoring how these e-bike bays are being use and their utilisation rates? If so, how? If not, why not?

As the bike parking areas are installed and the share bike providers reflect them in their systems, Council officers will start monitoring usage.

Sharon Cassidy
Director, Assets and Operations

10. Urgent Business

CM/10.1/25.08 NSW Government Shark Management Program (A09/0347)

The chair ruled that this item was urgent.

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Stephenson

That Council deals with this item as urgent business.

MOTION

Mover: Cr Nemesh
Seconded: Cr Stephenson

That Council:

1. Notes the correspondence attached to the report from the NSW Minister for Agriculture, the Hon Tara Moriarty MLC, on a proposed shark net removal trial.
2. Recognises the need to balance marine biodiversity with community safety in any shark management strategy.
3. Reaffirms Council's support for the removal of shark nets provided that alternative technologies are deployed prior to removal to ensure community safety.
4. Notes that the proposed trial is a NSW-Government-led initiative and that any trial location selection should be determined by the NSW Department of Primary Industries (DPI) based on best practice scientific research.
5. Writes to the NSW Minister for Agriculture, the Hon Tara Moriarty MLC, advising her of this resolution.

AMENDMENT

Mover: Cr Wy Kanak
Seconded: Cr Fabiano

That the following clause be added to the motion:

‘Considers nominating Bondi Beach for the shark net removal trial.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 3.

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

UNANIMOUS DECISION

That Council:

1. Notes the correspondence attached to the report from the NSW Minister for Agriculture, the Hon Tara Moriarty MLC, on a proposed shark net removal trial.
2. Recognises the need to balance marine biodiversity with community safety in any shark management strategy.
3. Reaffirms Council's support for the removal of shark nets provided that alternative technologies are funded by the State Government and deployed prior to removal to ensure community safety.
4. Notes that the proposed trial is a NSW-Government-led initiative and that any trial location selection should be determined by the NSW Department of Primary Industries (DPI) based on best practice scientific research.
5. Writes to the NSW Minister for Agriculture, the Hon Tara Moriarty MLC, advising her of this resolution.

Division

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

Against the Motion: Nil.

11. Closed Session

There were no items dealt with in closed session.

12. Meeting Closure

THE MEETING CLOSED AT 9.40 PM.

.....
SIGNED AND CONFIRMED
MAYOR
16 SEPTEMBER 2025

:

MAYORAL MINUTES

CM/6/25.09



WAVERLEY
COUNCIL

Subject: Mayoral Minutes

Author: Mayor of Waverley, Cr Will Nemesh

Mayoral minutes are permissible at Waverley Council meetings under the Waverley Code of Meeting Practice. Clauses 9.7–9.11 of the Code state:

Subject to clause 9.10, if the mayor is the chair at a meeting of the council, the mayor may, by minute signed by the mayor, put to the meeting without notice any matter or topic that is within the jurisdiction of the council, or of which the council has official knowledge.

A mayoral minute, when put to a meeting, takes precedence over all business on the council's agenda for the meeting. The chair (but only if the chair is the mayor) may move the adoption of a mayoral minute without the motion being seconded.

A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by the council, a resolution of the council.

A mayoral minute must not be used to put without notice matters that are routine and not urgent, or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.

Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in the council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, the council must defer consideration of the matter, pending a report from the general manager on the availability of funds for implementing the recommendation if adopted.

REPORT

CM/7.1/25.09



Subject: Capital Works Review Committee Meeting - 24 July 2025 - Minutes

TRIM No: SF25/2136

Manager: Emily Scott, General Manager

Director: Emily Scott, General Manager

RECOMMENDATION:

That Council notes the minutes of the Capital Works Review Committee meeting held on 24 July 2025 attached to the report.

1. Executive Summary

This report provides information about the Capital Works Review Committee meeting held on 24 July 2025. The minutes of the meeting are attached to this report.

2. Introduction/Background

On 29 October 2024, Council established the Capital Works Review Committee to provide strategic advice and oversight of Council's Capital Works Management Plan for infrastructure and building projects and the Information and Communication Technology (ICT) Modernisation Program.

3. Relevant Council Resolutions

Nil.

4. Discussion

This report updates Councillors on items discussed at the Capital Works Review Committee meeting held on 24 July 2025. The minutes, once noted, will be placed on Council's website.

5. Financial Impact

The support provided to facilitate Capital Works Review Committee meetings is covered in Council's operational budget.

6. Risks/Issues

Nil.

7. Attachments

1. Capital Works Review Committee - 24 July 2025 - Minutes [↓](#)

Capital Works Review Committee Meeting



Minutes & Action Items

Date: Thursday, 24 July 2025
Meeting commenced: 6:00pm
Meeting closed: 7:15pm
Venue: Hybrid / Boot Factory, Cloud Room, Level 2,
 27-33 Spring Street, Bondi Junction

Attendees	
Councillors	
Councillor	Will Nemesh (Chair)
Councillor	Margaret Merten (Deputy Chair)
Councillor	Dov Frazer
Councillor	Michelle Stephenson (Non-voting)
Councillor	Keri Spooner (Non-voting)
Councillor	Ludovico Fabiano (Non-voting)
Councillor	Joshua Spicer (Non-voting)
Staff	
Emily Scott	General Manager
Tara Czinner	Director, Corporate Services
Shane Smith	Acting Director, Assets & Operations
Rodhan Haughton	Acting Executive Manager, Major Projects
Teena Su	Executive Manager, Finance
Andrew Best	Executive Manager, Property & Facilities
Nicole Ghose	Head of Engagement, Program and Project Services
Lucas Atkinson	Executive Officer
Apologies	
Councillors	
Councillor	Katherine Westwood
Councillor	Paula Masselos
Staff	
Sharon Cassidy	Director, Assets and Operations
Nikolaos Zervos	Executive Manager, Infrastructure Services

Page 2 of 4

Item No:	Item	Responsible Officer
	<p>records management, uplift in Customer Service performance and upgrading legacy systems to the OneCouncil Enterprise Resource Planning (ERP) solution.</p> <ul style="list-style-type: none"> • WavOne remains on schedule and within budget and the ICT Modernisation Roadmap remains within the overall multi-year budget envelope. • A copy of the detailed June ERP Program Status Report was included in the report and noted. • Digital initiatives have been successfully delivered to improve community engagement, customer experience. A focus has been placed enabling online service delivery for projects delivered in the customer experience digitisation stream. Council is now delivering services to the community with 24/7 availability, with usage data and demand highlighting the community's need for online services and improved transparency for customer requests. • A service level review for all requests in Council's Customer Relationship Management system will be carried out as a separate Customer Experience project later this year. 	
7	<p>Charing Cross Streetscape Upgrade – Project Update</p> <p>The Committee received and noted a briefing to provide a progress update on the Charing Cross Streetscape Upgrade project,</p> <p>Noted:</p> <ul style="list-style-type: none"> • Details of the program acceleration options for the remainder of Separable Portion 1 (SP1) Civil Works, and the Separable Portion 2 (SP2) Civil Works funding status as included in the briefing note. • Council staff have confirmed Transport NSW support the current design and are not supportive of a proposal for a left-hand turn for small vehicles. • Minor amendments to the design would be subject to approval by Transport NSW. <p>Committee Recommendations: The Committee recommended that:</p> <ol style="list-style-type: none"> 1. Council to consider at its August meeting the option to not proceed with SP2 and that the contractor be informed, based on the advice presented. <p>The Committee unanimously supported the recommendation to Council. Mover: Cr Nemesh Seconder: Cr Merten</p> <ol style="list-style-type: none"> 2. Noting that acceleration has already occurred, move a motion for the August Council meeting that no further acceleration is required. <p>The Committee unanimously supported the recommendation to Council. Mover: Cr Nemesh Seconder: Cr Frazer</p> <p>Action</p> <ul style="list-style-type: none"> • A letter to be sent to Transport NSW to confirm the preferred option to include a left-hand turn for small vehicles from Bronte Road into Carrington Road. 	A/Executive Manager, Major Projects

Item No:	Item	Responsible Officer
8	<p>Bronte SLSC & Community Facilities Upgrade – Project Update</p> <p>The Committee received and noted the briefing note and progress update on the Bronte Surf Club and Community Facilities Upgrade.</p> <p>Noted:</p> <ul style="list-style-type: none"> • The contract for the project will be formally executed this week. • The Capital Works Review Committee will receive regular project update reports consisting of a Project Control Group report, report from the contractor and a brief cover note summarising any progress or changes. • A variation was received for temporary facilities to provide more storage for the surf club and Council open space and maintenance operations. • Documentation and drawings for the construction certificate and section 4.55 application are currently being finalised. • Council staff are currently reviewing the approval and reporting process for discretionary variations on Capital Works Projects. <p>Action</p> <ul style="list-style-type: none"> • Council’s Executive Leadership Team to consider a process for approval on any discretionary variations on Capital Works Projects and to report back to the Capital Works Review Committee. • Drawings for the s4.55 application to be finalised by September-October 2025, and Mayor and Deputy Mayor to arrange a meeting with the Minister for Planning and Public Spaces or Minister’s delegate to discuss the planning process. 	<p>Executive Leadership Team</p> <p>A/Executive Manager, Major Projects</p>
9	<p>Any Other Business</p> <p>Nil.</p>	

MEETING CLOSED: 7:15pm

NEXT MEETING: Thursday, 28 August 2025.

REPORT

CM/7.2/25.09



Subject: Multicultural Advisory Committee Meeting - 12 August 2025 - Minutes

TRIM No: A25/0221

Manager: Annette Trubenbach, Executive Manager, Community Services

Director: Ben Thompson, Director, Community, Culture and Customer Experience

RECOMMENDATION:

That Council notes the minutes of the Multicultural Advisory Committee meeting held on 12 August 2025 attached to the report.

1. Executive Summary

This report provides information about Council's Multicultural Advisory Committee (MAC) meeting held on 12 August 2025. The minutes of the meeting are attached to this report.

2. Introduction/Background

The MAC has been established in support of Council's vision and strategies that:

- Promote human rights, address discrimination and disadvantage.
- Actively encourage participation, social connections and a sense of belonging.
- Deliver fair and equitable services, facilities and resources to our culturally diverse community.
- Promote relationships based on understanding and respect.

3. Relevant Council Resolutions

Nil.

4. Discussion

This report updates Councillors on items discussed at the MAC meeting held on 12 August 2025. The minutes, once noted, will be placed on Council's website.

The August meeting was the first for the new MAC term, with nine of the 11 members in attendance. Of the new committee, four are returning members and seven are new.

5. Financial Impact

The operations of the MAC are covered in Council's operational budget.

6. Risks/Issues

Nil.

7. Attachments

1. MAC - 12 August 2025 - Minutes [↓](#)

MULTICULTURAL ADVISORY COMMITTEE MINUTES

Tuesday 12 August 2025
6pm – 7:30pm



1. Welcome and Acknowledgement of Country

Acknowledgement of Country was conducted by Councillor Nemesh.

Present

Councillors	
Clr Will Nemesh	Mayor/Chair
Clr Dov Frazer	Councillor
Clr Ludovico Fabiano	Councillor
Clr Margaret Merten	Councillor
Community Members	
Anna F.	Community Member
Lana K.	Service Representative
Angela W.	Community Member
Elena S.	Community Member
Raphael C.	Community Member
Florence K.	Community Member
Jingmin R.	Expert
Emmanuel D.	Community Member
Robert G.	Service Representative

Council officers in attendance to support the meeting, including:

- Annette Trubenbach, Executive Manager, Community Programs
- Ben Thompson, Director, Community, Culture and Customer Experience

2. Apologies

Rozy D., Clr Stephenson, Clr Lewis

3. Acceptance of previous minutes & business arising

The minutes were accepted via email.



No business arising.

4. Declarations of Pecuniary and Non-Pecuniary Interests

NIL

5. Introductions

Each meeting attendee introduced themselves and their interest in/role with the MAC.

6. MAC Terms of Reference, objectives and key achievements

Council officers outlined the objectives and key principles of the MAC Terms of Reference.

The Mayor shared the main purposes of the Cultural Diversity Strategy and the Strategy to Combat Antisemitism developed this year. The Mayor also informed the MAC that a template version of the latest strategy will be shared as a resource to support other Councils.

Council officers shared key achievements under the latest MAC term and invited MAC members to contact them for further information.

7. Cultural Diversity Strategy Update

Council officers and the Mayor provided an update on the following projects:

- Social Cohesion Forum
- Culture Waves
- NAIDOC Week
- Perfect Strangers
- Australian Mayors Summit to Combat Antisemitism

The Culture Waves program will be running again next year, and Waverley Council will be seeking additional youth mentors.

Perfect Strangers aims to foster connections and break down barriers. The purpose is to embed community development opportunities as part of Council's annual programming. Similar initiatives have been running in the US and Europe for several years.

The Mayor will be speaking at the Australian Mayors Summit to Combat Antisemitism, which will be held on the Gold Coast from 3–5 September 2025.

Action: Officers will share the links related to Culture Waves and Perfect Strangers following the MAC meeting.



8. Events coming up

The upcoming events schedule was shared.

Action: Officers will share the links to upcoming events.

9. Other business

MAC members are invited to participate in consultations on the Anti-Discrimination Act Review and the Bondi Junction Vision and Master Plan.

The consultation on the Anti-Discrimination Act Review is very broad and covers a range of protected attributes.

The Bondi Junction Vision and Master Plan provides an opportunity to think about priorities for Bondi Junction in the long term to drive good urban design.

The Mayor invited MAC members to share any questions and expectations for the MAC. Opportunities identified include:

- contributing to Council's work between meetings and connecting with similar groups in other parts of Sydney. Officers may reach out to MAC members to seek input and feedback by email between meetings. They also may reach out to individual MAC members based on their interests and experiences when opportunities arise.
- connecting with other committees and groups from other parts of Sydney.
- exploring opportunities for people with disabilities. Waverley Council's Access & Inclusion Advisory Panel focuses on disability inclusion.

Actions:

- Officers will share the links to the consultations.
- Officers to share opportunities to connect with other groups and committees as they arise.

10. Next Meeting

11 November 2025

Meeting closed at 7.30pm.

REPORT

CM/7.3/25.09



Subject: Strategic Property Review Committee Meeting - 24 July 2025 - Minutes

TRIM No: SF25/2127

Manager: Emily Scott, General Manager

Director: Emily Scott, General Manager

RECOMMENDATION:

That Council notes the minutes of the Strategic Property Review Committee meeting held on 24 July 2025 attached to the report.

1. Executive Summary

This report provides information about the Strategic Property Review Committee meeting held on 24 July 2025. The minutes of the meeting are attached to this report.

2. Introduction/Background

On 29 October 2024, Council established the Strategic Property Review Committee to provide strategic advice and oversight to inform and enhance Council's strategies for delivering services and facilities for the community and the effective management of Council's property assets.

3. Relevant Council Resolutions

Nil.

4. Discussion

This report updates Councillors on items discussed at the Strategic Property Review Committee meeting held on 24 July 2025. The minutes, once noted, will be placed on Council's website.

5. Financial Impact

The support provided to facilitate Strategic Property Review Committee meetings is covered in Council's operational budget.

6. Risks/Issues

Nil.

7. Attachments

1. Strategic Property Review Committee - 24 July 2025 - Minutes [↓](#)

Strategic Property Review Committee Meeting



Minutes & Action Items

Date: Thursday, 24 July 2025
Meeting commenced: 7:20pm
Meeting closed: 8:40pm
Venue: Boot Factory, Cloud Room, Level 2, 27-33 Spring Street, Bondi Junction

Attendees	
Councillors	
Councillor	Will Nemesh (Chair)
Councillor	Margaret Merten (Deputy Chair)
Councillor	Michelle Stephenson
Councillor	Keri Spooner
Councillor	Dov Frazer
Councillor	Ludovico Fabiano (Non-voting)
Councillor	Joshua Spicer (Non-voting)
Staff	
Emily Scott	General Manager
Ben Thompson	Director, Community, Culture and Customer Experience
Shane Smith	Acting Director, Assets and Operations
Tara Czinner	Director, Corporate Services
Andrew Best	Executive Manager, Property and Facilities
Michael Clark	Strategic Property Specialist
Steven Fighera	CHROFI (Consultant)
Lucas Atkinson	Executive Officer
Apologies	
Staff	
Sharon Cassidy	Director, Assets and Operations
Nikolaos Zervos	Executive Manager, Infrastructure Services (as required)
Fletcher Rayner	Director, Planning, Sustainability and Compliance

Page 2 of 3

Item No:	Item	Responsible Officer
	<p>(b) Option 2 – Improved foyer entrance on the ground level, club room/meeting rooms to be changed to flexible community spaces, top floor to include open community space, open space offices, and an additional level with another open space terrace (north facing);</p> <p>(c) Option 3 - Community space on the ground level and level one, and sporting facilities on the top floor.</p> <p>2. Council officers obtain written confirmation from CHROFI on the feasibility of the above options prior to submission to Council.</p> <p>The Committee unanimously supported the recommendation to Council.</p> <p style="text-align: right;">Mover: Nemesh Seconder: Spooner</p> <p>Action</p> <ul style="list-style-type: none"> Recreational needs assessment to be circulated to members of the Committee. 	Executive Manager, Property and Facilities
6	<p>Bondi Junction Masterplan Update</p> <p>The Committee received and noted a briefing on the Strategic Property Review Committee with a status update on the Bondi Junction Master Plan.</p> <p>Noted:</p> <ul style="list-style-type: none"> Project has progressed through inception and early analysis phases. The Engagement Plan has been drafted with a two-stage structure: Stage 1 (Vision) running from August–October, and Stage 2 (Master Plan) scheduled for early 2026. The Mayoral Roundtable held on 11 July 2025 marked the first engagement activity. Key themes raised included the need for clearer identity, feasible planning controls, delivery-focused infrastructure planning, and opportunities to activate the precinct beyond traditional retail. Next steps will include: <ul style="list-style-type: none"> Finalise desktop analysis and technical baseline reporting by end of July 2025. Convene internal staff workshops to align technical inputs by July 2025. Launch Stage 1 targeted community engagement in August 2025. Prepare draft Place Strategy and Vision Statement by September 2025. Report to Council and formal consultation by October – December 2025 The Housing Delivery Authority has recently announced a State Significant Development Assessment decision update for Bondi Junction. 	
7	<p>Any Other Business</p> <p>There was no other business.</p>	

MEETING CLOSED: 8:40pm

NEXT MEETING: Thursday, 28 August 2025

REPORT

CM/7.4/25.09



Subject: Delivery Program 2022-26 - Six Monthly Progress Report

TRIM No: A23/0573

Manager: Sneha Sabu, Coordinator, Corporate Planning and Reporting

Director: Emily Scott, General Manager

RECOMMENDATION:

That Council notes the six-monthly progress report on the Delivery Program 2022–2026, as set out in the report.

1. Executive Summary

This report provides a summary of progress for activities from the Operational Plan 2024–25 for the period 1 January 2025 to 30 June 2025 and reflects progress for the deliverables identified in the Delivery Program. The detailed Six-Monthly Progress Report is attached to the report.

The Six-Monthly Progress Report sets out Council’s progress in delivering the projects and programs within the Operational Plan. Progress is summarised in the table below.

Table 1. Summary of progress.

Themes	Completed	In Progress	In Progress – Impacted by Unforeseen conditions	Delayed	Delayed – Impacted by Unforeseen conditions
Overall	97%	3%	0%	0%	0%
People	100%	0%	0%	0%	0%
Place	92%	8%	0%	0%	0%
Performance	100%	0%	0%	0%	0%

Of the total 151 actions in the Operational Plan 2024–25, 97% (146) of the actions in the Operational Plan were completed, and 3% (five) are in progress.

2. Introduction/Background

Section 406 of the *Local Government Act 1993* (‘Act’) on Integrated Planning and Reporting Guidelines states that the regulations make provisions with respect to the Integrated Planning and Reporting Guidelines to be complied by Councils. As per Essential Element 4.9 of the Integrated Planning and Reporting Guidelines, the General Manager must ensure that progress reports are provided to the council, with respect to the principal activities detailed in the Delivery Program, at least every six months.

To meet legislative requirements, Council reports twice a year against actions in its annual Operational Plan as a measure of progress towards achieving the Delivery Program, and ultimately the community's vision.

In addition to six-monthly progress reports to Council, in response to section 428A of the Act, Council presents six-monthly progress reports to the ARIC. This is to enable the Committee to review the implementation of the strategic plan, delivery program and strategies.

Council’s planning is based on our Community Strategic Plan, which sets out the community’s vision for Waverley. In June 2022, Council adopted the Community Strategic Plan 2022–2032. In accordance with sections 404-5 of the Act, sitting under the Community Strategic Plan is a four-year Delivery Program and a one-year Operational Plan (see diagram below).

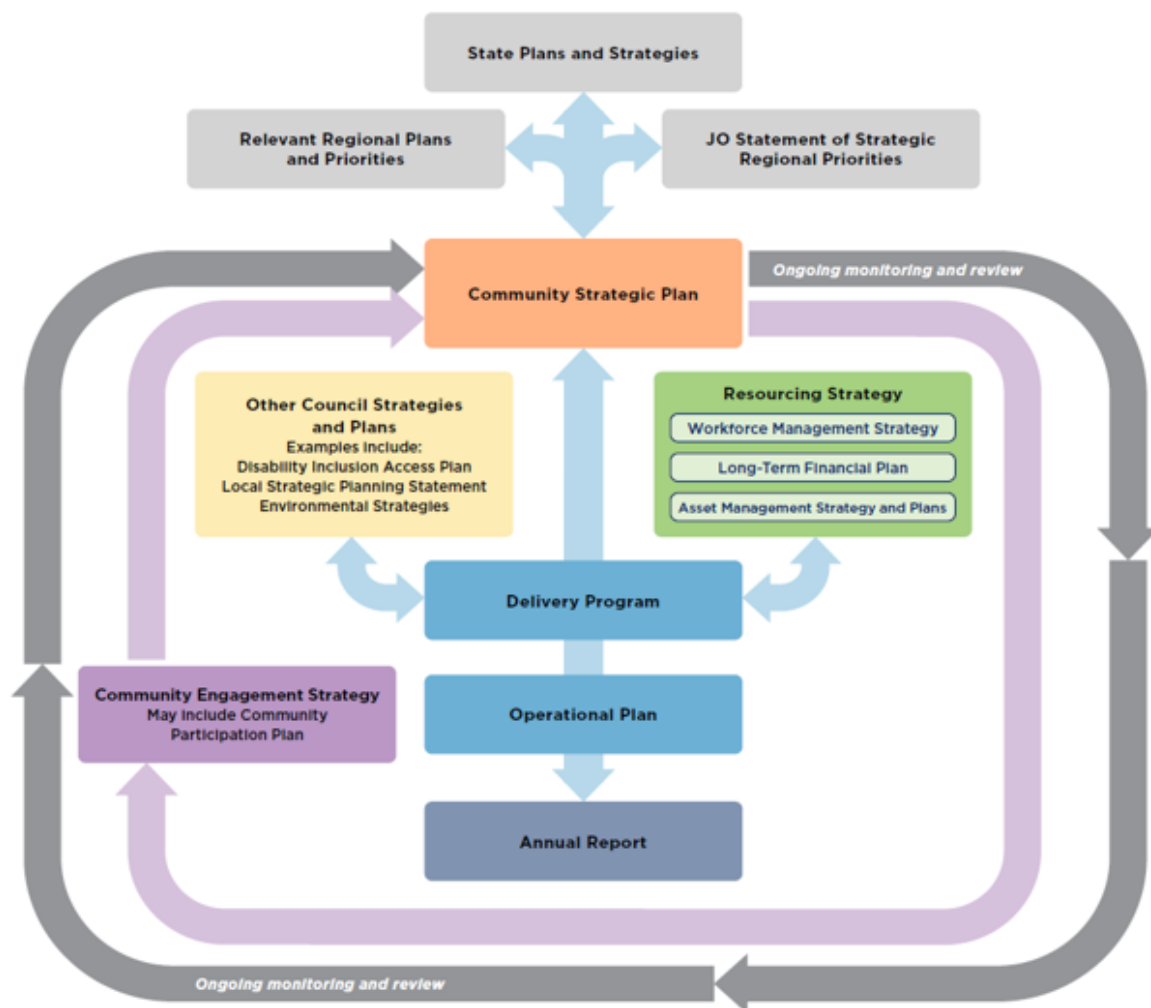


Figure 1. Integrated Planning and Reporting (IP&R) framework.

3. Relevant Council Resolutions

Nil.

4. Discussion

The Delivery Program is Council's commitment, during its term of office, on what it is going to deliver to the community to achieve the directions set out in the Community Strategic Plan. The one-year

Operational Plan, which is a sub-plan of the Delivery Program, sets out the activities (services and projects) being undertaken by Council in the financial year. The approach to using the Operational Plan actions for reporting on the Delivery Program is in line with the Integrated Planning and Reporting Manual for Local Government in NSW.

This report is the sixth and last progress report on the Community Strategic Plan 2022–2032. The Community Strategic Plan reflects the Waverley community’s long-term priorities and aspirations for the future. The Delivery Program sets out a plan to respond to and meet the community’s long-term vision as stated in the 10-year Community Strategic Plan within each Council term.

The Six-Monthly Progress Report is made up of two parts. The first part gives a high-level summary of key milestones and achievements of the Council in implementing the Operational Plan 2024–25. The second part provides detailed reporting on progress in each activity/project in the Operational Plan 2024–25.

Figure 2 below is a progress summary of Council’s overall performance as on 30 June 2025 in progressing the activities in the Operational Plan 2024–25.

Overall performance

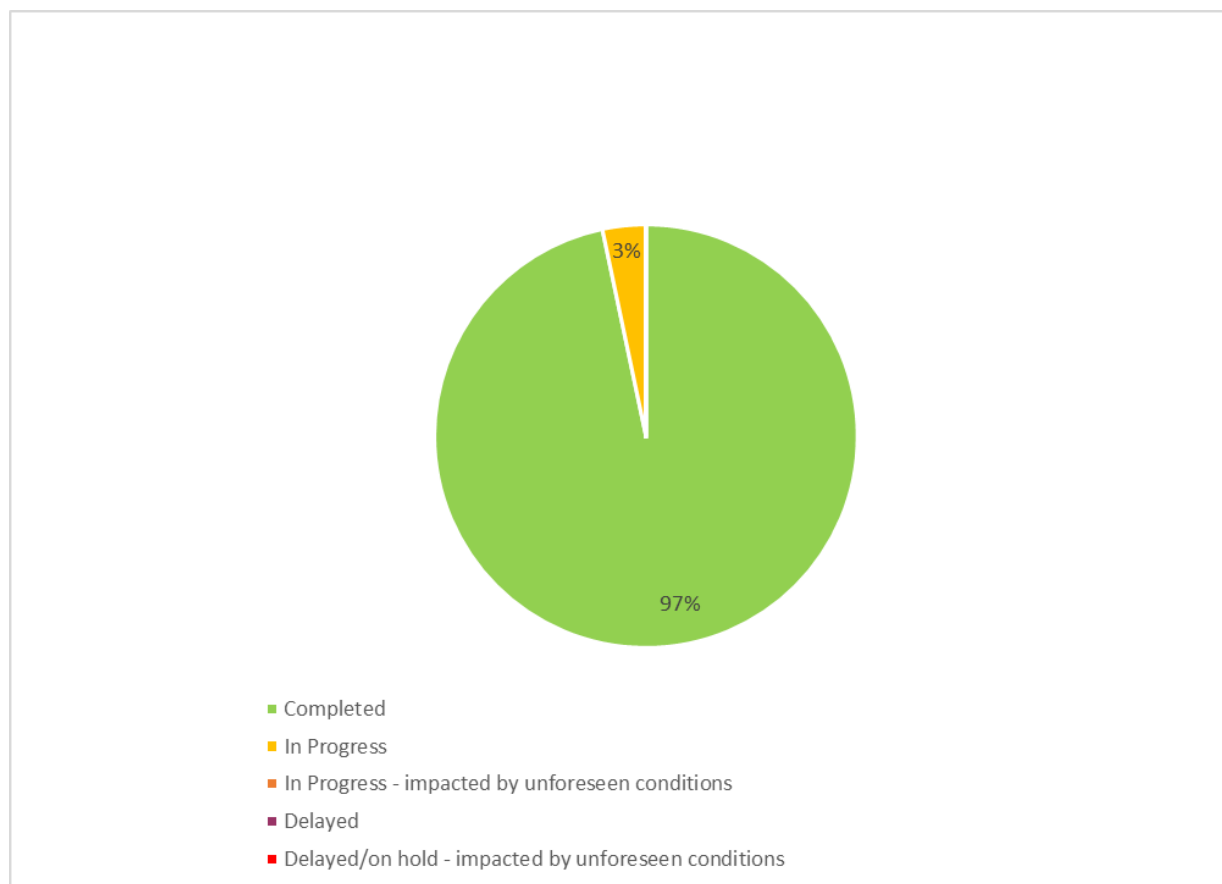


Figure 2. Overall performance progress.

Of the total 151 actions in the Operational Plan 2024–25, 97% (146) of the actions in the Operational Plan were completed, and 3% (five) are in progress.

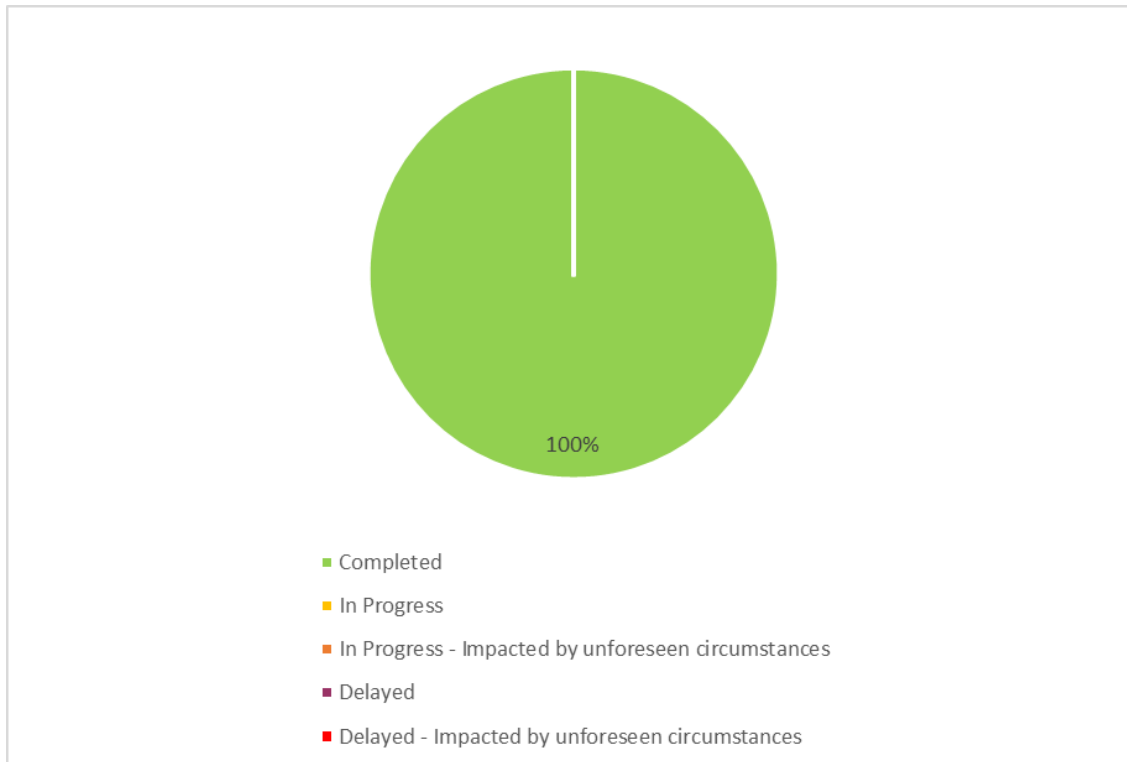
Theme 1 – People

Figure 3. People theme progress.

Of the 39 actions in the People theme of the Operational Plan 2024–25, 100% (39) were completed.

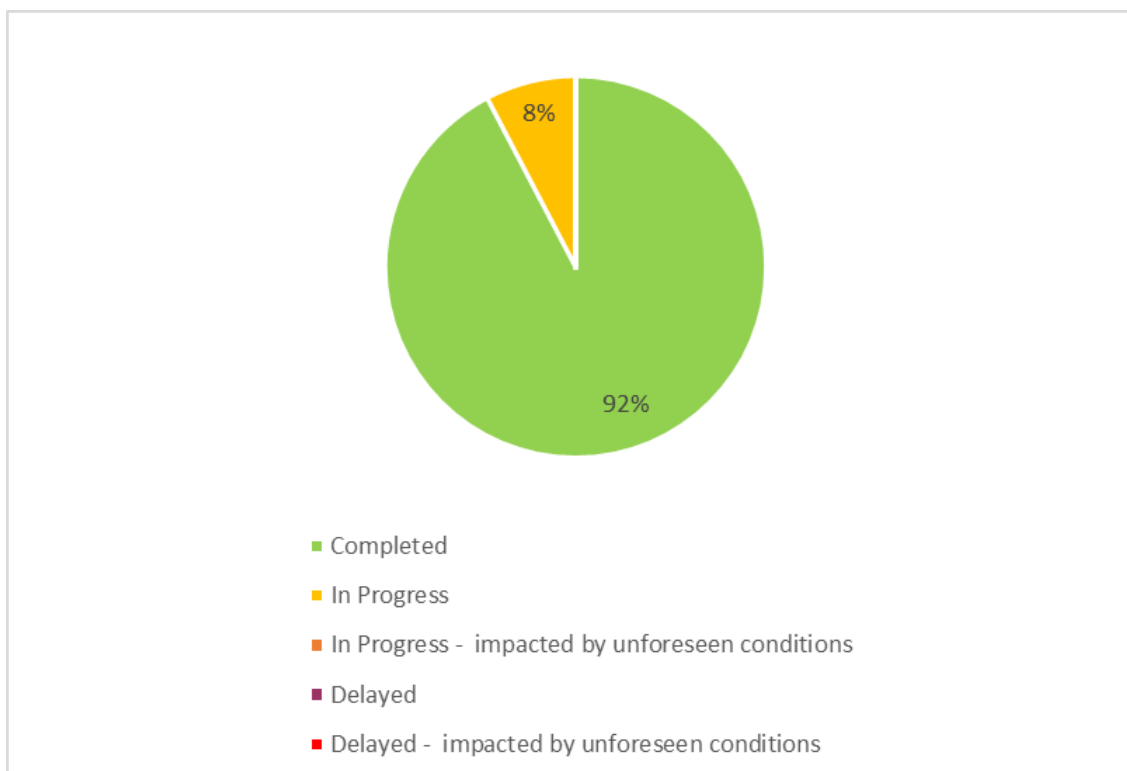
Theme 2 – Place

Figure 4. Place theme progress.

Of the 65 actions in the Place theme of the Operational Plan 2024–25, 92% (60) were completed and 8% (five) are in progress.

Theme 3 – Performance

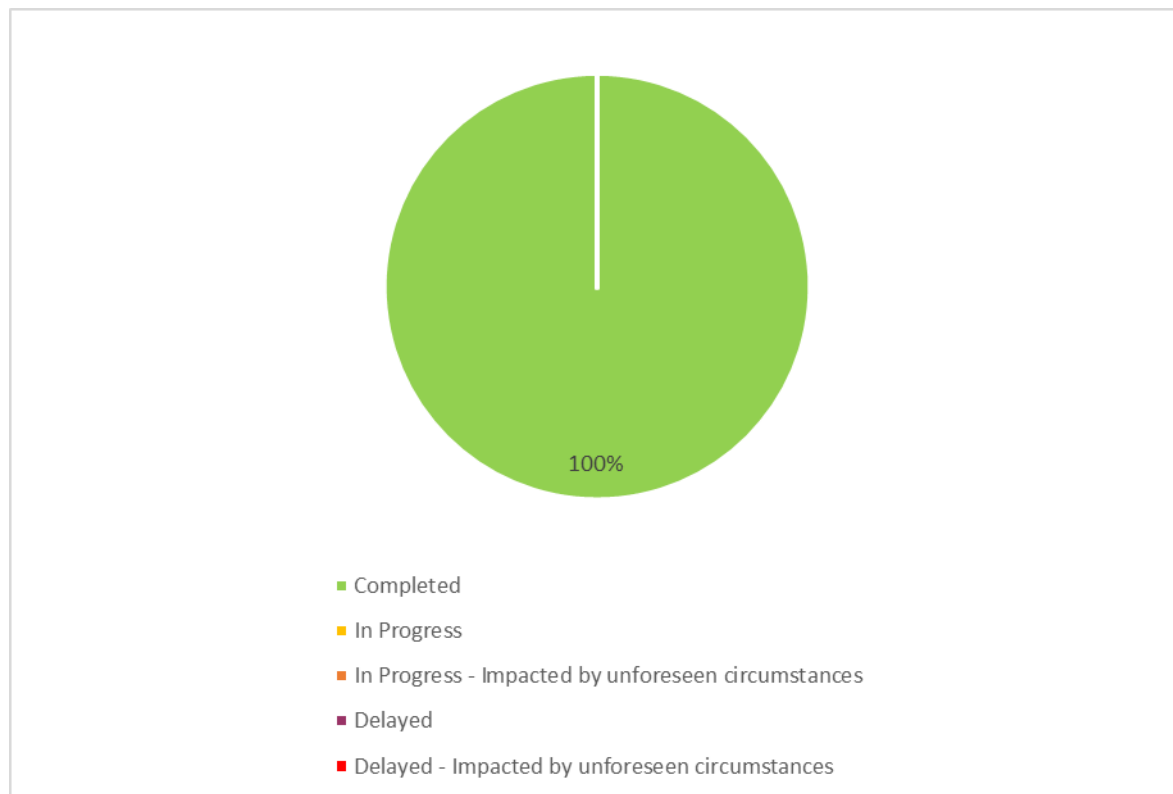


Figure 5. Performance theme progress.

Of the 47 actions in the Performance theme of the Operational Plan 2024–25, 100% (47) actions were completed.

Some measures such as financial ratios and environmental measures will be available post-audit and after environmental data is released later in the year. Therefore, they are not available for publishing at this point. Factors such as dependency on state decisions/approval, minor completion delays, project deferral or funding reallocation to the 2025-26 financial year have impacted completion of five activities.

5. Financial Impact

The actions in the Operational Plan 2024–25 were included in the budget and work program when the Operational Plan was adopted by Council in June 2024. Funding to implement the Delivery Program over its term is based on the Long Term Financial Plan that supports the Delivery Program. The Progress Report on the Delivery Program is based on information provided by Directors and Executive Managers across Council. The Progress Report on the Delivery Program reflects progress as on 30 June 2025.

6. Risks/Issues

There are three strategic risks associated with the Six-Monthly Progress Report: reputational compliance and performance risks.

Drop in overall performance poses reputational risk for Council. Since reporting on the progress against the Delivery Program is a legislative requirement, not reporting to Council every six months would lead to compliance risk. Not meeting the commitments in the Operational Plan will also lead to performance risks.

To ensure performance is monitored regularly, Council staff undertake a quarterly review of progress, though legislation requires only six-monthly progress reporting. This approach is used to check performance on a regular basis at the leadership level and address any gaps on an ongoing basis. A performance audit is initiated to support the existing risk mitigation approaches.

Six-monthly progress reports to Council are scheduled twice a year: April and September. This is to ensure compliance with Integrated Planning and Reporting requirements of presenting progress to Council every six months.

7. Attachments

1. Six Monthly Progress Report - 1 January 2025-30 June 2025 (under separate cover) [⇒](#)

REPORT

CM/7.5/25.09



Subject: Draft Financial Statements 2024-25

TRIM No: A24/0933

Manager: Teena Su, Executive Manager, Finance
Yvette Yao, Management and Systems Co-ordinator

Director: Tara Czinner, Director, Corporate Services

RECOMMENDATION:

That:

1. Council, in relation to the financial statements required by section 413(2)(c) of the *Local Government Act 1993*, resolves that in its opinion the General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules for the year ending 30 June 2025 attached to the report:
 - (a) Have been properly drawn up in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2021*, the Australian Accounting Standards and professional pronouncements, and the Local Government Code of Accounting Practice and Financial Reporting.
 - (b) To the best of Council's knowledge and belief, present fairly Council's operating result and financial position for the year and accord with Council's accounting and other records.
2. Council is unaware of any matter that would render the financial statements false or misleading in anyway.
3. The Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign:
 - (a) The Statement by Councillors and management for the General Purpose Financial Statements and Special Purpose Financial Statements on page 7 of the Annual Financial Statements attached to the report.
 - (b) The Statement by Councillors and management for the Special Purpose Financial Statements on page 3 of the Special Purpose Financial Statements attached to the report.
 - (c) The financial statements attached to the report.
4. Council sends the signed financial statements to Council's auditor for final clearance.
5. Council forwards a copy of the audited financial statements to the Office of Local Government.
6. Council gives public notice of the audited financial statements and presents them at a Council meeting, in accordance with sections 418 and 419 of the *Local Government Act 1993*.

1. Executive Summary

The purpose of this report is to present Council's draft annual financial statements for the year ending 30 June 2025 and to refer them for audit.

Council achieved a net operating result for the 2024-25 financial year of \$11.4m surplus (2023-24: \$12.6m) and before depreciation an operating surplus of \$33.8m compared to the previous year's operating surplus of \$33.6m. Council invested \$54.4m to renew/upgrade assets, including expanding its affordable housing portfolio by purchasing a unit block. These investments are funded from the operating surplus and reserves fund.

Council's net assets increased by \$90.1m to \$1.5 billion, and a cash and cash investment balance of \$116.5m for year ended 30 June 2025.

2. Introduction/Background

Section 413 of the *Local Government Act 1993* requires council to prepare financial statements for each year, and as soon as practical resolve to refer the draft Annual Financial Statements for audit.

A declaration must be attached to the relevant financial statements and signed by the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer. The purpose sought by the Act is an acceptance of responsibility by Council's elected members for its published annual financial statements.

Subject to Council's adoption of the recommendations contained in this report, Council will await the receipt of the Auditor's Report. Once received, the audited Annual Financial Statements will be made available for inspection and comments by members of the public.

The Executive Manager, Finance, has prepared the 2024-25 Financial Statements in accordance with the applicable Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board, the Local Government Act 1993 and Regulation and the Local Government Code of Accounting Practice and Financial Reporting 2024-25 (the Code). The Code removed the Financial Performance Measures and councils are not required to report on those measures.

Attached to this report are the draft Annual Financial Statements, incorporating the following:

- General Purpose Income Statement.
- General Purpose Statement of Comprehensive Income.
- General Purpose Balance Sheet.
- General Purpose Statement of Changes in Equity.
- General Purpose Statement of Cash Flows.
- Special Purpose Income Statement for Council's Other Business Activities.
- Special Purpose Balance Sheet for Council's Other Business Activities.
- Special Schedules (note that these schedules are not subjected to audit).

3. Relevant Council Resolutions

Nil.

4. Discussion

Income statement

2024-25 income has resulted in an increase of \$11.9m. Table 1 shows 2024-25 income results versus 2023-24.

Table 1. Income from continuing operations.

Waverley Council 2024/25 Income Statement				
	2025	2024	Variance	Variance %
Income from continuing operations				
Rates and annual charges	73,603	70,268	3,335	4.7%
User charges and fees	53,322	48,957	4,365	8.9%
Other revenues	15,164	14,046	1,118	8.0%
Grants and contributions provided for operating purposes	7,498	6,012	1,486	24.7%
Grants and contributions provided for capital purposes	16,122	16,575	(453)	-2.7%
Interest and investment income	5,942	5,915	27	0.5%
Other income	12,554	10,559	1,995	18.9%
Total income from continuing operations	184,205	172,332	11,873	6.9%

The main reason for the increase in income from financial year (FY) 2023-24 is an increase in rates and annual charges as well as user charges and fees. There was also increase in other income, which is mainly due to an increase in Property Fair Value Adjustment of \$2.1m.

2024-25 expenses have also increased by \$11.7m (excluding depreciation expenses). Table 2 shows 2024-25 expenses results versus 2023-24.

Table 2. Expenses from continuing operations.

Waverley Council 2024/25 Income Statement				
	2025	2024	Variance	Variance %
Expenses from continuing operations				
Employee benefits and on-costs	86,877	77,820	9,057	11.6%
Materials and services	53,010	51,107	1,903	3.7%
Borrowing costs	71	61	10	16.4%
Other expenses	3,658	6,432	(2,774)	-43.1%
Net loss from the disposal of assets	6,795	3,265	3,530	108.1%
Total expenses from continuing operations (excl. Dep.)	150,411	138,685	11,726	8.5%

The main reason for the expenditure increase is employee costs, which increased by \$9.1m as a result of the Local Government (State) Award and superannuation increases and position description review.

Balance sheet

Total equity in 2024-25 shows \$1,611.2m, \$90.1m more than the 2023-24 result of \$1,521.1m. Table 3 shows 2024-25 balance sheet summary results versus 2023-24.

Table 3. Statement of financial position.

Waverley Council Statement of Financial Position				
	2025	2024	Variance	Variance %
ASSETS				
Current and Non-current assets				
Cash and cash equivalents	21,722	24,345	(2,623)	-10.8%
Investments	94,749	97,712	(2,963)	-3.0%
Receivables	15,806	18,721	(2,915)	-15.6%
Infrastructure, property, plant and equipment (IPPE)	1,432,808	1,330,964	101,844	7.7%
Investment property	114,930	112,353	2,577	2.3%
Right of use assets	819	279	540	193.5%
Other	1,653	644	1,009	156.7%
Total assets	1,682,487	1,585,018	97,469	6.1%
LIABILITIES				
Current and Non-current liabilities				
Payables	47,721	42,711	5,010	11.7%
Income received in advance	19	473	(454)	-96.0%
Contract liabilities	3,353	2,383	970	40.7%
Lease liabilities	865	363	502	138.3%
Borrowings	622	1,109	(487)	-43.9%
Employee benefit provisions	18,672	16,832	1,840	10.9%
Total liabilities	71,252	63,871	7,381	11.6%
Net assets	1,611,235	1,521,147	90,088	5.9%

This is mainly attributable to an increase in infrastructure, plant, property and equipment of \$101.8m.

Cash, cash equivalents and investments

Cash, cash equivalents and investments totalled \$116.5m as at 30 June 2025, a reduction of \$5.6m from the 2023-24 closing balance of \$122.1m, predominantly as a result of the investment to renew/upgrade Council's infrastructure assets, including an acquisition of a unit block for the Affordable Housing Program. The following figure illustrates the allocated cash and cash investments as of 30 June 2025.

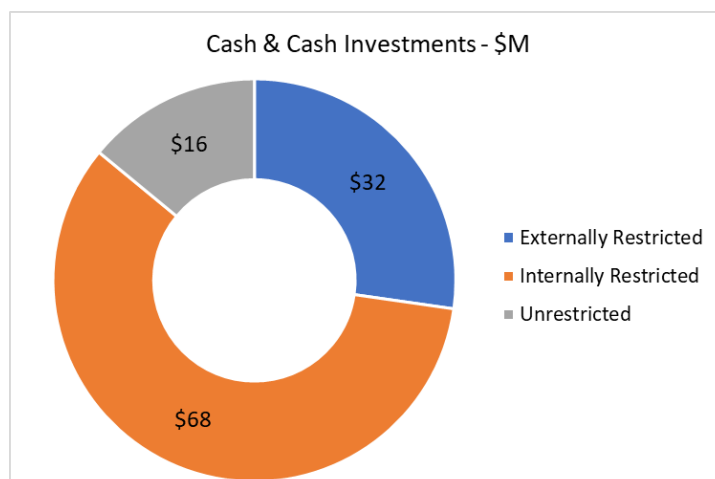


Figure 1. Cash and cash investments.

The draft financial statements were presented to the Audit, Risks and Improvement Committee (ARIC) on 28 August 2025.

5. Financial Impact

The audit of Council's 2024-25 financial statements will be undertaken by the NSW Audit Office at an agreed timeline as per the 2024-25 Audit Engagement Plan. This referral is a legislative requirement. Council must refer the statements for audit to enable the Audit Office to provide their formal opinion and for Council to lodge the statements with the Office of Local Government (OLG) by 31 October 2025.

Upon Council receiving the Auditor's audit report, the audited financial statements will be publicly exhibited and forwarded to OLG. Following this, they will be presented to the next available Council meeting.

6. Risks/Issues

The decline in the operating result (due to expenses growing faster than income) indicates some challenges ahead, and Council will need to consider strategies to sustain its financial sustainability for current and future service provisions and infrastructure asset maintenance/renewal/upgrade to meet the community's needs over the short and medium term.

A finely balanced budget carries several risks including unexpected increases in costs such as emergency repairs or new projects/initiatives. Similarly, revenue shortfalls may leave Council with little financial buffer to respond to unforeseen events. If there is any material decline in income and/or increase in service/project costs in the 2025-26 budget, Council will need to consider securing other alternative income sources or undertake resource allocation prioritisation to manage upcoming financial commitments and achieve its long-term financial sustainability goal and deliver on its strategic priorities.

7. Attachments

1. Draft Financial Statements 2024-25 (under separate cover) [⇒](#)

REPORT

CM/7.6/25.09



Subject: Investment Portfolio Report - August 2025

TRIM No: SF25/3747

Manager: Teena Su, Executive Manager, Finance
Paul Jones, Revenue Coordinator

Director: Tara Czinner, Director, Corporate Services

RECOMMENDATION:

That Council:

1. Notes the Investment Summary Report for August 2025 attached to the report.
2. Notes that the Executive Manager, Finance, as the Responsible Accounting officer, advises that all investments have been made in accordance with the requirements of section 625 of the *Local Government Act 1993* and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

1. Executive Summary

For the month of August 2025, Council's investment portfolio generated \$395,900 in interest.

The interest income for year to date achieved 17.85% (\$691,176) of the current budget of \$3,871,071

2. Introduction/Background

Section 212 of the *Local Government (General) Regulation 2021* requires that Council be provided with a written report setting out details of all money that the Council has invested under section 625 of the *Local Government Act 1993* (the Act) and certifying that these investments have been made in accordance with the Act, regulations, Ministerial Investment Orders and Council's Investment Policy.

The interest on investment budget for the 2025-26 financial year was adopted by Council at this meeting on 17 June 2025 and was set at \$3,871,071.

The table below illustrates the monthly interest income received by Council and performance against the budget.

Table 1. Monthly interest income received by Council.

Month	Original Budget	Current Budget	Actual Monthly (\$)	Actual YTD (\$)	Tracking YTD Current Budget %
July	3,871,071	3,871,071	295,275.59	295,275.59	7.63%
August	3,871,071	3,871,071	395,900.29	691,175.88	17.85%

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 19 August 2025	CM/7.5/25.08	That Council: <ol style="list-style-type: none"> Notes the Investment Summary Report for June 2025 attached to the report. Notes that the Executive Manager, Finance, as the Responsible Accounting officer, advises that all investments have been made in accordance with the requirements of section 625 of the <i>Local Government Act 1993</i> and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.
Council 19 August 2025	CM/7.6/25.098	That Council: <ol style="list-style-type: none"> Notes the Investment Summary Report for July 2025 attached to the report. Notes that the Executive Manager, Finance, as the Responsible Accounting officer, advises that all investments have been made in accordance with the requirements of section 625 of the <i>Local Government Act 1993</i> and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

4. Discussion

Council's investment portfolio posted a return of 5.48% pa (0.45% actual) for the month versus the bank bill index benchmark return of 3.84% pa (0.32% actual). Over the past 12 months, the investment portfolio has returned 5.23% versus the bank bill index benchmark's 4.25%.

The NSW TCorp Long Term Growth Fund recorded another strong result during the month with a gain of 1.48% (actual). The return was reflective of the gains in the domestic and international share markets as well as improved valuations on fixed rate bonds and floating rate notes due to interest rates declining.

Without marked-to-market influences, Council's investment portfolio yielded 4.55% pa for the month. This is based on the actual interest rates being received on existing investments and excludes the underlying changes to the market value of the securities and growth fund.

During August, Council had maturities of \$8m among three term deposits with original terms of five and 12 (x 2) months which were yielding an average of 4.83% pa. Council invested \$9m between three new deposits paying an average of 4.11% pa.

Table 2. Non-fossil fuel vs fossil fuel ADI deposit rates (invested shaded).

Date	Amount	Term (months)	Non-Fossil/Green Deposit Rates	Fossil Fuel ADI Deposit Rates
20 August 2025	\$3,000,000	8	4.12%	4.10%
20 August 2025	\$3,000,000	12	4.07%	4.10%
27 August 2025	\$3,000,000	11	4.11%	4.05%

As at 31 August 2025, Council's investment portfolio has a current market value of \$125,715,598 which represents a gain of \$1,448,700 on the \$124,266,898 face value of the portfolio. The table below provides a summary by investment (asset) type.

Table 3. Portfolio value – Summary by investment (asset) type.

Asset group	Face value	Current value
Cash	\$22,338,642	\$22,338,642
Floating Rate Note	\$29,650,000	\$29,943,799
Managed Funds	\$9,278,256	\$9,278,256
Term Deposit	\$63,000,000	\$64,154,901
Total	\$124,266,898	\$125,715,598

Table 4. Portfolio value – Summary by investment (reserve) type.

Reserves	Value
External Restriction Reserves	\$39,739,128
Internal Restriction Reserves	\$69,395,533
Unrestricted fund	\$15,132,237
Total	\$ 124,266,898

Analysis

Attached to this report is a summary of the investment portfolio for the month of June. These reports are prepared by Council's independent financial advisor, Prudential Investment Services Corp. The table below compares Council's portfolio return to the bank bill index benchmark.

Table 5. Portfolio return.

Month	Portfolio return %	Ausbond BB index %	Variance %
Sep-24	5.17	4.45	0.72
Oct-24	4.45	4.50	-0.05
Nov-24	6.65	4.48	2.17
Dec-24	4.61	4.53	0.08
Jan-25	6.29	4.59	1.70
Feb-25	4.21	4.51	-0.30
Mar-25	2.34	4.16	-1.82
Apr-25	4.58	4.38	0.20

May-25	0.62	0.34	0.28
Jun-25	6.12	3.94	2.18
Jul-25	5.43	3.60	1.83
Aug-25	5.48	3.84	1.64%
Average % return over the last 12 months	5.23	4.25	0.98

Council has a well-diversified portfolio invested predominantly among a range of term deposits and senior ranked floating rate notes from highly rated Australian bank issuers. Council also has exposure to growth classes, including listed property and international and domestic shares, via NSW TCorp's Long Term Growth Fund. It is expected that Council's portfolio will achieve above benchmark returns over the medium/long term with prudent investment selection and holding the securities for the recommended time horizons of their asset classes.

As at the end of August 2025, 61% of Council's portfolio was invested in non-fossil-fuel-lending authorised deposit-taking institutions (ADIs) and socially responsible investments, while fossil-fuel-lending ADIs (including the daily operation fund) accounted for 32% of the portfolio. The remaining 7% is invested with TCorp.

From June 2018 to August 2025, Council has reduced its investment in fossil-fuel-lending ADIs from 59% to 32%, as shown in Figure 1 below.

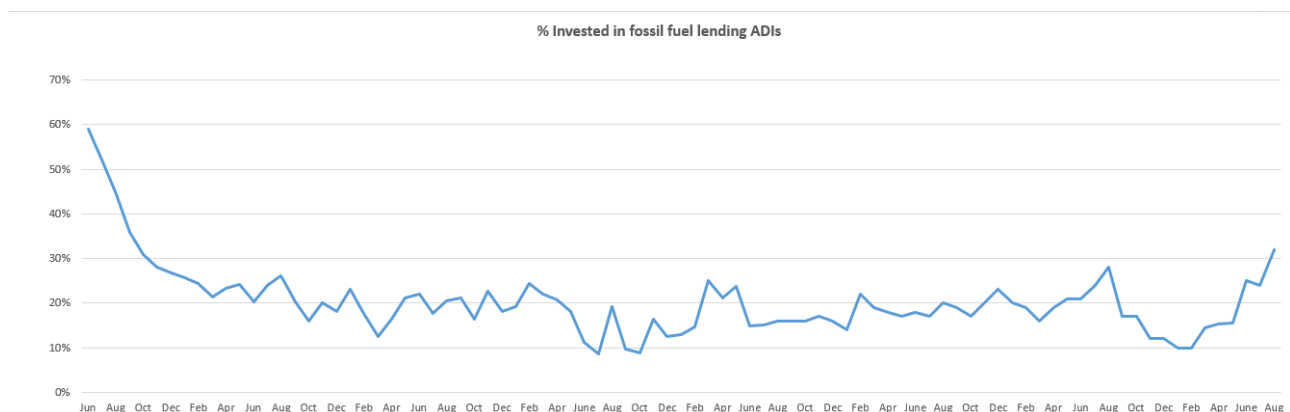
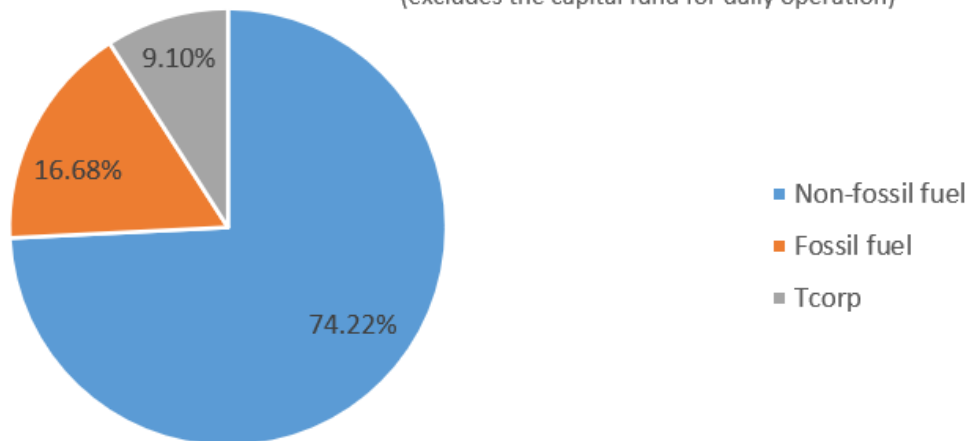


Figure 1. Investments in fossil-fuel-lending ADIs.

When excluding the working capital funds held in the Commonwealth Bank account (a fossil-fuel-lending bank) to meet day-to-day operating requirements, 74.22% of Council's investment portfolio was invested in non-fossil-fuel-lending ADIs and socially responsible investments, 16.68% fossil-fuel-lending ADIs and the remaining 9.10% is invested with TCorp as displayed in Figure 2 below.

Figure 2: Investment portfolio - August 2025

(excludes the capital fund for daily operation)

*Figure 2. Investment portfolio.*

5. Financial Impact

Council's investment portfolio has achieved interest earning of \$395,900 for the year to date, representing 17.85% of the current budget of \$3,871,071.

This report has been prepared in consultation with Council's independent financial advisor, Prudential Investment Services Corp.

6. Risks/Issues

Council has a well-diversified portfolio invested predominantly among a range of term deposits and senior ranked floating rate notes from highly rated Australian bank issuers. Council also has exposure to growth classes, including listed property and international and domestic shares, via NSW TCorp's Long Term Growth Fund. It is expected that Council's portfolio will achieve above benchmark returns over the medium/long term with prudent investment selection and holding the securities for the recommended time horizons of their asset classes.

