



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

STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE will be held at the Boot
Factory, Spring Street, Bondi Junction at:

7.30 PM, TUESDAY 2 JUNE 2026

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

Emily Scott
General Manager

Waverley Council
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Bondi Junction NSW 1355
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Email: info@waverley.nsw.gov.au

Delegations of the Waverley Strategic Planning and Development Committee

On 18 March 2025, Waverley Council delegated to the Strategic Planning and Development Committee the authority to determine any matter other than:

1. The matters in s 377(1) of the *Local Government Act 1993*, which are as follows:
 - (a) The appointment of a general manager.
 - (b) The making of a rate.
 - (c) A determination under section 549 as to the levying of a rate.
 - (d) The making of a charge.
 - (e) The fixing of a fee.
 - (f) The borrowing of money.
 - (g) The voting of money for expenditure on its works, services or operations.
 - (h) The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - (i) The acceptance of tenders to provide services currently provided by members of staff of the council.
 - (j) The adoption of an operational plan under section 405.
 - (k) The adoption of a financial statement included in an annual financial report.
 - (l) A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - (m) The fixing of an amount or rate for the carrying out by the council of work on private land.
 - (n) The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - (o) The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*.
 - (p) The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
 - (q) A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
 - (r) A decision under section 234 to grant leave of absence to the holder of a civic office.
 - (s) The making of an application, or the giving of a notice, to the Governor or Minister.
 - (t) This power of delegation.
 - (u) Any function under this or any other Act that is expressly required to be exercised by resolution of the council.

Statement of Ethical Obligations

Councillors are reminded of their oath or affirmation of office made under section 233A of the Act and their obligations under Council's code of conduct to disclose and appropriately manage conflicts of interest.

Live Streaming of Meeting

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and/or voice being live streamed and publicly available.

AGENDA

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

1. Apologies/Leaves of Absence

2. Declarations of Interest

3. Confirmation of Minutes

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4. Mayoral Minutes

5. Reports

PD/5.1/26.06	Waverley Business Forum Meeting - 5 March 2026 - Minutes	21
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PD/5.3/26.06	Display of Goods on the Footpath Policy - Adoption	179
PD/5.4/26.06	Waverley Local Planning Panel - Membership	202
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PD/5.6/26.06	Briefing Paper – Bondi Junction Vision and Masterplan	

This briefing paper will be issued to Councillors under separate cover and published online before the meeting pending advice from the Office of Local Government.

6. Urgent Business

7. Meeting Closure

CONFIRMATION OF MINUTES PD/3.1/26.06



Subject: Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 5 May 2026

TRIM No: A26/0032

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That Council confirms the minutes of the Strategic Planning and Development Committee meeting held on 5 May 2026 as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of committee meetings must be confirmed at a subsequent meeting of the committee, in accordance with clause 20.26 of the Code of Meeting Practice.

Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 5 May 2026 .



**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 Einfeld 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 metres 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 metres.
- (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

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:

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- (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

REPORT
PD/5.1/26.06

Subject: Waverley Business Forum Meeting - 5 March 2026 - Minutes

TRIM No: A26/0120

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

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

RECOMMENDATION:

That Council notes the minutes of the Waverley Business Forum meeting held on 5 March 2026 attached to the report.

1. Executive Summary

This report provides information about Council's Waverley Business Forum meeting held on 5 March 2026. The minutes of the meeting are attached to the report.

2. Introduction/Background

The Waverley Business Forum (WBF) serves as a platform for local businesses, Council representatives and industry leaders to engage in discussions on economic development, innovation, sustainability and key local projects.

3. Relevant Council Resolutions

Nil.

4. Discussion

Minutes of the WBF meeting dated 5 March 2026 have been endorsed by panel members who were in attendance and are attached to this report for Council's noting.

5. Financial Impact

The operations of the Waverley Business Forum are covered in Council's operational budget.

6. Risks/Issues

Nil.

7. Attachments

1. Waverley Business Forum - 5 March 2026 - Minutes [↓](#) .

Waverley Business Forum

Panel Meeting



Minutes

Thursday 5 March 2026

6:00pm to 7:15pm

Waverley Council

Cloud Room, Boot Factory

Level 2, 27-33 Spring St, Bondi Junction

Waverley Business Forum Committee Members

Councillors

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

Panel members

Anthony Brooks	Sydney Roosters
Luke Caleo	Scentre Group
Emmanuel Constantinou	Chamber of Commerce
Ross Dawson	Bondi Innovation
Jay Fink	S'wich
Miriam Guttman-Jones	Resident
Victor Negrine	Richardson & Wrench Bondi Junction
Joshua Roach	Consume Planning
Fay Theiss	HR Seekers
Debbi Weiss	Hello Bronte
Sandra Hudson	Hudson Bakery
Marina Makhlin	LJ Hooker

Staff

Fletcher Rayner Director, Planning, Sustainability and Compliance
 Craig Gill Business Liaison Advisor
 Jack Simperingham Tourism and Business Co-ordinator

Purpose

The Waverley Business Forum will serve as a platform for local businesses, council representatives, and industry leaders to engage in discussions on economic development, innovation, sustainability, and key local projects.

Minutes

1	Agenda Item	Minute	Member
	Welcome & attendance	<p>In-person Cr Will Nemesh (Chair) Cr Margaret Merten Cr Katherine Westwood Cr Ludovico Fabiano Ross Dawson, Bondi Innovation Jay Fink, S'wich Marina Makhlin, LJ Hooker Sandra Hudson, Hudson Bakery Victor Negrine, Richardson & Wrench Bondi Junction Joshua Roach, Consume Planning Fletcher Rayner, Director, Planning, Sustainability and Compliance, Waverley Council Drew Pinazza, Transport for NSW Russell Simpson, Transport for NSW</p> <p>Apologies Keri Spooner, Councillor (Deputy Mayor) Dov Frazer, Councillor Steven Lewis, Councillor Paula Masselos, Councillor Michelle Stephenson, Councillor Lauren Townsend, Councillor Dominic Wy Kanak, Councillor Joshua Spicer, Councillor Emmanuel Constantinou, Chamber of Commerce Anthony Brooks, Sydney Roosters Luke Caleo, Scenture Group Miriam Guttman-Jones, Resident Debbi Weiss, Hello Bronte Fay Theiss, HR Seekers</p> <p>Meeting starts at 6:10 PM</p> <ul style="list-style-type: none"> • Acknowledgement of Country. • Welcomed attendees to the first forum of the year. • Noted the tragic events of December and impacts on local businesses. 	Mayor Will Nemesh

		<ul style="list-style-type: none"> • Council engaging with businesses and referencing NSW Government support and grants. • Highlighted importance of small businesses to Waverley. • Mentioned February Bondi Beach music events, Chamber marketing campaign, and ongoing place activation. • Businesses encouraged to contact councillors for assistance. 	
2	Community Improvement Districts	<p>Community Improvement Districts (CIDs) Presentation by Transport for NSW</p> <p>Overview</p> <ul style="list-style-type: none"> • Community Improvement Districts (CIDs) are business-led place management models operating globally for around 50 years, with approximately 2,000 districts worldwide. • NSW legislation enabling CIDs commenced November 2025. • The model allows businesses within a defined area to fund improvements through a statutory levy on property owners. <p>Activities Supported</p> <p>CID funding can support both physical and strategic initiatives, including:</p> <ul style="list-style-type: none"> • Wayfinding, signage, and small infrastructure improvements • Events and place activation • Marketing, branding, and business strategies • Business planning and digital platforms <p>Governance</p> <ul style="list-style-type: none"> • CIDs must operate through an incorporated entity. • Establishment requires a two-stage vote among property owners. • Voting is one vote per landowner, regardless of property size. • If approved by majority, all property owners within the district must pay the levy, which is spent on agreed local projects. <p>Pilot Program</p>	Drew Pinazza & Russell Simson, Transport for NSW

		<ul style="list-style-type: none"> The NSW Government has introduced a CID pilot grant program to assist early adopters. Early pilot areas have reported industry turnover increases of around 9%. <p>Expected Outcomes</p> <ul style="list-style-type: none"> Increased visitation and dwell time Growth in local investment Increased tourism revenue Stronger collaboration between businesses and government <p>Discussion</p> <ul style="list-style-type: none"> Questions were raised regarding landlord participation, noting that property owners or business tenants may have limited incentive. It was suggested the model may work best where owner-occupiers or large landowners are present. Some attendees commented the model may appear complex compared with traditional council grant programs, while others noted the advantage of business-led funding and decision-making. Examples from other locations included shopfront improvement programs, events, and trial pedestrianisation initiatives. 	
		<p>Next Steps for Community Improvement Districts in Waverley</p> <ul style="list-style-type: none"> Noted that Community Improvement Districts will be discussed at the Council meeting on 10 March, including recommendations for Waverley. Noted that Community Improvement Districts presentation by TfNSW will be sent to attendees. Thanks TfNSW for coming on behalf of all attendees. 	Mayor Will Nemesh
3	Waverley update – Bondi Junction Vision update	<p>Overview</p> <ul style="list-style-type: none"> The Bondi Junction Vision Statement received strong feedback and was endorsed by Council in December. The Vision forms the foundation for the Bondi Junction Masterplan which is currently in development. 	Fletcher Rayner, Director, Planning, Sustainability and Compliance, Waverley Council

		<p>Key timeline:</p> <ul style="list-style-type: none"> • Draft Masterplan presented to Council – April • Public exhibition – May to June • Final report following public exhibition. • The process will conclude the 12-month Bondi Junction Vision and Masterplan project, identifying key strategic directions and next steps for the centre. 	
4	Bondi and Districts Chamber of Commerce update	<p>Overview</p> <ul style="list-style-type: none"> • Update provided by Marina Makhlin on behalf of the Bondi and Districts Chamber of Commerce, in the absence of Emmanuel Constantinou • Chamber initiatives including scale-up sessions and speed networking events continue to receive positive feedback. • Council’s Lunar New Year evening events were well received and helped increase local activity. • Businesses reported that recent concerts and events in Bondi supported local trade. • Progress was noted in improving the organisation of shared e-bikes. • Businesses have welcomed NSW Government business support grants. 	Marina Makhlin, LJ Hooker (Vice President, Bondi and Districts Chamber of Commerce)
5	Bondi Innovation Update	<p>Overview</p> <ul style="list-style-type: none"> • A Bondi Innovation Christmas event attracted strong attendance. • Regular collaborative networking events continue to support the local innovation ecosystem. • Bondi’s AI and technology community continues to grow. <p>Key priorities for the year include:</p> <ul style="list-style-type: none"> • Expanding events and community engagement • Building a stronger social media presence • Building out the advisory board • Bondi Innovation is exploring a shared office space in Bondi Beach for startup founders and business operators. 	Ross Dawson, Bondi Innovation
6	General Business	<p>Oxford Street Mall – Homelessness and Antisocial Behaviour</p> <ul style="list-style-type: none"> • Concerns were raised regarding homelessness and antisocial behaviour in the Oxford Street Mall. 	Marina Makhlin, LJ Hooker (Vice President, Bondi and

		<ul style="list-style-type: none"> The Mayor advised Council is considering additional CCTV and security measures. It was noted that increased police presence during the Christmas period reduced incidents. Attendees discussed the need for social support services, while also noting some individuals decline assistance. Suggestions included design modifications to seating to discourage sleeping in the area. 	Districts Chamber of Commerce
		<p>Development Application Fast-Track</p> <ul style="list-style-type: none"> The fast-track development assessment process was noted as operating effectively and helping streamline approvals. 	Joshua Roach, Consume Planning
		<p>Parklet Policy</p> <ul style="list-style-type: none"> Council is reviewing its parklet program, noting that many existing parklets are aging. A future model may involve businesses leasing and managing parklets, similar to footpath dining licences. Issues discussed included equity between businesses, high installation costs, and loss of parking revenue. 	Fletcher Rayner, Director, Planning, Sustainability and Compliance, Waverley Council
		<p>Upcoming Council Initiatives:</p> <ul style="list-style-type: none"> Display of Goods on Footpath Policy Bondi Junction DCP amendments and adoption of a Special Entertainment Precinct Council consideration of Community Improvement Districts Potential streetscape upgrades including improved bike lane separation Celebrations linked to the 2026 postcode during 2026 	Mayor Will Nemesh
7	Q&A	<p>No additional questions were raised as issues were addressed during earlier discussion.</p> <ul style="list-style-type: none"> Next Waverley Business Forum: 11 June, 7:30pm – 8:45pm. Attendees suggested an earlier meeting time on a different date may be preferable. 	

		Meeting Closed 7:17pm.	
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REPORT
PD/5.2/26.06**WAVERLEY**
COUNCIL

Subject: Planning Proposal - Heritage Policy Implementation

TRIM No: A20/0261

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

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

RECOMMENDATION:

That Council:

1. Publicly exhibits the planning proposal attached to the report (Attachments 1–7) on the Heritage Policy Implementation for 28 days in accordance with the conditions of the Gateway determination.
2. Requests a five-month extension from the Department of Planning, Housing and Infrastructure from 16 June 2026 to 16 November 2026 to finalise the planning proposal.
3. Officers prepare a report to Council following the exhibition period.

1. Executive Summary

In June 2021, Council adopted the Waverley Heritage Policy, the first comprehensive heritage review undertaken in Waverley in more than 20 years. Following the adoption of this policy, a planning proposal was prepared and reported to Council for endorsement in April 2022.

In October 2025, a Gateway determination was issued by the NSW Department of Planning, Housing and Infrastructure (DPHI) which allows the planning proposal to proceed to public exhibition, subject to a substantially reduced scope and breadth. The Gateway determination required:

- Minor updates to the description and supporting evidence around some proposed items and conservation areas.
- Removal of all reference to the proposed new Bondi Basin, O'Brien Estate and War Memorial Hospital Heritage Conservation Areas (HCAs) as these were not supported.
- Removal of all reference to the proposed extension of the existing Charing Cross HCA and existing Evans Street HCA as these were not supported.

As it has been some time since Council considered this item, a status update is being provided to Council and a resolution is being sought to proceed to exhibit the planning proposal in line with the Gateway determination issued by DPHI.

If Council supports this planning proposal proceeding to public exhibition, a five-month extension is sought to finalise the proposal as the current deadline is not capable of being met. The planning proposal will be amended to reflect the gateway conditions prior to public exhibition, including the provision of additional information and removal of references of HCAs not supported by the DPHI.

Supporting this planning proposal as recommended will support the protection of heritage values in Waverley, conserve character, encourage housing diversity, meet community expectations and achieve consistency with the Council-endorsed long term strategic vision for the area.

There is an opportunity to submit a new planning proposal seeking support for the listing of the Heritage Conservation Areas that DPHI removed, supported by additional justification, in the future.

2. Introduction/Background

Council is required to maintain a list of heritage items and conservation areas that are significant to the local area under schedule 5 and the relevant heritage maps of the *Waverley Local Environmental Plan 2012* (WLEP). Across 2019-2021, a comprehensive Waverley heritage review occurred resulting in the adoption of the Waverley Heritage Policy (Attachment 6) by Council on 8 June 2021, and subsequently the preparation of this planning proposal.

On 5 April 2022, Council endorsed the planning proposal to proceed to a Gateway determination, subject to changes relating to the exclusion of a number of local listings and boundary adjustments for proposed conservation areas, based on feedback provided from residents affected.

In June 2022, a substantial request for information (RFI) was issued to Council by DPHI following their initial assessment of the planning proposal. Council was also advised to withdraw the application and resubmit once the RFI was responded to in its entirety. The RFI was a substantial body of work and was aimed at strengthening the credentials of individual listings and new conservation areas. Due to the scope and expertise required, an external consultant was commissioned to undertake this work on behalf of Council. The work was subsequently completed and submitted to DPHI on 10 October 2023.

More than two years after the relodgement of the planning proposal to satisfy the RFI, on 16 October 2025, a Gateway determination was received for the planning proposal to proceed to public exhibition, with the scope of the proposal significantly reduced. This report provides a discussion of the planning proposal and proposed next steps.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 5 April 2022	PD/5.1/21.07	That Council: <ol style="list-style-type: none"> 1. Notes that the Waverley Heritage Policy was first adopted by Council on 8 June 2021. 2. Notes that Council requested further consideration of the following matters: <ol style="list-style-type: none"> (a) Western boundary for the O'Brien Estate Urban Conservation Area (UCA). (b) Western boundary for the Bondi Basin UCA (formerly named the Inter-War UCA). (c) Group local listing for 50–58 Campbell Parade. 3. Adopts the amended Heritage Policy with the inclusion of the following amendments:

		<ul style="list-style-type: none"> (a) Add a group local listing for 50–58 Campbell Parade. (b) Amend the western boundaries of the O'Brien Urban Conservation Area and the Bondi Basin Urban Conservation Area (as shown in Attachment 1 – Proposed Heritage Maps). (c) Any further amendments listed under clause 6 below. <ul style="list-style-type: none"> 4. Endorses the inclusion of the entire Waverley War Memorial Hospital site bounded by Birrell, Bronte, Church and Carrington Road as a local Heritage Conservation Area for inclusion as part of the planning proposal. 5. Notes the Waverley Local Planning Panel's advice on the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 2). 6. Supports the Waverley Heritage Policy Implementation planning proposal attached to the report (Attachment 1) being forwarded to the Department of Planning and Environment (DPE) for Gateway Determination subject to the following amendment: <ul style="list-style-type: none"> (a) Delete item 12, 5 Penkivil Street, Bondi from Attachment A, Schedule 5, Part 1 Heritage Items – General and the associated Heritage Map. 7. Notes that the planning proposal will implement the changes in the amended Waverley Heritage Policy, as well as the new proposed Waverley War Memorial Hospital Conservation Area. The planning proposal will also update existing item number A541 to rectify a housekeeping error. 8. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway Determination that may be issued by the DPE. 9. Requests the role of local plan-making authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the <i>Environmental Planning and Assessment Act 1979</i>.
Council 15 March 2022	CM/7.6/22.3	<p>That Council:</p> <ul style="list-style-type: none"> 1. Supports the planning proposal attached to the report to repeal the <i>Waverley Local Environmental</i>

		<p><i>Plan 2012</i> and establish the <i>Waverley Local Environmental Plan 2022</i>, subject to deleting the reference that supports the introduction of the previously proposed land acquisition map (last paragraph of section 2.4, page 87 of Attachment 4 of the report).</p> <ol style="list-style-type: none"> 2. Notes that the War Memorial Hospital Complex is proposed to be listed as a Heritage Conservation Area in the heritage planning proposal. 3. Notes the matters raised in the submissions made on the public exhibition of the draft <i>Waverley Local Environmental Plan 2022</i> planning proposal. 4. Forwards the submissions, planning proposal and exhibition report to the Department of Planning and Environment, and requests that they take the post-exhibition changes into consideration in the post-Gateway assessment, as set out in Table 1 of the report. 5. Requests the Department of Planning and Environment to exercise the delegations issued by the Minister under section 59 of the <i>Environmental Planning and Assessment Act 1979</i> in relation to the making of the new Local Environmental Plan. 6. Notifies property owners of Council's decision. 7. Notes that despite the 10-week consultation period for the <i>Waverley Local Environmental Plan 2022</i>, the 10 weeks occurred during the time of the Council caretaker period, the Council elections of 2021, as well as the six-week Christmas school holiday period, hampering community engagement and the consultation period.
Council 15 February 2022	CM/6.2/22.02	<p>That Council:</p> <ol style="list-style-type: none"> 1. Declares the setting of the Edina Estate bounded by Bronte Road, Birrell Street, Church Street and Carrington Road as a Heritage Conservation Area and includes it in schedule 5 of the <i>Waverley Local Environmental Plan 2012</i>, as recommended in the 5 May 2020 Council report CM/7.5/20.05(1). 2. Includes this amendment in Heritage Policy Implementation planning proposal to be put to Council in April. 3. Writes to Heritage NSW to ask that the State Heritage Listing be expedited.

<p>Strategic Planning and Development Committee 8 June 2021</p>	<p>PD/5.1/21.06</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Adopts the Heritage Assessment/Policy attached to the report (Attachments 1–3), including the following key recommendations: <ol style="list-style-type: none"> (a) New Urban Conservation Areas (UCAs): <ol style="list-style-type: none"> (i) Avoca Estate UCA. (ii) Bondi Road UCA. (iii) Referring the proposed Bondi O’Brien Estate UCA and Bondi Inter-War UCA to a Councillor workshop. (b) Amended Urban Conservation Area: <ol style="list-style-type: none"> (i) Charing Cross UCA. (ii) Yanko-Lugar Brae UCA (formerly Evans Street). (iii) Grafton Street UCA. (iv) Palmerston UCA. (c) New and amended Landscape Conservation Areas (LCAs) to their boundaries: <ol style="list-style-type: none"> (i) Dickson Estate LCA. (ii) South Bronte-Calga Headland LCA. (d) 47 individually listed heritage items on the updated list reviewed by Council’s Independent Heritage Expert Panel, subject to: <ol style="list-style-type: none"> (i) Removing 19 Ocean Street North, Bondi, from the list. (ii) Removing 309 and 311 Bondi Road, Bondi, from the list. (iii) Removing 28 and 29 Park Parade, Bondi, from the list. (iv) Referring 50–54, 56 and 58 Campbell Parade, Bondi Beach, to a Councillor workshop to consider their merit for heritage listing. (v) Updating the heritage inventory sheets
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		<p>for 223–227 Bronte Road/94 Carrington Road, Waverley (Lots A and B DP 332733), to list only the façade fronting Bronte Road.</p> <p>(e) One significant historical tree site reviewed by Council’s Independent Heritage Expert Panel.</p> <p>2. Prepares a planning proposal to implement the relevant Heritage Assessment/Policy recommendations into the <i>Waverley Local Environmental Plan 2012</i>.</p> <p>3. Prepares Inter-war Design Guidelines to guide future development in Urban Conservation Areas and inter-war buildings in the local government area (LGA). The Guidelines should:</p> <p>(a) Encourage the retention of core (internal and external), original and early fabric and streetscapes.</p> <p>(b) Provide appropriate colour palettes to help reinforce the heritage nature of the UCAs.</p> <p>(c) Provide guidance regarding appropriate modifications.</p> <p>4. Supports raising the profile of heritage in the LGA to reflect its status as Australia’s second oldest municipality (at 162 years) and in acknowledgement of the significant levels of support for heritage expressed during the public exhibition of the draft Heritage Assessment. Initiatives could include:</p> <p>(a) Waverley’s thematic history being updated regularly, and detailed histories as included in the State Heritage Inventory sheets for each of Waverley’s heritage conservation areas being updated and published on Council’s website.</p> <p>(b) Events, heritage walks and open days being held involving items and places of heritage significance.</p> <p>5. Supports further research on matters arising from the public exhibition of the draft Heritage Assessment as part of a future body of work, including:</p> <p>(a) Investigating obligations or incentives for</p>
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		<p>owners to maintain heritage buildings to prevent demolition by neglect.</p> <ul style="list-style-type: none"> (b) Renewed dialogue with the Heritage Office on how the insurance industry responds to conservation areas to reduce premiums for owners. (c) Assessing future listings as individual heritage items. (d) Preparing State Heritage Inventory (SHI) Sheets for new Schedule 5 list items and updating SHI sheets where they exist, and the preparation of new ones where not prepared for the Schedule 5 heritage list to reflect new research. (e) Assessing selected mature trees for inclusion on the significant trees register to preserve the character of the area and act as a heat sink against climate change. <p>6. Supports further investigation of ways to mitigate the negative impact the Codes State Environmental Planning Policy has on heritage fabric across the LGA.</p> <p>7. Notes the requirement to prepare the next phase of historical research on how First Nations people have interacted with the area now known as Waverley.</p>
<p>Council 5 May 2020</p>	<p>CM/7.4/20.05(1)</p>	<p>That Council:</p> <ul style="list-style-type: none"> 1. Publicly exhibits the Waverley Heritage Assessment attached to this report, including the additional work being done to extend the Charing Cross Urban Conservation Area, for a period of 42 days, including notifying the owners of each property that is proposed for listing. 2. Extends the Charing Cross Urban Conservation Area proposed boundary to include the area bounded by Carrington Road, John Street, Henry Street (both sides of the street) and Victoria Road, and prepares a heritage inventory form reflecting this change prior to being exhibited. 3. Undertakes additional research to establish a more detailed record of Aboriginal associations with the area, with a focus on understanding how Aboriginal people used (and use) Waverley as a place, building on the information already

		included in the Waverley Aboriginal Cultural Heritage Study.
Strategic Planning and Development Committee 1 December 2020	PD/5.4/20.12	<p>That Council appoints the following panel members to the Independent Expert Panel that will assist with assessing the public feedback on the draft Waverley Heritage Assessment:</p> <ol style="list-style-type: none"> 1. Heritage specialist members: <ol style="list-style-type: none"> (a) Dr Roy Lumby (Tanner Kibble Denton). (b) Kate Denny (Lucas Stapleton Johnson and Partners Pty Ltd). (c) Anita Panov and Andrew Scott (Panovscott Architects). (d) Sharon Veale (CEO – Godden Mackay Logan). 2. Community representative members: <ol style="list-style-type: none"> (a) Steven Thomson. (b) Sylvia Hrovatin. (c) Louise Mitchell. (d) Patrick Flanagan. 3. A representative of a First Nations community group.

4. Discussion

The need for the planning proposal

Local communities value local heritage as it contributes to an area's character, identity, sense of place and amenity. Locally significant items usually relate more closely to people's personal connection to heritage, when compared with national icons. All of this work, regardless of its current status, represents best-practice planning which is to ensure that it is aligned to place—'place-based planning'—and that any broad-brush, standardised planning controls are tempered by localised, place-based controls.

While heritage listing can sometimes raise concerns around adverse economic or financial impacts to residents, the empirical evidence demonstrates that the protection of local heritage results in net-positive economic impacts for local communities and councils. Heritage can encourage visitation and tourism by shaping a place that makes for a desirable temporary visit, permanent home or workplace. Heritage places and buildings, such as The Rocks and Queen Victoria Building in Sydney's CBD, are significant attractors because of their heritage characteristics and the values and history that they embody.

Research by the NSW Heritage Office completed in Sydney on the financial impact of heritage listing demonstrates that heritage does not adversely impact on development feasibility or profitability. Properties with individual or conservation area listing may have slightly higher redevelopment costs in regard to the requirement for a heritage consultant report for the DA package and potentially higher quality materials or design that respects the integrity of the item or HCA (i.e. timber window frames, rather than aluminium). However, research in Sydney has demonstrated that heritage listing did not deter project commitment by developers or negatively affect the direct financial feasibility of the project.

There are many examples of developments in Waverley that are heritage listed items and/or within Heritage Conservation Areas being sensitively redeveloped, whilst achieving development objectives for landowners. Figures 1–4 provide examples of contemporary alterations and additions to Inter-War residential flat buildings and other heritage sites in Bondi Beach, demonstrating that significant fabric and character can be retained without stifling development.



Figure 1. Inter-War building at 1 Hastings Parade, Bondi Beach with contemporary alterations and additions (source: Google Maps 2024).



Figure 2. Inter-War building at 1 Ramsgate Avenue, Bondi Beach with contemporary alterations and additions (source: Google Maps 2024).



Figure 3. Shop top housing at 124 Campbell Parade, Bondi Beach with contemporary alterations and additions (source: cgsfaçade.com.au, 2026).



Figure 4. Mixed use development at 31 Hall Street, Bondi Beach with contemporary alterations and additions (source: Google Maps 2024).

Assessment by DPHI and Gateway determination

The planning proposal (Attachments 1–5) has undergone rigorous assessment by DPHI and substantial additional research and provision of supportive information was provided by Council Officers to strengthen the proposal’s justification.

Two years have elapsed since the planning proposal was relodged and a Gateway determination was provided in October 2025. The Gateway determination required:

- Minor updates to the description and supporting evidence around some proposed items and conservation areas.

- Removal of all reference to the proposed new Bondi Basin, O'Brien Estate and War Memorial Hospital HCAs as these were not supported.
- Removal of all reference to the proposed extension of the existing Charing Cross HCA and existing Evans Street HCA as these were not supported.

Having considered all options available at present, it is recommended that Council proceed with exhibiting the planning proposal in line with the Gateway determination and a resolution is sought to this effect.

The planning proposal has not yet been amended in line with the Gateway determination as a resolution is being sought prior to proceed, prior to making these changes. If Council endorses the resolution to proceed, amendments required in line with the Gateway determination will occur prior to public exhibition.

While DPHI has not supported the entire scope of the planning proposal, the retention of substantial elements of the proposal is seen as a positive contribution to Waverley's heritage and character, despite the substantial amount of time it has taken for the Gateway determination to be issued, and the recent rhetoric regarding heritage in the media and by the NSW Government.

Timing

The Gateway determination outlines a finalisation deadline of 16 June 2026 which cannot be met given the required reporting lead times and exhibition period timeframes. If Council support this planning proposal proceeding to public exhibition, a 5-month extension of time to finalise the proposal will need to be sought.

Consultation

The Waverley Heritage Policy was exhibited for 13 weeks between 30 July 2020 to 25 October 2020. Letter notification was provided to property owners alongside a number of other thorough engagement activities, including engagement with Precinct Committees. Following this public exhibition period, 302 submissions were received with 70% of respondents supportive of the need to protect Waverley's heritage through the implementation of the Waverley Heritage Policy. Supportive residents have been regularly contacting Council officers and DPHI staff, seeking a status update on the proposal over the past three and a half years.

If Council endorses the recommendation to proceed to public exhibition, additional consultation of the latest planning proposal will occur in line with the Gateway determination which includes public exhibition for 28 days (20 working days) and compliance with DPHI's Local Environmental Plan Making Guideline.

The exhibition package will comprise the following documents:

- Planning proposal report (Attachment 1) and individual inventory sheets subject to changes required by the Gateway determination.
- Proposed changes to schedule 5 of the WLEP (Attachments 2–3) subject to changes required by the Gateway determination.
- Proposed heritage mapping (Attachment 5) subject to changes required by the Gateway determination.
- Waverley Heritage Policy (Attachment 6).
- Waverley Local Planning Panel minutes (Attachment 7).

5. Financial Impact

The cost of Council officers progressing these planning proposals is accounted for in existing approved budget. There are no direct financial consequences to Council because of this report.

6. Risks/Issues

If Council does not proceed with this planning proposal in a timely manner, there is risk that existing buildings which have been identified to have heritage significance will be demolished. Not proceeding with pursuing heritage listings is inconsistent with Council's strategic vision in the Local Strategic Planning Statement 2036, which promises to protect heritage value. Reputational risk is also likely to occur given the strong community support for the Waverley Heritage Policy.

7. Attachments

1. Planning Proposal [↓](#)
2. Schedule 5 Part 1 [↓](#)
3. Schedule 5 Part 2 [↓](#)
4. Schedule 5 Part 3 [↓](#)
5. Proposed Heritage Mapping [↓](#)
6. Waverley Heritage Policy [↓](#)
7. WLPP Minutes - 23 June 2021 [↓](#) .



PLANNING PROPOSAL

Waverley Heritage Policy Implementation

Amendments to Schedule 5 of the Waverley Local Environmental Plan 2012

*Planning Proposal – Waverley Heritage Plan Implementation***Planning Proposal Information**

Council versions:

No.	Date	Version
1	29 March 2022	Pre-gateway
2	01 September 2023	Architectural Projects review
3	10 October 2023	Relodgement

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Executive Summary

Waverley Council is required to maintain a list of heritage items and heritage conservation areas that are significant to the local area under the Waverley Local Environmental Plan (WLEP) 2012. In 2020, a comprehensive Waverley heritage review occurred resulting in the preparation of the Waverley Heritage Policy, adopted on 8 June 2021. This Planning Proposal seeks to implement the Waverley Heritage Policy, including the amendments to the Policy adopted on 5 April 2022.

A focus has been placed on utilizing heritage conservation areas where possible, rather than individual items. This helps to preserve streetscapes of heritage significance, the character of an area, its architectural history and historic tree canopies. The Planning Proposal proposes the inclusion of additional heritage items, additional heritage conservation areas and amendment to heritage conservation areas on Schedule 5 Environmental Heritage, and the Heritage Map, of the WLEP 2012.

Applying assessment criteria for determining cultural significance established by the NSW Heritage Council, the proposed amendments to the WLEP 2012 Schedule 5 and associated Heritage Maps are as follows:

- Add five new Conservation Areas (former UCAs) - General:
 - Avoca Estate
 - O’Brien Estate
 - Bondi Basin
 - Bondi Road
 - War Memorial Hospital
- Amend four Conservation Areas (former UCAs) - General:
 - Yanko-Lugar Brae (formerly Evans Street)
 - Charing Cross
 - Grafton Street
 - Palmerston
- Add one new Landscape Conservation Area:
 - Dickson Estate
- Amend one Landscape Conservation Area:
 - South Bronte-Calga Headland
- Add 44 heritage items which consists of 43 general heritage items and one landscape heritage item.

This Planning Proposal will also rectify a housekeeping error relating to existing item A541.

The Planning Policy was submitted to the Department in 2022. The Heritage Assessment was commended for its ambitious scope and detail. Council also received feedback requesting more detailed inventory sheets for heritage items and conservation areas and other amendments, which were reviewed and updated accordingly.

