



WAVERLEY
COUNCIL

**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 5 MAY 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, Planning, Sustainability and Compliance
Tara Czinner	Director, Corporate Services
Shane Smith	Acting Director, Assets and Operations
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 proceedings at 8.08 pm, those present were as listed above.

Crs Fabiano, Frazer and Wy Kanak attended the meeting by audio-visual link in accordance with previous resolutions of Council.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

1. Apologies/Leaves of Absence

There were no apologies.

2. Declarations of Interest

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

ITEMS BY EXCEPTION

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

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

PD/3.1/26.05 Confirmation of Minutes – Strategic Planning and Development Committee Meeting – 10 March 2026.

PD/5.3/26.05 Planning Agreement – 100-102 Ramsgate Avenue, Bondi Beach.

3. Confirmation of Minutes

PD/3.1/26.05 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 10 March 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 March 2026 as a true record of the proceedings of that meeting.

4. Mayoral Minutes

There were no mayoral minutes.

5. Reports

PD/5.1/26.05 Bondi Junction Vision and Master Plan (A25/0985)

MOTION

Mover: Cr Nimesh
Seconder: Cr Westwood

That Council:

1. Defers the draft Bondi Junction Vision and Master Plan attached to the report to the May Council meeting for public exhibition, subject to the following amendments:
 - (a) Page 44 of the agenda, 'Vision' – Under 'An urban oasis', add 'The High Line'.
 - (b) Page 52 of the agenda, section 3, 'Civic Precinct' – Amend 'expanded and consolidated civic and cultural precinct with a new Council Civic building/chambers' to read as follows:

'expanded and consolidated civic and cultural precinct with new Council Civic buildings including a new Council Chambers.'
 - (c) Page 52 of the agenda, section 4, 'Al Fresco street life' – Amend 'Bronte Road and West Oxford Street are reinforced as local character anchors' to read as follows:

'Bronte Road and West Oxford Street remain as local character anchors and enhanced by adaptative reuse shop top housing.'
 - (d) Page 60 of the agenda, section 1, 'Calmed and greener city streets' – Amend 'upgraded with elements such as raise thresholders, tree planting and slower speeds to support safer and more comfortable walking' to read as follows:

'upgraded with elements such as raise thresholders and tree planting to support safer and more comfortable walking.'

This language is to be replicated on page 63 of the agenda as part of section C.2.
 - (e) Page 60 of the agenda, section 4, 'Revitalised arcades and lanes along Oxford Street Mall' – Amend 'Existing arcades and laneway will be strengthened as fine-grain retail and pedestrian spaces that support activity and walkability' to read as follows:

'Site through links and laneways will be strengthened to support pedestrianisation and walkability.'

This language is to be replicated on page 63 of the agenda as part of section C.4.
 - (f) Page 64 of the agenda, section 3, 'Ambition 3' – Add the 'High Line'. The creation of a highline is to be located adjacent to Syd Einfeld Drive with on and off ramps to Grafton Street below.