7. Attachments

1. Investment Summary Report - August 2025 [↓](#)



Investment Summary Report August 2025

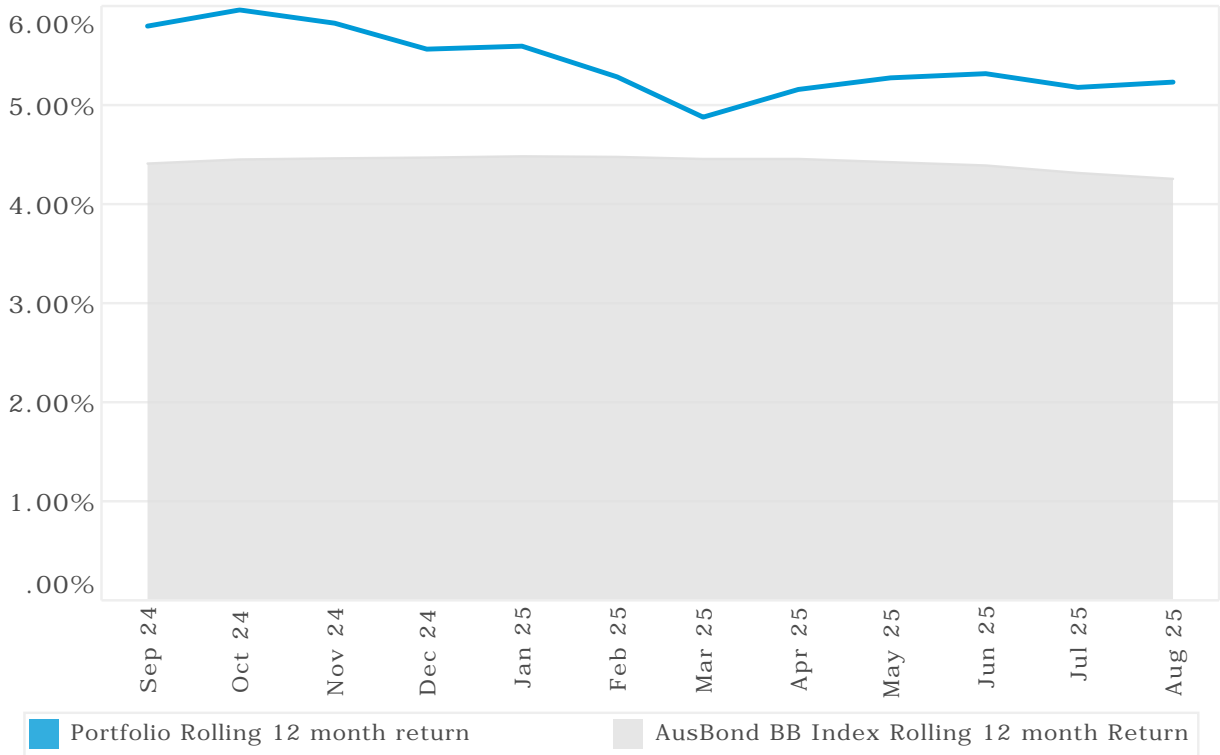
Waverley Council
Executive Summary - August 2025



Investment Holdings

Investment Performance

	Face Value (\$)	Current Value (\$)
Cash	22,338,642	22,338,642
Floating Rate Note	29,650,000	29,943,799
Managed Funds	9,278,256	9,278,256
Term Deposit	63,000,000	64,154,901
	124,266,898	125,715,598

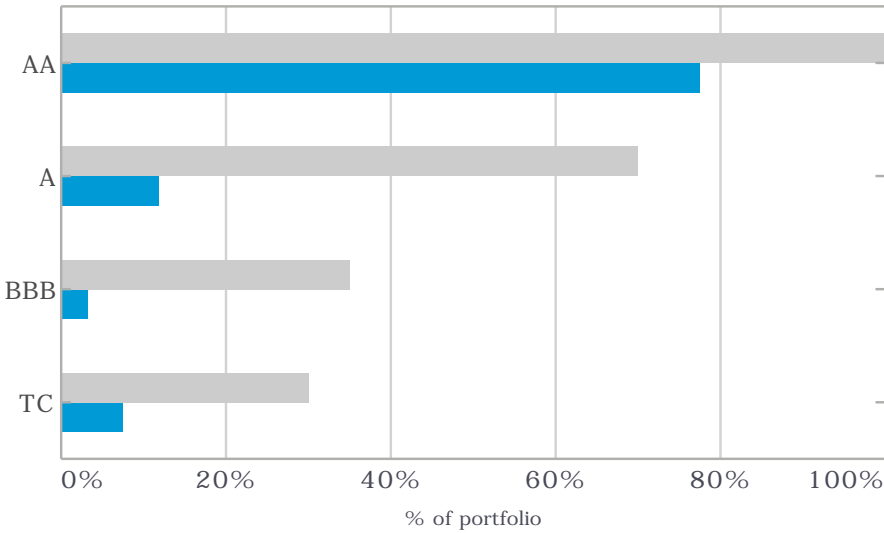


Investment Policy Compliance

Total Credit Exposure

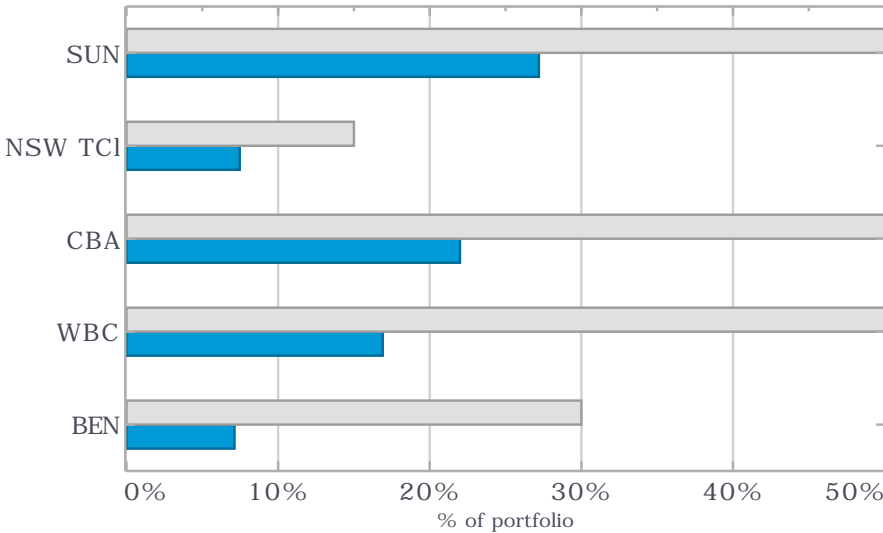
Individual Institutional Exposures

Term to Maturities



Portfolio Exposure

Investment Policy Limit



	Face Value (\$)		Policy Max	
Between 0 and 1 years	107,166,898	86%	100%	a
Between 1 and 10 year:	17,100,000	14%	70%	a
	124,266,898			

Specific Sub Limits				
Between 3 and 10 year:	6,750,000	5%	50%	a
Between 5 and 10 year:	0	0%	25%	a

Waverley Council
Investment Holdings Report - August 2025



Cash Accounts										
	Face Value (\$)	Current Rate (%)	Institution	Credit Rating			Current Value (\$)	Deal No.		Reference
	1,000.00	0.0000%	Commonwealth Bank of Australia	AA-			1,000.00	120800		Eastgate CP
	2,550.00	0.0000%	Commonwealth Bank of Australia	AA-			2,550.00	120796		Cemetery Funds
	3,892.56	0.0000%	Commonwealth Bank of Australia	AA-			3,892.56	120801		Hollywood Av CP
	49,554.50	0.0000%	Commonwealth Bank of Australia	AA-			49,554.50	120799		Library CP
	52,359.06	0.0000%	Commonwealth Bank of Australia	AA-			52,359.06	370151		Library Gift
	100,000.00	0.0000%	Commonwealth Bank of Australia	AA-			100,000.00	120797		Depositor Funds
	105,082.95	0.0000%	Commonwealth Bank of Australia	AA-			105,082.95	120795		Trust Funds
	2,735,465.75	0.0000%	Commonwealth Bank of Australia	AA-			2,735,465.75	120794		General Funds
	19,288,736.95	3.6000%	Commonwealth Bank of Australia	AA-			19,288,736.95	120789		24hr Call
	22,338,641.77	3.1085%					22,338,641.77			

Managed Funds										
	Face Value (\$)	Monthly Return (%)	Institution	Credit Rating	Funds Name		Current Value (\$)	Deal No.		Reference
	9,278,255.96	1.4848%	NSW T-Corp (LT)	TCl	Long Term Growth Fund		9,278,255.96	538089		
	9,278,255.96	1.4848%					9,278,255.96			

Term Deposits											
Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
2-Sep-25	2,000,000.00	4.8100%	Westpac Group	AA-	2,000,000.00	5-Sep-24	2,095,145.75	545456	95,145.75	At Maturity	Green
23-Sep-25	2,000,000.00	4.7700%	Westpac Group	AA-	2,000,000.00	26-Sep-24	2,088,865.75	545520	88,865.75	At Maturity	Green
1-Oct-25	3,000,000.00	4.7900%	Westpac Group	AA-	3,000,000.00	2-Oct-24	3,131,495.34	545539	131,495.34	At Maturity	Green
7-Oct-25	2,000,000.00	4.7000%	National Australia Bank	AA-	2,000,000.00	4-Mar-25	2,046,613.70	545846	46,613.70	At Maturity	
29-Oct-25	3,000,000.00	4.7000%	National Australia Bank	AA-	3,000,000.00	27-Feb-25	3,071,852.05	545831	71,852.05	At Maturity	
25-Nov-25	3,000,000.00	4.7300%	Suncorp Bank	AA-	3,000,000.00	25-Mar-25	3,062,202.74	545953	62,202.74	At Maturity	
16-Dec-25	3,000,000.00	4.7000%	Suncorp Bank	AA-	3,000,000.00	12-Mar-25	3,066,830.14	545909	66,830.14	At Maturity	
6-Jan-26	3,000,000.00	4.6500%	National Australia Bank	AA-	3,000,000.00	4-Mar-25	3,069,176.71	545844	69,176.71	At Maturity	



Waverley Council
Investment Holdings Report - August 2025



Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
13-Jan-26	3,000,000.00	4.3500%	Bank of Queensland	A-	3,000,000.00	9-Jul-25	3,019,306.85	546248	19,306.85	At Maturity	
13-Jan-26	4,000,000.00	4.7000%	Suncorp Bank	AA-	4,000,000.00	5-Mar-25	4,092,712.33	545851	92,712.33	At Maturity	
20-Jan-26	3,000,000.00	4.3300%	Suncorp Bank	AA-	3,000,000.00	25-Jun-25	3,024,200.55	546200	24,200.55	At Maturity	
20-Feb-26	2,000,000.00	4.8500%	Westpac Group	AA-	2,000,000.00	20-Feb-24	2,003,189.04	544856	3,189.04	Quarterly	Green
24-Feb-26	3,000,000.00	4.4200%	Suncorp Bank	AA-	3,000,000.00	20-Jun-25	3,026,520.00	546187	26,520.00	At Maturity	
25-Feb-26	3,000,000.00	4.6500%	National Australia Bank	AA-	3,000,000.00	27-Feb-25	3,071,087.67	545832	71,087.67	At Maturity	
17-Mar-26	3,000,000.00	4.6700%	Suncorp Bank	AA-	3,000,000.00	18-Mar-25	3,064,100.55	545937	64,100.55	At Maturity	
17-Mar-26	3,000,000.00	4.8400%	Suncorp Bank	AA-	3,000,000.00	19-Mar-24	3,066,036.16	544951	66,036.16	Annually	
24-Mar-26	3,000,000.00	4.6200%	Suncorp Bank	AA-	3,000,000.00	25-Mar-25	3,060,756.16	545954	60,756.16	At Maturity	
17-Apr-26	3,000,000.00	5.0300%	Westpac Group	AA-	3,000,000.00	17-Apr-24	3,056,639.18	545017	56,639.18	Annually	Green
29-Apr-26	3,000,000.00	4.1200%	Westpac Group	AA-	3,000,000.00	20-Aug-25	3,004,063.56	546363	4,063.56	At Maturity	Green
10-Jun-26	3,000,000.00	4.2100%	Suncorp Bank	AA-	3,000,000.00	11-Jun-25	3,028,374.25	546153	28,374.25	At Maturity	
21-Jul-26	3,000,000.00	4.1100%	Westpac Group	AA-	3,000,000.00	27-Aug-25	3,001,689.04	546382	1,689.04	Quarterly	Green
20-Aug-26	3,000,000.00	4.1000%	Westpac Group	AA-	3,000,000.00	20-Aug-25	3,004,043.84	546362	4,043.84	At Maturity	Green
63,000,000.00		4.5733%			63,000,000.00		64,154,901.36		1,154,901.36		

Floating Rate Notes											
Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
2-Dec-25	2,250,000.00	4.2250%	BEN Snr FRN (Dec25) BBSW+0.52%	A-	2,250,000.00	2-Dec-20	2,275,045.79	540603	23,700.51	2-Sep-25	
24-Feb-26	1,300,000.00	4.0047%	SUN Snr FRN (Feb26) BBSW+0.45%	AA-	1,300,000.00	24-Feb-21	1,301,362.43	540958	998.43	24-Nov-25	
4-Mar-26	4,000,000.00	4.3414%	NPBS Snr FRN (Mar26) BBSW+0.63%	BBB+	4,000,000.00	4-Mar-21	4,042,983.52	540983	42,343.52	4-Sep-25	
15-May-26	1,000,000.00	4.8665%	BEN Snr FRN (May26) BBSW+ 1.25%	A-	1,000,000.00	15-May-23	1,007,896.59	544084	2,266.59	17-Nov-25	
18-Jun-26	4,000,000.00	4.3494%	BEN Snr FRN (Jun26) BBSW+0.65%	A-	4,000,000.00	18-Jun-21	4,041,788.49	541523	35,748.49	18-Sep-25	
15-Sep-26	3,750,000.00	4.1938%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	3,750,000.00	15-Sep-21	3,784,451.98	541877	33,176.98	15-Sep-25	
23-Dec-26	5,000,000.00	4.0739%	CBA Green Snr FRN (Dec26) BBSW+0.41%	AA-	5,000,000.00	23-Sep-21	5,038,614.79	541916	39,064.79	23-Sep-25	
14-May-27	1,600,000.00	4.6120%	BEN Snr FRN (May27) BBSW+ 1.00%	A-	1,600,000.00	14-May-24	1,613,655.06	545080	3,639.06	14-Nov-25	
18-Mar-30	3,200,000.00	4.5294%	NAB Snr FRN (Mar30) BBSW+0.83%	AA-	3,200,000.00	18-Mar-25	3,243,049.56	545905	29,782.36	18-Sep-25	

Waverley Council
Investment Holdings Report - August 2025



Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
21-May-30	750,000.00	4.5016%	SUN Snr FRN (May30) BBSW+0.93%	AA-	750,000.00	21-May-25	754,182.48	546059	1,017.48	21-Nov-25	
13-Jun-30	2,800,000.00	4.6675%	ING Snr FRN (Jun30) BBSW+0.95%	A	2,800,000.00	13-Jun-25	2,840,768.38	546125	28,644.38	15-Sep-25	
	29,650,000.00	4.3426%			29,650,000.00		29,943,799.07		240,382.59		

Waverley Council
Accrued Interest Report - August 2025



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Floating Rate Note									
BEN Snr FRN (Dec25) BBSW+0.52%	540603		2,250,000.00	2-Dec-20	2-Dec-25	0.00	31	8,073.80	4.22%
SUN Snr FRN (Feb26) BBSW+0.45%	540958		1,300,000.00	24-Feb-21	24-Feb-26	13,481.34	31	4,553.95	4.12%
NPBS Snr FRN (Mar26) BBSW+0.63%	540983		4,000,000.00	4-Mar-21	4-Mar-26	0.00	31	14,748.87	4.34%
BEN Snr FRN (May26) BBSW+1.25%	544084		1,000,000.00	15-May-23	15-May-26	12,726.25	31	4,203.20	4.95%
BEN Snr FRN (Jun26) BBSW+0.65%	541523		4,000,000.00	18-Jun-21	18-Jun-26	0.00	31	14,776.04	4.35%
SUN Snr FRN (Sep26) BBSW+0.48%	541877		3,750,000.00	15-Sep-21	15-Sep-26	0.00	31	13,356.97	4.19%
CBA Green Snr FRN (Dec26) BBSW+0.41%	541916		5,000,000.00	23-Sep-21	23-Dec-26	0.00	31	17,300.12	4.07%
BEN Snr FRN (May27) BBSW+1.00%	545080		1,600,000.00	14-May-24	14-May-27	19,332.80	31	6,370.86	4.69%
NAB Snr FRN (Mar30) BBSW+0.83%	545905		3,200,000.00	18-Mar-25	18-Mar-30	0.00	31	12,310.04	4.53%
SUN Snr FRN (May30) BBSW+0.93%	546059		750,000.00	21-May-25	21-May-30	8,814.04	31	2,933.57	4.61%
ING Snr FRN (Jun30) BBSW+0.95%	546125		2,800,000.00	13-Jun-25	13-Jun-30	0.00	31	11,099.70	4.67%
						54,354.43		109,727.12	4.36%
Term Deposits									
National Australia Bank	545845		2,000,000.00	4-Mar-25	5-Aug-25	39,829.04	4	1,034.52	4.72%
Westpac Group	545371		3,000,000.00	20-Aug-24	20-Aug-25	145,800.00	19	7,589.59	4.86%
Westpac Group	545380		3,000,000.00	23-Aug-24	20-Aug-25	144,601.64	19	7,589.59	4.86%
Westpac Group	545456		2,000,000.00	5-Sep-24	2-Sep-25	0.00	31	8,170.41	4.81%
Westpac Group	545520		2,000,000.00	26-Sep-24	23-Sep-25	0.00	31	8,102.46	4.77%
Westpac Group	545539		3,000,000.00	2-Oct-24	1-Oct-25	0.00	31	12,204.66	4.79%
National Australia Bank	545846		2,000,000.00	4-Mar-25	7-Oct-25	0.00	31	7,983.56	4.70%
National Australia Bank	545831		3,000,000.00	27-Feb-25	29-Oct-25	0.00	31	11,975.34	4.70%
Suncorp Bank	545953		3,000,000.00	25-Mar-25	25-Nov-25	0.00	31	12,051.78	4.73%
Suncorp Bank	545909		3,000,000.00	12-Mar-25	16-Dec-25	0.00	31	11,975.35	4.70%
National Australia Bank	545844		3,000,000.00	4-Mar-25	6-Jan-26	0.00	31	11,847.94	4.65%
Bank of Queensland	546248		3,000,000.00	9-Jul-25	13-Jan-26	0.00	31	11,083.56	4.35%
Suncorp Bank	545851		4,000,000.00	5-Mar-25	13-Jan-26	0.00	31	15,967.12	4.70%



Waverley Council
Accrued Interest Report - August 2025

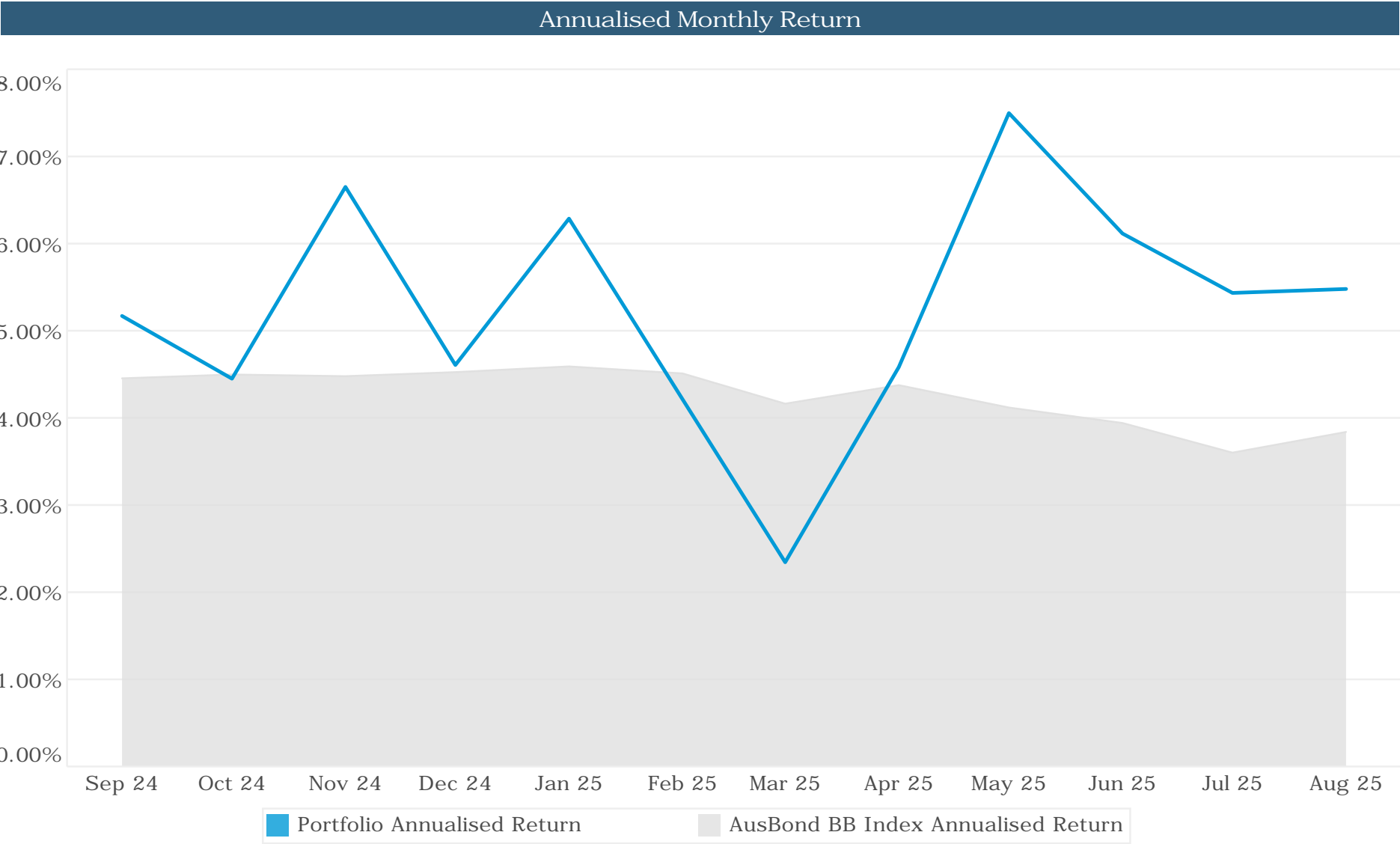


Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Suncorp Bank	546200		3,000,000.00	25-Jun-25	20-Jan-26	0.00	31	11,032.60	4.33%
Westpac Group	544856		2,000,000.00	20-Feb-24	20-Feb-26	24,449.32	31	8,238.36	4.85%
Suncorp Bank	546187		3,000,000.00	20-Jun-25	24-Feb-26	0.00	31	11,261.92	4.42%
National Australia Bank	545832		3,000,000.00	27-Feb-25	25-Feb-26	0.00	31	11,847.94	4.65%
Suncorp Bank	544951		3,000,000.00	19-Mar-24	17-Mar-26	0.00	31	12,332.05	4.84%
Suncorp Bank	545937		3,000,000.00	18-Mar-25	17-Mar-26	0.00	31	11,898.91	4.67%
Suncorp Bank	545954		3,000,000.00	25-Mar-25	24-Mar-26	0.00	31	11,771.50	4.62%
Westpac Group	545017		3,000,000.00	17-Apr-24	17-Apr-26	0.00	31	12,816.17	5.03%
Westpac Group	546363		3,000,000.00	20-Aug-25	29-Apr-26	0.00	12	4,063.56	4.12%
Suncorp Bank	546153		3,000,000.00	11-Jun-25	10-Jun-26	0.00	31	10,726.85	4.21%
Westpac Group	546382		3,000,000.00	27-Aug-25	21-Jul-26	0.00	5	1,689.04	4.11%
Westpac Group	546362		3,000,000.00	20-Aug-25	20-Aug-26	0.00	12	4,043.84	4.10%
						354,680.00		239,298.62	4.64%
<u>Grand Totals</u>						<u>409,034.43</u>		<u>349,025.74</u>	<u>4.55%</u>



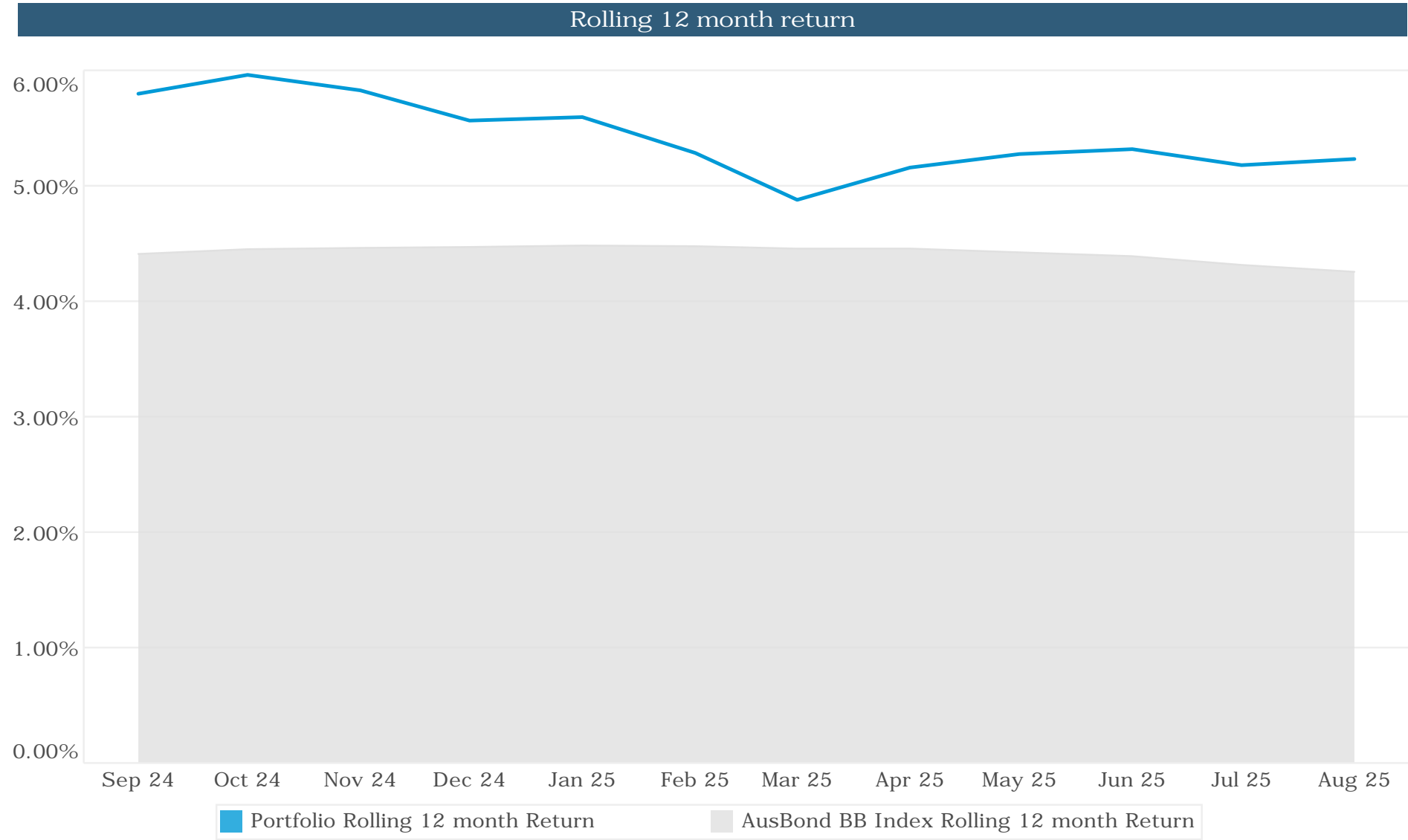
Waverley Council

Investment Performance Report - August 2025



Historical Performance Summary (% pa)			
	Portfolio	Annualised BB Index	Outperformance
Aug 2025	5.48%	3.84%	1.64%
Last 3 months	5.67%	3.79%	1.88%
Last 6 months	5.23%	4.00%	1.23%
Financial Year to Date	5.46%	3.72%	1.74%
Last 12 months	5.23%	4.25%	0.98%

Waverley Council
Investment Performance Report - August 2025



Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Aug 2025	0.45%	0.32%	0.13%
Last 3 months	1.40%	0.94%	0.46%
Last 6 months	2.60%	2.00%	0.60%
Financial Year to Date	0.91%	0.62%	0.29%
Last 12 months	5.23%	4.25%	0.98%

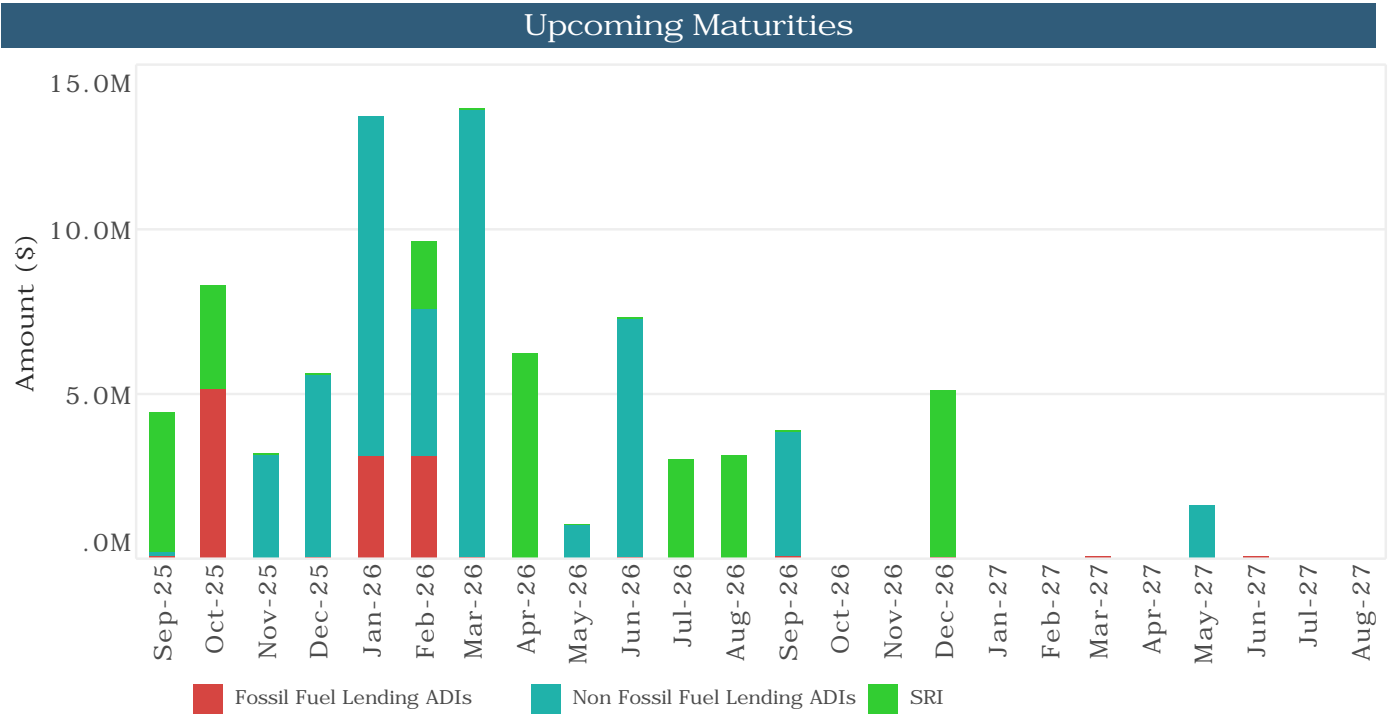
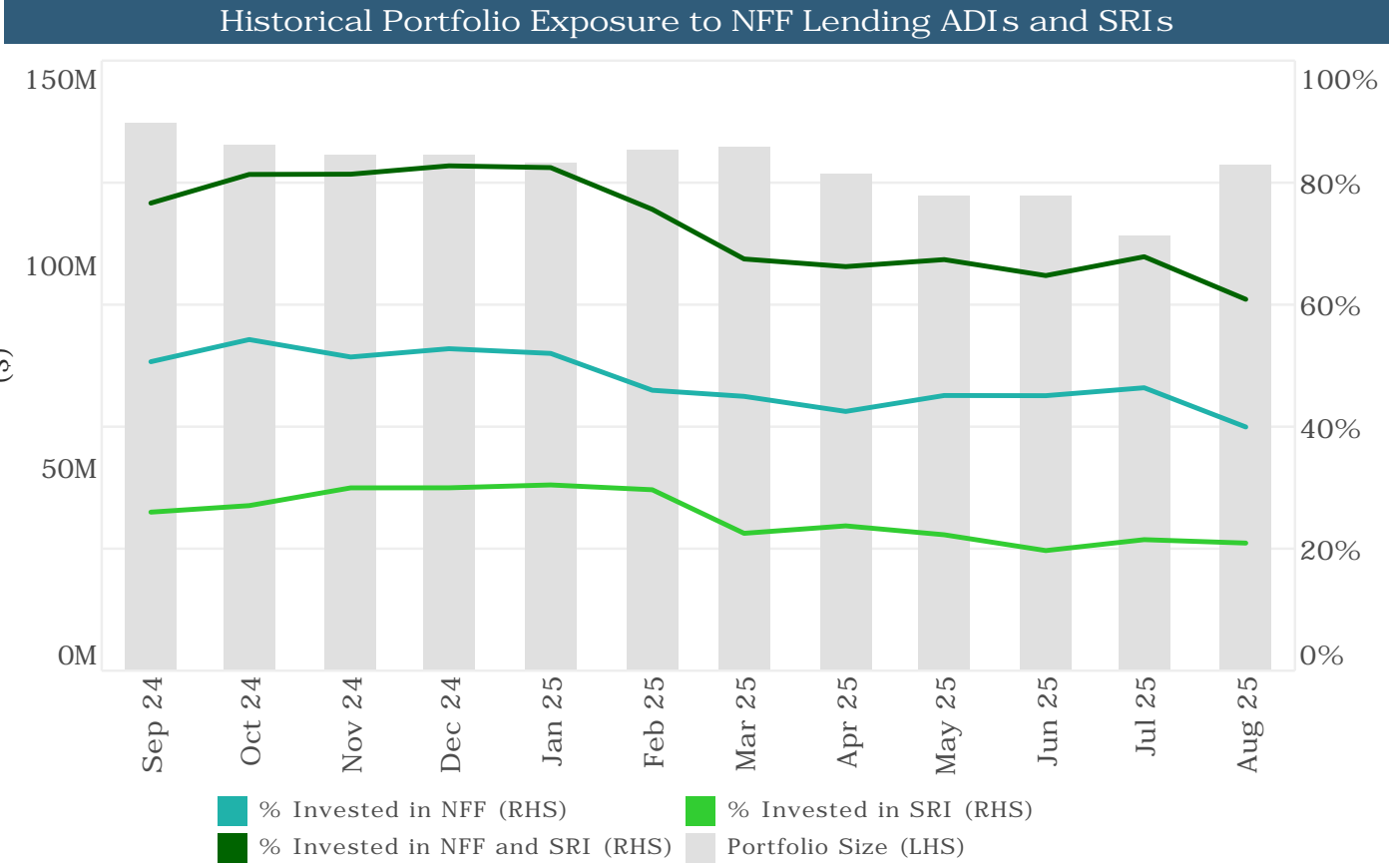
Waverley Council
Environmental Commitments Report - August 2025



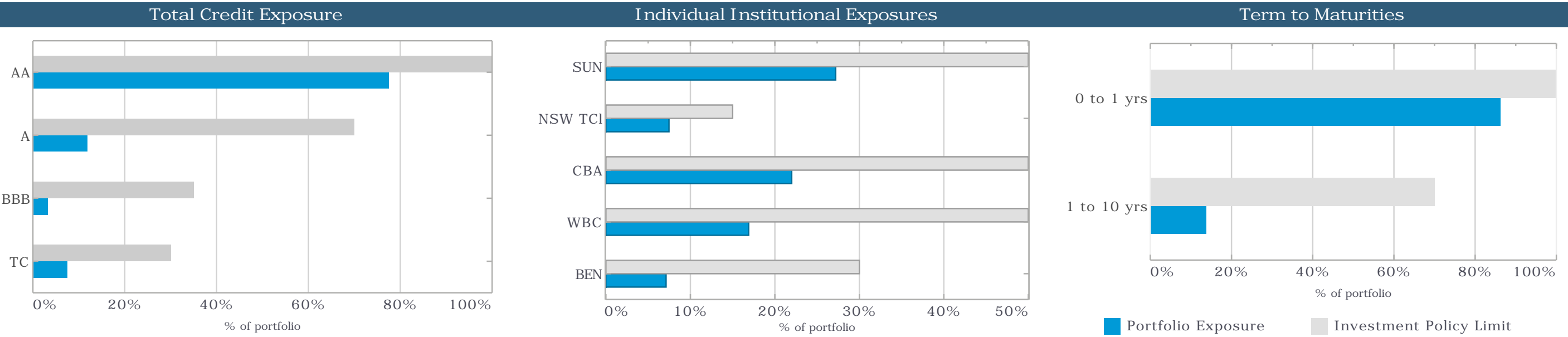
Current Breakdown				
ADI Lending Status *	Current Month (\$)		Previous Month (\$)	
Fossil Fuel Lending ADIs				
Commonwealth Bank of Australia	22,338,642		6,260,144	
ING Bank Australia	2,800,000		2,800,000	
National Australia Bank	14,200,000		16,200,000	
	39,338,642	32%	25,260,144	24%
Non Fossil Fuel Lending ADIs				
Bank of Queensland	3,000,000		3,000,000	
Bendigo and Adelaide Bank	8,850,000		8,850,000	
Newcastle Greater Mutual Group	4,000,000		4,000,000	
Suncorp Bank	33,800,000		33,800,000	
	49,650,000	40%	49,650,000	46%
Other				
NSW T-Corp (LT)	9,278,256		9,142,509	
	9,278,256	7%	9,142,509	9%
Socially Responsible Investment				
CBA (Green)	5,000,000		5,000,000	
Westpac Group (Green TD)	21,000,000		18,000,000	
	26,000,000	21%	23,000,000	21%
	124,266,898		107,052,654	

* source: Marketforces & APRA

Percentages may not add up to 100% due to rounding



Waverley Council
Investment Policy Compliance Report - August 2025



■ Portfolio Exposure ■ Investment Policy Limit

Credit Rating Group	Face Value (\$)		Policy Max	
AA	96,338,642	78%	100%	a
A	14,650,000	12%	70%	a
BBB	4,000,000	3%	35%	a
TC	9,278,256	7%	30%	a
124,266,898				

Institution	% of portfolio	Investment Policy Limit	
Suncorp Bank (AA-)	27%	50%	a
NSW T-Corp (TCL)	7%	15%	a
Commonwealth Bank of Australia (AA-)	22%	50%	a
Westpac Group (AA-)	17%	50%	a
Bendigo and Adelaide Bank (A-)	7%	30%	a
National Australia Bank (AA-)	11%	50%	a
Newcastle Greater Mutual Group (BBB+)	3%	15%	a
Bank of Queensland (A-)	2%	30%	a
ING Bank Australia (A)	2%	30%	a

	Face Value (\$)	Policy Max	
Between 0 and 1 years	107,166,898	86%	100% a
Between 1 and 10 years	17,100,000	14%	70% a
124,266,898			

Specific Sub Limits			
Between 3 and 10 years	6,750,000	5%	50% a
Between 5 and 10 years	0	0%	25% a

a = compliant
r = non-compliant

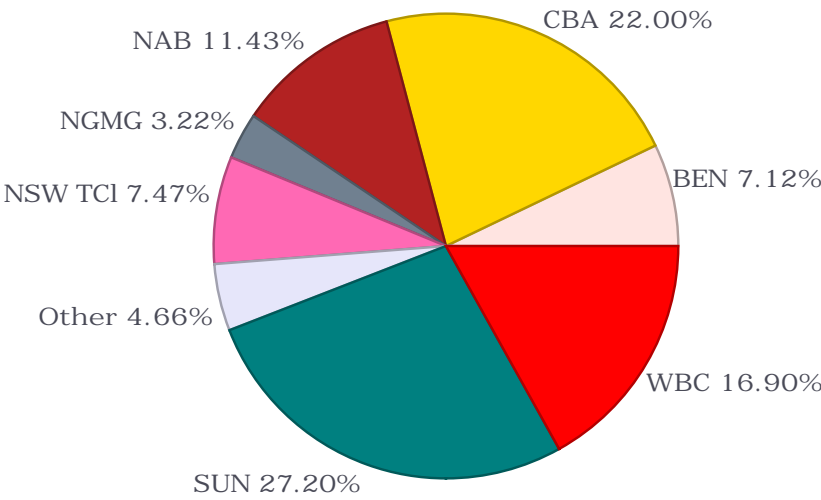
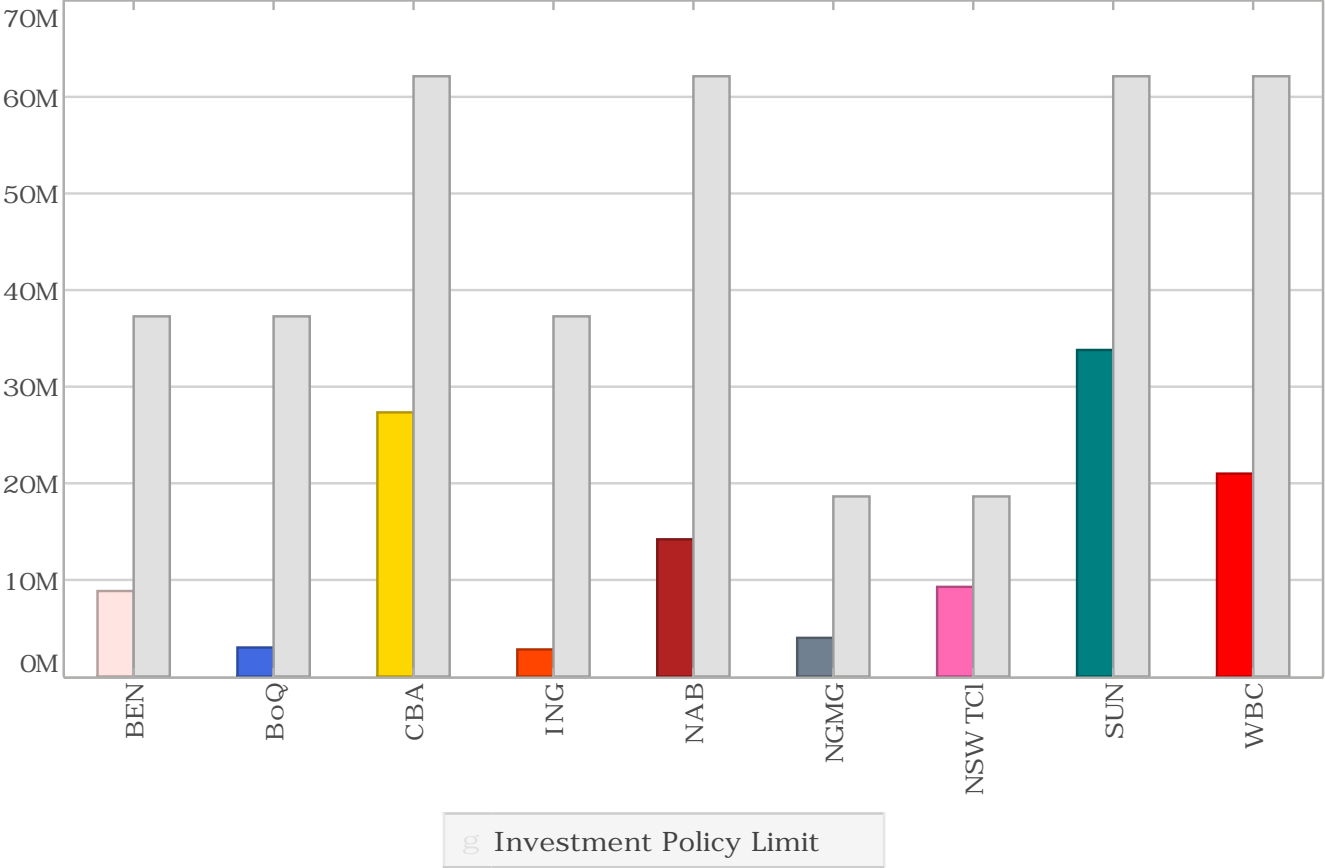
Waverley Council
Individual Institutional Exposures Report - August 2025



Individual Institutional Exposures

Individual Institutional Exposure Charts

	Current Exposures		Policy Limit		Capacity
Bank of Queensland (A-)	3,000,000	2%	37,280,069	30%	34,280,069
Bendigo and Adelaide Bank (A-)	8,850,000	7%	37,280,069	30%	28,430,069
Commonwealth Bank of Australia (AA-)	27,338,642	22%	62,133,449	50%	34,794,807
ING Bank Australia (A)	2,800,000	2%	37,280,069	30%	34,480,069
National Australia Bank (AA-)	14,200,000	11%	62,133,449	50%	47,933,449
Newcastle Greater Mutual Group (BBB+)	4,000,000	3%	18,640,035	15%	14,640,035
NSW T-Corp (TCI)	9,278,256	7%	18,640,035	15%	9,361,779
Suncorp Bank (AA-)	33,800,000	27%	62,133,449	50%	28,333,449
Westpac Group (AA-)	21,000,000	17%	62,133,449	50%	41,133,449
	124,266,898				



Waverley Council
Cashflows Report - August 2025



Actual Cashflows for August 2025						
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description		Amount
5-Aug-25	545845	National Australia Bank	Term Deposit	Maturity: Face Value		2,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid		39,829.04
		Deal Total				2,039,829.04
Day Total						2,039,829.04
14-Aug-25	545080	BEN Snr FRN (May27) BBSW+ 1.00%	Floating Rate Note	Coupon Date		19,332.80
		Deal Total				19,332.80
		Day Total				
15-Aug-25	544084	BEN Snr FRN (May26) BBSW+ 1.25%	Floating Rate Note	Coupon Date		12,726.25
		Deal Total				12,726.25
		Day Total				
20-Aug-25	544856	Westpac Group	Term Deposit	During: Interest Received/Paid Dates		24,449.32
		Deal Total				24,449.32
20-Aug-25	545371	Westpac Group	Term Deposit	Maturity: Face Value		3,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid		145,800.00
		Deal Total				3,145,800.00
20-Aug-25	545380	Westpac Group	Term Deposit	Maturity: Face Value		3,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid		144,601.64
		Deal Total				3,144,601.64
20-Aug-25	546362	Westpac Group	Term Deposit	Settlement: Face Value		-3,000,000.00
		Deal Total				-3,000,000.00
20-Aug-25	546363	Westpac Group	Term Deposit	Settlement: Face Value		-3,000,000.00
		Deal Total				-3,000,000.00
Day Total						314,850.96
21-Aug-25	546059	SUN Snr FRN (May30) BBSW+ 0.93%	Floating Rate Note	Coupon Date		8,814.04
		Deal Total				8,814.04
		Day Total				

Waverley Council
Cashflows Report - August 2025



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
25-Aug-25	540958	SUN Snr FRN (Feb26) BBSW+0.45%	Floating Rate Note	Coupon Date	13,481.34
<u>Deal Total</u>					<u>13,481.34</u>
Day Total					13,481.34
27-Aug-25	546382	Westpac Group	Term Deposit	Settlement: Face Value	-3,000,000.00
<u>Deal Total</u>					<u>-3,000,000.00</u>
Day Total					-3,000,000.00
<u>Total for Month</u>					<u>-590,965.57</u>

Forecast Cashflows for September 2025

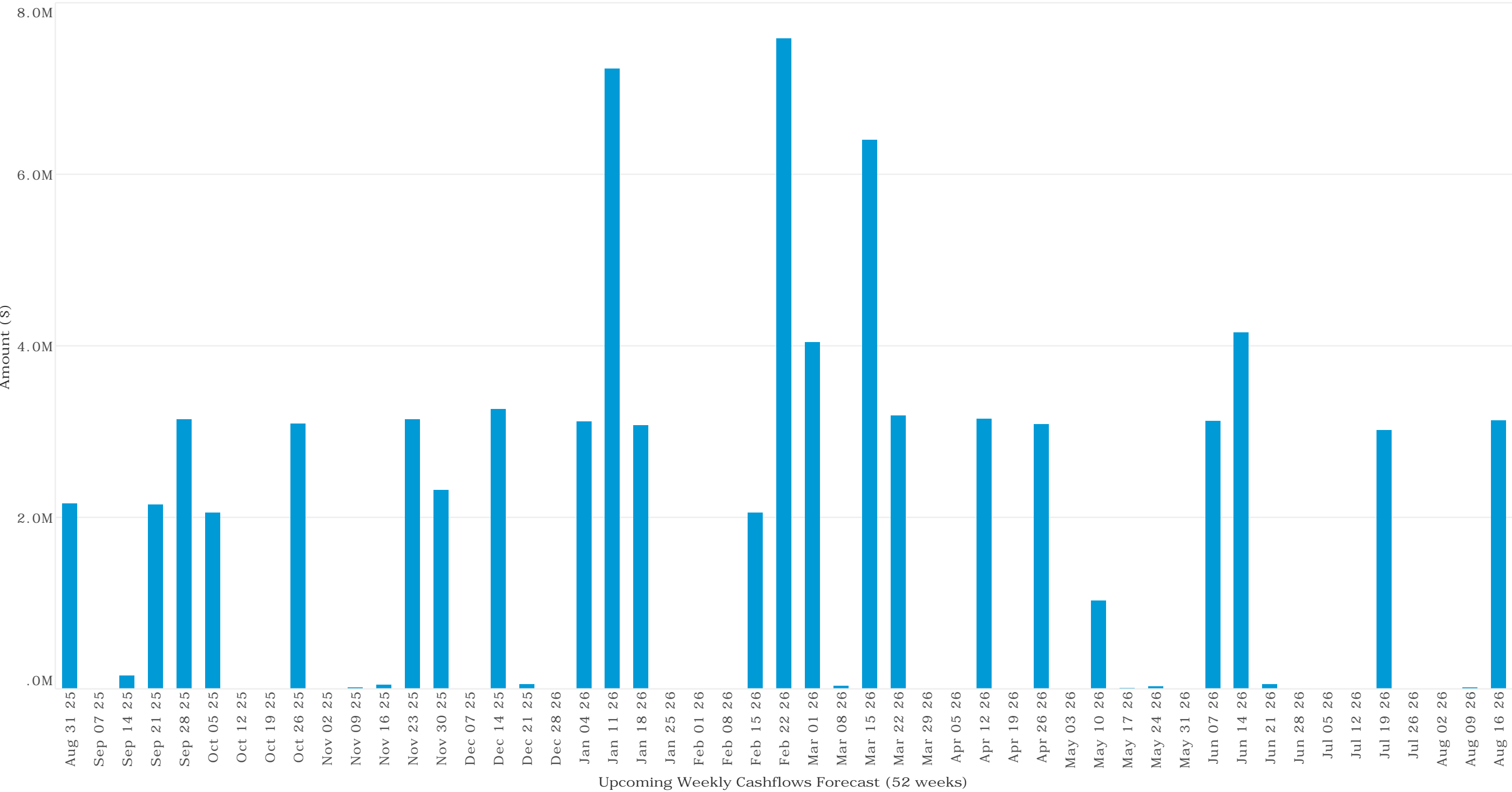
Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
2-Sep-25	540603	BEN Snr FRN (Dec25) BBSW+0.52%	Floating Rate Note	Coupon Date	23,960.96
<u>Deal Total</u>					<u>23,960.96</u>
2-Sep-25	545456	Westpac Group	Term Deposit	Maturity: Face Value	2,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	95,409.32
<u>Deal Total</u>					<u>2,095,409.32</u>
Day Total					2,119,370.27
4-Sep-25	540983	NPBS Snr FRN (Mar26) BBSW+0.63%	Floating Rate Note	Coupon Date	43,770.83
<u>Deal Total</u>					<u>43,770.83</u>
Day Total					43,770.83
15-Sep-25	541877	SUN Snr FRN (Sep26) BBSW+0.48%	Floating Rate Note	Coupon Date	39,209.16
<u>Deal Total</u>					<u>39,209.16</u>
15-Sep-25	546125	ING Snr FRN (Jun30) BBSW+0.95%	Floating Rate Note	Coupon Date	33,657.15
<u>Deal Total</u>					<u>33,657.15</u>
Day Total					72,866.31
18-Sep-25	541523	BEN Snr FRN (Jun26) BBSW+0.65%	Floating Rate Note	Coupon Date	43,851.48
<u>Deal Total</u>					<u>43,851.48</u>
18-Sep-25	545905	NAB Snr FRN (Mar30) BBSW+0.83%	Floating Rate Note	Coupon Date	36,533.02

Waverley Council
Cashflows Report - August 2025

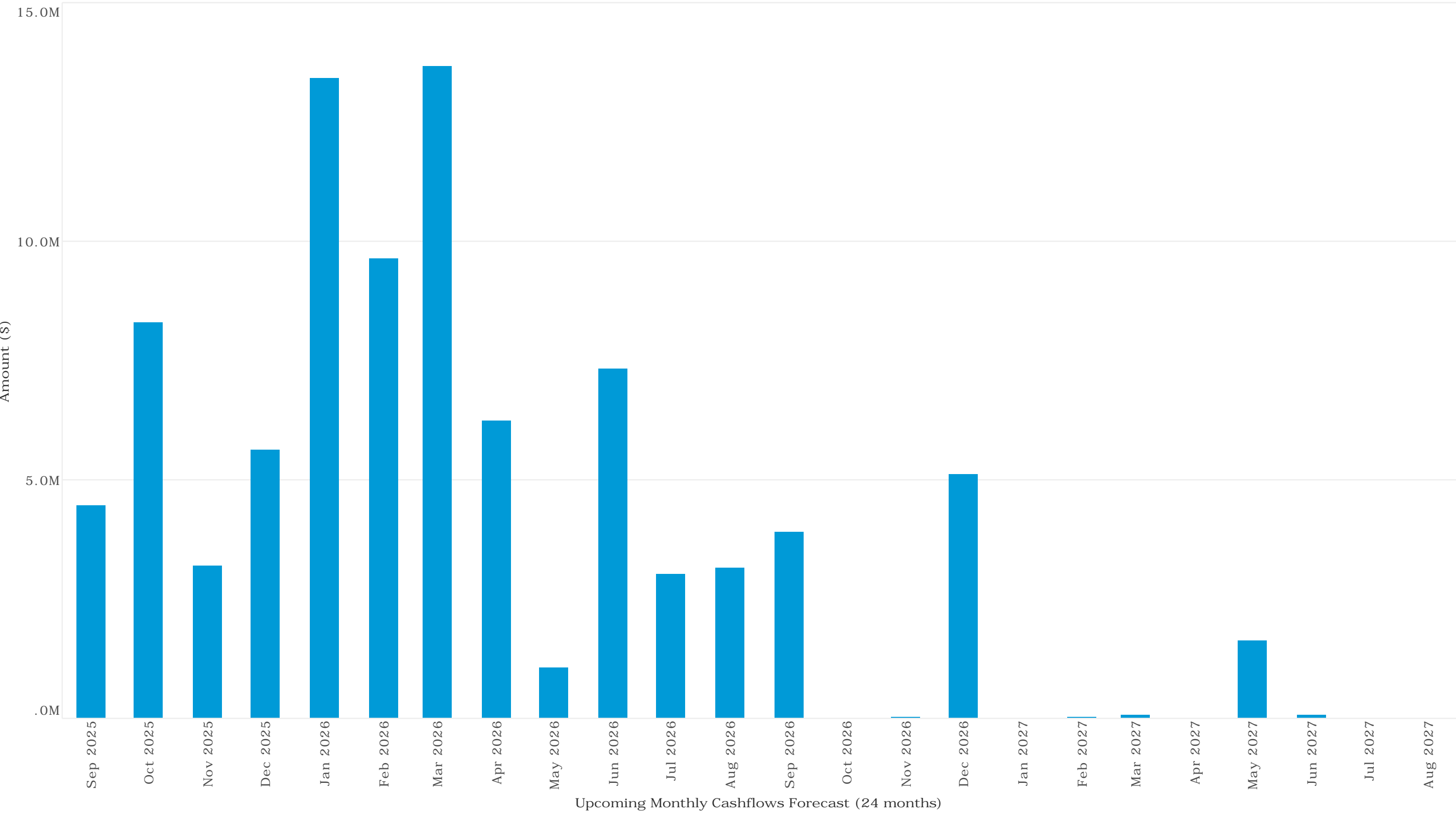


Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Deal Total					36,533.02
Day Total					80,384.51
23-Sep-25	541916	CBA Green Snr FRN (Dec26) BBSW+ 0.41%	Floating Rate Note	Coupon Date	51,342.30
Deal Total					51,342.30
23-Sep-25	545520	Westpac Group	Term Deposit	Maturity: Face Value	2,000,000.00
		Westpac Group	Term Deposit	Maturity: Interest Received/Paid	94,615.89
		Deal Total			2,094,615.89
Day Total					2,145,958.19
Total for Month					4,462,350.11

Waverley Council
Cashflows Report - August 2025



Waverley Council
Cashflows Report - August 2025



REPORT
CM/7.7/25.09

Subject: Council Resolutions - Status Update

TRIM No: SF25/4815

Manager: Richard Coelho, Executive Manager, Governance

Director: Tara Czinner, Director, Corporate Services

RECOMMENDATION:

That Council notes the status of outstanding resolutions from October 2019 to August 2025, as set out in the attachment to the report.

1. Executive Summary

This report provides an update on the status of outstanding resolutions from October 2019 to August 2025.

2. Introduction/Background

Officers report to Council every quarter on the status of all outstanding Council resolutions. The date range progresses as older resolutions are finalised.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 17 June 2025	CM/7.10/25.06	That Council notes the status of outstanding resolutions from October 2019 to March 2025, as set out in the attachment to the report.

4. Discussion

The attachment to this report contains all outstanding Council resolutions from October 2019 to August 2025. It covers resolutions from mayoral minutes, notices of motion and officer reports passed at both Council and Council Committee meetings (the Finance, Operations and Community Services Committee and the Strategic Planning and Development Committee).

The status and comments for each resolution have been supplied by the Executive Leadership Team (ELT) and their respective departments.

In the period October 2019 to August 2025, Council passed 1,932 resolutions, comprising 87 mayoral minutes, 335 notices of motion and 1,510 officer reports. Of the 1,932 resolutions, officers have implemented 1,845 (95%), and 87 remain active. The 87 active resolutions comprise four mayoral minutes, 47 notices of motion and 36 officer reports. Once a resolution is finalised, it is no longer reported.

A table of all resolutions, including finalised resolutions, from February 2018 onwards is available on Council's website. The table is updated regularly. It does not include comments or status.

5. Financial Impact

There is no unbudgeted cost to Council to prepare this report.

6. Risks/Issues

A resolution tracking sheet is maintained to mitigate the risk of resolutions not being actioned. It is also a useful reference point for Councillors, staff and members of the public. Only outstanding resolutions are reported on.