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INTRODUCTION

Schedule 5 of the Waverley Local Environment Plan 2012 (WLEP 2012) provides a list of heritage items (Part 1), heritage conservation areas (Part 2), and archaeological sites (Part 3). This list is accompanied by Heritage Maps that identify the location and boundaries of heritage conservation areas and heritage items.

A focus has been placed on utilising heritage conservation areas where possible. This helps preserve streetscapes of heritage significance, the character of an area, its architectural history and historic tree canopies. Items of individual heritage significance have also been proposed and selected through a strict application of the Heritage Council listing criteria.

The proposed heritage conservation areas and heritage items will add to Waverley's 17 existing urban conservation areas, 52 landscape conservation areas, and about 500 heritage items that are already included in Schedule 5 Environmental Heritage. Existing heritage conservation areas are good precedents for understanding the value of the proposed changes.

The proposed heritage list embraces history, character and context – the cornerstones of what makes Waverley unique. A list of the proposed changes is included in Attachment A, Attachment B and Attachment C of this document. The associated maps are included in Attachment D of this document.

Background to this Planning Proposal

It has been more than 15 years since the last Waverley Heritage Policy was prepared. In 2020, Council staff reviewed the Waverley Heritage Policy of 2007 and the associated Schedule 5 of the WLEP 2012 based upon recent field investigation, increased recognition of Waverley's Inter-War architecture and the improved availability of historic documentation. Subsequently, the Waverley Council Heritage Policy was produced and adopted by Council on 8 June 2021. Amendments to the Policy were adopted by Council on 5 April 2022.

This Planning Proposal intends to give effect to the amendments proposed in the adopted Waverley Council Heritage Policy.

The Planning Policy was submitted to the Department in 2022. The Heritage Assessment was commended for its ambitious scope and detail. Council also received feedback requesting more detailed inventory sheets for heritage items and conservation areas and other amendments.

Following feedback raised by the Department, Council subsequently engaged Architectural Projects Pty Ltd to proceed with the amendment and update the Heritage Assessment including provision of new heritage inventory sheets for the War Memorial Hospital HCA, and the 44 individual heritage items.

Methodology

The Assessment was informed by best-practice standards and guidelines used for determining heritage significance established by the NSW Heritage Council, Heritage Office and NSW Department of Planning, Industry and Environment, as set out in the NSW Heritage Manual 2000. It has also been

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prepared in accordance with the national best-practice standards for assessment contained in the Australia ICOMOS Charter for the Conservation Places of Cultural Significance (“The Burra Charter”) 2013.

The Burra Charter defines significance as being of:

“... aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.”

To determine whether sites have heritage significance, and therefore warrant conservation or heritage listing, each site has been assessed against the seven NSW criteria of heritage significance as set out in the NSW Heritage Manual:

Criterion (a): An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area);

Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW cultural or natural history (or the cultural or natural history of the local area);

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the culture or natural history of the local area);

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area);

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places or environments.

Using Heritage Office guidelines, data provided by the Waverley Architectural Mapping Project (WAMP), historical research and submissions from Waverley Precinct Committees, Council’s Heritage Officers developed a systematic approach to identifying and assessing heritage. The WAMP, which began in 2018, highlighted items of potential heritage significance. These items were reviewed through site visits, desktop assessment or a combination of both. The items were assessed in groups based on their period of construction and typology to enable comparison and to maintain consistency in the assessment. Comparative assessment has involved a consideration of items within the typologies of:

- Inter-War flat buildings
- Inter-War substations
- Inter-War fire station
- Victorian villa
- Federation housing

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Consideration with comparable precincts was also reviewed. Comparative assessment has informed the rare and representative significance which has been revised. This visual assessment was supported by research using newly digitized archival information, maps and Dowd's *History of Waverley*.

A detailed history and inventory sheet has been prepared for each proposed CA or LCA. The inventory sheets include a history, a statement of significance and the reasons for each listing. A summary of each proposed CA, LCA and individual item was included in the draft Heritage Assessment to help emphasize what is important about the area or item proposed for inclusion on Schedule 5. However, it is highly recommended that the full inventory sheets, contained in Volume 2 of the Policy document, be reviewed to understand the historical and architectural complexity of each of the proposed conservation areas. All of the CA and LCA inventory sheets were available to the public in the 13-week exhibition of the draft Assessment and prompted much positive comment about the depth of the study.

List of Attachments

Attachment A – Proposed Schedule 5 Part 1 Heritage Items

Attachment B – Proposed Schedule 5 Part 2 Heritage Conservation Areas

Attachment C – Proposed Schedule 5 Part 3 Archaeological Sites

Attachment D – Proposed Heritage Maps

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

1.1 Description Statement

It is the role of heritage interpretation and conservation to tell the stories of the people who lived in, worked in and visited the area. If this is done well, the area's heritage will be embraced and celebrated. These stories can be told, and heritage protected, by creating heritage conservation areas and identifying individual heritage items. To ensure the ongoing protection of heritage in Waverley, the WLEP 2012 is required to be amended.

1.2 Intended Outcomes

Ongoing change and development in Waverley must be well-considered to ensure that what is significant is conserved. In some parts of the municipality, there has been a loss of particular styles, such as Inter-War and Federation architecture over time, making the surviving examples even more important.

The Planning Proposal highlights areas and items that are considered significant. The Planning Proposal intends to provide statutory protection of areas and items of heritage significance by amending Schedule 5 of the WLEP 2012 and associated Heritage Maps.

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PART 2 – EXPLANATION OF PROVISIONS

Each of the proposed amendments to Schedule 5 of the WLEP 2012 is outlined below in plain English and provided in detail in Attachment A – Schedule 5 Part 1 Heritage Items, Attachment B – Schedule 5 Part 2 Heritage Conservation Areas, and Attachment C – Schedule 5 Part 3 Archaeological Sites. The changes to associated Heritage Maps are provided in Attachment D – Heritage Maps.

The Planning Proposal seeks to amend the WLEP 2012 to ensure local heritage is protected as follows:

- Amend Schedule 5 Environmental Heritage (various changes)
- Amend Heritage Maps in accordance with changes in Schedule 5 (various changes).

2.1 New Areas Identified as Conservation Areas—General

The five new Conservation Areas—General include Avoca Estate, Bondi Road, Bondi Basin, O’Brien Estate and the War Memorial Hospital.

Proposed Avoca Estate Conservation Area—General

The proposed **Avoca Estate Conservation Area** aims to conserve the consistent Federation-era streetscapes that emerged from the sell-off of large gentlemen’s marine villa estates whose grounds extended south from Bondi Road around present-day Avoca Street. The proposed conservation area demonstrates the forms and streetscapes of commuter-based housing resulting from subdivision of mid-19th century villa residences. The area has historic, associational, aesthetic and representative significance as a demonstration of Waverley’s evolution from isolated gentleman’s residences to close-set suburban housing, producing aesthetically significant streetscapes of cohesive form and scale.

The Avoca Estate Conservation Area has historic, associational, aesthetic and representative significance at a local level.

Proposed Bondi Road Conservation Area - General

The proposed **Bondi Road Conservation Area** aims to conserve the cohesive Federation and Inter-War streetscapes that emerged from the improved tram transport and speculative land booms of the 1881-1939 period. The extension of the Sydney tram service to Bondi Beach around 1894 resulted in a residential and shopping strip along Bondi Road (formerly Waverley Street) featuring notable groups of buildings of cohesive form, scale and style that have created an aesthetically and historically significant streetscape.

The Bondi Road Conservation Area has historic, aesthetic and social significance at a local level.

Proposed Bondi Basin Conservation Area – General

The proposed **Bondi Basin Conservation Area** occupies the north-eastern areas of the Bondi Basin and demonstrates town planning principles of Inter-War suburban planning, combining broad planted

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avenues with the emerging residential flat building form. Contiguous rows of speculative semi-detached residences and focal intersections of mixed-use buildings provide visual balance and amenity despite the density. Comparison with development of coastal lands at Merewether in NSW and Sydney harbour-side suburbs demonstrates cohesion of varied forms achieved in Bondi Basin through the combined factors of town planning, variation of building types, consistency of materials, and a condensed period of construction. The resulting setting retains an ongoing identity in Australian culture.

The Bondi Basin Conservation Area has historic, aesthetic, social, technical, rarity and representative significance at a local level.

Proposed O'Brien Estate Conservation Area – General

The proposed **O'Brien Estate Conservation Area** is defined by the built forms and streetscapes resulting from initial subdivisions of open land within the Estate nearest to the formed roads of South Head Road and Bondi Road. The subdivision in the Federation period 1890-1919 saw the construction of semi-detached and freestanding residences on the south side of the valley in response to improved tram transport and the emerging aquatic recreation at Bondi Beach. Resulting streetscapes show continued influence of the O'Brien Homestead and grounds, which remained a feature valley to the 1920s. The subsequent Inter-War period, 1919-1939, saw the emergence of the residential flat building, employed in new subdivisions of the O'Brien Homestead and sites of opportunity.

The Bondi O'Brien Estate Conservation Area has historic, associational, aesthetic, social, technical, rarity and representative significance at a local level.

Proposed War Memorial Hospital Conservation Area – General

The **War Memorial Hospital Conservation Area** aims to conserve the significant curtilage surrounding the War Memorial Hospital Site. The new CA will comprise of the Edina Estate bounded by Bronte Road, Birrell Street, Church Street and Carrington Road, Waverley.

This decision complements the Council decision to nominate the War Memorial Hospital site and its extended heritage curtilage for inclusion of the State Heritage Register in May 2020. Despite this request and a number of follow-up requests from Council, Heritage NSW did not deem the listing a priority, whilst acknowledging that the site had some merit for heritage listing at a State level. This placed the Edina Estate site at risk of not having its heritage value adequately considered in any possible future Development Application. Council has since adopted a site-specific Development Control Plan for the site that prioritises its heritage. While this Conservation Area has not been included within the wider Heritage Policy, because it is considered to be ancillary to the existing listing of Heritage Items on site, Council is seeking to strengthen and expedite additional heritage protection by including it in this Planning Proposal.

The War Memorial Hospital Conservation Area has historic, associational, aesthetic, social, research, rarity and representative significance at a local level.

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2.2 Amended Conservation Areas—General

Amendments are proposed for four existing Conservation Areas - General, including Charing Cross Conservation Area, Evans Street Conservation Area (to be renamed to Yanko-Lugar Brae Conservation Area), Grafton Street Conservation Area, and Palmerston Avenue Conservation Area.

Proposed Extension to the Charing Cross Conservation Area – General

The proposed extension to the existing **Charing Cross Conservation Area** aims to include areas that contribute to the historic, aesthetic and social significance of Charing Cross as Waverley's oldest and most intact village and commercial centre. The proposed extension includes the Canonbury Subdivision of 1878 which developed with the village, and extends key period streetscapes along Victoria and Prospect Street. The extension comprises a small number of significant buildings of the key period, and includes two buildings (including Mary Immaculate Church) significant enough to warrant State Heritage listing. The layered fabric dominated by Federation-style buildings reflects the impact of tram transport on the development of the village from the late 19th century.

The Charing Cross Conservation Area has historic, associational, aesthetic, social, technical, rarity and representative significance at a local level.

Proposed Extension to the Evans Street Conservation Area—General, and Proposed Name Change

The proposed extension to the existing Evans Street Conservation Area aims to reflect Bronte's early colonial history of marine villas, including Yanco, Lugar Brae and Bleak House, which can still be traced in the subdivision patterns, built form and street and family names. The expanded area demonstrates the close settlement of Bronte during the late 19th century, and the progressive subdivision and residential development of the marine villa estates in response to the economic boom of the late Victorian and Federation years and improved tram transport.

It is also proposed that the name of the Evans Street Conservation Area – General be changed to **Yanko-Lugar Brae Conservation Area – General** to better reflect the conservation area's marine villa history captured in the extension.

The Yanko-Lugar Brae Conservation Area has historic, associational, aesthetic, social, rarity and representative significance at a local level.

Proposed Extension to the Grafton Street Conservation Area—General

The proposed extension to the existing **Grafton Street Conservation Area** aims to conserve the last remnant of the late Victorian streetscape along Oxford Street that grew along the tramline, and the associated residential streetscapes, that represent the subdivision and development of the Grafton Estate 1885-1900. The Conservation Area extension includes the historic streetscape of Victorian terraces on Leswell St and Victorian and Federation shops on Oxford St, which demonstrate the building forms, setting, living conditions and variety of population of metropolitan Sydney of the late 19th and early 20th centuries. The streetscapes are an important remnant of the visual presentation of Bondi Junction in the late 19th and early 20th century, now abutted by high-rise towers of the modern era.

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The Grafton Street Conservation Area has historical, aesthetic, social, rarity and representative significance at a local level.

Proposed Reduction to the Palmerston Avenue Conservation Area—General

The current boundaries of the **Palmerston Avenue Conservation Area** do not have a historic basis and exceed the area of heritage significance; therefore a reduction is proposed. The Palmerston Estate of 15 acres marketed in 1865 - 1872 was bounded to the south by Gipps Street and to the east by Dickson Street. The reduced area was subdivided in the Inter-War period as the Marlborough Estate and reflects the continuing shift away from early mixed land uses to meet the increasing demands for residential land in Waverley after World War I. The streetscape west of Dickson Street reflects the dramatic growth of flats in Waverley in the late 1940s which responded to the population boom and housing shortages World War II and is a rare local example of a cohesive precinct of substantially intact Post-War flat buildings, established by one builder/developer. The area east of Dickson Street does not share this character due to its different development history and is proposed to be excluded from the Conservation Area.

The Palmerston Street Conservation Area has historic, aesthetic, rarity and representativeness significance at a local level.

2.3 One New Conservation Area - Landscape

Proposed Dickson Estate Conservation Area - Landscape

The proposed landscape conservation area protects consistent streetscapes of *Ficus macrocarpa* var 'Hillii' (Fig) trees typical of those created along with the speculative subdivision of later 19th century estates in Waverley. Cohesive groupings of heritage fig street trees, most dating back to Great Depression unemployment relief tree planting programs of the 1930s. The Landscape Conservation Area has historic, aesthetic and social significance as a demonstration of the evolution of Waverley from isolated gentleman's residences to close-set suburban housing of the Federation and Inter-War periods.

The Dickson Estate Landscape Conservation Area has historic, associational, aesthetic, rarity and representative significance at a local level.

2.4 Amended LCA - South Bronte-Calga Headland LCA extension

Proposed Extension and Name Change to South Bronte Headland Conservation Area - Landscape

The proposed extension to the South Bronte Headland Conservation Area – Landscape (LCA) aims to bring the adjacent Calga Reserve into the existing LCA. The LCA already includes Calga Cutting - the former tram corridor that connected Macpherson Street to Bronte Beach - but did not include Calga Reserve parkland. The reserve contributes to the historic, aesthetic and social values of the LCA as an esteemed and prominent corridor of coastal public land with the ability to demonstrate the

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development of coastal public lands and civic improvement as an integral part of the local municipal history.

To reflect the extension, it is proposed that the name of this LCA be changed to 'South Bronte-Calga Headland Conservation Area – Landscape'.

The South Bronte-Calga Headland Landscape Conservation Area has historic, associational, aesthetic, social, technical, rarity and representative significance at a local level.

2.5 New individual heritage items

The Planning Proposal proposes 44 new individually listed general heritage items including one landscape heritage item to be added to Schedule 5 Environmental Heritage, Part 1 Heritage Items of the WLEP 2012. These items are also to be added to the Heritage Map. See Attachment A for a full list of the items.

Individual heritage items have been recommended because of changing values and because of a loss of good examples of a particular style of architecture, making the remaining examples rarer.

Furthermore, trees with identified heritage values can be listed in Schedule 5 of the Waverley LEP under Part 1 Heritage Items. Listing can include individual trees or groups of trees, such as those that form part of a landscape or garden of a listed heritage property.

It is proposed that palm trees on Rowland Street to be included on Schedule 5 as heritage items.

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Table summarising NSW heritage assessment criteria that has been satisfied

NEW HERITAGE ITEMS

NO	SUBURB	STREET NAME	STREET NO	NSW HERITAGE ASSESSMENT CRITERIA (AP)						
				(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	BONDI	BENNETT STREET	22	x	x	x	N/A	N/A	x	x
2	BONDI	BENNETT STREET	27	x	N/A	x	N/A	N/A	x	x
3	BONDI	BONDI STREET	160	x	N/A	x	N/A	N/A	N/A	x
4	BONDI	DENHAM STREET	25	x	N/A	x	N/A	N/A	x	x
5	BONDI	DENHAM STREET	33	x	N/A	x	N/A	N/A	N/A	x
6	BONDI	FLETCHER STREET	8	x	N/A	x	N/A	N/A	x	x
7	BONDI	FLOOD STREET	40	x	N/A	x	N/A	N/A	N/A	x
8	BONDI	KING STREET	2-14	x	N/A	x	N/A	N/A	N/A	x
9	BONDI	OCEAN STREET	17-17A	x	N/A	x	N/A	N/A	N/A	x
10	BONDI	OCEAN STREET	97	x	N/A	x	N/A	N/A	N/A	x
11	BONDI	PENKIVIL STREET	2B	x	x	x	N/A	N/A	x	x
12	BONDI	ROWLAND AVENUE		N/A	N/A	x	N/A	N/A	x	x
13	BONDI BEACH	CAMPBELL PARADE	28-30	x	N/A	x	N/A	N/A	N/A	x
14	BONDI BEACH	CAMPBELL PARADE	32	x	N/A	x	N/A	N/A	N/A	x
15	BONDI BEACH	CAMPBELL PARADE	50-54	x	N/A	x	N/A	N/A	N/A	x
			56	x	N/A	x	N/A	N/A	N/A	x
			58	x	x	x	N/A	N/A	N/A	x
16	BONDI BEACH	CAMPBELL PARADE	72-76	x	N/A	x	N/A	N/A	N/A	x
17	BONDI BEACH	CAMPBELL PARADE	80	x	N/A	x	N/A	N/A	N/A	x
18	BONDI BEACH	CAMPBELL PARADE	96	x	N/A	x	N/A	N/A	N/A	x
19	BONDI BEACH	CAMPBELL PARADE	102-106	x	N/A	x	N/A	N/A	N/A	x
20	BONDI BEACH	CAMPBELL PARADE	140-142	x	N/A	x	N/A	N/A	N/A	x
21	BONDI BEACH	FRANCIS STREET	10	x	x	x	N/A	N/A	x	x
22	BRONTE	BAYVIEW STREET	2	x	x	x	N/A	N/A	N/A	x
23	BRONTE	BIRRELL STREET	209	x	N/A	x	N/A	N/A	x	x
24	BRONTE	BIRRELL STREET	213	x	N/A	x	N/A	N/A	x	x
25	BRONTE	BLANDFORD STREET	3	x	N/A	x	N/A	N/A	N/A	x
26	BRONTE	ST THOMAS STREET	16	x	x	x	N/A	N/A	N/A	x
27	DOVER HEIGHTS	DOUGLAS PARADE	17	x	x	x	N/A	N/A	x	x
28	DOVER HEIGHTS	HARDY STREET	57	x	x	x	N/A	N/A	N/A	x
29	DOVER HEIGHTS	LYONS ROAD	14	x	x	x	N/A	x	x	x
30	DOVER HEIGHTS	MILITARY ROAD	144	x	N/A	x	N/A	N/A	N/A	x
31	DOVER HEIGHTS	NAPIER STREET	7	x	N/A	x	N/A	N/A	N/A	x
32	NORTH BONDI	HASTINGS PARADE	127-129	x	N/A	x	N/A	N/A	N/A	x
33	NORTH BONDI	HASTINGS PARADE	131	x	N/A	x	N/A	N/A	N/A	x
34	NORTH BONDI	HASTINGS PARADE	133-135	x	N/A	x	N/A	N/A	N/A	x
35	NORTH BONDI	HASTINGS PARADE	165-171	x	N/A	x	N/A	N/A	x	x
36	NORTH BONDI	HASTINGS PARADE	181	x	N/A	x	N/A	N/A	N/A	x
37	NORTH BONDI	WARNERS AVENUE	1-3	x	x	x	N/A	N/A	N/A	x
38	ROSE BAY	LIVERPOOL STREET	70	x	N/A	x	N/A	N/A	x	x
39	TAMARAMA	ALEXANDER STREET	1	x	N/A	x	N/A	N/A	N/A	x
40	TAMARAMA	FLETCHER STREET	69	x	N/A	x	N/A	N/A	N/A	x
41	TAMARAMA	SILVA STREET	1	x	x	x	N/A	N/A	N/A	x
42	TAMARAMA	WONDERLAND AVENUE	7-9	x	N/A	x	N/A	N/A	x	x
43	WAVERLEY	ALBION STREET	65-67	x	N/A	x	N/A	N/A	x	x
44	WAVERLEY	CARRINGTON ROAD	94	x	x	x	N/A	x	x	x

Planning Proposal – Waverley Heritage Policy Implementation

2.6 Housekeeping Error Rectification

Local archaeological heritage item A541 is incorrectly marked on the WLEP Heritage Map and features the wrong written address and property description under Schedule 5 of the WLEP. This is a historical error that has only recently been identified.

The existing WLEP Heritage Map and Schedule 5 associates 85-87 Birrell Street, Queens Park, with item number A541. However, 93-97 Birrell Street is meant to be associated with item number A541 on the WLAP. The State Heritage Inventory that is accessible on the Heritage NSW website (<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620404>) sits under the address of 85-87 Birrell Street, but displays an image of 93-97 Birrell Street, includes reference to details at 93-97 Birrell Street within the Statement of Significance, and generally describes the item as “stone houses” which represents the fabric observable at 93-97 Birrell Street. No. 85 consists of an altered Victorian terrace and No. 87 consists of a modernised dwelling house – neither aligning with the features described for item number A541.

As such, this Planning Proposal seeks to amend this historical error which was likely a result of a simple mistyping issue, and replace reference to 85-87 Birrell Street with 93-97 Birrell Street in relation to A541.

PART 3 – JUSTIFICATION

3.1 Strategic Merit

The proposal is considered to have strategic merit because it gives effect to the findings of the Waverley Heritage Assessment.

Section A – Need for the planning proposal (Strategic Merit)

This section establishes the need for a planning proposal in achieving the key outcomes and objectives. The set questions address the strategic origins of the proposal and whether amending the WLEP is the best mechanism to achieve the aims of the proposal.

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is a result of the Waverley Heritage Assessment which proposed several amendments to Schedule 5 Environmental Heritage and related maps of the WLEP 2012. The Heritage Assessment was endorsed by Council in June 2021, it has subsequently become the Waverley Heritage Policy.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposal involves an amendment to Waverley Council’s Local Environmental Plan 2012 and therefore, a Planning Proposal is the only means of achieving the objectives and outcomes of the amendment.

Planning Proposal – *Waverley Heritage Policy Implementation*

Section B – Relationship to strategic planning framework.

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal aligns with the objectives and actions of the Region Plan *A Metropolis of Three Cities* and the *Eastern City District Plan*.

A Metropolis of Three Cities

The Planning Proposal has strategic merit and is consistent with the Greater Sydney Region Plan in that it will help to implement the following Objectives:

- Environmental heritage is identified, conserved and enhanced (Objective 13)
- Scenic and cultural landscapes are protected (Objective 28)

Eastern City District Plan

The Planning Proposal has strategic merit and is consistent with the *Eastern Sydney District Plan* in that it will help to implement the following Planning Priorities:

- Creating and renewing great places and local centres, and respecting the District’s heritage (Planning Priority E6)
- Protecting and enhancing scenic and cultural landscapes (Planning Priority E16)

Guide to preparing Planning Proposals

The Planning Proposal meets the Strategic Merit Test, the assessment is presented in Table 1.

Table 1: Assessment of Proposal against Strategic Merit Test

Strategic Merit Test	
a) Does the proposal have strategic merit? Is it:	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or	Yes, it is consistent with the Objectives 13 and 28 of the Region Plan <i>A Metropolis of Three Cities</i> . It also aligns with Planning Priority E6 and Planning Priority E16 of the <i>Eastern City District Plan</i> .
Consistent with a relevant local council strategy that has been endorsed by the Department; or	It is consistent with the <i>Waverley Heritage Policy</i> adopted by Waverley Council.
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.	It responds to the reassessment of the 2007 <i>Waverley Heritage Policy</i> which was based on field investigations, increased recognition of Waverley’s Inter-War architecture and the improved availability of historic documentation through recently released digital sources.

Planning Proposal – Waverley Heritage Policy Implementation

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Waverley Local Environmental Plan 2012

The Waverley LEP has seven main aims that all Planning Proposals and development should be consistent with where applicable. This Planning Proposal is consistent with the following key aims of the Waverley LEP:

- (f) to enhance and preserve the natural environment through appropriate planning, protecting the integrity of natural systems and by protecting existing trees,
- (g) to identify and conserve the cultural, environmental, natural, aesthetic, social and built heritage of Waverley.

Waverley Local Strategic Planning Statement (March 2020)

Table assessing the Planning Proposal against the relevant Planning Priority and actions:

Table 3: Assessment of the Proposal against the Local Strategic Planning Statement

Direction: A city of great places	
Planning Priority 7: Recognise and celebrate Waverley's unique place in the Australian contemporary cultural landscape	
1. Implement the recommendations of the Waverley Heritage Review into Council's LEP and DCP, including stronger enforcements for curtilage and protecting the context of existing items	This Proposal is the mechanism for implementing the recommendations of the Waverley Heritage Policy into Council's LEP.
8. Develop strategies and programs that celebrate and share the local heritage and cultural stories of the Waverley area	The Waverley Heritage Policy, which was adopted by Council in June 2021, celebrates Waverley's history and character. It shares cultural stories of the Waverley area with the community. This Proposal implements the recommendations from the Heritage Policy.

Waverley Community Strategic Plan 2018-2029

This Planning Proposal aligns with the community vision which states:

"A welcoming and cohesive community that celebrates and enhances our spectacular coastline, vibrant places, and rich cultural heritage".

The Planning Proposal also aligns with the strategies presented in Table 4 below:

Table 4: Assessment of Proposal against Waverley Community Strategic Plan

Goal 1.2: Preserve and interpret the unique cultural heritage of Waverley	
Strategies	Consistency
1.2.1 Maintain the unique cultural value and heritage significance of key landmarks	This Proposal will provide the mechanism that will ensure that local heritage is conserved and celebrated. Individual heritage items were proposed to be added to Schedule 5 and related maps of the WLEP 2012. By doing so, the heritage significance of key landmarks will be protected.
Goal 5.2: Value and embrace Waverley's heritage items and places	
5.2.1 Protect, respect and conserve items and places of heritage significance within Waverley	This Proposal will provide the mechanism that will ensure that local heritage is conserved and celebrated. Heritage items and conservation areas were identified and proposed to be added to Schedule 5 and related maps of the WLEP 2012.

*Planning Proposal – Waverley Heritage Policy Implementation***5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

There are no other relevant State or regional studies or strategies.

6. Is the planning proposal consistent with applicable SEPPs?

This Planning Proposal is consistent with applicable State Environmental Planning Policies. Table 5 assesses the Planning Proposal against the State Environmental Planning Policies (SEPPs).

Table 5: Assessment of Proposal against the SEPPs

Title	Applicable	Consistent
Housing SEPP	N/A	
Transport and Infrastructure SEPP	N/A	
Primary Production SEPP	N/A	
Biodiversity and Conservation SEPP	N/A	
Resilience and Hazards SEPP	N/A	
Industry and Employment SEPP	N/A	
Resources and Energy SEPP	N/A	
Planning Systems SEPP	N/A	
Precincts SEPPs: Eastern Harbour City SEPP, Western Parkland City SEPP, Central River City SEPP and Regional SEPP	N/A	
Codes SEPP	N/A	
SEPP (Exempt and Complying Development Codes) 2008	N/A	Heritage listing restricts the ability to undertake exempt and complying development.

The sites within a conservation area are eligible for exempt development, but are not eligible for complying development under the following sections of the *SEPP (Exempt and Complying Development Codes) 2008* unless the development is for a detached outbuilding or swimming pool:

- Housing Code
- Low Rise Medium Density Housing Code
- Commercial and Industrial (New Buildings and Additions) Code

Sites identified as a Heritage Item are not eligible for works under exempt development or as complying development under any part of the SEPP.

This does not mean that development will be prohibited or obstructed on the affected sites, but instead requires works to proceed through the appropriate Council Development Application pathway instead.

Planning Proposal – Waverley Heritage Policy Implementation

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Ministerial Direction 3.2 Heritage Conservation

The Ministerial Direction 3.2 applies to this Planning Proposal. The Planning Proposal must contain provisions that facilitate the conservation of:

(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,

(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and

(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

Minister's Planning Principles – Preserving, conserving and managing NSW's natural environment and heritage

The Planning Proposal must seek to value, protect, conserve and manage the innate value and external benefits of NSW's natural environment and heritage. The Minister's Planning Principle 3.13 applies to this Planning Proposal and states the following:

Heritage protection, conservation and management strategies should be included in strategic and land use planning to avoid or minimise any negative heritage impacts from development, as well as provide innovative opportunities to enhance and celebrate NSW's rich heritage.

Consistency

This Planning Proposal proposes to conserve additional heritage items and conservation areas by amending Schedule 5 and related maps of the WLEP 2012. The proposed amendment does not include additional Aboriginal areas, objects, places or landscapes. As an assessment of Aboriginal heritage was not done as part of the Waverley Heritage Assessment, a separate study will be completed in the future as a separate body of work to better understand the Aboriginal heritage of the LGA.

8. Is Council seeking delegation as the local plan making authority?

Yes, Council would like to be made the local plan making authority.

Planning Proposal – *Waverley Heritage Policy Implementation*

3.2 Site-Specific Merit

This Planning Proposal is considered to have site-specific merit as it gives regard to and is expected to have a positive impact on the natural and built environment, and on the existing uses, approved uses and likely future uses of the land affected.

Guide to preparing Planning Proposals

The Planning Proposal meets the Site-specific Merit Test; the assessment is presented in Table 6.

Table 6: Assessment of Proposal against Site Specific Merit Test

Site-specific Merit Test	
b) Does the proposal have site-specific merit, having regard to the following:	
The natural environment (including known significant environmental values, resources or hazards); and	This Proposal will not have any impacts on the natural environment, however it will serve to protect characteristics of the natural environment such as tree canopy, setbacks and planting that contributes to the character of a heritage area.
The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and	This Proposal will not inhibit development within Waverley. The Proposal will ensure the effective conservation of important heritage values of the area, and will allow reasonable development that supports and retains the heritage.
The services and infrastructure that are or will be available to meet the demands arising from the proposal; and	Not applicable as this Proposal will not result in the increase of infrastructure demand.
Any proposed financial arrangements for infrastructure provision.	Not applicable as this Proposal will not result in the increase of infrastructure demand.

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This Planning Proposal does not propose any physical development and therefore the proposal would not have any adverse impacts on threatened species, populations or ecological communities.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are unlikely to be any other environmental effects as a result of the Planning Proposal.

10. Has the planning proposal adequately addressed any social and economic effects?

No adverse economic or social impacts are anticipated.

Local communities value local heritage as it contributes to an area's identity, sense of place and amenity. Locally significant items usually relates more closely to people's personal connection to

Planning Proposal – Waverley Heritage Policy Implementation

heritage, when compared with national icons. The recently exhibited Design and Place SEPP highlights the importance of heritage for placemaking state-wide within one of its proposed ‘design considerations’ relating to “culture, character and **heritage**”. Past DPE work on local character mirrors this message, seeking to elevate the consideration of elements that make a place special and unique for individuals and communities. All of this work, regardless of its current states, ties in with best-practice planning which is to ensure that planning is aligned to place – ‘place-based planning’ – and that any broad-brush, standardised planning controls are tempered by localised, place-based controls.

While heritage listing can sometimes raise concerns around adverse economic or financial impacts to residents, the empirical evidence demonstrates that the protection of local heritage results in net-positive economic impacts for local communities and councils. Heritage can encourage visitation and tourism by shaping a place that makes for a desirable temporary visit, or permanent home or workplace. Heritage places and buildings, such as The Rocks and Queen Victoria Building in Sydney’s CBD, are significant attractors in their own right due to their heritage characteristics and the values and history that these embody. Such attraction can result in economic stimulus. Similarly, residential areas and items that are listed as heritage tend to attract higher price premiums (all other things being equal) as these areas are character-rich and amenity-rich with a high aesthetic quality.

Research completed in Sydney on the financial impact of heritage listing demonstrates that heritage does not adversely impact on development feasibility or profitability. Properties with individual or conservation area listing may have slightly higher redevelopment costs in regard to the requirement for a heritage consultant report for the DA package and potentially higher quality materials or design that respects the integrity of the item or HCA (i.e. timber window frames, rather than aluminium). However, research in Sydney has demonstrated that heritage listing did not deter project commitment by developers or negatively affect the direct financial feasibility of the project.¹ The overall project costs in redevelopment case studies were increased only to a ‘mild degree’, as a result of the heritage listing, but these costs were counterbalanced and far exceeded by the increases in sale prices for these projects. Similarly, another study that examined heritage listing in the Sydney suburb of Mosman found that listing and protecting historical homes does not impose an unreasonable burden on homeowners and that heritage-listed properties yielded positive externalities for the houses surrounding them where buyers were willing to pay a premium to live in heritage-protected neighbourhoods.²

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

This consideration is not applicable to the Planning Proposal.

