



WAVERLEY  
COUNCIL

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

**Present:**

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

**Staff in attendance:**

Emily Scott	General Manager
Sharon Cassidy	Director, Assets and Operations
Fletcher Rayner	Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

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

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

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

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

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

## PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

### 1. Apologies

There were no apologies.

### 2. Declarations of Interest

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

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

## ITEMS BY EXCEPTION

### MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

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

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

### 3. Confirmation of Minutes

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

**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson

Seconder: Cr Nemesh

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

### 4. Mayoral Minutes

There were no mayoral minutes.

### 5. Reports

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

**MOTION / DECISION**

Mover: Cr Nemesh

Seconder: Cr Westwood

That Council:

1. Exercises the delegations issued by the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979 to finalise the planning proposal on the general update to the *Waverley Local Environmental Plan 2012* (WLEP) attached to the report (Attachment 1) and to amend the WLEP, subject to the following amendments:
  - (a) Amend clause 4.3(a) to read 'To ensure building heights preserve the environmental amenity of neighbouring properties and public spaces' to clarify the broader intent of the clause and ensure building height controls are interpreted in a way that protects the environmental amenity of neighbouring properties and public spaces.
  - (b) Do not amend clause 4.3(d) to maintain the current provisions of the clause and avoid introducing potential inconsistencies with the State planning framework.
  - (c) Do not amend clause 6.14 to maintain the current provisions of the clause and avoid introducing potential inconsistencies with the State planning framework.
2. Writes to all those who made submissions advising them of Council's decision.
3. Publicly re-exhibits the draft Display of Goods on the Footpath Policy and Guidelines attached to the report (Attachment 3) for 28 days.
4. Officers prepare a report to Council following the exhibition period.

**Division**

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

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

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

Mover: Cr Stephenson

Seconder: Cr Nemesh

That:

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

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

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

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Approves the submission to the NSW Department of Planning, Housing and Infrastructure

attached to the report (Attachment 5) on A New Approach to Strategic Planning and the draft Sydney Plan.

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

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

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

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

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

## **DECISION**

That Council:

1. Approves the submission to the NSW Department of Planning, Housing and Infrastructure attached to the report (Attachment 5) on A New Approach to Strategic Planning and the draft Sydney Plan.
2. Includes the content from mayoral minute CM/6.1/25.07 – NSW Planning Reform in the submission to the Department.

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

#### **MOTION / DECISION**

Mover:        Cr Nemesh  
Seconder:    Cr Westwood

That Council:

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

#### **Division**

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

Townsend and Westwood.

**Against the Motion:** Crs Fabiano and Wy Kanak.

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

**MOTION**

Mover:        Cr Nemesh

Seconder: Cr Frazer

That Council:

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

**AMENDMENT**

Mover:        Cr Lewis

Seconder: Cr Masselos

That:

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

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

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

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

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

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

**DECISION**

That Council:

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

**Division**

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

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

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

Mover: Cr Nemesh

Seconder: Cr Frazer

That Council:

1. Notes the outcomes of the community consultation on the key ideas and master plans for the Coastal Reserves Plan of Management.
2. Updates the draft Plan of Management and master plans, incorporating community feedback as set out in the report, subject to:
  - (a) Removing any provision for night-time sports field lighting at Rodney Reserve.
  - (b) Officers considering both Option 1 and Option 2 as part of the CSIRO Heritage Interpretation Feasibility Study at Rodney Reserve.
3. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

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

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council:

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

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

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

Mover:     Cr Stephenson  
Seconder: Cr Nemesh

That Council:

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

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

Mover:     Cr Westwood  
Seconder: Cr Spicer

That Council:

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

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

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

**UNANIMOUS DECISION**

That Council:

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

## 6. Urgent Business

There was no urgent business.

## 7. Closed Session

### PD/7/26.03 Closed Session

#### MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That:

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

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

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

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

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

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

At 8.45 pm, Council moved into closed session.

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

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

**MOTION / DECISION**

Mover:        Cr Nemesh

Seconder: Cr Spicer

That Council:

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

**Division**

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

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

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

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

**MOTION / DECISION**

Mover:        Cr Stephenson

Seconder: Cr Nemesh

That Council:

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

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

**Division**

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

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

**8. Resuming in Open Session**

**PD/8/26.03 Resuming in Open Session**

**MOTION / DECISION**

Mover: Cr Stephenson

Seconder: Cr Spicer

That Council resumes in open session.

*At 9.10 pm, Council resumed in open session.*

***Resolutions from closed session made public***

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

**9. Meeting Closure**

**THE MEETING CLOSED AT 9.13 PM.**

.....  
**SIGNED AND CONFIRMED**

**CHAIR**

**5 MAY 2026**