7. Attachments

1. Outstanding resolutions - October 2019 to August 2025 [↓](#)

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	10/10/2019	Notice of Motion	CM/8.3/19.10	Child Car Seat Check Days (A13/0640)	1. Submits an application for funding to Roads and Maritime Services (Transport) to host two free child car seat safety check days during the 2019–20 financial year. 2. Receives a report, following determination of the funding application, providing additional details on the free child car seat safety check days, including the proposed schedule and location, and confirming measures to promote the event and process applications. 3. Receives a follow-up report outlining outcomes of the free child car seat safety check days, including details of attendance and interest in the program. The report should also identify options for future programs in subsequent financial years, including the continuation of the child car seat safety check days and the costs involved in expanding the program to include a voucher scheme for child car seat installation.	PS&C	Action in progress	8/9/2025 Discussions underway with RMS on funding opportunities to run the safety check days. To be re-assigned as not within Compliance remit.
Council Meeting	20/07/2021	Notice of Motion	CM/8.1/21.07	Vibrations from Demolition Sites (A21/0364)	1. Officers prepare an urgent report into the reasons for recent collapses and excessive construction vibration levels at Bondi and other Waverley construction sites. The report should include a list of all current conditions that are placed on large-scale development, construction and demolition so Councillors can assess whether any further standard conditions should be included. 2. Investigates and prepares a report on how to reduce the risks to neighbouring properties during excavation, demolition and construction works, including the following: (a) Implementing processes for improved assessment and management of development sites in the Bondi sands area. (b) Considering the inclusion of provisions in all DA conditions of consent for the Bondi basin requiring placement of monitors at 3 metre intervals along all site boundaries prior to commencement of any work, for the purpose of detecting and measuring vibrations and any ground movement, all to be inspected by Council on a daily basis during demolition and excavation, cost of inspections to be included in fees, and potential for movement to be subject of stop work provisions while solutions are resolved. (c) Considering the inspection of all construction certificates as lodged and before any work begins on site to verify engineering requirements for demolition and excavation, particularly regarding safety of neighbouring properties, and to establish credentials of private certifiers, and listing on the Services NSW register.	PS&C	Action in progress	5/9/25 1. To be actioned by December 2025.
Council Meeting	23/09/2021	Adoption of Minutes	CM/5.2.1/21.09	Adoption of Minutes - Waverley Traffic Committee Meeting - 26 August 2021 - TC/C.01/21.08 - Grafton Street, Bondi Junction - Bicycle Shared Path (SF21/4020)	That Council: 1.Installs shared path signage and blue shared path lines with associated text and symbols to the edge of footpath on the northern side of Grafton Street between Adelaide Street and the proposed commuter bicycle cage within Transport for NSW land beneath Syd Einfeld Drive on the western side of Grosvenor Street, Bondi Junction. 2.Reinstates shared path signage and installs blue shared path lines with associated text and symbols to the existing shared path beside Syd Einfeld Drive between Oxford Street and Adelaide Street. 3.Provides a kerb ramp to the north-eastern side of the roundabout at the intersection of Adelaide Street and Grafton Street to facilitate on-road bicycle riders to access the existing shared path. 4.Installs cyclist dismount signs at the zebra crossing at the north side of the roundabout at the intersection of Adelaide Street and Grafton Street. 5.Refers the proposal of changing the existing pedestrian-only lantern lens covers to combined pedestrian and bicycle lantern lens covers at the intersections of Graton Street/Grosvenor Street to Transport for NSW for assessment. 6.Installs a cyclist dismount sign at the termination of the shared pathway north of Oxford Street. 7.Officers investigate improving the safety of the zebra crossing to the north of the roundabout at the intersection of Adelaide Street and Grafton Street, including consideration of a raised crossing and additional lighting, with a report to be prepared for the Traffic Committee.	A&O	Action in progress	01/09/2025 Stakeholder consultation concluded. Design to proceed per Option 2 - shared path along the northern side of Grafton Street. Detailed design now progressing, with engagement of external consultants for the Road Safety Audit and Traffic Control Signal design. Design completion expected mid October 2025.
Council Meeting	26/10/2021	Notice of Motion	CM/8.8/21.10	DA Tracker - Enhancing Planning Transparency (A21/0500)	That Council investigates, subject to considering issues of intellectual property and copyright in relation to third party documents in addition to compliance with the Privacy and Personal Information Protection Act 1998: 1. Options to upload more development-related information to its DA Tracker, including: (a) Geotechnical and other engineering reports. (b) Construction management plans. (c) Construction certificates. (d) Construction zone permits. (e) Occupation certificates. 2. Mechanisms to identify differences in design and development controls that have occurred in the progress of a development application from approval to eventual occupation.	PS&C	Action in progress	1/3/2025 To be completed by December 2025

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	15/02/2022	Notice of Motion	CM/8.8/22.02	Liquor Licences (A17/0067)	1. Council officers prepare a report on the statistics of liquor licences and liquor applications in Waverley, particularly Bondi, as part of a report on Council's capacity to assist the community in the process of making more informed public submissions on liquor applications related to the consent authority, the NSW Independent Liquor and Gaming Authority (ILGA). 2. The report is to outline how Council officers can engage with, and help the community engage with, the National Drug and Alcohol Research Centre's resources in informing public and Council submissions to NSW ILGA liquor applications and related actions to ameliorate anti-social behaviour and violence associated with unregulated alcohol consumption.	PS&C	Action in progress	1/3/2025 To be completed by December 2025.
Council Meeting	27/06/2023	Report	CM/7.12/23.06	Bus Driver Amenity Facilities - Licence to Transdev John Holland Buses - Post-Exhibition (A22/0152)	1. Grants three licences to Transdev John Holland Buses (Aust) Pty Ltd for eight years for the use of bus driver amenities at the following locations on the terms and conditions set out in the report: (a) South Head Cemetery, Old South Head Road, Vaucluse. (b) North Bondi Terminus, Campbell Parade, North Bondi. (c) Bronte Tram Shed, Bronte Road, Bronte. 2. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.	A&O	Action in progress	04/09/2025 South Head Cemetery, Vaucluse PoM completed. Negotiations for new Licence in October 2025.
Finance, Operations and Community Services Committee	05/09/2023	Report	FC/5.3/23.09	Barracluff Park - Dog Off-Leash Area and Management (A22/0336)	1. Declares Barracluff Park to be a dog off-leash area between 3 pm and 10 am daily: (a) Except when it has been hired or licensed for sporting activities and community events. (b) Not including the playground and within 10 metres of the playground and community hardcourt area, in accordance with section 13(6) of the Companion Animals Act 1998. 2. Approves an upgrade to the sports field surface in 2023–24 bringing forward \$695,150 currently allocated in the Long Term Financial Plan 6.1 in 2025–26, with a maintenance program to be developed to ensure co-location of uses. 3. Following the 2024–25 winter season, consults the community and sports clubs on the satisfaction of all users, and officers report back to Council	A&O	Action in progress	02/09/2025 1. Completed - Park signage and website updated with new rules of use. 2. Completed 3. In Progress – HYS online survey closed 31 August 2025. Reporting consultation findings and recommendationa to next Strategic Planning and Development Committee on 4 November 2025.
Strategic Planning and Development Committee	05/12/2023	Report	PD/5.6/23.12	Strata Parking Area Agreements (A16/0667)	1. Defers this item to a Councillor briefing in the first half of 2024. 2. Officers review and update the draft Guidelines on Strata Parking Area Agreements attached to the report to include a fee structure and calculation methodology. 3. Officers prepare a draft pro forma agreement and operational policy and procedure to be followed by Council staff and strata managers. 4. Notes the document tabled at the meeting titled 'Some Suggested Operational Aspects for a Strata Parking Enforcement Scheme at Waverley Council.'	PS&C	Action in progress	1/3/2025 1. Briefing to be scheduled in 2025/2026 2. Guidelines under review 3. In development 4. Tabled information noted
Council Meeting	20/02/2024	Notice of Motion	CM/8.8/24.02	Military Road Widening (A03/0506)	1. Notes the successful widening of Military Road at identified pinch points, including Military Road at Wentworth Street, North Bondi. 2. Notes the engineering solution of constructing culverts involving new dish drains and paving for the parking of vehicles. 3. Notes that Council has already prepared concept drawings for further pinch points. 4. Investigates: (a) Identifying the location of further pinch points along Military Road. (b) Addressing the suitability of dish drains, parking bays and road widening at the identified pinch points. (c) Summarising the crash history along Military Road. (d) Giving particular consideration to those sections of Military Road between Douglas Parade and Dover Road and Blake Street and Myuna Road and Bulga Road and Kobada Road and Oceanview Avenue and Kobada Road. (e) Including concept drawings at the identified pinch points identified. 5. Officers prepare a report to Council by July 2024.	A&O	Action in progress	04/09/2025 1. Noted 2. Noted 3. Noted 4. Ongoing, in line with priorities and workload 06/03/2025 1 - 3 Noted 4. To be progressed in 2025/26 in line with transport priorities.
Council Meeting	20/02/2024	Notice of Motion	CM/8.9/24.02	Weed Removal and Native Planting (A12/0117)	1. Identifies leftover wasteland locations where weeds and rank grasses prevail and where native or indigenous planting could replace mowing or slashing or other weed management practices. 2. Investigates what resources would be required to plan and implement a program of weed and grass removal for replacement with native and indigenous plant species. 3. Officers prepare a report to Council, including the likely cost, staff training needed to implement a weed removal and native plant replacement program and engagement with interested neighbours to assist in establishment watering and ongoing weeding.	PS&C	Action in progress	04/09/2025 To be completed by December 2025.
Council Meeting	16/04/2024	Notice of Motion	CM/8.2/24.04	Hollow-Bearing Wildlife - Additional Habitat (A10/0741)	1. Notes the importance of mature trees in providing habitat for local fauna. 2. Officers prepare a report to Council that includes the options, feasibility and cost to create additional habitat in the Waverley local government area, such as artificial hollows or nest boxes, to support local fauna.	PS&C	Action in progress	04/09/25 1. No action required 2. To be completed by December 2025.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	21/05/2024	Report	CM/7.7/24.05	Reconciliation Action Plan Advisory Committee Meeting - 27 March 2024 - Minutes and Place Renaming (A14/0173)	1. Notes the minutes of the Reconciliation Action Plan (RAP) Advisory Committee meeting held on 27 March 2024 attached to the report. 2. Notes that the Dawn Reflection Service on 26 January 2024 raised \$1,500 for the GO Foundation. 3. Approves the recommendation of the Gujaga Foundation, and supported by the RAP Advisory Committee, to apply to the Geographical Names Board of NSW to change the names of the following places: (a) Eora Reserve to Dharawal Reserve. (b) Cadigal Place to Gadigal Place. (c) Biddigal Reserve to Birrabirragal Reserve. 4. Advises residents of the Geographical Names Board process of community consultation in adopting a name change should it proceed. 5. Investigates what support can be made available to assist impacted residents in changing their address and officers prepare a report to Council.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. GNB rejected application but advised more information is required to support the name change if the naming is considered offensive by the community. Council seeking further written support from the La Parouse Aboriginal Land Council and Gujaga foundation and will report to new RAP Committee before submitting further evidence to GNB. 4. Completed 5. Note Cadigal Place was subsequently resolved by Council not to progress.
Council Meeting	18/06/2024	Report	CM/7.14/24.06	Subsidised Lease Program - Exhibition (A23/0388)	1. Publicly exhibits the draft Subsidised Lease Program Policy attached to the report for a minimum of 42 days. 2. Officers prepare a report to Council following the exhibition period.	PS&C	Action in progress	04/09/25 1. Subsidised Lease Policy Exhibited 2. Report prepared. 3. To be reported back to Council at same time as more holistic consideration of delivery options.
Council Meeting	16/07/2024	Notice of Motion	CM/8.1/24.07	Rose Bay Secondary College - Community Access (SF21/372)	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 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. 3. Notes that Council considered a report in 2006 regarding the walkway, as well as managed community access to the school grounds. 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.	A&O	Action in progress	02/09/2025 4. Council is awaiting a proposal to enable community use of the sportsfield from School Infrastrucutre NSW. This will be reported to ELT for consideration.
Council Meeting	29/10/2024	Notice of Motion	CM/8.1/24.10	Pedestrian Amenity (A24/0956)	1. Notes that: (a) There is an existing Council resolution that addresses the process and prioritisation of pedestrian amenity improvements across Waverley, including: (i) Bronte Road from Ebley Street, Bondi Junction, to Victoria Street, Charing Cross (both sides of the road). (ii) Wellington Street, Bondi from Bondi Road to Edward Street (Bondi Public School Side). (b) Delivery of the program is currently underway. (c) A report will be prepared to Council on the Walking Strategy, including the findings of the Safe Walking Routes to School project, in early 2025. 2. Officers include in the report to Council the outcomes of the audit for the areas specified in clauses 1(a)(i) and (ii).	A&O	Action in progress	04/09/2025 Councillor briefing held in May 2025. 26/05/2025 Councillor briefing on Walking Strategy completed in March 2025 (as part of broader Transport briefing) with a report tabled but deferred at May 2025 Council meeting for a further Councillor briefing.
Council Meeting	10/12/2024	Report	CM/8.1/24.12	Murriverie Road and Mitchell Street, North Bondi - Pedestrian Safety (A03/0042-04)	1. Investigates traffic calming and pedestrian safety measures at the intersection of Murriverie Road and Mitchell Street, North Bondi. 2. Undertakes community consultation on possible solutions by April 2025. 3. Officers prepare a report to the June 2025 Council meeting with the community consultation outcomes, a project scope and a funding strategy to implement traffic and pedestrian safety solutions. 4. Writes to the Rose Bay and North Bondi Precincts informing them of this resolution.	A&O	Action in progress	04/09/2025 1. Completed 2. Community consultation currently underway and closes on 11/9/2025 3. Report scheduled for October/November depending on feedback. 4. Completed

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	18/02/2025	Rescission Motion	CM/8.1/25.02	RESCISSION MOTION - CM/7.8/24.12 - Planning Proposal - Dwelling Density - Post-Exhibition (PP-3/2023)	1. Does not proceed with the planning proposal to limit the reduction of residential density in R3 Medium Density Residential and R4 High Density Residential zones. 2. Notifies the Department of Planning, Housing and Infrastructure and those who made submissions of Council’s decision. 3. Officers prepare a report to Council no later than June 2025 that investigates amendments to the Waverley Development Control Plan that considers: (a) The mixture of apartment unit types to provide housing choice. (b) The forecast demographic profile of the Waverley local government area and housing needs to support diverse household types. (c) The demand for affordable housing. (d) The requirements of the NSW Apartment Design Guidelines, which call for a diversity in apartment mix. (e) The relationship with the State Environmental Planning Policy (Housing) 2021. (f) Opportunities to further strengthen planning controls for the retention or adaptation of existing Inter-War Art deco buildings. (g) Targeted controls based on locality, such as the Bondi Basin (postcode 2026). 4. Notes that much of the existing stock of Inter-War Art Deco buildings in the Bondi basin has a level of protection, either as a listed item or in a Heritage Conservation Area, or Development Control Plan provisions (Section B16) that encourage retention and appropriate conservation works in accordance with Council’s Inter-War Building Design Guidelines. 5. Notes that managing future dwelling diversity is more appropriately addressed via Council’s Development Control Plan to provide the appropriate level of guidance and flexibility to support implementation, without further adding red tape or delay in meeting Council’s development assessment performance target.	PS&C	Action in progress	25/3/25 1. Noted 2. Noted 3. Report to be presented to October Council meeting. 4. Noted 5. Noted
Council Meeting	18/02/2025	Notice of Motion	CM/8.6/25.02	Carrington Road and Macpherson Street, Waverley - Signalised Intersection Optimisation (A03/0042-04)	1. Investigates traffic congestion, including the need for signal optimisation, at the intersection of Macpherson Street and Carrington Road, Waverley. 2. Undertakes an analysis for the introduction of a right turn arrow signal for vehicle movements from Macpherson Street into Carrington Road. 3. Officers prepare a report to the Traffic Committee with the results of the analysis and any associated recommendations for consideration. 4. Informs the Charing Cross precinct and the Member for Coogee, Marjorie O’Neill MP, of this motion.	A&O	Action in progress	04/09/2025 1. Completed 2. Ongoing 3. Scheduled after detailed analysis completed 4. Completed
Council Meeting	18/02/2025	Notice of Motion	CM/8.9/25.02	Street Numbering in Simpson Street, Bondi (A23/0818)	1. Notes that members of the community have made representations regarding the need for logical and consistent guidelines around street numbering in Simpson Street, Bondi. 2. Officers prepare a report to Council by July 2025 investigating a change to numbering in Simpson Street and the implications for the street. 3. Informs the North Bondi Precinct of this motion.	PS&C	Action in progress	19/5/25 2. Report in preparation 3. Precinct notified
Council Meeting	18/02/2025	Notice of Motion	CM/8.11/25.02	Laneway between Victoria Street and Bronte Road, Waverley - Naming (A15/0568)	1. Informally names the laneway connecting Bronte Road and Victoria Street Car Park, Waverley, as ‘St Clare’s Way’ through signage installation on the public footpath on Bronte Road and within Victoria Street Car Park. 2. Integrates signage with Council’s new signposts being installed as part of the Charing Cross Streetscape Upgrade works. 3. Notes that there have been previous attempts to formally name the laneway ‘St Clare’s Way.’ 4. Notes that formal naming of the laneway is not possible. 5. Informs the following stakeholders of this motion: (a) Charing Cross Precinct. (b) The petitioners who petitioned Council on this matter in July 2024. (c) The Member for Coogee, Marjorie O’Neill MP.	A&O	Action in progress	01/09/2025 1 & 2. Signage has been installed on site, and covered ahead of the unveiling. An unveiling event is occurring 09/09/2025. 14/05/2025 1. & 2. Signage will be installed as part of the Charing Cross Streetscape Upgrade works. Expected signage installation August 2025. 3-5 As above comment
Council Meeting	18/02/2025	Notice of Motion	CM/11.4/25.02	CONFIDENTIAL REPORT - 63A Wairoa Avenue, North Bondi - Lease - Exhibition (A25/0282)	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. In accordance with section 47 of the Local Government Act 1993, publicly notifies and exhibits for 28 days the proposal to grant a lease of up to five years with a five-year option to Waverley Action for Youth Services (WAYS) for 63A Wairoa Avenue, North Bondi. 3. Approves in principle the granting of a lease of up to five years with a five-year option to WAYS for 63A Wairoa Avenue and authorises the General Manager or delegate to negotiate with WAYS on the terms of the lease. 4. Officers prepare a report to Council following the exhibition period to consider the submissions and grant the lease.	A&O	Action in progress	04/09/2025 Item 4 - Report to be submitted to October 2025 Council Meeting. 26/05/2025 Item 1 - Noted. Item 2 - Section 47 Public Exhibition completed Item 3 - Noted. Item 4 - Report to be submitted to June 2025 Council Meeting.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Finance, Operations and Community Services Committee	04/03/2025	Report	FC/5.4/25.03	Ruthven Street, Bondi Junction - Traffic Calming - Consultation Outcomes (A20/0069)	1. Notes that the speed limit in Ruthven Street, Bondi Junction, will reduce to 40 km/h within the next four to six months, in accordance with the 40 km/h speed limit changes south of Bondi Road. 2. Notes the outcome of the review and consultation process, including an information package on parking across driveways/footpaths. 3. Approves the following traffic calming measure in Ruthven Street, as set out in the report: (a) The conversion of rubber speed cushions to concrete-based asphalt-embedded flat top speed humps. 4. Notifies the residents of Ruthven Street and the Mill Hill Precinct Committee of this resolution.	A&O	Action in progress	04/09/2025 1. Noted 2. Noted 3. In progress 4. Completed
Strategic Planning and Development Committee	04/03/2025	Report	PD/5.3/25.03	Bondi Park Basketball Court (A24/1050)	1. Investigates a leasing or licensing agreement with the Catholic Church for the public use of the basketball court on the corner of Blair Street and Mitchell Street, North Bondi. 2. Officers prepare a report to Council on the terms and conditions of the agreement, including: (a) Length of tenure. (b) Financial or in-kind contributions for the repair and ongoing upkeep and security of the facility. (c) Timing for agreement execution and any required capital works. 3. Progresses design, consultation, approvals and construction of a modified half-court in Bondi Park, located to consider the future playground expansion. 4. Continues to investigate alternative locations for new multi-function hardcourts, as set out in adopted strategies and plans of management.	A&O	Action in progress	02/09/2025 1. - 2. On Hold. The Catholic Church has entered into a joint venture with Reddam House to redevelop the basketball court (53-55 Blair Street NORTH BONDI) submitting a Pre-DA to Council to redevelop the site as an extension of the Reddam House school campus. Negotiations for any licence agreement with Council have been suspended until the DA process has been completed. 3. In progress with Planning Consultants engaged to review approvals pathway. 4. Noted for future consideration in the Local Parks Plan of Managment to commence in 2026.
Council Meeting	18/03/2025	Mayoral Minute	CM/6.3/25.03	Micromobility Parking and Management (A17/0445)	1. Notes the significant increase in trips taken on shared bikes in Waverley, with a 350% increase between 2021 and 2024. 2. Acknowledges the problems caused by the uncontrolled proliferation of shared bikes in Waverley and the community concerns regarding their operation. 3. Prepares a memorandum of understanding (MoU) to be negotiated with bike share providers, requiring operators to cover costs of implementing the MoU, including infrastructure and enforcement. The MoU should define: (a) Permissible bike numbers within the local government area. (b) Designated parking locations. (c) Geofencing and enforcement. (d) Service level agreements addressing relocation and placement of bikes. (e) Data sharing for Council monitoring. (f) The maximum speed at which e-bikes can operate electrically assisted being 20 km/h. (g) Process by which helmets must accompany e-bikes. 4. Requires the terms of the MoU to be agreed to within four weeks of this resolution, with Council reserving its right to take additional enforcement actions against shared bike operations if the MoU timeframe has not been met. 5. Conducts a six-month bike share parking trial, starting June 2025, using designated parking areas on footpaths and on-street (where appropriate), focusing on high-traffic areas like Bondi Junction, Bondi Beach and Bronte Beach. 6. Requires the MoU to provide that operators address bike placements hindering pedestrian access, especially for those with disabilities, within two hours of notification. 7. Implements an enhanced enforcement regime, including increased ranger patrols, monitoring (physical and data-driven and impounding of improperly parked bikes. 8. Issues fines for non-compliance in line with the Public Spaces (Unattended Property) Regulation 2022 for a class 2 item at a cost of \$1,320 per item. 9. Urges the NSW Government to implement a State-run tender process for bike share services with clear operational controls and to allocate a portion of the generated revenue to local councils for infrastructure and enforcement. 10. Officers prepare a report to Council in June 2025 with a deliverable management plan. 11. Informs the following stakeholders of this motion: (a) The Member for Wentworth, Allegra Spender MP. (b) The Member for Vaucluse, Kellie Sloane MP. (c) The Member for Coogee, Marjorie O’Neill MP. (d) The Mayor of Woollahra, Cr Sarah Swan. (e) The Mayor of Randwick, Cr Dylan Parker. (f) All Waverley Precincts. (g) Share bike operators: (i) Lime. (ii) Ario. (iii) HelloBike.	A&O	Action in progress	04/09/2025 1. Noted 2. Noted 3. Completed 4. Completed 5. Installation of parking facilities underway 6. Included in MoU 7. Ongoing 8. Ongoing 9. Completed 10. Completed 11. Completed 07/05/2025 Item 1 - Noted Item 2 - Noted Item 3 - MOU prepared and issued to providers. Item 4 - As at 7/5 2 of 3 providers have signed MOU. Item 5 - Planning commenced for instillation of parking locations Item 6 - Included in MOU Item 7 - Ongoing Item 8 - Ongoing Item 9 - In line with submission on Inquiry Item 10 - Report scheduled for 17 June 25 Council Meeting. Item 11 - Stakeholders informed - 31/03/25 - Completed.
Council Meeting	18/03/2025	Report	CM/7.8/25.03	2A Edmund Street, Queens Park - Refurbishment (A24/0298)	1. Undertakes a full refurbishment of 2A Edmund Street, Queens Park, as set out in the report, for the building to be used as affordable housing. 2. Notes that the full refurbishment of 2A Edmund Street will provide six new dwellings towards Council’s Affordable Housing Program at a cost 50% less than the original proposal to knock down and rebuild. 3. Reviews the Affordable Housing Tenancy Policy to clearly define ‘key worker’ to refine the targeting of the policy.	A&O	Action in progress	01/09/2025 Item 1 - Project refurbishment scope has been finalised. RFT for head contractor to be issued September 2025, with construction expected to commence from October or November 2025. Items 2 & 3 - per below comments.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	18/03/2025	Report	CM/7.9/25.03	Tender Evaluation - Waverley Cemetery - Quinn Road Memorialisation Walls (A24/0824)	1. Treats the tender evaluation attached to 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)(d)(i) of the Local Government Act 1993. The tender evaluation contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person(s) who supplied it. 2. Declines to accept any of the tenders for head contractor services for the Waverley Cemetery Quinn Road Memorialisation Walls Project, in accordance with section 178(1)(b) of the Local Government (General) Regulation 2021. 3. Declines to invite fresh tenders or applications as referred to in section 178(3)(b)–(d) of the Local Government (General) Regulation 2021, as Council has tested the market with an open tender process. 4. In accordance with section 178(3)(e) of the Local Government (General) Regulation 2021, authorises the General Manager or delegate to enter into negotiations with the top ranked tenderers with a view to entering into a contract for the head contractor services, as these tenderers scored highly and had quality submissions, with the issues of program, scope and price to be clarified during negotiations. 5. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter. 6. Notifies unsuccessful tenderers of the decision in accordance with section 179 of the Local Government (General) Regulation 2021. 7. Lodges an integrated development application and an application under section 60 of the Heritage Act 1977 for the project. 8. Approves a procurement exemption to pay Gosford Quarries a deposit for the required sandstone.	A&O	Action in progress	01/09/2025 4 & 5 Negotiations continue, and will be finalised after heritage NSW planning approvals. 14/05/2025 1. Noted 2. Noted 3. Noted 4 & 5. Negotiations have commenced. 6. Complete 7. Complete 8. Complete. Deposit secured.
Council Meeting	18/03/2025	Notice of Motion	CM/8.2/25.03	Public Artwork - Dion Horstmans (A25/0485)	1. Notes the artistic legacy of renowned Bondi artist Dion Horstmans. 2. Investigates: (a) Costings to acquire a sculptural artwork by Dion Horstmans. (b) Locations for the placement of the artwork within the Bondi area. 3. Officers prepare a report to the Arts, Culture and Creativity Advisory Committee with options to then provide a recommendation to Council.	CC&CE	Action in progress	19.05.25 Officers have reached out to family representatives
Council Meeting	18/03/2025	Notice of Motion	CM/8.5/25.03	E-Waste Recycling (A11/0635)	1. Notes the recent Productivity Commission report Australia’s Circular Economy: Unlocking the Opportunities, which recognises that Australia generates e-waste three times the global average. 2. Notes the potential for increased e-waste due to rapid advancements in new technology, making older personal computers obsolete. 3. Notes the increase in the use of e-bikes and lithium batteries within Waverley and the impact this may have on the Council's waste stream. 4. Notes that it currently has four e-waste collections throughout the year. 5. Investigates improved communication of e-waste collection services, including but not limited to: (a) Rates notices. (b) Precinct notices. (c) Social and digital media channels. 6. Investigates the feasibility and costings of providing an e-waste pick-up collection for residents, with officers to prepare a report to Council by June 2025 in line with a trial of this service referenced by the General Manager’s comment.	A&O	Action in progress	5/09/2025 Item 5 - Tender in progress for problem waste. Report back on these items with the tender recommendation planned. 25/03/2025 Item 1 - Noted Item 2 - Noted Item 3 - Noted Item 4 - Noted Item 5 - Report scheduled
Council Meeting	18/03/2025	Notice of Motion	CM/8.8/25.03	Hunter Ward - Local Area Traffic Management Study (A25/0474)	1. Notes that the Bondi Local Area Traffic Management (LATM) Study will be presented to Council for adoption this financial year. 2. Prioritises delivery of a Hunter Ward LATM Study for the 2025-26 financial year and allocates funds as part of the budget development process. 3. Defines the Hunter Ward LATM as the area between Old South Head Road and the coastline and Blake Street and Blair Street. 4. Considers the following scope as part of the LATM: (a) Sightlines at intersections. (b) Passing bays and street-widening options in narrow streets. (c) Traffic congestion. (d) Speeding and speed limit reduction options. (e) Reducing cut-through traffic. (f) Clearer signage within streets. (g) Traffic directional flow. 5. Undertakes immediate line marking where road markings have faded within the scope area to reinforce current controls. 6. Officers prepare a report with the finalised Hunter Ward LATM Study in the 2025-26 financial year, including options and recommendations that have considered feedback from community consultation. 7. Refers this motion to the Waverley Traffic Committee for its consideration. 8. Informs the Hunter Ward Precincts of this motion.	A&O	Action in progress	04/09/2025 1. Noted 2. Ongoing. Included in team workplans and budgets 3. Defined within scoping document 4. Considered within scoping document 5. Completed 6. Ongoing 7. July WTC did not run. To be included in next WTC 8. Completed 26/05/2025 Item 1 - Noted Item 2 - LATM included in 2025/26 budget Item 3 - 4 - To be included in scope of LATM Item 5 - Works in progress May/June 2025 Item 6 - Resport to be completed once LATM undertaken. Item 7 - To be included in July WTC. Item 8 - Hunter Ward Precints informed - Completed.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	18/03/2025	Notice of Motion	CM/8.13/25.03	Beach Safety Signage - Design Contest (SF20/5526)	1. Undertakes a design competition with a cash prize to design new beach signage to develop creative alternatives to the current 'Swim between the Flags' and 'Dangerous Current – Do not Swim Here' signage. 2. Submits the winning designs to the Australian Water Safety Council, Surf Life Saving Australia and Royal Life Saving Society Australia, which are the authors of the National Aquatic Recreation Signage Manual. 3. Uses the winning design in Council's educational campaigns including the Summer Safe Program, comprising decals, A-frames on the beach, light pole banners and bus shelter advertising. 4. Urgently audits the beach signage at the access ramps at Bronte, Tamarama and Bondi and upgrades them as required as a priority. 5. Requests the Mayor to write to the following people, advising them of this initiative and urging them to consider improvements to the beach safety symbols included in the National Aquatic Recreation Signage Manual: (a) Federal Minister for Infrastructure, Transport, Regional Development and Local Government, the Hon Catherine King MP. (b) NSW Minister for Local Government, the Hon Ron Hoenig MP. (c) NSW Minister for Emergency Services, the Hon Jihad Dib MP.	A&O	Action in progress	01/09/2025 Items 1 - 4 - Design competion launched August 2025. 04/04/2025 Item 1 - 4 - Planning in progress for design competition Item 5 - All 4 x letters sent on 04/04/35 - Completed
Council Meeting	18/03/2025	Confidential Report	CM/11.2/25.03	CONFIDENTIAL REPORT - CCTV Network Review Outcome (SF25/651)	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)(e) of the Local Government Act 1993. The report contains information that would, if disclosed, prejudice the maintenance of law. 2. Notes the CCTV Network Review attached to the report and that any new CCTV camera locations must be approved by Council. 3. Approves the Phase 1 expansion of CCTV cameras, as set out in the report, subject to: (a) The development of a funding strategy. (b) The adoption of an updated CCTV Code of Practice and Policy in May 2025. (c) The cameras being located in Oxford Street Mall only. 4. Undertakes the following: (a) Develop a strategic roadmap with a 12-month horizon to deliver against the opportunities for improvement in the report with a funding strategy. (b) Undertake a technical network architecture review to develop a formal proposal to transition Council's existing network to a modern, standardised design, focused on futureproofing. (c) Review and update Council's current CCTV Code of Practice and Policy by May 2025, with a focus on better defining data retention, access permissions to the CCTV network and privacy implications. (d) Ensure all registers are maintained and kept up to date; specifically, the CCTV Asset Register, the Graffiti Register (with a focus on antisemitic graffiti) and the NSW Police CCTV Request Register. (e) Formalise a budget proposal for the Phase 1 expansion of Council's CCTV network into the public domain.	A&O	Action in progress	03/09/2025 Item 1 - Noted Item 2 - Noted Item 3 - Funding strategy under development for the Phase 1 Expansion of CCTV cameras. CCTV Policy and Code of Practice updates approved by Council - CM/11.1/25.06 Item 4 -12 month horizon strategic roadmap and network infrastructure review - completion expected end of December 2025
Finance, Operations and Community Services Committee	01/04/2025	Confidential Report	FC/7.1/25.04	CONFIDENTIAL REPORT - Oxford Street Mall Markets - Licence - Exhibition (A19/0417)	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)(d)(i) of the Local Government Act 1993. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. 2. In accordance with section 47A of the Local Government Act 1993, publicly notifies and exhibits for 28 days the proposal to grant a licence of up to five years for the operation of a market in Oxford Street Mall, Bondi Junction. 3. Officers prepare a report to Council following the exhibition period.	A&O	Action in progress	04/09/25 1. Noted 2. Exhibition period closed. 3. Report to Council in October 2025
Strategic Planning and Development Committee	01/04/2025	Report	PD/5.3/25.04	Bondi Local Area Traffic Management Project (A24/0300)	1. Prepares refined concept plans for the Bondi Local Area Traffic Management treatments for community consultation, in accordance with the attachments to the report. 2. Seeks grant funding from State and Federal sources to implement the treatments. 3. Officers prepare a report to Council on the outcome of each community consultation and the recommended treatments for implementation.	A&O	Action in progress	02/09/2025 - CP 1. Ongoing. Status updates available on Bondi LATM Have Your Say website 2. Ongoing 3. Ongoing following consulation

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Council Meeting	29/04/2025	Mayoral Minute	CM/6.3/25.04	Hungarian Revolution of 1956 - Memorial (A23/0678)	1. Notes correspondence from the Trade and Consular Office of Hungary in Sydney to the Mayor seeking in-principle support to have a memorial placed within the Waverley local government area (LGA) to commemorate the 70th anniversary of the Hungarian Revolution of 1956. 2. Recognises the many Hungarian refugees who settled within the Waverley LGA, as referenced in Council’s Cultural Diversity Strategy 2021-2031. 3. Recognises the suffering and sacrifices of the Hungarian people during the 1956 revolution and the ongoing contributions of Hungarian refugees and their descendants to Australian society. 4. Extends its support to the Hungarian community’s efforts to preserve the memory of the 1956 revolution and inspire future generations to remember the sacrifices and lessons of that period. 5. Provides in-principle support for a memorial to be placed within Waverley Park. 6. Notes that funding will be provided by the Hungarian Government. 7. Notes the precedent of the Greek Government’s Battle of Crete memorial within Waverley Park. 8. Calls on local Australian Hungarian community groups to be consulted. 9. Officers liaise with Trade and Consular Office of Hungary in Sydney and prepare a report to Council on the design and installation of the proposed memorial.	GMU	Action in progress	
Council Meeting	29/04/2025	Report	CM/7.16/25.04	Petition - Blair Street and Wairoa Avenue Intersection, North Bondi - Pedestrian Crossing (A03/0579)	1. Notes the petition requesting the installation of a pedestrian crossing at the intersection of Blair Street and Wairoa Avenue, North Bondi. 2. Notes that the Blair Street and Wairoa Avenue intersection and the lack of comfortable pedestrian crossings have been identified as part of the Bondi Local Area Traffic Management project, that treatment concepts are in development and that Council considers the petition within that project as a priority location. 3. Installs wayfinding signage at this location.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted. Community consultation coming soon to HYS page
Council Meeting	29/04/2025	Report	CM/7.18/25.04	Tender Evaluation - Alexandria Integrated Facility (AIF) Wash Bay (A24/1081)	1. Treats the tender evaluation attached to 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)(d)(i) of the Local Government Act 1993. The tender evaluation contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person(s) who supplied it. 2. Declines to accept any of the tenders for the design and construction of a wash bay at the Alexandria Integrated Facility, in accordance with section 178(1)(b) of the Local Government (General) Regulation 2021. 3. Declines to invite fresh tenders or applications as referred to in section 178(3)(b)–(d) of the Local Government (General) Regulation 2021, as Council has tested the market via specialised contractors. 4. In accordance with section 178(3)(e) of the Local Government (General) Regulation 2021, authorises the General Manager or delegate to enter into negotiations with the top ranked tenderer with a view to entering into a contract for the design and construction of a wash bay at the Alexandria Integrated Facility, as the top ranked tenderer scored highly and had a highquality submission, but the various options put forward in the tender submission and the final location of the wash bay need to be further discussed and clarified during negotiations. 5. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter. 6. Notifies unsuccessful tenderers of the decision in accordance with section 179 of the Local Government (General) Regulation 2021.	A&O	Action in progress	01/09/2025 Items 1-3 - Noted Items 4 & 5 - Negotiations in progress. Contract execution expected September 2025. Item 6 - Complete

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	29/04/2025	Notice of Motion	CM/8.2/25.04	Bondi Road Streetscape Beautification (A25/0484)	1. Undertakes beautification initiatives along Bondi Road (between Park Parade and Denham Street), focused on enhancing public amenity, improving visual appeal and increasing the pedestrian experience. 2. Notes the beautification program may include: (a) High-pressure cleaning of footpaths and public infrastructure. (b) Repairing footpaths where required. (c) Planter boxes and verge greenery. (d) Improvements to street furniture. (e) Creative lighting, which may include fairy lights. (f) Tidying up street signage. 3. Allocates \$80,000 in the 2025-26 budget to support the beautification initiative. 4. Initiates the preparation of a Bondi Road scoping study, with a report to be prepared to Council by the October 2025 Council meeting, and allocates \$20,000 in the 2025-26 budget to fund its preparation. 5. Notes that the scoping study is to identify the planning, transport, heritage, safety and beautification considerations required to support future upgrades along the Bondi Road corridor, and to ensure alignment with broader strategic initiatives. 6. Requests that the scoping study include, but not be limited to, consideration of the following: (a) Planning implications. (b) Transport and traffic management improvements. (c) Heritage considerations. (d) Streetscape and beautification opportunities. (e) Safety upgrades. (f) Urban built form. (g) Cost estimates, time frames and resourcing requirements to implement recommendations of the scoping study.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. Noted 4. In Procurement / Scoping Stage. Report scheduled for 18 November 2025 Council Meeting. 5. Noted 6. Noted
Council Meeting	29/04/2025	Notice of Motion	CM/8.6/25.04	Bondi Beach Beautification (A25/0484)	1. Notes that some streetscape areas within the Bondi Basin are in poor condition and in need of an upgrade. 2. Installs fairy lights in: (a) Hall Street, between Glenayr Avenue and Campbell Parade. (b) Roscoe Street, between Gould Street and Campbell Parade. 3. Funds the installation of the fairy lights from existing 2025-26 capital works budget allocation for the Campbell Parade streetscape upgrade. 4. Officers investigate the cost of, and prepare a report to Council on, replacing dilapidated pavers, fixing the walls and replanting the garden beds to improve natural landscape at the corner of O’Brien Street and Glenayr Avenue. 5. Plants appropriate native vegetation within Biddigal Reserve to improve the natural landscape and amenity, to be funded through the existing budget allocation for tree planting in 2025-26. 6. Informs the following stakeholders of this motion: (a) Bondi and Districts Chamber of Commerce. (b) Businesses in Hall Street, Roscoe Street and Glenayr Avenue in the vicinity of Hall Street. (c) Friends of Biddigal Reserve. (d) Bondi Ward Precincts.	A&O	Action in progress	02/09/2025 1. Noted 2. In procurement / Scoping Stage 3. Note 4. Report scheduled for 18 November 2025 Council Meeting. 5. Plants and trees have been ordered, planting to commence w/c 22nd September 2025, weather permitting. 6.Stakeholder letters sent on 21/03/2025
Council Meeting	29/04/2025	Notice of Motion	CM/8.7/25.04	Blair Street and Wairoa Avenue Intersection, North Bondi - Pedestrian Crossing (A03/0579)	1. Notes that Council has received a petition with over 500 signatures calling for a pedestrian crossing at the corner of Blair Street and Wairoa Avenue, North Bondi. 2. Notes that Council has received the Bondi Local Area Traffic Management (LATM) Study’s recommendations for: (a) Holistic safety and amenity upgrades. (b) Priority locations for enhancing pedestrian safety. 3. Notes that officers have advised that the upcoming Walking Strategy, to be presented to Council, identifies Blair Street and Wairoa Avenue as a location requiring a safety upgrade. 4. Includes Blair Street and Wairoa Avenue in the list of priority locations for funding and upgrades in the LATM works. 5. Applies for funding from the Active Transport program in December 2025 to deliver pedestrian safety at Blair Street and Wairoa Avenue. 6. Urgently installs clear signage as an interim measure at the intersection, with signs showing how to get to Bondi Beach (like the signs at the northern end of Blair Street).	A&O	Action in progress	02/09/2025 - CP 1. Noted 2. Noted 3. Noted 4. Included 5. Application to be made after consultation. Consultation currently scheduled for December on HYS page

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Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	29/04/2025	Notice of Motion	CM/8.8/25.04	Tree Maintenance and Preservation (A22/0383)	1. Notes the 32 recommendations within the 2022 Public Domain Tree inventory and canopy analysis in 2022 and specifically recommendations 11, 12, 13, 15, 16, 17 and 22, which seek to create proactive plans for tree maintenance. 2. Officers undertake an operational assessment of the recommendations and prepare a strategy tree management plan which includes: (a) Identification of high-risk trees or those coming to end of life and requiring replacement in the next three years. (b) Investigation of costs for replacing end-of-life/failing trees with mature trees. (c) Proactive assessments to inform tree maintenance activities and schedules to promote tree health and reduce tree loss. 3. Schedules a Councillor briefing on the outcomes and recommendations of the Public Domain Tree inventory and canopy analysis.	A&O	Action in progress	02/09/2025 1. Noted 2. In progress 3. Councillor Briefing scheduled for September 2025
Council Meeting	29/04/2025	Notice of Motion	CM/8.9/25.04	Campbell Parade, Gould Street and Hall Street, Bondi Beach - Revitalisation (A25/0484)	1. Notes the dilapidated and unattractive state of Hall Street, Campbell Parade and Gould Street, Bondi Beach. 2. Notes that Council has received the Bondi Local Area Traffic Management (LATM) Study's recommendations for safety and amenity upgrades in a separate report. 3. Notes that Council has approved the Campbell Parade Streetscape Master Plan and that this is funded in the Long Term Financial Plan (LTFP) 6.2, including upgrades to the North Bondi bus terminus and the remaining sections of Campbell Parade. 4. Notes that the LTFP 6.2 includes funding for a streetscape upgrade of Hall Street. 5. Includes \$65,000 in the 2025-26 capital works budget as part of the draft LTFP 7 for a beautification upgrade of Hall Street, with consideration given to new streetscape elements like: (a) Seating. (b) Creative lighting. (c) Planting/planter boxes. (d) Outdoor dining areas. (e) Public art. 6. Undertakes these upgrades within the 2025 calendar year.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. Noted 4. Noted 5. Noted 6. In procurement / Scoping Stage
Council Meeting	29/04/2025	Notice of Motion	CM/8.11/25.04	Victoria Street, Charing Cross - Angle Parking and Tree Planting (A18/0541)	1. Notes that in some areas of Waverley, the demand for parking spaces on the streets exceeds the available supply on most days. Waverley's parking system comprises paid and permit parking, as well as residential zones, and is regularly reviewed and adjusted to ensure fair and equal access to spaces for residents, visitors, commuters and business operators. 2. Investigates the possibility of implementing angle parking in Victoria Street once the Charing Cross Streetscape works have been completed. 3. Officers prepare a report to Council within six months, outlining a timeline and allocated budget for the project.	A&O	Action in progress	01/09/2025 1. Noted 2. Will be progressed on completion of the streetscape project. 4. Report to be prepared once investigation complete.
Council Meeting	29/04/2025	Notice of Motion	CM/8.12/25.04	Oxford Street and Ruthven Street Intersection, Bondi Junction - Safety Upgrades (A20/0069)	1. Notes that: (a) The intersection of Oxford Street and Ruthven Street, Bondi Junction, was upgraded as part of the cycleway installation, but as a result the intersection is now much wider. (b) As a result of this widening, residents have reported the intersection as being unsafe for pedestrians trying to cross and for vehicles and cyclists trying to navigate the intersection. 2. Investigates strategies for making the intersection safe, including but not limited to: (a) Installing temporary structures (such as planter boxes) on both sides of the northern edge of the pedestrian crossing and any line marking as appropriate. This is expected to reduce turning radius, which may help slow down turning vehicles and improve pedestrian safety. This would be implemented as a trial measure subject to ongoing monitoring, with a view to the implementation of a more permanent solution. (b) Subject to the outcome of the monitoring of the temporary structures, other measures to reduce speed with which traffic traverses this intersection. 3. Officers prepare a report to Council by July 2025 detailing options, timelines and the upgrade's inclusion as a priority in the Strategic Asset Management Plan (SAMP) budget.	A&O	Action in progress	02/09/2025 1. Noted 2. Temporary measures being installed later this month. Items ordered and currently waiting for delivery 3. Report to be prepared following monitoring of temporary measures.
Council Meeting	29/04/2025	Notice of Motion	CM/8.14/25.04	Pedestrian Safety and In-Ground Lighting - Spring Street, Bondi Junction (A14/0193)	1. Investigates the installation of in-ground LED safety tactile lighting at the pedestrian crossing in Spring Street, Bondi Junction, between Bronka Arcade and Eastgate Shopping Centre. 2. Officers prepare a report to Council: (a) On the suitability and costs of installing of LED safety tactile lighting at the Spring Street crossing. (b) Identifying other high-risk intersections and pedestrian crossings within the local government area where such in-ground lighting would improve pedestrian safety.	A&O	Action in progress	02/09/2025 1. Noted 2. Report being prepared for 9 December 2025 Council Meeting.

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Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Finance, Operations and Community Services Committee	06/05/2025	Report	FC/5.3/25.05	Pedestrian Crossings - Macpherson Street, Bronte, St Thomas Street, Bronte, and Warners Avenue, Bondi Beach (A25/0213)	1. Installs three at-grade pedestrian crossings and additional warning line markings at the following locations, as set out in the report: (a) Macpherson Street, in front of Bronte Woolworths Metro (113 Macpherson Street, Bronte). (b) St Thomas Street, in front of Bronte Early Education Centre (42 St Thomas Street, Bronte). (c) Warners Avenue at Gould Street (as a refinement to the previously approved and funded design). 2. Authorises the Executive Manager, Infrastructure Services, to modify the designs should on-site circumstances warrant changes.	A&O	Action in progress	02/09/2025 1.Quotes required for (a) & (b), Design for Warners (c) is completed
Council Meeting	20/05/2025	Report	CM/7.11/25.05	Waverley Park - Pick-Up and Drop-Off Zones (PUDO) (A20/0336)	1. Approves the following changes, to better support the parking and drop-off/pick-up needs of visitors to Waverley Park: 2. Extend the Birrell Street pick-up/drop-off (PUDO) zone eastwards towards Park Parade, removing two unrestricted parking spaces. 3. Removes the 'Council Authorised Vehicle Only' limitations in Waverley Park car park and: (a) Installs three unrestricted disabled spaces. (b) Installs two P10 minute short stay spaces with restrictions of 6.30 am–10 pm, Mon–Sat. (c) Installs 11 2P spaces with restrictions of 8 am–6pm, Mon-Sat. 4. Installs two 4P electric vehicle parking spaces with restrictions of 8 am–6 pm, Mon–Sat. 5. Replaces the disabled parking space in the Council Chambers driveway with a 1P parking space. 6. Officers liaise with Transport for NSW to determine its support for timed pick-up/drop-off (PUDO) and 10 minute spaces in Bondi Road adjacent to Waverley Park and implement changes should support be obtained. 7. Notes that additional PUDO informational signage will be installed in Birrell Street as part of the roll-out to improve visibility, with line markings to follow upon confirmation that the PUDO zone is functioning as intended. 8. Authorises the Executive Manager, Infrastructure Services, to modify the designs should on-site circumstances warrant changes.	A&O	Action in progress	02/09/2025 - CP 1. Noted 2. Installed 3-6. In progress 7. Not commenced 8. Noted
Council Meeting	20/05/2025	Report	CM/7.12/25.05	Bondi Pavilion - Internal Space Optimisation (A15/0272)	1. Replaces the Bondi Story Room at Bondi Pavilion with a community gallery space 2. Constructs a new Customer Service and Venue Office adjacent to the High Tide Room at Bondi Pavilion, including the installation of interactive screens that allow the public to continue to access the Bondi Story Room exhibit. 3. In respect of the existing Welcome Centre and Venue Office: (a) Publicly notifies and exhibits for 28 days the proposal to grant a lease of the space up to a maximum of ten years for the provision of beach related refreshments, in accordance with section 47 of the Local Government Act 1993. (b) Officers prepare a report to Council following the exhibition period. (c) Lodges a development application to change the use of the space to enable the commercial provision of beach related refreshments. 4. Notes that Council officers will notify Friends of Bondi Pavilion and local Precinct Committees of replacing the Bondi Story Room with a community gallery space.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3.a) Exhibition commences on 10 September (for 28 Days) 3.b&c) Report scheduled for November 2025 Council Meeting 4. Noted
Council Meeting	20/05/2025	Notice of Motion	CM/8.1/25.05	RESCISSION MOTION - CM/7.15/25.04 - Petitions - Fig Tree at 28-30 Edward Street, Bondi (A25/0630)	1. Treats the attachments to the report as confidential in accordance with section 11(3) of the Local Government Act 1993, as they relate to a matter specified in section 10A(2)(c) of the Local Government Act 1993, except for Attachment 1 (Epic Engineers report dated 8 October 2018), Attachment 5 (monetary tree valuation, subject to the figures in the table being redacted) and Attachment 6 (notice of tree removal dated 10 March 2025). The attachments contain information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. 2. Does not remove the fig tree in front of 28-30 Edward Street, Bondi, at this time. 3. Undertakes detailed root mapping of the tree to establish: (a) The extent of the tree root system. (b) The efficacy of further mitigation strategies and viability of installing an effective root barrier to prevent further damage. 4. Officers prepare a report to Council on the outcome of the root mapping and, if required, engage additional consultants pending the findings of the arborist report.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. In progress 4. Report scheduled for October 2025 Council Meeting

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	20/05/2025	Notice of Motion	CM/8.4/25.05	RESCISSION MOTION - CM/6.3/25.04 - Hungarian Revolution of 1956 - Memorial (A23/0678)	1. Notes correspondence from the Trade and Consular Office of Hungary in Sydney to the Mayor seeking in-principle support to have a memorial placed within the Waverley local government area (LGA) to commemorate the 70th anniversary of the Hungarian Revolution of 1956. 2. Recognises the many Hungarian refugees who settled within the Waverley LGA, as referenced in Council’s Cultural Diversity Strategy 2021–2031. 3. Recognises the suffering and sacrifices of the Hungarian people during the 1956 revolution and the ongoing contributions of Hungarian refugees and their descendants to Australian society. 4. Extends its support to the Hungarian community’s efforts to preserve the memory of the 1956 revolution and inspire future generations to remember the sacrifices and lessons of that period. 5. Provides in-principle support for a memorial to be placed within Waverley Park. 6. Notes that there will be no cost to Waverley ratepayers and that funding for the memorial will be sourced from a variety of sources including, but not limited to, the Hungarian community and local businesses. 7. Notes the Battle of Crete and the Greek Campaign memorial within Waverley Park, which was funded by local Greek Australian community philanthropists. 8. Officers liaise with the local Hungarian community and the Trade and Consular Office of Hungary in Sydney and prepare a report to Council on: (a) The design of the memorial, including any wording. (b) The time frame for design and installation. (c) The location of the memorial.	GMU	Action in progress	
Council Meeting	20/05/2025	Notice of Motion	CM/8.5/25.05	North Bondi Terminus - Upgrade (A22/0183)	1. Notes community consultation feedback for the North Bondi bus terminus upgrade as well as the importance of the project. 2. Commits to the undertaking the recommendations based on this feedback. 3. Investigates costings around reviewed options in preparation for moving forward with the project. 4. Informs the following stakeholders of this motion: (a) Bondi and Districts Chamber of Commerce. (b) Businesses at the North Bondi terminus and surrounds. (c) Transport NSW. (d) Bondi Ward Precincts.	A&O	Action in progress	01/09/2025 Item 1 - Noted Item 2 & 3 - Officers are currently liaising with TfNSW to confirm a suitable concept design option. After this process concludes, updated costings and traffic analysis will be undertaken. Item 4 - Complete
Council Meeting	20/05/2025	Confidential Report	CM/11.5/25.05	CONFIDENTIAL REPORT - Tender Evaluation - Bondi Surf Bathers Life Saving Club Conservation and Upgrade Project - Early Contractor Involvement (ECI) (A24/0422)	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)(d)(i) of the Local Government Act 1993. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. 2. Declines to accept any of the tenders for head contractor services for the Bondi Surf Bathers Life Saving Club Conservation and Upgrade Project, in accordance with section 178(1)(b) of the Local Government (General) Regulation 2021. 3. Declines to invite fresh tenders or applications as referred to in section 178(3)(b)–(d) of the Local Government (General) Regulation 2021, as Council has tested the market with an open tender process. 4. In accordance with section 178(3)(e) of the Local Government (General) Regulation 2021, authorises the General Manager or delegate to enter into negotiations with the top three ranked tenderers to allow negotiation and value engineering on key elements of the project to bring it to an appropriate budget. 5. Notifies unsuccessful tenderers of the decision in accordance with section 179 of the Local Government (General) Regulation 2021. 5. Holds a Councillor briefing to provide detailed project background, an update on tender negotiations and progress on developing an updated Heads of Agreement. 6. Officers prepare a report to Council to approve the updated Heads of Agreement with the Club and to enter into contract with the preferred tenderer once negotiations conclude.	A&O	Action in progress	01/09/2025 Items 1 - 3 - Noted Item 4 - Negotiation agreements have been executed. Detailed negotiations are waiting further coordination between Council officers and the Club's board regarding scope reduction and value engineering opportunities. Item 5 - Complete - unsuccessful tenders notified Items 5 & 6 - On hold pending outcomes of 4
Council Meeting	17/06/2025	Mayoral Minute	CM/6.1/25.06	Speed Zones on Regional Roads (A03/2293)	1. Notes that Council has been working with Transport for NSW (TfNSW) since 2019 to install traffic calming treatments and signage to facilitate a 40 km/h speed limit across the southern half of the local government area (LGA), spanning from Bondi Road and Syd Einfeld Drive to the southern boundary. 2. Notes that this excludes the State roads in this southern half of the LGA: Bondi Road and Council Street. 3. Advocates for TfNSW to revert to a speed limit of 50 km/h on some of the regional roads in this southern area of the LGA, specifically York Road and Birrell Street. 4. Seeks funding from TfNSW for signage and line marking to enable the change in speed limit.	A&O	Action in progress	01/09/2025 1 -2 noted 3. Letter issued to TfNSW on 1 July 2025. Meeting held to discuss 15 July 2025. Formal response not yet received.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	17/06/2025	Report	CM/7.15/25.06	Shared E-Bike Parking and Management Trial (A17/0445)	1. Treats the attachment to 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)(d)(i) of the Local Government Act 1993. The attachment contains commercial information of a confidential ature that would, if disclosed, prejudice the commercial position of the person who supplied it. 2. Installs dedicated shared e-bike parking areas in Bondi Junction, Bondi Beach and Bronte Beach for a trial period of six months at the locations set out in the report. 3. Allocates \$65,000 from the Road Safety and Traffic Calming Program budget to undertake the parking trial, with the costs to be passed on to the shared bike providers, in accordance with the memorandum of understanding with the providers. 4. Notes that this is the first tranche of dedicated shared e-bike parking spaces in the local government area and that further spaces may be identified and implemented in consultation with the bike share operators. 5. Notes that Ario, Lime and HelloRide have all signed the memorandum of understanding with Council. 6. Monitors and evaluates the trial, with officers to prepare a report to Council following the trial. 7. Authorises the Executive Manager, Infrastructure Services, to adjust the trial locations and line marking designs throughout the trial based on preliminary feedback and outcomes.	A&O	Action in progress	02/09/2025 1. Noted 2. Installation of Bondi Junction, Bondi Beach spaces are underway. Bronte will take place after the above are installed 3-7. Noted
Council Meeting	17/06/2025	Notice of Motion	CM/8.6/25.06	Reduced Speed in Laneways (A25/0880)	1. Notes: (a) Waverley resident concerns about laneways increasingly being used as rat runs by fastmoving cars wishing to avoid traffic. (b) That laneways are often used by families and children as spaces for ball games and other recreational activities. 2. Officers prepare a report to Council by September 2025 that investigates: (a) Options for reducing speeds in laneways including a recommended maximum speed. (b) Strategies for improving pedestrian safety. (c) Making selected laneways shared zones with a maximum speed limit of 10 km/h. (d) The identification of selected locations to trial speed reductions/shared zones. (e) Implementation requirements, costs and time frame.	A&O	Action in progress	02/09/2025 1. Noted 2. Investigation to be progressed with consideration to other transport priorities and a report back date scheduled.
Council Meeting	17/06/2025	Notice of Motion	CM/8.7/25.06	Circular Economy for Soft Plastics and Other Hard to Recycle Items (A21/0322)	1. Notes that Council’s Procurement Policy and Procedure have been amended recently to further strengthen environmental requirements, including supporting the circular economy with mandatory requirements to include environmental sustainability as an evaluation criterion. 2. Continues to explore options for soft plastic recycling across Waverley as processing capacity becomes available. 3. Writes to the CEOs of Woolworths, ALDI, Coles, Metcash and Harris Farm formally requesting that Waverley be designated as a trial site for in-store soft plastics collections as a matter of priority. 4. Officers prepare a report to Council about progress to implement the household collection service for recycling soft plastics, textiles and tricky waste through third-party providers.	PS&C	Action in progress	4/9/2025. 1. Noted 2. This is currently occuring through Council's procurement process for thiese services. 3. These letters have been sent. 4. This is being drafted.
Council Meeting	17/06/2025	Notice of Motion	CM/8.8/25.06	Whale Watching Binoculars (A22/0407)	1. Notes that with the completion of the Clifftop Walkway at Dover Heights and Vacluse, there are opportunities for new vantage points for whale watching as well as the long-established locations between Bondi and Waverley Cemetery. 2. Installs up to three public binoculars at suitable locations. 3. Allocates \$75,000 from the Park Furniture and Structures budget in the 2025-26 Capital Works Program for the works. 4. Notifies Australian Conservation Foundation Eastern Sydney and the National Parks and Wildlife Service of the instigation of the binoculars and investigates a partnership with these bodies for support and future education programs.	A&O	Action in progress	02/09/2025 1. Noted 2. In progress 3. Noted 4. Letters to both National Parks & Wildlife Services and Aust. Conservation Foundation Eastern Sydney were sent on 2 July 2025. Meetings to be scheduled with both parties to disucss the proposal for collaboration and education programs.
Council Meeting	17/06/2025	Notice of Motion	CM/8.9/25.06	Frontier Wars - Commemoration on Waverley Cenotaph (A23/0116)	1. Investigates a plaque or inscription within Waverley Park to acknowledge and commemorate the Frontier Wars. 2. Undertakes appropriate consultation with: (a) Council’s First Nations Advisory Committee, La Perouse Local Aboriginal Land Council and other relevant First Nations representatives. (b) Waverley RSL and other stakeholders. (c) The community, including local historians, to ensure a respectful and inclusive approach. 3. Develops the final wording in collaboration with the above parties to ensure cultural appropriateness, historical accuracy and public understanding. 4. Explores funding options and timelines for the installation, including any heritage or regulatory requirements.	GMU	Action in progress	

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	17/06/2025	Confidential Report	CM/11.1/25.06	CONFIDENTIAL REPORT - CCTV Policy and CCTV Code of Practice Adoption (A25/0908)	<p>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)(e) of the Local Government Act 1993. The report contains information that would, if disclosed, prejudice the maintenance of law.</p> <p>2. Adopts the CCTV Policy attached to the report, subject to the following amendments:</p> <p>(a) Page 10 of the confidential agenda, section 1, 'Background' – Amend to read as follows: 'As recognised in the Waverley Community Strategic Plan, the community has expressed concern about safety in public areas and in response Council has committed to developing strategies to improve community perceptions of safety. Waverley Council is committed to upholding the privacy rights and civil liberties of residents. However, in order to meet this obligation, Waverley Council utilises a range of initiatives designed to promote community safety. The operation of closed circuit television (CCTV) is one strategy employed by Waverley Council to enhance staff and community safety, protect public assets and deter antisocial behaviour in particular locations.'</p> <p>(b) Page 10 of the confidential agenda, clause 4.1, 'Objectives', clause (c) – Amend to read as follows: 'Deter illegal and antisocial behaviours.'</p> <p>(c) Page 10 of the confidential agenda, clause 4.1, 'Objectives', clause (d) – Amend to read as follows: 'Provision for NSW Police to investigate and identify offenders.'</p> <p>(d) Page 11 of the confidential agenda, clause 4.2, 'Management, Access and Privacy', clause 4.2.2 – Add the following sentence to the end: 'An external appointed contractor must be approved by the Council'.</p> <p>(e) Page 11 of the confidential agenda, clause 4.2, 'Management, Access and Privacy', clause 4.2.3 – Amend to read '60 days' instead of '90 days.'</p> <p>(f) Page 11 of the confidential agenda, clause 4.2, 'Management, Access and Privacy', last paragraph – Amend to read as follows: 'Council will not release images except in the instances prescribed in the Code of Practice or as required by law. The NSW Police may make a formal request to obtain copies of recorded material or to monitor the live feed from the CCTV system. Any such formal request from NSW Police can only be approved by the General Manager or Acting General Manager. Such authority to approve cannot be delegated. The General Manager will only approve such a request if they are satisfied that doing so is reasonably necessary to investigate a reported crime and will only provide recorded footage directly relevant to the investigation of the reported crime. **CONTINUES BELOW**</p>	A&O	Action in progress	
Council Meeting	17/06/2025	Confidential Report	CM/11.2/25.06	CONFIDENTIAL REPORT - Bondi Beach Share Surfboards Trial (A25/0300)	<p>3. Adopts the CCTV Code of Practice attached the report, subject to the following amendments:</p> <p>(a) Page 16 of the confidential agenda, section 1, 'Background', first paragraph – Amend to read as follows: 'Council's closed circuit television (CCTV) system is designed to enhance public safety, protect Council assets and deter antisocial behaviours.'</p> <p>(b) Page 16 of the confidential agenda, clause 4.1, 'Objectives and Guiding Principles', clause (c) – Amend to read as follows: 'Deter illegal and antisocial behaviours.'</p> <p>(c) Page 16 of the confidential agenda, clause 4.1, 'Objectives and Guiding Principles', clause (d) – Amend to read as follows: 'Provisions for NSW Police to investigate and identify offenders;'</p> <p>(d) Page 20 of the confidential agenda, clause 4.5, 'Control and operation of cameras', second paragraph – Amend to read as follows: 'Cameras will not be used to look onto adjacent or nearby private premises unless it is not reasonably practicable to avoid filming that other land when filming the public place.'</p> <p>(e) Page 20 of the confidential agenda, clause 4.6, 'Management of CCTV monitoring', last paragraph – Amend to read as follows: 'The NSW Police may in some instances access and monitor the live feed from the CCTV system but only with the approval of the General Manager or as required by law'</p> <p>4. Notes that a technical network architecture review to develop a formal proposal to transition Council's CCTV network to a modern, standardised design focused on future-proofing is in progress.</p>	A&O	Action in progress	05/09/2025 2. Draft MoU prepared, planning for signage and storage in progress. 3. Planned for September 2025. 4. Will be reported post trial.
Strategic Planning and Development Committee	01/07/25	Report	PD/5.4/25.07	Rose Bay Shops (North) - Streetscape Upgrade (A25/0272)	<p>1. Publicly exhibits the following concept designs for the Rose Bay Shops (North) Streetscape Upgrade, as set out in the report, for 28 days:</p> <p>(a) Option 1 – Upgrade with kerb extensions on Old South Head Road, ensuring no impact on traffic travelling southbound behind a vehicle turning right into Towns Road.</p> <p>(b) Option 2 – Upgrade within the existing kerb line of Old South Head Road.</p> <p>2. Publicly exhibits the provisional multi-function pole package, as set out in the report and which can be added to any of the options, to underground overhead wiring and deliver smart LED lighting.</p> <p>3. Officers prepare a report to Council no later than September on the outcome, the preferred option, an updated cost plan and the proposed funding and delivery plan.</p>	A&O	Action in progress	01/09/2025 Items 1 & 2 - Public exhibition is open, closing 17 September 2025 Item 3 - Reporting to Council will be in October due to public exhibition timelines