¹ The Impacts of Heritage Requirements on the Financial Viability of Individual Development Proposals, Dominy, C., The NSW Heritage Office, 2001.

² Does Heritage Listing have an Effect on Property Prices in Australia? Evidence from Mosman, Sydney, Jeffries, W. 2012.

Planning Proposal – Waverley Heritage Policy Implementation

Section E – State and Commonwealth Interests

12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Not applicable at this stage.

PART 4 – MAPPING

This Planning Proposal alters Heritage Maps. The following areas will be identified on the Heritage Maps as Conservation Area – General:

1. Avoca Estate
2. Bondi Road
3. Bondi Basin
4. O'Brien Estate
5. War Memorial Hospital

The boundaries of the following existing areas identified as Conservation Area -General will be modified on the Heritage Maps:

1. Charing Cross
2. Yanko-Lugar Brae (formerly Evans Street)
3. Grafton Street
4. Palmerston

Two changes are proposed for the Conservation Area -Landscape areas:

- Identify Dickson Estate on the Heritage Map as Conservation Area – Landscape
- Extend the boundaries of South Bronte-Calga Headland

In addition, 44 items will be added to the Heritage Maps as Heritage Items, including 43 new general heritage items and one landscape heritage item.

The identification of Item A541 will be moved from 85-87 Birrell Street to 93-97 Birrell Street to rectify a housekeeping error.

The proposed maps are provided in Attachment D.

PART 5 – COMMUNITY CONSULTATION

Public exhibition is likely to include a newspaper advertisement, a display on the Council's Have Your Say website and written notification to landowners. The Gateway Determination will specify the level of public consultation that must be undertaken in relation to the planning proposal.

Pursuant to Division 3.4 of the Act, a Planning Proposal must be placed on public exhibition for a minimum of 28 days, or as specified in the Gateway Determination for the proposal. The Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

Planning Proposal – Waverley Heritage Policy Implementation

PART 6 – PROJECT TIMELINE

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 2012 will be completed by *March 2024*.

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

Table 2: Project timeline

Tasks	Timeframe
Gateway Determination	November 2023
Community Consultation	December 2023 - February 2024
Post Exhibition Review	March 2024
Update Planning Proposal / Report to Council	March 2024
DPE review of final Planning Proposal	April 2024
Parliamentary Counsel drafting of LEP	May 2024
DPE to finalise LEP	May 2024



ATTACHMENT A - PROPOSED SCHEDULE 5 PART 1 HERITAGE ITEMS- GENERAL

Waverley Heritage Policy Implementation

Attachment A – Proposed Schedule 5 Part 1 Heritage Items – General

No. on Heritage Map	Suburb	Item name	Address	Property description	Significance	Heritage Type
New Heritage Items to add to Schedule 5						
1	Bondi	Victorian freestanding double-storey Italianate terrace	22 Bennett Street	Lot 2 DP 913862	Local	Item - General
2	Bondi	Victorian freestanding terrace	27 Bennett Street	Lot 54 DP 561	Local	Item - General
3	Bondi	Inter-war Classical-style shop-top housing	160 Bondi Road	Lot 1 DP 69996	Local	Item - General
4	Bondi	Inter-war two-storey Spanish Mission-style house	25 Denham Street	Lot 1 DP 105041	Local	Item - General
5	Bondi	Inter-war double-storey Mediterranean-style residential building	33 Denham Street	SP 5944	Local	Item - General
6	Bondi	Inter-war Spanish Mission-style freestanding, two-storey residential flat building	8 Fletcher Street	SP 11621	Local	Item - General
7	Bondi	Inter-war freestanding three-storey Art Deco style residential flat building	40 Flood Street	SP 11638	Local	Item - General
8	Bondi	Federation semi-detached dwellings	2-14 King Street	Lots A-E DP 442605, Lots 1-2 DP 210153	Local	Item - General

9	Bondi	Inter-war Functionalist- style flat building	17-17A Ocean Street	SP5012, SP14025	Local	Item- General
10	Bondi	Federation freestanding single-storey bungalow	97 Ocean Street	Lot 21 Sec E DP 3426	Local	Item - General
11	Bondi	Inter-war freestanding three-storey Art Deco-style residential flat building	2b Penkivil Street	SP 10884	Local	Item - General
12	Bondi	Palm trees on Rowland Avenue	Rowland Avenue		Local	Item - Landscape
13	Bondi Beach	Inter-war Cenira Mansions	28-30 Campbell Parade	Lot 5 DP 10606	Local	Item - General
14	Bondi Beach	Inter-war Arnotts Flats	32 Campbell Parade	Lot 4 DP 10606	Local	Item - General
15	Bondi Beach	Inter-War shop-top housing and residential flat buildings	50-58 Campbell Parade	SP 13459, SP 30493 and SP 2723	Local	Item - General
16	Bondi Beach	Federation Grenfell Court, Majestic Mansions	72-76 Campbell Parade	SP 15206	Local	Item - General
17	Bondi Beach	Federation Oceanic Mansions	80 Campbell Parade	Lot C DP 33445	Local	Item - General
18	Bondi Beach	Inter-war Ozone Flats	96 Campbell Parade	Lot 5 DP 5953	Local	Item - General
19	Bondi Beach	Inter-war Biltmore Private Hotel	102-106 Campbell Parade	SP 49165	Local	Item - General
20	Bondi Beach	Late Federation Hazel Flats	140-142 Campbell Parade	SP 863	Local	Item - General
21	Bondi Beach	Inter-war four- storey	10 Francis Street	SP 30919	Local	Item - General

		residential flat building				
22	Bronte	Inter-war residential flat building	2 Bayview Street	SP 13046	Local	Item - General
23	Bronte	Federation single-storey bungalow	209 Birrell Street	Lot 1 DP 2456	Local	Item - General
24	Bronte	Federation single-storey bungalow	213 Birrell Street	Lot 3 DP 2456	Local	Item - General
25	Bronte	Inter-war Californian bungalow	3 Blandford Avenue	Lot 19 DP 10213	Local	Item - General
26	Bronte	Inter-war Georgian Revival-style residential flat building	16 St Thomas Street	SP 6120	Local	Item - General
27	Dover Heights	Functionalist single-storey house	17 Douglas Parade	Lot 25 DP 10675	Local	Item - General
28	Dover Heights	Functionalist house	57 Hardy Street	Lot 23 DP 11822	Local	Item - General
29	Dover Heights	Modernist house	14 Lyons Street	Lot 116 DP 11822	Local	Item - General
30	Dover Heights	Post-Functionalist double-storey house	144 Military Road	Lot 77 DP 11822	Local	Item - General
31	Dover Heights	Inter-war double-storey house	7 Napier Street	Lot 6 DP 14080	Local	Item - General
32	North Bondi	Inter-war paired Arts and Crafts-style residential flat buildings	127-129 Hastings Parade	SP 11808, SP 13225	Local	Item - General
33	North Bondi	Inter-war two-storey Art Deco flats	131 Hastings Parade	SP 10488	Local	Item - General

34	North Bondi	Inter-war paired Arts and Crafts flats	133-135 Hastings Parade	SP 7142, SP 13666	Local	Item - General
35	North Bondi	Inter-war Spanish Mission-style freestanding residences	165-171 Hastings Parade	SP 66653, SP 30066, Lot 31 DP 654606, Lot 1 DP 522571	Local	Item - General
36	North Bondi	Inter-war Art Deco-style flats	181 Hastings Parade	SP 18687	Local	Item - General
37	North Bondi	Inter-war Bondi Lawn Bowling Club	1-3 Warners Avenue	SP 9166	Local	Item - General
38	Rose Bay	Inter-war double-storey residence	70 Liverpool Street	Lot 13A DP 319298	Local	Item - General
39	Tamarama	Inter-war Art Deco-style four storey flats	1 Alexander Street	SP 33060	Local	Item - General
40	Tamarama	Inter-war Art Deco-style three-storey flats	69 Fletcher Street	SP 11361	Local	Item - General
41	Tamarama	Inter-war Art Deco-style flats	1 Silva Street	SP 30488	Local	Item - General
42	Tamarama	Inter-war Spanish Mission-style three-storey residential flat building	7-9 Wonderland Avenue	Lot B DP 329513, SP 15634	Local	Item - General
43	Waverley	Victorian freestanding paired terraces	65-67 Albion Street	Lot 1 DP 72866, Lot 1 DP 68420	Local	Item - General
44	Waverley	Inter-war two storey shop-top housing	94 Carrington Road	Lots A-B DP 332733	Local	Item - General



ATTACHMENT A - PROPOSED SCHEDULE 5 PART 1 HERITAGE ITEMS- GENERAL

Waverley Heritage Policy Implementation

Attachment A – Proposed Schedule 5 Part 1 Heritage Items – General

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12	Bondi	Palm trees on Rowland Avenue	Rowland Avenue		Local	Item - Landscape
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ATTACHMENT C - PROPOSED SCHEDULE 5 PART 3
ARCHAEOLOGICAL ITEMS

Waverley Heritage Policy Implementation

Attachment C – Proposed Schedule 5 Part 3 Archaeological Items

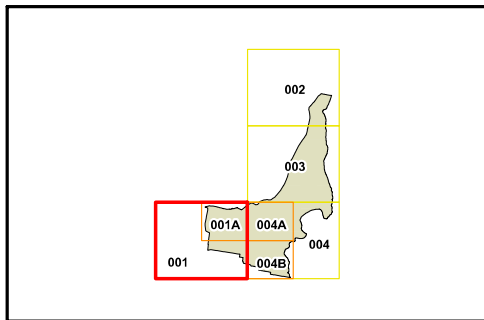
No. on Heritage Map	Suburb	Item name	Address	Property description	Significance	Heritage Type
Amendment to Item A541 under Part 3 of Schedule 5						
-	Queens Park	Stone houses	93-97 Birrell Street	Lot A DP 437935, Lot B DP 437935, and Lot C DP 437935	Local	Item – Archaeological A541



Waverley Local Environmental Plan 2022

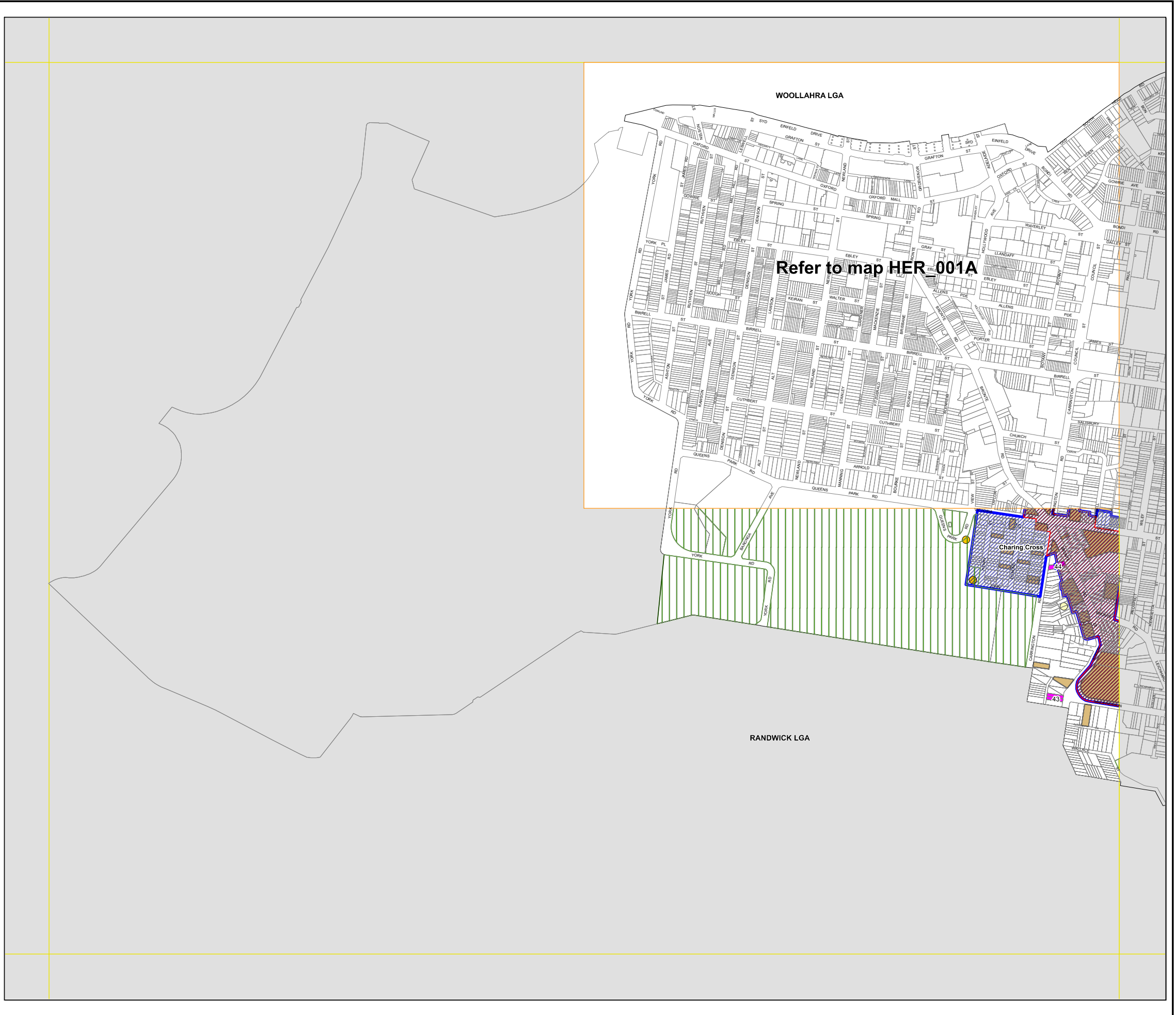
Heritage Map - Sheet HER_001

- Heritage**
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 - Item - General
 - Aboriginal Object
 - Item - Archaeological
 - Item - Landscape
- Cadastre**
- Cadastre 30/03/2022 © Waverley Council
- Proposed Heritage**
- Proposed Conservation Area - General
 - Proposed - Conservation Area - Landscape
 - Proposed Items



Projection: GDA 1994
MGA Zone 56

Map Identification Number:
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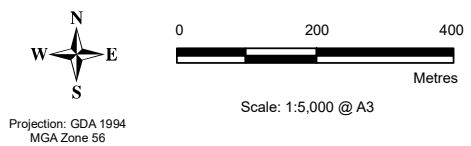
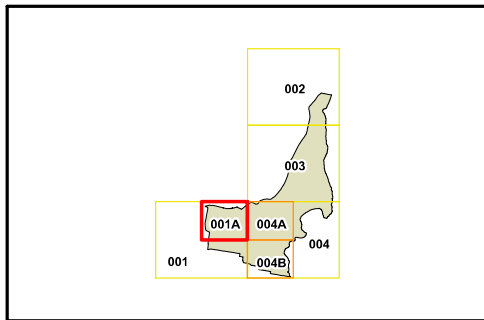




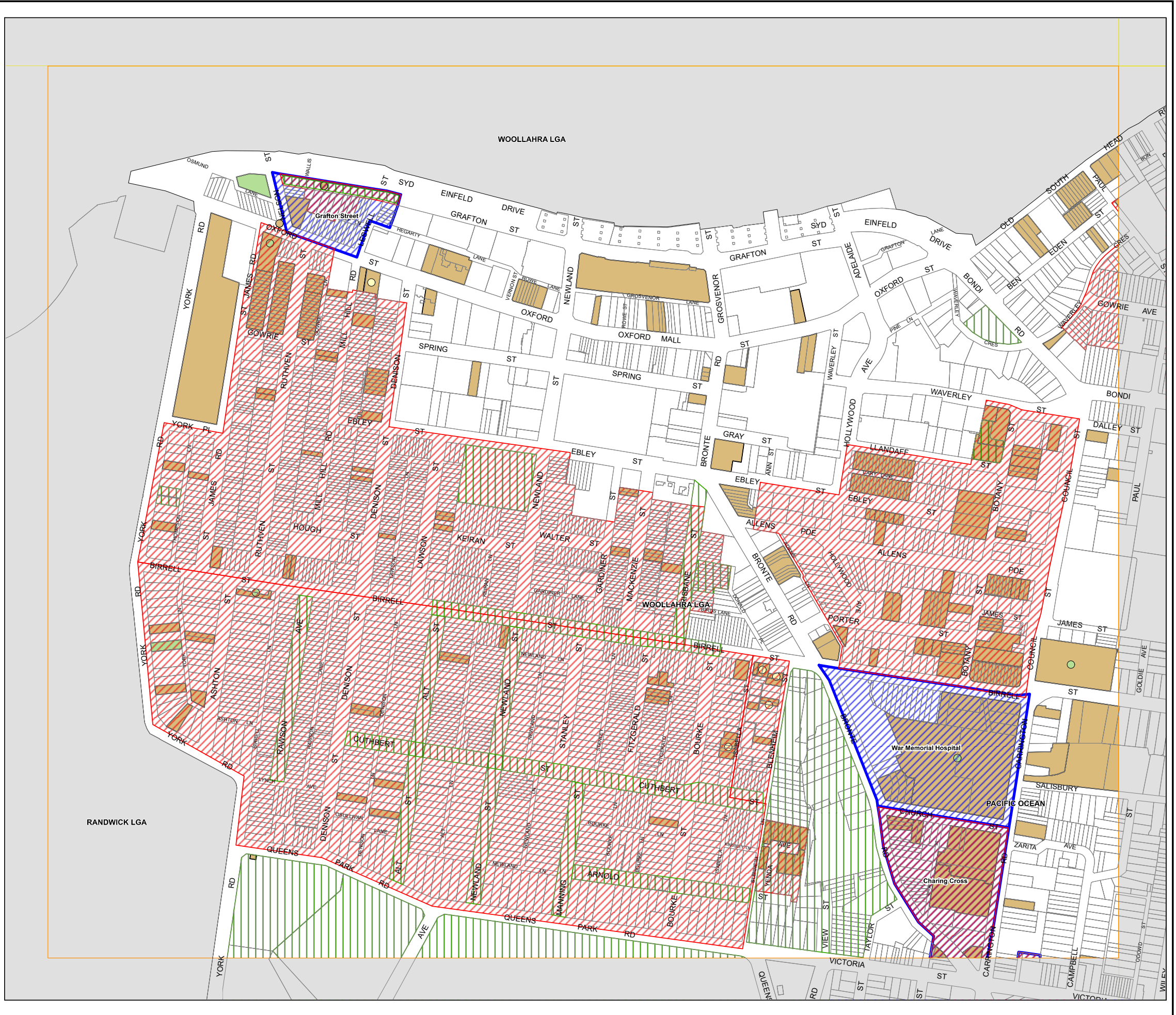
Waverley Local Environmental Plan 2022

Heritage Map - Sheet HER_001A

- Heritage**
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 - Item - General
 - Aboriginal Object
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- Cadastre**
- Cadastre 30/03/2022 © Waverley Council
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- Proposed Conservation Area - General
 - Proposed Conservation Area - Landscape
 - Proposed Items



Map Identification Number:
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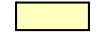






Waverley Local Environmental Plan 2022

Heritage Map - Sheet HER_003




Heritage

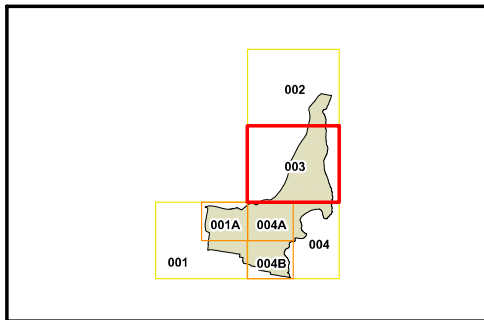
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-  Item - General
-  Aboriginal Object
-  Item - Archaeological
-  Item - Landscape

Cadastre

-  Cadastre 30/03/2022 © Waverley Council

Proposed Heritage

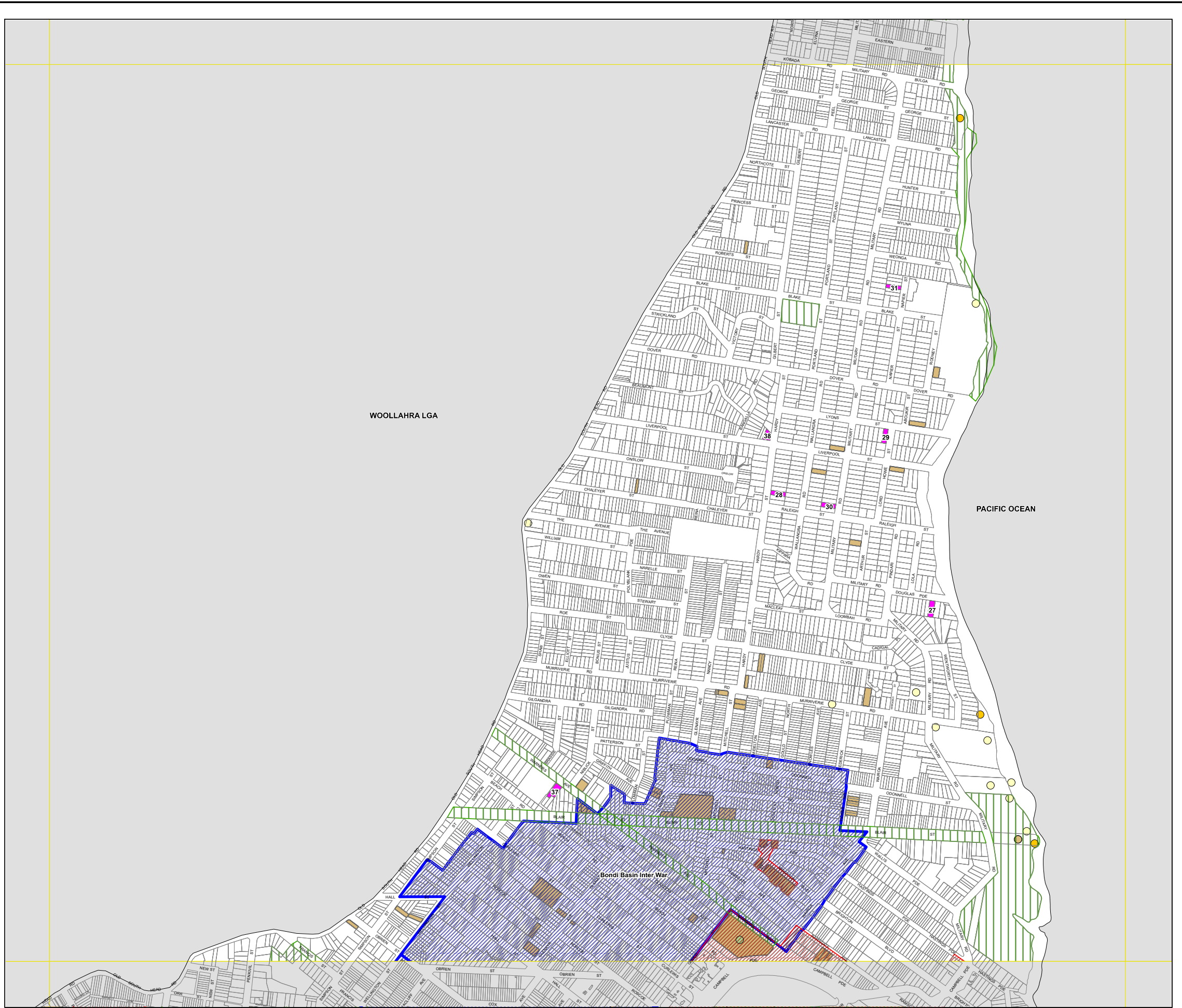
-  Proposed Conservation Area - General
-  Proposed Conservation Area - Landscape
-  Proposed items



Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3











Map Identification Number:
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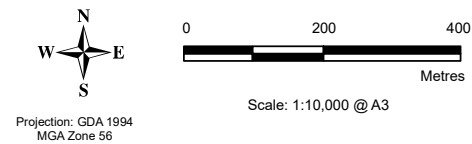
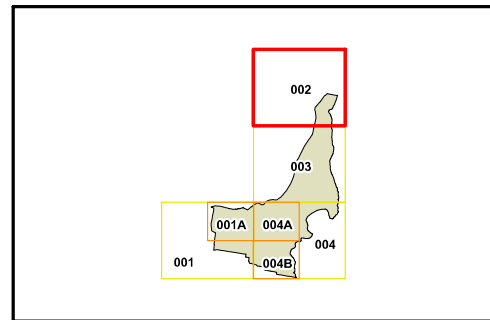




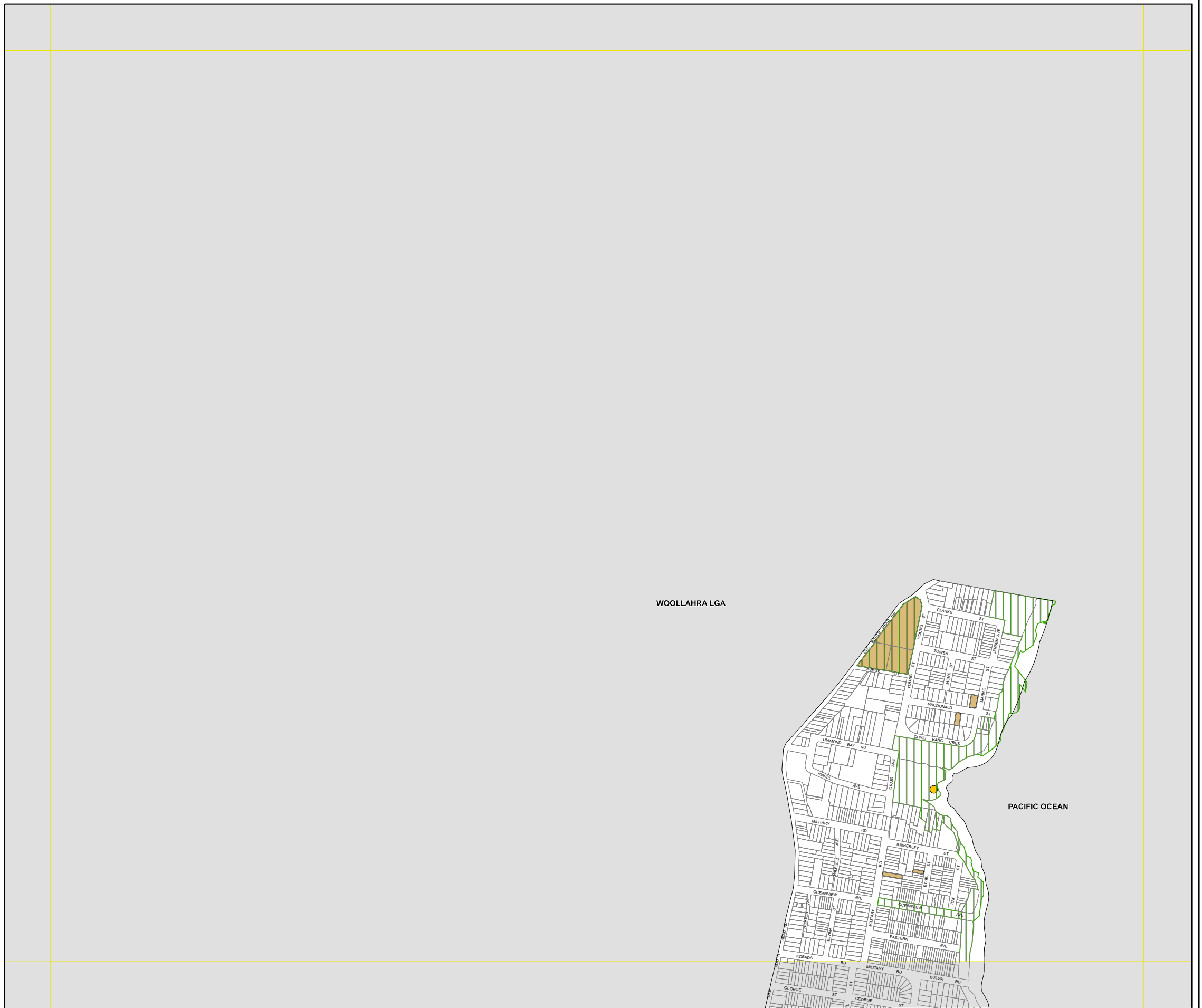
Waverley Local Environmental Plan 2022

Heritage Map - Sheet HER_002

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 -  Item - General
 -  Aboriginal Object
 -  Item - Archaeological
 -  Item - Landscape
- Cadastre**
-  Cadastre 30/03/2022 © Waverley Council
- Proposed Heritage**
-  Proposed Conservation Area - General
 -  Proposed Conservation Area - Landscape
 -  Proposed Items



Map Identification Number:
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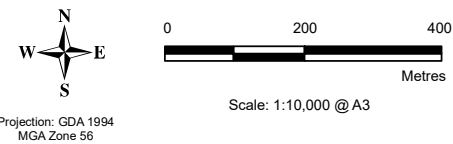
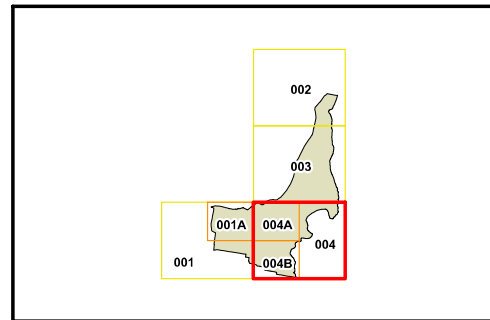




Waverley Local Environmental Plan 2022

Heritage Map - Sheet HER_004

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 - Item - General
 - Aboriginal Object
 - Item - Archaeological
 - Item - Landscape
- Cadastre**
- Cadastre 30/03/2022 © Waverley Council
- Proposed Heritage**
- Proposed Conservation Area - General
 - Proposed Conservation Area - Landscape
 - Proposed Items



Map Identification Number:
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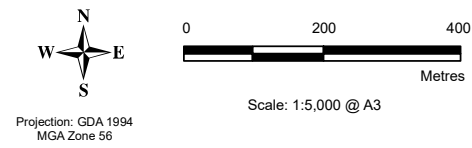
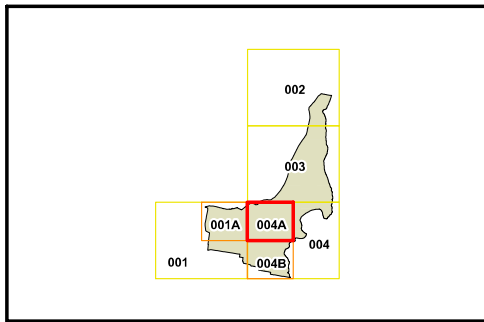




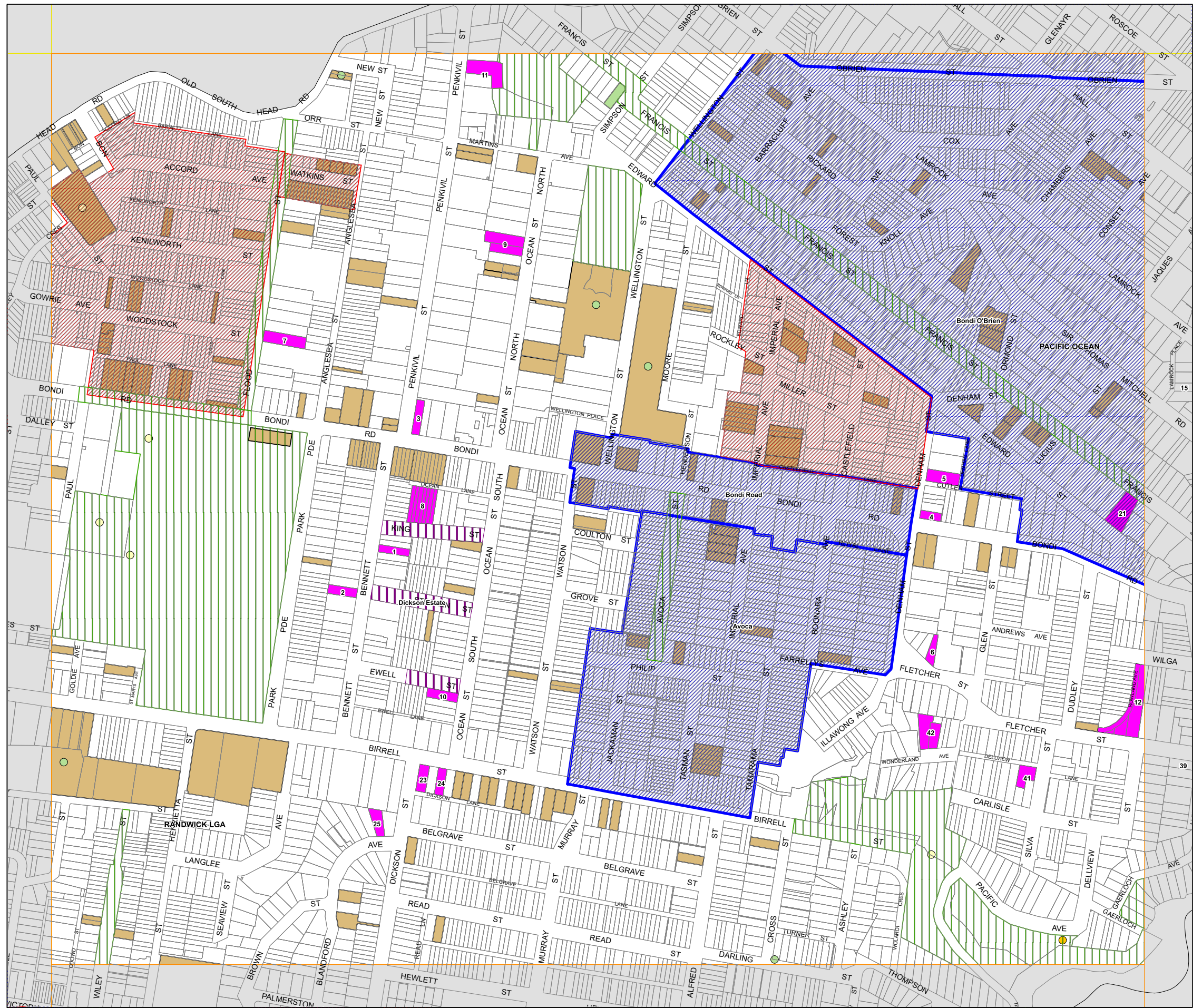
Waverley Local Environmental Plan 2022

Heritage Map - Sheet HER_004A

- Heritage**
- Conservation Area - General
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 - Item - General
 - Aboriginal Object
 - Item - Archaeological
 - Item - Landscape
- Cadastre**
- Cadastre 30/03/2022 © Waverley Council
- Proposed Heritage**
- Proposed Conservation Area - General
 - Proposed Conservation Area - Landscape
 - Proposed Items