- (i) Notes that Council has previously explored the idea of a cycle high line in 2016.
- (g) Page 71 of the agenda, 'New open spaces and plazas' – Amend item 14 to read as follows:
'New recreation facility under Syd Einfield Drive.'
- This language is to be replicated on page 73 of the agenda as part of section O.6.
- (h) Page 71 of the agenda, 'New open spaces and plazas' – Delete item 16. This language is to be replicated on page 73 of the agenda as part of section O.8.
- (i) Page 78 of the agenda, section 2, 'City Centre Character' – Amend 'Continue and strengthen Bondi Junction city centre character with high-rise mixed-use development and opportunity for increased heights up to 22 storeys within the city centre core' to read as follows:
'strengthen Bondi Junction city centre character with high-rise mixed-use development with increased heights and density within the city centre core.'
- (j) Page 78 of the agenda, section 4, 'Mid Rise local villages' – Amend 'retain the village character within West Oxford Street and Bronte Road while supporting mid-rise shop top housing' to read as follows:
'retain the fine grain facades (where appropriate) within West Oxford Street and Bronte Road while supporting adaptive reuse shop top housing.'
- (k) Page 78 of the agenda, section 5, 'Eastern Gateway' – Amend 'enable increase housing opportunities along Bondi Road, up to 15-18 storeys, enhancing the eastern gateway into Bondi Junction' to read as follows:
'enable increase housing opportunities along Bondi Road, enhancing the eastern gateway into Bondi Junction.'
- (l) Page 78 of the agenda, section 8 'Diverse Housing' – Amend 'Support a diverse range of building types and housing across the centres, including high-rise mixed-use development, mid-rise local villages, mid to high-rise apartments, walk up apartments, terraces and townhouses, duplexes and detached dwellings' to read as follows:
'Support a diverse range of building types and housing across the centres, including high-rise mixed-use development, adaptive reuse shop top housing within local villages, mid to high-rise apartments, walk up apartments, terraces and townhouses, duplexes and detached dwellings.'
- (m) Page 79 of the agenda – Amend as follows:
- (i) Convert all ranges in storey height to a maximum height set in meters based on Apartment Design Guide (ADG) minimum floor to floor height to ensure flexibility in built form, noting the approximate height of the existing built form:
- Meriton Towers – 90 m/25 Storeys and 74 m/21 storeys.
 - Eastgate – 85 m/22 storeys.
 - Westfield Towers – 99 m/25 storeys
- (ii) Delete 'existing buildings height' and provide an additional and separate current

height of building map (in metres) to ascertain the differences between the current Local Environmental Plan height of buildings (in metres) and proposed height of buildings (in metres).

- (iii) Amend the height of buildings within the block between Spring Street and Ebley Street, Newland Street and Bronte Road to align with the already existing built form conditions of the Eastgate Towers and extend this height of building as a minimum throughout this block.
 - (iv) Note that floor space ratio should be removed from the current MU1 and E2 zoned areas.
 - (v) Note that potential tower forms on the eastern portion of Oxford Street Mall have less amenity impacts such as overshadowing of open public spaces than the potential tower forms on the western portion of Oxford Street Mall.
- (n) Page 82 of the agenda, Key Principle 3 – Amend ‘Retain and continue the fine grain character of historical main streets, particularly in the West Oxford Street and Bronte Road village centres while supporting moderate renewal opportunities’ to read as follows:
- ‘Retain the fine grain character of historical main streets (where appropriate), particularly in the West Oxford Street and Bronte Road village centres while supporting renewal opportunities.’
- (o) Page 82 of the agenda, ‘Approach to heritage’ – Note that the Master Plan seeks to remove the local heritage items within Oxford Street Mall commercial precinct.
- (p) Page 83 of the agenda, ‘West Oxford Village’ – Amend ‘fine grain local shops and food and beverage’ to read as follows:
- ‘fine grain local shops with potential for adaptative reuse as part of the Western Gateway entrance to Bondi Junction.’
- (q) Page 84 of the agenda, ‘Oxford Street Mall’, section 1 – Delete ‘ranging 24-30 storeys.’
- (r) Page 84 of the agenda, ‘Oxford Street Mall’, section 4 – Delete ‘6 m above.’
- (s) Page 85 of the agenda, ‘Civic Precinct’, section 2 – Amend from ‘Explore a new location for a consolidated community facility whether on the Officeworks site, where it can be integrated with new housing, or within an expanded Clementson Park, or alternatively, a series of community buildings and pavilions’ to read as follows:
- ‘Investigate a location within the precinct to be redeveloped into consolidated community and cultural facility including the potential for a theatre, gallery and studios.’
- (t) Page 85 of the agenda, ‘Civic Precinct’, section 3 – Amend from ‘Provide consolidated Council offices, civic uses and public services, as well as other commercial office spaces, medical and allied health facilities, boosting local jobs within the precinct, accommodated within ground floor and podium levels (with residential above) or standalone commercial buildings’ to read as follows:
- ‘Provide consolidated Council offices, civic uses and public services (including childcare and library facilities), as well as other commercial office spaces within the precinct including consideration of the current Officeworks site.’