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Strategic Planning and Development Committee	01/07/25	Report	PD/5.5/25.07	Diamond Bay, Vaucluse - Local Street Network Review (A20/0069)	1. Retains two-way traffic in Diamond Bay Road, Craig Avenue, and Isabel Avenue, Vaucluse, as the introduction of a one-way traffic route: (a) Does not have clear support from local residents. (b) Would lead to higher vehicle speeds and safety concerns. (c) May affect driver expectations and cause compliance issues with the one-way direction. (d) Would lead to increased travel distance for residents. 2. Does not pursue the following alternative options at this time: (a) Shifting the kerb line. 3. Investigates improvements to traffic flow through: (a) Widening the travelway at the intersection of Isabel Avenue and Diamond Bay Road. (b) Installing passing bays with identification signage including at locations between: (i) 28–30A Diamond Bay Road. (ii) 12–16 Diamond Bay Road. (iii) 5–7 Isabel Avenue. (c) Widening Isabel Avenue with preference to the southern side by the use of culverts similar to the works done on the Military Road widening. 4. Continues to monitor transport conditions in the area. 5. Informs the Vaucluse/Diamond Bay Precinct of this resolution and consults the Precinct on the proposed investigation. 6. Officers prepare a report to Council no later than September on options and costings.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3-6. Investigation to progress in line with balancing other priorities. 7. Report back to be scheduled.
Council Meeting	15/07/25	Mayoral Minute	CM/6.1/25.07	NSW Planning Reform (A11/0500)	1. Acknowledges that the NSW planning system and environmental planning instruments (EPIs) have over time become overly complex and require immediate and urgent reform to ensure housing can be delivered and be delivered well. 2. Notes that the NSW Government has endeavoured to make planning reform a priority. 3. Urgently calls for the NSW Government to undertake a review of the Environmental Planning and Assessment Act 1979 (EP&A) to ensure: (a) It is fit for purpose now and into the future. (b) There is a clear relationship between the NSW Government’s strategic vision for NSW and Greater Sydney. (c) A reduction in complexity, cost and delays while improving transparency and facilitating investment, including much needed housing delivery. 4. Advocates for the Minister of Planning and Public Spaces, the Hon Paul Scully MP, and the Shadow Minister for Planning and Public Spaces, the Hon Scott Farlow MLC, to work together to: (a) Review the objects of EP&A Act to ensure they are fit for purpose and consistent with and not contrary to housing and infrastructure delivery while retaining the importance of community participation. (b) Undertake reforms to improve the development assessment (DA) process including (but not limited to): (i) A framework for deemed approvals rather than deemed refusals. (ii) Greater delegation to councils to determine low-impact DAs instead of current referrals to local planning panels. (iii) A reduction in documentation required at the DA stage with detailed documentation more appropriately undertaken at the construction certificate stage (CC). (iv) A potential reduction in notification of minor or non-impactful DAs and modification applications. (v) Supporting councils to enable DA notifications through digital channels and not just hard copy. (vi) Further refining the Planning Portal, which can be cumbersome for both applicants and councils. (vii) Standardising key documents, such as the Development Control Plan structure (but not detailed contents), DA conditions and endeavour to reduce the complexity of consent conditions. (viii) Enabling flexibility in the application of the Apartment Design Guidelines (ADG) to incentivise more modest housing being built within developments. **CONTINUES BELOW**	PS&C	Action in progress	09/09/25 In progress

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
					(c) Review the planning panel framework including their delegations, noting that planning panels are unaccountable and unelectable. (d) Requests consideration that planning decisions may come before Council in limited circumstances for determination. (e) Ensure greater accountability and transparency by the NSW Government through: (i) More in-depth and detailed notification of complying development certificates (CDCs) to both landowners and residents and a requirement for CDCs to be published and accessible via Councils websites in the same way DAs are published. (ii) All planning panels to have performance measures published similar to those imposed on councils. (iii) Reviewing and amending the building information certificate (BIC) framework to ensure existing loopholes are closed and that respective works should not adversely impact surrounding residents either through design or construction. (iv) Clarifying minor and major works under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP), which in practice imposes more burdensome and rigorous conditions on Class 2 buildings, which are already subject to the Design and Building Practitioners Act 2020 than for other classes of buildings. (v) Reviewing the private certification framework to ensure accountability especially in the context of the introduction of the Design and Building Practitioners Act. (f) Strengthening strategic planning and sustainability for councils by: (i) Ensuring that any uplift from rezonings is able to be value captured to fund infrastructure. (ii) Updating conditions that trigger State Significant Development, noting that capital investment values have significantly increased in recent years. (iii) Ensuring that assessment of planning proposals aligns with Local Strategic Planning Statements to reduce ad hoc development. (iv) Ensuring that housing productivity contributions (HPC) collected from development should be spent locally and not regionally. (g) Provide greater resourcing to the Land and Environment Court. 5. Writes to the following stakeholders informing them of this resolution: (a) Premier of NSW, the Hon Chris Minns MP. (b) Minister for Planning and Public Spaces, the Hon Paul Scully MP. (c) Shadow Minister for Planning and Public Spaces, the Hon Scott Farlow MLC. (d) Member for Coogee, Marjorie O'Neill MP. (e) Member for Vaucluse, Kellie Sloane MP. (f) Member for Wentworth, Allegra Spender MP.			
Council Meeting	15/07/25	Report	CM/7.16/25.07	Planning Proposal - Council Chambers (A25/0637)	1. Prepares a planning proposal to rezone the Council Chambers site from SP2 Infrastructure to RE1 Public Recreation, listing 'public administration building' as an additional permitted use under schedule 1 of the Waverley Local Environmental Plan 2012. 2. Officers prepare a report to Council by October 2025 with a planning proposal suitable for seeking a Gateway determination from the NSW Department of Planning, Housing and Infrastructure. 3. Defers the decision on changing the reserve purpose and preparing a plan of management pending the outcome of initial consultation with the community on the future of the site.	PS&C	Action in progress	09/09/25 In progress - Planning proposal report being prepared for Local Planning Panel prior to Council Report.
Council Meeting	15/07/25	Report	CM/7.20/25.07	Waverley Cemetery Writers' Centre - Feasibility (A25/0564)	1. Agrees in principle to trial the use of the Cemetery residence building at Waverley Cemetery as a Writers' Centre for two years, as set out in the report, subject to the budget review at Q1. 2. Notes that the refurbishment of the amenities building and the relocation of staff from the Cemetery residence is already programmed and budgeted for in the 2025–26 SAMP Buildings Capital Renewal Program for the reasons set out in the report. 3. Names the writers' centre the 'Henry Lawson Writers' Centre.'	A&O	Action in progress	01/09/2025 1. Budget review to be undertaken once refurbishment well progressed. 2. Noted 3. Noted
Council Meeting	15/07/25	Report	CM/7.21/25.07	Bronte House - Future Use and Public Accessibility (A02/0250-06)	1. Treats Attachment 2 of 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 attachment 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 that 90% of the 469 responses were in favour of Bronte House being open to the public, with over 70% agreeing that Bronte House should be used as a tearoom, gallery with garden and for tours. 3. Approves in principle the Council-operated community access model for the future use of Bronte House, as set out in the report (Option 2). 4. Officers prepare a report to Council on the Council-operated community access model for both the house and the garden, including a detailed program and budget implications (akin to a business case). 5. Prior to the expiry of the current tenant lease in February 2026, undertakes an audit of the garden to update the significant vegetation register in the Bronte House Conservation Management Plan 2014.	A&O	Action in progress	01/09/2025 1-3. Noted 4. Community access model planning in progress. 5. To be undertaken prior to Februay 2026.
Council Meeting	15/07/25	Report	CM/7.22/25.07	Bondi Pavilion Internal Courtyard - Shade and Grass (A15/0272)	1. Does not install additional tree plantings and vegetation to increase tree canopy and shade within the Garu (northern) and Guya (southern) Courtyards at Bondi Pavilion due to planning constraints and the impact this will have on the operations of the Pavilion. 2. Does not utilise temporary (unfixed) shade structures and planter boxes due to operational and storage constraints. 3. Amends Council's event application process to encourage event organisers to consider the use of temporary shade structures when planning their events.	A&O	Action in progress	01/09/2025 Items 1 & 2 - Noted Item 3 - In progress

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	15/07/25	Notice of Motion	CM/8.2/25.07	Bondi Park Fitness Station (A13/0520)	1. Notes that during the COVID-19 pandemic and up to April 2025, free weights and other equipment types were informally allowed at the Bondi Park Fitness Station. 2. Permits the use of free weights and other fitness items at Bondi Park Fitness Station, subject to: (a) The location of the free weights and other fitness items being restricted to an area within the fitness station boundary. (b) No more than two of each type of fitness equipment being left within the area. (c) In the case of weight-bearing equipment (e.g. dumbbells and kettlebells), no more than two of the same weight being allowed. (d) The tethering and anchoring off existing trees remaining prohibited. 3. Allocates funds from existing signage budgets to replace the signage to permit this use. 4. Notes that commercial activities will continue to be prohibited. 5. Will impound equipment it deems to be unsafe.	A&O	Action in progress	02/09/2025 1. Noted. 2. In progress. Council obliged to ensure proposed changes meet our obligations under WH&S Act 2011 and Council will continue to be covered under our Public Liability Insurance. 3. Noted. Funding request as part of Q1 budget. 4. Noted. 5. Noted.
Council Meeting	15/07/25	Notice of Motion	CM/8.3/25.07	Development Contributions Plan (A23/0030)	1. Commences a review of the capital works program within the Waverley Development Contributions Plan 2006 (section 7.12 contributions plan) to ensure it accurately reflects Council-endorsed capital works and relevant adopted strategies. 2. Reviews the current fixed rate levy to ensure it remains appropriate, is economically feasible and is capable of providing a sustainable source of developer contributions to fund future works. 3. Officers prepare a report to Council no later than October 2025.	PS&C	Action in progress	09/09/25 1. Commenced 2. Commenced 3. In progress
Council Meeting	15/07/25	Notice of Motion	CM/8.4/25.07	Beach Accessibility (A21/0205)	1. Prioritises beach accessibility at Bondi Beach by reinstating beach access matting in time for summer 2025. 2. Undertakes an operational and safety review to identify safe and practical options for the regular deployment of beach access matting. 3. Notes that until 2023, beach access matting was regularly deployed at the northern end of Bondi Beach to support access for all users, including wheelchair users 4. Collaborates with the Access and Inclusion Advisory Panel and the Surf Life Saving Committee and relevant community volunteer organisations and not-for-profits to establish a volunteer support program to assist wheelchair users with beach access and water safety. 5. Promotes these improvements once implemented and ensures information about beach wheelchairs, the booking process and the location of accessible and ambulant facilities is made widely available to the community. 6. Officers prepare a report to Council by March 2026 evaluating the reinstated access matting and volunteer support program, including feedback from users and partner organisations. 7. Writes to all surf life saving clubs in Waverley to inform them of Council’s accessibility initiatives and to request their support and involvement in the delivery of the volunteer support program. 8. Further writes to the following stakeholders to inform them of this motion: (a) Member for Wentworth, Allegra Spender MP. (b) Member for Coogee, Marjorie O’Neill MP. (c) Member for Vaucluse, Kellie Sloane MP. (d) Minister for Families and Communities and Minister for Disability Inclusion, the Hon Kate Washington MP. (e) Minister for Seniors, the Hon Jodie Harrison MP. (f) All Precincts.	A&O	Action in progress	01/09/2025 1. Noted 2. Review in progress 3. Noted 4. Will be included on the next AIAP on 25/09/2025. 5-6. To be progressed following 2 and 4. 7-8. Letters written and sent on 12 August 2025.
Council Meeting	15/07/25	Notice of Motion	CM/11.1/25.07	CONFIDENTIAL REPORT - Bondi Beach Surf School - Licence (A25/0283)	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. Approves Option 1, one licence, as the operating model for the surf school at Bondi Beach, as set out in the report. 3. Undertakes an open tender process for the operation of the surf school. 4. Officers prepare a report to Council to grant a licence to the preferred tenderer(s).	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. In Progress 4. Report scheduled for 21 October 2025 Council Meeting.
Finance, Operations and Community Services Committee	05/08/2025	Report	FC/5.3/25.08	NSW Police Vehicle Sponsorship Program (A12/0805)	1. Extends the vehicle sponsorship agreement with the NSW Police Eastern Suburbs Local Area Command Crime Prevention Unit for five years until June 2030. 2. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.	A&O	Action in progress	02/09/2025 1. Noted 2. Deed preparation in progress and vehicle branding designed.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Strategic Planning and Development Committee	05/08/2025	Report	PD/5.3/25.08	Footpath Seating Policy and Guidelines and Waverley Development Control Plan 2022 - Adoption (A25/0635)	<p>1. Adopts the Footpath Seating Policy and Guidelines attached to the report (Attachment 1), subject to the following amendments:</p> <p>(a) Page 141 of the agenda, section 3.1, 'Location', clause (c) – Amend to read as follows: 'Where the footpath seating is adjacent to the kerb, applications should leave the following clearances from the kerb:</p> <ul style="list-style-type: none">• A standard minimum setback of 0.6 metres when next to normal parking conditions including the edge of a cycleway.• 1 metre when next to a loading zone.• 1.5 metres when next to an accessible parking spot.• 2 metres when next to a public transport stop, bus zones, taxi and PUDO zones.' <p>(b) Page 141 of the agenda, section 3.1, 'Location' – Add a new clause after clause (c) to read as follows: 'Applicants should leave the following clearances around their outdoor dining areas:</p> <ul style="list-style-type: none">• 0.25 metres side clearance at the side boundary of the footway area to create a gap between adjacent outdoor dining areas.• 1.5 metre mid-area clearance for dining areas longer than 15 metres to allow access to the street.' <p>(c) Page 141 of the agenda, section 3.1, 'Location' – Delete clause (g).</p> <p>(d) Page 141 of the agenda, section 3.1, 'Location', clause (i) – Amend to read as follows: 'The minimum width of a clear, unobstructed pedestrian footpath is 2 metres. This distance is exclusive of street furniture, bus stops, accessible parking spaces, parking meters, telephone boxes or the like.'</p> <p>(e) Page 141 of the agenda, section 3.1, 'Location' – Delete clauses (j) and (k).</p> <p>(f) Page 144 of the agenda, section 3.2, 'Furniture and Accessories', clause (a) – Delete the words 'weather-resistant, salt resistant'.</p> <p>(g) Page 144 of the agenda, section 3.2, 'Furniture and Accessories' – Delete clauses (b), (f) and (h).</p> <p>(h) Page 145 of the agenda, section 3.2.1, 'Umbrellas' – Amend clause (f) to read as follows: 'Umbrellas may reasonably overhang outside the approved footpath seating area to account for the variety of site-specific conditions.'</p> <p>CONTINUES BELOW</p> <p>(i) Page 145 of the agenda, section 3.2.2, 'Barriers and Planters', clause (a) – Amend to read as follows: 'Barriers may be used at either end of the outdoor seating.'</p> <p>(j) Page 148 of the agenda, section 4.3, 'Other Conditions of Approval', clause (a) – Delete the words 'inclusive of a 6 month trial period and' and add 'with'.</p> <p>(k) Page 148 of the agenda, section 4.3, 'Other Conditions of Approval', clause (b) – Amend to read as follows: 'A permit may be cancelled, revoked or amended if:</p> <ul style="list-style-type: none">• The proprietor fails to comply with the permit conditions.• There are changed conditions affecting the outdoor seating area in its particular location, such as increased risk to health and safety.• The footpath is needed for public works.• Permit holder are issued three or more infringement notices for the same of similar breach of policy.' <p>(l) Page 148 of the agenda, section 4.3, 'Other Conditions of Approval' – Add a new clause after clause (b) to read as follows: 'Where Council needs to cancel, revoke or amend an approval, the approval holder will be given notice of Council's intention and will be given an opportunity to respond.'</p> <p>(m) Page 148 of the agenda, section 4.3, 'Other Conditions of Approval', clause (f) – Amend to read as follows: 'For unlicensed premises with no access to sanitary facilities, the maximum footpath sating area permitted is to accommodate less than 19 patrons'.</p> <p>2. Adopts the associated amendments to the Waverley Development Control Plan 2022 attached to the report (Attachment 2).</p>	PS&C	Action in progress	

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Strategic Planning and Development Committee	05/08/2025	Confidential Report	PD/7.1/25.08	CONFIDENTIAL REPORT - Rowe Street Project - Update (A22/0011)	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. Approves the mutual termination of the following agreements relating to the Rowe Street Project: (a) The Project Agreement dated 2 May 2022 between Council and Zondaro Pty Ltd. (b) The Project Management Agreement between Council and Blare Management. 3. Notes that, before termination, a review of accounts will be undertaken between the parties in relation to project costs incurred, and that Council will retain the bank guarantee until any amounts owed to Council are settled. 4. Authorises the General Manager to finalise the mutual termination of both agreements and, if required, to enter into an informal arrangement with Zondaro Pty Ltd and Blare Management to enable use of the project's existing intellectual property and allow Council to independently pursue a breakthrough agreement with Transport for NSW to continue the broader project of improving pedestrian access to the interchange.	PS&C	Action in progress	09/09/25 1. Noted 2. Noted 3. Complete 4. In progress
Council Meeting	19/08/2025	Report	CM/7.11/25.08	Planning Agreement - 96-104 Ebley Street, Bondi Junction (SF24/5748)	1. Approves the planning agreement attached to the report applying to land at 96–100 and 102–104 Ebley Street, Bondi Junction, offering a total monetary contribution of \$946,400, with \$709,800 (75%) to be allocated to the Bondi Junction Road Safety and Renewal Program and Bondi Junction Community Facilities Upgrades, and \$236,600 (25%) to be allocated to the Affordable Housing Program, in accordance with Council's Planning Agreement Policy. 2. Authorises the General Manager to execute the agreement.	PS&C	Action in progress	09/09/25 1. Noted 2. In progress
Council Meeting	19/08/2025	Report	CM/7.12/25.08	Charing Cross Streetscape Upgrade - Project Update (SF23/3929)	1. Treats the attachment to this 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)(d)(i) of the Local Government Act 1993. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. 2. Notes the project update on the Charing Cross Streetscape Upgrade, as set out in the report, including the progress of the preliminary electrical works, the Separable Portion 1 (SP1) civil works and the program acceleration already achieved without specific intervention. 3. Proceeds with Option 2 as set out in the report: cease upgrade works at the completion of the SP1 civil works and permanently reinstate all trenching within the SP2 footprint without further upgrades. 4. Monitors the ongoing safety of pedestrians at the SP2 intersection. 5. Notifies local businesses of this resolution.	A&O	Action in progress	01/09/2025 Items 1 & 2 - Noted Items 3 - 5 - In progress
Council Meeting	19/08/2025	Report	CM/7.14/25.08	Bronte Pool - Pump House Upgrade and Pump Replacement Project Update (SF21/4211)	1. Treats the attachment to this 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)(g) of the Local Government Act 1993. The attachment contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege. 2. Approves the 75% detailed design for the Bronte Pool Pump House and Pump Replacement project attached to the report (Attachments 1–3). 3. Presents options for materiality of the fence, stairs and pump house to the Capital Works Review Committee for review and consideration in the detailed design. 4. Notes that the Review of Environmental Factors (REF) for the project, including detailed design progressed from the 75% package, will be publicly exhibited for 28 days. 5. Officers prepare a report to Council on the community feedback following the exhibition period. 6. Notes that: (a) The General Manager, under delegation, will review the REF, consider community feedback and feedback from Councillors to determine whether to proceed with the project. (b) Council will tender for construction services should the General Manager decide to proceed with the project. 7. Authorises the Executive Manager, Infrastructure Services, to modify the remaining design should design constraints and on-site circumstances warrant changes.	A&O	Action in progress	01/09/2025 Items 1-2 - Noted Items 3 - Materiality scheduled to be presented to the September CWRC Item 4 - Noted. Public exhibition scheduled after CWRC Item 5 - Report to be prepared after public exhibition. Item 6 - Pending outcome from Items 4 & 5 Item 7 - Noted
Council Meeting	19/08/2025	Report	CM/7.15/25.08	Waverley Park - Drainage Rectification (A24/1060)	1. Approves in principle Option 2, as set out in the report, to install a subsoil drain along the length of the existing swale and undertake minor regrading of the existing mounding in Waverley Park adjacent to Field 3 to rectify drainage issues. 2. Notes that the cost of Option 2 is \$33,226 (excluding GST). 3. Considers funding the project at the Q1 budget review.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. Noted. Funding request as part of Quarterly budget review.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	19/08/2025	Notice of Motion	CM/8.1/25.08	Waverley Art Prize - Celebrating 40 Years in 2026 (A24/0018)	1. Notes that 2026 marks the 40th anniversary of the Waverley Art Prize, a significant cultural program that has supported and showcased artists from across Australia since its establishment in 1986. 2. Acknowledges the important role the Waverley Art Prize has played in: (a) Supporting emerging and established visual artists. (b) Enhancing Waverley's cultural life and reputation. (c) Contributing to Australia's creative and cultural economy. 3. Recognises and thanks all artists, arts workers, judges, partners and staff who have contributed to the success of the Waverley Art Prize over the past four decades. 4. Officers prepare a report to Council outlining options for commemorating the 40th anniversary of the prize in 2026, including: (a) A retrospective exhibition or publication celebrating past winners and finalists. (b) Community engagement activities that explore the history and significance of the prize. (c) Promotion of and education about the prize and its enduring contribution to visual arts. (d) Opportunities to integrate the anniversary into other cultural events across Waverley during the year. (e) Inviting past winners to the launch of the 2026 Art Prize to celebrate the anniversary and Waverley's commitment to the visual arts. 5. Officers provide an update to Council by March 2026 on the proposed program, including indicative timelines, partnership opportunities and budget considerations.	CC&CE	Action in progress	01.08.25 Officers have commenced work on NoM and will report back as requested
Council Meeting	19/08/2025	Notice of Motion	CM/8.2/25.08	Affordable Housing (A25/0312)	1. Notes that there is currently no comprehensive public register of affordable housing in NSW, making it difficult to track the location, ownership and management of these dwellings. 2. Acknowledges that while Waverley is seeing an increase in affordable housing delivered through planning incentives, such as floor space and height bonuses under the Housing State Environmental Planning Policy (SEPP), there is currently no reliable way to monitor or verify how and where this housing is delivered or maintained. 3. Welcomes the NSW Government's Community Housing Providers (Adoption of National Law) Amendment Bill 2025, particularly its introduction of a: (a) State-wide public register of affordable housing dwellings. (b) Requirement for affordable housing to be managed by a registered provider. (c) Framework for compliance and enforcement to support transparency and accountability. 4. Requests the Mayor to write to the NSW Minister for Planning and the Minister for Housing and Homelessness to: (a) Express Council's support for the reforms in the Bill. (b) Recommend that the public register include key data to support councils and the community in understanding the distribution and status of affordable housing across NSW and Waverley.	PS&C	Action in progress	09/09/25 1. Noted 2. Noted 3. Noted 4. In progress
Council Meeting	19/08/2025	Notice of Motion	CM/8.3/25.08	Bondi Pavilion - Community Spaces Consultation (A15/0272)	1. Council unanimously resolved at its meeting on 20 May 2025 to publicly exhibit its intention to grant a lease for the Welcome Centre and Venue Office at Bondi Pavilion 2. The community, Precincts and stakeholders can provide feedback on the proposal as part of that process. 3. Officers will prepare a report to Council following the exhibition period for Council to consider the submissions.	A&O	Action in progress	02/09/2025 1. Noted 2 & 3. A sect47 Public Notice will go live 10/9/25, with a report back to council after the 28 day period of exhibition closes
Council Meeting	19/08/2025	Notice of Motion	CM/8.4/25.08	Aboriginal Rock Carvings at Bondi Golf Course - Preservation (A03/2567)	1. Notes that Council officers are currently preparing an Aboriginal Heritage Study led by a wellknown Aboriginal history and heritage researcher with high-level input from the Gujaga Foundation and traditional custodians. The study is a priority project identified by Council's First Nations Advisory Committee (formerly the Reconciliation Action Plan Advisory Committee). 2. Notes that the Gujaga Foundation is coordinating the appropriate knowledge holders from the community on behalf of Council to decide how the sites should be protected. 3. Notes that the Aboriginal Heritage Study is due to be completed in the 2025–26 financial year, in alignment with Council approvals. 4. Officers prepare a report to Council at the conclusion of the study to present the findings and next steps.	PS&C	Action in progress	09/09/25 The Aboriginal Study is under way and on track. Draft Historic report due December 2025

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	19/08/2025	Notice of Motion	CM/8.5/25.08	Planning Agreement Policy (Amendment No.6) - Monitoring and Transparency (SF25/1774)	1. Notes the adoption of Amendment No. 6 to the Planning Agreement Policy at its meeting on 15 July 2025. 2. Acknowledges that current information on development contributions, including voluntary planning agreements (VPAs), affordable housing contributions and section 7.12 development contributions, is fragmented across multiple areas of Council's website, making it difficult for the community to easily locate and understand. 3. Requests the Director, Planning, Sustainability and Compliance, to review and update Council's website to improve accessibility and community understanding by: (a) Developing a single, consolidated webpage outlining the range of applicable development contributions in the Waverley local government area, including VPAs, affordable housing contributions, section 7.12 contributions and relevant State Government contributions. (b) Presenting this information in clear, plain English, with an emphasis on explaining the purpose of each contribution mechanism and the public benefits they deliver. (c) Including a direct link to the existing VPA Register on this webpage. 4. Reaffirms its commitment to securing public benefits, such as affordable housing, infrastructure and community facilities, through the transparent and strategic use of planning mechanisms, including VPAs. 5. Officers prepare a progress report to Council on the implementation of these changes by December 2025.	PS&C	Action in progress	09/09/25 1. Noted 2. Noted 3. In progress 4. Noted 5. In progress
Council Meeting	19/08/2025	Notice of Motion	CM/8.8/25.08	Pot Plants on Public Land (A13/0054)	1. Investigates the feasibility of allowing residents to place removable pot plants on the public verge immediately outside their private property, including in laneways, subject to appropriate safety, accessibility and design conditions. 2. Officers prepare a report to Council outlining: (a) The necessary amendments to the Waverley Development Control Plan (DCP), Public Gardening Policy or any other applicable plans or policies. (b) The criteria under which such pot plants may be permitted, which may include: (i) Footpath width and accessibility for pedestrians and mobility devices. (ii) 'Line of sight' and safety considerations. (iii) Plant selection and maintenance responsibilities. (iv) Risk management and liability implications. (v) Heritage and biodiversity impacts where applicable. (c) Consultation with key stakeholders, including residents, access advocates and relevant Council teams. 3. Notes that any proposal to permit pot plants must align with existing objectives within the Waverley DCP relating to urban character, built form and landscaping. 4. Receives options for a trial or permit-based approach, and the potential for community education to support responsible verge use. 5. Officers provide time frames and resourcing implications for the policy review and implementation.	PS&C	Action in progress	08/09/2025 1. In progress 2. In progress 3. Noted 4. Noted 5. Noted
Council Meeting	19/08/2025	Notice of Motion	CM/8.10/25.08	Commemoration and Memorialisation Plaque Policy (A25/1841)	1. Investigates the feasibility of a commemoration and memorialisation plaque policy for the Waverley local government area that considers opportunities to: (a) Accommodate requests from local residents for the personal memorialisation of people that have passed away. (b) Commemorate local residents who have significantly contributed to the local area. (c) Commemorate past and current Councillors who have significantly contributed to major construction projects in the local area. 2. Officers prepare a report to Council on the feasibility of the proposed approach, including an assessment of costs and the approaches of other Sydney metropolitan councils regarding commemoration and memorialisation.	A&O	Action in progress	02/09/2025 1. Investigation to take place 2. Investigation to take place targetting early 2026 for a report back to Council.
Council Meeting	19/08/2025	Notice of Motion	CM/8.11/25.08	Bondi Beach Pedestrian Crossings (A03/0801)	1. Notes the high pedestrian and vehicle movements throughout the Bondi Beach area, including Campbell Parade, Park Parade and Queen Elizabeth Drive, especially during the summer months. 2. Notes the vehicle and pedestrian conflict points at the entrance and exit to Queen Elizabeth Drive. 3. Officers undertake a review of pedestrian safety at the intersections of Queen Elizabeth Drive and Campbell Parade, including options to install dedicated pedestrian crossings, and prepare a report to Council as soon as possible on options to improve pedestrian safety.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. Investigation to be progressed
Council Meeting	19/08/2025	Notice of Motion	CM/8.12/25.08	Return and Earn Collection Points (A17/0647)	1. Notes the success of the NSW Container Deposit Scheme, with over 38 million eligible containers collected every week. 2. Notes that the current collection point at Vaucluse, the four collection points at Bondi Junction and the monthly collection at Bronte Surf Life Saving Club provide limited locations for residents and visitors to utilise the scheme. 3. Writes to Tomra to request that additional collection points be installed throughout the Waverley local government area, with a focus on the Bondi Beach area. 4. Officers prepare a report to Council on the outcome no later than the September 2025 Council meeting.	A&O	Action in progress	02/09/2025 1. Noted 2. Noted 3. Letter written and sent to TOMRA on 28 August 2025, awaiting feedback 4. Report proposed for 21 October 2025 Council Meeting to allow for response to be received.

Resolution Tracking Sheet								
Meeting	Date	Report Type	Item No.	Subject	Resolution (That Council:)	Directorate	Status	Comment
Council Meeting	19/08/2025	Notice of Motion	CM/8.14/25.08	Youth Advisory Committee - Establishment (A25/1839)	1. Establishes a Youth Advisory Committee to consult with young people in Waverley. 2. Officers prepare a report to Council by December 2025 with draft terms of reference for the committee, including: (a) Up to eight young people as members of the committee under the age of 30. (b) Up to three Councillor members of the committee, one of whom is to be chair. (c) The committee to meet twice per year. (d) A membership term of two years. (e) A framework for the safety and wellbeing of participants. 3. Appoints members to the committee in early 2026. 4. Officers inform all Waverley Precinct committees of this resolution.	CC&CE	Action in progress	01.08.25 Officers have commenced work on NoM and will report back as requested

REPORT
CM/7.8/25.09

Subject: Arts, Culture and Creativity Advisory Committee - Membership

TRIM No: A25/0913

Manager: Tanya Goldberg, Executive Manager, Arts, Culture and Events

Director: Ben Thompson, Director, Community, Culture and Customer Experience

RECOMMENDATION:

That Council:

1. Treats the attachment to 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)(d)(i) of the *Local Government Act 1993*. The attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Appoints the following individuals to the Arts, Culture and Creativity Advisory Committee for two years from November 2025 to October 2027:
 - (a) Members:
 - (i) Aleema Ash.
 - (ii) Joanne Been.
 - (iii) Alexandra Bowen.
 - (iv) Rachael Coopes.
 - (v) Susan Freeman.
 - (vi) Sam Marshall.
 - (vii) Clare Sawyer.
 - (viii) Josephine Skinner.
 - (b) Reserve members:
 - (i) Rebecca Bushby.
 - (ii) Miriam Leiberman.
 - (iii) Izabella Nantsou.
 - (iv) Marco Rinaldi.

(v) Vivienne Webb.

(vi) Anna Friedman.

1. Executive Summary

Expressions of interest were invited for membership of the next term of the Arts, Culture and Creativity Advisory Committee for a term of two years. Submissions have been reviewed, with recommendations for membership appointments outlined in this report.

2. Introduction/Background

Expressions of interest (EOI) were invited for membership of the next term of the Arts, Culture and Creativity Advisory Committee for a term of two years. The EOI call out was open from 1 July to 8 August 2025.

The EOI was promoted in community newsletters, Waverley Arts and Culture, Waverley Weekly, Waverley Local Creatives and Have Your Say Waverley. It was promoted on Council's website and social media channels, and on ArtsHub. The EOI was also shared with sector bodies including Museums and Galleries NSW, Accessible Arts and Create NSW, and via the networks of members of the last term of the committee.

As per the terms of reference, a selection committee comprising the Director, Community, Culture and Customer Experience as the General Manager's delegate; Executive Manager, Arts, Culture and Events; and Manager, Arts and Culture, has undertaken a selection process and made the above recommendations to Council for the appointment of members to the Committee.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 17 October 2023	CM/7.5/23.10	<p>That Council appoints the following individuals to the Arts, Culture and Creativity Advisory Committee for a term of two years, from November 2023 to October 2025:</p> <p>1. Members:</p> <ul style="list-style-type: none"> (a) Aleema Ash. (b) Michaela Boland. (c) Alex Bowen. (d) Nerida Campbell. (e) Donna Hewitt. (f) Isabel Hudson. (g) Sam Marshall. (h) Antonia Pesenti. (i) Dr Benjamin Schostakowski.

		<p>2. Reserve members:</p> <p>(a) Helen Vatsikopoulos.</p> <p>(b) Emma Pask.</p> <p>(c) Megan Fizell.</p> <p>(d) Moira Blumenthal.</p> <p>(e) Anne-Marie Te Whiu.</p>
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4. Discussion

In accordance with ACCAC's terms of reference, the maximum number of committee members is 13 as follows:

- Up to three Councillors.
- Up to eight industry professional and others, at least four of whom live or work in Waverley, and represent a mix of artists and arts workers and art forms including a minimum of:
 - Two specialists in public art/landscape design, architecture or urban planning.
 - Two specialists in theatre, performance, literature, festivals, production or music.
 - One specialist in the area of art, heritage, public programming or collection management.
 - One specialist in the area of Indigenous practice.
- Up to two arts and cultural organisation representatives.

Twenty three applications were received and have been reviewed in relation to their strong interest in Waverley's commitment to and development of arts and culture.

The terms of reference also require the selection panel to ensure that the committee members represent a mix of expertise, relevant skills, Waverley local/resident status, ages, ethnicities, experience, tenure and opportunities.

To meet these requirements, officers recommend:

- Creating opportunities for new members from diverse backgrounds to join the ACCAC.
- Retaining some membership with connection to the previous term of the Arts, Culture and Creativity Advisory Committee who have a good understanding of Council's strategies and plans and have made a strong contribution.
- Appointing ACCAC members who can provide unique insight to arts and culture activities, trends and perspectives.
- Appointing ACCAC members who have a willingness to work collaboratively.

No applicants could be seen to meet the requirement in the terms of reference to appoint one specialist in Indigenous practice. This place will remain vacant, so that a specialist can be recruited at a later date.

5. Financial Impact

The operation of the Arts, Culture and Creativity Advisory Committee requires Councillor, volunteer and officer time but otherwise there is no direct financial impact on Council's budget.

6. Risks/Issues

A potential risk identified is that the most qualified applicants decline the appointment or are unable to meet the requirements of the terms of reference. However, reserve members have been identified to fill any vacancies on the committee.

7. Attachments

1. EOI evaluation (confidential)

REPORT

CM/7.9/25.09



Subject: Sculpture by the Sea 2025

TRIM No: A25/0499

Manager: Tanya Goldberg, Executive Manager, Arts, Culture and Events

Director: Ben Thompson, Director, Community, Culture and Customer Experience

RECOMMENDATION:

That Council:

1. Notes that the five-year licence agreement for Sculpture by Sea has expired.
2. Enters into a memorandum of understanding with Sculpture by the Sea Incorporated to recognise the terms of the expired licence for the upcoming 2025 exhibition.
3. Includes in the memorandum of understanding an additional commitment of \$15,000 to contribute to Sculpture by the Sea's Access and Inclusion Program, and the other financial assistance set out in the report.
4. Enters into negotiations with Sculpture by the Sea Incorporated to extend the licence for a further five years, concurrently with the delivery of the 2025 exhibition.
5. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.

1. Executive Summary

Sculpture by the Sea Incorporated entered into a licence agreement with Council in 2020 for a five year licence to deliver the event in Waverley. Recent minor amendments to that licence agreement were put into effect following Council endorsement in November 2024.

The 2025 exhibition is scheduled to take place starting on 17 October 2025 and ending on 3 November 2025. Given time pressures, it is recommended that Council extend the terms of the recently expired licence agreement as per the most recent amendments for a further 12 months via a memorandum of understanding.

This will allow the 2025 exhibition to be staged while officers progress negotiations with Sculpture by the Sea on the licence agreement renewal for a further five years.

The MoU will also provide for additional support in 2025 from Council to Sculpture by the Sea of \$15,000 to contribute to Sculpture by the Sea's Access and Inclusion Program.

2. Introduction/Background

Sculpture by the Sea is a sculpture exhibition that takes place over 18 days from the end of October each year. The event has been running since 1999 and is categorised by the NSW Department of Premier and Cabinet as a Category B Hallmark event.

On 15 February 2020, Council authorised the General Manager or delegated representative to execute a licence agreement with Sculpture by the Sea Incorporated to stage the event for five years. That agreement was executed soon after.

Minor amendments to that licence agreement were made by Council at its meeting on 26 November 2024.

With the original five-year term now expired, discussions have commenced on a new five-year agreement however those discussions are not advanced enough to cover this years exhibition.

Sculpture by the Sea has requested additional financial support which officers propose is \$15,000 and that funding contributes to the Access and Inclusion Program of the exhibition.

There is an additional cost of up to \$2,500 for replanting of small native shrubs in the open spaces under the trees in the middle of Marks Park. This request has been made by Sculpture by the Sea, as they advise that the shrubs were removed by Council several years ago, and Sculpture by the Sea advise they were not consulted and did not agree.

It is proposed that the MOU extends the current licence agreement terms for the 2025 exhibition only, as well as providing for the additional financial support agreed to be provided by Council and outlined in detail below.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 26 November 2024	CM/6.2/24.11	<p>That Council:</p> <ol style="list-style-type: none"> 1. Congratulates Sculpture by the Sea on another successful event held this year and in particular David Handley AM (CEO) and Ross Drinnan (Chair). 2. Congratulates all the artists, volunteers and winners and in particular Elyssa Sykes-Smith, winner of the 2024 Waverley Council Mayor's Prize for her artwork 'Reclaimed Chaos.' 3. Increases the annual Mayor's prize to \$10,000 (from the current \$5,000), to be funded through the 2024-25 budget process. 4. Meets at regular intervals with the organisers of Sculpture by the Sea throughout the year and prior to each event to further strengthen the relationship between Council and Sculpture by the Sea. 5. Writes to Sculpture by the Sea informing them of

		this motion and resolution.
Council 18 February 2020	CM/11.3/20.02	<p>That Council:</p> <ol style="list-style-type: none"> 1. Treats the attachment to this 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)(d)(i) of the Local Government Act 1993. The attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. 2. Notes the update on negotiations with Sculpture by the Sea Incorporated for a five-year licence agreement (with an option of a further five years) for the Sculpture by the Sea event commencing 2020. 3. Accepts the proposal from Sculpture by the Sea Incorporated to include a provision within the licence agreement as referred to in the first paragraph of the revised confidential attachment to the report tabled at the meeting and attached to Council's file. 4. Authorises the General Manager, or delegated representative, to finalise negotiations and execute a licence agreement with Sculpture by the Sea Incorporated for five years with an option of a further five years.

4. Discussion

Memorandum of understanding for Sculpture by the Sea 2025 exhibition

The 2025 exhibition is scheduled to take place starting on 17 October 2025 and ending on 3 November 2025. Given time pressures, it is recommended that Council extend the terms of the recently expired licence agreement as per the most recent amendments for a further 12 months via a memorandum of understanding (MoU).

This will allow the 2025 exhibition to be staged while officers progress negotiations with Sculpture by the Sea on the licence agreement renewal for a further five years.

Commitment of additional financial support

The MoU will also provide for additional annual support from Council to Sculpture by the Sea to contribute to Sculpture by the Sea's Access and Inclusion Program.

Other financial support will fund operational costs including:

- Replanting of small native shrubs in Marks Park.

- Signage for the Coastal Walk deviation.
- Additional security to manage the Coastal Walk deviation during exhibition dates.

5. Financial Impact

The commitment of additional financial support that will be captured in the proposed MoU is as follows:

Table 1. Additional support for 2025.

Amount	Details
\$15,000	Additional annual support to fund Sculpture by the Sea's Access and Inclusion Program
\$ 2,500	Replanting of small native shrubs in Marks Park
\$ 5,000	Increase to Mayor's prize total of \$10,000 (CM/6.2/24.11)
\$ 1,500	Signage for the Coastal Walk deviation
\$ 7,000	Additional security to manage Coastal Walk deviation during exhibition dates
\$31,000	TOTAL ADDITIONAL SUPPORT 2025

Table 2. Ongoing financial support.

Cost to Council	Details
\$125,000	Traffic management
\$20,000	Mayor's Prize and Community Grant
\$5,000 to \$60,000+	Waiver of turf and landscape remediation costs
\$25,000 to \$30,000	Additional waste management costs
Estimated at \$855,912 +	Waiver of site fee (in-kind)

6. Risks/Issues

Sculpture by the Sea's current licence agreement has expired. Therefore, without taking immediate action, the event organiser is not licensed to conduct an event in 2025.

If Council takes no action, the event will not be able to proceed for 2025.

If Council does not proceed with an MoU, there is a risk that licence agreement renewal discussions are not able to be finalised before the 2025 event is due to be delivered, further risking the event's ability to be delivered this year.

7. Attachments

Nil.

REPORT

CM/7.10/25.09



Subject: Planning Proposal - 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach

TRIM No: PP-1/2025

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning Policy and Strategy

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

RECOMMENDATION:

That Council:

1. Endorses the planning proposal attached to the report (Attachment 1) that updates schedule 1 of the *Waverley Local Environmental Plan 2012* to add additional permitted uses of 'shop top housing' and 'residential flat building' respectively to 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach.
2. Forwards the planning proposal to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway determination for the purposes of public exhibition.
3. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination or amendments requested by the DPHI.
4. 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 *Environmental Planning and Assessment Act 1979* to amend the *Waverley Local Environmental Plan 2012*.

1. Executive Summary

A planning proposal has been prepared by LK Planning on behalf of Hall Street by HSN Pty Ltd and Hall Street Property A Pty Ltd and Hall Street Property B Pty Ltd (herein referred to as HSN Property Group/ the proponent) and submitted to Council as the Planning Proposal Authority.

The purpose of the amendment is to introduce additional permitted uses to allow 'shop top housing' on the Roscoe Street (R3 Medium Density Residential zoned) land and 'residential flat building' on the Hall Street (E1 Local Centre zoned) land to enable functional car park entry and underground basement parking to be facilitated across the split zoning of the site. No changes are proposed to height of buildings or floor space ratio.

The proposal is considered to have strategic and site-specific merit and is recommended to proceed to a gateway determination by the Department of Planning, Housing and Infrastructure (DPHI).

2. Introduction/Background

A planning proposal was submitted on 8 July 2025 to Council seeking an amendment to the *Waverley Local Environmental Plan 2012* (WLEP 2012) for the Roscoe Hall site at 53–59 Hall Street, 49–51 Hall Street, and 69–71 Roscoe Street, Bondi Beach.

The objectives of the proposal as outlined in the proponent's planning report are to:

- Relocate vehicular access from Hall Street to Roscoe Street to improve pedestrian safety and public domain amenity.
- Consolidate multiple land parcels into a single coordinated development site with a shared basement.
- Retain the existing height, floor space ratio (FSR), and zoning controls while enabling site-specific flexibility to amend the approved scheme.
- Maintain active frontages along Hall Street and deliver an integrated ground-floor commercial offering.
- Retain the approved mix of market and affordable housing.

The proposal seeks to amend the WLEP 2012 by introducing schedule 1 'additional permitted uses' to facilitate relocation of vehicle access—from Hall to Roscoe Street—and one consolidated basement carpark.

Schedule 1 (additional permitted uses) provides councils with the flexibility to allow additional land uses on a site, without changing the zoning of a site or the permissible uses that apply in certain zones. It allows for a more granular and place-based approach to development.

The proposal does not seek to increase building height or FSR beyond those already permitted and adopts the existing development controls for the site.

A concurrent development application was also submitted at the same time as the planning proposal, with the outcome subject to assessment as per the usual development assessment process and pending the outcome of the planning proposal.

The subject site consists of six separate lots located at 49–59 Hall Street and 69–71 Roscoe Street, Bondi Beach, comprising approximately 2,911 m² in total. The site has dual street frontages, with its primary frontage to Hall Street—identified as the main street in the Bondi Beach Village Centre in the Our Liveable Places Centres Strategy—and a secondary frontage to Roscoe Street.

Existing development on the site includes a pair of semi-detached dwellings (Roscoe Street) and a row of 1970/1980s shop top housing buildings (Hall Street) with a scale of 3-4 storeys at the front and 4-5 storeys at the rear, where the residential units sit above an at-grade parking level underneath the building. Each building has a separate driveway that accesses the rear parking areas, along the outer edges of the combined site and two central driveways—comprising a total of four driveways fronting Hall Street. The whole rear yard of the Hall Street buildings is hardstand parking.

Development consent (DA-501/2022) was previously granted on the sites at 53-59 Hall Street for a shop top housing development. Since consent was granted, the proponent has been successful in the acquisition of 69-71 Roscoe Street, Bondi Beach and has included 49-51 Hall Street. The inclusion of these properties has led to a rethink and review of the approved development under DA-501/2022. Specifically, the opportunity to move the main vehicular access from Hall Street to Roscoe Street and provide a continuous retail street frontage along Hall Street.

The existing R3 Medium Density Residential zoning of 69-71 Roscoe Street currently prohibits 'shop top housing'; and as a result, the site cannot serve as the carpark access point associated with a shop top housing development on Hall Street, zoned E1 Local Centre. Similarly, the prohibition works in reverse on the Hall Street site, which does not allow for residential flat buildings within the E1 Local Centre. That would mean that any parking associated with the property at 69-71 Roscoe Street (the residential flat building) cannot be contained within a basement in Hall Street.

This can only be overcome via an amendment to the WLEP (via a planning proposal) to allow shop top housing as a permitted land use on the Roscoe Street site and a residential flat building as a permitted land use on the Hall Street site.

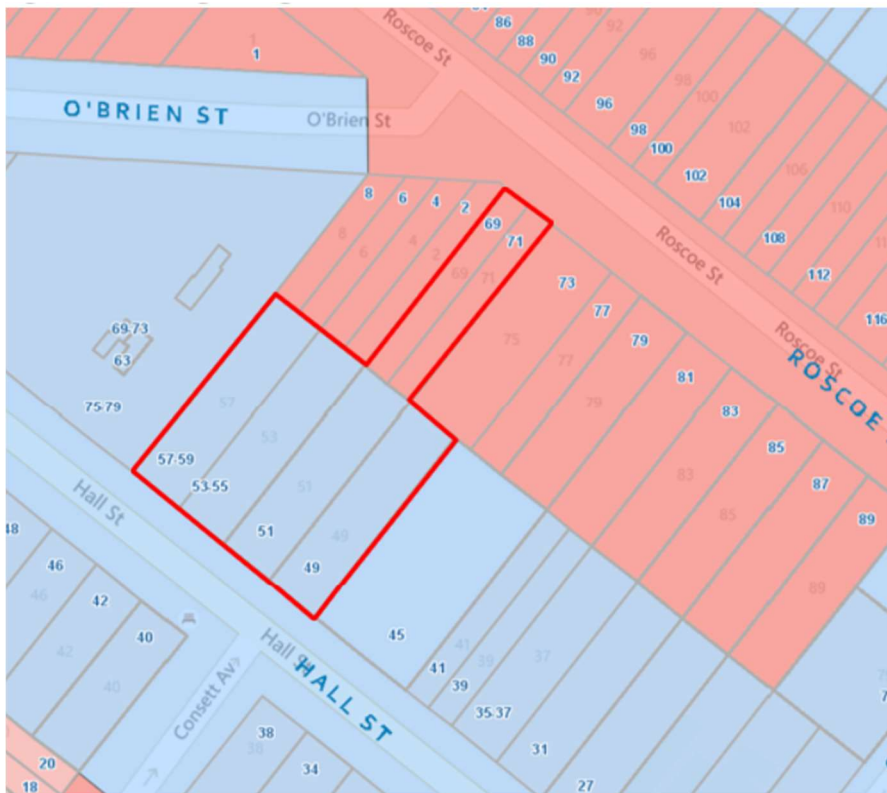


Figure 1. Existing zoning under WLEP 2012.

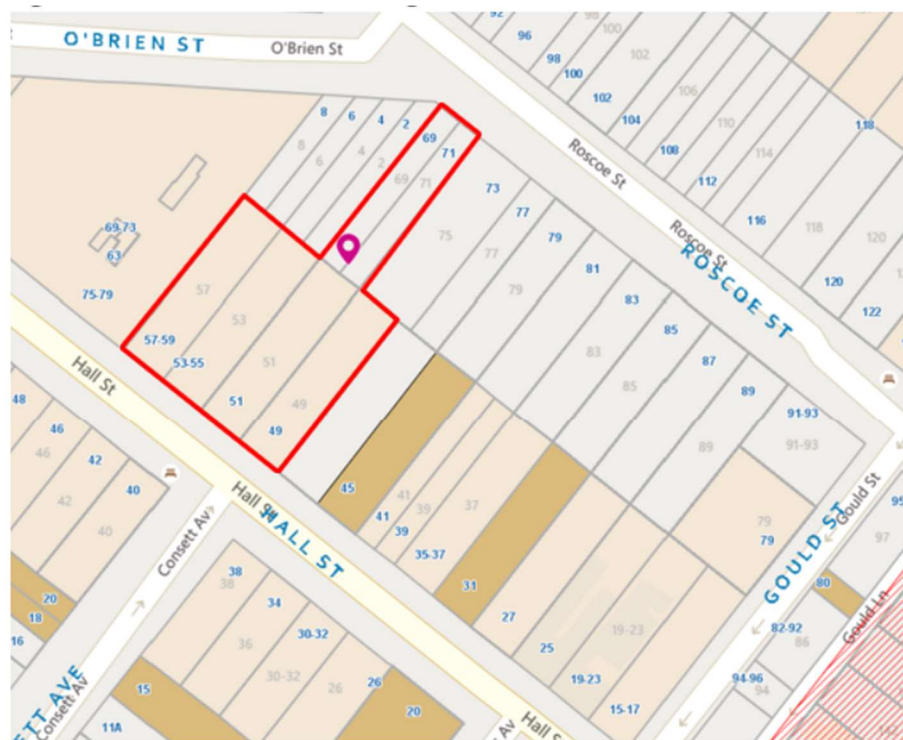


Figure 2. Site location and heritage considerations
 43-45 Hall Street, Federation style sandstone cottage
 31-33 Hall Street, 1930s Art Deco Egyptian style commercial building

20 Hall Street, Inter-war Stripped Classical style public building
Substation 183, Gould Street, Inter-war Mediterranean style substation

3. Relevant Council Resolutions

Nil.

4. Discussion

Assessment process and key issues

To determine if a planning proposal should proceed, assessment is undertaken against the relevant DPHI criteria outlined in the LEP Making Guidelines (August 2023). A discussion against these criteria is summarised below and provided in further detail in Attachment 1 (Council) and Attachment 2 (proponent).

Supporting technical documentation submitted by the proponent includes:

- Planning Proposal Report (Attachment 2).
- Urban Design and Architectural Report (Attachment 3).
- Traffic Impact Assessment (Attachment 4).
- Economic Land Use Report (Attachment 5).

For the purposes of the LEP Making Guidelines, the planning proposal is considered ‘standard’ and requires that Council’s assessment and decision be completed within 95 work days of the submission of the proposal.

Traffic and transport

The recently lodged DA increases parking provision and would generate a net increase in vehicle movements by 9 in the am peak and 10 in the pm peak, compared to the existing approved DA. This is considered minimal and is unlikely to noticeably alter the traffic conditions of the area.

However, vehicle movements transfer from Hall Street to Roscoe Street and so the net increase in vehicles exiting and entering Roscoe Street is 32 vehicle movements in the am peak and 31 in the pm peak. While it is noted that there will be an increase in vehicle movements on Roscoe Street, the associated removal of the carpark entrance on Hall Street is considered a net benefit as it will reduce car/pedestrian conflict on Hall Street—Bondi Beach’s busiest pedestrian street.

The planning proposal would facilitate a consolidated basement carpark with 103 parking spaces: 63 for residential use, seven for visitors, and 33 for retail. Residential parking typically generates vehicle movements concentrated in morning and evening peaks, while retail-related trips are more evenly distributed across the day. As a result, the split of parking between residential and retail is anticipated to alleviate traffic impacts.

As a point of comparison, the adjoining Adina Hotel provides 134 parking spaces, most of which are used by retail patrons, with limited use by hotel guests or staff. This parking is accessed via Roscoe Street. It is noted that the presence of the Adina’s vehicle access has not resulted in a significant change to the residential character of Roscoe Street. Based on this comparison, the proposed parking and associated vehicle access arrangement is not expected likely to materially alter the existing traffic conditions, or the character of Roscoe Street. The impact of any servicing arrangements, such as waste and deliveries to retail uses, is typically resolved at the Development Assessment stage.

Site isolation

Concerns were raised that the inclusion of 69–71 Roscoe Street in the planning proposal could result in the isolation of 2–4 and 6–8 O'Brien Street. The proponent has stated they approached the owners of these sites to explore integration into the proposal, but the owners were not willing to participate. This satisfies the requirement to demonstrate that reasonable attempts have been made to avoid site isolation.

Under relevant planning principles, isolated sites are assessed based on whether they can be developed in a manner consistent with the planning controls. In this instance, the adjoining O'Brien Street sites remain capable of being developed in accordance with their zoning and development standards. In light of the above, it is considered that the potential for site isolation does not present a sufficient reason to prevent the proposal from proceeding. Site isolation is also considered further in the development assessment phase.

Street articulation and granularity

Hall Street is characterised by single-lot retail tenancies between 11 and 14 metres in width, with the notable exception of the Adina Hotel's 58-metre frontage. The site subject to the proposal spans approximately 48 metres. While this represents a larger frontage than typical, it would not set a new precedent for Hall Street given the existing Adina frontage.

Council has considered the importance of retaining a fine-grain character along Hall Street. Any future development proposal would have to incorporate an architectural treatment that visually breaks down the frontage to maintain the existing rhythm and human scale of the street. This will ensure the development contributes to the active, fine-grain retail environment that is a defining feature of the Bondi Beach centre. This matter would be considered in detail as part of a future development application on the site. Based on the broad variety of architectural treatments that could be explored to break down the facade, the consolidation of the land uses facilitated by the planning proposal is not considered to inevitably cause a breaking with the granular character of Hall Street.

Strategic merit of the proposal

The site is located within the Bondi Beach village centre and fronts Hall Street, which is identified in Council's Our Liveable Places: Centres Strategy as the main street of the village. The strategy describes Hall Street as the commercial heart of Bondi Beach, supporting its role as both a local centre and a visitor destination. It is characterised by a concentration of shops, services, and hospitality uses that contribute to the village's unique character and economic vitality.

Bondi Beach is classified as a Village in Waverley's centres hierarchy, with Hall Street providing the primary active frontage. The strategy emphasises the importance of reinforcing active street edges along Hall Street and encouraging development that complements the village's fine-grain scale, mixed-use character, and pedestrian-oriented environment.

The proposal retains ground-floor retail uses to maintain the active frontages that are integral to Hall Street's character. Compared to the existing development approval for the site, the new design facilitated by the Planning Proposal improves the pedestrian experience on Hall Street, reduces vehicle conflict and enhances opportunities for weather protection along the frontage.

In doing so, the proposal directly delivers on the Centres Strategy objective to strengthen main streets as the focus of village life, reinforcing Hall Street's role as the social and commercial heart of Bondi Beach.

While the consolidation of the site may reduce the number of separate frontages, Council has considered this in the context of the existing Adina Hotel frontage and is satisfied that appropriate articulation controls at the development application stage can address this.

Site specific merit of the proposal

The proposal has site-specific merit as it facilitates a built form outcome that is compatible with the existing and desired future character of the Bondi Beach village centre. The site occupies a prominent location on Hall Street, the main street of the village, and its redevelopment offers an opportunity to improve the interface with the public domain while retaining the active ground-floor retail uses that contribute to the vibrancy of the area.

The site is well serviced by public transport, with frequent bus services along Hall Street providing direct connections to Bondi Junction and the broader metropolitan network. It is also within walking distance of a range of local services, community facilities, and recreational opportunities, including Bondi Beach itself.

The proposed amendments to the Waverley LEP 2012 will enable a development that better integrates with the surrounding built form, improves pedestrian amenity along Hall Street, and delivers housing in a highly accessible location. The retention of active frontages, improved weather protection, and enhanced public domain outcomes will support the role of Hall Street as the focus of village life.

The site is not affected by any environmental constraints such as flooding, bushfire, or contamination that would prevent the proposed changes from proceeding. Technical studies submitted with the planning proposal, including traffic and parking, urban design, and environmental assessments, indicate that there are no significant constraints that cannot be managed through the development application process.

The sites fronting Roscoe Street have kerb extensions with planted gardens to the east and west of the site. Any site access arrangements would be resolved at the development assessment stage to avoid or reduce any adverse impacts to Council's public domain assets.



Figure 3. Public domain assets adjoining the Roscoe Street sites.

The proposed amendments would not affect the ability of any adjoining sites to be developed in accordance with their zoning and development standards

Overall, the site is suitable for the proposed amendments, and the planning proposal represents an appropriate and efficient use of land in a highly accessible and vibrant location. A more detailed assessment of the relevant criteria in the DPHI guidelines is provided in the relevant attachments.

Waverley Local Planning Panel

The planning proposal was presented to the Waverley Local Planning Panel (WLPP) on 27 August 2025 for advice under schedule 2, part 5, item 26 of the *Environmental Planning and Assessment Act 1979*.

The Panel, after considering the materials attached to this report and hearing from Council Officers, supported the Planning Proposal as provided in Council's planning proposal report. The panel also recommended, in their advice, that Council give consideration to rezoning the adjoining properties on Roscoe Street, in particular those properties located between the subject sites and the Adina development, located at 8,6,4 and 2 O'Brien Street.

The minutes are provided as follows:

The Panel after considering the above material and hearing from Council Officers supports the Planning Proposal as provided in Council's Planning Proposal Report and provides the following further advice:

- 1. The Panel considers that the Planning Proposal may proceed to Gateway Determination, as the proposal demonstrates Strategic Merit and Site-Specific Merit as described in Council's Planning Proposal Report.*
- 2. The Council gives consideration to the precedent established by this Planning Proposal in relation to the adjoining properties on Roscoe Street.*

The resolution provided by the Panel was unanimous.

Council officers have reviewed the feedback provided at the WLPP and reflected in the minutes and are of the opinion that the planning proposal should proceed to gateway determination. Feedback regarding the precedent in relation to Roscoe Street is noted and will be considered as part of the next review of relevant planning controls for the area.

Consultation

If the DPHI recommend that the planning proposal proceed to public exhibition, it would be done so in accordance with any Gateway conditions. It is noted some submissions have already been received by local residents in relation to the planning proposal, despite the proposal not having been yet made public, due to the concurrent development application having been notified. These submissions have been noted and residents will be advised if and when public exhibition occurs (subject to Council and DPHI support). It is at this stage that feedback is considered as part of the plan-making process.

Time frame

The following indicative project timeline will assist with tracking the progress of the planning proposal through its various stages of consultation and approval. It is estimated that this amendment to WLEP will be completed by April 2026.

The detail around the project timeline is expected to be prepared following the referral to DPHI for a Gateway determination.

Table 1. Indicative project timeline.

Tasks	Timeframe and/or date
Consideration by Council	September 2025
Gateway determination	November 2025
Commencement and completion of public exhibition period	November-December 2025
Consideration of submissions and post-exhibition review	December 2026 – January 2026
Post-Gateway Council decision	February 2026
Submission to the Department for finalisation (where applicable)	February 2026
Gazettal of LEP amendment	April 2026

5. Financial Impact

There have been no upfront or recurrent costs associated with this planning proposal other than staff costs associated with the administration, assessment and exhibition of the Proposal and these have been budgeted.

6. Risks/Issues

There are minimal risks associated with the finalisation of the planning proposal and any relevant issues and matters for consideration have been addressed in the discussion section of this report.

7. Attachments

1. Council Planning Proposal Report (under separate cover) [⇒](#)
2. Proponent Planning Proposal Report (under separate cover) [⇒](#)
3. Urban Design and Architecture Report (under separate cover) [⇒](#)
4. Traffic Impact Assessment (under separate cover) [⇒](#)
5. Economic Land Use Report (under separate cover) [⇒](#)

REPORT

CM/7.11/25.09



Subject: Planning Agreement - 1-7 Andrews Avenue and 26 Glen Street, Bondi

TRIM No: SF25/3518

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning Policy and Strategy

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

RECOMMENDATION:

That Council:

1. Approves the planning agreement attached to the report applying to land at 1-7 Andrews Avenue and 26 Glen Street, Bondi, offering a total monetary contribution of \$597,240 to be allocated to the Tamarama Sea Wall Renewal, the Marks Park coastal walk landslip and the Campbell Parade Streetscape Upgrade.
2. Authorises the General Manager to execute the agreement.

1. Executive Summary

This report seeks Council's approval to execute the attached planning agreement associated with the approved development application DA-285/2023/B for 1-7 Andrews Avenue and 26 Glen Street, Bondi.

Table 1. Approval for DA-285/2023 as modified by DA-285/2023/B.

Item	Approved DA-285/2023 as modified by DA-285/2023/B
Development description	Demolition of the existing structures and construction of a new four storey residential flat building with integrated basement parking, three swimming pools at the rear and associated landscape works at the subject site.
Maximum permissible gross floor area (GFA) and floor space ratio (FSR)	1,471 sqm of GFA, equating to an FSR of 0.9:1
Approved GFA and FSR	1,613.2 sqm GFA, equating to an FSR of 1.09:1
GFA exceedance	142.2 sqm GFA, equating to a variation of 9.5% 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 State 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* 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

Planning agreement under DA-285/2023/B

DA-285/2023/B was approved with a 142.2 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 \$597,240 applies. The application was determined by the NSW Land and Environment Court (LEC).

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 \$597,240 to be allocated towards the Tamarama Sea Wall Renewal, the Marks Park coastal walk landslip and the Campbell Parade Streetscape Upgrade. 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 Tuesday, 12 August 2025, to Tuesday 9 September 2025, and included:

- Advertising on Council's Have Your Say website.
- Email notice to Precincts and Councillors.

Submissions

One submission was received. This submission argued that the VPA significantly undervalues the benefit granted to the developer in return for material breaches of both height and FSR controls and requested that Council urgently reconsider the adequacy of the contribution to ensure it reflects the true commercial benefit gained.

The point raised is noted. However, the development has already been approved by the LEC and is consistent with Council's Planning Agreement Policy, which sets out the appropriate per square metre benchmark rates relating to floor space ratio exceedances.