Map Identification Number:
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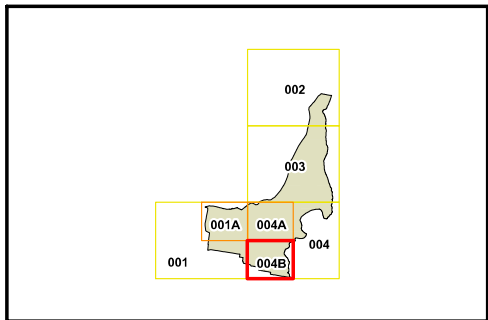
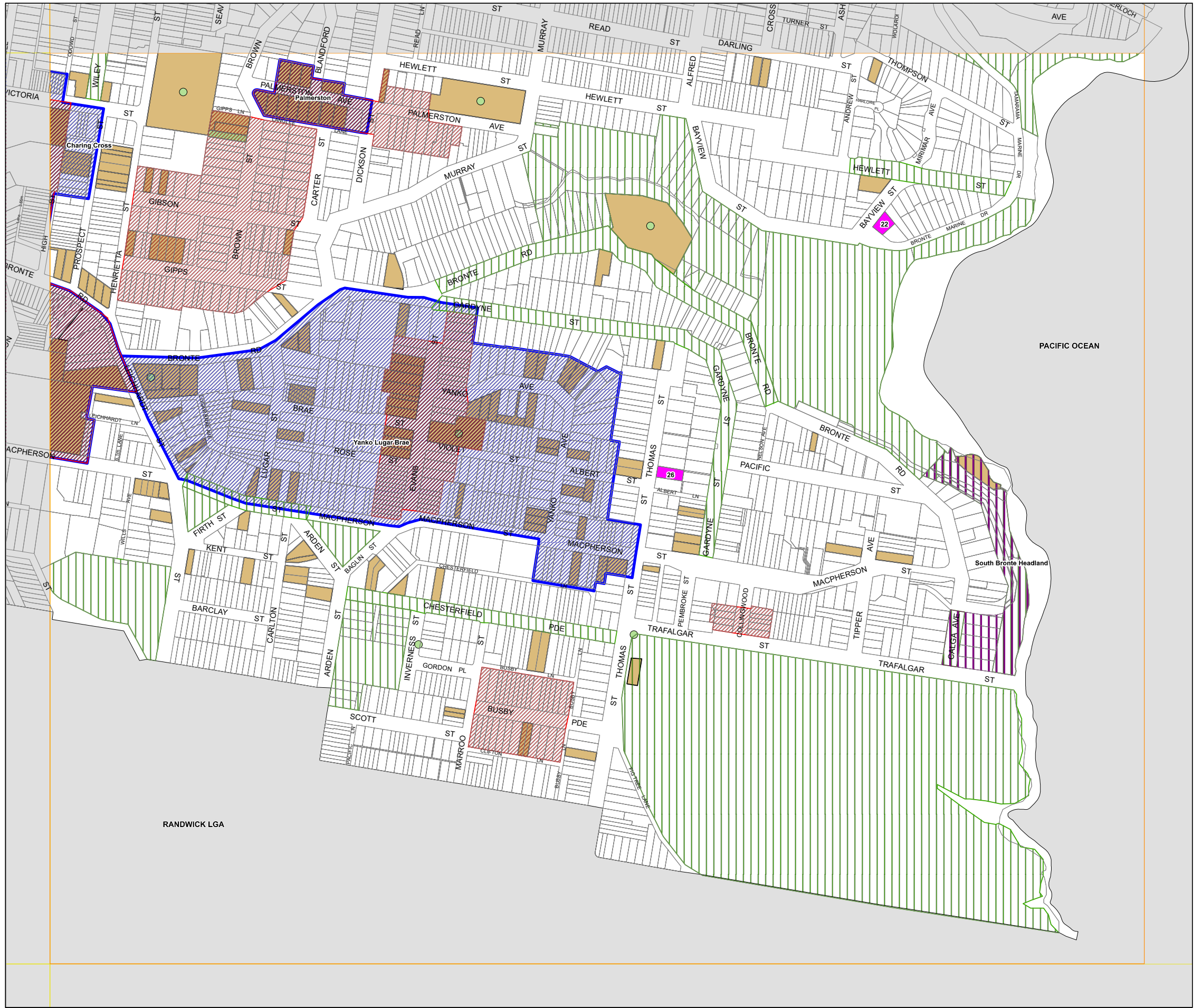




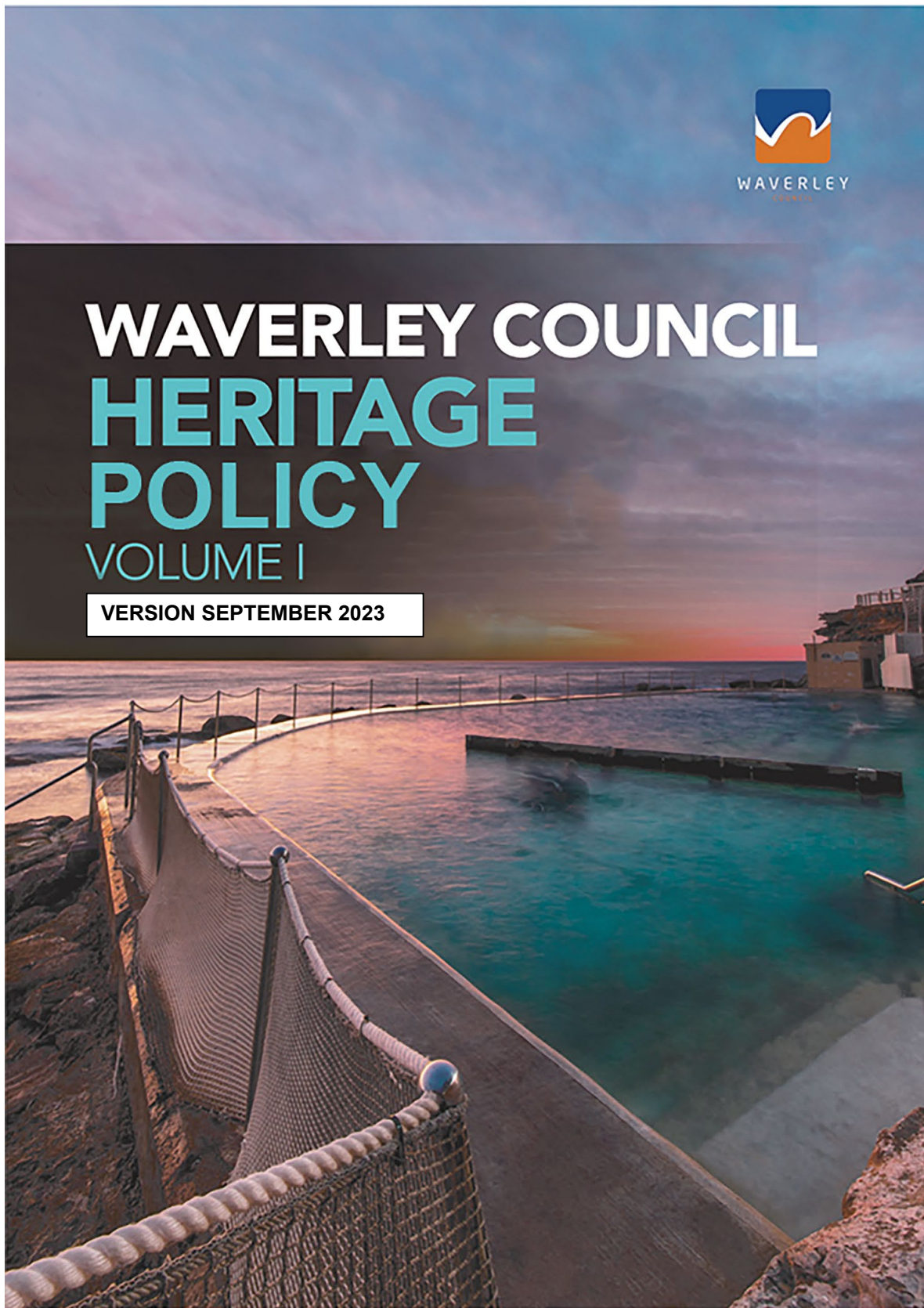
Waverley Local Environmental Plan 2022

Heritage Map - Sheet HER_004B

- Heritage**
- Conservation Area - General
 - Conservation Area - Landscape
 - Item - General
 - Aboriginal Object
 - Item - Archaeological
 - Item - Landscape
- Cadastre**
- Cadastre 30/03/2022 © Waverley Council
- Proposed Heritage**
- Proposed Conservation Area - General
 - Proposed Conservation Area - Landscape
 - Proposed Items



Map Identification Number:
8050_COM_HER_004B_005_20220502



WAVERLEY
COUNCIL

WAVERLEY COUNCIL HERITAGE POLICY VOLUME I

VERSION SEPTEMBER 2023

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[APPENDIX 3: EXISTING HERITAGE CONSERVATION AREAS FULL INVENTORY SHEETS](#)

PART 1: OVERVIEW OF HERITAGE ASSESSMENT

EXECUTIVE SUMMARY

It has been over 15 years since the last Waverley Heritage Policy was prepared. Over the past four years, Council's heritage officers have conducted a comprehensive and holistic review of the municipality's heritage with a view to updating the 2012 Heritage Policy and Waverley's Local Environment Plan Schedule 5 Environmental Heritage list. The 2012 Heritage Policy and Schedule 5 have been reviewed using field investigation, historical research, the growing amount of archival information available via improved digital resources and based on the increased appreciation of Inter-War architecture. Much insight and a wealth of stories about Waverley's development history, architecture and people have been revealed.

Applying the assessment criteria for determining cultural significance established by the NSW Heritage Council, the draft Heritage Assessment proposed listing new heritage items and conservation areas. These were placed on public exhibition for 13 weeks until 25 October 2020. In March 2021, the draft list was peer reviewed by an independent expert panel and all feedback was reported to Council as the draft Heritage Policy on June 8, 2021. The draft policy was approved with the exception of three matters relating to the curtilage of two Heritage Conservation Areas (HCAs) and a group listing proposed on Campbell Parade, Bondi. These matters were resolved at a Council meeting in March 2022, which approved submission of the Heritage Policy Planning Proposal to the Department of Planning and Environment.

The following list includes all HCAs and items included in the updated Heritage Policy:

5 New Heritage Conservation Areas (HCAs – former UCAs)

- Bondi O'Brien Estate
- Bondi Basin
- Avoca Estate
- Bondi Road
- War Memorial Hospital

3 Amended HCAs – former UCAs

- Yanko-Lugar Brae (former Evans St)
- Charing Cross
- Grafton St

1 reduced HCA – former UCA

- Palmerston

1 new Landscape Conservation Area

- Dickson Estate (King St, Stephen St, Ewell St)

1 amended LCA

- South Bronte-Calga Headland Reserve

44 new individually listed items which consists of 43 general heritage items and 1 landscape heritage item

The proposed update to Schedule 5 endorsed by Council in June 2021 emphasised the use of Heritage Conservation Areas (HCAs). HCA is an overarching term that includes both Heritage Conservation Areas (typically built form) and Landscape Conservation Areas (including landscape structures such as sandstone walls, streetscapes of established trees or other significant plantings). Identification of significant items worthy of inclusion in HCAs has limited the increase in individual listings. Past experience in Waverley of managing change within HCAs has shown that they achieve more cohesive integration of new works across neighbourhoods. This reduces the erosion of established character that is of historic and cultural significance.

The current review considered more than 750 sites identified by Precinct Committees and Council survey. That number was reduced significantly after detailed assessment of the sites' heritage significance. Of the items not included for individual listing, many are within existing or proposed HCAs. As an outcome of the assessment, a series of recommendations that aim to highlight Waverley's rich and varied history were proposed and subsequently endorsed by Council. These include updating the municipality's Schedule 5 list and creating educational initiatives to reveal stories that communicate the importance of heritage to the local community.

Background

Feedback from 13 weeks on public exhibition of the draft Heritage Assessment 2020 revealed that a majority (70 per cent) of the community hold the established historical character of Waverley in high esteem and are strongly supportive of its conservation. The challenge now is how to acknowledge heritage as an integral and defining part of Waverley's character so that what is significant is conserved for future generations.

To encourage this, the value of conserving heritage should continue to be communicated to the community. The LGA's stories can be told, and heritage protected, in a number of ways. One way is ongoing heritage interpretation, telling the stories of the people who lived in, worked in and visited the area. Establishing effective guidelines to manage change in historic streetscapes is also key. Another way is to create HCAs for inclusion on Schedule 5. Queens Park's much-loved streetscapes – protected by community action that resulted in a new HCA – are a testament to the value of conservation strategies. Identifying individual heritage items for listing also helps conserve Waverley's architectural history and character and the stories of its people. If these tasks are done well, the area's heritage will be embraced, celebrated and conserved. In highlighting Waverley's rich history, heritage should be seen as making a positive contribution to and a necessary element of the retention of the area's character and significance.

Among the things that have changed since the last heritage review is the way some styles of architecture have become more celebrated. Inter-War flat buildings – most of which are nearing 100 years old – are one such example of an architectural type and style now being viewed with significant affection. There is also a greater understanding of the role particular types of architecture have played in the area's evolution, what that built form tells us about the evolution of Sydney's urban form over time and how their history connects with the wider social context.

Inter-War flat buildings played an important role in the formation of Waverley. Federation of the Australian colonies at nearby Centennial Park in 1901 awoke a profound and newfound national pride that sought a unique identity. Part of that identity was Federation architecture, featuring Australian motifs and wide verandas that acknowledged the native landscape and the intensity of the climate. As a result, we no longer built houses – Victorian terraces – for the British climate. Waverley had many elements that helped to define that emerging national character: a population of colonial leaders and artists who had made the LGA its home (including Robert Lowe, Henry Parkes, Julian Ashton and Raynor Hoff); the emerging beach culture; space to build, particularly at Bondi; proximity to transport and the city and, as the century wore on, a new type of building stock – the Inter-War residential flat building. It became a cornerstone of the prolific growth of Sydney in the Inter-War period, especially in the eastern beaches and in particular at Waverley. Coupled with the advent of Company land titles, this building type widened the opportunity for home ownership. Labour law reforms, which reduced working hours especially on weekends, created more leisure time and beach-going tourism boomed (thanks to the iconic “off like a” Bondi tram and the legalization of ocean swimming in 1902).

These social and economic reforms, at that time in history, impacted significantly on the character of Waverley. In some areas the change was dramatic – most significantly in the Bondi basin. Much of the central and northern part of the basin remained protected from early development because of massive sand dunes that remained untouched into the early 20th century. During the first two decades of the 1900s the sand hills were progressively levelled, initially for Federation housing and then for residential flat buildings and semi-detached dwellings in the years between the two World Wars. The Inter-War flat buildings became the new face of Bondi as development tamed the powerful forces of nature. Inter-War flats, of which the Art Deco style is the best known, continue to make an important contribution to the distinctive character of Waverley.

For these reasons, ongoing change and development in Waverley must be well-considered to ensure that what is historically significant is thoughtfully conserved. In some parts of the municipality, there has been a loss of particular architectural styles over time, making the

surviving examples rare and even more important. Hence, a new HCA was proposed in Bondi's Avoca Street area to conserve the late 19th and early 20th century streetscapes that remain largely intact. Many such streetscapes have suffered from poorly resolved additions and been altered to their detriment in other parts of Waverley. The advent of private vehicles has also degraded streetscapes with the addition of front carports.

This Heritage Policy highlights areas and items that are considered significant to Waverley. The Policy has a two-fold purpose: envisioning and providing statutory protection. It will inform an update of the Schedule 5-Environmental Heritage list, as part of a comprehensive review of the LEP. Schedule 5, which lists all heritage items, HCAs and places or items of Aboriginal or archaeological significance identified in the LGA, is required to undergo ongoing updates.

This Policy has focused on utilizing HCAs where possible. This helps preserve items and streetscapes of heritage significance, maintains the character of an area, conserves the architectural history and historic tree canopies and allows for change in a managed way that protects what is significant. Items of individual heritage significance have also been recommended, selected through a strict application of the Heritage Council's criteria for listing. It resulted in a list of 59 items (reduced from 750 potential items), which was further reduced after peer review by a panel of external heritage experts, with some items removed from the list and other included in joint listings. Council endorsed removal of other items based on owners' objections. Other heritage items were included in conservation areas, which will help guide their future development.

The Policy's additional conservation areas and individual items will add to Waverley's 17 existing CAs, 52 LCAs and about 500 individual items included in the 2012 LEP's Schedule 5. The existing HCAs (which include UCAs and LCAs, both of which can co-exist in the same area - for example at Queens Park and Grafton Street) are good precedents for understanding the value of the heritage protection measures in this Policy. For example, the Queens Park and Mill Hill HCAs have over time become highly valued for their heritage character while still enabling adaptive change and development in a considered way that protects what is significant. Many independent studies, including those noted by the NSW Heritage Council in its factsheet *Heritage Listing Explained: What It Means for You*, have found that heritage-listed properties with well-maintained features attract premium prices. Heritage streetscapes and features are frequently used in advertising because of the appeal they hold for the public.

The preparation of the draft Heritage Assessment began four years ago, and was endorsed by Council for public exhibition in May 2020. It was opened to public feedback from community and

other stakeholders on Council's Have Your Say website for 13 weeks, closing on 25 October 2020. Of the feedback received by Council, 70 per cent was in support of the Assessment's recommendations. All recommendations – including those that attracted objections during public feedback – were presented for peer review by a panel of independent heritage experts with a community and a First Nations' representative that was endorsed by Council in December 2020. The expert panel convened over three meetings in March 2021 and assessed and deliberated on the final individual items and HCAs for inclusion in an updated Schedule 5 list. Their comments have been incorporated into this updated Assessment, which forms the Council-endorsed Waverley Heritage Policy, for the purposes of informing a Planning Proposal with the intention of amending the LEP. The proposed heritage list embraces history, character and context – the cornerstones of what makes Waverley unique.

1 INTRODUCTION

Waverley Council is required to maintain a list of heritage items and HCAs that are significant to the local area on the WLEP 2012 - Schedule 5. The last full Waverley heritage assessment began more than 15 years ago and informed the current Waverley Heritage Policy 2012. An updated draft Heritage Assessment has now been prepared, publicly exhibited and endorsed by Council and will become the new Waverley Heritage Policy when gazetted.

The map below shows the study area, which includes all of the Waverley Local Government Area, which is Sydney's second oldest municipality and is now over 160 years old.



Study Area: Waverley LGA

Waverley Heritage Policy

1.1 Study Aims

The aims of the Waverley Heritage Assessment were to:

- Identify, analyse and assess the cultural heritage of the Waverley LGA;
- Conduct ongoing research to help guide conservation of Waverley's heritage character;
- Recommend heritage programs and promotions; and
- Educate and inform Waverley's residents about the municipality's heritage and explain why and how it needs protection.

The study identified and assessed previously unidentified individual items and HCAs of notable heritage significance not included in the 2012 LEP Schedule 5-Environmental Heritage.

1.2 Methodology

The Assessment was informed by best-practice standards and guidelines used for determining heritage significance established by the NSW Heritage Council, Heritage Office and NSW Department of Planning and Environment, as set out in the NSW Heritage Manual 2000. It has also been prepared in accordance with the national best-practice standards for assessment contained in the Australia ICOMOS Charter for the Conservation Places of Cultural Significance ("The Burra Charter") 2013.

The **Burra Charter** defines significance as being of:

"... aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups."

To determine whether sites have heritage significance, and therefore warrant conservation or heritage listing, each site has been assessed against the seven NSW criteria of heritage significance as set out in the NSW Heritage Manual:

Criterion (a): An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW cultural or natural history (or the cultural or natural history of the local area);

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the culture or natural history of the local area);

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments.

Using Heritage Office guidelines, data provided by the Waverley Architectural Mapping Project (WAMP), historical research and submissions from Waverley Precinct Committees, Council's Heritage Officers developed a systematic approach to identifying and assessing heritage. The WAMP, which began in 2018, highlighted items of potential heritage significance. These items were reviewed through site visits, desktop assessment or a combination of both. The items were assessed in groups based on their period of construction and typology to enable comparison and to maintain consistency in the assessment. Comparative assessment has involved a consideration of the items within the typology of:

- Inter-War flat buildings
- Inter-War substations
- Inter-War fire station
- Victorian villa
- Federation housing

Consideration with comparable precincts was also reviewed. Comparative assessment has informed the rare and representative significance which has been revised. This visual assessment was supported by research using newly digitized archival information, maps and Dowd's *History of Waverley*.

A detailed history and inventory sheet was prepared for each proposed CA or LCA. The

inventory sheets include a history, a statement of significance and the reasons for each listing. A summary of each proposed CA, LCA and individual item was included in the draft Heritage Assessment to help emphasize what is important about the area or item proposed for inclusion on Schedule 5. However, it is highly recommended that the full inventory sheets, contained in Volume 2 of the Policy document, be reviewed to understand the historical and architectural complexity of each of the proposed conservation areas. All of the inventory sheets were available to the public in the 13-week exhibition of the draft Assessment and prompted much positive comment about the depth of the study.

1.3 Heritage and Sustainability

Heritage and sustainability have a strong connection in relation to the future of the LGA, yet heritage is often overlooked as a tool for achieving more sustainable development. The built environment contributes heavily to global greenhouse gases, with figures from the World Green Building Council revealing that 45% of carbon dioxide emissions are related directly or indirectly to construction and building. Taking better care of heritage buildings and extending their life expectancy significantly reduces the demand that new development makes for energy, land and materials. It also helps communities ensure continuity between past, present and future. Cultural heritage is not renewable: new items can be added to it, but it cannot be reproduced once destroyed.

Conservation of heritage buildings, including strategies for their adaptive reuse, represents a more sustainable alternative to demolition and reconstruction. It offers the opportunity to recycle resources in place, reduce energy use, decrease waste and the possibility of designing for change that results in improved community resilience including, for example, the use of solar panels and shared community batteries utilizing the typical higher-density neighbourhoods that heritage streetscapes often produce. Research by Sydney's Total Environment Centre has found that upgrading existing buildings to achieve substantial cuts in greenhouse gases is more climate-friendly than producing new energy-efficient buildings.

2 FRAMEWORK

2.1 Structure of this Report

The assessment has identified, described and analyzed the environmental heritage of the Waverley LGA. The document is made up of three parts in two volumes:

- **Volume 1, Part 1** includes an ‘Executive Summary’ and ‘Introduction’, which establishes the aims and methodology. The ‘Background’ contains a discussion of the historical context that produced Waverley’s built character. It describes the story of Waverley’s development and the underlying importance for listing items and areas.
- **Volume 1, Part 2** provides detailed information on the Schedule 5 items recommended in the draft Heritage Assessment 2020. It also includes summary descriptions of each proposed new and amended HCA. The individual listing recommendations include Section 170 items (heritage items managed by state agencies) and trees with heritage significance. Some items are recommended for inclusion in Schedule 5; other items have been reviewed but are not recommended for listing; others fall within a proposed or existing HCA. Part 2 also contains recommendations and next steps.
- **Volume 2 (a separate document), Appendix 1** contains an undated Waverley Thematic History.
- **Volume 2, Appendix 2** contains the detailed Heritage Inventory Forms for all proposed and amended HCAs.
- **Volume 2, Appendix 3** contains detailed Heritage Inventory forms for all of Waverley’s HCAs that have not been amended in this review.

2.2 Limitations

The draft Heritage Assessment did not include an assessment of Aboriginal heritage. A Waverley Aboriginal Cultural Heritage Study was prepared in 2009 and includes a comprehensive background to Aboriginal heritage in the Waverley LGA. Any item of Aboriginal significance that is uncovered has immediate protection in place, mainly under the *NSW National Parks and Wildlife Service Act (1974)*.

Notwithstanding the above, Council has recommended that further research be carried out to further identify and understand how Aboriginal people connected to Waverley as a place. Such a study would inform an updated history of Waverley, which can be included as part of future LEP Housekeeping amendments and separate discrete studies. The Aboriginal historical study has not yet commenced.

Other limitations of the study were recognized during the preparation of the heritage study, including movable heritage and archaeological items, and these have not been addressed.

2.3 Public Consultation

The draft Heritage Assessment included extended periods of public consultation, both before and after the recommendations were presented to Council in May 2020. As part of the Waverley Architectural Mapping Project (WAMP), which began in 2018, presentations were made to Waverley's Precinct Committees to gain their input into identifying items of heritage significance in their areas. The WAMP aimed to map all of Waverley's architectural styles and urban typologies by systematically reviewing every lot in the LGA according to architectural style, dwelling type, evidence of modifications to architectural styles, land use, on-site car parking, number of storeys, items of heritage interest and distinctive property features.

As part of the WAMP process, Precinct Committees were asked to contribute information on historic buildings and sites in their areas. They were also provided with guidance on the identification of potential heritage items. By the time the consultation process concluded in April 2019, a large number of nominations for potential heritage listing had been submitted. The precinct nominations were publicly exhibited on Council's Have Your Say website over the period December 2018 to January 2019.

The primary objectives of the WAMP project were to uncover patterns of land use across the LGA since colonial settlement, and to develop a comprehensive database of attributes relating to the built form. The WAMP was also used to help inform this review to update Schedule 5. The WAMP data will continue to contribute to Council's land use knowledge base and be used to inform local strategic planning decisions.

2.4 Interim Protection

After the draft Assessment was exhibited publicly some legal protection existed for the proposed heritage items. This was in the form of an Interim Heritage Order (IHO), which can be applied to a building of significance if there is the threat of demolition, as outlined in the *NSW Heritage Act 1977*. The purpose of an IHO is to provide a "breathing space" of no more than 12 months, during which a full heritage assessment can be completed. This would confirm whether or not an item should be listed as a heritage item as part of Schedule 5.

Once the draft Heritage Assessment was endorsed by Council for public exhibition and the expert panel convened, the Assessment was updated to become the draft Waverley Heritage Policy, which was endorsed by Council in June 2021 with some amendments. A draft Planning Proposal was prepared for Department of Planning input. Once the department places it on exhibition, the listed heritage items and HCAs then have status under the *Environmental*

Planning and Assessment Act and weight can be given to their significance as part of any future development assessment. Full heritage status is claimed upon gazettal of a future LEP update.

2.5 Terminology and Abbreviations

The terms place, cultural significance, fabric, maintenance, compatible use, preservation, reconstruction, restoration, adaptation and conservation used throughout this report are as defined in the Australia ICOMOS Charter for the Conservation Places of Cultural Significance (“The Burra Charter”) 2013, Article 1.1 to 1.17 as follows:

1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

1.3 Fabric means all the physical material of the place including elements, fixtures, contents and objects.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.

1.5 Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

1.6 Preservation means maintaining a place in its existing state and retarding deterioration.

1.7 Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

1.9 Adaptation means changing a place to suit the existing use or a proposed use.

1.10 Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

1.12 Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

1.13 Related place means a place that contributes to the cultural significance of another place.

1.14 Related object means an object that contributes to the cultural significance of a place but is not at the place.

1.15 Associations mean the connections that exist between people and a place.

1.16 Meanings denote what a place signifies, indicates, evokes or expresses to people.

1.17 Interpretation means all the ways of presenting the cultural significance of a place.

Abbreviations used throughout the text are as follows:

CA	Conservation Area - General
HCA	Heritage Conservation Area (including Conservation Areas – General and Landscape Conservation Areas as per WLEP)
ICOMOS	International Council on Monuments and Sites
IHO	Interim Heritage Order
LCA	Landscape Conservation Area
LEP	Local Environmental Plan
LGA	Local Government Area
NSW	New South Wales
UCA	Urban Conservation Area (this term is not used in the WLEP but has been used in the past)
WAMP	Waverley Architectural Mapping Project
WLEP	Waverley Local Environmental Plan

3 BACKGROUND TO HERITAGE ASSESSMENT

3.1 Introduction

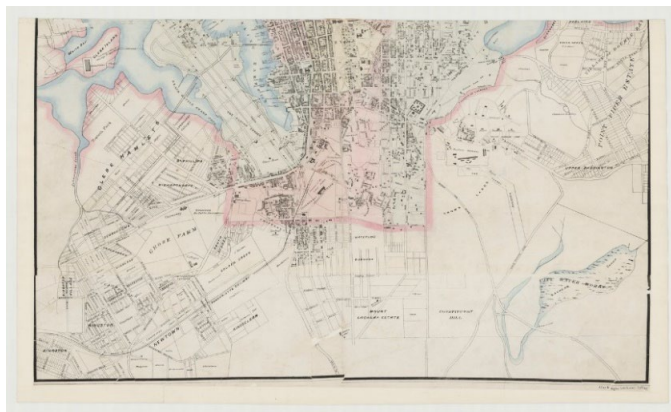
Heritage best-practice was applied to assessing items submitted for inclusion in Waverley's updated Schedule 5 list. Documentary and physical evidence relating to subject sites was reviewed under Categories of Cultural Significance identified by NSW Heritage Office *Guidelines for Assessment of Significance*. Grounds for exclusion from listing have also been acknowledged in the assessment. The following is an overview of historical, aesthetic and architectural research, discoveries and stories that informed decision-making for this study.

3.2 Historic and Architectural Overview

For more than a thousand generations, Aboriginal people occupied the area now known as Waverley in the period before and after European settlement. The Bidjigal, Gadigal and Birrabirragal people of Sydney's east used the high ridgelines to travel, overlook and manage their lands. They developed sophisticated food husbandry techniques that involved a spiritual relationship with the land to ensure food, animal and plant reproduction. Their legacy is embedded in sites across the area. Further research has been endorsed to provide a more detailed insight into how First Nation people connected to the area now known as Waverley.

Waverley became a municipality – Australia's second – in 1859. It remains a small LGA, at just 9.2 square kilometres. Over the past 160-odd years, economic boom and bust have shaped Waverley's streetscapes. Despite its size, the municipality has a big history, with connections to many of the landmark events in colonial Australia's evolution to nationhood. The story has a cast of colourful characters; leaders who helped form a country and a surf culture that became a permanent part of Australia's national identity. Telling such stories will help establish a bond between Waverley, its people and the heritage contained within it.

From the ridgeline at Charing Cross, Waverley's first commercial centre overlooks the great Centennial Parklands. It is an extraordinary neighbourhood asset, bequeathed to future generations by Governor Lachlan Macquarie. Macquarie established the Sydney Common and later Centennial Park to prevent



1858 Centennial Swamps Sands & Kenny's map of Sydney and its Environs. Source: State Library

development, providing the early colony with a fresh water supply (from Lachlan Swamp and Busby's Bore), replacing the polluted Tank Stream that ran along what today is Pitt Street.

Standing in Centennial Park, near the Paddington Gates, is a statue of Sir Henry Parkes, a towering figure in the push towards Federation and self-government of the Australian colonies. Several times Premier of NSW in the run-up to Federation, Parkes (right, painted by Julian Ashton) stood for the NSW seat of Waverley at the last election he contested. Much is owed to the drive and momentum Parkes provided in federating the Australian colonies. Not more than 100m away from the Parkes statue in Centennial Park is the Federation memorial dome, which now stands on the spot Lord Hopetoun proclaimed the Commonwealth of Australia on January 1, 1901, watched by tens of thousands of people. He swore in Edmund Barton as the nation's first Prime Minister. Barton now lies at Waverley's South Head Cemetery.



Source: Parliamentary Education Office

The newly federated nation needed a range of architecture to establish national government. Up on the ridgeline at Charing Cross, John Smith Murdoch dictated the design of a building as the new nation's first Commonwealth Architect.