- (u) Page 85 of the agenda, 'Civic Precinct', section 4 – Delete reference to a storey range.
- (v) Page 85 of the agenda, 'Civic Precinct' – Add the creation of east-west (between the Library site and the Officeworks site) and north-south site (between Clementson Park through to Spring Street).
- (w) Page 86 of the agenda, 'Bondi Road East Gateway', sections 1 and 2 – Amend the storey height range to a maximum height in meters.
- (x) Page 86 of the agenda, 'Bondi Road East Gateway', section 4 – Amend from 'Opportunity to utilise Council-owned assets to integrate a new mixed-use development with recreational facilities and enhancement to Fingleton Reserve' to read as follows:

'Opportunity to utilise Council-owned assets to integrate a new mixed-use development.'
- (y) Page 86 of the agenda, 'Bondi Road East Gateway', section 5 – Amend 'Opportunity to explore redevelopment of the former Council Chambers building into a standalone sports and recreational facility' to read as follows:

'redevelop the former Council Chambers building into a standalone community and recreational facility.'
- (z) Page 88 of the agenda, 'West Oxford Street Village' – Amend 'West Oxford Street Village will be retained and revitalised as the fine grain village centre at the western edge of Bondi Junction, anchored by heritage markers, and within a short walk and bike to Centennial Park. At the westernmost point, a new apartment tower development will mark the western gateway into Bondi Junction' to read as follows:

'West Oxford Street is an important Western Gateway into Bondi Junction. The character of West Oxford Street Village will be retained (where appropriate) and be revitalised through appropriate adaptive reuse strategies. The northern side of West Oxford Street on the corner of York Road and Sydney Einfield Drive already has an existing 47 metre residential tower.'
- (aa) Page 88 of the agenda, 'West Oxford Street Village', section 1 – Amend 'Retain the fine grain shop-top character of the village centre while enabling moderate mid-rise development with new housing opportunities ranging 5-8 storeys' to read as follows:

'Retain the fine grain shop-top character of the village centre where appropriate while enabling adaptive reuse shop top housing'.
- (bb) Page 88 of the agenda, 'West Oxford Street Village' – Considers uplift (between York Road and Nelson Street on the Northern side of Oxford Street) commensurate with the already approved height on the corner of Oxford Street and York Road.
- (cc) Page 89 of the agenda, 'Growth Action Plan', section G.2 – Amend to read as follows:

'Investigate the application of the Waverley Affordable Housing Contributions Scheme to areas subject to uplift'.
- (dd) Page 89 of the agenda, 'Growth Action Plan' – Delete section G.7.
- (ee) Page 89 of the agenda, 'Growth Action Plan' – Delete section G.8.

- (ff) Page 89 of the agenda, 'Growth Action Plan' – Add a new Growth Strategy to read as follows:

'Investigate and develop a methodology to ensure Council can value capture from any proposed uplift.'

- (gg) Page 89 of the agenda, 'Growth Action Plan' – Add a new Growth Strategy to read as follows:

'Establish minimum lot sizes and provide incentives for lot amalgamation.'

- (hh) Page 94 of the agenda, 'A transformed Oxford Street Mall' – Add a new section 10 to read as follows:

'Integrated underground basement parking.'

- (ii) Page 94 of the agenda, 'A transformed Oxford Street Mall' – Add a new section 11 to read as follows:

'Increased setbacks at ground level to facilitate a wider Oxford Street Mall.'

- (jj) Page 94 of the agenda, 'A transformed Oxford Street Mall' – Add a new section 12 to read as follows:

'Investigate integration between the train concourse and the existing Westfield shopping centre.'

- (kk) Amend the Growth Action Plan on page 89 of the agenda and the Action Plan on page 111 of the agenda to reflect the changes listed above.

- (ll) Page 118 of the agenda, 'Key public infrastructure costs' – Amend 'new park under Syd Einfeld Drive' to read as follows:

'new facilities under Syd Einfeld Drive.'

- (mm) Create two additional renders for inclusion into the Vision and Master Plan:

(i) Eastern Gateway.