5. Financial Impact

Once the planning agreement has been executed, the applicant will be required to pay a total monetary contribution of \$597,240 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, with officers to 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 [↓](#)

WAVERLEY COUNCIL

(Council)

AND

**ANDREWS AV PTY LTD
(ACN 657 868 276)**

(Developer)

PLANNING AGREEMENT

(Development Contribution)

**WAVERLEY COUNCIL
Council Chambers
Cnr Bondi Road & Paul Street
BONDI JUNCTION NSW 2022
DX 12006 BONDI JUNCTION
Phone: 02 9083 8000
Facsimile: 02 9387 1820**

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PLANNING AGREEMENT NO. _____***Section 7.4 of the Environmental Planning and Assessment Act, 1979*****THIS AGREEMENT** is made on

2025

PARTIES

WAVERLEY COUNCIL of Cnr Paul Street and Bondi Road, Bondi Junction NSW 2022 ABN 12 502 583 608 ("**Council**")

AND

ANDREWS AV PTY LTD (ACN 657 868 276) of Suite 1 Level 1 95-97 Grafton Street Bondi Junction NSW 2022 ("**Developer**")

BACKGROUND/RECITALS

- A.** The Developer is the registered proprietor of the Land.
- B.** The Council is the local authority constituted under the Local Government Act 1993 and the planning and consent authority constituted under the Act.
- C.** On 29 October 2024 the Developer and their co-applicant MHN Design Union Pty Limited sought a modification to development consent, DA-285/2023/A by way of application to the Land and Environment Court of NSW.
- D.** On 1 February 2025 the Developer made an offer to enter into this Agreement to make the Development Contribution to be applied towards a public purpose in accordance with Council's Planning Agreement Policy as the gross floor area proposed by the Development exceeds the permitted floor space ratio under Council's planning controls.
- E.** The Council and Developer entered into a s34 agreement in respect of the modification application on 7 March 2025 and Development Consent was formally issued by way of Land and Environment Court of NSW orders of 20 May 2025.
- F.** This Agreement is consistent with the Developer's offer referred to in Recital D.

OPERATIVE PROVISIONS:**1 PLANNING AGREEMENT UNDER THE ACT**

The parties agree that this Agreement is a planning agreement governed by Section 7.4 and Subdivision 2 of Division 7.1 of Part 7 of the Act.

2 APPLICATION OF THIS AGREEMENT

This Agreement applies to the Land and to the Development proposed in the Development Application, as may be modified.

3 OPERATION OF THIS AGREEMENT

This Agreement shall take effect on and from the date of this Agreement. The parties must execute and enter into this Agreement as soon as possible after the Development Consent is granted and prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-285/2023/B.

4 DEFINITIONS AND INTERPRETATION**4.1 Definitions**

In this Agreement unless the context otherwise requires:

“Act” means the *Environmental Planning and Assessment Act 1979* (NSW);

“Agreement” means this agreement;

“Bank Guarantee” means an irrevocable and unconditional undertaking by a trading bank approved by the Council to pay the Development Contribution amount on demand without an expiry or end date and containing terms and conditions acceptable to Council and in accordance with clause 9 of this Agreement;

“Business Day” means a day that is not a Saturday, Sunday or public holiday, on which banks are open for general services in Sydney, New South Wales;

“Caveat Form” means an irrevocable authority to Waverley Council to register and maintain a caveat on the Land, in a form acceptable to Council and executed by the owner of the Land, or such other form of owner's consent to caveat as may be required by Council;

“Certifying Authority” means any accredited private certifier including where appropriate, a Principal Certifying Authority (PCA) appointed or to be appointed to certify the Development or any aspect of it;

“Council” means Waverley Council and herein includes any local government authority with which that Waverley Council may merge or any other local government authority responsible for a local government area that the Land is located within;

“Construction Certificate” means any construction certificate as referred to in s 6.4 of the Act in respect to any part of the Development/ the Development Consent;

“Development” means the development the subject of the Development Application described in item 4 of the Schedule;

“Development Application” means the development application referred to in item 3 of the Schedule;

“Development Consent” means the development consent granted in respect of the Development Application described in item 3 of the Schedule as may be modified;

“Development Contribution” means the amount of money referred to in item 5 of the Schedule;

“Development Contribution Date” means the time the Development Contribution is to be paid as specified to in item 7 of the Schedule;

“GST” has the same meaning as in the GST Law;

“GST Law” has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST;

“Land” means the land described in item 2 of the Schedule;

“Occupation Certificate” means any occupation certificate as referred to in s 6.4 of the Act in respect to any part of the Development/the Development Consent;

“Party” means a party to this Agreement including their successors and assigns;

“Public Purpose” for the purpose of this Agreement means the public purpose described in item 6 of the Schedule;

“Registration Application” means an application for registration of this Agreement as a planning agreement on the title of the Land pursuant to Section 7.6 of the Act in a form approved by the Registrar General;

“Schedule” means the schedule to this Agreement.

4.2 Interpretation

In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:

- (a) Headings are inserted for convenience only and do not affect the interpretation of this Agreement;
- (b) A reference in this Agreement to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney, New South Wales;

- (c) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day;
- (d) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars;
- (e) A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;
- (f) A reference in this Agreement to any agreement, Agreement or document is to that agreement, Agreement or document as amended, novated, supplemented or replaced;
- (g) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement;
- (h) An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency;
- (i) Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (j) A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders;
- (k) References to the word 'include' or 'including' are to be construed without limitation;
- (l) A reference to this Agreement includes the agreement recorded in this Agreement;
- (m) A reference to a party to this Agreement includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns; and
- (n) Any schedules and attachments form part of this Agreement.

5 DEVELOPMENT CONTRIBUTION TO BE MADE UNDER THIS AGREEMENT

- 5.1 The Developer agrees to make, and the Council agrees to accept, the Development Contribution to be applied for the Public Purpose.
- 5.2 The Developer must pay the Development Contribution to the Council by bank cheque or other electronic means acceptable to Council on or before the Development Contribution Date and time is essential in this respect.
- 5.3 Notwithstanding any other provision herein, the Development Contribution herein, being as set out in the Schedule here and to the Development Consent is subject to increase in

accordance with paragraph 7 of the Developer's offer referred to in Recital D.

6 APPLICATION OF THE DEVELOPMENT CONTRIBUTION

- 6.1 The Council will apply the Development Contribution towards the Public Purpose as soon as practicable.

7 APPLICATION OF S7.11 AND S7.12 OF THE ACT TO THE DEVELOPMENT

- 7.1 This Agreement does not exclude the application of Sections 7.11, 7.12 or 7.24 of the Act to the Development.
- 7.2 The Development Contribution provided by the Developer will not be taken into consideration in determining any development contribution under Section 7.11 or 7.12 of the Act.

8 REGISTRATION OF THIS AGREEMENT

- 8.1 The Parties agree this Agreement is to be registered by the Registrar-General as provided for in section 7.6 of the Act.
- 8.2 The Developer warrants that they have done everything necessary to enable this Agreement to be registered under section 7.6 of the Act.
- 8.3 Without limiting clause 8.2, the Developer warrants that they have obtained the express written consent to the registration of this Agreement under section 7.6 of the Act from:
- (a) If this Agreement relates to land under the *Real Property Act 1900*, each person who has an estate or interest in the Land registered under that Act; or
 - (b) If this Agreement relates to land not under the *Real Property Act 1900*, each person who is seized or in possession of an estate or interest in the Land.
- 8.4 Within 28 days of entering into this Agreement and in any event prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-285/2023/B, the Developer will at their cost arrange and effect registration of this Agreement under s7.6 upon the title to the Land and as soon as possible will:
- (a) deliver to the Council the Registration Application in registrable form noting the Council as applicant and executed by the owner of the Land and any other person the subject of the warranty in clause 8.3;
 - (b) provide the Council with a cheque in favour of NSW Land Registry Services, NSW, or deliver funds electronically as Council may direct, for registration fees for registration of this Agreement;
 - (c) provide the Council with a cheque in favour of the Council, or deliver funds electronically as Council may direct, for Council's reasonable costs, expenses

and fees incurred or to be incurred in connection with the preparation of this Agreement and any documents, form or instrument created or to be created in accordance with the provisions of this Agreement; and

- (d) take any other necessary action so as to ensure this Agreement is registered on the title to the Land prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-285/2023/B.
- 8.5 Upon compliance with clause 8.4 by the Developer, the Council will promptly lodge the Registration Application with the Registrar General.
- 8.6 The Parties will co-operate with each other to ensure that the Agreement is registered by the Registrar General.
- 8.7 Upon payment of the Development Contribution, the Developer may request in writing the removal of the dealing created by registration of the Agreement from the title to the Land. The Council will not withhold its consent to such removal, provided the Developer pays all costs, expenses and fees of the Council relating to such removal and the Council agrees to use its best endeavours in respect to the removal of dealing within 28 days of the request in writing being received.
- 8.8 Should payment of the Development Contribution occur upon the date of this Agreement and prior to issue of a Construction Certificate, then there will be no obligation to register this Agreement in accordance with this clause nor provide the Bank Guarantee in accordance with clause 9.1.
- 8.9 Upon registration of this Agreement by the Registrar General, this Agreement is binding on, and is enforceable against the owner of the Land from time to time as if each owner for the time being had entered into this Agreement.

9 BANK GUARANTEE

9.1 Provision of Bank Guarantee

- (a) Subject to clause 8.8, prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-285/2023/B, the Developer must deliver to the Council a Bank Guarantee, which must be:
 - (i) in a form and from an institution approved by the Council;
 - (ii) irrevocable and unconditional;
 - (iii) with no expiry date;
 - (iv) issued in favour of the Council;

- (v) for an amount equivalent to the Development Contribution set out in Item 5 of the Schedule;
 - (vi) drafted to cover all of the Developer's obligations under this Agreement; and
 - (vii) on the terms otherwise satisfactory to the Council.
- (b) The Developer acknowledges that the Council enters into this Agreement in consideration of the Developer providing the Bank Guarantee as a security for the performance of all of the Developer's obligations under this Agreement, including without limitation the delivery of the Development Contribution to Council in accordance with this Agreement.

9.2 Calling on Bank Guarantee

- (a) The Council may call on the Bank Guarantee in the event that the Developer:
- (i) fails to make a payment of any part of the Development Contribution in accordance with this Agreement or any other amount payable under this Agreement by its due date for payment; or
 - (ii) breaches any other term or condition of this Agreement,
- and fails to remedy the relevant failure or breach within 28 days after the Council's notice.
- (b) If the Council calls on the Bank Guarantee as a result of the Developer's failure to pay any amount due under this Agreement, then the Council will apply the amount received pursuant to its claim on the Bank Guarantee towards the Developer's obligation to pay the relevant amount and will deduct that amount from the total amount payable under this Agreement. In those circumstances, the Developer will be required to pay to the Council any outstanding balance of the Development Contribution and other amounts payable under this Agreement.

9.3 Return of Bank Guarantee

Subject to clause 9.2, provided that the Developer has complied with its obligations under this Agreement, to pay the Development Contribution or any other amount payable under this Agreement, the Council will return the Bank Guarantee to the Developer within 28 days of notice being given that the Developer has paid the Development Contribution and Council's costs have been paid.

10 REVIEW OF THE AGREEMENT

Any amendment or review of this Agreement shall be by agreement in writing and in compliance with section 7.5 of the Act.

11 DISPUTE RESOLUTION

11.1 Notice of dispute

If a Party claims that a dispute has arisen under this Agreement ("Claimant"), it must give written notice to the other Party ("Respondent") stating the matters in dispute and designating as its representative a person to negotiate the dispute ("Claim Notice").

No Party may start Court proceedings (except for proceedings seeking interlocutory relief) in respect of a dispute unless it has first complied with this clause.

11.2 Response to notice

Within ten business days of receiving the Claim Notice, the Respondent must notify the Claimant of its representative to negotiate the dispute.

11.3 The nominated representative must:

- (i) Meet to discuss the matter in good faith within five business days after services by the Respondent of notice of its representatives;
- (ii) Use reasonable endeavours to settle or resolve the dispute within 15 business days after they have met.

11.4 Further notice if not settled

If the dispute is not resolved within 15 business days after the nominated representatives have met, either Party may give to the other a written notice calling for determination of the dispute ("Dispute Notice") by mediation under clause 11.5 or by expert determination under clause 11.6.

11.5 Mediation

If a Party gives a Dispute Notice calling for the dispute to be mediated:

- (i) The Parties must agree to the terms of reference of the mediation within five business days of the receipt of the Dispute Notice (the terms shall include a requirement that the mediation rules and the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply);
- (ii) The mediator will be agreed between the Parties, or failing agreement within five business days of receipt of the Dispute Notice, either Party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;
- (iii) The mediator appointed pursuant to this Clause 11.5 must:
 - (a) Have reasonable qualifications and practical experience in the area of disputes; and
 - (b) Have no interest or duty which conflicts or may conflict with his function as mediator, he being required to fully disclose any such interest or

duty before his appointment;

- (iv) The mediator shall be required to undertake to keep confidential all matters coming to his knowledge by reason of his appointment and performance of his duties;
- (v) The Parties must within five business days of receipt of the Dispute Notice notify each other of their representatives who will be involved in the mediation.
- (vi) The Parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement.
- (vii) In relation to costs and expenses
 - (a) Each Party will bear their own professional and expert costs incurred in connection with the mediation; and
 - (b) The cost for the mediator will be shared equally by the Parties unless the mediator determines a Party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full cost of the mediation to be borne by that Party.

11.6 Expert Determination

If the dispute is not resolved under clause 11.3 or 11.5 the dispute may, by agreement between the Parties, both acting reasonably having regard to the nature of the dispute, be resolved by expert determination, in which event:

- (i) The dispute must be determined by an independent expert in the relevant field:
 - (a) Agreed upon and appointed jointly by the Council and the Developer; or
 - (b) In the event that no agreement is reached or appointment made within 30 business days, appointed on application of a Party by the then current President of the Law Society of New South Wales;
- (ii) The expert must be appointed in writing and terms of the appointment must not be inconsistent with this clause;
- (iii) The determination of the dispute by such expert will be made as an expert and not as an arbitrator and will be in writing and containing reasons for the determination;
- (iv) The expert will determine the rules of the conduct for the process, but must conduct the process in accordance with the rules of natural justice;
- (v) Each Party will bear its own costs in connection with the process and the determination by the expert together with an equal proportion of the expert's fees and costs; and
- (vi) Any determination made by an expert pursuant to this clause is final and binding upon the Parties except where the determination is in respect of, or relates to, termination or purported termination of this Agreement by any Party, in which event the expert is deemed to be giving a non-binding appraisal and

any Party may commence litigation in relation to the dispute if it has not been resolved within 20 business days of the expert giving his or her decision.

11.7 Litigation

If the dispute is not finally resolved in accordance with this clause 11, either Party is at liberty to litigate the dispute.

11.8 Continue to Perform Obligations

Each Party must continue to perform its obligations under this Agreement, notwithstanding the existence of a dispute.

12 ENFORCEMENT

12.1 Nothing in this Agreement prevents the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Agreement (including the breach of this Agreement by the Developer) or any matter to which this Agreement relates.

12.2 Until such time as the Development Contribution has been paid in full, an Occupation Certificate must not be issued and the Developer must:

- (a) notify the Council in writing of the name and contact details of any Certifying Authority to which it has applied for an Occupation Certificate at the same time that such application is made;
- (b) at the time it lodges any application for an Occupation Certificate notify the Certifying Authority in writing of the existence and terms of this Agreement;
- (c) procure and provide to Council a written acknowledgement from the Certifying Authority addressed to Council confirming that the Certifying Authority will not issue an Occupation Certificate until Council provides written confirmation that the Development Contribution has been paid; and
- (d) not rely on any Occupation Certificate in respect to the Development.

12.3 The Developer acknowledges and agrees that:

- (a) the Land is charged with the payment to Council of the Development Contribution until the Development Contribution is paid in full to Council;
- (b) Council has a caveatable interest in the Land from the later of the date of the Development Consent and this Agreement until the Development Contribution and any other monies due to Council under this Agreement are paid in full to Council;
- (c) Council has the right to lodge and maintain a caveat against the title to the Land to notify of and protect its interest created by this Agreement (including the charge in (a), until the Development Contribution and any other monies due to Council under this Agreement are paid in full to Council;

- (d) unless the Development Contribution is paid to Council by the Developer upon entering into this Agreement, the Developer shall provide Council with the Caveat Form, however it is agreed the failure to provide the Consent Form does not affect Council's rights under this clause 12; and
- (e) Upon payment of the Development Contribution or surrender of the Development Consent, the Developer may request in writing the removal of the caveat from the title to the Land. The Council will not withhold its consent to such removal, provided the Developer pays all reasonable costs, expenses and fees of the Council relating to such removal and has complied with all its obligations under this Agreement. If the Developer is entitled to issue the written request and Council's costs, expenses and fees have been paid, the Council must provide its written consent in the form provided by the Developer for the withdrawal of its caveat or, if necessary, to remove the caveat, lodge a withdrawal of caveat via electronic means within 28 days of such written request to Council.

13 NOTICES

- 13.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:
 - (a) delivered or posted to that Party at its address set out below in Item 8 of Schedule 1;
 - (b) faxed to that Party at its fax number set out below in Item 8 of Schedule 1;
 - (c) emailed to that Party at its email address set out below in Item 8 of Schedule 1.
- 13.2 If a Party gives the other Party 3 business days' notice of a change of its address, fax number or email address, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted, faxed or emailed to the latest address, fax number or email address.
- 13.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:
 - (a) If it is delivered, when it is left at the relevant address.
 - (b) If it is sent by post, 2 business days after it is posted.
 - (c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
 - (d) If delivered by email, when received by the recipient's email server, unless the sender receives an automated notice that delivery has failed.
- 13.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be

treated as having been given or made at the beginning of the next business day.

14 APPROVALS AND CONSENT

Except as otherwise set out in this Agreement, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party. A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

15 ASSIGNMENT AND DEALINGS

Until the Development Contribution is paid in full, the Developer cannot sell, transfer, assign, novate, charge, encumber or otherwise deal with the Land, without the consent of Council. Provided in the event that the Developer seeks to transfer or assign its interest in the Land, the Council will consent to such dealing if the obligations of the Developer under this Agreement are to be met by the Developer's transferee or assignee under a Deed of Novation or further Planning Agreement which is entered into prior to completion of any transfer or assignment. This clause does not prevent the Developer entering into "off-the-plan" sales provided the Developer's obligations under this Agreement are met in full prior settlement of any such "off-the-plan" sales.

16 COSTS

Council's costs of and incidental to the preparation and execution of this Agreement and any related documents and registration of same shall be borne by the Developer. The Developer shall be responsible to pay its own costs and any stamp duty arising from this Agreement or its preparation.

17 ENTIRE AGREEMENT

This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

18 FURTHER ACTS

- 18.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

- 18.2 The Developer shall ensure its co-applicant in respect to the Development Application, MHN Design Union Pty Ltd, takes no action in respect to or arising from the Development Consent contrary to the Developer obligation herein and the provisions of this Agreement, including in respect to any application for a Construction Certificate or Occupation Certificate herein.

19 GOVERNING LAW AND JURISDICTION

This Agreement is governed by the law of New South Wales. The Parties submit to the nonexclusive jurisdiction of its courts and courts of appeal from them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

20 JOINT AND INDIVIDUAL LIABILITY AND BENEFITS

Except as otherwise set out in this Agreement, any agreement, covenant, representation or warranty under this Agreement by 2 or more persons binds them jointly and each of them individually, and any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

21 NON FETTER

The Developer acknowledges and agrees that:

- (a) in addition to its obligations under this Agreement the Council is also responsible for the conduct and administration of local government in the Waverley Local Government Area;
- (b) this Agreement in no way affects Council's statutory obligations, functions or powers, including without limitation, its obligations, functions or powers in respect of the Development Application, Development Consent and any other approvals required in respect of the works to be carried out under the Development Consent;
- (c) nothing which the Council does or fails to do under this Agreement will limit or otherwise affect the Developer's obligations under the Development Consent; and
- (d) nothing which the Council does, fails to do or purports to do in performing the Council's statutory functions or powers will constitute or amount to a breach of this Agreement.

22 REPRESENTATIONS AND WARRANTIES

The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

23 SEVERABILITY

If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

24 MODIFICATION

No modification of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement.

25 WAIVER

The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party. A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

26 GOODS & SERVICES TAX

- 26.1 The Parties agree and acknowledge, all amounts payable by one party to the other party in relation to a supply under this Agreement have been calculated exclusive of GST which may be imposed on the supply.
- 26.2 If any supply made under this Agreement is, or becomes, subject to GST, the party to whom the supply is made ("**Recipient**") must pay to the party making the supply ("**Supplier**"), as consideration, in addition to any consideration payable or to be provided elsewhere in this Agreement, subject to issuing a Valid Tax Invoice, an additional amount on account of GST, such amount to be calculated by multiplying the consideration by the applicable rate of GST.
- 26.3 Any amount in respect of GST payable under clause 26.2 must be paid to the Supplier immediately on receipt of the Valid Tax Invoice.

- 26.4 If any party is required to reimburse or indemnify the other party for a cost or expense (“**Cost**”) incurred by the other party, the amount of that Cost for the purpose of this Agreement is the amount of the Cost incurred, less the amount of any credit for, or refund of, GST, which the party incurring the Cost is entitled to claim in respect of the Cost.

27 EXECUTION IN TRIPLICATE

- 27.1 The Parties shall execute this Agreement in triplicate so as to provide one original signed by both parties and a further copy for registration of the Agreement under s7.6 of the Act. This Agreement will be dated on the day of execution by all Parties.
- 27.2 If permitted at law and in accordance with the Council protocols, this agreement may be executed electronically by a party using Docusign (or a similar secure digital signature platform), or by affixing an electronic signature.
- 27.3 Subject to clause 27.2, The parties agree to be bound by the electronic version of this agreement which has been signed in accordance with this clause.
- 27.4 Subject to clause 27.2, The parties agree they will be bound by, have complied with and will comply with the Electronic Transactions Act 2000 (NSW) and any terms and conditions of Docusign (or similar secure digital signature platform), in relation to the execution of this Agreement.

SCHEDULE

<u>Item Number</u>	<u>Particulars</u>	<u>Description</u>
1	Developer	ANDREWS AV PTY LTD (ACN 657 868 276)
2	Land	1 to 7 Andrews Avenue and 26 Glen Street, Bondi (Lot 1 DP 79716, Lot 1796 in DP 822255, Lot 1 in DP 1042187, Lots 1 and 2 in DP 216695, Lot 1 in DP 552406)
3	Development Application	DA 285/2023/B
4	Development (description)	Demolition of the existing dwellings and ancillary structures and construction of a 4 story residential flat buildings with one level of basement car parking, two private swimming pools and a communal swimming pool at the rear and associated landscape works
5	Development Contribution	\$597,240.00
6	Public Purpose	Towards Tamarama Sea Wall Renewal, Marks Park – Coastal Walk Landslip, and Campbell Parade Streetscape Upgrade
7	Development Contribution Date (Payment date for the Development Contribution)	Prior to the issue of any Occupation Certificate for the Development
8	Developer Address	Suite 1, Level 1, 95-97 Grafton Street Bondi Junction NSW 2022
	Developer Fax	N/A
	Developer Email	samsirdah@eterno.com.au
	Council Address	55 Spring Street, Bondi Junction NSW 2022
	Council Fax	(02) 9387 1820

Council Email

info@waverley.nsw.gov.au

DRAFT

**EXECUTED by WAVERLEY COUNCIL under delegated authority in accordance with
Section 377 of the Local Government Act, 1993**

EMILY SCOTT

General Manager

**EXECUTED by
ANDREWS AV PTY LTD (ACN 657 868 276)**

In accordance with section 127 of the
Corporations Act 2001

ALLEN BERNARD CHAFKIN

Sole Director/Secretary

REPORT

CM/7.12/25.09



Subject: Planning Agreement - 150-152 Glenayr Avenue, Bondi Beach

TRIM No: SF25/3520

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning Policy and Strategy

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

RECOMMENDATION:

That Council:

- Approves the planning agreement attached to the report applying to land at 150–152 Glenayr Avenue, Bondi Beach, offering a total monetary contribution of \$342,720 to be allocated to the Bondi Park Plan of Management and the Local Villages Centres Strategy for the Bondi Beach area.
- Authorises the General Manager to execute the agreement.

1. Executive Summary

This report seeks Council's approval to execute the attached planning agreement associated with the approved modification application DA-169/2022/F for 150-152 Glenayr Avenue, Bondi Beach. The planning agreement combines two separate exceedances from DA-169/2022/B (3.25%) and DA-169/2022/E (9%) provided as conditions of consent under DA-169/2022/F.

Table 1. Approval for development DA-169/2022 as modified by DA-169/2022/B.

Item	Approved DA-169/2022/B
Development description	Demolition of existing buildings, removal of existing trees and removal of boundary fencing, and construction of a four-storey shop-top housing development, with two levels of basement parking and as further amended.
Maximum permissible gross floor area (GFA) and floor space ratio (FSR)	773 sqm GFA, equating to an FSR of 2:1.
Approved GFA and FSR	798.2 sqm GFA, equating to an FSR of 2.06:1.
GFA exceedance	25.2 sqm of GFA, equating to a variation of 3.25% over the permissible GFA.

Table 2. Approval for development DA-169/2022 as modified by DA-169/2022/E

Item	Approved DA-169/2022/E
Development description	Demolition of existing buildings, removal of existing trees and removal of boundary fencing, and construction of a four-storey shop-top housing development, with two levels of basement parking and as further amended.
Maximum permissible gross floor area (GFA) and floor space ratio (FSR)	773.8 sqm GFA, equating to an FSR of 2.1.
Approved GFA and FSR	869 sqm of GFA and, equating to an FSR of 2.24:1 (inclusive of the 25.2 sqm GFA exceedance under DA-169/2022/B).
GFA exceedance	70 sqm of GFA, equating to a variation of 9% over the permissible GFA. Combined with DA-169/2022/B, the overall GFA exceedance for DA-169/2022/E equates to 95.2 sqm of GFA, equating to a variation of 12.25% 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 State 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* 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

Planning agreement under DA-169/2022/F

DA-169/2022/F contains conditions of consent relating to two previous modification applications which exceed the maximum permissible floor space ratio for the site, both with conditions relating to associated voluntary planning agreements. DA-169/2022/B was approved with a 25.2 sqm gross floor area exceedance above the maximum permissible floor space ratio for the site. An additional exceedance of 70 sqm was also approved under DA-169/2022/E. With reference to Council's benchmark rates listed in the Planning Agreement Policy, a total monetary contribution of \$342,720 applies for both consents, which the applicant has chosen to combine into a single agreement to satisfy the relevant conditions.

The original application was determined by the NSW Land and Environment Court, with DA-169/2022/B, DA-169/2022/E and DA-169/2022/F determined under delegated authority by a Council officer.

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 \$342,720 to be allocated towards the Bondi Park Plan of Management and Local Villages Centre Strategy for the Bondi Beach area. 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 Tuesday, 12 August 2025, to Tuesday, 9 September 2025, and included:

- Advertising on Council's Have Your Say website.
- Email notice to Precincts and Councillors.

Submissions

Two submissions were received during the exhibition period. One submission gave design feedback on the approved development; another was critical of the approval of this type of development by Council. The feedback has been noted.

5. Financial Impact

Once the planning agreement has been executed, the applicant will be required to pay a total monetary contribution of \$342,720 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, with officers to 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 [↓](#)

WAVERLEY COUNCIL

(Council)

AND

**OCEAN CROWN FAMILY PTY LTD
(ACN 611 504 253)**

**P & G BONDI PTY LTD
(ACN 654 972 022)**

GRIGORY VOLOSHIN

ANATOL VOLOSHIN

SOPHIA VOLOSHIN

(Developers)

PLANNING AGREEMENT

(Development Contribution)

**WAVERLEY COUNCIL
Council Chambers
Cnr Bondi Road & Paul Street
BONDI JUNCTION NSW 2022
DX 12006 BONDI JUNCTION
Phone: 02 9083 8000
Facsimile: 02 9387 1820**

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PLANNING AGREEMENT NO. _____***Section 7.4 of the Environmental Planning and Assessment Act, 1979*****THIS AGREEMENT** is made on

2025

PARTIES

WAVERLEY COUNCIL of Cnr Paul Street and Bondi Road, Bondi Junction NSW 2022
ABN 12 502 583 608 ("**Council**")

AND

OCEAN CROWN FAMILY PTY LTD (ACN 611 504 253) of Unit 1, 61 Albion Street, Waverley NSW 2024

P & G BONDI PTY LTD (ACN 654 972 022) of 3A Clarence Place, Double Bay NSW 2028

GRIGORY VOLOSHIN of Unit 1, 61 Albion Street, Waverley NSW 2024

ANATOL VOLOSHIN of Unit 1, 61 Albion Street, Waverley NSW 2024

SOPHIA VOLOSHIN of Unit 1, 61 Albion Street, Waverley NSW 2024 ("**Developers**")

BACKGROUND/RECITALS

- A.** The Developers collectively are the registered proprietors of the Land.
- B.** The Council is the local authority constituted under the Local Government Act 1993 and the planning and consent authority constituted under the Act.
- C.** The Developers have caused a number of modification applications to be lodged with council to modify DA-169/2022. With each application the Developers have made an offer to enter into a planning agreement and provide a development contribution to Council towards a public purpose.
- D.** On 23 October 2024 the Developers caused the application DA 169/2022/E to be lodged with Council to modify DA-169/2022/C. The application was accompanied by an offer by the Developers to enter into this Agreement and to make the Development Contribution to

be applied towards a public purpose in accordance with Council's Planning Agreement Policy if development consent to such modification was granted.

- E. The modification application DA 169-2022/E was granted on 19 November 2024 and a subsequent further modification DA 169-2022/F was granted on 12 March 2025.
- F. DA 169-2022/F gives approval to lowering the ground levels of the Development, otherwise the Development is essentially the same as that approved by DA 169-2022/C and DA 169-2022/E.
- G. This Agreement is consistent with the Developer's offer referred to in Recital D.

OPERATIVE PROVISIONS:

1 PLANNING AGREEMENT UNDER THE ACT

The parties agree that this Agreement is a planning agreement governed by Section 7.4 and Subdivision 2 of Division 7.1 of Part 7 of the Act.

2 APPLICATION OF THIS AGREEMENT

This Agreement applies to the Land and to the Development proposed in the Development Application, as may be modified.

3 OPERATION OF THIS AGREEMENT

This Agreement shall take effect on and from the date of this Agreement. The parties must execute and enter into this Agreement as soon as possible after the Development Consent is granted and prior to the issue of any Construction Certificate for the Development that relates to works contained in DA-169/2022/F (including all prior modifications of DA 169-2022).

4 DEFINITIONS AND INTERPRETATION

4.1 Definitions

In this Agreement unless the context otherwise requires:

"**Act**" means the *Environmental Planning and Assessment Act* 1979 (NSW);

"**Agreement**" means this agreement;

"**Bank Guarantee**" means an irrevocable and unconditional undertaking by a trading bank

approved by the Council to pay the Development Contribution amount on demand without an expiry or end date and containing terms and conditions acceptable to Council and in accordance with clause 9 of this Agreement;

“Business Day” means a day that is not a Saturday, Sunday or public holiday, on which banks are open for general services in Sydney, New South Wales;

“Caveat Form” means an irrevocable authority to Waverley Council to register and maintain a caveat on the Land, in a form acceptable to Council and executed by the owner of the Land, or such other form of owner's consent to caveat as may be required by Council;

“Certifying Authority” means any accredited private certifier including where appropriate, a Principal Certifying Authority (PCA) appointed or to be appointed to certify the Development or any aspect of it;

“Council” means Waverley Council and herein includes any local government authority with which that Waverley Council may merge or any other local government authority responsible for a local government area that the Land is located within;

“Construction Certificate” means any construction certificate as referred to in s 6.4 of the Act in respect of the Development Consent;

“Development” means the development the subject of the Development Application described in item 4 of the Schedule;

“Development Application” means the development application referred to in item 3 of the Schedule;

“Development Consent” means the development consent granted in respect of the Development Application described in item 3 of the Schedule as may be modified;

“Development Contribution” means the amount of money referred to in item 5 of the Schedule;

“Development Contribution Date” means the time the Development Contribution is to be paid as specified to in item 7 of the Schedule;

“GST” has the same meaning as in the GST Law;

“GST Law” has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST;

“Land” means the land described in item 2 of the Schedule;

“Occupation Certificate” means any occupation certificate as referred to in s 6.4 of the Act in respect of the Development or any part of the Development;

“Party” means a party to this Agreement including their successors and assigns;

“Public Purpose” for the purpose of this Agreement means the public purpose described in item 6 of the Schedule;

“Registration Application” means an application for registration of this Agreement as a planning agreement on the title of the Land pursuant to Section 7.6 of the Act in a form approved by the Registrar General;

“Schedule” means the schedule to this Agreement.

4.2 Interpretation

In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:

- (a) Headings are inserted for convenience only and do not affect the interpretation of this Agreement;
- (b) A reference in this Agreement to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney, New South Wales;
- (c) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day;
- (d) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars;
- (e) A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;
- (f) A reference in this Agreement to any agreement, Agreement or document is to that agreement, Agreement or document as amended, novated, supplemented or replaced;
- (g) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement;
- (h) An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency;
- (i) Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (j) A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders;
- (k) References to the word 'include' or 'including' are to be construed without limitation;
- (l) A reference to this Agreement includes the agreement recorded in this Agreement;
- (m) A reference to a party to this Agreement includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns; and

- (n) Any schedules and attachments form part of this Agreement.

5 DEVELOPMENT CONTRIBUTION TO BE MADE UNDER THIS AGREEMENT

- 5.1 The Developers agree to make, and the Council agrees to accept, the Development Contribution to be applied for the Public Purpose.
- 5.2 The Developers must pay the Development Contribution to the Council by bank cheque on or before the Development Contribution Date and time is essential in this respect.
- 5.3 Notwithstanding any other provision herein, the Development Contribution herein, being the sum of the contribution as set out in condition 12A(a)(ii) of the Development Consent of \$90,720 and condition 12B(a)(ii) of the Development Consent of \$252,000.00 (together \$342,720.00) is subject to increase in accordance with paragraph 9 of the offer made by the Developers referred to in Recital D.

6 APPLICATION OF THE DEVELOPMENT CONTRIBUTION

- 6.1 The Council will apply the Development Contribution towards the Public Purpose as soon as practicable.

7 APPLICATION OF S7.11 AND S7.12 OF THE ACT TO THE DEVELOPMENT

- 7.1 This Agreement does not exclude the application of Sections 7.11, 7.12 or 7.24 of the Act to the Development.
- 7.2 The Development Contribution provided by the Developers will not be taken into consideration in determining any development contribution under Section 7.11 or 7.12 of the Act.

8 REGISTRATION OF THIS AGREEMENT

- 8.1 The Parties agree this Agreement is to be registered by the Registrar-General as provided for in section 7.6 of the Act.
- 8.2 The Developers warrant that they have done everything necessary to enable this Agreement to be registered under section 7.6 of the Act.
- 8.3 Without limiting clause 8.2, the Developers warrant that they have obtained the express written consent to the registration of this Agreement under section 7.6 of the Act from:
- (a) If this Agreement relates to land under the *Real Property Act 1900*, each person who has an estate or interest in the Land registered under that Act; or
 - (b) If this Agreement relates to land not under the *Real Property Act 1900*, each person who is seized or in possession of an estate or interest in the Land.
- 8.4 As soon as possible after entering into this Agreement and in any event prior to the issue of

a Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds, that relates to works contained in the Development Consent including DA/169/2022/B, and DA/169/2022/C, the Developers will at their cost arrange and effect registration of this Agreement under s7.6 upon the title to the Land and as soon as possible will:

- (a) deliver to the Council the Registration Application in registrable form noting the Council as applicant and executed by the owner of the Land and any other person the subject of the warranty in clause 8.3;
- (b) provide the Council with a cheque in favour of NSW Land Registry Services, or deliver funds electronically as Council may direct, for the registration fees for registration of this Agreement; and
- (c) provide the Council with a cheque in favour of the Council, or deliver funds electronically as Council may direct, for its reasonable costs, expenses and fees incurred or to be incurred in connection with the preparation of this Agreement and any documents, form or instrument created or to be created in accordance with the provisions of this Agreement.
- (d) and take any other necessary action so as to ensure this Agreement is registered on the title to the Land prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained to Development Consent including DA-169/2022/B and DA/169/2022/C.

- 8.5 Upon compliance with clause 8.4 by the Developers the Council will promptly lodge the Registration Application with the Registrar General.
- 8.6 The Parties will co-operate with each other to ensure that the Agreement is registered by the Registrar General.
- 8.7 Upon payment of the Development Contribution or surrender of the Development Consent, the Developers may request in writing the removal of the dealing created by registration of the Agreement from the title to the Land. The Council will not withhold its consent to such removal, provided the Developers pay all reasonable costs, expenses and fees of the Council relating to such removal.
- 8.8 Should payment of the Development Contribution or surrender of the Development Consent occur upon the date of this Agreement and prior to issue of a Construction Certificate, then there will be no obligation to register this Agreement in accordance with this clause nor provide the Bank Guarantee in accordance with clause 9.1.
- 8.9 Upon registration of this Agreement by the Registrar General, this Agreement is binding on, and is enforceable against the owner of the Land from time to time as if each owner for the time being had entered into this Agreement.

9 BANK GUARANTEE

9.1 Provision of Bank Guarantee

- (a) Subject to clause 8.8, prior to the issue of a Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in the Development Consent including DA-169/2022/B and, 169/2022/C, the Developers must deliver to the Council a Bank Guarantee, which must be:
- (i) in a form and from an institution approved by the Council;
 - (ii) irrevocable and unconditional;
 - (iii) with no expiry date;
 - (iv) issued in favour of the Council;
 - (v) for an amount equivalent to the Development Contribution set out in Item 5 of the Schedule;
 - (vi) drafted to cover all of the Developers' obligations under this Agreement; and
 - (vii) on the terms otherwise satisfactory to the Council.
- (b) The Developers acknowledge that the Council enters into this Agreement in consideration of the Developers providing the Bank Guarantee as a security for the performance of all of the Developers' obligations under this Agreement, including without limitation the delivery of the Development Contribution to Council in accordance with this Agreement.

9.2 Calling on Bank Guarantee

- (a) The Council may call on the Bank Guarantee in the event that the Developers:
- (i) fail to make a payment of any part of the Development Contribution in accordance with this Agreement or any other amount payable under this Agreement by its due date for payment; or
 - (ii) breach any other term or condition of this Agreement,
- and fail to remedy the relevant failure or breach within 7 days after the Council's notice.
- (b) If the Council calls on the Bank Guarantee as a result of the Developers' failure to pay any amount due under this Agreement, then the Council will apply the amount received pursuant to its claim on the Bank Guarantee towards the Developers' obligation to pay the relevant amount and will deduct that amount from the total

amount payable under this Agreement. In those circumstances, the Developers will be required to pay to the Council any outstanding balance of the Development Contribution and other amounts payable under this Agreement.

9.3 Return of Bank Guarantee

Subject to clause 9.2, provided that the Developers have complied with its obligations under this Agreement, to pay the Development Contribution or any other amount payable under this Agreement, the Council will return the Bank Guarantee to the Developers.

10 REVIEW OF THE AGREEMENT

Any amendment or review of this Agreement shall be by agreement in writing and in compliance with section 7.5 of the Act.

11 DISPUTE RESOLUTION

11.1 Notice of dispute

If a Party claims that a dispute has arisen under this Agreement ("Claimant"), it must give written notice to the other Party ("Respondent") stating the matters in dispute and designating as its representative a person to negotiate the dispute ("Claim Notice").

No Party may start Court proceedings (except for proceedings seeking interlocutory relief) in respect of a dispute unless it has first complied with this clause.

11.2 Response to notice

Within 10 business days of receiving the Claim Notice, the Respondent must notify the Claimant of its representative to negotiate the dispute.

11.3 The nominated representative must:

- (i) Meet to discuss the matter in good faith within 5 business days after services by the Respondent of notice of its representatives;
- (ii) Use reasonable endeavours to settle or resolve the dispute within 15 business days after they have met.

11.4 Further notice if not settled

If the dispute is not resolved within 15 business days after the nominated representatives have met, either Party may give to the other a written notice calling for determination of the dispute ("Dispute Notice") by mediation under clause 11.5 or by expert determination under clause 11.6.

11.5 Mediation

If a Party gives a Dispute Notice calling for the dispute to be mediated:

- (i) The Parties must agree to the terms of reference of the mediation within 5 business days of the receipt of the Dispute Notice (the terms shall include a requirement that the mediation rules and the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply);
- (ii) The mediator will be agreed between the Parties, or failing agreement within 5 business days of receipt of the Dispute Notice, either Party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;
- (iii) The mediator appointed pursuant to this Clause 11.5 must;
 - (a) Have reasonable qualifications and practical experience in the area of disputes; and
 - (b) Have no interest or duty which conflicts or may conflict with his function as mediator, he being required to fully disclose any such interest or duty before his appointment;
- (iv) The mediator shall be required to undertake to keep confidential all matters coming to his knowledge by reason of his appointment and performance of his duties;
- (v) The Parties must within 5 business days of receipt of the Dispute Notice notify each other of their representatives who will be involved in the mediation.
- (vi) The Parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement.
- (vii) In relation to costs and expenses
 - (a) Each Party will bear their own professional and expert costs incurred in connection with the mediation; and
 - (b) The cost for the mediator will be shared equally by the Parties unless the mediator determines a Party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full cost of the mediation to be borne by that Party.

11.6 Expert Determination

If the dispute is not resolved under clause 11.3 or 11.5 the dispute may, by agreement between the Parties, both acting reasonably having regard to the nature of the dispute, be resolved by expert determination, in which event:

- (i) The dispute must be determined by an independent expert in the relevant field:
 - (a) Agreed upon and appointed jointly by the Council and the Developer; or
 - (b) In the event that no agreement is reached or appointment made within 30 business days, appointed on application of a Party by the then current President of the Law Society of New South Wales;

- (ii) The expert must be appointed in writing and terms of the appointment must not be inconsistent with this clause;
- (iii) The determination of the dispute by such expert will be made as an expert and not as an arbitrator and will be in writing and containing reasons for the determination;
- (iv) The expert will determine the rules of the conduct for the process, but must conduct the process in accordance with the rules of natural justice;
- (v) Each Party will bear its own costs in connection with the process and the determination by the expert together with an equal proportion of the expert's fees and costs; and
- (vi) Any determination made by an expert pursuant to this clause is final and binding upon the Parties except where the determination is in respect of, or relates to, termination or purported termination of this Agreement by any Party, in which event the expert is deemed to be giving a non-binding appraisal and any Party may commence litigation in relation to the dispute if it has not been resolved within 20 business days of the expert giving his or her decision.

11.7 Litigation

If the dispute is not finally resolved in accordance with this clause 11, either Party is at liberty to litigate the dispute.

11.8 Continue to Perform Obligations

Each Party must continue to perform its obligations under this Agreement, notwithstanding the existence of a dispute.

12 ENFORCEMENT

12.1 Nothing in this Agreement prevents the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Agreement (including the breach of this Agreement by the Developers) or any matter to which this Agreement relates.

12.2 Until such time as the Development Contribution has been paid in full, an Occupation Certificate must not be issued and the Developers must:

- (a) notify the Council in writing of the name and contact details of any Certifying Authority to which it has applied for an Occupation Certificate at the same time that such application is made;
- (b) at the time it lodges any application for an Occupation Certificate notify the Certifying Authority in writing of the existence and terms of this Agreement; and
- (c) procure and provide to Council a written acknowledgement from the Certifying Authority addressed to Council confirming that the Certifying Authority will not issue

an Occupation Certificate until Council provides written confirmation that the Development Contribution has been paid;

- (d) not rely on any Occupation Certificate in respect to the Development.

12.3 The Developers acknowledge and agree that:

- (a) the Land is charged with the payment to Council of the Development Contribution until the Development Contribution is paid in full to Council;
- (b) Council has a caveatable interest in the Land from the later of the date of the Development Consent and this Agreement until the Development Contribution and any other monies due to Council under this Agreement are paid in full to Council;
- (c) Council has the right to lodge and maintain a caveat against the title to the Land to notify of and protect its interest created by this Agreement (including the charge in (a), until the Development Contribution and any other monies due to Council under this Agreement are paid in full to Council;
- (d) unless the Development Contribution is paid to Council by the Developers upon entering into this Agreement, the Developers shall provide Council with the Caveat Form; and
- (e) Upon payment of the Development Contribution or surrender of the Development Consent, the Developers may request in writing the removal of the caveat from the title to the Land. The Council will not withhold its consent to such removal, provided the Developers pay all reasonable costs, expenses and fees of the Council relating to such removal and has complied with all its obligations under this Agreement.

13 NOTICES

13.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:

- (a) delivered or posted to that Party at its address set out below in Item 8 of Schedule 1;
- (b) faxed to that Party at its fax number set out below in Item 8 of Schedule 1;
- (c) emailed to that Party at its email address set out below in Item 8 of Schedule 1.

13.2 If a Party gives the other Party 3 business days' notice of a change of its address, fax number or email address, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted, faxed or emailed to the latest address, fax number or email address.

13.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:

- (a) If it is delivered, when it is left at the relevant address.
 - (b) If it is sent by post, 2 business days after it is posted.
 - (c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
 - (d) If delivered by email, when received by the recipient's email server, unless the sender receives an automated notice that delivery has failed.
- 13.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

14 APPROVALS AND CONSENT

Except as otherwise set out in this Agreement, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party. A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

15 ASSIGNMENT AND DEALINGS

Until the Development Contribution is paid in full, the Developers cannot sell, transfer, assign, novate, charge, encumber or otherwise deal with the Land or attempt or purport to do so.

16 COSTS

Council's costs of and incidental to the preparation and execution of this Agreement and any related documents and registration of same shall be borne by the Developers. The Developers shall be responsible to pay their own costs and any stamp duty arising from this Agreement or its preparation.

17 ENTIRE AGREEMENT

This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

18 FURTHER ACTS

Each Party must promptly execute all documents and do all things that another Party from

time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

19 GOVERNING LAW AND JURISDICTION

This Agreement is governed by the law of New South Wales. The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

20 JOINT AND INDIVIDUAL LIABILITY AND BENEFITS

Except as otherwise set out in this Agreement, any obligation, agreement, covenant, representation or warranty under this Agreement by each of the Developers binds them jointly and each of them individually, and any benefit in favour of them is for the benefit of them jointly and each of them individually.

21 NON FETTER

The Developer acknowledges and agrees that:

- (a) in addition to its obligations under this Agreement the Council is also responsible for the conduct and administration of local government in the Waverley Local Government Area;
- (b) this Agreement in no way affects Council's statutory obligations, functions or powers, including without limitation, its obligations, functions or powers in respect of the Development Application, Development Consent and any other approvals required in respect of the works to be carried out under the Development Consent;
- (c) nothing which the Council does or fails to do under this Agreement will limit or otherwise affect the Developer's obligations under the Development Consent; and
- (d) nothing which the Council does, fails to do or purports to do in performing the Council's statutory functions or powers will constitute or amount to a breach of this Agreement.

22 REPRESENTATIONS AND WARRANTIES

The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

23 SEVERABILITY

If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

24 MODIFICATION

No modification of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement.

25 WAIVER

The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party. A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

26 GOODS & SERVICES TAX

- 26.1 The Parties agree and acknowledge, all amounts payable by one party to the other party in relation to a supply under this Agreement have been calculated exclusive of GST which may be imposed on the supply.
- 26.2 If any supply made under this Agreement is, or becomes, subject to GST, the party to whom the supply is made ("**Recipient**") must pay to the party making the supply ("**Supplier**"), as consideration, in addition to any consideration payable or to be provided elsewhere in this Agreement, subject to issuing a Valid Tax Invoice, an additional amount on account of GST, such amount to be calculated by multiplying the consideration by the applicable rate of GST.
- 26.3 Any amount in respect of GST payable under clause 26.2 must be paid to the Supplier immediately on receipt of the Valid Tax Invoice.
- 26.4 If any party is required to reimburse or indemnify the other party for a cost or expense ("**Cost**") incurred by the other party, the amount of that Cost for the purpose of this

Agreement is the amount of the Cost incurred, less the amount of any credit for, or refund of, GST, which the party incurring the Cost is entitled to claim in respect of the Cost.

27 EXECUTION IN TRIPLICATE

- 27.1 The Parties shall execute this Agreement in triplicate so as to provide one original signed by both parties and a further copy for registration of the Agreement under s7.6 of the Act. This Agreement will be dated on the day of execution by all Parties.
- 27.2 If permitted at law and in accordance with the Council protocols, this agreement may be executed electronically by a party using DocuSign (or a similar secure digital signature platform), or by affixing an electronic signature.
- 27.3 Subject to clause 27.2, The parties agree to be bound by the electronic version of this agreement which has been signed in accordance with this clause.
- 27.4 Subject to clause 27.2, The parties agree they will be bound by, have complied with and will comply with the Electronic Transactions Act 2000 (NSW) and any terms and conditions of DocuSign (or similar secure digital signature platform), in relation to the execution of this agreement.

SCHEDULE

<u>Item Number</u>	<u>Particulars</u>	<u>Description</u>
1	Developer	Ocean Crown Family Pty Ltd (ACN 611 504 253) P & G Bondi Pty Ltd (ACN 654 972 022) Grigory Voloshin Anatol Voloshin Sophia Voloshin
2	Land	150 – 152 Glenayr Avenue, Bondi Beach NSW 2026 Lots 1 – 5 in SP9243 & CP in SP9243
3	Development Application	DA-169/2022 (as modified by DA/169/2022/F)
4	Development (description)	Demolition of existing buildings, removal of existing trees and removal of boundary fencing, and construction of a four-storey shop-top housing development, with two levels of basement parking
5	Development Contribution	\$342,720.00
6	Public Purpose	Towards initiatives described in the Bondi Park Plan of Management and the Local Villages Centre Strategy for the Bondi Beach area
7	Development Contribution Date (Payment date for the Development Contribution)	Prior to the issue of any Occupation Certificate for the Development
8	Developer Address	Unit 1, 61 Albion Street, Waverley NSW 2024 3A Clarence Place, Double Bay NSW

2028

Developer Fax

Not applicable

Developer Email

igorcombuild@gmail.com

Council Address

Corner Paul Street and Bondi Road, Bondi
Junction NSW 2022

Council Fax

(02) 9387 1820

Council Email

info@waverley.nsw.gov.au

DRAFT

**EXECUTED by WAVERLEY COUNCIL under delegated authority in accordance with
Section 377 of the Local Government Act, 1993**

EMILY SCOTT

General Manager

**EXECUTED by OCEAN CROWN FAMILY
PTY LTD (ACN 611 504 253)**

In accordance with section 127 of the
Corporations Act 2001

GRIGORY VOLOSHIN

Director/Secretary

ANATOL VOLOSHIN

Director/Secretary

**EXECUTED by P & G BONDI PTY LTD
(ACN 654 972 022)**

In accordance with section 127 of the
Corporations Act 2001

_____ SOLOMON GELLER Director	_____ IGOR POGREBINSKY Director/Secretary
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EXECUTED by GRIGORY VOLOSHIN

_____ GRIGORY VOLOSHIN	_____ WITNESS NAME: WITNESS ADDRESS:
----------------------------------	--

EXECUTED by ANATOL VOLOSHIN

_____ ANATOL VOLOSHIN	_____ WITNESS NAME: WITNESS ADDRESS:
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EXECUTED by SOPHIA VOLOSHIN

_____ SOPHIA VOLOSHIN	_____ WITNESS NAME: WITNESS ADDRESS:
---------------------------------	--

REPORT

CM/7.13/25.09



Subject: Council Chambers Redevelopment - Concept Options - Exhibition

TRIM No: SF25/3189

Manager: Rodhan Haughton, Executive Manager, Major Projects

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Publicly exhibits the four high-level concept (test fit) options for the Council Chambers Redevelopment attached to the report (Attachment 1).
2. Officers prepare a report to Council following the exhibition period.
3. Defers the decision on the short-term use of the site pending the outcome of community consultation.

This item was deferred from the Council meeting on 19 August 2025.

1. Executive Summary

The purpose of this report is to present four high-level concept options as test fits for the Waverley Council Chambers Redevelopment Project and to seek Council's approval to publicly exhibit and consult the community on the test fit options and community needs for the site for 28 days.

Various options have been presented to Council's Strategic Property Review Committee (SPRC) at its 27 March, 1 May, 24 July and 28 August 2025 meetings, culminating in the recommendation to publicly exhibit the four options attached.

2. Introduction/Background

The Council Chambers building on Bondi Road has been the centre of civic life of the Waverley community for over a century. Unfortunately, the building is no longer functional and does not meet modern safety standards or code with an unrepairable failed air conditioning system, significant water ingress and a lack of accessibility. Chambers-based staff and services were relocated to Bondi Junction in October 2024.

Eight alternative options for the future use of the site were presented to Councillors at a briefing on 28 January 2024. These eight options and the Councillor feedback were considered at the 27 March 2025 SPRC, with subsequent options considered and presented at the 1 May, 24 July and 28 August 2025 SPRC meetings. Minutes of the SPRC meetings were subsequently noted at the relevant Council meeting.

Concurrent to this project is work on a potential planning proposal being undertaken by Council's Strategic Planning team as reported to 15 July 2025 Council meeting (CM/7.16/25.07). There are several interdependencies between the two projects:

- Community consultation will inform the proposed building uses and scale.
- Site zoning will determine what uses will be permissible. Current zoning is SP2 Infrastructure. A report is scheduled to be submitted to the October 2025 Council meeting with a planning proposal suitable for seeking a Gateway determination from the NSW Department of Planning, Housing and Infrastructure regarding rezoning.
- Council deferred the decision on changing the reserve purpose and preparing a plan of management pending the outcome of initial consultation with the community on the future of the site.

Strategic context

The proposed test fit options align with the endorsed Open Space Recreation Strategy 2021-2031 and Waverley Park Plan of Management 2024.

The Open Space Recreation Strategy 2021-2031 identifies the need in and around Bondi Junction for additional indoor multi-use courts that can be used for casual and match play, such as basketball.

The Waverley Park Plan of Management 2024 includes the areas adjoining the Council Chambers site (but not the site itself) and requires that there should be: no net loss of park area and improved universal pedestrian access at the rear of Council Chambers.

The Bondi Junction Master Plan is in the process of development with community consultation scheduled for later in 2025. There is potential for the outcomes of the community consultation for the Council Chambers test fit options to also feed into the Master Plan.

The Our Liveable Places Centres Strategy 2020-2036 includes Bondi Road from east of Waverley Park. Although the Council Chambers site is not included in the strategy, there is potential to improve adjacent public domain spaces through the undergrounding of electrical wires as part of the project.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 18 August 2025	CM/7.13/25.08	That Council defers this item for further consideration at the Strategic Property Review Committee to be held on 28 August 2025, with officers to prepare a report for the September Council meeting.
Council 15 July 2025	CM/7.16/25.07	That Council: <ol style="list-style-type: none"> 1. Prepares a planning proposal to rezone the Council Chambers site from SP2 Infrastructure to RE1 Public Recreation, listing 'public administration building' as an additional permitted use under schedule 1 of the Waverley Local Environmental Plan 2012. 2. Officers prepare a report to Council by October 2025 with a planning proposal suitable for seeking a Gateway determination from the NSW Department of Planning, Housing and Infrastructure.

		<ol style="list-style-type: none"> 3. Defers the decision on changing the reserve purpose and preparing a plan of management pending the outcome of the initial consultation with the community on the future of the site.
Council 17 June 2025	CM/7.2/25.06	That Council notes the minutes of the Strategic Property Review Committee meeting held on 1 May 2025 attached to the report.
Council 20 May 2025	CM/7.1/25.05	<p>That Council notes the minutes of the Strategic Property Review Committee meeting held on 27 March 2025 attached to the report, subject to the first dot point and sentence on page 4 being amended to read as follows:</p> <p>‘The Committee recommends that the Council Chambers Building be demolished and rebuilt.’</p>
Council 29 April 2025	CM/8.3/25.04	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes that the current zoning of the Council Chambers on Bondi Road is SP2 Infrastructure. 2. Notes that any future uses for the Council Chambers site are to be limited to land uses compatible with the location and surrounding recreational and open space zoning. 3. Initiates a planning proposal to rezone the Council Chambers site from SP2 Infrastructure to RE1 Public Recreation. 4. Officers prepare a report to Council no later than July 2025 on a draft planning proposal to rezone the Council Chambers site from SP2 Infrastructure to RE1 Public Recreation and other options available to Council to rezone the site.
Council 18 February 2025	CM/8.5/25.02	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes the Waverley Council Chambers on Bondi Road is closed and no longer used for Council administration. 2. Notes the Councillor briefing in January 2025, with further consideration of the matter to take place through the Strategic Property Review Committee. 3. Informs the community that consultation on the future of the site is scheduled to take place in mid-2025, with consideration of short-term use while the plan is being formulated. 4. Informs all Precincts of this motion and publishes

		it on Council's website.
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4. Discussion

The project vision is to create a community/recreational and potential civic hub as part of the Waverley Park precinct. CHROFI was engaged by Council to deliver high-level test fit design consultancy services.

Proposed facilities

For the redevelopment options, the proposed facilities outlined below have been informed by community consultation (undertaken as part of the development of strategic plans), review of the project background, relevant sports association standards, benchmarking studies, and internal consultations.

The building uses, area allocations and associated costings are provisional only. They are intended to be further refined post community and internal consultation and more detailed technical investigations as the project progresses.

High-level test fit options

Three test fit options were presented to the SPRC on 24 July 2025. These initial test fit options proposed a building footprint that aligned with the site boundary on the south. These three options were presented to 18 August 2025 Council meeting as Attachment 2.

The 24 July 2025 SPRC recommended that three variations of the third option be developed. Those options were presented to 18 August 2025 Council meeting as Attachment 1.

Subsequent to CM/7.13/25.08, the 28 August 2025 SPRC reviewed these three variation options and recommended an additional option for the refurbishment of existing building be developed for Council's approval to proceed to public exhibition and community consultation. Accordingly, Options 1, 2, 3 and 4 have been developed and the style altered to make them suitable for community consultation. They are provided as Attachment 1 to this report.

Options 1, 2, 3 and 4 are all within the 20 m permissible building height, permissible GFA of 3,380 m². and are characterised by the following inclusions, improvements and limitations:

Table 1. Test fit options analysis.

	Inclusions	Improvements	Limitations
Redevelopment Options 1, 2 and 3	<ul style="list-style-type: none"> • Full-size multi-purpose court that allows for: 1 x basketball, 5 x roll-out cricket nets, 1 x netball, 1 x volleyball, 4 x badminton, 3 x pickleball. • Flexible community space with operable walls to form larger/smaller spaces as required including potential for inclusion of Council Chambers. • Amenities and change rooms. • Venue office. • Reception and first aid. • Café. 	<ul style="list-style-type: none"> • Connection with the park. • Strengthen relationship with the War Memorial. • Pedestrian access around the building (separate to vehicle access). • Additional, compliant and accessible parking at the rear. • Access for waste and recycling trucks. 	<ul style="list-style-type: none"> • Exceed the current project budget. • Encroach on the adjoining easement which is no longer in use by Sydney Water. • Impact on the existing trees to the west and east of the site which are offset

	<ul style="list-style-type: none"> • Waste storage. • Bike storage. • Outdoor terrace. • Public domain upgrade including undergrounding of nearby electrical wires. 	<ul style="list-style-type: none"> • Provide new usable public domain space adjacent to the building. 	<ul style="list-style-type: none"> by additional planting. • Do not allow for spectator or team benches. • Allow for a reduced runoff for netball.
Refurbishment Option 4	<ul style="list-style-type: none"> • Removal of existing air conditioning system and installation of new air conditioning system. • Replacement of suspended ceilings where required. • Upgrade to Distribution Boards and existing cabling. • Install new fire protection system. • Refresh of internal finishes / replace where required e.g. ceilings. • Removal of non-structural walls including offices to open floor plate. • New AV to meeting rooms. • Installation of pods and quiet rooms to support agile working model. • Replace existing fixed desks with 1.6m sit-to-stand workstations. 	<ul style="list-style-type: none"> • Removal of asbestos. • Refresh of internal areas. • Open plan office layout. • Allows for co-location of multiple teams. • Inclusion of hireable community rooms. • Council Chambers. 	<ul style="list-style-type: none"> • Excludes façade/roof and public domain improvement works. • Reusing existing office layout and meeting rooms. • Limitations on opening up of floor plates. • Encroach on the adjoining easement which is no longer in use by Sydney Water (existing scenario).

The flexible community spaces depicted in Options 1, 2 and 3 could be utilised in multiple ways including as: flexible coworking spaces; leased working tenant spaces; exhibition or display spaces; Council Chambers space. Should the space be tenanted, it has potential to be utilised by non-for-profit community organisations to provide community services.

The key characteristics of Options 1, 2, 3 and 4 are outlined in Table 2 below.

Table 2. Test fit options summary.