That building, now heritage-listed, is the former Post Office. It is Stripped Classical in style and still stands wedged between Bronte and Carrington roads. While overseeing the Post Office design and many other civic buildings, Murdoch was part of a selection panel that chose Walter Burley Griffin and Marion Mahony Griffin as winners of the design competition for the layout of the nation's new capital, Canberra. Murdoch designed another key civic building in Stripped Classical style – Canberra's "temporary" Parliament House, which remained the centre of federal government until 1988. The architect also



Sources: Waverley Library, National Museum of Australia



helped choose winning designs for two Stripped Classical Australian war memorials: one on the Western Front at Viller-Bretonneux in France, the other in Canberra.

At the inauguration of the Commonwealth of Australia in Centennial Park in 1901, a 10,000-voice choir sang a piece of music composed by a noted resident of Waverley, Peter Dodds McCormick. That anthem was *Advance Australia Fair*.

McCormick, a Scotsman, was an elder of the Grahame Memorial Uniting Church, still extant on Victoria St at Charing Cross. McCormick’s Victorian terrace home at 20 Yanko Ave, Bronte, still stands much as it was when he lived there. He

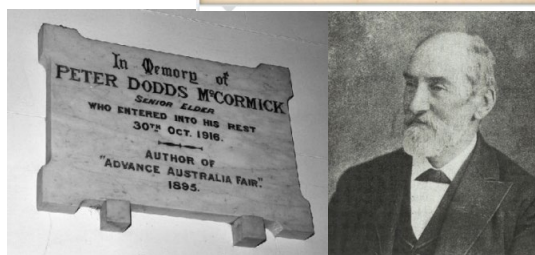
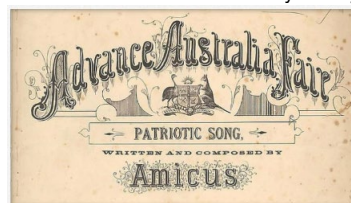
composed the anthem in 1878. It was played by massed bands at celebrations for the naming of the federal capital in Canberra and at important national events thereafter, but was not officially named the national anthem until 1984. McCormick died in Waverley in

1916. His home at Yanko Ave remains within the proposed extension to the **Evans St CA at Bronte**. The area’s colonial evolution began in the 1840s, when demand for villas in Waverley grew. *Bronte House* was the first to be built, in 1845, as a romantic retreat from formal city life and is now considered one of only a small group of exemplary Regency-style villas in Australia. It is the oldest residence in Waverley. The proposed extended HCA nearby would include a significant number of

late Victorian and early Federation buildings and streetscapes still remaining from 1880s subdivisions of Bronte’s grand Marine Villa estates – *Yanko*, *Lugar Brae*, *Bleak House* and *Ocean View* estate – all on the slopes above *Bronte House*. The late Victorian-era building boom left a legacy of often-grand terrace houses in notable groups, also conserved in the proposed extension to the **Charing Cross CA**.

The proximity and extension of tramways throughout Waverley hastened the pace of change, leaving a legacy of consistent Federation streetscapes, such as those identified in the proposed **Bondi O’Brien Estate HCA**. A similar story of late Victorian and early Federation development is recorded in the proposed new **Avoca Estate HCA**, on the southern side of Bondi Road. Consistent Federation streetscapes of established character and cultural significance

Sources: Waverley Library



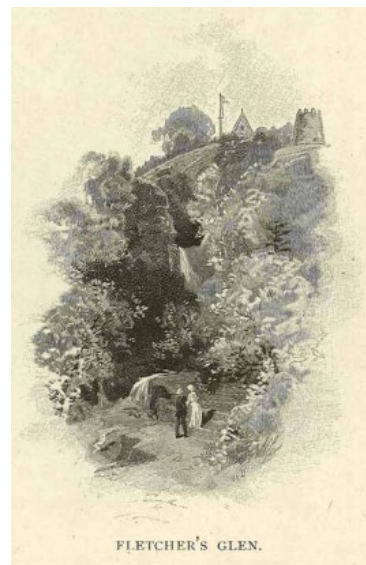
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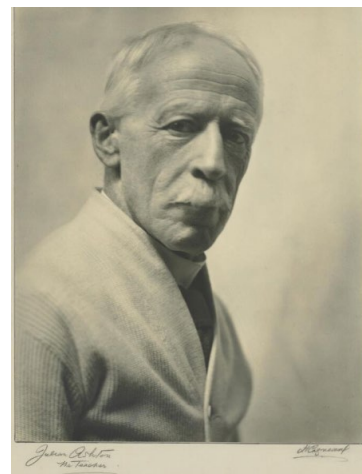
Source: Waverley Library

remain today from the speculative subdivision of the 19th-century grand villas, including *Avoca*, *Baylesford* and *Boonara*, build along Bondi Road on purchase grants issued in the 1840s-60s.

At nearby Tamarama, amid the Federation-era development boom that consumed the *Avoca* estate, an artists' colony began to form around the home of the man whose work includes portraits of Sir Henry Parkes dating back to 1891 (and now held in the National Portrait Gallery, London). The pair, each hugely influential in the newly federated country, were friends and confidantes. Julian Rossi Ashton, illustrator for *The Bulletin* and founder of the art school bearing his name, took up residence in a house on what is now Illawong Ave, Tamarama. It overlooked Fletcher's Glen, which he first saw while producing engravings (including the one at right) for the monumental publication *The Picturesque Atlas of Australasia* in 1886. In the 1890s he became a Trustee of the Art Gallery of NSW, in which capacity he encouraged the collection of Australian art. Through the gallery and his school, he created strong connections with many of Australia's most notable artists – including Norman Lindsay, Charles Condor, Arthur Streeton, Tom Roberts, Elioth Gruner, Jesse Hilder, George Lambert, Thea Proctor, Sydney Long, Sydney Ure Smith and William Dobell. They orbited Ashton's home at Tamarama for 50-odd years. Their collective body of work includes many paintings of Bondi, Tamarama and Bronte beaches, now held in Australia's major galleries.



Sources: *The Picturesque Atlas of Australasia*. Art Gallery of NSW



Norman Lindsay



Charles Condor



Elioth Gruner (self portrait)



Arthur Streeton



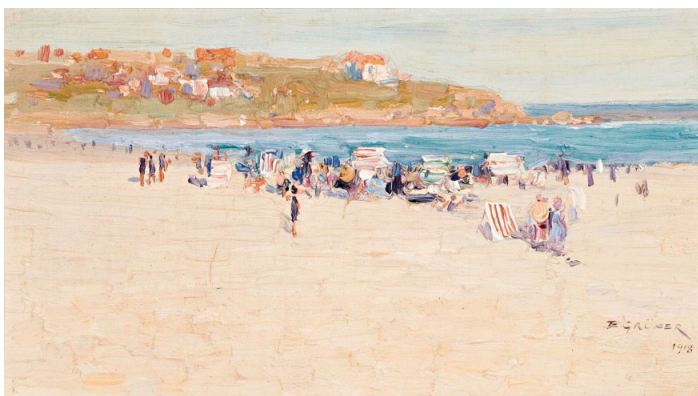
Tom Robert

Sources: *50 Years of Art*; Art Gallery of NSW (below)

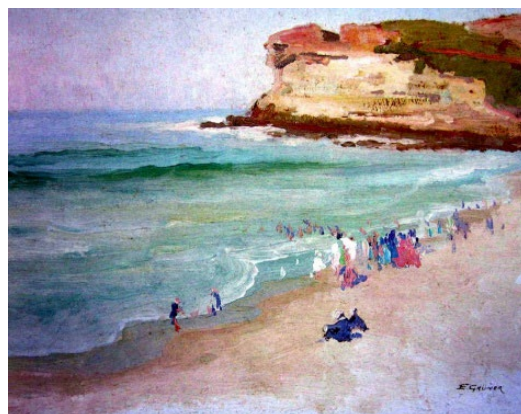
In 2019, paintings of Waverley’s coastline began to attract the attention of the National Gallery in London, in particular the painting by Sir Arthur Streeton, *Blue Pacific* (right), depicting cliffs north of Coogee Beach. The gallery hung the painting next to one of Monet’s *Water Lilies* masterpieces as part of



its recognition that the Impressionist art movement of the late 19th century was thriving well beyond Europe, having filtered to far-flung corners of the globe via artists who had connections to the European avant garde. Bondi’s lost post-Impressionist artists include



Jesse Jewhurst (J.J) Hilder (Bondi resident and Waverley bank employee) and Elioth Gruner (who lived at 12 Ashley St, Tamarama).



Waverley was the home of other significant artists at the time of Federation and on into the Inter-War period. Their work played an unrivalled role in defining and shaping Australia’s emerging national identity.

Photographer Henry King, who lived at 22 Wellington Street and is buried at Waverley Cemetery, took a famous photograph (right) in 1907 of Ashton with his fellow Society of Artists members, which includes some of the most significant Australian artists of that generation, notably Norman and Rose Lindsay, Harry Weston, Will Dyson, Sydney Long and D.H Souter. All had strong connections with turn-of-the-century Bondi.



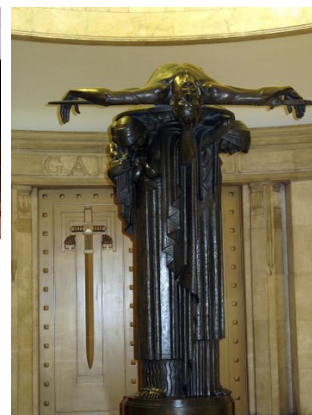
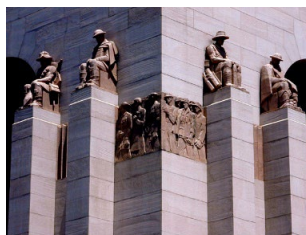
Many of photographer Max Dupain's most celebrated images (right) were taken at Bondi. Noted photographers Harold Cazneaux (known as the father of modern Australian photography) and Frank Hurley (regarded as the most powerful force to shape Australian documentary film before World War II) also documented life at Bondi.



Other important Waverley artists included the architect of the Anzac War Memorial at Hyde Park (right), Bruce Dellit, who was educated at the Christian Brother College, now Waverley College. His collaborator on the memorial, Rayner Hoff, was the original "sculptor by the sea" - having purchased a small cottage called *Rosamond*, at 23 Kenneth St, Tamarama, in 1928. Hoff taught sculpture at East Sydney Technical College and produced all the sculpture for Dellit's acclaimed memorial.



Hoff also designed the Lion logo for the Holden motor company, won the Wynne Prize in 1927 and designed the Sulman Award medal for architecture. He collapsed surfing at Bondi in 1937 and died two days later.



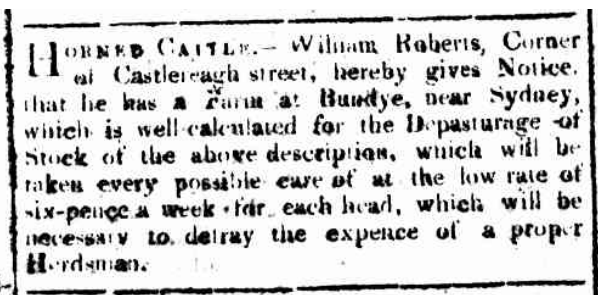
Another significant Bondi resident was D.H Souter, writer, poet, playwright, graphic satirist on *The Bulletin* and arts editor for *Arts and Architecture* magazine. His largest surviving work is the allegorical mural painting depicting the emergence of the lifesaver as an icon of Australian manhood, painted for the Bondi Surf Bathers Life Saving Club, of which he was president in 1920-21. The mural is now on display in the National Maritime Museum's permanent collection. Along with the "digger" and the "bushman", the lifesaver achieved an iconic place in Australia's cultural imagery and the beach emerged as



Waverley Heritage Policy

an alternative mythological landscape to the Australian interior. The interior represented toil and hardship against unforgiving landscapes; the coast evoked images of health and leisure in the equally unforgiving environment of the sea. Bondi became the place Australians met nature's challenge in the surf - and the Bronzed Aussie image emerged.

What attracted the artists to Waverley's coast? Research reveals Bondi was a suburb that emerged only at Federation, despite the first land grants having been made in the early colonial period. Governor Lachlan Macquarie signed a grant of 200 acres - from Bondi's beachfront to Old South Head Rd and Edward St in the south to Beach Rd in the north - to William



Roberts as early as 1810. Roberts, a noted colonial road builder, Sydney innkeeper and emancipated convict, leased his land at "Bundy" for cattle grazing.

Macquarie made another large grant at this time, to Captain John Piper. It covered 1500 acres between Point Piper and Bondi Junction. Piper, a gambler, soon lost his estate to debt. It was purchased by Daniel Cooper and Solomon Levey (emancipated convict brother of Barnett Levey, who built Waverley House). Solomon Levey was married to Ann Roberts, daughter of Bondi Beach grantee William Roberts. The Cooper-Levey lands included the current **Grafton St CA**, which, if extended, would conserve the last remnant of the original Victorian and Federation shopping strip at west Oxford Street.

The land at Bondi remained in Roberts family hands, undeveloped, until 1848 when it was sold to E.S. (Monitor) Hall in trust for his daughter Georgiana. She was married to Francis O'Brien (far right). Their home, known as The Homestead (right), was built on the ridge of the south side of the Bondi basin, and was set among leafy grounds that featured a family mausoleum (right), today marked by Forest Knoll Avenue.



Over time, they sold off land to family and

because of financial difficulties. At the same time, the tramway's arrival and extension in the 1890s drove interest in development at Bondi. The estate lands that O'Brien sold off provided sites for rapid Federation-era speculative subdivision on the southern ridge and slope of Bondi basin, which created the consistent Federation streetscapes which remain today and are identified in the proposed **Bondi O'Brien Estate CA (former UCA)**.

It took another decade for the floor of the Bondi basin to begin to develop. Tramway maps from that period reveal there were few roads in the Bondi valley before 1890 and a limited number on the southern slope. Geology and geomorphology dictated the evolution of the Bondi basin we see today. High sand dunes (pictured right by photographer Frank Hurley) and the crescent beach formed the present-day Bondi embayment over the course of 6000 years. Early photos of Bondi from 1870 reveal the evolution of a highly volatile landscape of sand dunes and hinterland lagoons (below right) surrounded by windswept vegetation on higher ground. Extensive mobile sand drifts are recorded well into the 20th century at Bondi and Rose Bay.



The dunes kept the area free of development in the 19th century (below). Only in the early 20th century did engineers, funded by the state government, begin to work out ways to remove hundreds of tonnes of sand from the Bondi basin. Wicker fences and marram grass were employed to stabilise the dunes at the beachfront. Horses were also used (seen in the



Waverley Heritage Policy



photo above from 1916) to speed-up the removal of 180 acres of sand dunes at Bondi. When it was sufficiently cleared, by about 1920, so began the massive Inter-War building boom in the Bondi basin that still shapes the suburb’s streetscapes today.

The Inter-War boom had a remarkable impact on the character of Waverley. Sydney’s population grew enormously during this era and the demand for housing grew with it. Bondi provided the one missing ingredient for growth – undeveloped land. By 1920, the sand dune remediation created a stage for the rapid transformation of the suburb. The speed of development resulted in a consistency of streetscapes, with a predominant aesthetic of face-brick exteriors with terra cotta tile roofs. This historically, socially, aesthetically and architecturally important era would be conserved in the proposed **Bondi Basin CA**.



- Detailed Waverley Thematic History – Volume 2

PART 2: HERITAGE CONSERVATION AREAS AND HERITAGE ITEMS

1 SCHEDULE 5 CHANGES

1.1 Overview

The rigorous Heritage Assessment research and analysis outlined above was endorsed by Council and publicly exhibited for 13 weeks in 2020. It was then peer reviewed in March 2021. The following discussion, maps and tables outline the recommendations, feedback received and proposed changes resulting from the extensive consultation and include:

5 New CAs (former UCAs):

- Avoca Estate
- Bondi O'Brien Estate
- Bondi Basin
- Bondi Road
- War Memorial Hospital

3 Amended CAs (former UCAs):

- Yanko-Lugar Brae – former Evans St
- Charing Cross
- Grafton Street

1 reduced CA (former UCA):

- Palmerston

1 new LCA:

- Dickson Estate (King St, Stephen St and Ewell St, Bondi)

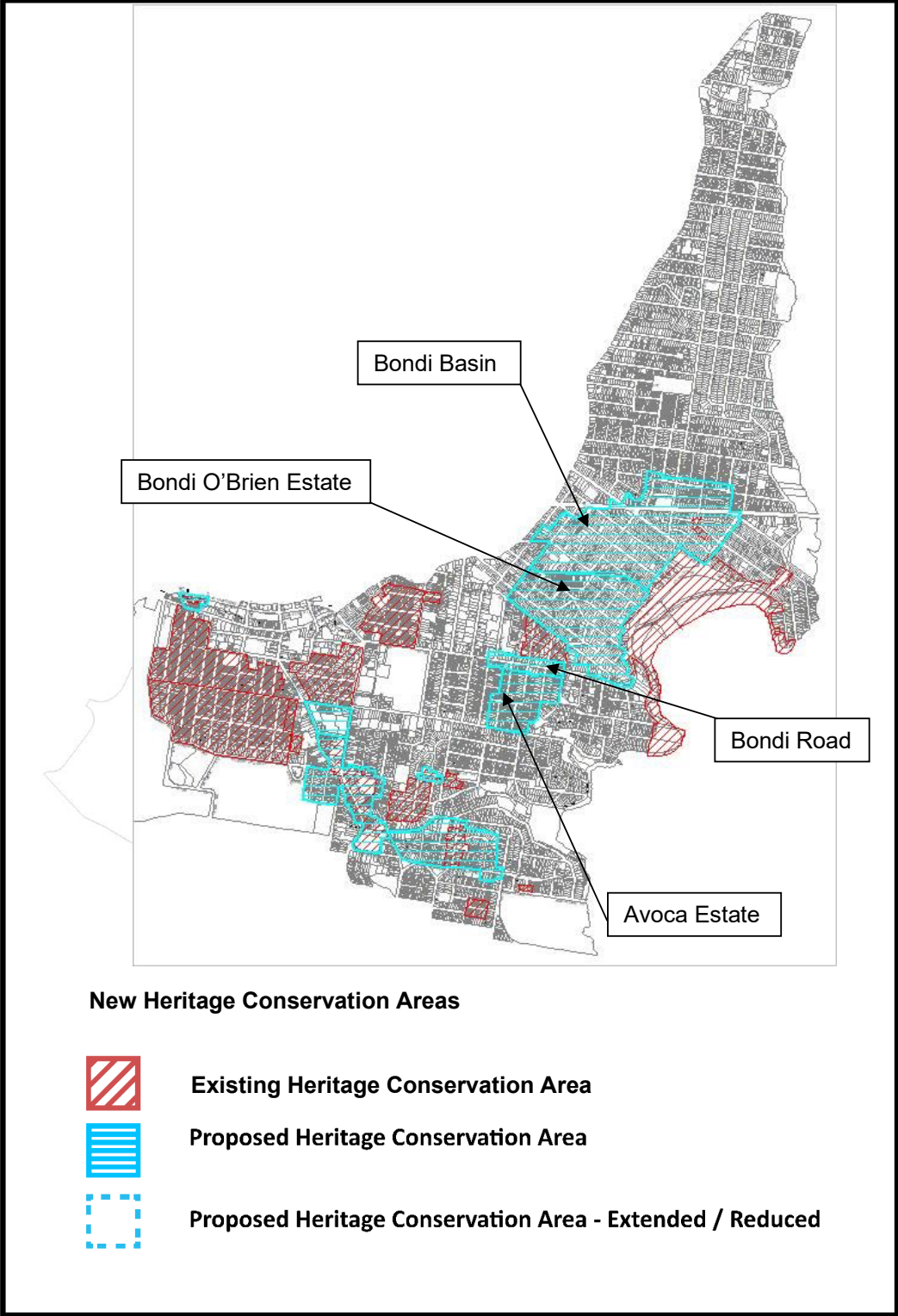
1 amended LCA:

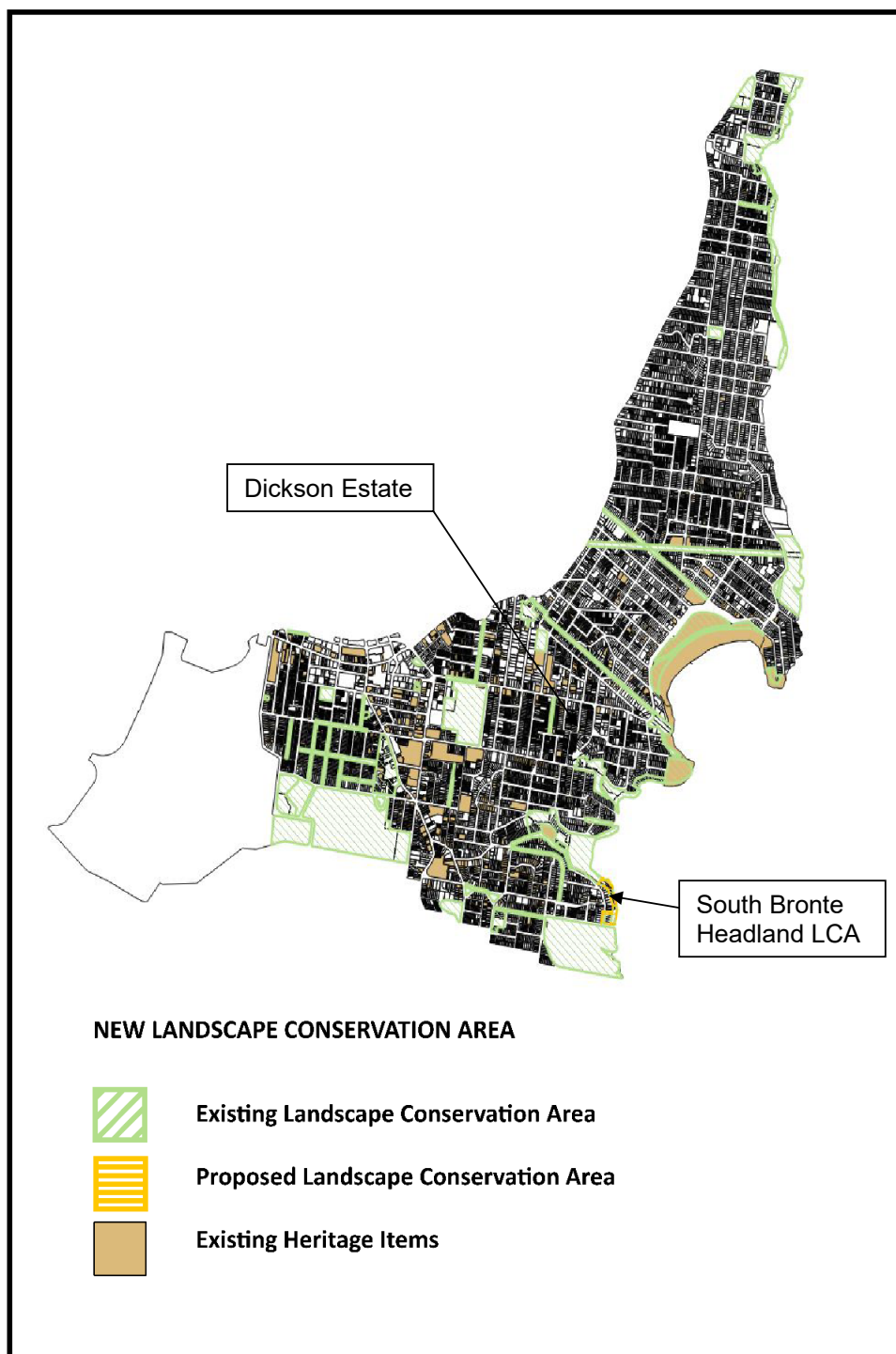
- South Bronte Headland-Calga Reserve

43 new individually listed items not currently captured in any heritage register.

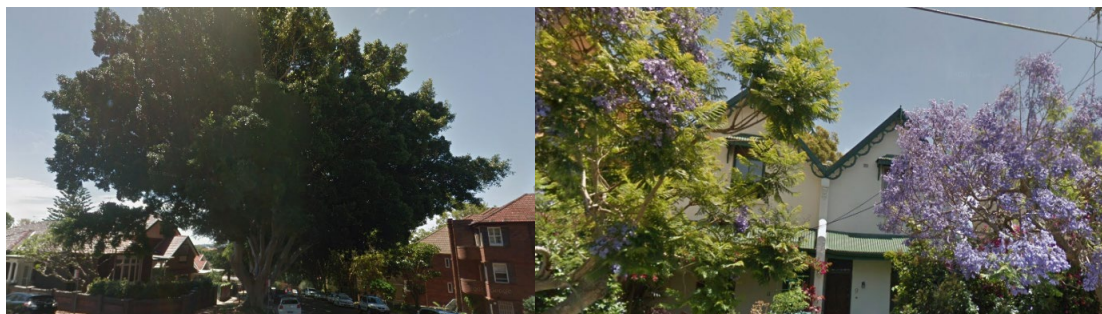
1 Heritage Tree site.





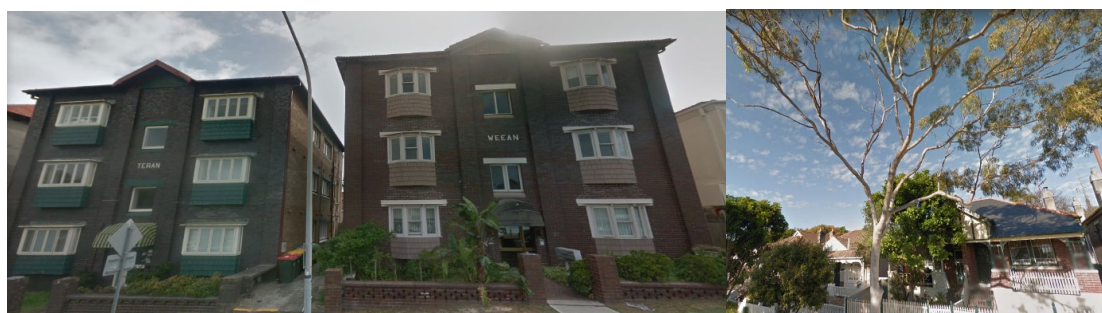


2 NEW CONSERVATION AREAS







The following pages include a summary of each of the proposed new or amended HCAs, a brief history and an explanation of their significance to Waverley - all of which were publicly exhibited and considered by the expert review panel. The summaries include maps and curtilage of proposed changes and heritage items already listed in the area. Also included are early subdivision posters and photographs highlighting local character and development history.

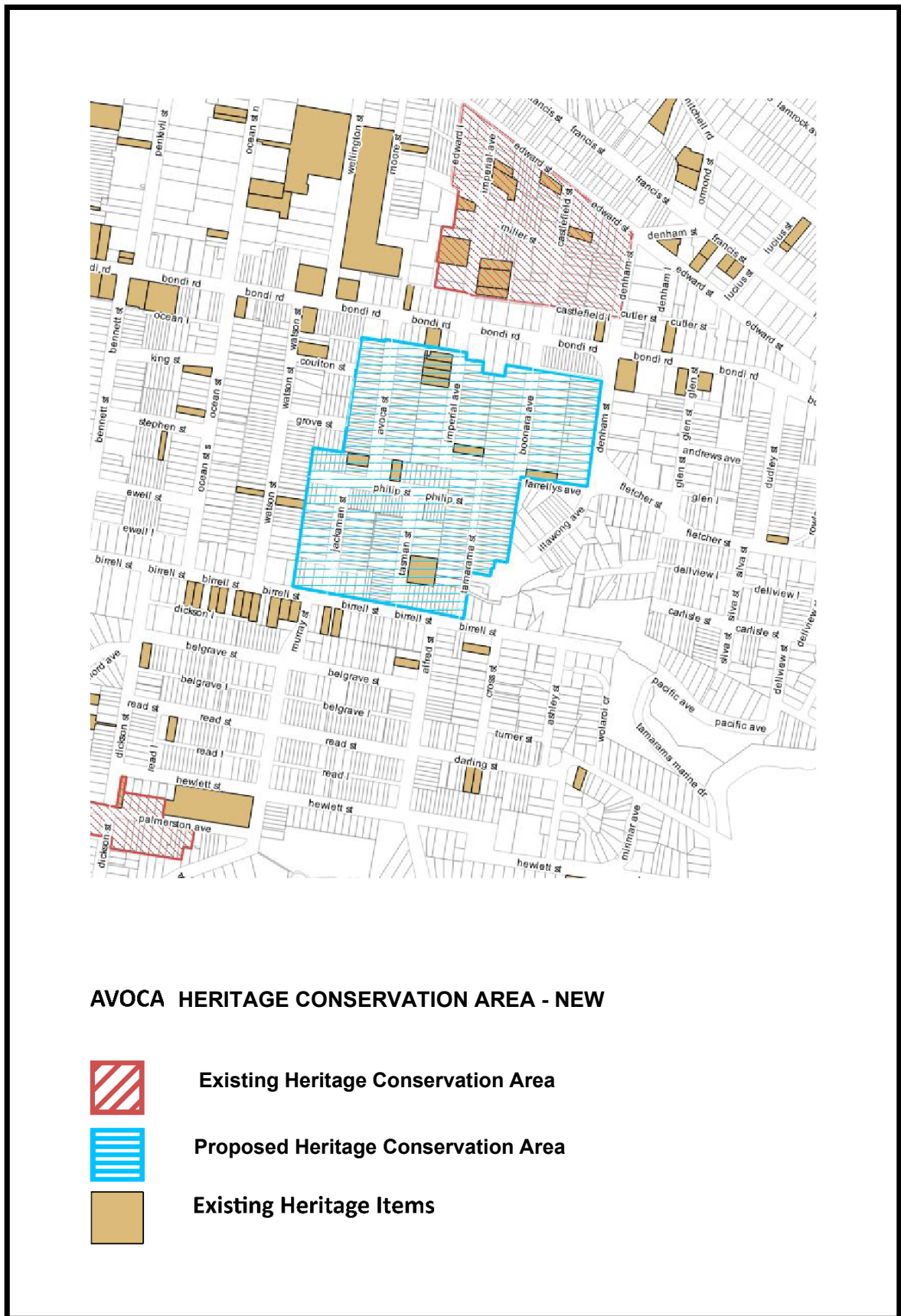
The summaries are in addition to more detailed histories revealing the ways in which proposed areas contribute to the cultural heritage of Waverley (contained in Volume 2 of the Heritage Policy) and the Inventory Sheets. It is strongly recommended that the full Heritage Inventory Sheet for each HCA be reviewed in detail to appreciate the reasons for their historical significance. An overview of each HCA, both those already listed on Schedule 5 and those recommended for listing, are provided for review.