(ii) Western Gateway.

2. Notes that community consultation has occurred in accordance with the Bondi Junction Vision and Master Plan – Project Plan (CM/7.9/24.12) and that further consultation will occur once Council approves this plan for public exhibition.

AMENDMENT

Mover: Cr Spooner

Seconder: Cr Merten

That the following clause (nn) be added to the motion:

'Page 25 of the agenda, "Opening foreword", third paragraph – After "Council has worked closely with resident business and partners to develop this plan. Their insights and aspirations have guided every step of the process and will continue to do so as we move forward", add a sentence to read as

follows:

“Notwithstanding this, as Mayor, I have chosen to significantly amend the proposals in this plan to better reflect my own ideas.”

THE AMENDMENT WAS PUT AND DECLARED LOST.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

DECISION

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‘new facilities under Syd Einfeld Drive.’

- (mm) Create two additional renders for inclusion into the Vision and Master Plan:

(i) Eastern Gateway.

(ii) Western Gateway.

2. Notes that community consultation has occurred in accordance with the Bondi Junction Vision and Master Plan – Project Plan (CM/7.9/24.12) and that further consultation will occur once Council approves this plan for public exhibition.

Cr Wy Kanak requested that his vote against the motion be recorded in the minutes.

PD/5.2/26.05 Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025 Implementation - Submissions (A11/0500)**MOTION**

Mover: Cr Nemesh
Seconder: Cr Westwood

That Council:

1. Approves the submission to the Department attached to the report (Attachment 1) on the draft Statewide Community Participation Plan.
2. Notes that any further submissions on the *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* will come to Council for approval.
3. Officers prepare a report to Council following the full implementation of the Act, including an explanation of how the Act has ultimately changed the planning system.

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

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

UNANIMOUS DECISION

That Council:

1. Approves the submission to the Department attached to the report (Attachment 1) on the draft Statewide Community Participation Plan.
2. Notes that any further submissions on the *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* will come to Council for approval prior to submission.
3. Officers prepare a report to Council following the full implementation of the Act, including an explanation of how the Act has ultimately changed the planning system.

Division

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

Against the Motion: Nil.

PD/5.3/26.05 Planning Agreement - 100-102 Ramsgate Avenue, Bondi Beach (SF25/4537)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson
Seconder: Cr Nemesh

That Council:

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

2. Authorises the General Manager to sign and execute the agreement.

Division

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

Against the Motion: Crs Nil.

PD/5.4/26.05 Rose Bay Secondary College - Community Access (A20/0651)**MOTION**

Mover: Cr Nemesh

Seconder: Cr Lewis

That Council:

1. Notes the update on Council's negotiations with the Department of Education to provide public access to the playing field at Rose Bay Secondary College.
2. Requests the Mayor to write to the Minister for Education, the Hon Pru Car MP, seeking an urgent meeting on the matter.
3. In principle supports entering into a Joint Use Agreement with the College to enable public access, subject to further discussions on financial and resource impacts on Council.
4. Officers prepare a report to Council after further discussions have been held with the Department of Education.
5. Writes to the North Bondi Precinct and the North Bondi Residents Action Group to inform them of this resolution.

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

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

UNANIMOUS DECISION

That Council:

1. Notes the update on Council's negotiations with the Department of Education to provide public access to the playing field at Rose Bay Secondary College.
2. Requests the Mayor to write to the Minister for Education, the Hon Pru Car MP, seeking an urgent meeting on the matter with the Mayor and the Deputy Mayor.
3. In principle supports entering into a Joint Use Agreement with the College to enable public access, subject to further discussions on financial and resource impacts on Council.
4. Officers prepare a report to Council after further discussions have been held with the Department of Education.
5. Writes to the North Bondi Precinct and the North Bondi Residents Action Group informing them of this resolution.

S Reuben addressed the public forum.

6. Urgent Business

There was no urgent business.

7. Meeting Closure

THE MEETING CLOSED AT 8.40 PM.

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SIGNED AND CONFIRMED
CHAIR
2 JUNE 2026