Test-Fit Options	Key Characteristics	Area	Total Building Height	Estimated Total Project Cost
1. Option 1 - Full multi-purpose court, flexible community rooms and cafe (with multi-purpose court on ground floor)	<ul style="list-style-type: none"> • 3 level building • Multi-purpose court located downstairs • Flexible community space located upstairs 	<ul style="list-style-type: none"> • GFA - 2,259 m2 • Public Domain Upgrades - 1,800 m2 	13.8 m	\$26,000,000
2. Option 2 - Full multi-purpose court, flexible community rooms and café (with an additional storey)	<ul style="list-style-type: none"> • 4 level building (additional level) • Multi-purpose court located downstairs • Flexible community space located upstairs. • Bulk of second storey multi-purpose court requires consideration 	<ul style="list-style-type: none"> • GFA - 2,933 m2 • Public Domain Upgrades - 1,800m2 	17.8 m	\$33,730,000
3. Option 3 - Full multi-purpose court, flexible community rooms and cafe (with multi-purpose court on top floor)	<ul style="list-style-type: none"> • 3 level building • Multi-purpose court located upstairs (flipped layout) • Flexible community space located downstairs • Activation of ground floor space requires consideration 	<ul style="list-style-type: none"> • GFA - 2,836 m2 • Public Domain Upgrades - 1,800m2 	16 m	\$33,181,000
4. Option 4 - Services upgrade and soft fitout	<ul style="list-style-type: none"> • 4 level existing building • Hireable community spaces located upstairs • Council Chambers located upstairs • Office Spaces 	<ul style="list-style-type: none"> • GFA - 3,000m2 • Public Domain Upgrades - excluded 	17.5 m	\$16,000,000

These four high-level test-fit options are in line with the feedback from the Strategic Property Review Committee. As a result, approval is sought by Council to undertake 28-day public exhibition and community consultation period for the four test-fit options included in Attachment 1.

It is proposed that as part of community consultation that community preferences for the potential uses of the proposed community and recreational hub be captured. This will provide valuable data to inform refinement of the project scope; seek project funding; inform the potential planning proposal; inform the potential plan of management; and inform design development. Table 3 outlines potential uses that could be consulted on.

Table 3. Potential uses.

Categories of uses	Potential uses
Sports and recreation	<ul style="list-style-type: none"> • Flexible multi-purpose court (basketball, volleyball, badminton, netball, pickleball, floorball, roll out cricket nets, etc) • Flexible synthetic sports pitch (futsal, cricket nets, etc) • Flexible sports and recreation administration spaces
Community	<ul style="list-style-type: none"> • Flexible community organisation coworking spaces • Office space to accommodate not for profit community tenants • Hireable community spaces
Cultural	<ul style="list-style-type: none"> • Flexible cultural tenant co-working spaces • Flexible exhibition/display spaces
Public administration	<ul style="list-style-type: none"> • Office spaces • Council Chambers and ancillary spaces
Other	<ul style="list-style-type: none"> • Café • Function space including civic events

5. Time frame

An estimated time frame for the project is provided in Table 4 below.

The site is required to be rezoned from SP2 Infrastructure (public administration) prior to the lodgement of a development application for the proposed demolition and construction of a new community and recreation hub building (Options 1, 2 and 3). It is estimated the planning proposal and new plan of management would be completed in around 16 months. A rezoning and development application may also be required for Option 4 pending further planning assessment and eventual use of the office spaces and hireable community spaces. Timelines for Option 4 would be reduced should rezoning and development application not be required.

Table 4. Time frame.

Milestone	Estimated Completion
Public exhibition and community consultation test fits	October – November 2025
Council report community consultation	December 2025
RFT head consultant design & documentation (prepare, release, assess)	March 2026
Tender report to Council	April 2026
Contract finalisation head consultant	April 2026
Concept design and DA documentation	September 2026
Council report to submit DA	October 2026
Assumed completion of planning proposal and plan of management	December 2026
Submission of DA documentation	January 2027
Statutory DA public notification	February 2027
DA determination	July 2027
Detailed design	August 2027 – October 2027
RFT Head Contractor	November 2027 – March 2028
Commence construction	May 2028

Short-term use

For Options 1, 2 and 3 and where Option 4 requires rezoning and a development application, there is an estimated three-year duration prior to commencement of construction. The following options in Table 5 for potential short-term use of the site/building have been considered at a high-level in relation to Options 1, 2 and 3.

The advantages and disadvantages of the proposed options are outlined in Table 5 below. Both options are currently unfunded. It is proposed to defer the Council decision regarding a short-term use until a decision is made on the preferred longer-term option so that the funding and timeline can be considered holistically.

Table 5. Short-term use options analysis.

Short Term Use Options	Pros	Cons
1. Basic services upgrade (air-Conditioning, electrical, audio visual, hydraulic and fire).	<ul style="list-style-type: none"> Brings the building back online to be used for community use. 	<ul style="list-style-type: none"> Significant additional cost outside of project budget Lengthy program to develop scope of upgrades, procure contractors and carry out construction project to deliver upgrades. Possible need for rezoning and development of plan of management Excludes compliance upgrade to current National Construction Code. Uncertainty over suitability for proposed community use.
2. Demolish building and carry out park improvements with car parking.	<ul style="list-style-type: none"> Provision of additional parking with improved and compliant parking. Improved pedestrian access to the park. Improved access for waste trucks. Improved connection to War Memorial. 	<ul style="list-style-type: none"> Significant additional cost outside of project budget. Authority planning approval required for demolition. Timeline for rezoning and development of plan of management. Procurement timeline for design and construction. Timeline for design documentation.

6. Financial Impact

The current Long Term Financial Plan (LTFP) includes a total \$18 million project budget across financial years 2025-26, 2026-27 and 2027-28. This also includes a base grant funded amount of \$3.7 million.

The test fit Option 1 is estimated to be \$26 million, the test fit Option 2 is \$34 million, Option 3 is \$33 million, and Option 4 is \$16 million. This includes the fees for design, construction, authority approvals and 15% project contingency.

Additional cost for short term use is excluded from the above cost estimates. Design and construction of expansion of the car park is also excluded from the cost estimates.

7. Risks/Issues

Risks and issues are as follows:

- Risk of abortive work or misalignment if concurrent planning projects (e.g. the Bondi Junction Vision and Master Plan) are not adequately coordinated with this project.
- Cost estimates for Options 1, 2 and 3 exceed the current budget. Additional funding will be required to be identified to proceed.
- Cost estimate likely to increase with design development therefore adequate contingency required.
- The extent of the building footprint, for the new developments in Options 1, 2 and 3, on the east and west has been restricted by the location of the significant trees on Chambers site. Further investigations required to ascertain potential impact on trees.
- Current options encroach on easement that is no longer in use by Sydney Water. Approval from Sydney Water required to construct/retain the building on Sydney Water land or alternatively, progression of ongoing discussions for purchase of easement.
- Council Chambers site is required to be rezoned for Options 1, 2 and 3 (and potentially Option 4) prior to the lodgement of the DA for the new development. A decision is required on the future uses of the building to inform the rezoning proposal.

8. Attachments

1. Concept Test Options 1, 2, 3 and 4 [↓](#)



TABLE OF CONTENTS

01 Return Brief

02 Options

03 Appendix

Acknowledgement of country

CHROFI respectfully acknowledges the Traditional Owners of Waverley, the Gadigal People of the Eora Nation. We pay our respects to elders past, present and emerging.

This is, was and always will be Aboriginal land.

Strategic Context

Waverley Park Plan of Management 2024

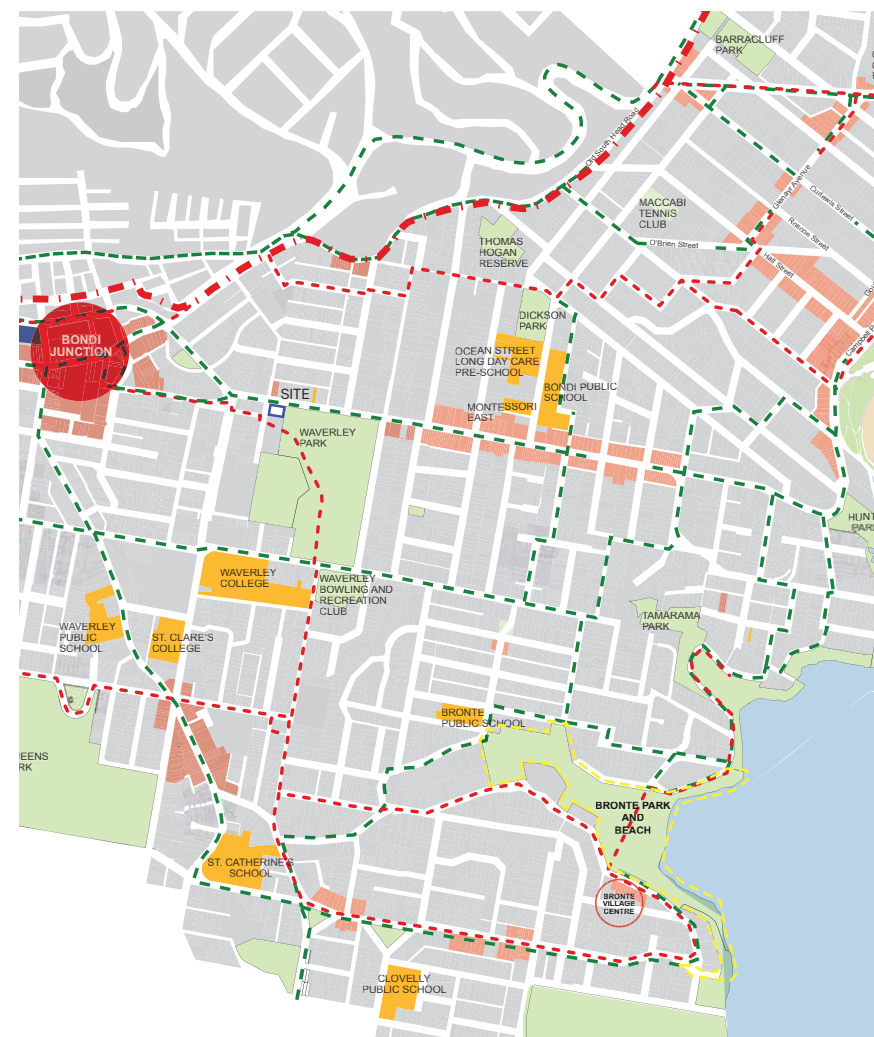
The Waverley Plan of Management provides a strategic framework to guide the sustainable use, improvement, maintenance and management of public land.

The plan provides directions and identifies important actions to achieve what is envisioned for the land. These directions and actions are formed through research and consultation with the community to identify an approach to sustainable future use and management of the site.

Key take aways:

- No Net Loss of Park Area: Should the project extend into the Sydney Water Easement, the design must ensure no net loss of parkland. This can be achieved by incorporating additional planting and usable open space around the site to offset any encroachment by the building.

- Improved Pedestrian Access at Rear of Council Chambers: The current pedestrian pathway terminates at the car park, creating a conflict zone between vehicles and pedestrians. This safety concern is compounded by poor signage and limited wayfinding. The project should address this by enhancing pedestrian access and legibility at this key entry point.



KEY

	Waverley LGA Boundary		Shops
	Study Area Boundary		Education
	Bus Route		Open Space
	Bicycle Path		Commercial Centre
	Bondi Junction Transport Interchange		Neighbourhood Centre
	Residential Area		Site

From Waverley Park Plan of Management 2024



KEY

	Plan of management boundary		Proposed welcome and visitor information sign location
	Identified opportunity		Proposed lighting
	Proposed path link		Entry

From Waverley Park Plan of Management 2024

Needs Assessment Report


Bondi Junction Civic Heart – Needs Assessment Report

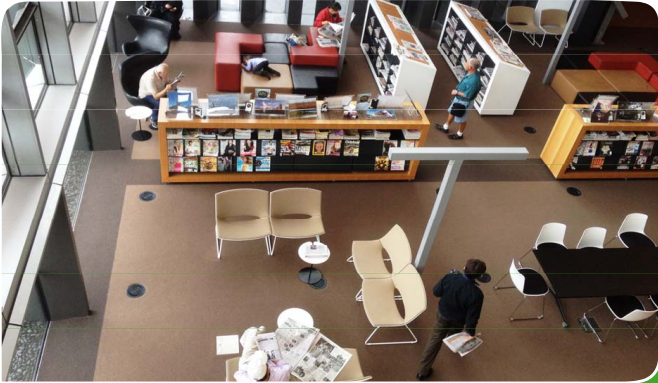
The Bondi Junction Civic Hear Needs Assessment Report has been undertaken to support and inform the early planning stages for the development of a new ‘Civic Heart’ for Bondi Junction, by Waverley Council.

The needs assessment has been useful to identify community needs in the Waverley LGA for a range of community facilities and services and Council needs for civic and administrative facilities. A focus for this assessment has been to identify, not only those facilities and services ‘needed’, but those that will contribute to the creation of a vibrant and activated site.

Key take aways:

We understand the document focuses on new development in Bondi Junction; however, due to its proximity to our site and its broader recommendations for addressing community infrastructure shortfalls, it has helped inform the brief for the Waverley Council Chambers project.





Bondi Junction Civic Heart Needs Assessment Report

Client:
Waverley Council

Date:
7 March 2016

FINAL REPORT

Table 1: Summary of key components and floor areas

Category	Facility	Approximate size/floor area
	Community space: Multipurpose meeting, activity and training space (incorporating seniors centre) suitable for a range of uses and user groups	1,970sqm
Priority components	Internal public meeting and gathering space/ 'community living room'/ main foyer, concierge, gallery/exhibition space and tourist information service	500sqm
	Public open space (e.g. town square and/or village green)	To be determined through site planning and building design
	Council Chambers	80sqm
	Civic function space/public gallery May also function as a multipurpose performance space if a specialist theatre/performing arts facility is not provided (refer 'Potential components' – 'Theatre/performing arts facility' below)	500sqm Will require additional floor area, if required to function as a multipurpose performance space, to accommodate required supporting amenities
Potential components	Community space: Community service provision space – permanent offices	To be based on existing service provision space and future input from service providers Floor area requirements for Civic Heart will be dependent on future determination regarding services to be accommodated Opportunities may also exist to relocate and consolidate existing services currently housed in a range of Council-owned facilities into a services hub (e.g. on existing Council Chambers site on Bondi Road)
	Indoor sports facility	900sqm per multipurpose court
Other components	Additional community space	An additional gap of 1,108sqm was identified in this study. It is recommended this be addressed through the provision of additional multipurpose meeting and activity space on other sites considered as part of this study (e.g. on the existing Council Chambers site) or in future projects

Relevant extracts from Table 1 in Bondi Junction Civic Heart – Needs Assessment Report

Request for Quotation

RFQ 2532 – Waverley Council Chambers Redevelopment

Waverley Council's Request for Quotation outlined a design brief that should include the following requirements which have been identified in consultation with project stakeholders. It further states that the Head Consultant may identify additional requirements and/or changes to the requirements through investigations and design development that are achievable within the current budget.

Waverley Council’s RFQ requested the following two concept options be provided;

- Option 1:
- Multipurpose recreational community facility **excluding** council chambers.
- Option 2:
- Multipurpose recreational community facility **including** council chambers.

Facility	Indicative GFA*	Intent	Other Considerations
COMMUNITY AREA (OPTION 1 + OPTION 2)			
Flexible Civic Function Space/Community Hall/ Sports Hall	To be determined through design	Flexible hall to accommodate sports court / community functions & events with adjacent kitchen and large storage space	A space with a sense of grandeur, that is welcoming and reflects Waverley Community
Meeting Rooms / Club Rooms	To be determined through design	Variety of flexible spaces for meetings, trainings, exercise etc for public with potential licensing to sporting organisation.	Functional spaces that meet the needs of local sporting groups
Community Rooms	To be determined through design	Hireable spaces for the community	Operable walls to allow for flexibility. May be integrated with Civic Function Space or Meeting Rooms.
Administrative Office	To be determined through design	Accommodate 8-10 staff, including print/scan area, for sporting organisation.	
Café	To be determined through design	Public café with seating, with an opportunity to improve the park interface from the western side.	A space for informal meetings.
Amenities, Changing Rooms, Showers, Lockers	To be determined through design	Facilities required to support use of sports hall, including first aid room.	
Functional Requirements – Circulation, Kitchenettes, Lift, Storage, Comms Room, Cleaner’s Room	To be determined through design	Clear Wayfinding throughout the building. Functional Circulation based on Community Needs	
COUNCIL CHAMBERS (OPTION 2)			
Council Chambers	80sqm	Accommodate Public Council Meetings	A space with a sense of grandeur, that is welcoming and reflects Waverley Community
Public Gallery	To be determined through design	Public area for up to 50 people viewing public Council Meetings, adjacent to a large storage space.	Flexible space
Council Supper Space with Commercial Kitchen	70sqm	Adjacent to Chambers	Also used for functions

Facility	Indicative GFA*	Intent	Other Considerations
SITE AND LANDSCAPE (OPTION 1 + OPTION 2)			
Additional Car Parking	To be determined through design	Potential for additional parking adjoining the rear carpark at South with provision for accessible car parking, Electric Vehicles (EV) parking, improved and separated pedestrian/cyclists’ access to the park.	Public Carparks to access building and the park as Community benefits
Existing Car Park	To be determined through design	Improve pedestrian entry at the rear of the Council Chambers building to ensure they are welcoming and easily accessible.	The Council car park to the south is used as a major pedestrian entry to the park. Conflicts between pedestrians and vehicles is poorly managed.
Public Open Space	To be determined through design	A public forecourt or foyer area at the North with a strong connection to the War Memorial and Memorial Garden in Waverley Park.	Relationship to street and park. Connection to the building.
Transport & Bike Parking	To be determined through design	Design that improves transport issues along Bondi Road with accessible and public drop off zones. Provision for undercover bike parking area with bike racks.	Best-Practice Facility. Removal of existing bin/bike shed, located near Council Car park, on Sydney Water Easement.
Waste Storage	To be determined through design	Improved access for waste collection trucks. New waste storage facility with provision of collection from Paul Street.	Removal of existing bin/bike shed, located near Council Car park, on Sydney Water Easement.

Table 2 from RFQ 2532 – Waverley Council Chambers Redevelopment – Head Consultancy Services

Brief and Project Requirements

The proposed facilities outlined in this Return Brief have been informed by community consultation, review of the project background, relevant sports association standards, benchmarking studies, and internal consultation. The facility and area allocations included are provisional and intended to guide Council in shaping the project brief and overall direction for the site. Final area requirements and associated costings will be further refined through ongoing consultation and more detailed planning in later project phases, some of which fall outside the current project scope.

At the beginning of this phase of work, the total project budget was set at \$18 million, encompassing both design and construction. It was understood that this was the maximum allowable budget and included all costs associated with building works, public domain improvements, professional fees, authority approvals (including development applications), and a 15% contingency.

In subsequent work and internal discussions, the budget has been expanded to include several programs that were previously excluded due to cost constraints. Note, following Council’s feedback the options presented in this document exceed the initial project budget, prioritizing an enhanced offering for the community.

RFQ Brief

Flexible Sports Facilities

Cafe

Adaptable Community Rooms

Public Open Space

Meeting Rooms

Administrative Offices

Council Chambers

Additional Carparking

Transport and Bike Parking

Amenities

Club Rooms

Public Gallery

Council Supper Space

Commercial Kitchen

Internal Consultation

Flexible Multiuse Court

Flexible Synthetic Sports Pitch

Cricket Nets

Volleyball Court

Netball Court

Pickleball Court

Floorball Court

Boxing Facilities

Futsal Pitch

Flexible Community Spaces

Cafe

Engagement with the Memorial Gardens

Meeting Rooms

Adaptable Council Function Space

Council Chambers

Additional Carparking

Amenities

Colocated Sports Facilities

The following outlines suggested co-located sports facilities, organised within key functional areas to support integrated and efficient use of space.



Full Multipurpose Hardcourt

- 1 x Basketball Court
- 1 x Netball Court
- 5 x Cricket Nets (Larger Court Required)
- 4 x Badminton Courts
- 3 x Pickleball Courts
- 1 x Indoor Hockey Pitch
- 2 x Volleyball Courts
- 1 x Floorball Court



Multipurpose Rooms

- Pilates Classes
- Seniors Fitness Groups
- Yoga
- Boxing Classes
- Strength and Fitness Training
- Gym
- Tai Chi
- Dance Classes

Community Facilities



Multipurpose Community Rooms

- Larger Community Events
- Gallery Space
- Music Classes
- Art Classes
- Storytime Sessions
- Youth Groups
- Mental Health Sessions
- Training Workshops
- Parenting Classes
- Mens Group
- Womans Group

Meeting Rooms

- Hireable Meeting Space
- Community Workshops
- Support Groups
- Study Groups
- Tutoring
- Council Meetings
- Community Meetings
- Public Information Sessions
- Co-working Space
- Sports Club Meetings

Public Outdoor Space

- Handball Courts
- Table Tennis
- Public Plaza
- Outdoor Seating
- School Holiday Activities
- *Not currently allowed for in budget, however suggestions of possible uses of outdoor space provided for better activation and integration with existing park infrastructure

Vision

The vision is to transform this strategic site into a **vibrant landmark** that **unites street and park** — a bold, welcoming gateway to Waverley.

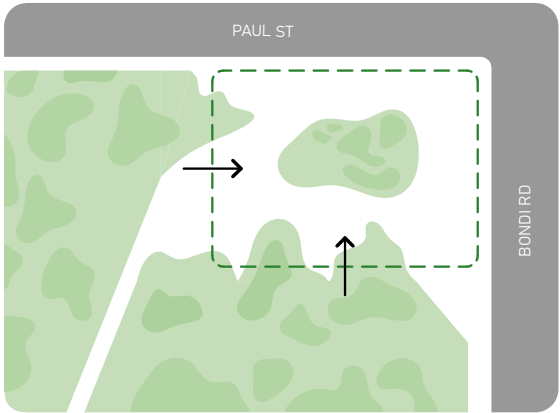
Drawing on the active uses of the park the building will support a wide range of uses, delivering a **multi-cultural recreational community centre** that meets the diverse needs of the local community.



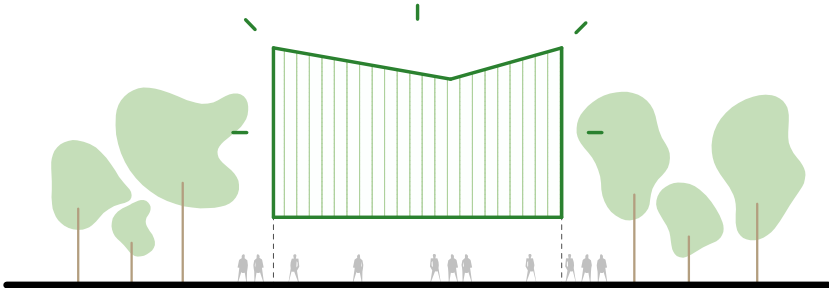
Design Principles



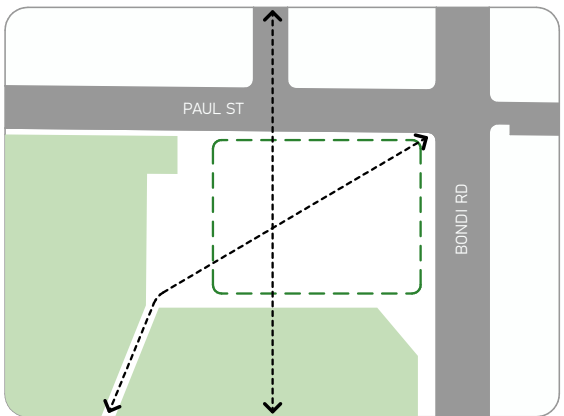
Gateway Site



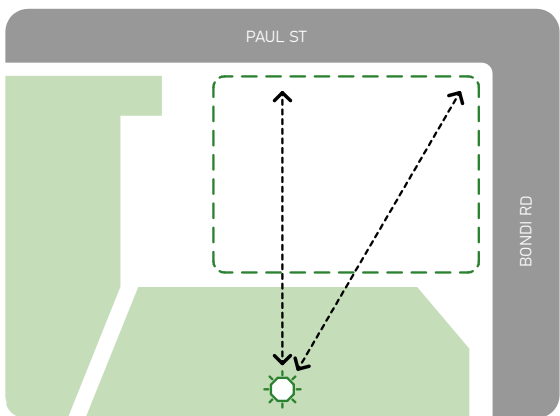
Improve Connection with the Park



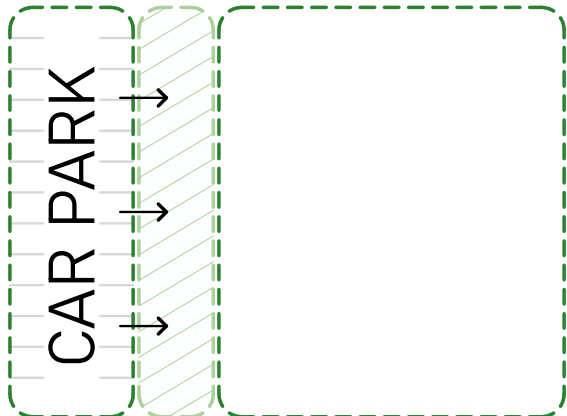
Architectural Public Attractor



Improve Site Connectivity



Strengthen Relationship with Memorial



Improve Parking



OPTION 1

FULL MULTIPURPOSE COURT

CIVIC HALL - BASKETBALL - NETBALL - VOLLEYBALL - PICKLEBALL - BADMINTON - CRICKET NETS

FLEXIBLE COMMUNITY ROOMS
CAFE

Option 1

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

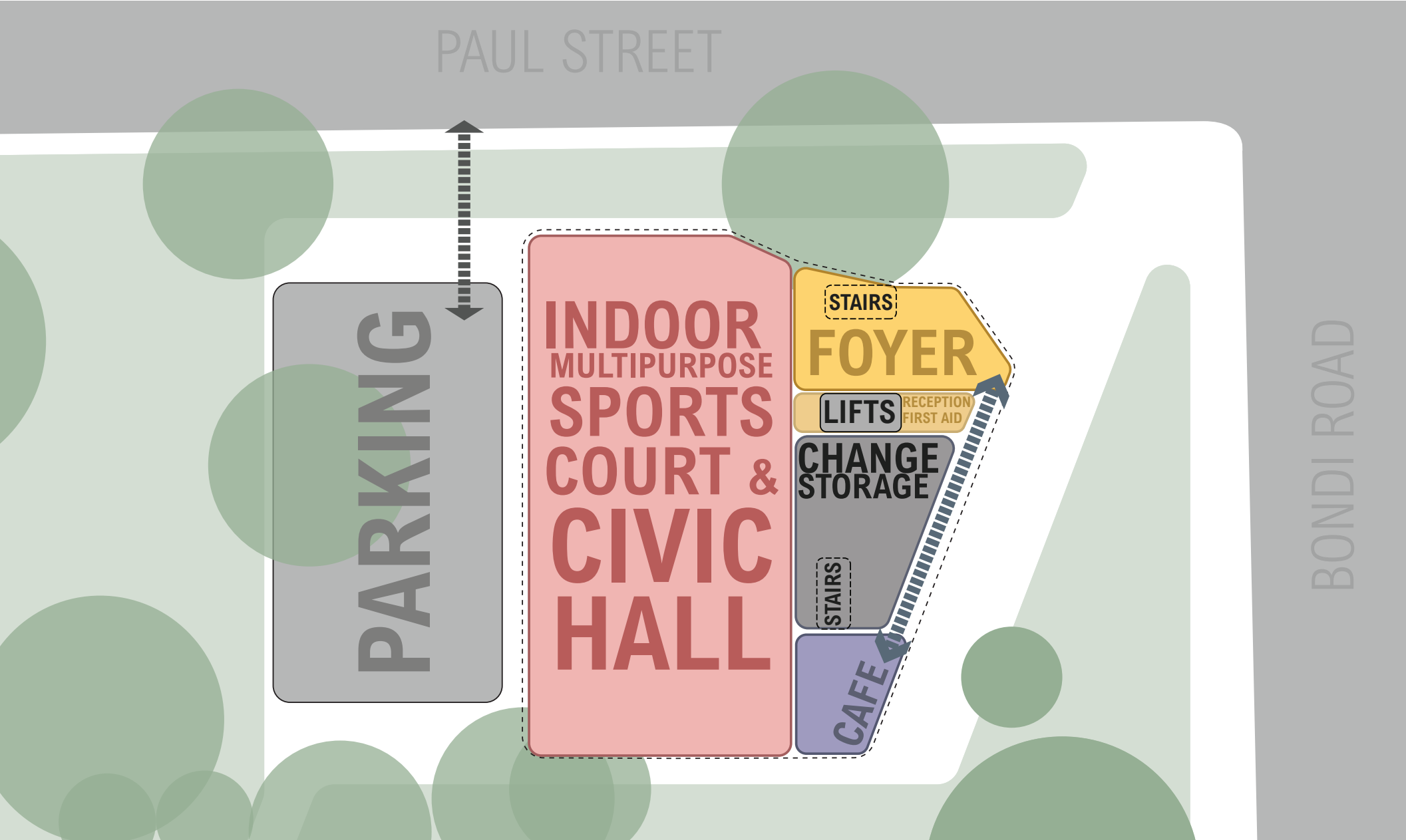
GFA
2259m²
(Permissible GFA 3380m²)

PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
13.8m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$25,978,500



Option 1

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

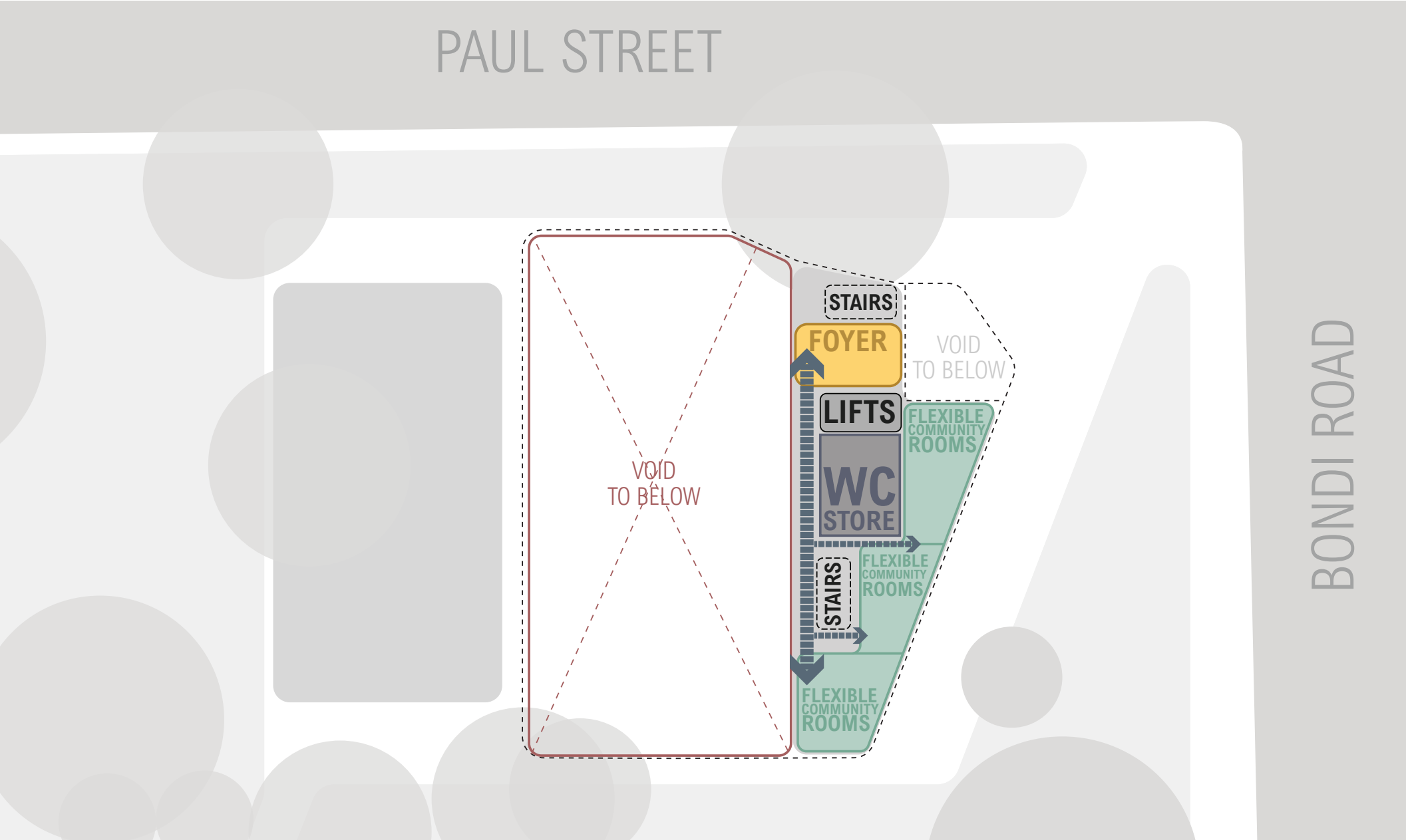
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2259m²
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PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
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Option 1

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 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

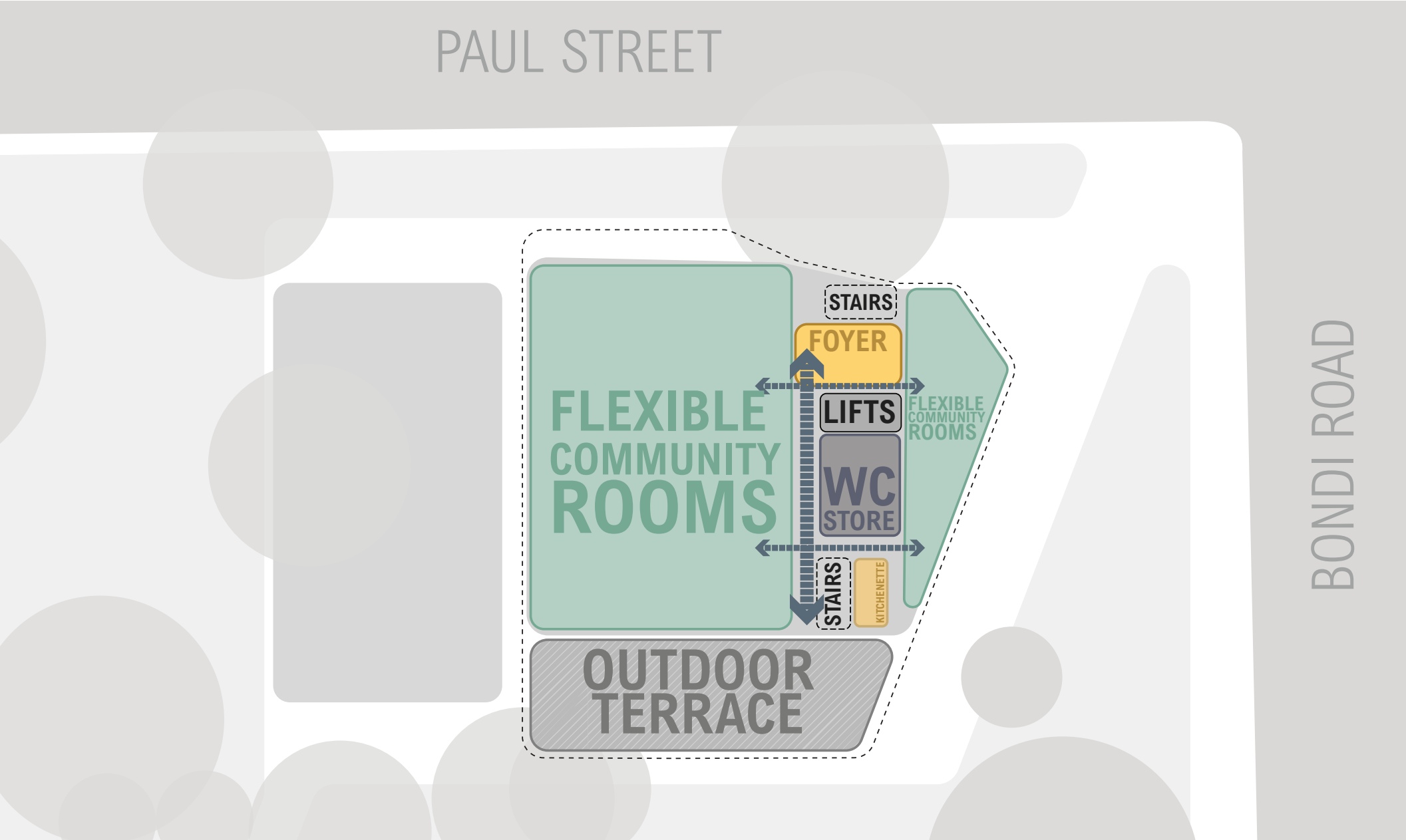
GFA
2259m²
(Permissible GFA 3380m²)

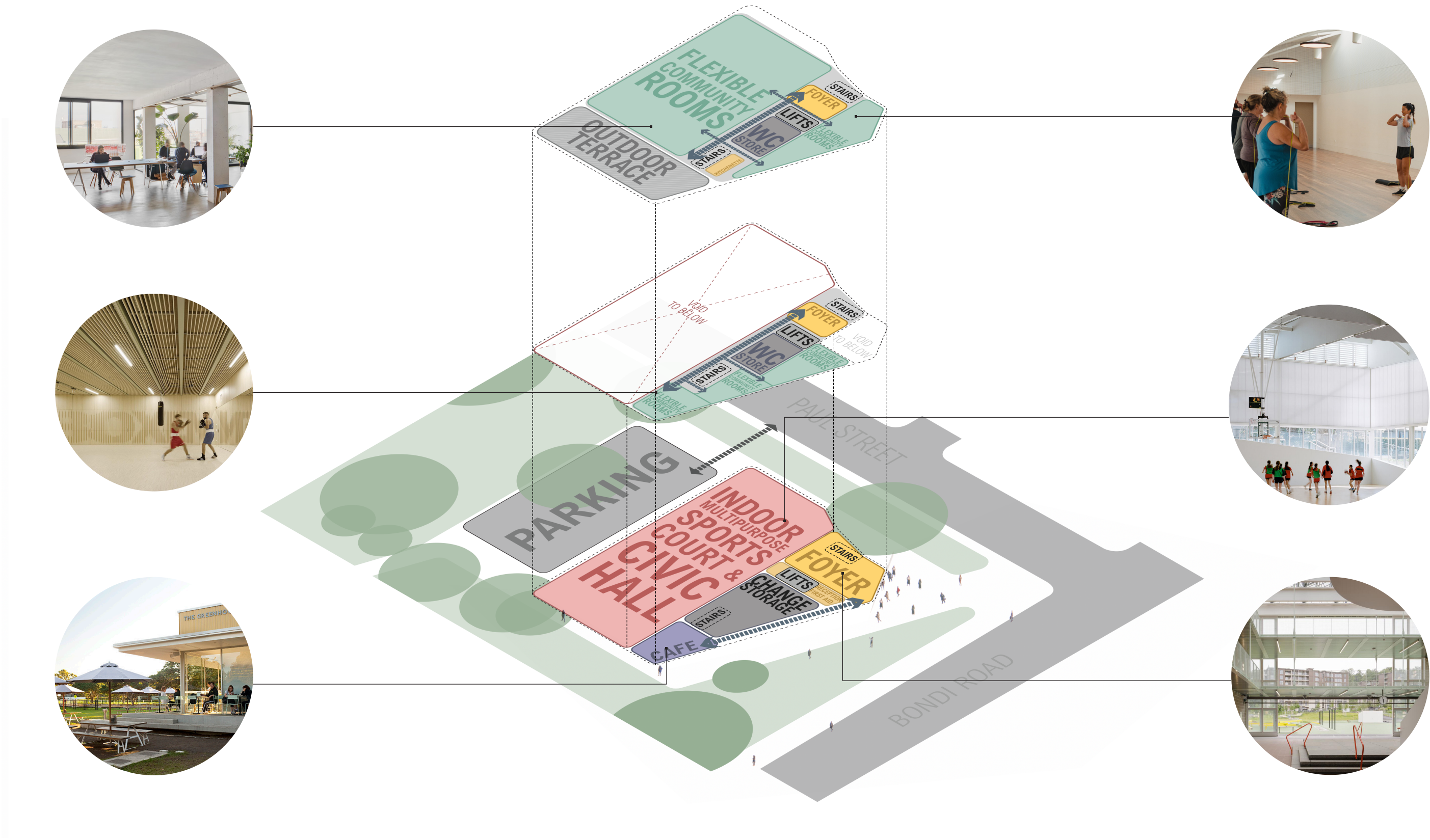
PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
13.8m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$25,978,500





Waverley Council Chambers Option 1 - Isometric Plan
Waverley Council Chambers Redevelopment



Option 1 - Isometric Concept Visualisation



OPTION 2

FULL MULTIPURPOSE COURT

CIVIC HALL – BASKETBALL – NETBALL – VOLLEYBALL – PICKLEBALL – BADMINTON – CRICKET NETS

FLEXIBLE COMMUNITY ROOMS
CAFE

Option 2

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

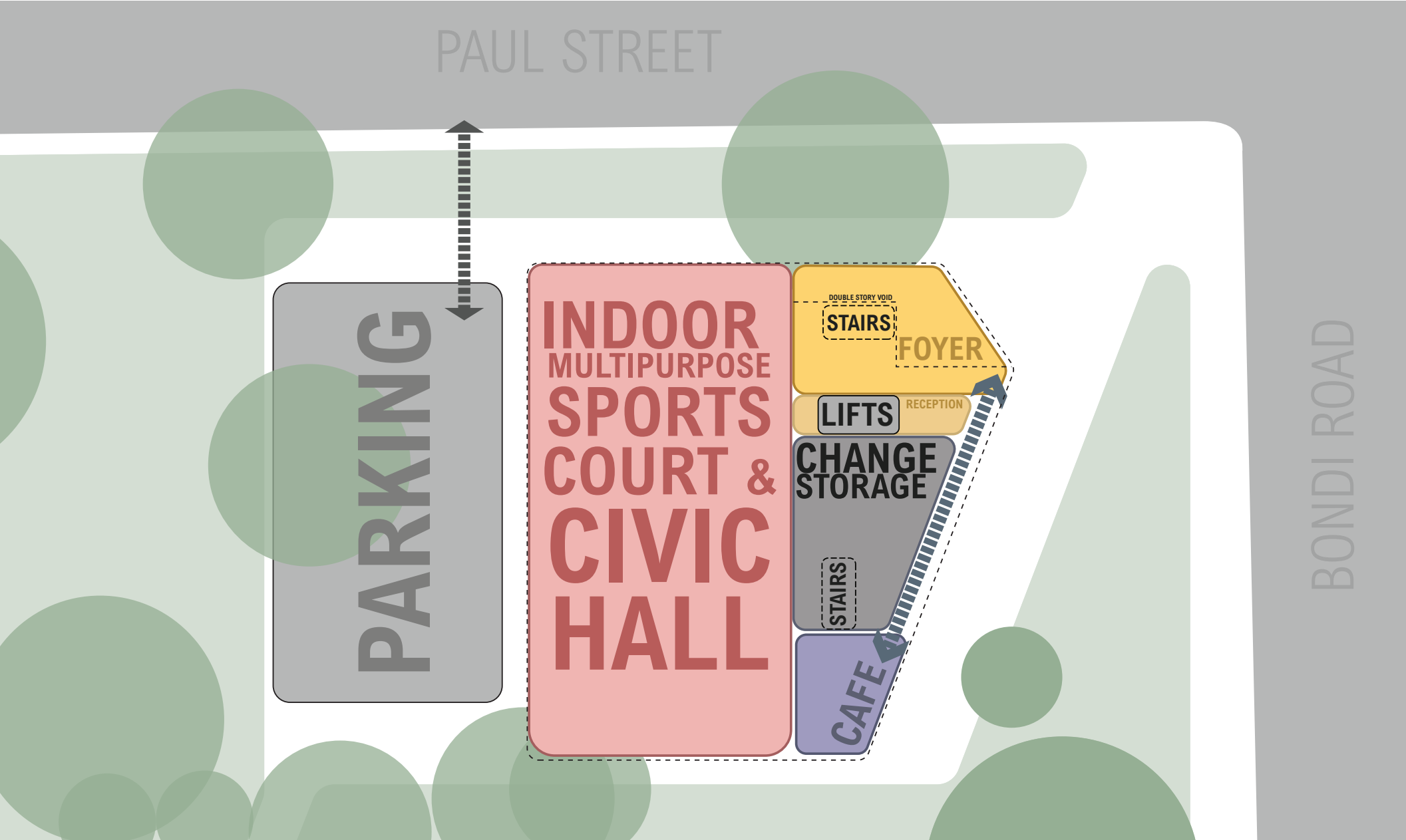
GFA
2933m²
(Permissible GFA 3380m²)

PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
17.8m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$33,729,500



Option 2

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

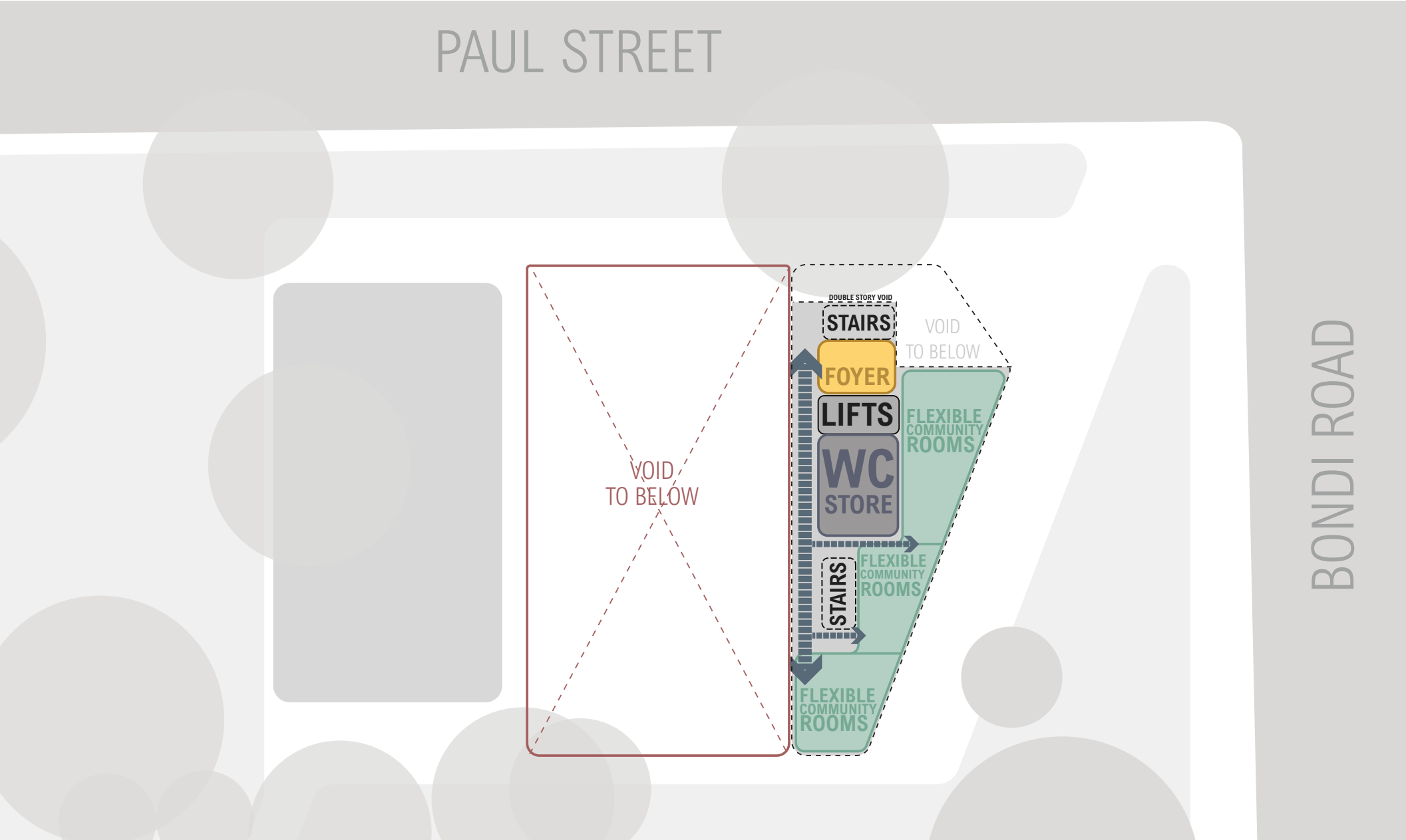
GFA
2933m²
(Permissible GFA 3380m²)

PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
17.8m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$33,729,500



Option 2

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

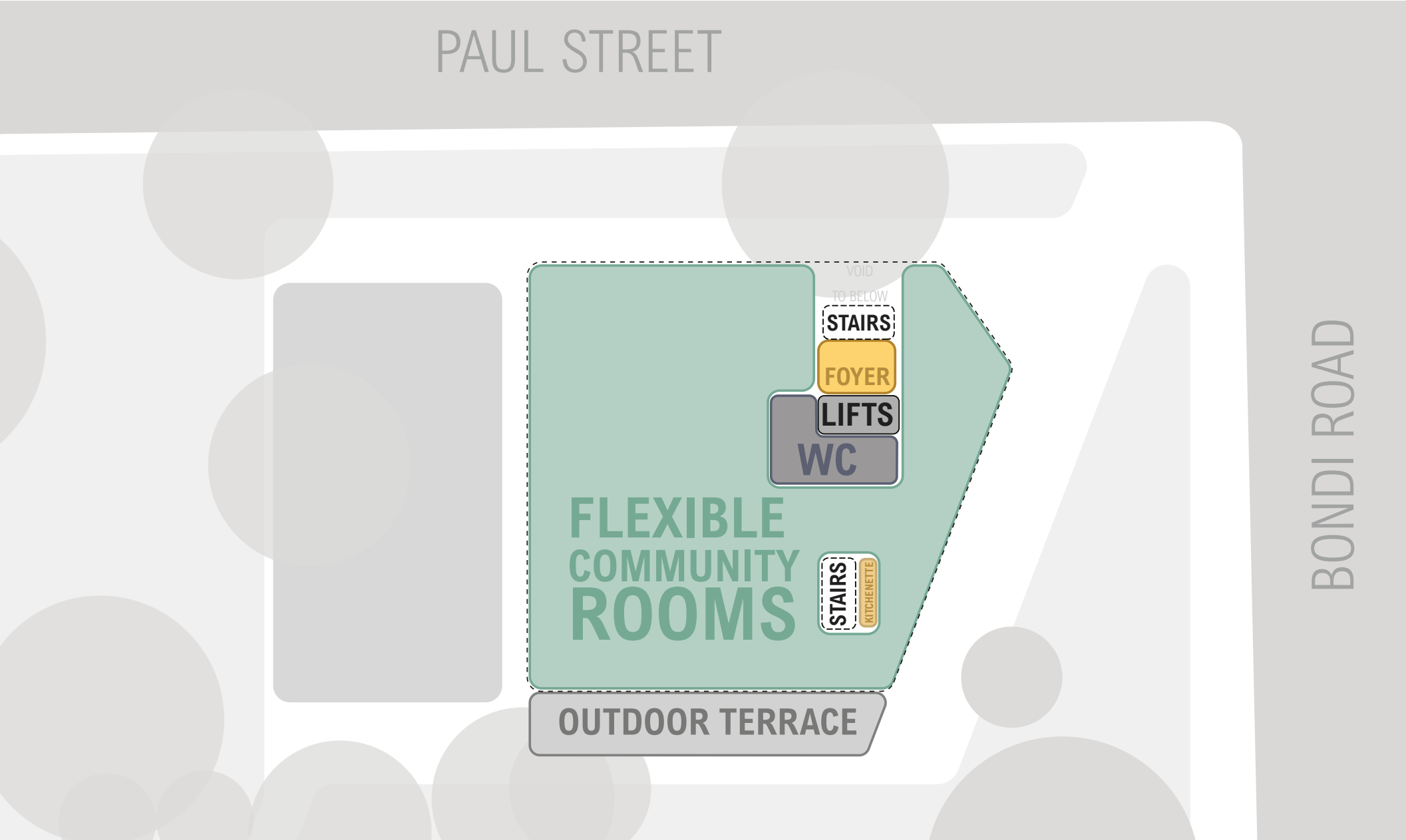
GFA
2933m²
(Permissible GFA 3380m²)

PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
17.8m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$33,729,500



Option 3

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

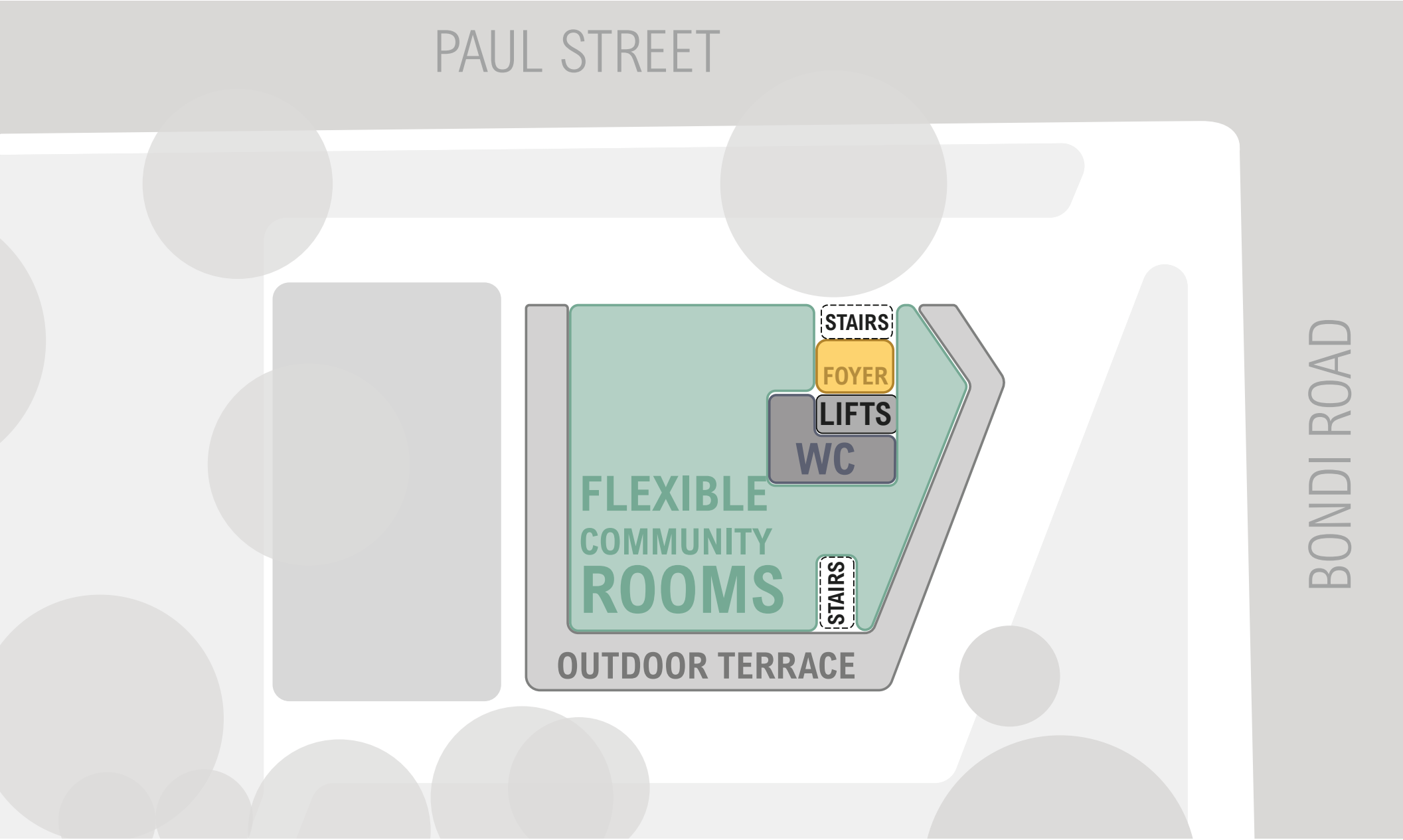
GFA
2933m²
(Permissible GFA 3380m²)

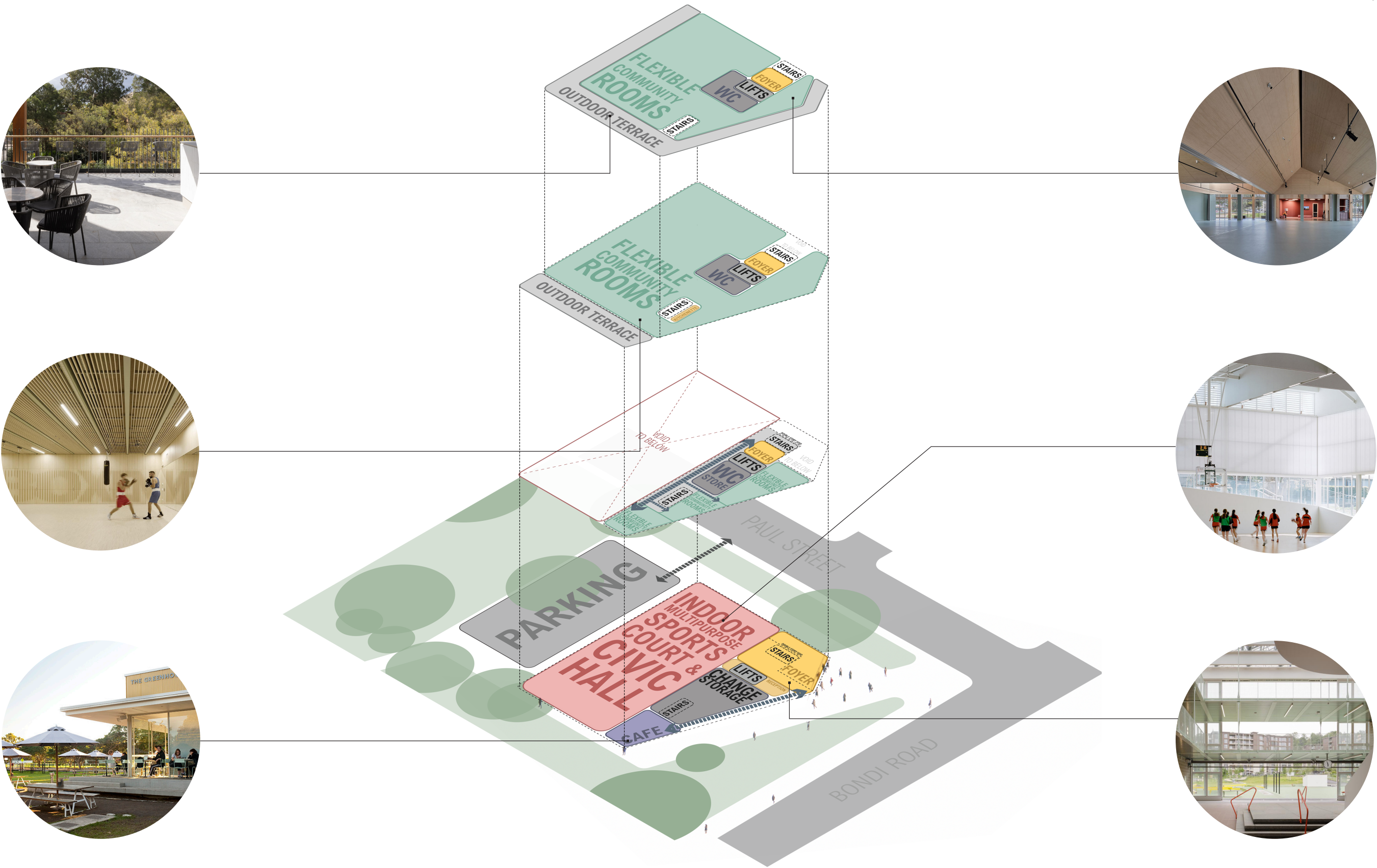
PUBLIC DOMAIN UPGRADES
1800m²

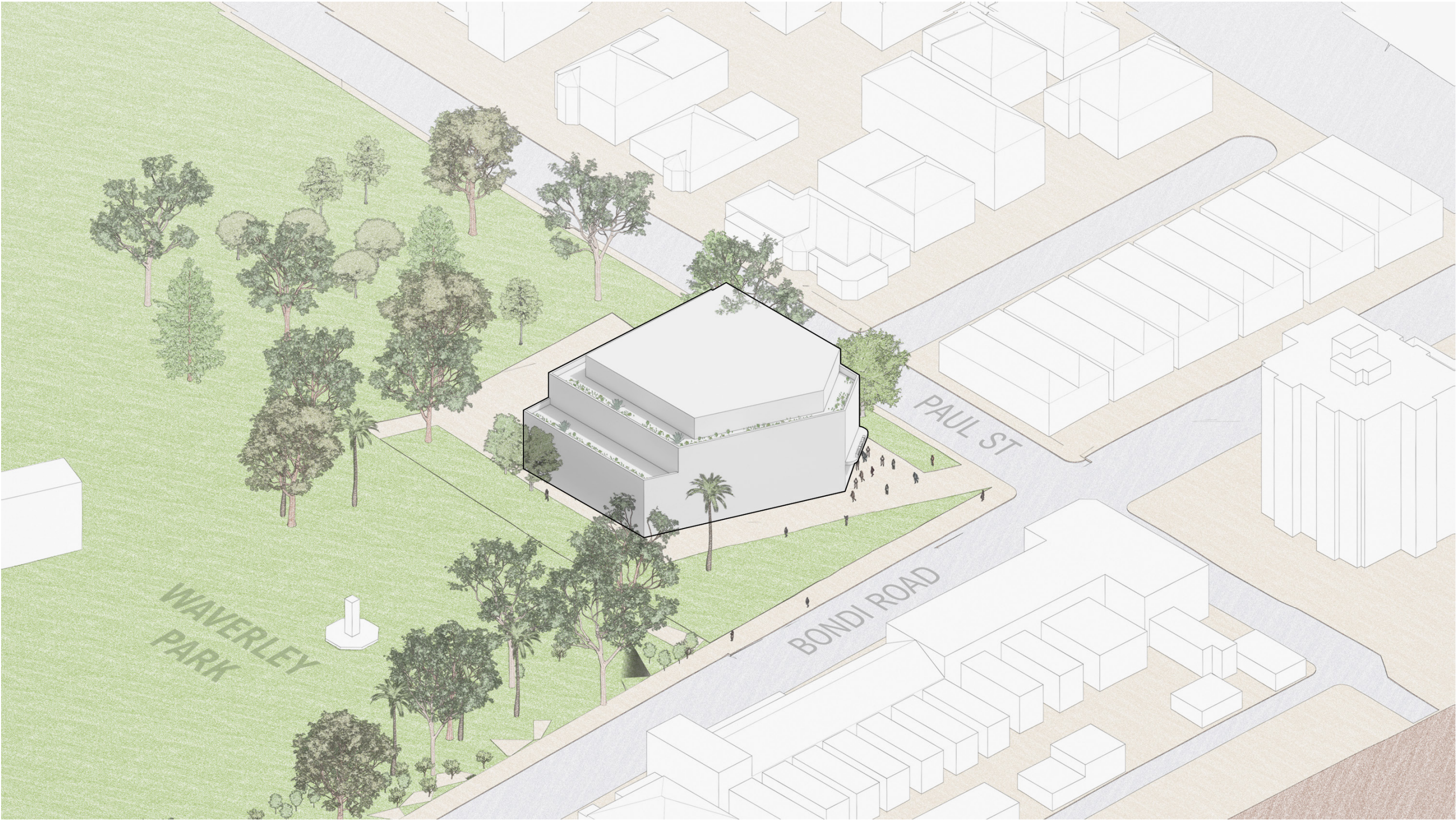
BUILDING HEIGHT
17.8m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$33,729,500