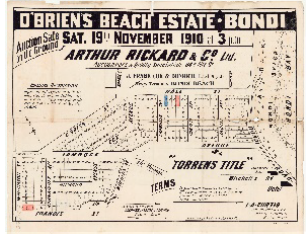
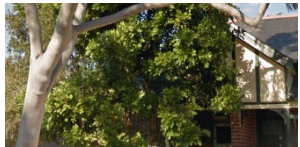


2.1 New Conservation Areas (former Urban Conservation Areas)

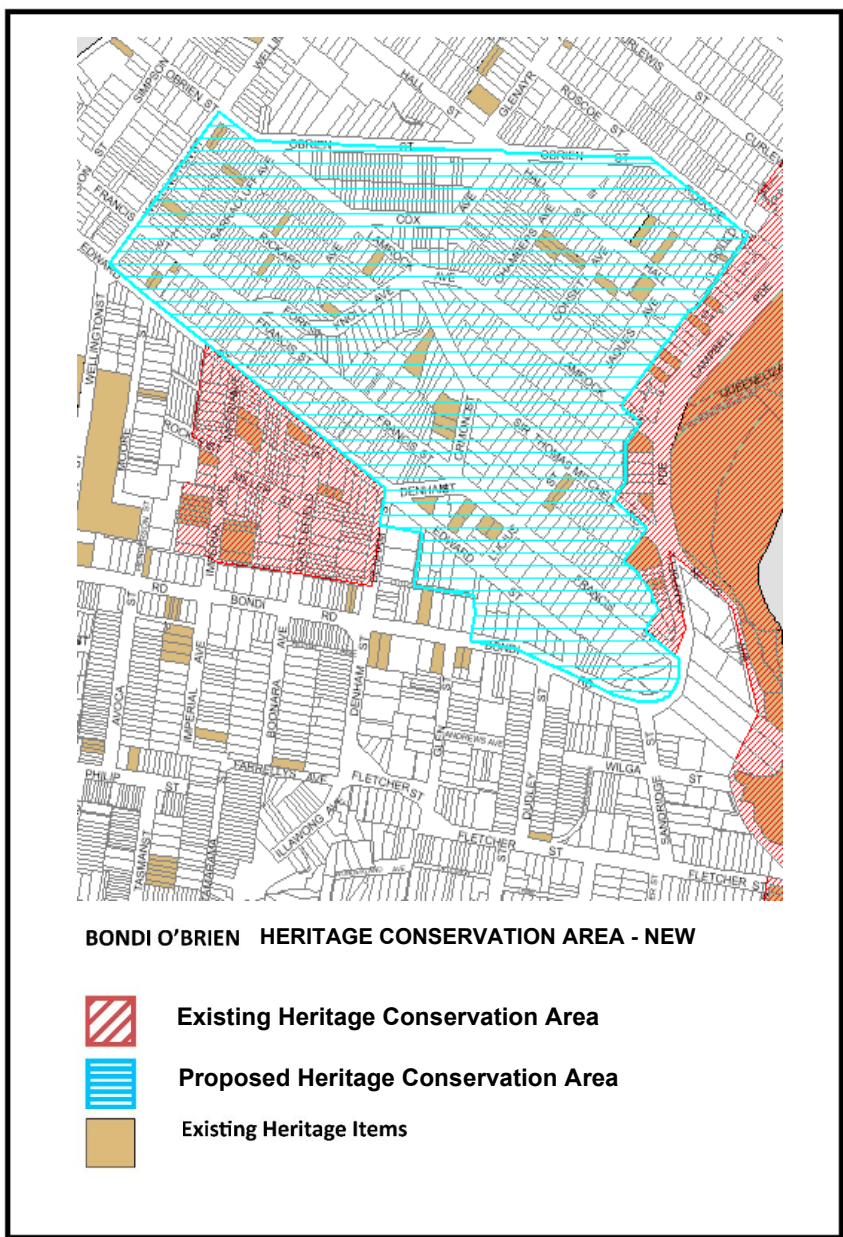
2.1.1 Avoca Estate Conservation Area (former Avoca Estate UCA)

<p>Statement of Significance</p>    	<p>The Avoca Estate Conservation Area has historic significance for its ability to demonstrate the close settlement of Bondi during the early 20th Century responding to improved tram transport. The subdivision of established grounds to gentleman’s residences, in particular John Birrell, James Dixon and Surveyor Captain Braylesford Graves, and the former Mackenzies Dairy farmland that occurred from 1891-1925, represents an important phase of development in Waverley.</p> <p>The Conservation Area is a significant grouping of attached and semi-detached housing of the Federation and early Inter-War period constructed on progressive subdivisions of former villa estates established in the 1850s on the south side of Bondi Road that demonstrate the forms, details and streetscapes resulting from extension of tram services along Bondi Road of the late 19th century.</p> <p>The Avoca Estate Conservation Area has historic, associational, aesthetic and representative significance at a local level.</p>
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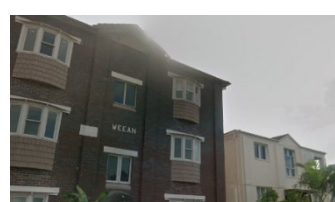


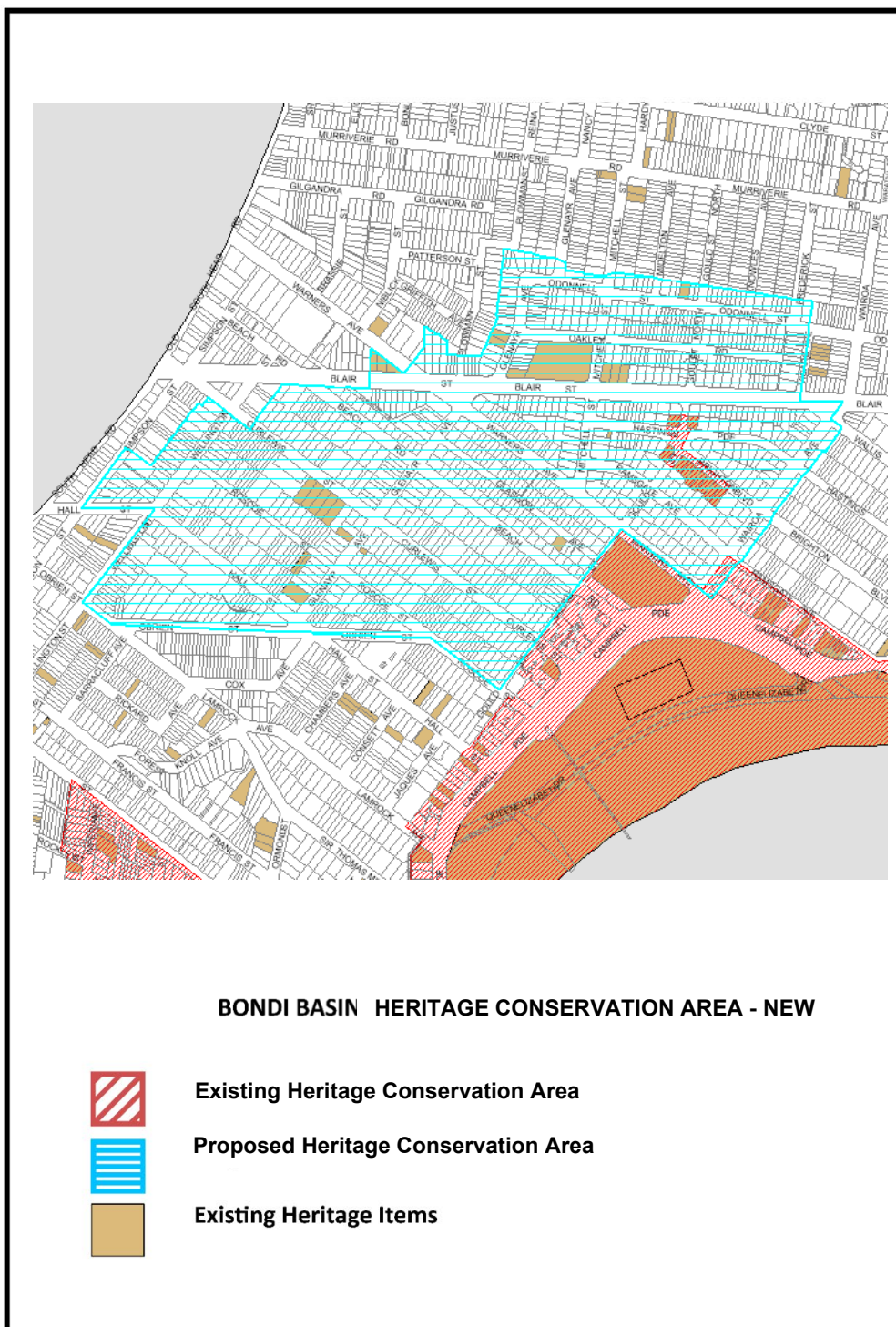
2.1.2 Bondi O'Brien Estate Conservation Area (former Bondi O'Brien Estate UCA)

<p>Statement of Significance</p>     	<p>Defined by the built forms and streetscapes resulting from initial subdivisions of open lands within the O'Brien Estate nearest to the formed roads of South Head Road and Bondi Road, as proposed in 1852 then in 1878, the area has historic significance.</p> <p>The subdivisions of the Federation period 1890-1919 on the south side of the valley evidence the growing population of the area as a result of improved tram transport and the emerging aquatic recreation at Bondi Beach with the construction of semi-detached and freestanding residences.</p> <p>The Conservation Area has strong historic associations with the Smith Hall and O'Brien families. The layout and naming of streetscapes show continued influence of the O'Brien family, the Homestead and grounds, and the Mausoleum which remained a feature of the valley until the 1920s.</p> <p>The later subdivisions of the O'Brien Homestead and sites of opportunity within the Conservation Area are important for their ability to reflect the emergence of the residential flat building Inter-War period, 1919-1939.</p> <p>The Bondi O'Brien Estate Conservation Area has evolved a distinctive aesthetic character based on the use of cohesive materials namely face brick and terra cotta roof tiles, and the construction of cohesive building groups over notably short periods.</p> <p>The Bondi O'Brien Estate Conservation Area is representative of the changes in suburban housing particularly in areas of coastal leisure resulting from changes in attitudes to leisure and work hours of the early 20th century. The area is also notable for the demonstration of evolving styles employed in the construction of a new housing type the residential flat building.</p> <p>The Bondi O'Brien Estate Conservation Area has historic, associational, aesthetic, social, technical, rarity and representative significance at a local level.</p>
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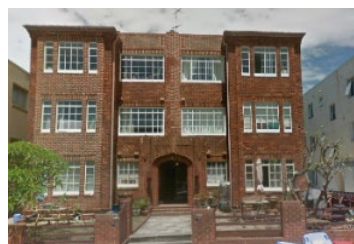
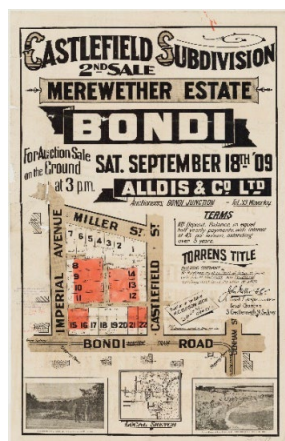
2.1.3 Bondi Basin Conservation Area (former Bondi Basin UCA)

<p>Statement of Significance</p>    	<p>The Bondi Basin Conservation Area demonstrates the rapid and speculative development of Inter-War flat buildings and freestanding and semi-detached residences at North Bondi in response to the sand dune removal program, improvements in public and private transport, increased leisure opportunities and a resilience to varying economic conditions resulting in the variety of residential types offered in the suburb.</p> <p>The Bondi Basin Conservation Area has aesthetic significance for its consistency of streetscapes, reflecting the speed of development characteristic of boom periods. The Conservation Area demonstrates the town planning principles of Inter-War suburban planning, combining broad planted avenues with the emerging form of the residential flat building.</p> <p>The avenue planning of major traffic routes including Blair Street, Warners Avenue, Wairoa Avenue and Curlewis Street, signified the beginning of the automobile age in metropolitan Sydney. Contiguous rows of speculative semi-detached residences and focal intersections of mixed-use buildings provide visual balance and amenity despite the density. Due to the extent of their development and their collective character, Inter-War flats make a significant contribution to Bondi and to Waverley LGA.</p> <p>The Bondi Basin Conservation Area is highly regarded by the local community.</p> <p>The Bondi Basin Conservation Area demonstrates the changes in the expectations of suburban housing during the Inter-War period, from the house or semi, to multi-unit living, and the evolution of the flat building typology with the expanded use of the new housing type in the development of vacant lands largely occupied by sand dunes.</p> <p>The Bondi Basin Conservation Area has historic, aesthetic, social, technical, rarity and representative significance at a local level.</p>
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2.1.4 Bondi Road Conservation Area (former Bondi Road UCA)

Statement of Significance

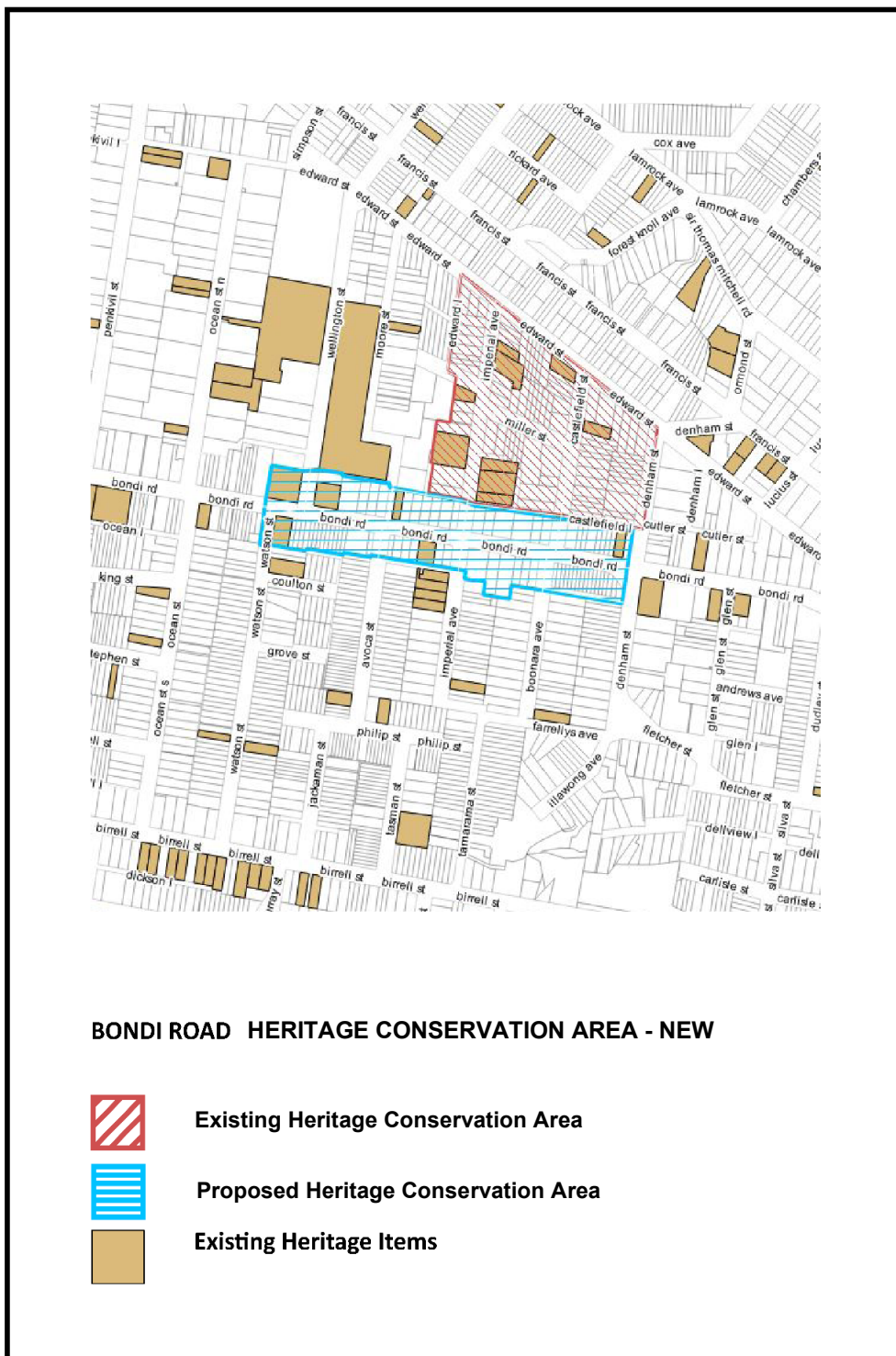


The streetscape of Bondi Road demonstrates the historic subdivision of early gentry estates in response to improved tram transport and speculative land booms of the period 1881-1939, producing a setting of Federation and Inter-War styles cohesive in scale, massing and alignment.

Later replacement of remaining early structures has eroded the cohesion of the setting which remains notable for its detail, extended groupings, and demonstration of the early- to mid-20th century history of building types and the society of Waverley.

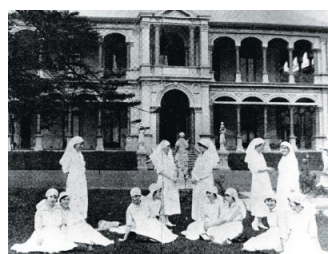
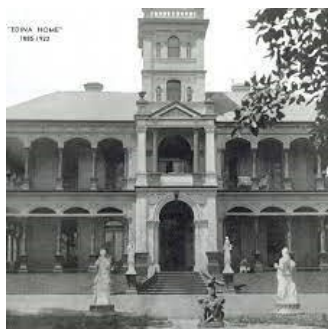
As the main entry to Bondi Beach, these buildings make a significant contribution to the strong local character and prized village feel of the street and locality.

The Bondi Road Conservation Area has historic, aesthetic and social significance at a local level.



2.1.5 War Memorial Hospital Conservation Area (former War Memorial Hospital UCA)

Statement of Significance



The buildings and grounds of the former Edina Estate are aesthetically and historically significant as a suburban Victorian estate that retains its spatial order, scale and planning, as well as four very good Victorian houses, three of which form a significant streetscape along a rare private street. The Victorian landscape planning is overlaid by a 1920s landscape of significance. The site's mansion tower and Norfolk Island pines have landscape urban significance as landmarks within the broader surrounding area. Donated to the Methodists by the Vickery family as a memorial to Ebenezer Vickery Jr, the place is an outstanding representative example of private philanthropy and the 20th century conversion of Victorian estates to institutional uses. The War Memorial Hospital was established in 1922 by the Methodist Church as a memorial to World War I. The 1930s hospital chapel and main wing have significance in their own right. (CMP 2017)

These site components are of exceptional significance:

Edina: an outstanding Late Victorian "Boom Style" mansion, and the key building in the hospital grouping.

Wytchazel and Banksia: Impressive, late Victorian semi-detached villas.

Ellerslie: Outstanding example of late Victorian architecture.

These components of the site are of high significance:

Vickery Memorial Chapel: Inter-War with fine brick and stonework built in 1933 following death of Jane Ellen.

War Memorial Hospital Grounds: Rare example of a late Victorian mansion grounds and setting overlaid by a 1920s landscape.

Mature trees and remnants of the formal Victorian garden: including layout and paths which date from an early part of the site's history are in situ. Original cast iron palisade fence and gates which indicate the original entry to the estate. Original garden statuary of high local significance.

These site components are of moderate significance:

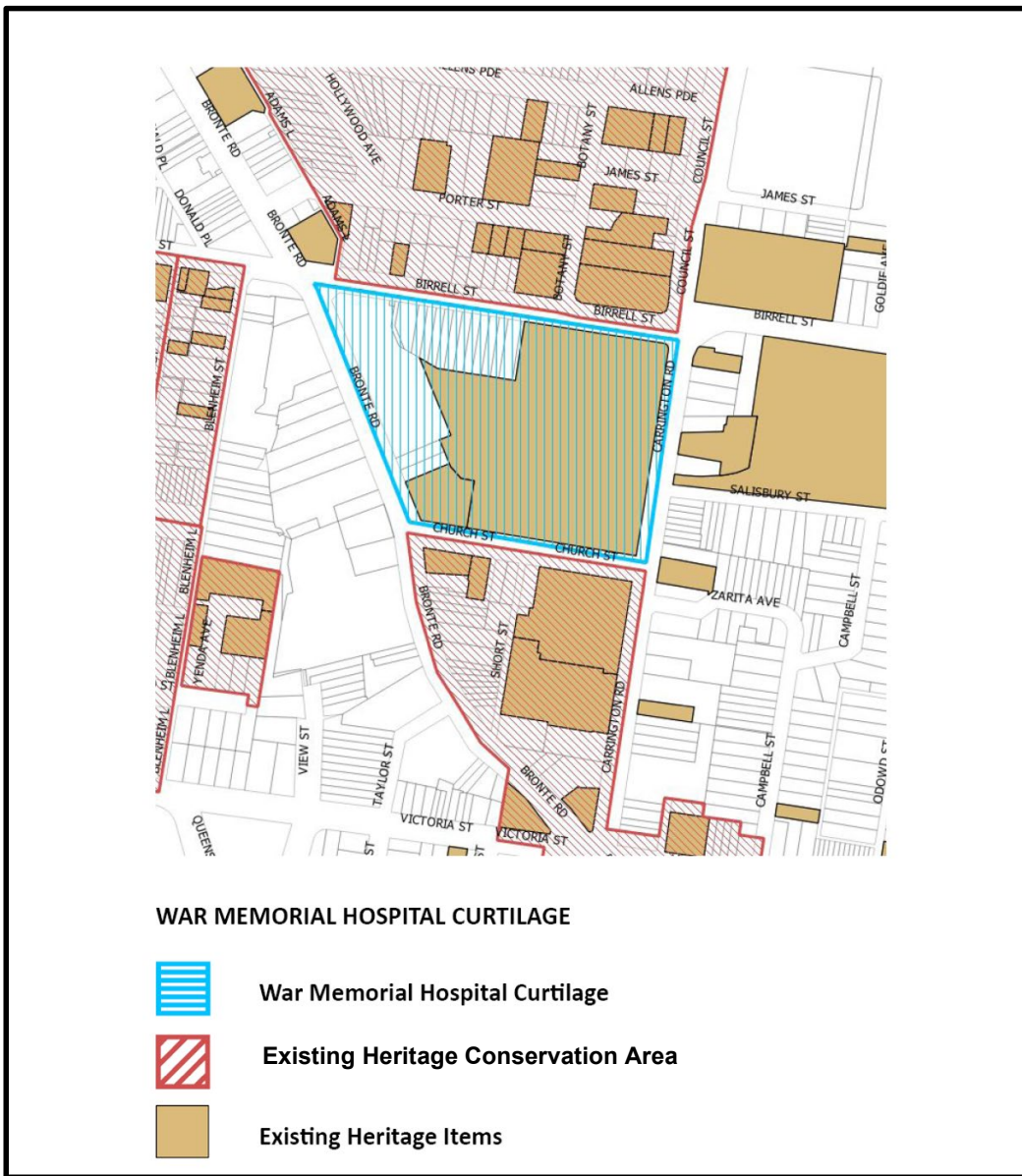
Coach House and Stable: featuring original hipped slate roof with eaves brackets and moulded chimneys.

Nurses Home: a Post-War, brick building.

Federation cottages and semi-detached dwellings: built on lots subdivided from the original estate for the Vickery family.

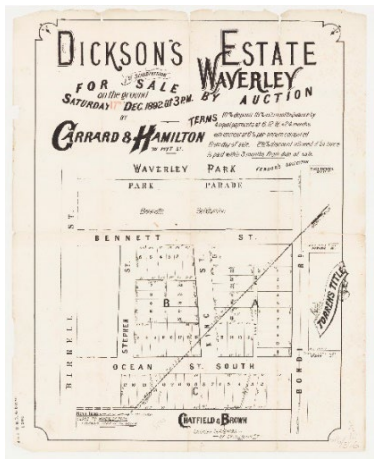


Maternity Building: Special historic and community interest as part of the hospital group.

The War Memorial Hospital Conservation Area has historic, associational, aesthetic, social, research, rarity and representative significance at a local level.



2.2 New Landscape Conservation Areas

2.2.1 Dickson Estate Landscape Conservation Area - (King, Ewell and Stephen Streets, Bondi)

<p>Statement of Significance</p>   	<p>The Landscape Conservation Area comprising cohesive groupings of Hills fig street trees (<i>Ficus macrocarpa var Hillii</i>), has historic significance for their ability to demonstrate Depression-era Unemployment Relief schemes. The plantings are representative of civic beautification and improvement works carried out across the Waverley municipality as part of the Unemployment Relief works. The Conservation Area also reflects the popularity of Hills Figs as public plantings in the Inter-War period.</p> <p>Associated with the family of Joseph Dickson, early Waverley resident, the Landscape Conservation Area has further significance at a local level as a demonstration of the evolution of Waverley from isolated gentleman’s residences and early industrial land uses to close-set suburban housing of the Federation and Inter- War periods. The early 20th century character of the streetscapes are complemented by the 1930s street planting scheme.</p> <p>The streetscapes have aesthetic significance deriving from the cohesive mature plantings of <i>Ficus macrocarpa var Hillii</i> of similar age, form and alignment which creates a distinctive streetscape which is rare in Waverley.</p> <p>The Dickson Estate Landscape Conservation Area has historic, associational, aesthetic, rarity and representative significance at a local level.</p>
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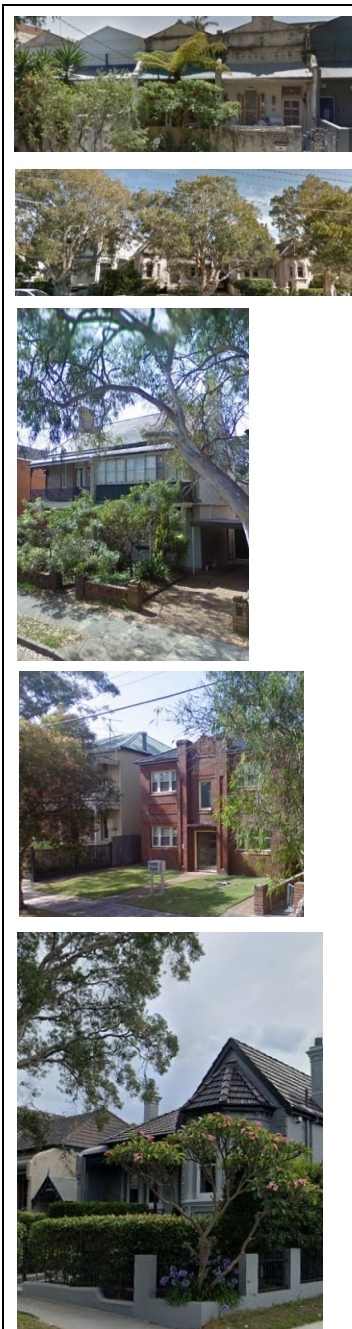
3 AMENDED CONSERVATION AREAS

3.1 Amended Heritage Conservation Areas

The Waverley heritage review process resulted in the modification of some existing HCAs to include areas that relate to the historical development of the area and retain elements from the key architectural periods to a high level of integrity within that area.

3.1.1 Yanko-Lugar Brae Conservation Area (former Evans St UCA) - Extension

<p>Statement of Significance</p>   	<p>The Yanko-Lugar Brae Conservation Area demonstrates Waverley's early marine villa history at Bronte, which can still be traced in the extant subdivision patterns, street names and built form. Early colonial land grants and purchases saw the establishment of large marine villa estates with coastal views including Yanko (later Yanko), Lugar Brae and Bleak House.</p> <p>The area evidences the progressive subdivision of the marine villa estates and contributes significantly to our understanding of the development of the area. The residential group has historical significance as an example of the close settlement of Bronte during the late 19th century, responding to the break-up and subdivision of the established grounds of the villa estates.</p> <p>The progressive subdivision and residential development of the marine villa estates from 1881-1920s demonstrates the outcomes of improved tram transport and the economic boom of the late Victorian and Federation years and the impact it had on the evolution of the area's evolving streetscapes.</p> <p>The Conservation Area contains notable examples of the evolution of housing in Waverley from the mid-Victorian to the Inter-War years. They demonstrate the evolving nature of Waverley during the land boom of 1875-1889 and the change from a district of rural worker housing and isolated marine villas to a setting of close subdivisions. Development was driven by improving tram transport links, and the resulting increase in property values led to higher-density subdivisions utilising housing types that evolved from the late-Victorian-era housing in Waverley.</p> <p>The Yanko-Lugar Brae Conservation Area is associated with the early grant landholders who constructed substantial colonial marine villas on sites chosen for their coastal views and access to transport links. Later sub-division of the estates provided a</p>
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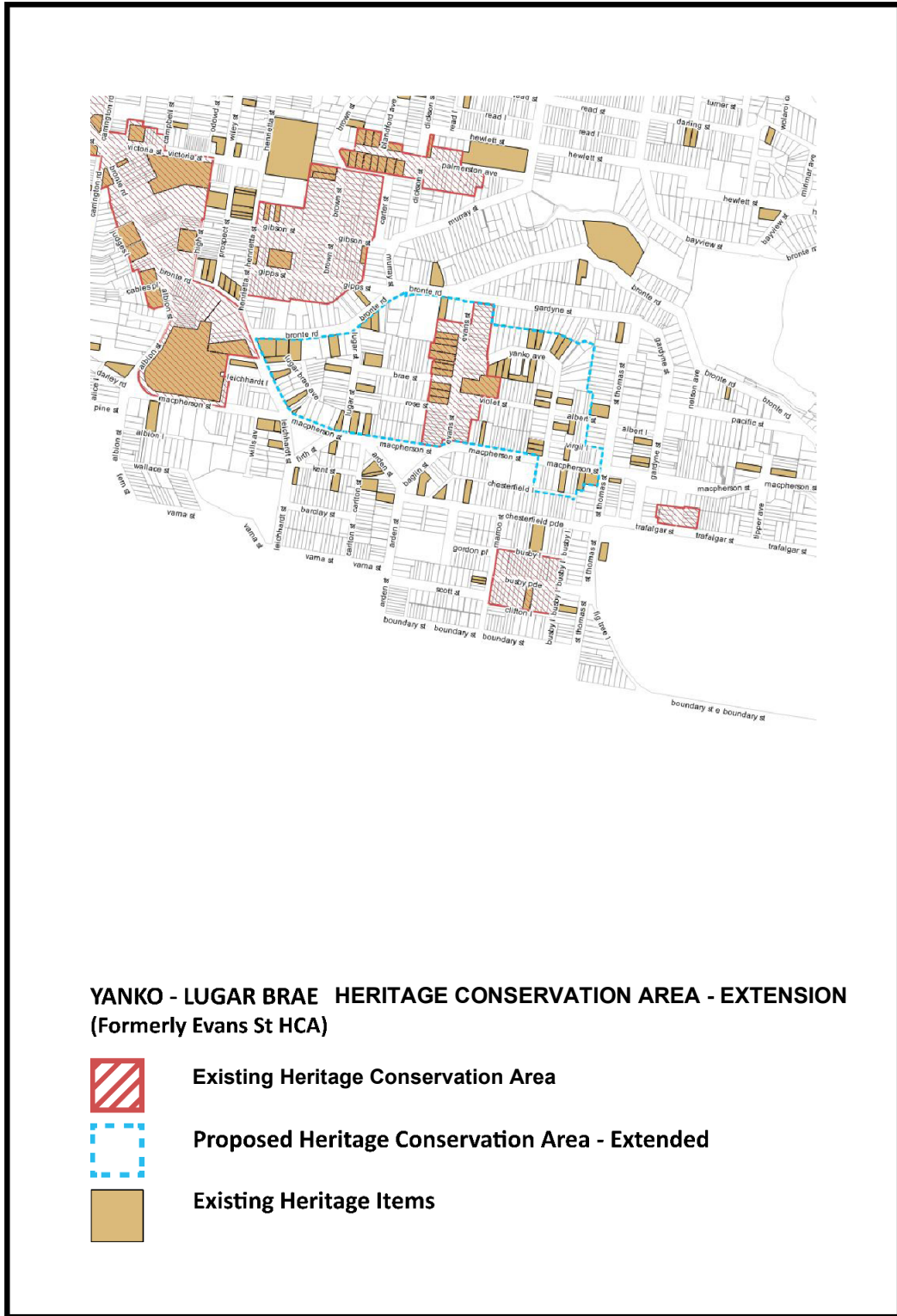
legacy of these villas and residents in the still legible street pattern and street names.

The Conservation Area is associated with a number of historical figures of importance who resided in the area: Peter Dodds McCormick (1834-1960), the composer of the national anthem, *Advance Australia Fair*; Miles Franklin, author of *My Brilliant Career*; and Mei Quong Tart (1850-1903), a Chinese-born tea and silk merchant, restaurateur, philanthropist, anti-opium activist and prominent figure of 19th century Sydney.

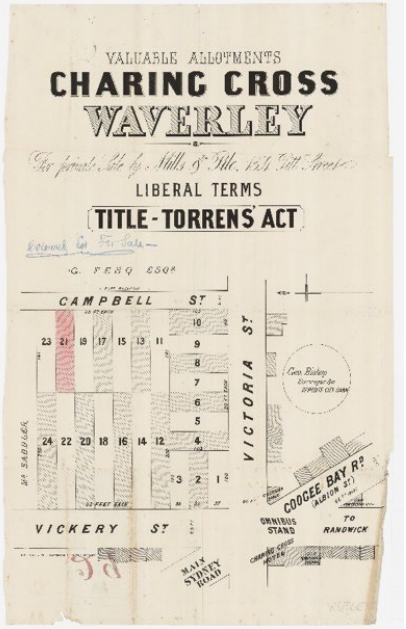


The Yanko-Lugar Brae Conservation Area's streetscapes grew with the progressive land sales of the grounds of villa residences from the early 1880s through to the 1920s. The area includes notable streetscapes of Victorian cottages and villas influenced by the Victorian Italianate Gothic and Federation styles. The combination of architectural detailing reflects the influence of the Victorian Romantic and Federation eras that were essentially about confidence, material progress and prosperity.