Option 2 - Isometric Concept Visualisation



OPTION 3

FULL MULTIPURPOSE COURT

CIVIC HALL - BASKETBALL - NETBALL - VOLLEYBALL - PICKLEBALL - BADMINTON - CRICKET NETS

FLEXIBLE COMMUNITY ROOMS
CAFE

Option 3

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

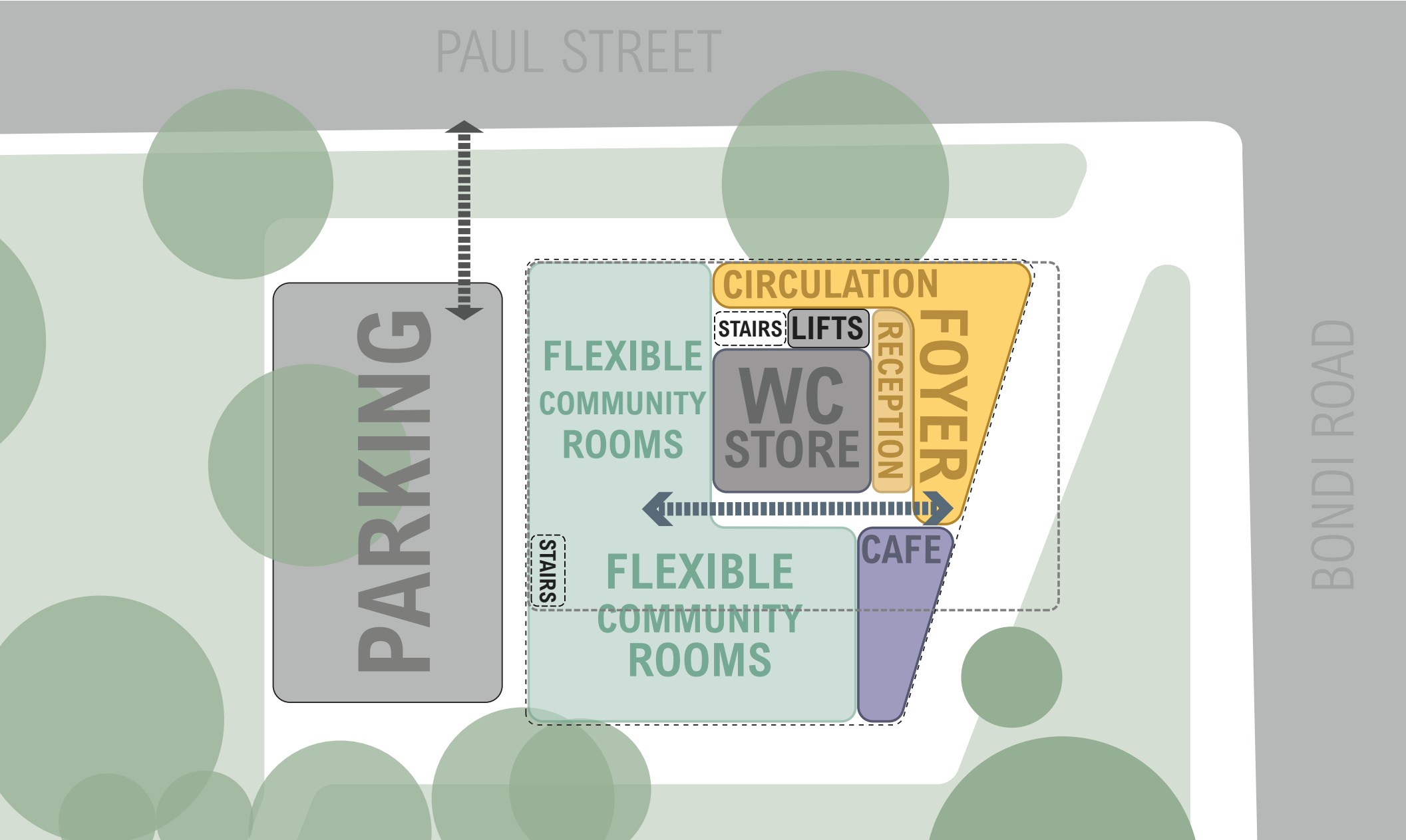
GFA
2836m²
(Permissible GFA 3380m²)

PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
16m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$33,181,200



Option 3

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

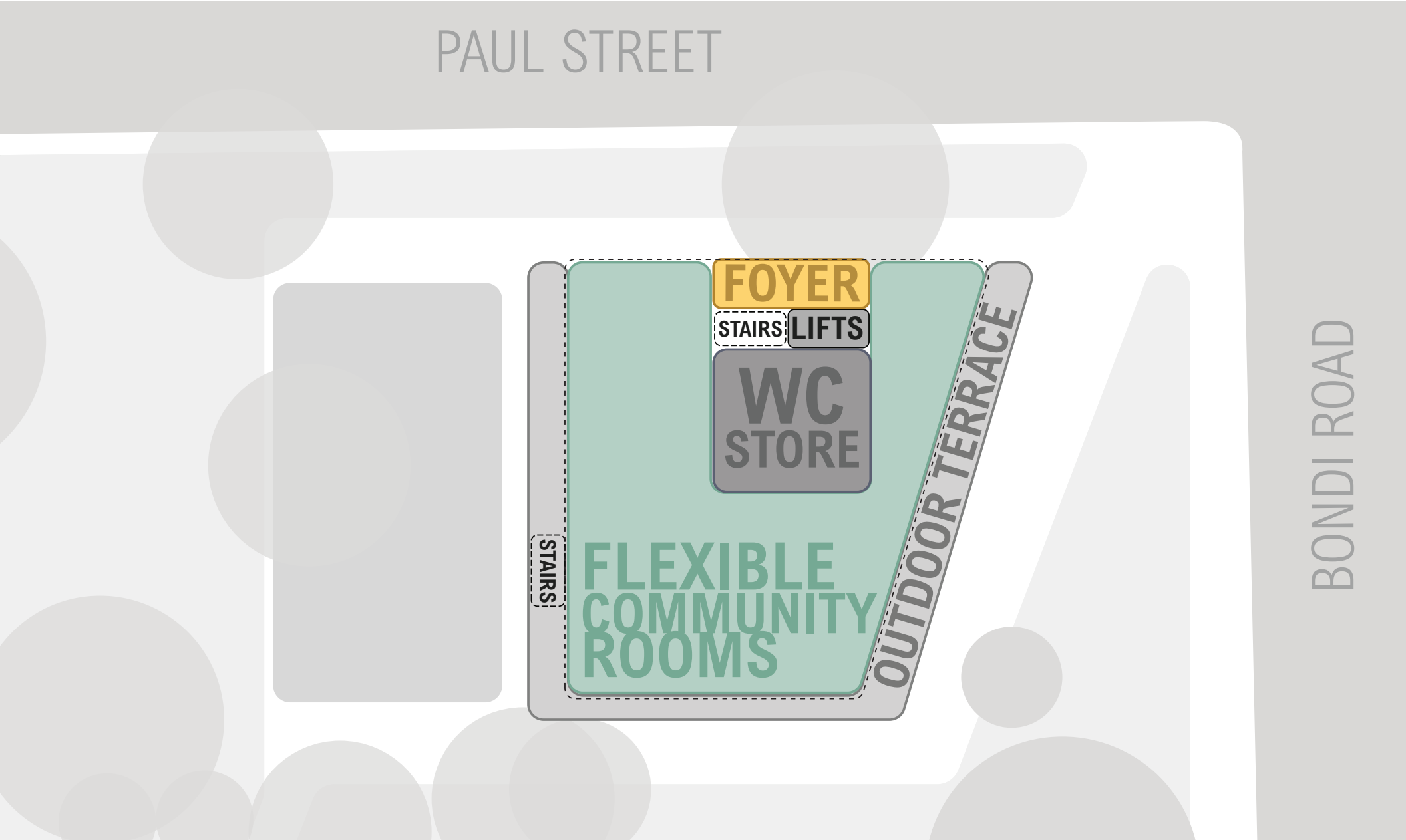
GFA
2836m²
(Permissible GFA 3380m²)

PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
16m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$33,181,200



Option 3

PROGRAM

- Full Multipurpose Court
 - 1 x Basketball
 - 1 x Netball
 - 1 x Volleyball
 - 4 x Badminton
 - 3 x Pickleball
 - 5 x Cricket Nets
- Flexible Community Rooms
- Cafe

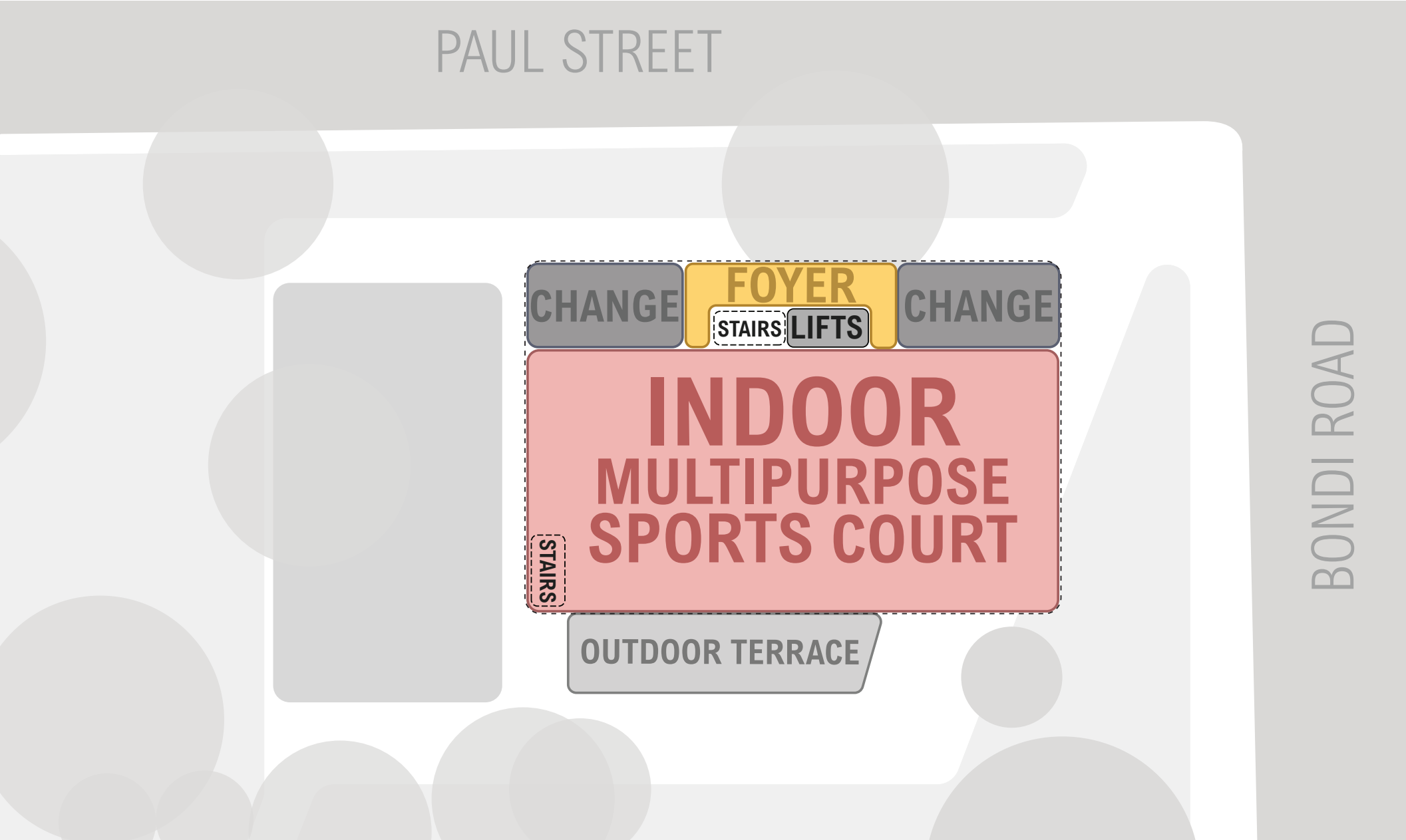
GFA
2836m²
(Permissible GFA 3380m²)

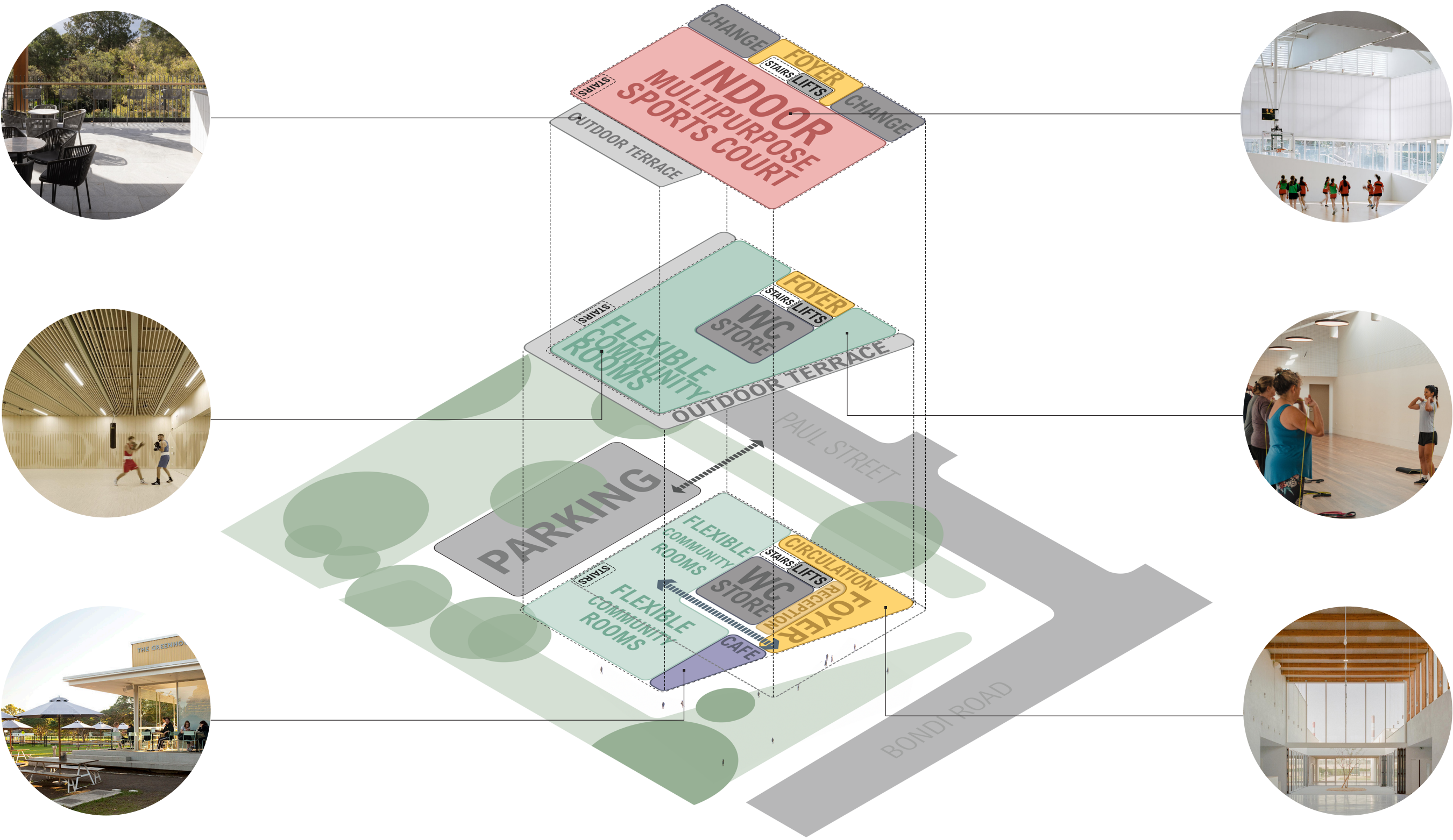
PUBLIC DOMAIN UPGRADES
1800m²

BUILDING HEIGHT
16m
(Permissible Building Height 20m)

Existing Building Height 17.5m

TOTAL COST
\$33,181,200







Option 3 - Isometric Concept Visualisation



OPTION 4

REFURBISHMENT OF EXISTING BUILDING

SERVICES UPGRADES – SOFT FITOUT – BUILDING REFURBISHMENT

OFFICE SPACES
COUNCIL CHAMBERS
FLEXIBLE COMMUNITY ROOMS

Option 4

PROGRAM

- Council Chambers
- Office Spaces
- Flexible Community Rooms

GFA
3000m²
(Permissible GFA 3380m²)

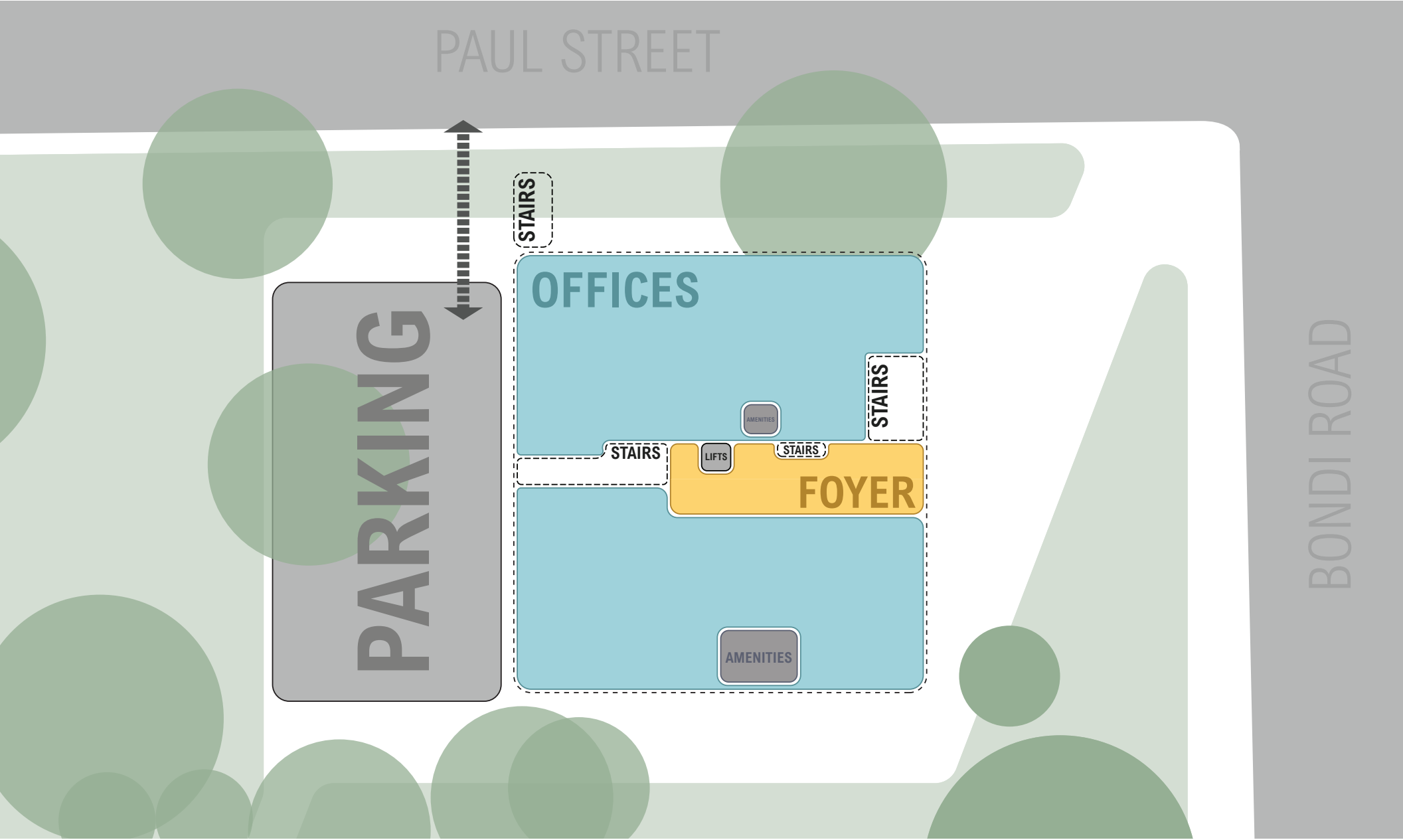
BUILDING HEIGHT
17.5m
(Permissible Building Height 20m)

Existing Building Height 17.5m

SCOPE

- Remove existing aircon system including asbestos and install new system
- Replacement of suspended ceilings where required
- Upgrade distribution boards and cabling
- Install new fire protection system
- Refresh internal finishes / replace where required
- Reuse existing office layout and meeting rooms
- Removal of non-structural walls including offices to open floor plate
- New AV to meeting rooms
- Installation of pods and quiet rooms
- Remove existing fixed desks and install 1.6m sit to stand work stations

ESTIMATED TOTAL COST
\$16,000,000



Option 4

PROGRAM

- Council Chambers
- Office Spaces
- Flexible Community Rooms

GFA
3000m²
(Permissible GFA 3380m²)

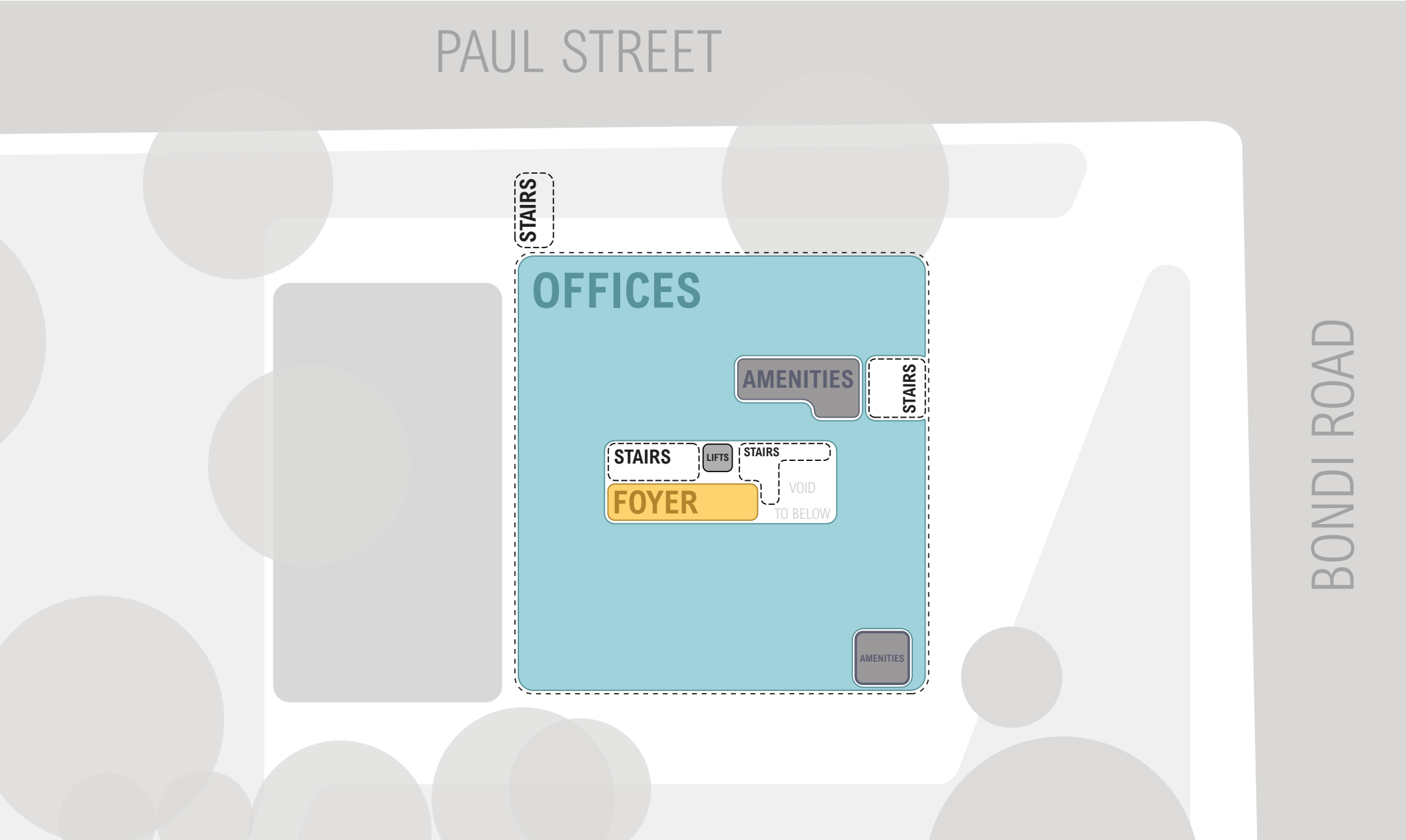
BUILDING HEIGHT
17.5m
(Permissible Building Height 20m)

Existing Building Height 17.5m

SCOPE

- Remove existing aircon system including asbestos and install new system
- Replacement of suspended ceilings where required
- Upgrade distribution boards and cabling
- Install new fire protection system
- Refresh internal finishes / replace where required
- Reuse existing office layout and meeting rooms
- Removal of non-structural walls including offices to open floor plate
- New AV to meeting rooms
- Installation of pods and quiet rooms
- Remove existing fixed desks and install 1.6m sit to stand work stations

ESTIMATED TOTAL COST
\$16,000,000



Option 4

PROGRAM

- Council Chambers
- Office Spaces
- Flexible Community Rooms

GFA
3000m²
(Permissible GFA 3380m²)

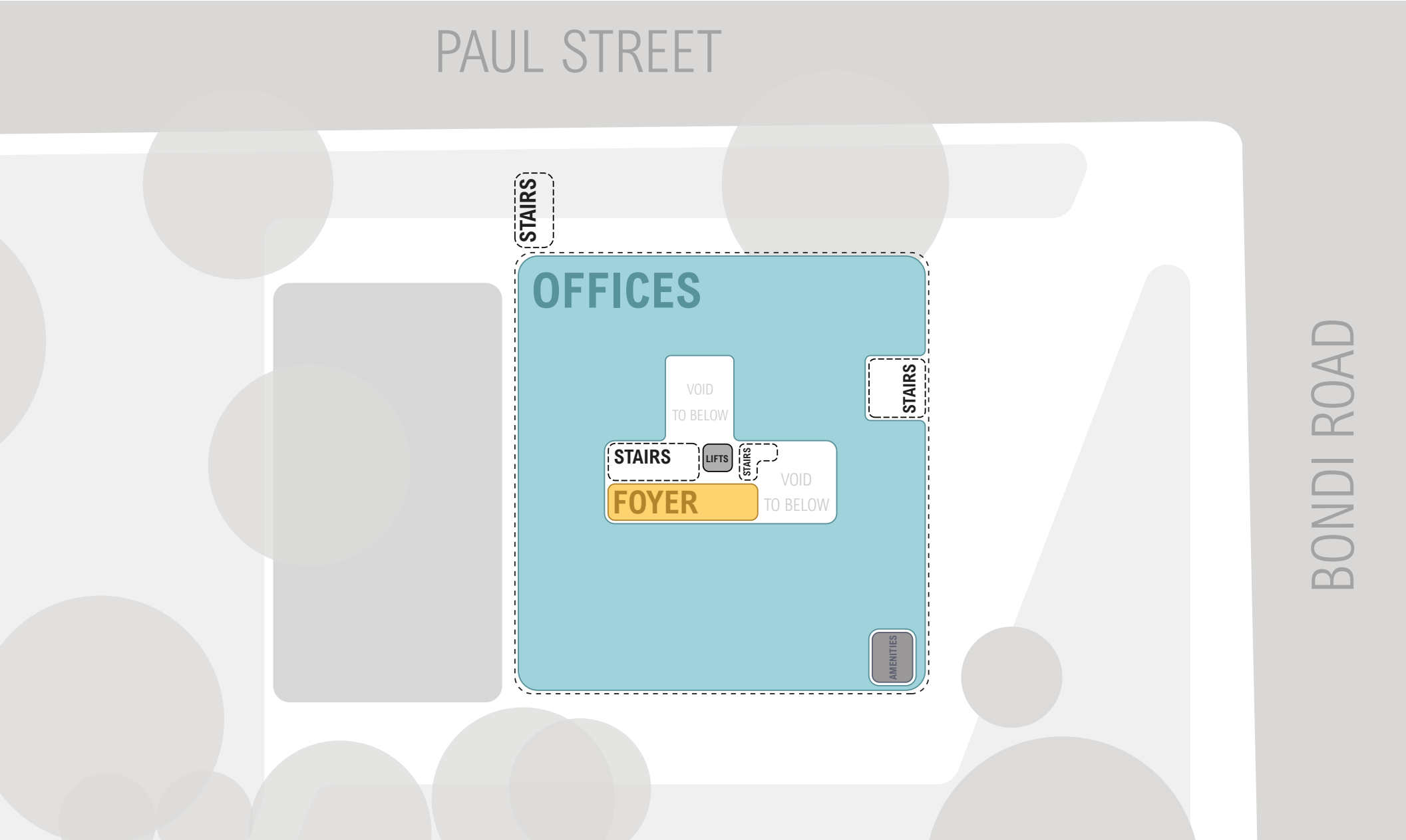
BUILDING HEIGHT
17.5m
(Permissible Building Height 20m)

Existing Building Height 17.5m

SCOPE

- Remove existing aircon system including asbestos and install new system
- Replacement of suspended ceilings where required
- Upgrade distribution boards and cabling
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- Refresh internal finishes / replace where required
- Reuse existing office layout and meeting rooms
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- New AV to meeting rooms
- Installation of pods and quiet rooms
- Remove existing fixed desks and install 1.6m sit to stand work stations

ESTIMATED TOTAL COST
\$16,000,000



Option 4

PROGRAM

- Council Chambers
- Office Spaces
- Flexible Community Rooms

GFA
3000m²
(Permissible GFA 3380m²)

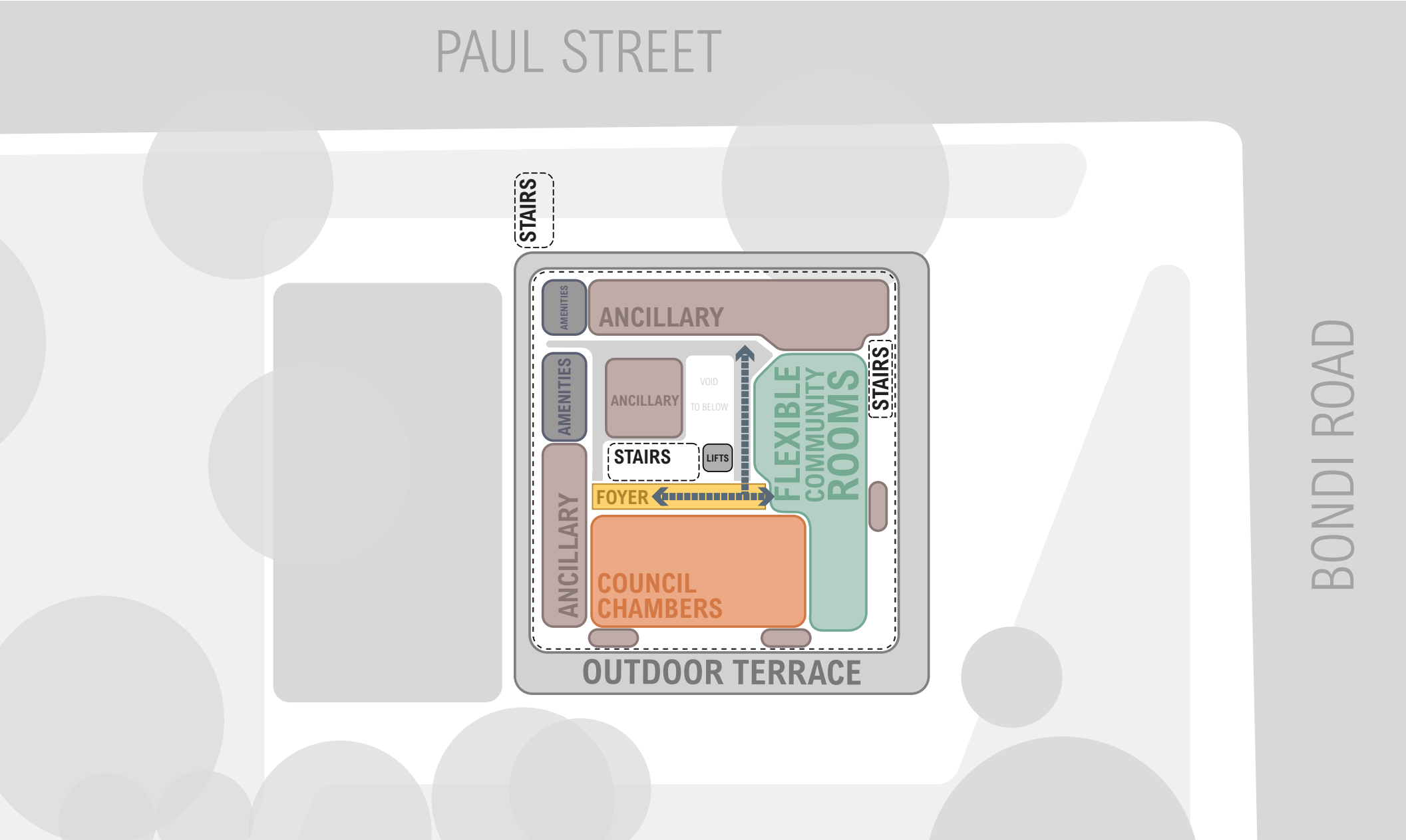
BUILDING HEIGHT
17.5m
(Permissible Building Height 20m)

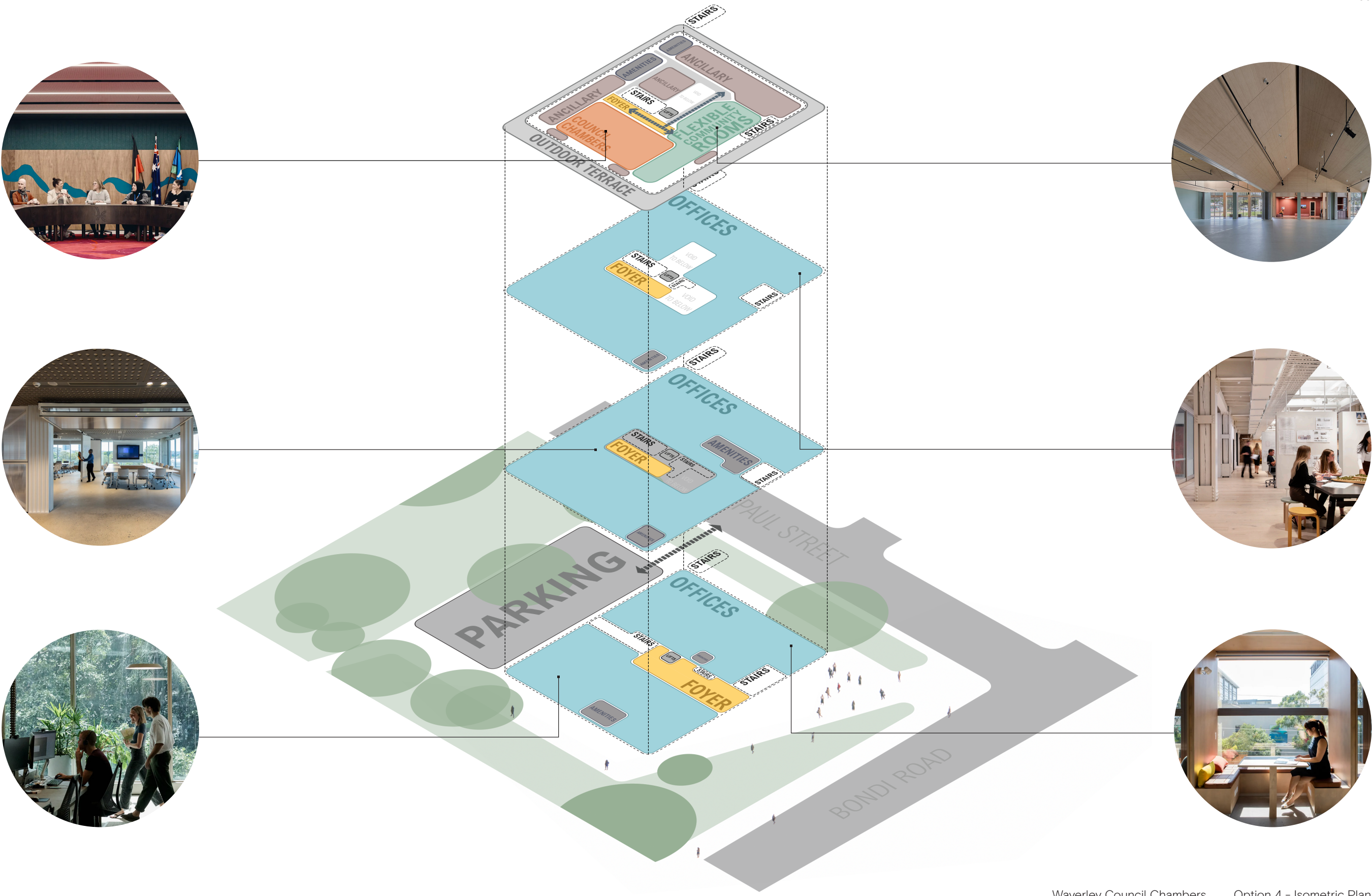
Existing Building Height 17.5m

SCOPE

- Remove existing aircon system including asbestos and install new system
- Replacement of suspended ceilings where required
- Upgrade distribution boards and cabling
- Install new fire protection system
- Refresh internal finishes / replace where required
- Reuse existing office layout and meeting rooms
- Removal of non-structural walls including offices to open floor plate
- New AV to meeting rooms
- Installation of pods and quiet rooms
- Remove existing fixed desks and install 1.6m sit to stand work stations

ESTIMATED TOTAL COST
\$16,000,000







Option 4 - Isometric Concept Visualisation

Appendix

Option 1

Program	Area (m2)	# Rooms	Total M2	Sub Total	Notes
Indoor Facilities					
Indoor Sports Courts					
Multipurpose Court	677	1	677		Allows for 1x Basketball, 1 x Netball, 1 x Volleyball, 4x Badminton, 3 x Pickleball, 5x Cricket Nets
					Includes compliant runoffs for all games, except reduced runoff for Netball. No allowance for spectator or Team Benches
				677	
Amenities					
Male WC	20	2	40		
Female WC	20	2	40		
3 x Access WC	6	3	18		
Parents Rooms	20	1	20		
Change Room (showers and Lockers)	37.5	2	75		Allow for WC
				193	
Community Facilities					
Flexible Community Rooms	810	1	810		Allowance for operable walls to form larger rooms as per need
				810	
Front of House ad Supporting Infrastructure					
Foyer	100	1	100		
Lobby	40	2	80		
Reception	10	1	10		
Venue Office	20	1	20		Allows for storage and meeting space
Café	30	1	30		
Café Kitchen	20	1	20		
First Aid	15	1	15		
				275	
Ancillary					
Hardcourt Storage	50	1	50		
Storage - Community Rooms	15	1	15		
Cleaners	5	1	5		
Plant	60	1	60		
Comms Room	8	1	8		
Bike Storage	10	1	10		
Waste	15	1	15		
Circulation	200	1	200		
				363	
TOTAL BUILDING AREA				2318	
Outdoor Upgrades					
Public Domain Upgrades	1800	1	1800		Allowance for redoing the existing carpark, paving and planting around the site

Option 2

Program	Area (m2)	# Rooms	Total M2	Sub Total	Notes
Indoor Facilities					
Indoor Sports Courts					
Multipurpose Court	677	1	677		Allows for 1x Basketball, 1 x Netball, 1 x Volleyball, 4x Badminton, 3 x Pickleball, 5x Cricket Nets
					Includes compliant runoffs for all games, except reduced runoff for Netball. No allowance for spectator or Team Benches
				677	
Amenities					
Male WC	20	3	60		
Female WC	20	3	60		
3 x Access WC	6	4	24		
Parents Rooms	20	1	20		
Change Room (showers and Lockers)	40	2	80		Allow for WC
				244	
Community Facilities					
Flexible Community Rooms	1410	1	1410		Allowance for operable walls to form larger rooms as per need
				1410	
Front of House ad Supporting Infrastructure					
Foyer	100	1	100		
Lobby	40	3	120		
Reception	10	1	10		
Venue Office	10	1	10		Allows for storage and meeting space
Café	30	1	30		
Café Kitchen	20	1	20		
First Aid	15	1	15		
				305	
Ancillary					
Hardcourt Storage	50	1	50		
Storage - Community Rooms	15	1	15		
Cleaners	5	1	5		
Plant	60	1	60		
Comms Room	8	1	8		
Bike Storage	10	1	10		
Waste	15	1	15		
Circulation	200	1	200		
				363	
TOTAL BUILDING AREA				2999	
Outdoor Upgrades					
Public Domain Upgrades	1800	1	1800		Allowance for redoing the existing carpark, paving and planting around the site

Option 3

Program	Area (m2)	# Rooms	Total M2	Sub Total	Notes
Indoor Facilities					
Indoor Sports Courts					
Multipurpose Court	677	1	677		Allows for 1x Basketball, 1 x Netball, 1 x Volleyball, 4x Badminton, 3 x Pickleball, 5x Cricket Nets
					Includes compliant runoffs for all games, except reduced runoff for Netball. No allowance for spectator or Team Benches
				677	
Amenities					
Male WC	20	2	40		
Female WC	20	2	40		
3 x Access WC	6	3	18		
Parents Rooms	20	1	20		
Change Room (showers and Lockers)	45	2	90		Allow for WC
				208	
Community Facilities					
Flexible Community Rooms	1230	1	1230		Allowance for operable walls to form larger rooms as per need
				1230	
Front of House ad Supporting Infrastructure					
Foyer	170	1	170		
Lobby	40	3	120		
Reception	10	1	10		
Venue Office	10	1	10		Allows for storage and meeting space
Café	30	1	30		
Café Kitchen	20	1	20		
First Aid	15	1	15		
				375	
Ancillary					
Hardcourt Storage	50	1	50		
Storage - Community Rooms	15	1	15		
Cleaners	5	1	5		
Plant	60	1	60		
Comms Room	8	1	8		
Bike Storage	10	1	10		
Waste	15	1	15		
Circulation	200	1	200		
				363	
TOTAL BUILDING AREA				2853	
Outdoor Upgrades					
Public Domain Upgrades	1800	1	1800		Allowance for redoing the existing carpark, paving and planting around the site

REPORT

CM/7.14/25.09



Subject: Coastal Reserves Plan of Management - Round 2 Consultation

TRIM No: A22/0322

Manager: Alberto Martinez, Acting Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

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. Officers prepare a report to Council following the exhibition period.
3. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

1. Executive Summary

Council is required under the *Local Government Act 1993* (LG Act) and the *Crown Land Management Act 2016* (CLM Act) to prepare a plan of management for all 'community land' and dedicated Crown land under Council's control.

The Coastal Reserves Plan of Management (CR PoM) and master plans cover 14 coastal parks and reserves on the coastline of the Waverley local government area.

These parks and reserves are either on Council-owned 'community land', road reserves or on dedicated Crown land.

The CR PoM is the governing document for the use, management, and development of the coastal reserves in the next 10 years.

In conjunction with the CR PoM, Master Plans are prepared to provide graphic illustrations of the key improvement and management strategies ('key ideas') of the 14 coastal reserves, such as future park upgrades.

Round 2 community consultation is to collect community feedback on the proposed key ideas illustrated the master plans for each park and reserve. It also allows the community to provide Council with further feedback on their own park management issues, their own ideas for park improvements and aspirations for future uses.

2. Introduction/Background

Council commenced the preparation of the Coastal Reserves Plan of Management (CR PoM) in 2022 with the Round 1 community consultation completed and results reported to Council in early 2023. Following the Round 1 community consultation, Council conducted site analysis, specialists' studies, and developed 'key ideas' for the master plans based on the results from these activities. The key ideas include proposed future improvements and development, opportunities and constraints and key management directions of the sites.

Round 2 community consultation is a hold point in the development process of the CR PoM for the community and stakeholders to view the master plans and to provide feedback on the key ideas as well as providing additional feedback.

The results from the Round 2 community consultation will be reviewed and inform the finalisation of the draft Plan of Management and master plans.

The draft Plan of Management and master plans will be placed at a public exhibition in the Round 3 community consultation in 2026.

The consultation and public exhibition process that Council has undertaken to prepare the Coastal Reserves Plan of Management and master plans meets its legislative obligations under the LG Act and the CLM Act.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 4 July 2023	PD/5.2/23.07	<p>That Council:</p> <ol style="list-style-type: none"> Notes the community feedback from Round 1 of the consultation on the Coastal Reserves Plan of Management, as set out in the attachment to the report. Notes that officers will prepare a further report to Council seeking approval to commence Round 2 of the community consultation and engagement activities to test and receive feedback on key ideas to be included in the draft Plan of Management. Investigates the legal and insurance implications of signage, access and wayfinding for rock climbing and slacklining.

4. Discussion

Master plan key ideas

The key ideas on the master plans are proposed key improvements and management strategies for the coastal reserves.

They are developed to address issues and needs identified from the Round 1 community consultation and Council's records of customer requests and operational reports including consultation with Council's internal teams that manage these spaces.

They are developed to comply with multiple State legislative requirements, to align with NSW Government planning frameworks and Council's own adopted strategic directions such as our Community Strategic Plan.

The key ideas have also been informed by several background studies and expert advice including:

- Heritage study.
- Universal access study.
- Native title legal advice.
- Coastal risk analysis and signage report.
- Rodney Reserve Geotech Report 2023.

Several previous strategies, studies and expert advice have also informed 'key ideas' include:

- Draft Coastal Reserve PoM (circa 1995).
- Waverley Clifftop Walk Master Plan - 2001.
- Rodney Reserve Geotechnical Reports - 2019, 2020 and 2021.
- Rodney Reserve Amenities Study 2017.
- Traffic impact and heritage impact assessment studies.

Refer to Attachment 1 for the master plans and key ideas.

Round 1 community consultation – Key findings

The Round 1 community consultation found that:

- The reserves are visited regularly with most people walking to the reserves and spending 30 minutes to two hours there.
- The main reasons to visit the reserves are to walk, walk their dog and go sightseeing.
- Users want clear signage, more seating and footpaths, more shade, better drainage and maintenance, and safe access for rock climbing.

The Round 1 consultation with internal staff identified these key management issues:

- High coastal risks and geotechnical hazards.
- Conflict of use between various uses and high visitation causing fast deterioration of assets.
- Sensitive biodiversity in all sites that requires protection and support.
- Climate change exacerbates the challenges for all above.

Table 1 below lists the solutions proposed on the master plans to address the identified issues and needs and the strategic directions related to these matters in current Council adopted strategies and policies.

Table 1. Issues and master plan solutions.

Theme	Issues / Needs	Master Plan Solutions	Strategic Directions
Getting to and around the park	Improve accessibility to and within the coastal reserves.	<ul style="list-style-type: none"> • Sealed pathways connecting to reserve amenities, such as seating, bubblers, car parks, toilets, and views. • Sealed pathways formalising desired walking tracks to manage wear. • Increase footpath continuation to / from adjacent streets and park 	<ul style="list-style-type: none"> • Community Strategic Plan 2025 – 2035 (CSP) Objective 2.5, 2.6 • Open Space & Recreation Strategy 2021 – 2031

		<ul style="list-style-type: none"> entries. Connect missing links in the Clifftop Walk. Support access and inclusion in park for people with disabilities and mobility challenges. 	<ul style="list-style-type: none"> (OSRS) Direction C1, C3, C4. Disability Inclusion Action Plan 2022 – 2026 (DIAP) Strategy 3.1
Getting to and around the park	Improve amenities for accessible use of the reserves.	<ul style="list-style-type: none"> Designated parking spaces at key locations for reserve use including mobility parking spots. Accessible toilets to support clifftop walk, sports and inclusive play space. 	<ul style="list-style-type: none"> CSP Objective 2.5, 2.6 OSRS Direction C2, C4 DIAP Strategy 3.1
Playing and relaxing	Address identified recreational needs.	<ul style="list-style-type: none"> New recreational and sports amenities, such as walking trails, seating, sports lighting, inclusive play space, outdoor multi-purpose courts, viewing areas, dog off-leash area, and dog water play. Investigate opportunities for increasing green open spaces in the reserves by reducing areas of car parking spaces inside the reserves. 	<ul style="list-style-type: none"> CSP Objective 2.5 OSRS Direction A1, A2, A3, A4 Play Space Strategy Action items Inclusive Play Study Recommendations DIAP Action 2.4
Community, culture and heritage	Celebrate heritage and history of the reserves	<ul style="list-style-type: none"> Investigate opportunities to interpret significant site history of parks and reserves. 	<ul style="list-style-type: none"> CSP Objective 1.3 OSRS Direction E3, E5
Enhancing the environment	Improve biodiversity value in the coastal reserves	<ul style="list-style-type: none"> Implement Biodiversity Action Plan for remnant vegetations including protecting and enhancing buffer planting areas. Provide natural shade with consideration of scenic coastal views 	<ul style="list-style-type: none"> CSP Objective 2.2 OSRS Direction D2, D3 Environmental Action Plan 2025 – 2035 (EAP) 2. Nature Positive Biodiversity Action Plan: Remnant Sites
Management and maintenance	Manage coastal hazards effectively and sustainably	<ul style="list-style-type: none"> Monitor coastal risks and geotechnical hazards, and restrict access to high risk areas. 	<ul style="list-style-type: none"> CSP Objective 2.5 EAP 1.1 Climate Resilience Coastal Risk Management Policy Coastal Crown Land Guidelines

Round 2 community consultation

Round 2 community consultation is the second engagement in the three-phase consultation process with the community that Council undertakes for preparing our plans of management for parks and reserves.

Refer to Attachment 2 for the standard plan of management process.

The community consultation is planned to have a minimum 28-day period for feedback submission. Public notification of the consultation will be made via Council's usual channels including:

- Have Your Say newsletter to subscribers.
- Council social media posts.
- Waverley Weekley e-newsletter.
- On-site A1 posters.
- Letterbox drop (7,500 copies of a notification flyer dropped to nearby residents).

The master plans will be made available on Council's Have Your Say website for public viewing. Users can provide feedback by completing the online survey form.

Onsite community consultation sessions will be held in selected parks to collect face-to-face feedback.

Key stakeholders will be notified, and meetings or workshops are open options for their engagement. The Round 2 consultation results will be reported to Council and the draft Plan of Management and master plans will be finalised with consideration of the results.

The finalised draft Plan of Management and master plans will be reported to Council and Crown Lands before being placed for public exhibition in 2026.

5. Financial Impact

The Round 2 consultation activities will be funded by this year's Parks Planning and Design budget with adequate budget available to cover the estimated to be under \$5,000 (excluding GST).

6. Conclusion

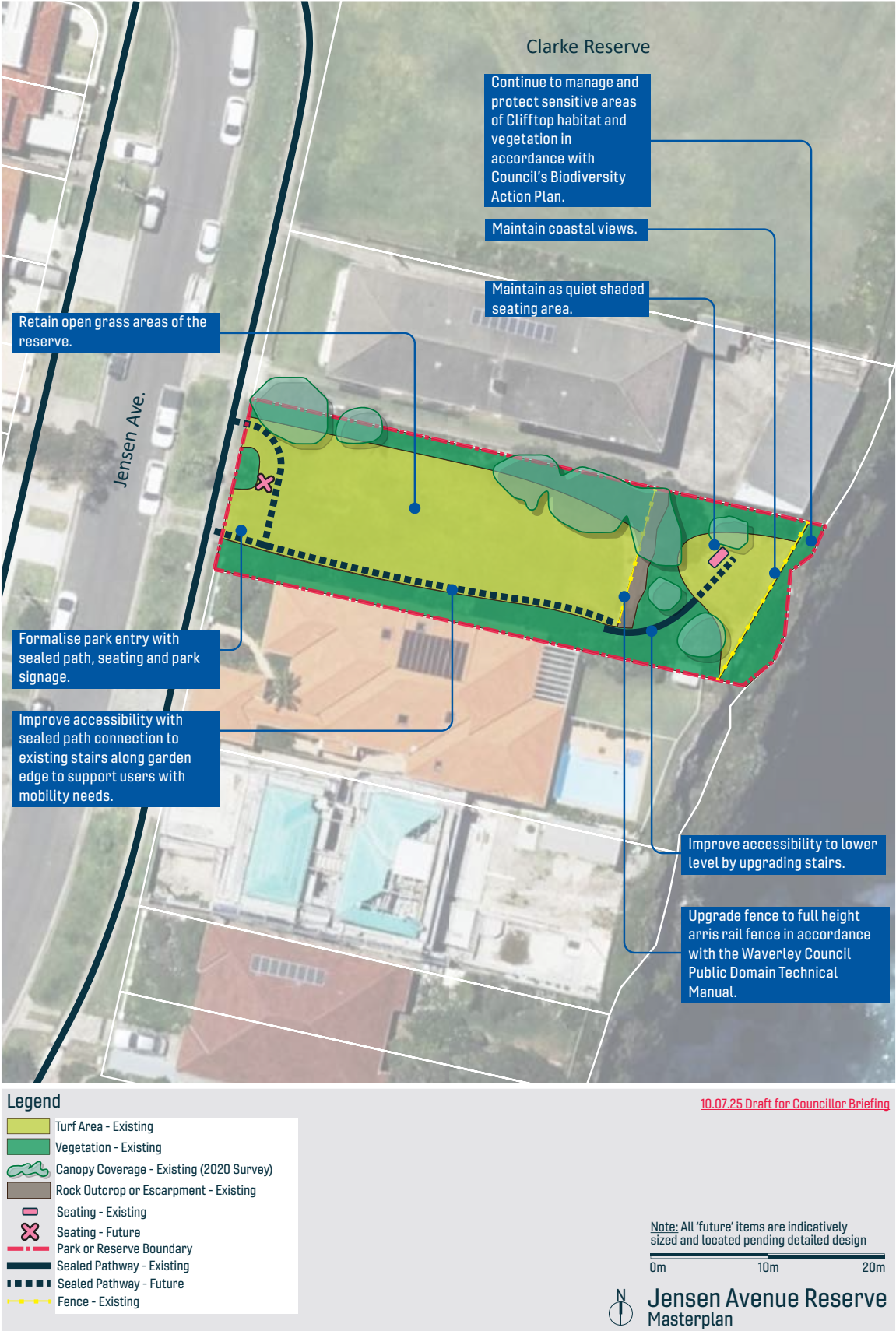
Round 2 community consultation is a critical step of the three-phase consultation and engagement process with the community that Council undertakes for preparing the Coastal Reserves Plan of Management.

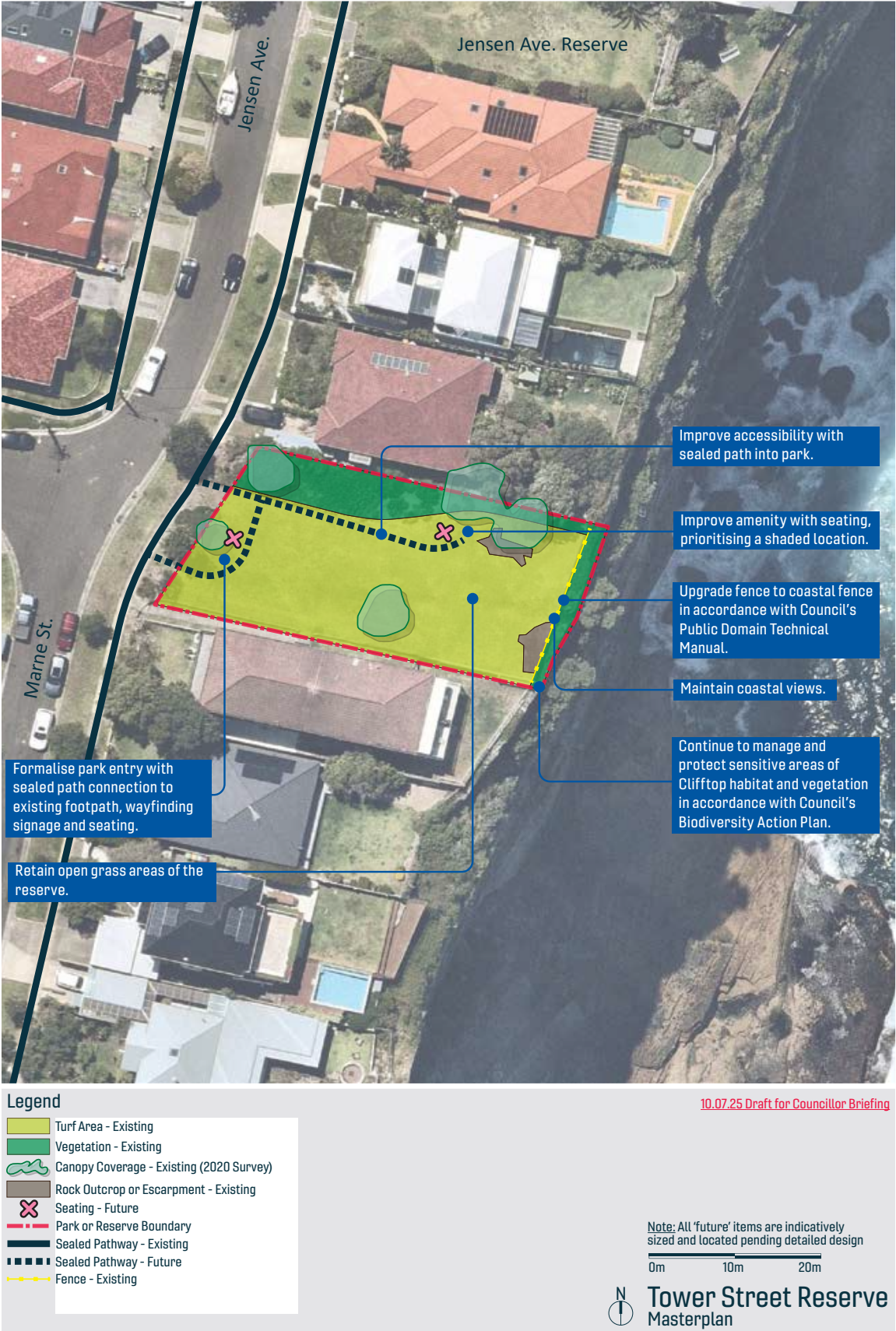
It aims to understand community supports for the proposed 'key ideas' and needs to be further addressed in planning for the future of the coastal reserves as valuable public open spaces. It is recommended to commence the round 2 consultation following the endorsement of this report.

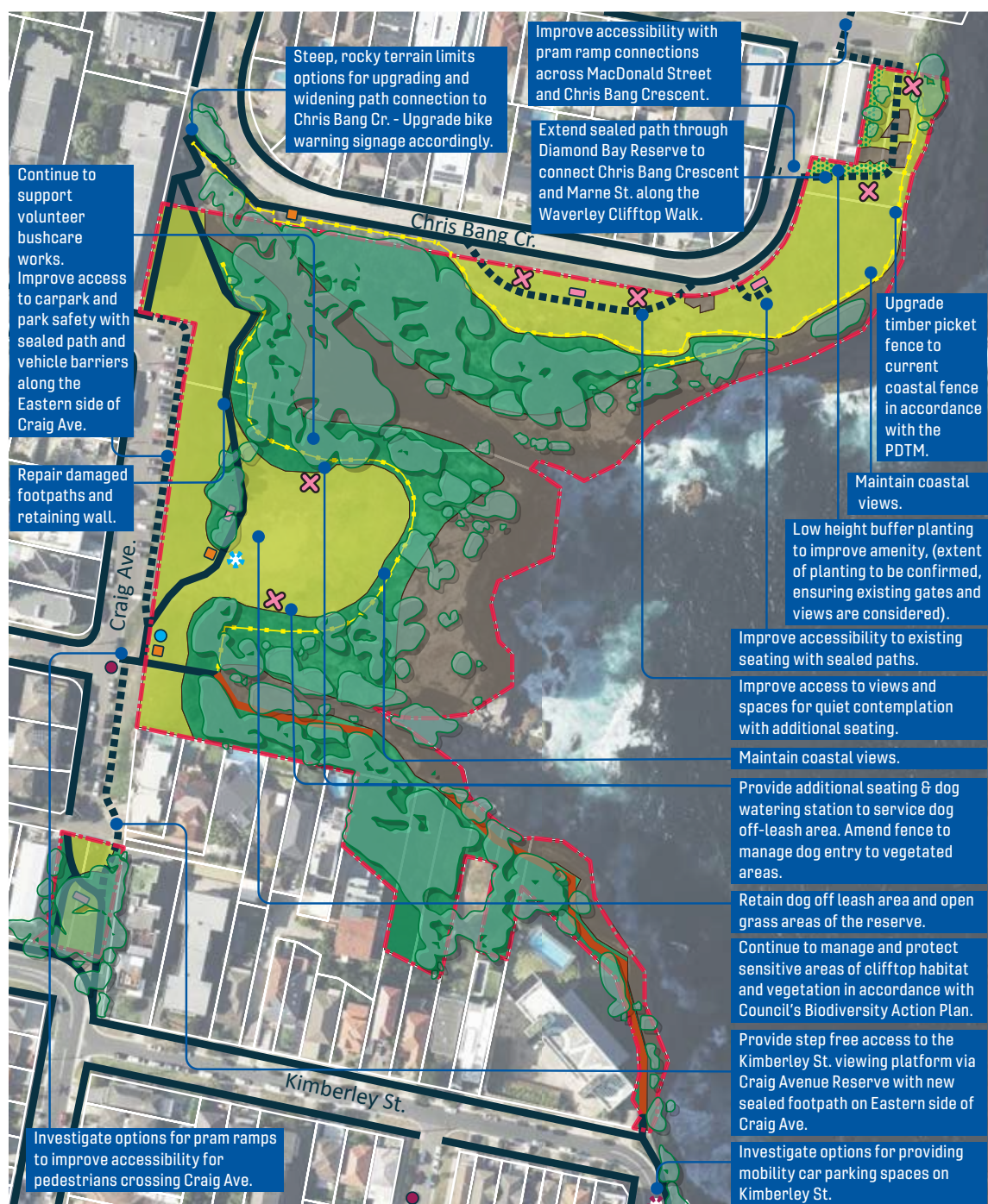
7. Attachments

1. Key ideas and draft master plans [↓](#)
2. Typical PoM - Five phase process [↓](#)









Legend

 Turf Area - Existing	✱ Drinking Fountain - Future
 Vegetation - Existing	● Mobility Parking - Existing
 Vegetation - Future	 Park or Reserve Boundary
 Canopy Coverage - Existing (2020 Survey)	 Sealed Pathway - Existing
 Rock Outcrop or Escarpment - Existing	 Timber Boardwalk - Existing
✕ Seating - Existing	 Sealed Pathway - Future
✕ Seating - Future	 Fence - Existing
 Bin - Existing	 Fence - Future
● Drinking Fountain - Existing	

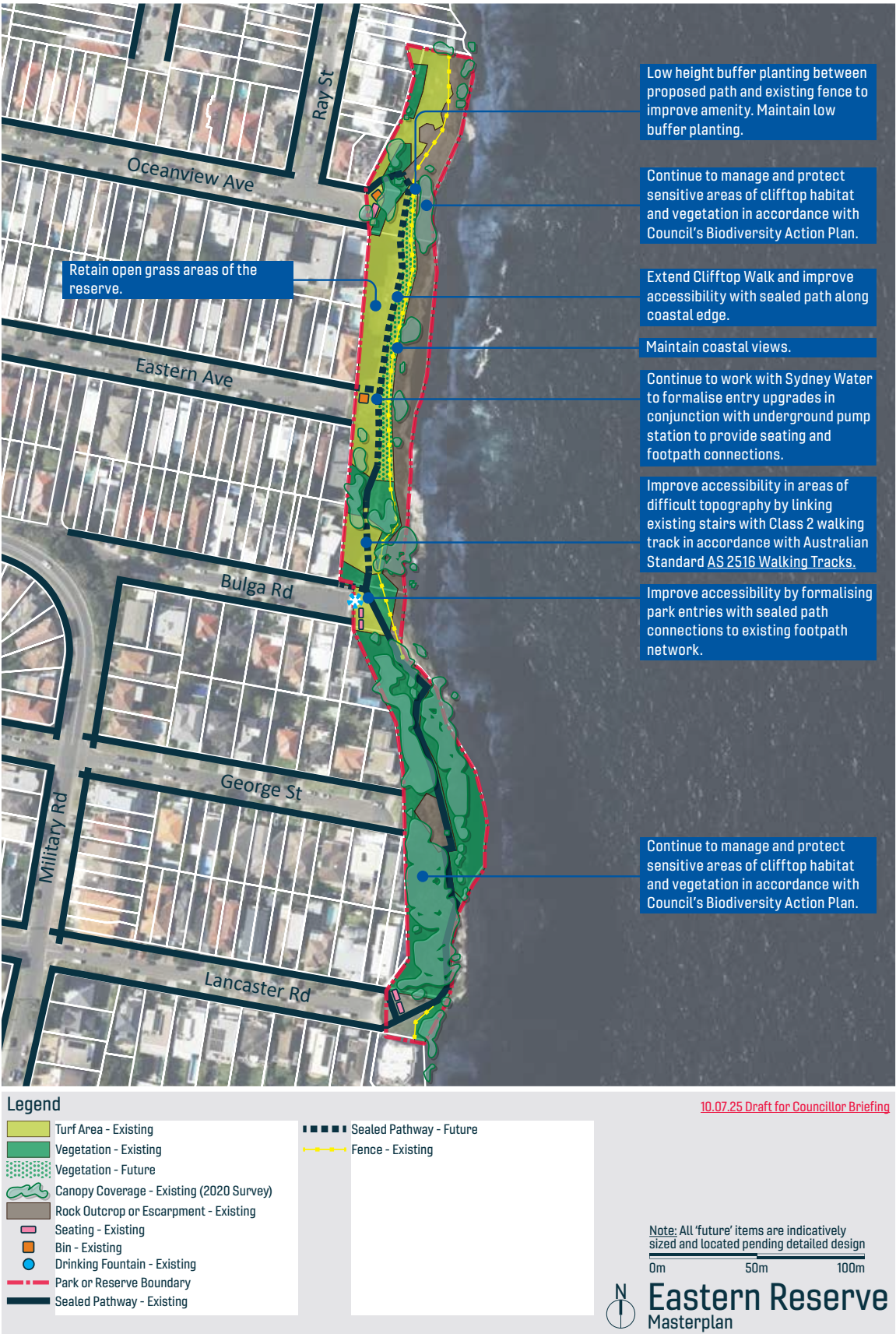
10.07.25 Draft for Councillor Briefing

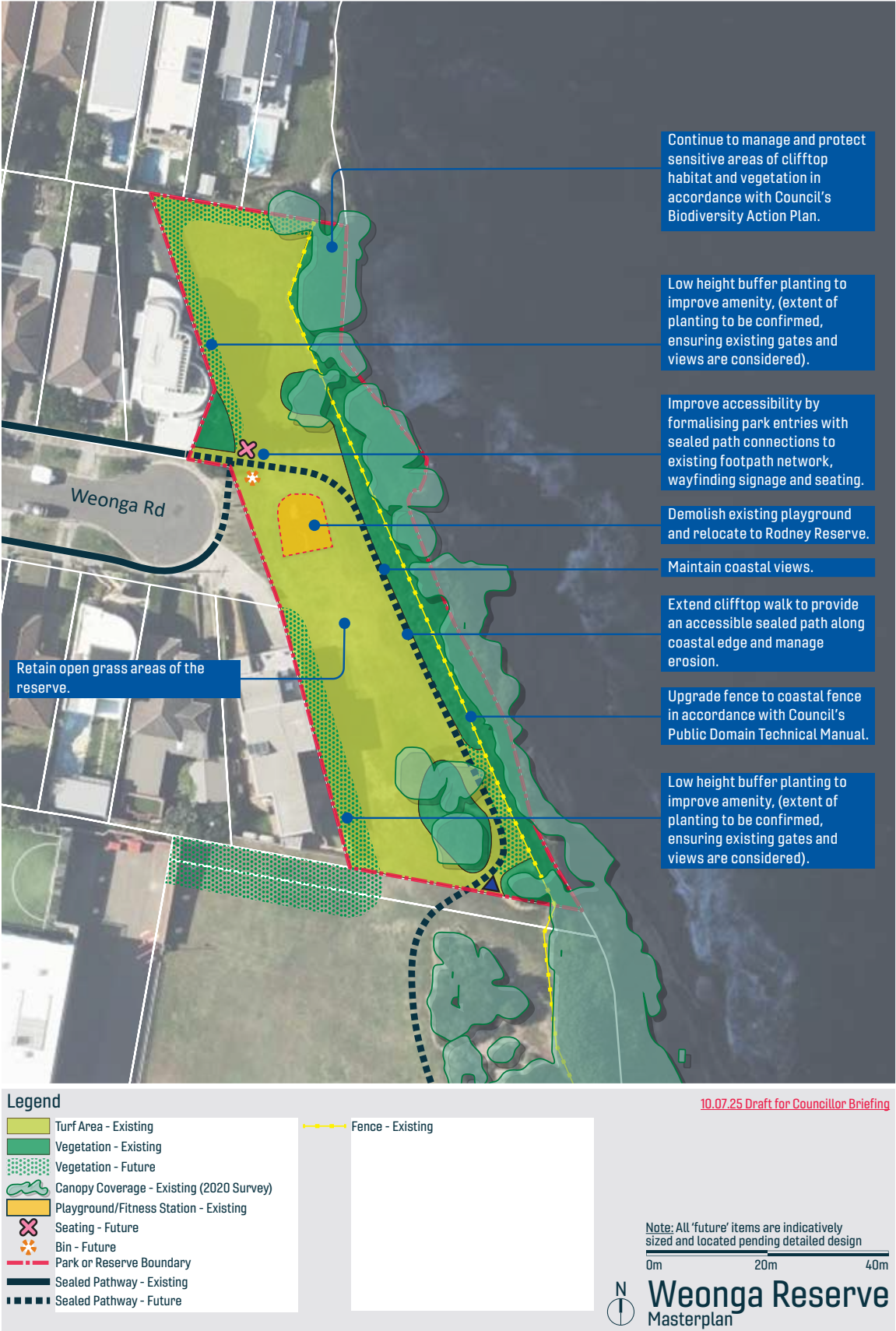
Note: All 'future' items are indicatively sized and located pending detailed design

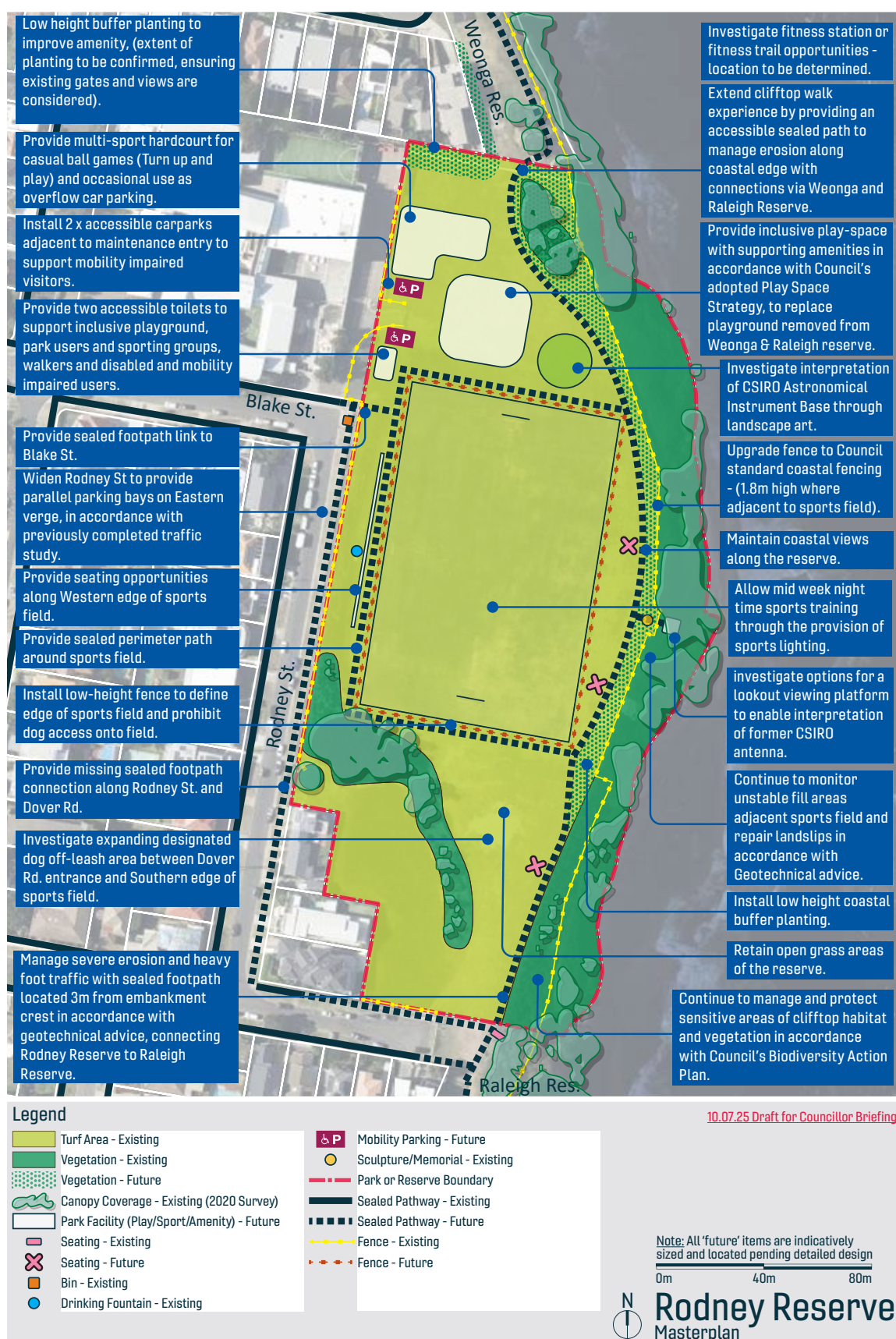
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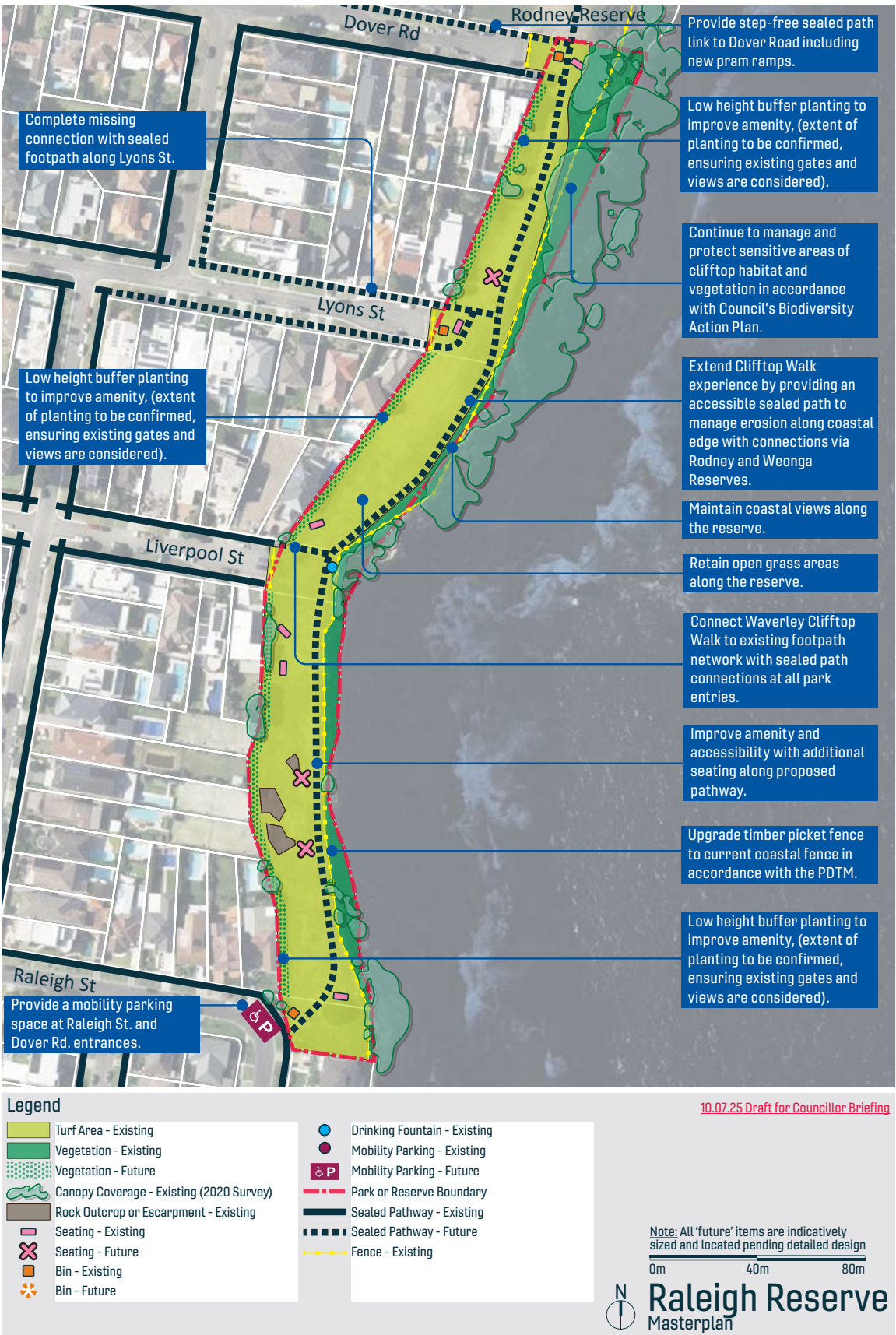


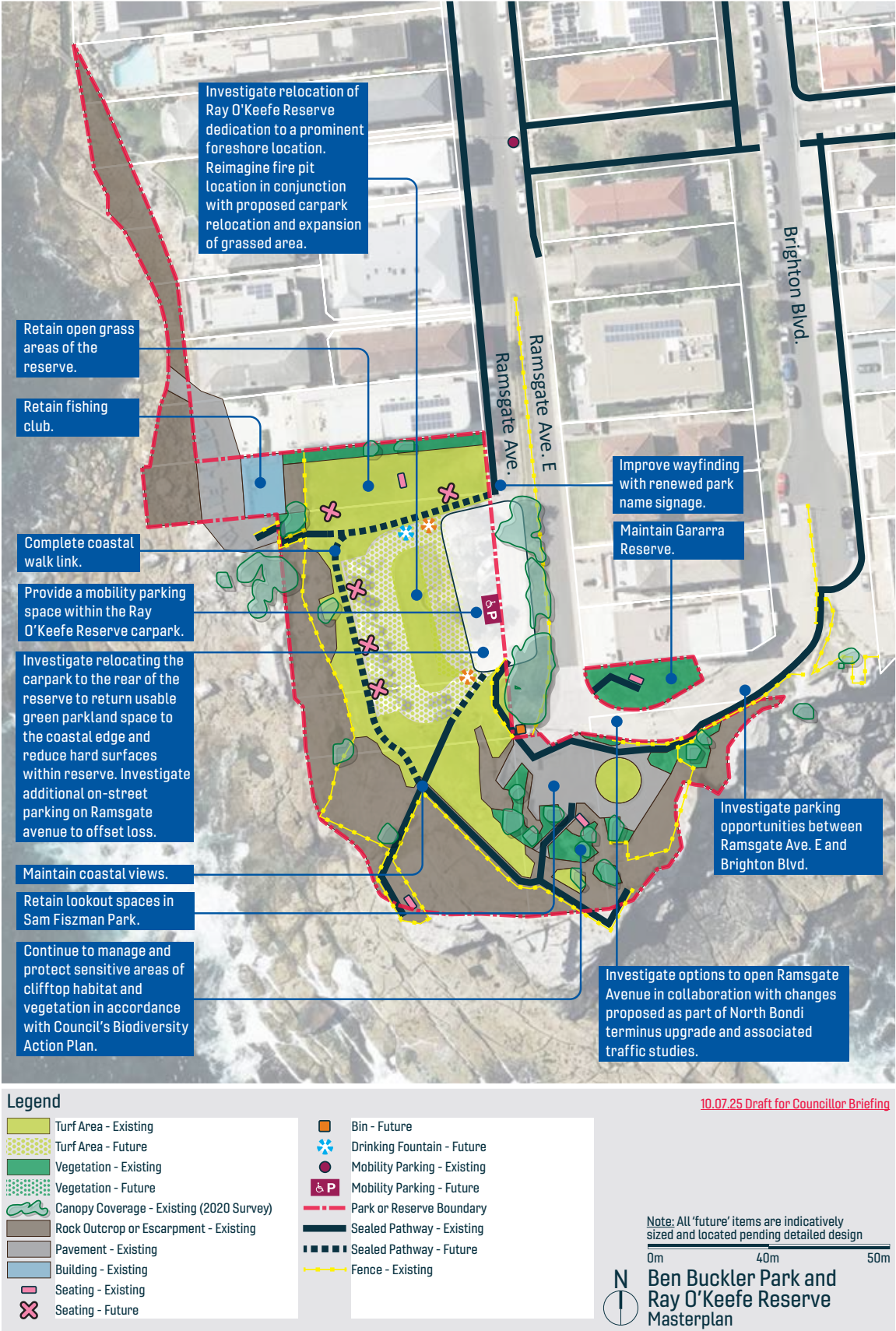
Diamond Bay Reserve and Craig Avenue Reserve Masterplan

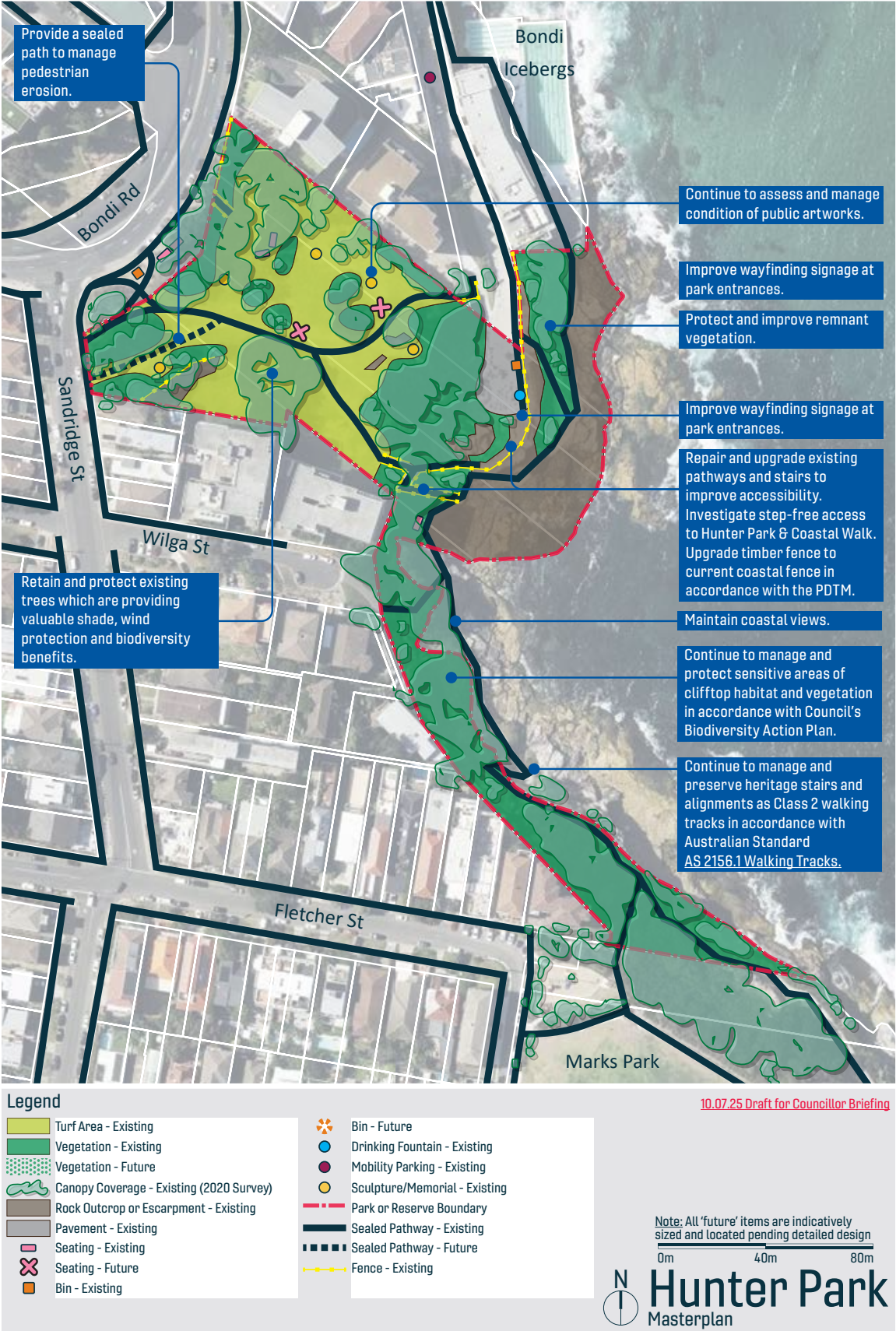


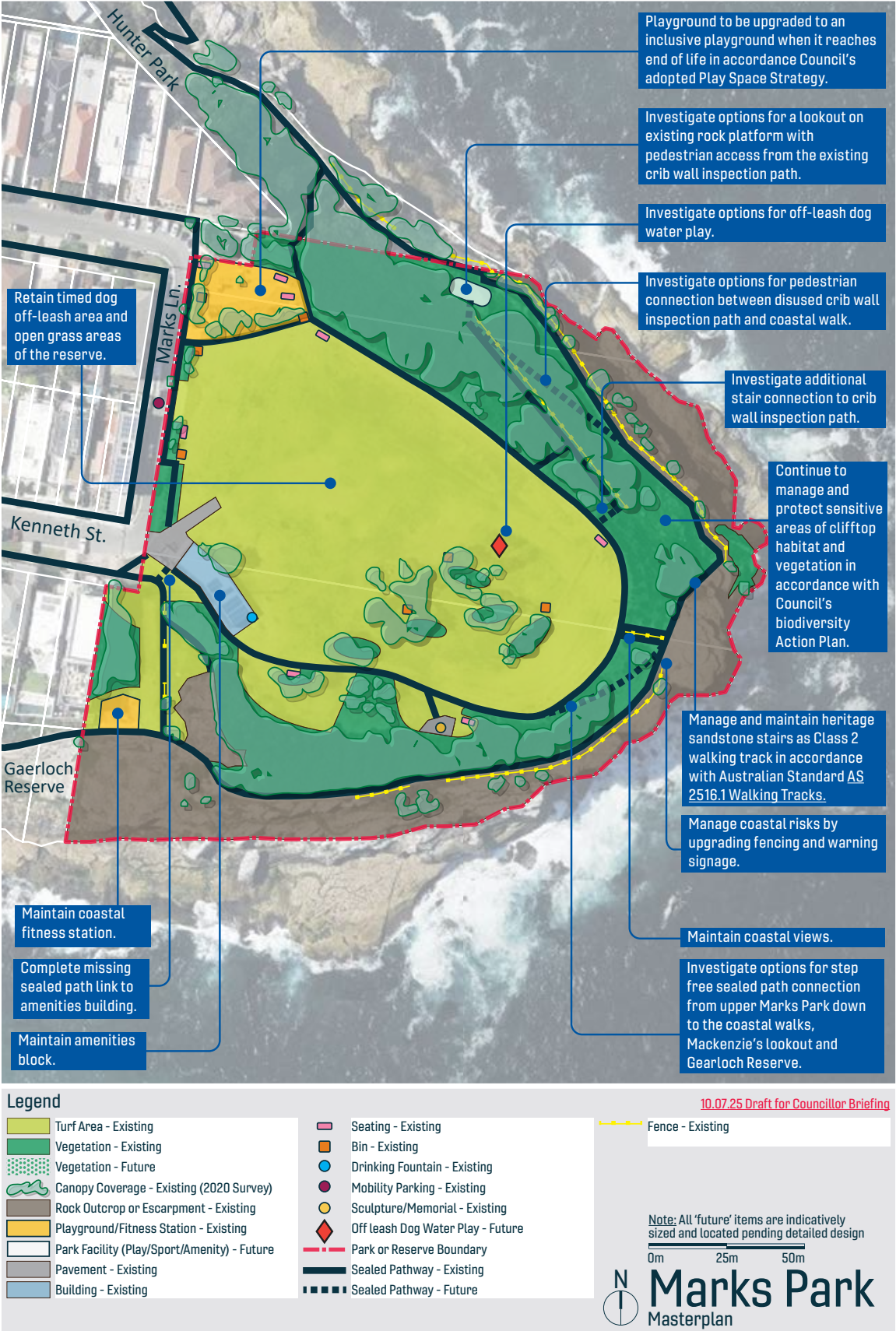


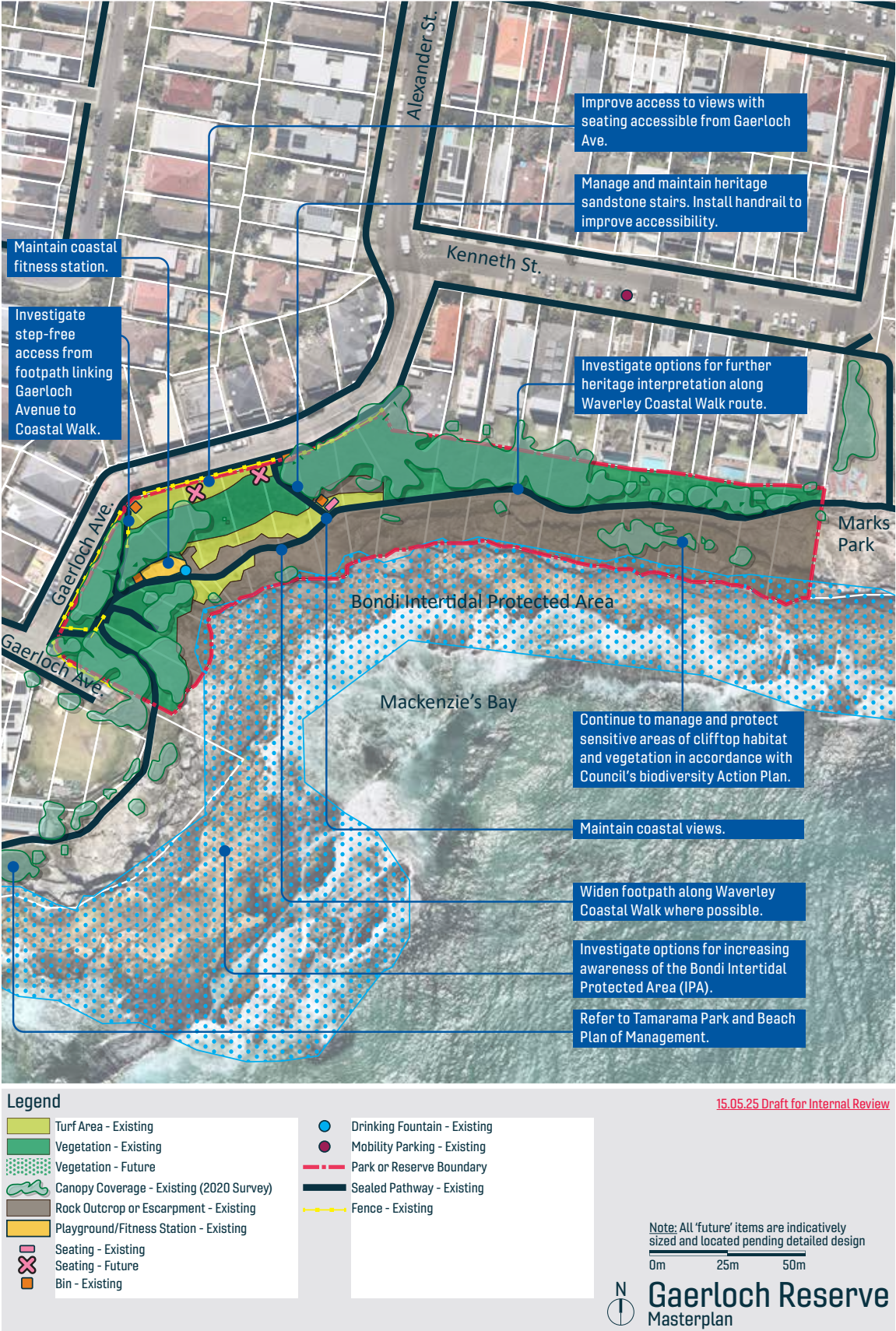


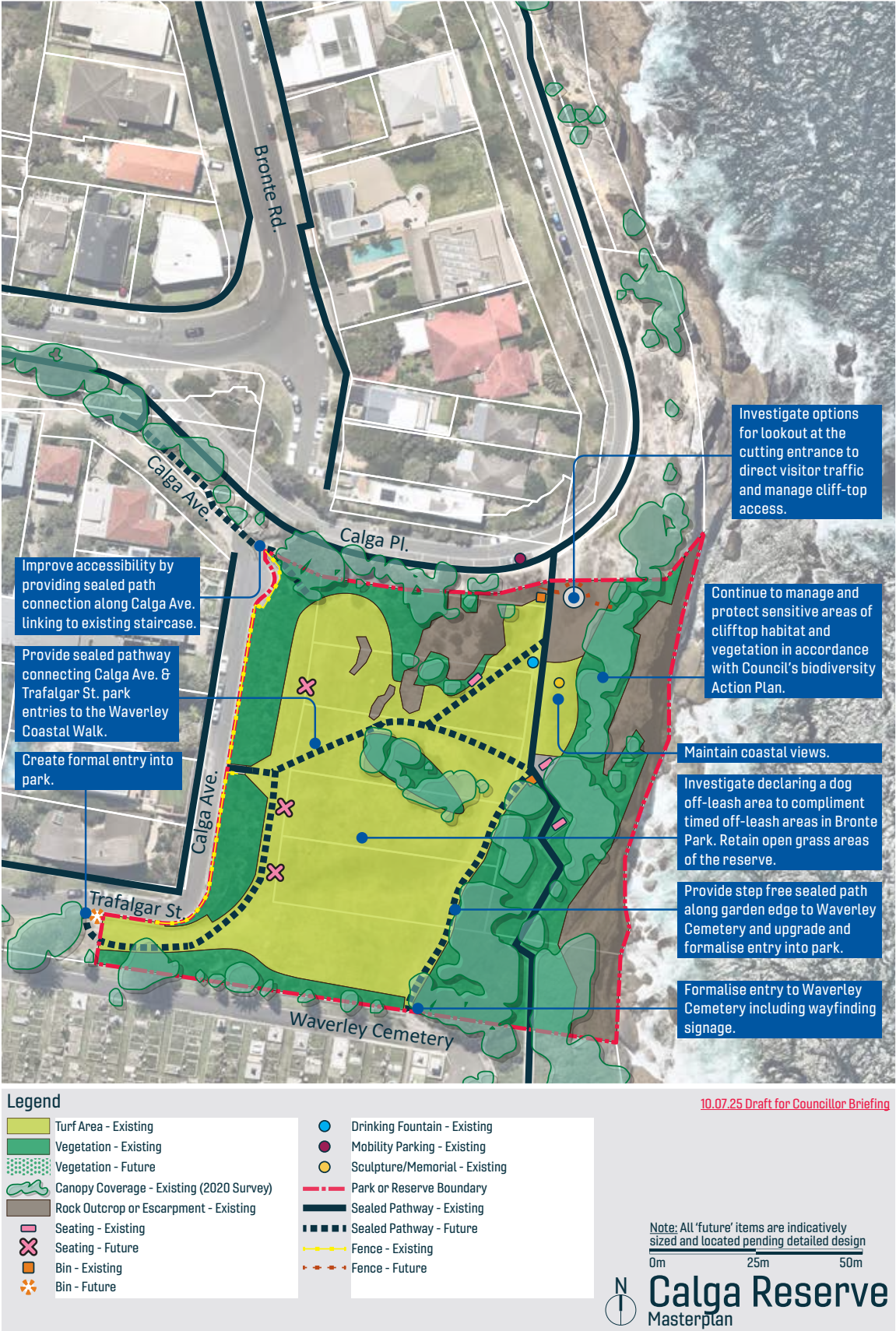




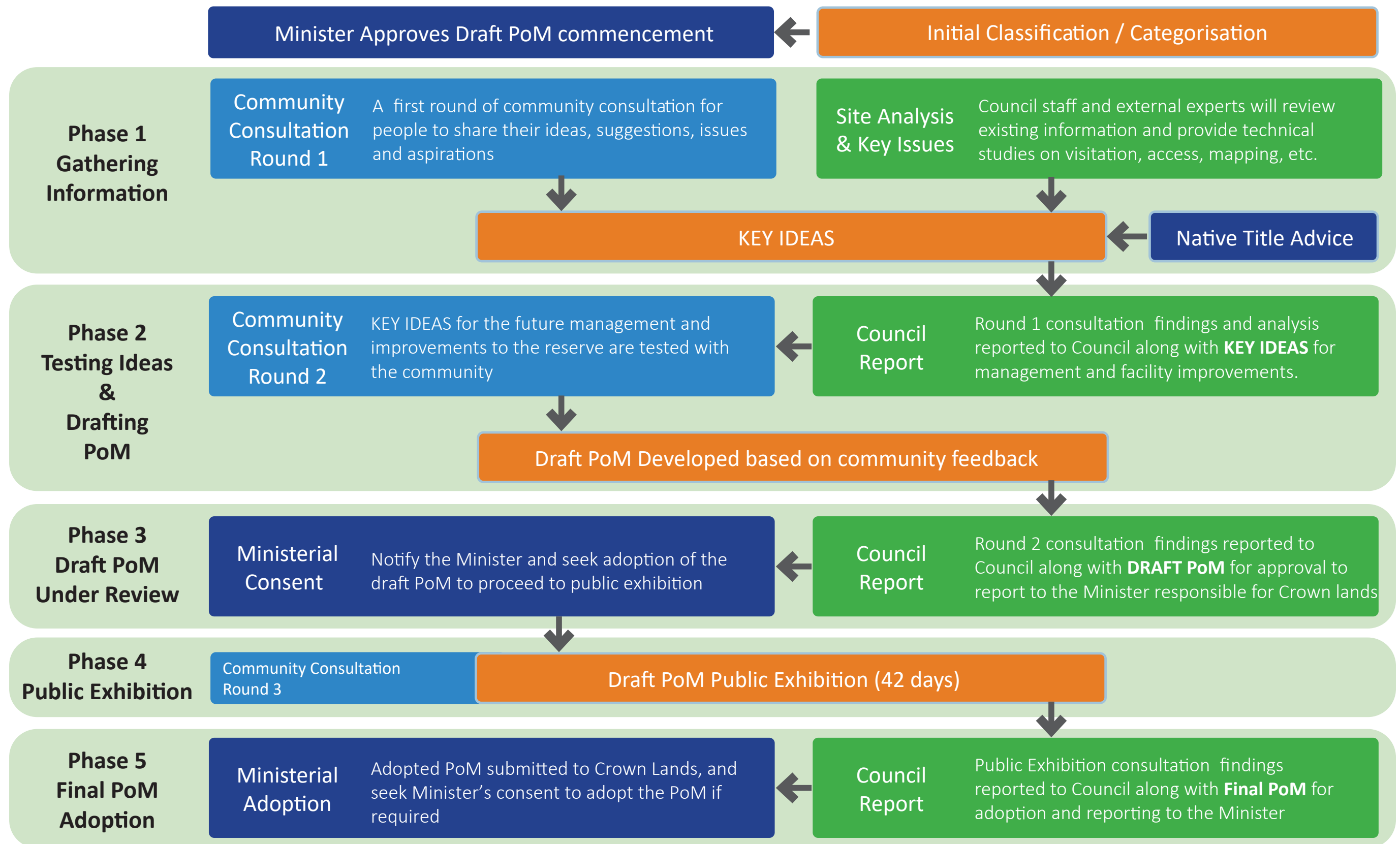








Typical PoM 5 Phase Processes



WAVERLEY COUNCIL

Note

Minister means the Minister responsible for Crown lands. Native title advice and steps related to the Minister only apply to Crown lands.

REPORT

CM/7.15/25.09



Subject: Petition - Tuckeroo Trees in Myuna Road, Dover Heights

TRIM No: SF19/2986

Manager: Ben Kusto, Executive Manager, Open Space and Recreation Operations

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Refers the petition to remove and replace the tuckeroo trees between 1 and 23 Myuna Road, Dover Heights, to the Director, Assets and Operations, for consideration.
2. Officers prepare a report to Council on the outcome.

1. Executive Summary

Council has received a petition containing 21 signatures of residents of Myuna Road, Dover Heights, requesting that the tuckeroo trees between 1 and 23 Myuna Road be removed and replaced.

It is recommended that the petition be referred to the Director, Assets and Operations, for consideration and that a report be prepared for Council on the outcome.

2. Introduction/Background

Council accepts petitions from persons who have an interest in the Waverley local government area as residents, landowners, businesses or in some other capacity. Petitions must concern matters that Council is authorised to determine.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Finance, Operations and Community Services Committee 6 June 2023	FC/5.2/23.06	That Council prunes all 16 Tuckeroo trees in Myuna Road, Dover Heights, in accordance with the Tree Management Policy and Tree Management Guidelines.
Council 18 April 2023	CM/8.2/23.04	That Council: <ol style="list-style-type: none"> 1. Notes that: <ol style="list-style-type: none"> (a) The Tuckeroo tree (<i>Cupaniopsis anacardioides</i>) is listed in Council's Street Tree Master Plan.

		<p>(b) The Tuckeroo tree is a commonly used tree species for street planting throughout Dover Heights due to its survival rate and adaptability to soil and weather conditions.</p> <p>(c) Tuckeroos trees were planted along the odd numbered (south) side of Myuna Road, Dover Heights, in or about 2007.</p> <p>(d) A Merit request review of all properties in Myuna Road has identified only two residents in the street and one resident living nearby who have requested pruning in respect of views dating from 2014, 2015 and 2019.</p> <p>2. Undertakes an inspection of the Tuckeroo trees on the south side of Myuna Road.</p> <p>3. Officers prepare a report to Council identifying which of the Tuckeroo trees in Myuna Road require maintenance pruning and selective crown reduction that will assist the reinstatement of pre-existing views.</p>
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4. Discussion

Council has received a petition containing 21 signatures of residents of Myuna Road, Dover Heights, requesting that the tuckeroo trees between 1 and 23 Myuna Road be removed and replaced.

The petition states:

1. *Before the Tuckeroos were planted, the existing street trees were 3m or less than in height and did not block iconic views between 1 and 23 Myuna Road.*
2. *Council planted new Tuckeroo Trees over 10 years ago and these trees have grown to heights ranging from 4-6m tall and the foliage has completely blocked the pre existing iconic views from 1-23 Myuna Road.*
3. *Residents have photographic proof of their pre-existing views before the Tuckeroo trees were planted.*
4. *Under the current Waverley Council tree policy, the Tuckeroo trees would not be allowed to be planted in this location.*
5. *Council trimmed the Tuckeroo trees to remedy the situation, but the trimming was on the sides, not in the height and the trimming did nothing to restore the pre existing iconic views.*
6. *The residents of Myuna Road signed here below, request that Council remedy the situation by removing the Tuckeroo trees and replacing them with native Grevillea trees which will not grow beyond 3m in height. Note that Grevilleas are one of the approved street trees for this area.*

The petition complies with the Petitions Policy.

5. Financial Impact

There is no unbudgeted cost to Council to consider the petition.

6. Risks/Issues

Nil.

7. Attachments

Nil.

NOTICE OF MOTION

CM/8.1/25.09



Subject: Thomas Hogan Reserve - Flooding and Amenity Upgrades

TRIM No: A25/1834

Submitted by: Councillor Spicer
Councillor Nemesh

MOTION:

That Council:

1. Notes community concerns regarding recurring flooding at Thomas Hogan Reserve during periods of heavy rainfall, impacting amenity, accessibility and safety for park users.
2. Officers prepare a report to Council on:
 - (a) The causes of flooding at Thomas Hogan Reserve and options to reduce future flooding impacts, building on the 2022 report and incorporating the outcomes of the Flood Planning report due in November 2025.
 - (b) Opportunities for further park improvements to enhance amenity, accessibility, and usability, noting that the short-term recommendations from the 2022 report have been completed.
 - (c) Findings and recommended actions, including indicative costings and potential funding, following the outcomes of the November 2025 Flood Planning report.

Background

Thomas Hogan Reserve is a valued local open space used for relaxation, walking, and community gatherings. In recent years, the reserve has experienced recurring flooding following heavy rainfall, which limits community access, damages turf and amenities, and poses safety concerns. At the same time, there is an opportunity to improve the overall amenity of the park through upgraded facilities, better accessibility, and enhanced landscaping. Investigating both flooding solutions and park improvements will help ensure the reserve remains safe, welcoming, and resilient for long-term community use.

General Manager's comment

The draft Flood Risk Management Study and Plan (FRMSP) is scheduled to be reported to Council in late 2025. This will include consideration of a flood mitigation option at Thomas Hogan Reserve. A report responding to the issues raised in this motion can be prepared once that the draft FRMSP is endorsed by Council for public exhibition.

Sharon Cassidy
Director, Assets and Operations

NOTICE OF MOTION

CM/8.2/25.09



Subject: Flower Bike Wands

TRIM No: A14/0193

Submitted by: Councillor Westwood

MOTION:

That Council:

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:
 - (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.
4. Informs the following stakeholders of this resolution:
 - (a) Bike East.

Background

The installation of the Bondi Junction bike path has been a tremendous success, as is evidenced by the 350% increase in usage since installation. There has been some commentary, however, that there are hazards to pedestrians along Spring Street, where the bike path is at the same level as the footpath with no physical delineation. The installation of bike wands along this edge is intended to provide a visual prompt to changed usage, which should in turn improve pedestrian safety.

Tulip cycle wands have recently been installed in London. For further information, see [here](#).

While it would be possible, and certainly easier, to purchase tulip cycle wands, a native Australian flower would be a wonderful development of the idea to bring joy to Sydney streets, as they have done in London. If possible, we could involve the winner of the Waverley Gardens competition to assist in the selection of the flower and also involve plastics recycling groups to develop the final product.

General Manager's comment

Should Council support this motion, officers will investigate the feasibility of creating bike wands as described in the motion, as well as suitable locations for placement.

Sharon Cassidy

Director, Assets and Operations

NOTICE OF MOTION

CM/8.3/25.09



Subject: Signage Manual Update

TRIM No: A24/0538

Submitted by: Councillor Frazer

MOTION:

That Council:

1. Considers options for 'Welcome to Waverley' local government area entry signage, as well as suburb entry signage.
2. Considers options for the relocation of the 'surfboards' entry artwork currently located at the corner of Syd Einfeld Drive and Oxford Street to a more prominent location.
3. Considers the feasibility of including QR codes on new or existing beach signage to provide information on beach safety and suburb information in the top six most popular visitor languages.
4. Prioritises planning for signage upgrades in parks and reserves, including interpretive panels at Dudley Page Reserve, Thomas Hogan Reserve, Sam Fisman Park, Hugh Bamford Reserve and Ray O'Keefe Reserve, with funding to be allocated in the 2026–27 Capital Works Program.
5. Offices prepare a report to Council by December 2025 on the options and feasibility of these items.

Background

Council has been utilising the current Signage Manual, now incorporated in the Public Domain Technical Manual, since it was developed in 2015. Since that time, signage has been upgraded in a number of parks and reserves focussed on areas where upgrades to the park or playgrounds is being undertaken. Interpretive signage has been included at number of parks including Waverley Park, Marlborough Reserve and Barracluff Park. It would now be timely to focus on additional parks including Dudley Page Reserve, Thomas Hogan Reserve and Sam Fisman Park to tell the stories of the people behind these reserves and parks.

The priority when the Signage Manual was developed was to ensure a coherent approach to signage in our parks, beaches and public spaces. It did not include local government area or suburb entry signage. This is now an appropriate time to consider options for Welcome to Waverley signage as well as suburb entry signage.

It is also now an appropriate time to review the suitability of including QR codes on our Bondi and Bronte Beach signage with QR codes in the key visitor languages, directing people to information on both beach safety and suburb information.

General Manager's comment

Should Council support this motion a report will be prepared on the feasibility, options, issues and budget for Council consideration. Early 2026 would be the recommended timeframe for a report considering current team commitments.

Sharon Cassidy

Director, Assets and Operations

NOTICE OF MOTION

CM/8.4/25.09



Subject: Motion for the 2025 Local Government Conference - Artificial Intelligence - Research and Support for Ethical, Values-Led Use in Local Government

TRIM No: A13/0314

Submitted by: Councillor Fabiano

MOTION:

That Council submits the following motion for consideration at the 2025 Local Government NSW Conference:

That LGNSW advocates for the NSW Government and Australian Government to:

1. Undertake coordinated research into the use of artificial intelligence (AI) in local government to ensure it is values-led, with a focus on:
 - (a) Achieving sustainability outcomes (climate action, waste reduction, circular economy initiatives).
 - (b) Improving equity of access to services and information.
 - (c) Strengthening democracy and community involvement in decision-making.
 - (d) Embedding ethical guardrails around privacy, transparency, accountability and environmental impacts.
2. Provide resources, funding and guidance for councils to trial AI tools in a safe, transparent and community-centred way.
3. Develop a state-wide framework for ethical AI use in local government, building on the NSW Government's Artificial Intelligence Framework, with practical guidance and resources to help councils apply these principles effectively at the local level.

Background

Some councils, including Waverley, are already using AI tools and align with the NSW Government's Artificial Intelligence Framework. However, resource limitations mean IT budgets are often absorbed by essential cyber security and legacy system upgrades, leaving little capacity to operationalise AI principles.

Across Australia, pilots are underway: 16 NSW councils are trialling AI in planning systems, Shoalhaven City Council has used AI on garbage trucks to identify and repair over 10,000 road defects in three months and Brisbane City Council is testing AI to reduce suburban traffic congestion by 20%. These examples show AI's efficiency potential. Yet without coordinated support, there is a risk of fragmented adoption that overlooks sustainability, equity, transparency and community trust. State

and federal governments must provide the resources and frameworks councils need to ensure AI enhances local democracy and aligns with community values.

General Manager's comment

Should Council support this motion, officers will submit it to the Local Government NSW (LGNSW) Annual Conference in November 2025

Tara Czinner
Director, Corporate Services

NOTICE OF MOTION

CM/8.5/25.09



Subject: Oxford Street between Leswell Street and Ruthven Street - 15-Minute Free Parking

TRIM No: A03/0779

Submitted by: Councillor Nemesh
Councillor Townsend
Councillor Westwood

MOTION:

That Council:

1. Installs a 15-minute free parking space on the north side of Oxford Steet, Bondi Junction, between Lewell Street and Ruthven Street on a six-month trial basis.
2. Notes that the parking space can be made permanent under delegation if it is effective in managing parking.

This notice of motion was signed by Crs Nemesh, Townsend and Westwood in accordance with clause 17.7 of the Code of Meeting Practice.

Background

At its meeting in June 2025, Council considered a petition containing 466 signatures requesting the implementation of free 15-minute parking along Oxford Street, between Grafton Street (Nelson Street) and Mill Hill Road (Leswell Street). Based on detailed consideration, officers recommended retaining the parking restrictions in Oxford Street, deferring further detailed assessment to an on-street metered parking review in 2026. The recommendation as approved by Council was to change the '1/2P, 8 am–5 pm' parking space on the western side of Nelson Street to '15P, 8–am–5 pm' to promote short-term parking opportunities in the area.

Since this has been implemented, businesses advise that the 15-minute parking change on Nelson Street does not provide the relief customers need. They advise that as this location is outside the petitioned area and considering the high volume of construction and patrons from the Nelson Hotel, it is highly unlikely that customers will find available spots.

A six-month trial of a suitably located 15-minute free parking spot on the north side of Oxford Street between Leswell Street and Ruthven Street can provide data to assess if this is of assistance to the businesses in this area.

General Manager's comment

Should this motion be supported, a 15-minute free parking spot will be installed at a suitable location on the north side of Oxford Steet between Lewell Street and Ruthven Street.

Sharon Cassidy
Director, Assets and Operations

NOTICE OF MOTION

CM/8.6/25.09



Subject: Dover Heights Coastal Reserves - Regular Bushland Maintenance

TRIM No: A22/0383

Submitted by: Councillor Frazer

MOTION:

That Council:

1. Notes the significant investment in bush regeneration along the northern coastal reserves (Diamond Bay, Eastern, Weonga, Rodney, Raleigh and Bulga pocket reserves) since 2008.
2. Notes that the lack of investment in regular landscape maintenance of these bushland areas, particularly along the cliff line, has resulted in the excess vegetation growth of both native and weed species that now blocks public access and enjoyment of coastal views.
3. Officers develop specifications to restore and preserve historical view corridors through the regular maintenance and ongoing management of the bushland areas in Diamond Bay Reserve, Eastern Reserve, Weonga Reserve, Rodney Reserve, Raleigh Reserve and Bulga Reserve, as well as the removal and ongoing management of excess weed growth.
4. Officers prepare a report to Council in October with the specifications and the cost and proposed timetable to undertake works.

Background

For many years, there has been frustration about the overgrowth of vegetation in the coastal reserves, particularly where it blocks public access to, and enjoyment of coastal views. The current management approach, while well-intentioned, has too often resulted in costly piecemeal weed control without delivering the outcomes residents expect. Now both overgrown native vegetation and excess weeds completely obstruct the view line along some sections of the coastal reserves. A balance must be achieved between bushland regeneration and the preservation and conservation of high community value assets including coastal views.

As a frequent user of the reserves, the proposed scope of works outlined in this motion offers a clear and practical way to restore previously established views and to improve the condition and experience for residents and visitors alike.

This notice of motion therefore seeks a report back to Council so that the scope, costs and timeline can be assessed.

General Manager's comment

If resolved by Council, officers will review and report back in October.

Fletcher Rayner

Director, Planning, Sustainability and Compliance

NOTICE OF MOTION CM/8.7/25.09



Subject: Charing Cross Street Upgrade and Festival

TRIM No: A23/0580

Submitted by: Councillor Masselos

MOTION:

That Council:

1. Notes:
 - (a) The progress on the Charing Cross Streetscape upgrade.
 - (b) The delays in completing the upgrade due to external factors, and that works are tentatively due for completion this coming November.
 - (c) That in previous years, the Charing Cross Festival had been held in two consecutive years.
 - (d) The resolution passed at the Council meeting on 10 October 2019 calling for the re-introduction of the Charing Cross Festival and a regular laneway activation was put on hold because of COVID.
 - (e) That it has supported local businesses in Charing Cross with a locally based promotions campaign.
2. Upon completion of Charing Cross Streetscape:
 - (a) Waives footpath seating fees for businesses in Charing Cross for 12 months to assist businesses to recover.
 - (b) Launches the upgraded Charing Cross streetscape with a footpath festival featuring local businesses, community organisations, Precincts and family friendly activities, with Victoria Street Car Park also to be included in the planning.
 - (c) Funds the launch of the streetscape upgrade through existing operational budget allocations.

Background

The Charing Cross Street Upgrade has been a long awaited and necessary public works program. Upon completion, the upgrade will not only improve the public and residential amenity, improve safety and beautify and enhance the built environment, it will also attract additional people to Charing Cross to the benefit of local business.

General Manager's comment

Through the construction project, Council has waived fees for four business for up to two months each, in accordance with the Fees and Charges, to recognise service disruptions. This results in waiving fees up to \$1,100 up to completion of the project. Waiving the fees for 12 months following the completion of the work will cost approximately \$8,700. Should Council support this motion, this will be included in the draft Q1 budget review for consideration.

Sharon Cassidy
Director, Assets and Operations

NOTICE OF MOTION

CM/8.8/25.09



Subject: Financial Statements in Annual Report - Executive Summary

TRIM No: A25/1917

Submitted by: Councillor Spicer

MOTION:

That Council:

1. Notes the importance of providing clear and accessible financial reporting to the community and Council's stakeholders as a matter of good governance and transparency.
2. Officers consult the Audit, Risk and Improvement Committee, as appropriate, in developing a succinct summary of Council's financial position to be included in the Annual Report, commencing from the 2024–25 financial year. This summary should highlight key financial outcomes, ratios, significant events and the overall financial position in plain language.
3. Includes this summary in all future Annual Reports to support ongoing transparency and community engagement.

Background

Council's Annual Report can be challenging for some members of the community to interpret. Providing a plain-language executive summary will make key outcomes, ratios and significant events easier to understand and present a clearer view of Council's financial position. Consultation with the Audit, Risk and Improvement Committee will help ensure the summary is accurate, reflects best practice and enhances transparency and community engagement.

General Manager's comment

The Annual Report currently provides a financial snapshot. If Council resolves, an additional summary of Council's financial position can be included in the Annual Report.

Tara Czinner
Director, Corporate Services

QUESTION WITH NOTICE

CM/9.1/25.09



Subject: St James Reserve

TRIM No: A04/0319

Submitted by: Councillor Fabiano

QUESTION

The following questions were submitted by Cr Fabiano:

1. As Council officers are on the record as acknowledging that residents will be consulted on how the \$350,000 planning agreement funding for the park on St James Road will be spent, could you indicate when this consultation will take place, what will be the format for the consultation and how will residents be contacted?
2. Has the Local Parks Plan of Management been finalised and when will it be publicly available?
3. In what years, over the past 10 years, has the park on St James Road been returfed?
4. Considering the degraded state of the main turfed area in this park, when will the next returfing occur?
5. Considering in recent years some play equipment has been removed and not returned or replaced, what are Council's plans to ensure play equipment is returned or upgraded?

General Manager's answer

1. Voluntary planning agreement (VPA) funding for St James Reserve has not yet been received, and it would be premature to commence consultation or planning until the funding is secured. For example, if the developer were to modify the approved DA to a complying development, the VPA may no longer apply, and Council would not receive the funds.

Once VPA funds are received, they are allocated to the designated project and incorporated into Council's Long Term Financial Plan. From there, resources can be organised, and the project can proceed through procurement and delivery.

Project timing is determined by a range of factors, including alignment with adopted strategies and plans, urgency compared to other capital works, and the need to ensure upgrades are delivered equitably across the community. While the VPA funding will be applied to St James Reserve (if received), it does not mean this project will automatically be expedited ahead of other urgent park works.

When significant park or playground upgrades are undertaken, Council engages with the community in line with its Community Engagement Strategy. This includes resident notifications, flyers, onsite posters, letterbox drops, social media announcements, e-news, the Have Your Say website and on-site consultation days.

2. Council will be commencing the Local Parks Plan of Management (PoM) with Round 1 community consultation likely to commence in early 2026. The PoM will provide Council a better understanding of all our local parks to help underpin priorities across the portfolio of parks. This process will be the vehicle to engage with the community to formerly receive feedback on St James Reserve from all residents in the area.

The Local Parks PoM will determine when a major upgrade of St James Reserve should be scheduled. Once the PoM is adopted, St James Reserve can be programmed into the Long Term Financial Plan with appropriate funding allocated to support an upgrade underpinned by any VPA contributions received.

3. St James Reserve was last returfed in 2022.
4. St James Reserve is scheduled to be returfed as part of this year's spring turf improvement program.
5. Some play equipment has been removed as it had reached the end of its serviceable life. Council staff are assessing suitable replacement items that can be delivered within this year's budget. Quotes are currently being obtained for repairs to the softfall matting under the swings, and Council will advise which additional equipment can be replaced once this process is complete. An outcome is expected within the next four weeks.

Sharon Cassidy
Director, Assets and Operations

URGENT BUSINESS
CM/10/25.09**Subject:** Urgent Business**Author:** Emily Scott, General Manager

In accordance with clause 9.3 of the Waverley Code of Meeting Practice, business may be considered at a meeting of Council even though due notice of the business has not been given to councillors. However, this can happen only if:

1. The business to be considered is ruled by the chair to be of great urgency on the grounds that it requires a decision by Council before the next scheduled ordinary meeting of Council, and
2. A motion is passed to have the business considered at the meeting.

Such a motion can be moved without notice.

Only the mover of the motion can speak to the motion before it is put. A motion to have urgent business transacted at the meeting requires a seconder.

For business to be considered urgent, it must require a decision by Council before the next scheduled ordinary meeting of Council.

The mover of the motion must, when speaking to the motion, explain why he or she believes it requires a decision by Council before the next scheduled ordinary meeting of Council.

CLOSED SESSION

CM/11/25.09

Subject: Moving into Closed Session

Author: Emily Scott, General Manager



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:

CM/11.1/25.09 CONFIDENTIAL REPORT - Procurement Exemption - Commercial Business Service Reviews

This matter is considered to be confidential in accordance with section 10A(2)(d)(i) of the *Local Government Act*, and the 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 commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

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 14.9–14.10 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

CM/12/25.09

Subject: Resuming in Open Session

Author: Emily Scott, General Manager



RECOMMENDATION:

That Council resumes in open session.

Introduction/Background

In accordance with clause 14.21 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.