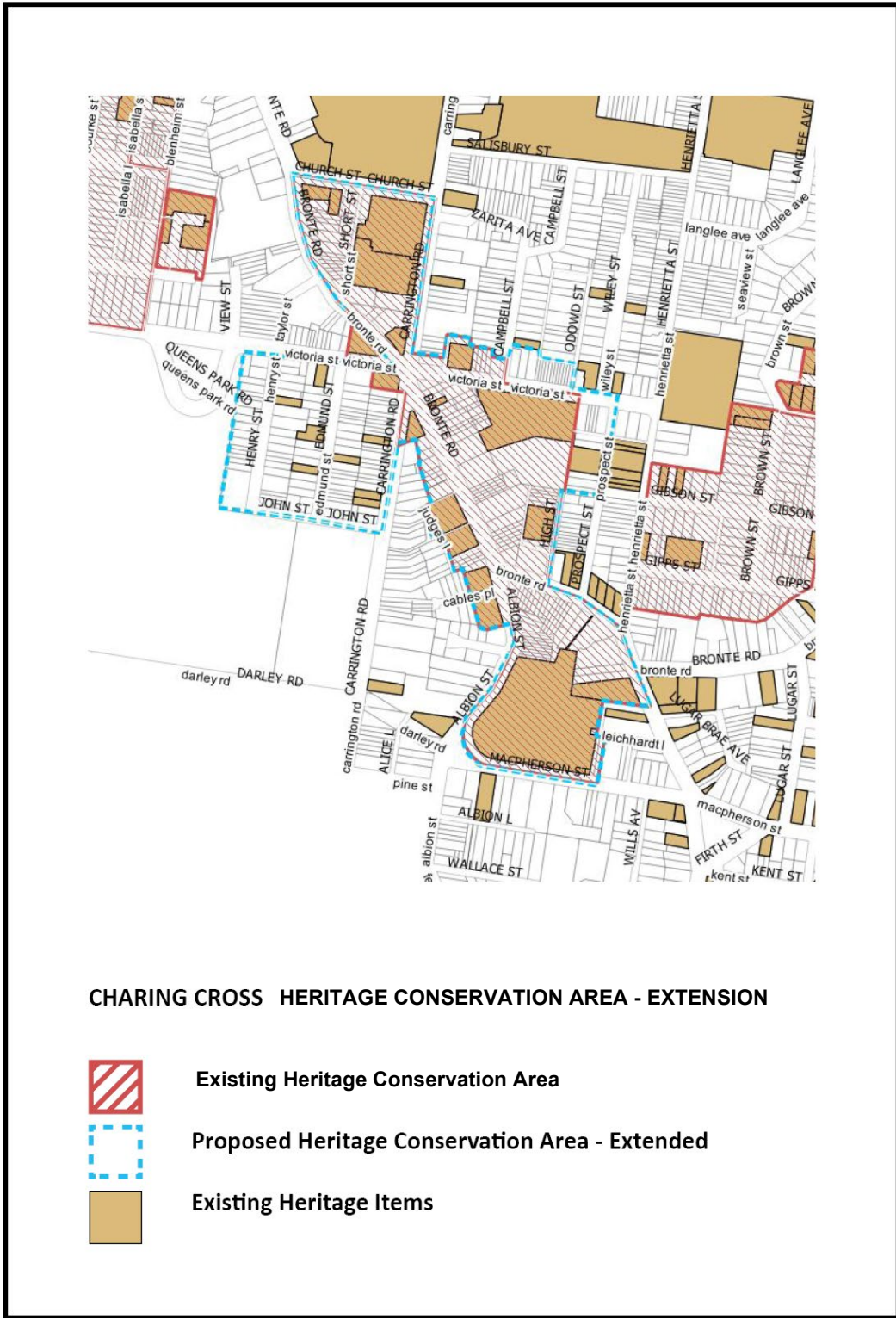
They demonstrate the changing aesthetic preferences of the late 19th century for Victorian Gothic and Italianate styles, the popularity of the turn-of-the-century Federation Queen Anne style, and later change to Inter-War-period bungalow styles and residential flat buildings. The buildings and streetscapes retain distinctive aesthetic qualities and key decorative features of their styles. The area contains an unusually high concentration of listed properties and has the potential to contribute to our understanding of changes to housing of the late 19th and early 20th century.

The Yanko-Lugar Brae Conservation Area has historic, associational, aesthetic, social, rarity and representative significance at a local level.

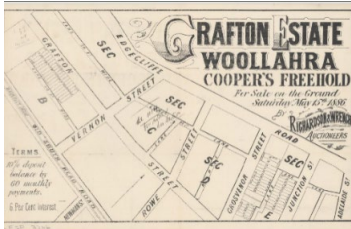





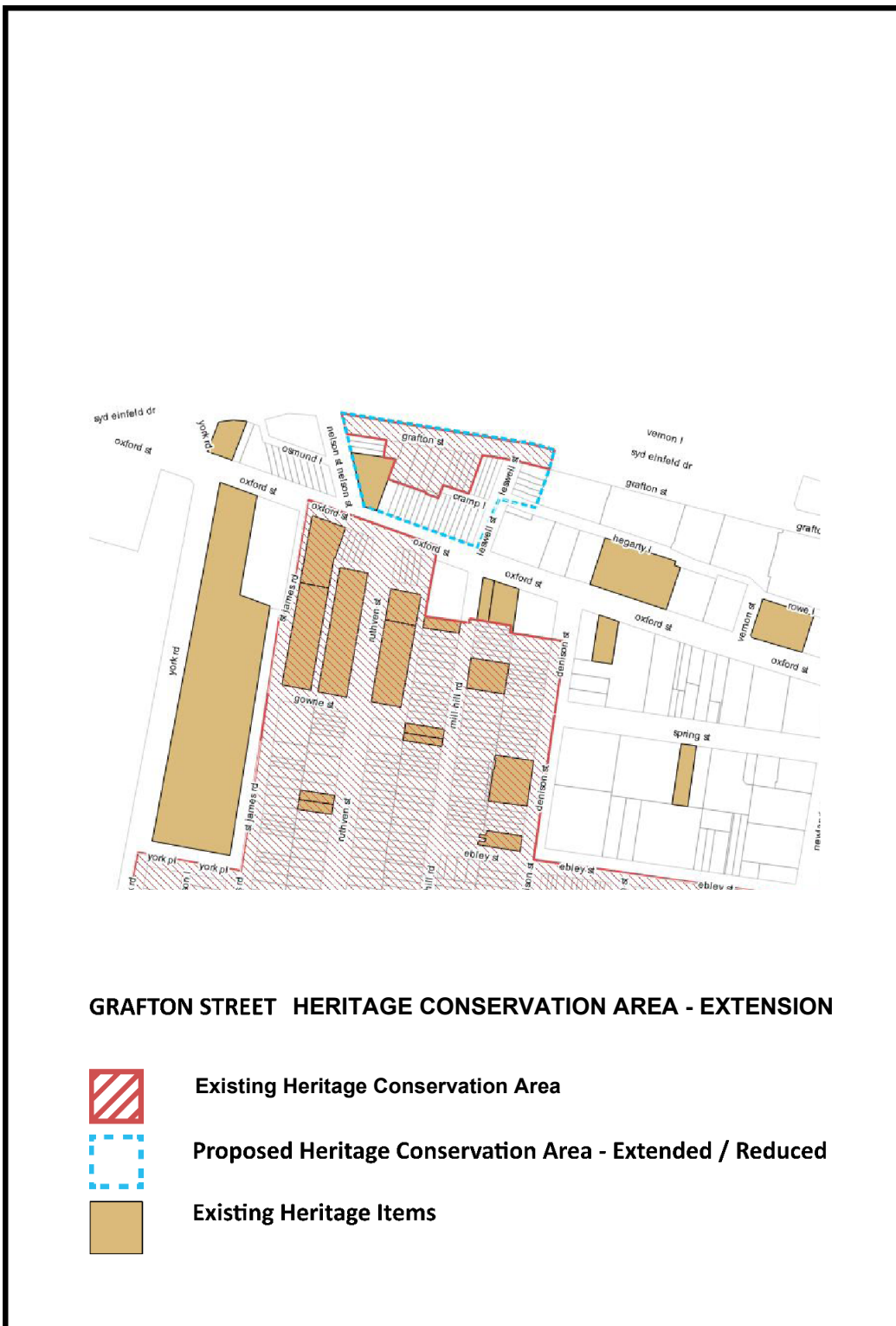
3.1.2 Charing Cross Conservation Area (former UCA)- Extension

<p>Statement of Significance</p>   	<p>The Charing Cross Conservation Area has high historic significance as Waverley’s earliest commercial centre, surrounded by residential, industrial and agricultural activities.</p> <p>The area has close historic association with early 1840s resident John Madden, a stonemason and provider of the initial location name Maddens Corner, and Joseph Vickery who provided workers housing here for his tannery. Former manufacturing sites retain archaeological potential, as does the site of John Madden’s early cottages, school house and churches.</p> <p>The area contains rare examples of village structures of the mid-19th century, together with rare examples of ecclesiastic architecture including notable 19th and early 20th buildings of both state and local heritage significance. The high integrity of built form in the area records the historic evolution of a place from an early village east of Sydney.</p> <p>The layered fabric dominated by Federation-style buildings indicates a streetscape generated by tram transport beginning in the 1880s.</p> <p>The slowing of growth in post- World War II ensured the preservation of Waverley’s earliest history. The area has special associations with the Waverley residents in the Charing Cross area, who are active as the Charing Cross Village Precinct, for social and cultural reasons.</p> <p>The Charing Cross Conservation Area has historic, associational, aesthetic, social, technical, rarity and representative significance at a local level.</p>
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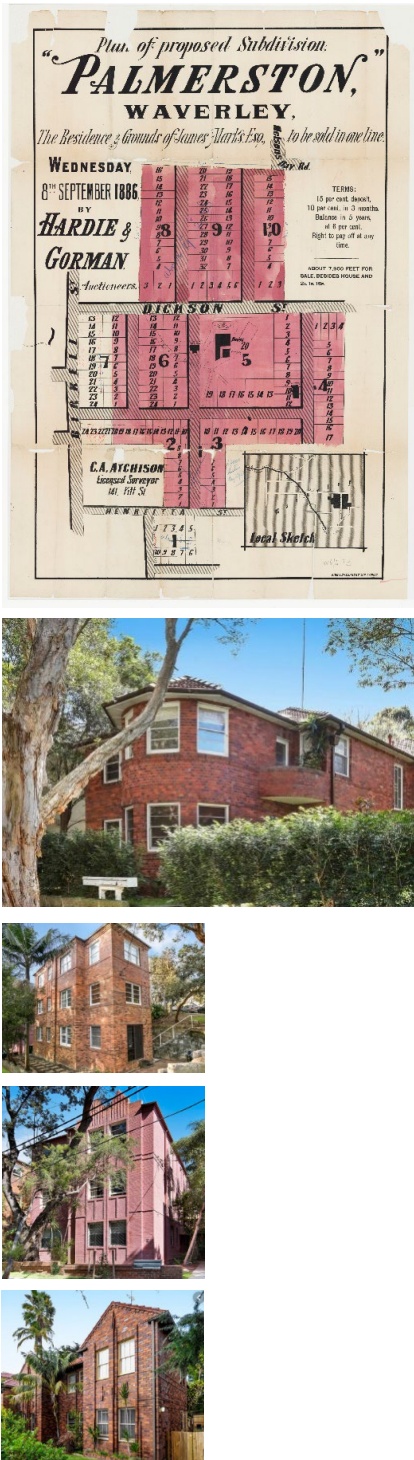


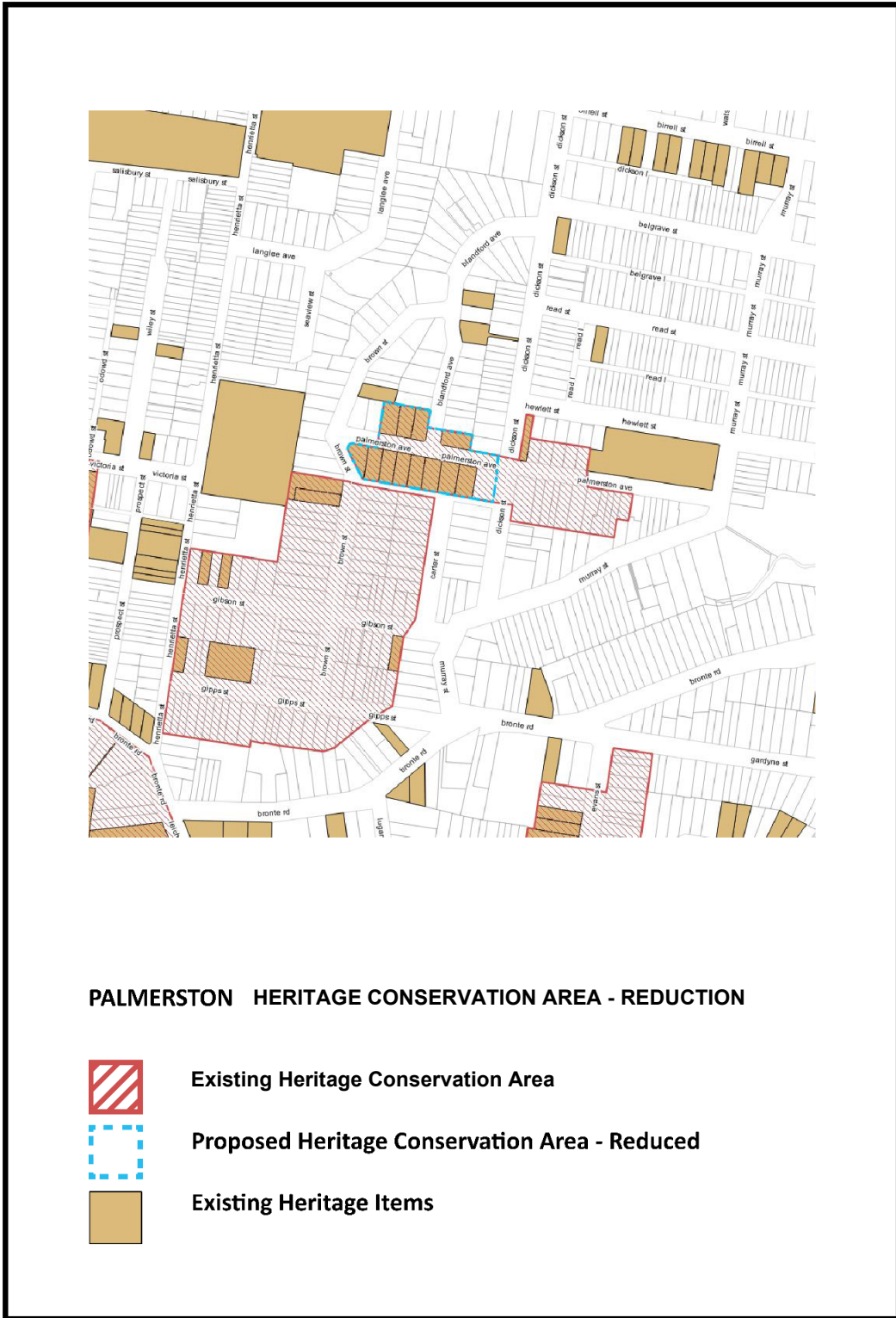
3.1.3 Grafton Street Conservation Area – Extension

<p>Statement of Significance</p>    	<p>The surviving built fabric of the HCA has significance for its ability to demonstrate the important historical phases of the area's development, including late 19th century speculative subdivisions and commercial development responding to growth of public transport (tramways) in mid-19th century Sydney. Residential, retail and other service buildings from the period 1880-1915 remain substantially intact within the conservation area.</p> <p>The HCA comprises streetscapes of residential and retail structures that record the aesthetic character and qualities of late 19th and early 20th century consolidation of Bondi Junction as a commuter suburb, based on improvements in transport and the rapid expansion of suburban Sydney between 1880 and 1915.</p> <p>The 19th century subdivisions of the initial grant lands and the related construction provide significant examples of late 19th and early 20th century residential and commercial streetscapes. In its surviving elements of built fabric, the HCA retains the potential to reveal evidence of ways of life, building and land uses that have changed or disappeared.</p> <p>The HCA has aesthetic significance for its visual complexity derived from:</p> <ul style="list-style-type: none"> • The variety of private building types; • The consistency of late 19th and early 20th century commercial streetscapes along Oxford St; • The variety of significant architectural styles and scales within the range of building types. <p>The HCA contains aesthetically significant items of architectural excellence dating from the key periods of its development. The differing architectural forms, styles and scale of houses and shops, and the variety of groupings in the precinct illustrate the gradual and erratic nature of the Grafton Estate's development.</p> <p>The area has social significance for its association with the growth of the heritage conservation movement in Sydney during the 1960s. It was an early example of an area that received recognition by the National Trust and the Australian Heritage Commission through the efforts of the local community.</p> <p>The Grafton Street Conservation Area has historical, aesthetic, social, rarity and representative significance at a local level.</p>
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3.1.4 Palmerston Conservation Area (former UCA) - Reduction

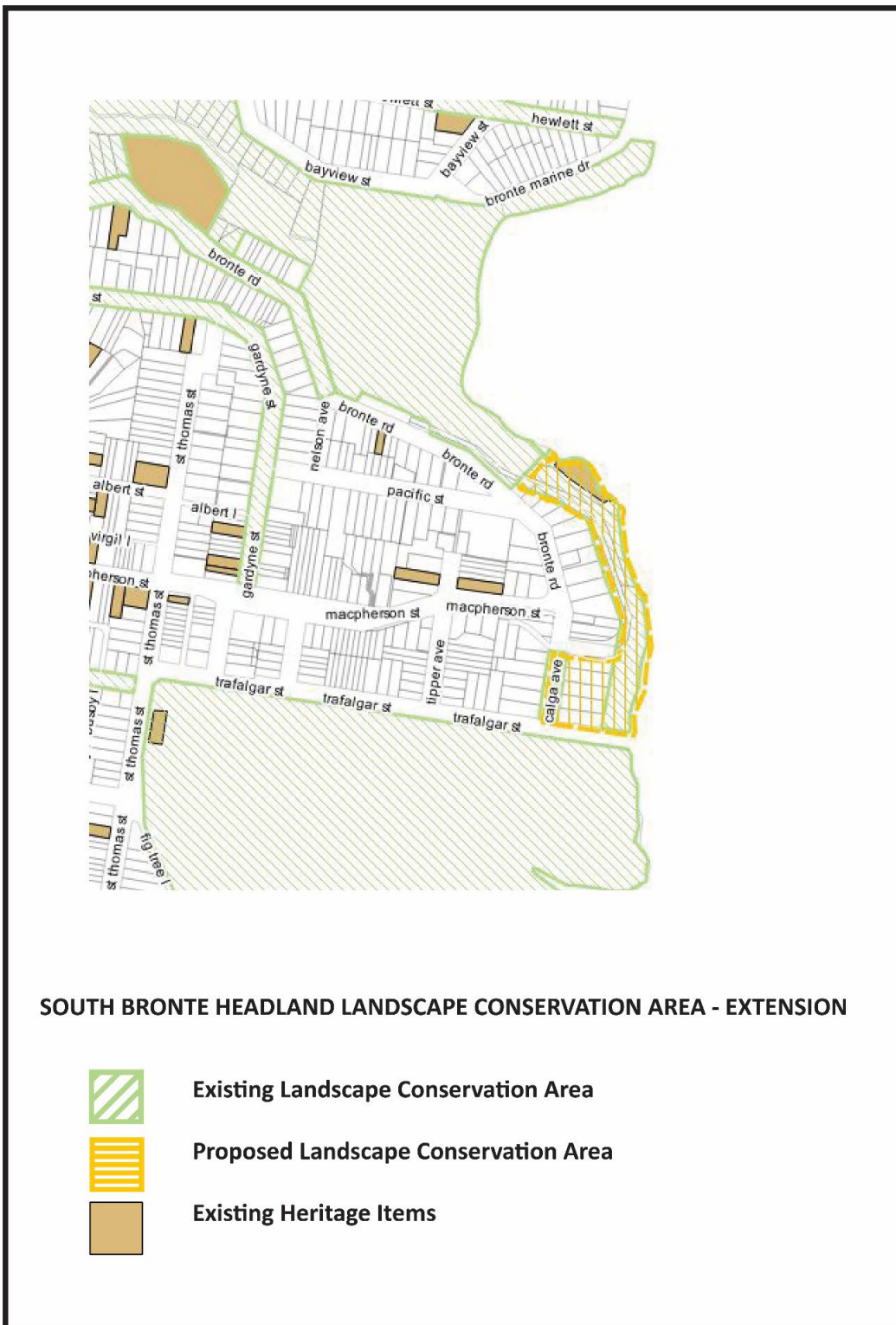
<p>Statement of Significance</p> 	<p>The Inter-War subdivision of the Marlborough Estate reflects the continuing shift away from early mixed land uses, including industries and manufacturing, to meet the increasing demands for residential land in Waverley after World War II.</p> <p>The precinct reflects the dramatic growth of flats in Waverley in the late 1940s, which responded to the population boom and housing shortages after World War II, which resulted in enormous social change.</p> <p>The significant streetscape of residential flats buildings provides a benchmark for the beginnings of stylistic change of the residential flat building from Inter-War to Post-War periods, most being constructed by one builder - King D'arcy Dorrington in the period 1946-1948. The buildings are strongly cohesive in forms and massing.</p> <p>The streetscape is a rare local example of a cohesive precinct of substantially intact Post-War residential flat buildings, established by one builder/ developer. The group of flat buildings dating from the period 1946-1950, demonstrate the principal characteristics of the Post-War flat buildings, an important group in Waverley.</p> <p>The Palmerston Conservation Area has historic, aesthetic, rarity and representativeness significance at a local level.</p>
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3.2 Amended Landscape Conservation Areas

3.2.1 South Bronte-Calga Headland Landscape Conservation Area - extension

<p>Statement of Significance</p>    	<p>South Bronte-Calga Headland Landscape Conservation Area (LCA) is significant for its natural heritage values and its history and attributes as a cultural landscape. The location is significant for its long history of seaside bathing for women and men and for its association with the beginnings of the surf lifesaving movement. It supported the heritage-listed Bronte Ocean Pool (and its former array of dressing sheds) and the c.1911 Bronte tram cutting.</p> <p>The headland has significant aesthetic value based in its dramatic sandstone cliff-scape and the expansive views north toward Bondi Beach available from the southern side of Bronte.</p> <p>It is associated with civic consciousness and the municipal development of modern conveniences and amenity for locals.</p> <p>The area’s scenic features are held in high esteem by local residents and tourists, who utilise Calga Cutting and the adjoining Calga Reserve to traverse the coastal walkway from Bronte to Coogee. The headland, including the Calga Cutting, is well-known and esteemed as a prominent corridor of coastal public land, with dramatic topographical and geological attributes combined with sweeping ocean views.</p> <p>The headland also has local historic value as part of the Bronte arrival experience for tram travellers from the early 1910s. The Calga Cutting, carved from the sandstone for the former tram track, has technical value as an engineering exemplar of early 20th-century municipal council coastal landscape civic works that improved access to the city’s beaches.</p> <p>The South Bronte-Calga Headland Landscape Conservation Area has historic, associational, aesthetic, social, technical, rarity and representative significance at a local level.</p>
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SOUTH BRONTE HEADLAND LANDSCAPE CONSERVATION AREA - EXTENSION

-  Existing Landscape Conservation Area
-  Proposed Landscape Conservation Area
-  Existing Heritage Items

4 INDIVIDUAL LISTINGS

4.1 Overview of process

Like the HCAs (former UCA and LCAs), individual heritage items were recommended for listing for various reasons, including changing values and because a loss of good examples of a particular style of architecture makes the remaining one rarer and more significant. The draft assessment proposed 59 individual items.

All draft items went on public exhibition and 7000 letters were sent notifying owners affected by inclusion or changes in HCAs or individual listing. All listings were reviewed by the Expert Panel and Council. As a result, the number of items proposed for individual listing was reduced to 44 which consists of 43 individual heritage items and 1 landscape item. The proposed changes are documented in the discussion below:

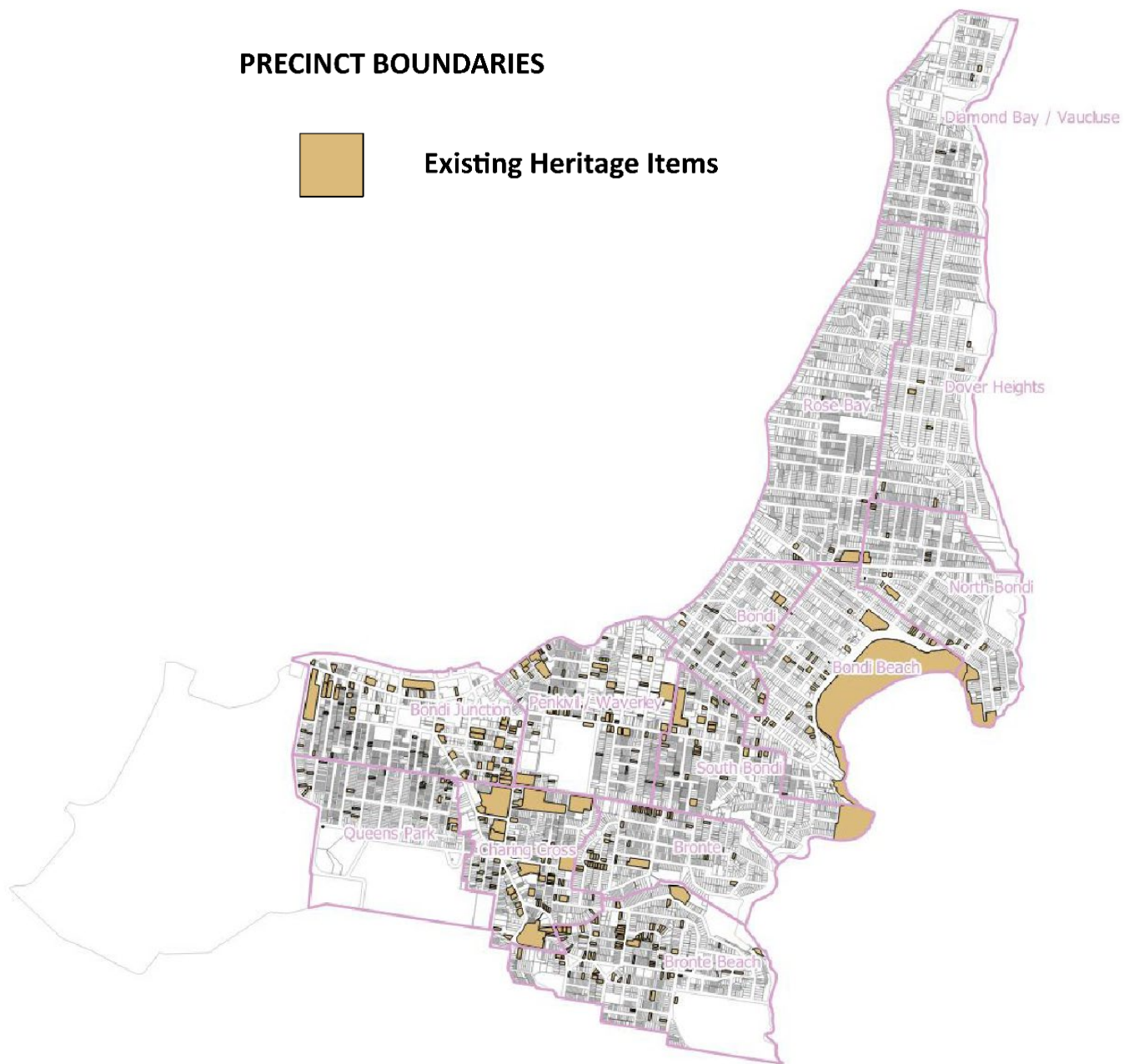
Precincts	Victorian	Federation	Inter-war	Post-war	Total
Bondi	-	3	11	-	14
Bronte	2	-	3	-	5
Penkivil-Waverley	4	2	6	-	12
Rose Bay	-	-	2	-	2
North Bondi	-	-	6	-	6
Dover Heights	-	-	-	4	4
Charing Cross	2	-	1	-	3
South Bondi	-	1	5	-	6
Total	9	12	34	4	*

*** Note:** Of the original 59 items proposed for listing in the draft Heritage Assessment, some were removed at the recommendation of the Independent Expert Panel. Others were removed by Council. Some items became joint listings. The total included in this Planning Proposal is 44 - 43 individual items and 1 landscape item. Each item is detailed in the following pages.

PRECINCT BOUNDARIES






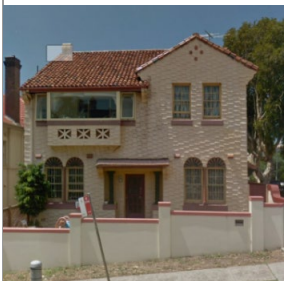



Existing Heritage Items








For the detailed history, description and assessment of significance for each proposed individual item, refer to the Inventory Sheets attached to this document.


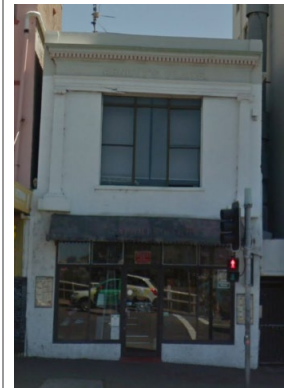

A summary of the proposed individual items and which listing criteria has been satisfied is included in this section of the policy.



Individual Items		
No	Address	Rationale for listing
	Bondi	
1	22 Bennett St Bondi 	22 Bennett Street, Bondi (c1894) is distinctive, prominent, and outstanding in the street and represents the 1892 subdivision of the Dickson Estate, which responded to the pending extension of trams in 1893. It demonstrates the optimism following the early 1890s depression in the lead up to the Federation period. 22 Bennett Street, Bondi, is a fine and intact example of a two-storey freestanding Victorian Italianate villa and a notable example of domestic life in Waverley within the late 19th century.
2	27 Bennett St Bondi 	27 Bennett Street, Bondi, (c1894) is a notable example of a two-storey freestanding Victorian Italianate residence that represents the first phase of development of the 1882 Bennett's Estate subdivision. It demonstrates the optimism following the 1890 depression in the lead up to Federation. It is a rare example of a two-storey freestanding Victorian Italianate residence in Waverley.
3	160 Bondi Road Bondi 	160 Bondi Road, Bondi (c1929) is a notable example of a three-storey Inter-War Utilitarian-style shop and residential flat building on Bondi Road, due to its prominent corner siting. It demonstrates the change in historical land use from Victorian villa residence to retail strip in the Inter-War period. It also represents an important phase in the history of Waverley - the 1920s-1930s building boom – which was a prominent period of economic prosperity and speculative development in the municipality associated with changing demographics and a shift to living in flats.
4	25 Denham St, Bondi	25 Denham Street, Bondi (c1934) is a distinctive and intact example of a two-storey Inter-War Spanish Mission flat building in Waverley. The original use of the building as a doctor's surgery demonstrates the growth of the community and the development of Bondi Road, a major road and tram route, in

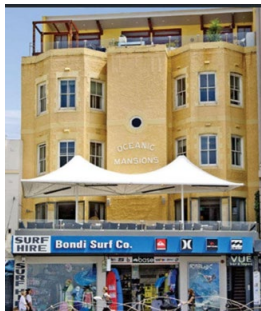
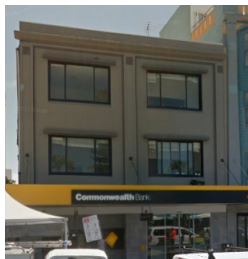

		<p>the Inter-War period. The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats. Despite being well represented in other local government areas, it is a rare example of the Inter-War Spanish Mission style in Waverley.</p>
<p>5</p>	<p>33 Denham St Bondi</p> 	<p>33 Denham Street, Bondi is an example of the conversion of a Federation house to a two-storey freestanding Inter-War Old English flat building on a corner site in a suburban setting. The redevelopment of the Federation-period house reflects the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats. It has historic association with well-known architects L.G.H. McCredie and D. Forsyth Evans, however as the building is a conversion of a house to flats, it is not a significant building within their body of work.</p>
<p>6</p>	<p>8 Fletcher St, Bondi</p> 	<p>8 Fletcher Street, Bondi is a fine and intact example of an Inter-War Spanish Mission flat building prominently located in a suburban setting. It is outstanding in its precinct due to its strongly 3-dimensional form, Spanish Mission style and elevated position. It represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats. It demonstrates the preference for the Spanish Mission style in Bondi and Waverley from 1929. Despite being well represented in other local government areas, it is a rare example of the Spanish Mission style in Waverley.</p>
<p>7</p>	<p>40 Flood St, Bondi</p> 	<p>40 Flood Street, Bondi is a fine and intact example of a three-storey Inter-War Functionalist/Streamlined Moderne flat building in a suburban setting, that is part of a group of flat buildings in Flood Street. It demonstrates the redevelopment of the Angelsea Estate with flats in the Inter-War period. It also represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p>




<p>8</p>	<p>2-14 King St Bondi</p> 	<p>2-14 King Street, Bondi, is a good representative example of a group of single-storey attached and semi-detached residences in a suburban setting, that is part of a group and distinctive in the street which represents the early development of the Dickson's Estate subdivision. It is a speculative resubdivision of Lots 19 and 22 of Dickson's Estate in the Federation period. The subdivision of early villa estates was an important phase in the history of Waverley.</p> <p>2-14 King Street, Bondi, demonstrates optimism following the 1890 depression in the lead up to the Federation period and has notable association with changing demographic factors in Waverley as it reflects the shift from industrial use of the 1850s to residential use in the late 1890s, with the suburban subdivision and consolidation of the large estates.</p> <p>2-14 King Street, Bondi, being a row of attached and semi-detached residences represents a notable pattern of domestic life in Waverley in the early 20th century.</p>
<p>9</p>	<p>17–17a Ocean St North, Bondi</p> <p>17a</p>  <p>17</p> 	<p>17–17A Ocean Street, Bondi, represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats. It also demonstrates the demolition of villa residences and their replacement with flats in the Inter-War period, an important historical development pattern in the area.</p> <p>17A Ocean Street, Bondi, is a fine example of a three-storey Inter-War Functionalist /Streamlined Moderne flat building that is part of a group of Inter-War flat buildings.</p> <p>17 Ocean Street, Bondi, is a fine example of a two-storey Inter-War Art Deco flat building that is part of a group of Inter-War flat buildings.</p>
<p>10</p>	<p>97 Ocean St, Bondi</p>	<p>97 Ocean Street, Bondi, is a fine and highly intact example of a one-storey Federation house on a prominent corner site in a suburban setting, that is outstanding in its precinct, and represents the second subdivision of Dickson's Estate at the</p>



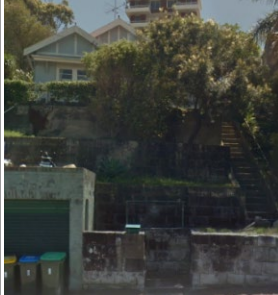
		<p>turn of the century - an important period in the history of Waverley which demonstrates the optimism of the Federation period. It demonstrates the changing demographic factors in Waverley, in the shift from industrial use of the 1850s to residential use in the late 1890s, and from big villa estates to suburban subdivisions.</p> <p>97 Ocean Street, Bondi demonstrates Federation housing which is a notable pattern of domestic life in Waverley in the Federation period.</p>
11	<p>2B Penkivil St, Bondi</p> 	<p>2B Penkivil Street, Bondi (c1936) is a fine example of a four and five-storey Inter-War Art Deco flat building in a suburban setting, that is outstanding in its precinct due to its scale, style and group value. It represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats. It has historic association with architect Eric Pitt and the Brasch family, who developed their former residence as a speculative building venture. It is also a rare local example of a flat building that was targeted to a prosperous demographic, as evidenced by the spacious penthouse apartments, elevator and basement carpark.</p>
12	<p>Palm Trees on Rowland Avenue, Bondi (refer to Section 4.3 'Heritage Significant Trees')</p>	<p>The Palm Trees on Rowland Avenue are a fine, distinctive, mature avenue planting of <i>Washingtonia robusta</i> (Mexican Fan Palm/ Cotton Palm) located on the grass verges either side of Rowland Avenue, the former tram route, that dates from the late 20th century period.</p> <p>The avenue of palm trees is linked to the earlier iteration of the tramline to Bondi and its initial terminus at Rowland St, before the tunnel was constructed under Bondi Road. The need for the Rowland St terminus reflected its proximity to the entertainment venues of the Royal Aquarium near Tamarama, later replaced by the Wonderland City amusement park. It also reflected the steep topography of the Bondi Road ridgeline, which required Bondi trams to take a less steep route via Rowland Avenue then through the Bondi Road tunnel.</p>
Bondi Beach		
13	<p>28-30 Campbell Parade, Bondi Beach</p>	<p>28-30 Campbell Parade, Bondi (c1924) is a notable example of an Inter-War Free Classical flat building in a retail strip setting that is part of a group and illustrates the key period of development of Campbell Parade and Bondi Beach. It demonstrates the 1921 resubdivision of the O'Brien estate by Reschs Ltd, and the development of Campbell Parade in response to the beach improvement scheme and the development of Bondi as a "Playground of the Pacific" recreational destination during the Inter-War period.</p>




		<p>The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The modification of the ground floor to retail demonstrates the growing importance of Campbell Parade as a retail strip servicing the increasing local population and rising number of recreational visitors to Bondi in the Inter-War period.</p>
<p>14</p>	<p>32 Campbell Parade Bondi Beach</p> 	<p>32 Campbell Parade, Bondi, Arnott's Flats (c1923), is a representative example of an Inter-War Free Classical shop-top housing in a retail strip setting which is part of a group that illustrates the key period of development of Campbell Parade and Bondi Beach. It demonstrates the 1921 subdivision of O'Briens Estate by Reschs Ltd and the development of Campbell Parade in response to the beach improvement scheme and the development of Bondi as a recreational destination during the Inter-War period.</p> <p>The building represents the development of Inter-War shop-top flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p>
<p>15</p>	<p>50-58 Campbell Parade Bondi Beach</p>  <p>No 50-54</p>	<p>50-54 Campbell Parade, Walhalla Court (c1936) is part of a group, 50-58 Campbell Parade, with similar dating and stylistic character. It is a fine example of a two-storey Inter-War Art Deco flat building in a retail strip setting that is part of a group and illustrates the key period of development of Campbell Parade and Bondi Beach.</p> <p>It demonstrates the 1919 subdivision of the O'Brien Estate by the O'Brien family and the development of Campbell Parade in response to the 1929 extension of the tram to North Bondi and the development of the beach as a recreational destination during the Inter-War period.</p> <p>The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>56 Campbell Parade, Bondi (c1936) is part of a group, 50-58 Campbell Parade, with similar dating and stylistic character. It is a good example of an Inter-War Art Deco flat building in a retail strip setting that is part of a group which illustrates the key period of development of Campbell Parade and Bondi Beach.</p>




	 <p>No 56</p>  <p>No 58</p>	<p>It demonstrates the 1919 subdivision of the O'Brien Estate by the O'Brien family, and the development of Campbell Parade in response to the beach improvement scheme, the 1929 extension of the tram to North Bondi and the development of Bondi Beach as a recreational destination during the Inter-War period.</p> <p>The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with the changing demographics with a shift to living in flats.</p> <p>58 Campbell Parade, Bondi (c1938) is part of a group, 50-58 Campbell Parade with similar dating and stylistic character. It is a good example of an Inter-War Functionalist flat building with Art Deco details in a retail strip setting which illustrates the key period of development of Campbell Parade - a Riviera-style promenade - and Bondi Beach.</p> <p>It demonstrates the 1919 subdivision of the O'Brien Estate by O'Brien family, and the development of Campbell Parade in response to the 1929 extension of the tram to North Bondi and the development of Bondi Beach as a recreational destination during the Inter-War period.</p> <p>The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The building contributes to the Inter-War built form of Campbell Parade.</p> <p>It has historical association significance at a local level as Percy Gordon Craig was the architect and was known for numerous hotels.</p>
<p>16</p>	<p>72-76 Campbell Parade, Bondi Beach</p> 	<p>72-76 Campbell Parade Bondi, Pacific Mansions and Majestic Mansions (c1915), is a fine and substantially intact example of a late Federation flat building above the ground floor on Campbell Parade that illustrates the key period of development of Campbell Parade and Bondi Beach.</p> <p>It demonstrates the development of the O'Brien estate by Chambers and Jacques in 1910 and the first phase of the development of Campbell Parade with flat buildings, which reflects changing demographics and a shift to living in flats and the growing popularity of the beach in the early 20th century.</p> <p>The modification of the ground floor to retail demonstrates the growing importance of Campbell Parade as a retail strip servicing the increasing local population and recreational visitors to Bondi in the Inter-War period.</p>




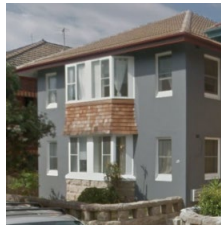
		<p>The building is a notable example of the development of flat buildings along Campbell Parade, with later retail overlay, and is distinctive because of its scale, prominence and corner location.</p>
17	<p>80 Campbell Parade, Bondi Beach</p> 	<p>80 Campbell Parade, Bondi (1918) is an altered example of and early Inter-War flat building with retail overlay on Campbell Parade that illustrates the key period of development of Campbell Parade and Bondi Beach, with 72-76 Campbell Parade (1915). The building demonstrates the 1910 subdivision of the O'Brien estate by Chambers and Jacques, and the first phase of the development of Campbell Parade with flat buildings, which reflects changing demographics and a shift to living in flats and represents the growing popularity of the beach in the early 20th century.</p> <p>The modification of the ground floor to retail demonstrates the growing importance of Campbell Parade as a retail strip servicing the increasing local population and recreational visitors to Bondi in the Inter-War period.</p>
18	<p>96 Campbell Parade, Bondi Beach</p> 	<p>96 Campbell Parade, Bondi (c1920) is a good example of Inter-War Free Classical shop-top housing which is distinctive within the context of Campbell Parade due to its wide fenestration and classical detail, which illustrates the key period of development of Campbell Parade and Bondi Beach. It demonstrates the development O'Briens Bondi Beach Estate, 1910.</p> <p>The building represents the early development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The modification of the ground floor to retail demonstrates the growing importance of Campbell Parade as a retail strip servicing the increasing local population and recreational visitors to Bondi in the Inter-War period.</p>
19	<p>102-106 Campbell Parade, Bondi Beach</p> 	<p>102-106 Campbell Parade, Bondi is a fine and substantially intact (above ground level) example of an early Inter-War flat building on Campbell Parade that illustrates the key period of development of Campbell Parade and Bondi Beach.</p> <p>It demonstrates the subdivision of O'Brien Estate Bondi Beach, 1910, and the first phase of the development of Campbell Parade with flat buildings, which reflects changing demographics and a shift to living in flats and the growing popularity of the beach in the early 20th century.</p> <p>The modification of the ground floor to retail demonstrates the growing importance of Campbell Parade as a retail strip servicing the increasing local population and recreational visitors to Bondi in the Inter-War period.</p>

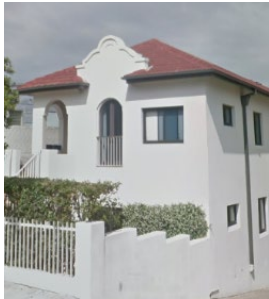


<p>20</p>	<p>140-142 Campbell Parade Bondi Beach</p> 	<p>140-142 Campbell Parade, Bondi (c1920) is a fine and substantially intact (above the ground floor) example of an Inter-War Federation-style Arts & Crafts flat building with a later retail overlay that illustrates the key period of development of Campbell Parade and Bondi Beach.</p> <p>The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The modification of the ground floor to retail demonstrates the growing importance of Campbell Parade as a retail strip servicing the increasing local population and recreational visitors to Bondi in the Inter-War period.</p>
<p>21</p>	<p>10 Francis St Bondi Beach</p> 	<p>The Cecil, 10 Francis St / 1 Edward St Bondi is a fine and intact example of a four-storey Federation Arts & Crafts-style flat building that demonstrates the development of Bondi Beach in the early Inter-War period. It represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The Cecil provides a notable example of residential flats adapted for families which is rare in Waverley and other local government areas.</p> <p>It has historic associations with A.M. Lowenthal, Waverley businessman and Alderman.</p>
<p>Bronte precinct</p>		
<p>22</p>	<p>2 Bayview St, Bronte</p> 	<p>2 Bayview Street, Bronte is a fine and intact example of a two- and three-storey freestanding Inter-War Art Deco-style flat building that reflects the development of Bronte and is located on a prominent corner site.</p> <p>It represents the development of Inter-War flat buildings, an important phase in the history of Waverley associated with changing demographics and a shift to living in flats.</p> <p>The building demonstrates the demolition of the original house and its replacement with flats, demonstrating an important historical development pattern in the area.</p> <p>It has historic association and has been identified with architects E.C. Pitt and C.C. Phillips.</p>




23	<p>209 Birrell St</p> 	<p>209 Birrell St, Bronte, Akarana is a fine representative example of a late Victorian-style villa from the early Federation period. It represents the second subdivision of the Kenilworth Estate in c1890, an important period in the history of Waverley that reflects the 1880s population boom.</p> <p>The construction of Akarana at 209 Birrell St, Bronte in c1897 reflects the improvement in public transport following the extension of the tram to Bondi Beach in 1894. It also demonstrates late-Victorian villa housing, a notable example of domestic life in Waverley.</p> <p>209 Birrell St, Bronte, Akarana is a rare example of a fine, substantially intact, late-Victorian villa in Waverley, despite being well represented in other local government areas.</p>
24	<p>213 Birrell St</p> 	<p>213 Birrell St, Bronte, Wyrallah (c1895-6) is an altered example of a late-Victorian-style villa from the early Federation period in a suburban setting that reflects second subdivision of the Kenilworth Estate, subdivided and sold by Inter-Colonial Investment land and building company from c1890, an important period in the history of Waverley which reflects the 1880s population boom.</p> <p>The construction of Wyrallah at 213 Birrell St, Bronte has historic significance for its ability to demonstrate the improvement in public transport following the extension of the tram to Bondi Beach in 1894.</p> <p>It is a rare example of a late-Victorian villa in Waverley, despite being well represented in other local government areas. The building demonstrates late Victorian villa housing, a notable example of domestic life in Waverley, adapted as a boarding house in the Post-War period.</p>
25	<p>3 Blandford Ave, Bronte</p> 	<p>3 Blandford Avenue, Bronte (c1921) is a fine, intact example of an Inter-War California Bungalow that is part of a group which demonstrates 1920s subdivision and the development of Inter-War residences, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley. It demonstrates changing demographic factors in Waverley as it reflects the shift from big villa estates to suburban subdivision.</p> <p>The building demonstrates Inter-War bungalows, a notable example of a patterns of domestic life in Waverley.</p>
26	<p>16 St Thomas St Bronte</p>	<p>16 St Thomas Street, Bronte, Meta Court (c1927), is a fine and intact example of an Inter-War Bungalow-style flat building that is part of a group in St Thomas Street. It demonstrates the 1883 subdivision of the Bronte Estate. The subdivision of colonial marine estates in the late 19th century was an important phase in Waverley.</p> <p>Meta Court at 16 St Thomas Street, Bronte represents the development of Inter-War flat buildings, which represents the</p>

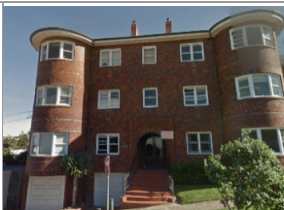
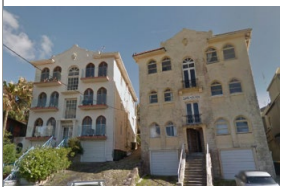

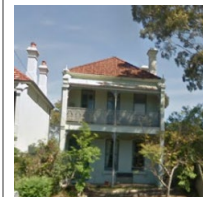

		<p>1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The building has historic association with architect W.T. Broome and property developer Philip Nicholas Renouf. W.T. Broome was responsible for well-known flat buildings at No 4 and No 20 Macleay Street and No 7 Greenknowe Avenue, Elizabeth Bay.</p>
27	<p>17 Douglas Parade</p> 	<p>17 Douglas Parade, Dover Heights (1938) is a fine and intact example of a single-storey Inter-War Functionalist Streamlined Moderne-style residence that reflects the Inter-War period development of Dover Heights in response to increased car ownership. It represents the subdivision and residential development of Dover Heights in the Inter-War period, reflecting the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley.</p> <p>The building demonstrates the pattern of change in Inter-War residences to incorporate the garage, reflecting the growth of private vehicle ownership and the lack of public transport in Dover Heights.</p> <p>The building is a rare example of an Inter-War Functionalist Streamlined Moderne-style house in Waverley, despite being well represented in other local government areas. It has historic association with architect E.W. Chicken, a well-known Waverley architect.</p>
28	<p>57 Hardy St</p> 	<p>57 Hardy Street, Dover Heights (1939) is a fine and intact example of an Inter-War Functionalist Streamlined Moderne-style residence that reflects the Inter-War-period development of Dover Heights in response to the increased car ownership. It represents the subdivision and residential development of Dover Heights in the Inter-War period, reflecting the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley.</p> <p>The building demonstrates the pattern of change in Inter-War residences to incorporate the garage, reflecting the growth of private vehicle ownership and the lack of public transport in Dover Heights.</p> <p>The building has historic association with architect F.A. Leslie Allen, a well-known Waverley architect and the Sheedy family.</p>
29	<p>14 Lyons Street, Dover Heights</p>	<p>14 Lyons Street, Dover Heights, the Kalowski House (1958) is one of a group of small 1950s budget houses designed by internationally significant architect Harry Seidler, one of the most important practitioners of the Post-War Modernist (International) style in Australia and was a good example of Seidler's Modernist design methodology. The house is representative of the early domestic architecture of Harry</p>

		<p>Seidler. It demonstrates many of the characteristics of his residential design.</p> <p>14 Lyons Street, Dover Heights, the Kalowski House demonstrates the Post-War development of Dover Heights, which reflects the growth of private vehicle ownership and the population boom of the period 1945-1970, an important phase in the history of Waverley and it demonstrates the influence of European migrant architect Harry Seidler and clients Mietek and Halinka Kalowski in bringing an appreciation of European Modernism to Australian residential architecture.</p> <p>It is a rare example of a substantially intact Post-War Modern house in Waverley, which demonstrates advanced domestic construction and planning techniques.</p>
30	<p>144 Military Road</p> 	<p>144 Military Road, Dover Heights (c1938) is a fine and intact example of a two-storey Inter-War residence in Waverley that displays features of the late Inter-War styles including Functionalist, Streamlined Moderne and Art Deco styles. It demonstrates the 1923 resubdivision of the Dover Heights Estate by John Boyd Cramsie and represents the development of the suburb during the Inter-War period - an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity. The building demonstrates the pattern of change in Inter-War residences to incorporate the garage, reflecting the growth of private vehicle ownership and the lack of public transport in Dover Heights.</p>
31	<p>7 Napier Street</p> 	<p>7 Napier Street, Dover Heights is an altered example of a two-storey freestanding Inter-War Functionalist and Streamlined Moderne residence in Waverley. It demonstrates the 1926 resubdivision of the Dover Heights Estate by J.A. Doherty and it represents the development of the suburb during the late Inter-War period, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity.</p> <p>The building demonstrates the pattern of change in Inter-War residences to incorporate the garage, reflecting the growth of private vehicle ownership and the lack of public transport in Dover Heights.</p>
	North Bondi precinct	
32	<p>127-129 Hastings Parade</p>	<p>127-129 Hastings Parade, Balmoral Flats is a fine and intact example of a pair of Inter-War flat buildings in the Bungalow style in Waverley and are part of a group 127-129 and 133-135 Hastings Parade.</p> <p>127-129 Hastings Parade, North Bondi reflects the original Queenscliff subdivision of 1881 and represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s</p>

		development boom, a prominent period of economic prosperity and speculative development in Waverley associated with the changing demographics with a shift to living in flats. It also demonstrates the importance of the 1929 extension of the tram to North Bondi.
33	131 Hastings Parade 	131 Hastings Parade, North Bondi is a fine and intact example of an Inter-War Art Deco flat building with Moorish/Spanish Mission influences in Waverley. It is part of a group of Inter-War flat buildings on Hastings Parade. 131 Hastings Parade, North Bondi reflects the original Queenscliff subdivision of 1881 and represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with the changing demographics with a shift to living in flats. It also demonstrates the importance of the 1929 extension of the tram to North Bondi.
34	133-135 Hastings Parade  	133-135 Hastings Parade, Palm Court Flats is a fine and intact example of a pair of Inter-War flat buildings in the Bungalow style in Waverley. The building is part of a group 127-129 and 133-135 Hastings Parade. 133-135 Hastings Parade, Palm Court Flats reflects the original Queenscliff subdivision of 1881 and represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with the changing demographics with a shift to living in flats. It also demonstrates the importance of the 1929 extension of the tram to North Bondi.
35	165-171 Hastings Parade	165-167 Hastings Parade, North Bondi is a fine and intact examples of Inter-War Spanish Mission flat buildings in Waverley that are part of a group. It represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats. It also demonstrates the importance of the 1929 extension of the tram to North Bondi.

		<p>165-167 Hastings Parade, North Bondi is a rare example of a pair of Inter-War Spanish Mission flat buildings in Waverley.</p> <p>169-171 Hastings Parade, North Bondi is one of a pair of altered bungalows in Inter-War Spanish Mission style flat building that are part of a group. It demonstrates the Queenscliff subdivision, 1881 and it represents the development of Inter-War bungalows, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley.</p> <p>169-171 Hastings Parade, North Bondi demonstrates the improvement in public transport following the 1929 extension of the tram to North Bondi.</p> <p>169-171 Hastings Parade, North Bondi is a rare example of a pair of residences in the Spanish Mission style in Waverley, despite being well represented in other local government areas.</p>
<p>36</p>	<p>181 Hastings Parade</p> 	<p>181 Hastings Parade North Bondi (c1938-40) is a fine and intact example of an Inter-War Art Deco flat building in a Waverley. It demonstrates the development of the 1881 Queenscliff subdivision in the Inter-War period, following the extension to the tram to North Bondi in 1929. The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p>
<p>37</p>	<p>1-3 Warners Ave</p> 	<p>1-3 Warners Avenue, Bondi Bowling Club is a fine and intact Inter-War bowling clubhouse in a park setting. It demonstrates the development of the club in the Inter-War period, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of growth in Waverley, and it demonstrates the growth of community facilities in the years of rapid development of Bondi.</p> <p>1-3 Warners Avenue, Bondi Bowling Club is a demonstration of Depression-era work schemes for the relief of unemployment in Waverley resulting from the Prevention And Relief of Unemployment Act, 1930-31.</p> <p>1-3 Warners Avenue, Bondi Bowling Club has representative significance at a state level as a fine and intact example of an Inter-War bowling clubhouse in a park setting.</p> <p>The potential state significance will be investigated in another body of work.</p>

Rose Bay		
38	70 Liverpool Street 	70 Liverpool Street, Rose Bay is a fine and intact example of a two-storey Post-War residence constructed in the Functionalist/Streamlined Moderne style that is outstanding in its precinct on a prominent corner site and a landmark. It represents the consolidation and speculative development of the 1909 Rose Bay View Estate in the Post-War period, an important phase of development in Waverley and demonstrates the development of housing and the inclusion of onsite garage in response to growing use of motorcars in the period. 70 Liverpool Street, Rose Bay is a rare fine and intact Post-War residence constructed in the Functionalist/Streamlined Moderne style in Waverley, despite being well represented in other local government areas.
Tamarama		
39	1 Alexander Street 	1 Alexander Street, Stirling Manor (c1936) is a notable example of Inter-War /Functionalist Streamlined Moderne flat building in Waverley. It is a fine and intact example of the style, in a prominent corner location. It demonstrates the development of the Mackenzie's Ocean Estate 1920 subdivision, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley and represents the development of Inter-War flat buildings, an important typology in Waverley associated with changing demographics and a shift to living in flats. Stirling Manor is a notable example of the development of flat buildings in Tamarama.
40	69 Fletcher Street 	69 Fletcher Street, Tamarama (1938) is a good example of an Inter-War Art Deco flat building on a prominent corner location in Waverley. It demonstrates the development of the Mackenzie's Ocean Estate 1920 subdivision, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley. It also represents the development of Inter-War flat buildings, an important typology in Waverley associated with the changing demographics with a shift to living in flats. The building is a notable example of the development of flat buildings in Tamarama and demonstrates the change in patterns in the late Inter-War period to incorporate garages which reflect the growth of private vehicle ownership.
41	1 Silva Street	1 Silva Street, Tamarama (c1936) is a fine and intact example of an Inter-War Art Deco flat building on a prominent corner site in Waverley. The building represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and

		<p>speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The building is a notable example of the development of flat building in Tamarama and demonstrates the change in patterns in the late Inter-War period to incorporate garages which reflect the growth of private vehicle ownership.</p> <p>1 Silva Street, Tamarama has historic association significance at a local level for its association with architect Dudley Ward, who is well known for flat buildings the Wroxton and Gowrie Gate at Kings Cross.</p>
<p>42</p>	<p>7-9 Wonderland Street</p> 	<p>7-9 Wonderland Avenue is a notable, fine, and intact example of a pair of three-storey freestanding Inter-War Spanish Mission flat buildings that are outstanding in their precinct. It demonstrates the Wonderland City subdivision, 1919.</p> <p>7-9 Wonderland Avenue represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>The building is a notable example of the development of flat building in Tamarama, associated with 1934 Spanish Mission preference, and demonstrates the change in patterns in the late Inter-War period to incorporate garages, which reflect the growth of private vehicle ownership. It is one of few pairs of Inter-War Spanish Mission style flats in Waverley.</p>
	<p>Waverley</p>	
<p>43</p>	<p>65-67 Albion Street</p>   <p>65 Albion Street</p>  <p>67 Albion Street</p>	<p>65-67 Albion Street, Waverley, is a pair of two-storey freestanding Filigree Victorian terrace houses that are distinctive, and prominently located on the corner location of Macpherson Street & Albion Street, which represents the original c1885 subdivision pattern of Terminus Estate subdivision. The subdivision reflected the improvement in public transport following the 1881 extension of the tram to Charing Cross and later to Waverley Cemetery and demonstrates the speculative development of freestanding Victorian terraces, which reflect optimism following the 1890 depression in the lead up to the Federation period.</p> <p>65-67 Albion Street, Waverley demonstrates domestic life in the late Victorian period in Waverley.</p> <p>It is a rare example of a fine and intact pair of two-storey freestanding Filigree Victorian terrace houses in Waverley, despite being well represented in other local government areas.</p>

<p>44</p>	<p>223-227 Bronte Rd / 94 Carrington Road</p> <p>Stamatiko Flats, 94 Carrington Road</p>  <p>223-227 Bronte Road</p> 	<p>Stamatiko Flats at 94 Carrington Road, Waverley, is good intact example of an architect-designed Spanish Mission block of flats that displays key attributes associated with the style. It demonstrates early 20th century development of the Charing Cross village precinct that was associated with the improvement in public transport following the 1910 extension of the tram to Charing Cross. It represents the development of Inter-War flat buildings, an important phase in the history of Waverley which represents the 1920s-1930s development boom, a prominent period of economic prosperity and speculative development in Waverley associated with changing demographics and a shift to living in flats.</p> <p>Stamatiko Flats at 94 Carrington Road, Waverley, is a rare example of Spanish Mission style in Waverley, despite being well represented in other local government areas. It has historic association with noted Sydney architect George Kenworthy and developer Melitas Brothers.</p> <p>223-227 Bronte Road, Waverley is a fine and intact example of a two-storey shop and flat building that is a strong contributing visual element in the Charing Cross Urban Conservation Area. It is a good example of the Georgian Revival style applied to a commercial building.</p>
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Table summarising NSW heritage assessment criteria that have been satisfied
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NEW HERITAGE ITEMS

NO	SUBURB	STREET NAME	STREET NO	NSW HERITAGE ASSESSMENT CRITERIA (AP)						
				(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	BONDI	BENNETT STREET	22	x	x	x	N/A	N/A	x	x
2	BONDI	BENNETT STREET	27	x	N/A	x	N/A	N/A	x	x
3	BONDI	BONDI STREET	160	x	N/A	x	N/A	N/A	N/A	x
4	BONDI	DENHAM STREET	25	x	N/A	x	N/A	N/A	x	x
5	BONDI	DENHAM STREET	33	x	N/A	x	N/A	N/A	N/A	x
6	BONDI	FLETCHER STREET	8	x	N/A	x	N/A	N/A	x	x
7	BONDI	FLOOD STREET	40	x	N/A	x	N/A	N/A	N/A	x
8	BONDI	KING STREET	2-14	x	N/A	x	N/A	N/A	N/A	x
9	BONDI	OCEAN STREET	17-17A	x	N/A	x	N/A	N/A	N/A	x
10	BONDI	OCEAN STREET	97	x	N/A	x	N/A	N/A	N/A	x
11	BONDI	PENKIVIL STREET	2B	x	x	x	N/A	N/A	x	x
12	BONDI	ROWLAND AVENUE		N/A	N/A	x	N/A	N/A	x	x
13	BONDI BEACH	CAMPBELL PARADE	28-30	x	N/A	x	N/A	N/A	N/A	x
14	BONDI BEACH	CAMPBELL PARADE	32	x	N/A	x	N/A	N/A	N/A	x
15	BONDI BEACH	CAMPBELL PARADE	50-54	x	N/A	x	N/A	N/A	N/A	x
			56	x	N/A	x	N/A	N/A	N/A	x
			58	x	x	x	N/A	N/A	N/A	x
16	BONDI BEACH	CAMPBELL PARADE	72-76	x	N/A	x	N/A	N/A	N/A	x
17	BONDI BEACH	CAMPBELL PARADE	80	x	N/A	x	N/A	N/A	N/A	x
18	BONDI BEACH	CAMPBELL PARADE	96	x	N/A	x	N/A	N/A	N/A	x
19	BONDI BEACH	CAMPBELL PARADE	102-106	x	N/A	x	N/A	N/A	N/A	x
20	BONDI BEACH	CAMPBELL PARADE	140-142	x	N/A	x	N/A	N/A	N/A	x
21	BONDI BEACH	FRANCIS STREET	10	x	x	x	N/A	N/A	x	x
22	BRONTE	BAYVIEW STREET	2	x	x	x	N/A	N/A	N/A	x
23	BRONTE	BIRRELL STREET	209	x	N/A	x	N/A	N/A	x	x
24	BRONTE	BIRRELL STREET	213	x	N/A	x	N/A	N/A	x	x
25	BRONTE	BLANDFORD STREET	3	x	N/A	x	N/A	N/A	N/A	x
26	BRONTE	ST THOMAS STREET	16	x	x	x	N/A	N/A	N/A	x
27	DOVER HEIGHTS	DOUGLAS PARADE	17	x	x	x	N/A	N/A	x	x
28	DOVER HEIGHTS	HARDY STREET	57	x	x	x	N/A	N/A	N/A	x
29	DOVER HEIGHTS	LYONS ROAD	14	x	x	x	N/A	x	x	x
30	DOVER HEIGHTS	MILITARY ROAD	144	x	N/A	x	N/A	N/A	N/A	x
31	DOVER HEIGHTS	NAPIER STREET	7	x	N/A	x	N/A	N/A	N/A	x
32	NORTH BONDI	HASTINGS PARADE	127-129	x	N/A	x	N/A	N/A	N/A	x
33	NORTH BONDI	HASTINGS PARADE	131	x	N/A	x	N/A	N/A	N/A	x
34	NORTH BONDI	HASTINGS PARADE	133-135	x	N/A	x	N/A	N/A	N/A	x
35	NORTH BONDI	HASTINGS PARADE	165-171	x	N/A	x	N/A	N/A	x	x
36	NORTH BONDI	HASTINGS PARADE	181	x	N/A	x	N/A	N/A	N/A	x
37	NORTH BONDI	WARNERS AVENUE	1-3	x	x	x	N/A	N/A	N/A	x
38	ROSE BAY	LIVERPOOL STREET	70	x	N/A	x	N/A	N/A	x	x
39	TAMARAMA	ALEXANDER STREET	1	x	N/A	x	N/A	N/A	N/A	x
40	TAMARAMA	FLETCHER STREET	69	x	N/A	x	N/A	N/A	N/A	x
41	TAMARAMA	SILVA STREET	1	x	x	x	N/A	N/A	N/A	x
42	TAMARAMA	WONDERLAND AVENUE	7-9	x	N/A	x	N/A	N/A	x	x
43	WAVERLEY	ALBION STREET	65-67	x	N/A	x	N/A	N/A	x	x
44	WAVERLEY	CARRINGTON ROAD	94	x	x	x	N/A	x	x	x

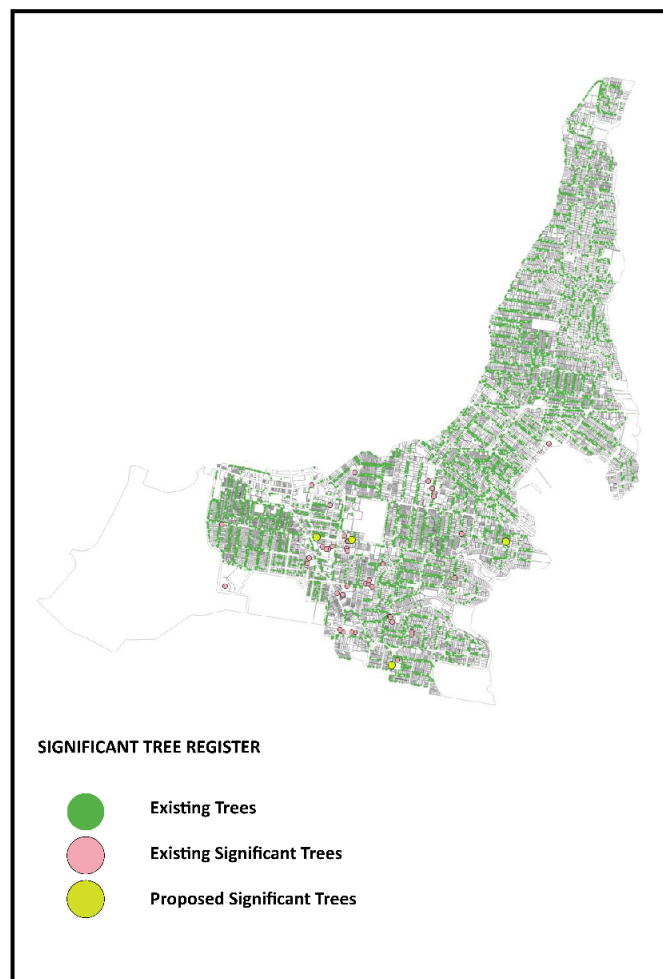
4.2 Section 170 buildings

The *Heritage Act 1977* requires government agencies to keep a register of heritage items under their care. This is called a Heritage and Conservation Register or more commonly, a Section 170 Register. Agencies that hold such registers are required to conserve and manage these items. The following items within the Waverley LGA listed on the Section 170 Register have been assessed as being of local heritage significance to Waverley and will be included on the updated Schedule 5 list on the WLEP.

No	Address	Description
1	359 Old South Head Road	Bondi Fire Station
2	Bondi Road	Bondi Road Tram Overbridge
3	Blair Street	Bondi Sewage Treatment Plant
4	80 Gould Street	Electricity Substation No 183
5	Leichhardt Lane	Electricity Substation No 184
6	26 Anglesea Street	Electricity Substation No 269
7		Not applicable
8	Glenayr Avenue	Electricity Substation No 339
9	2 Lucius Street	Electricity Substation No 344
10	46-47 Murriverie Road	Electricity Substation No 345
11	108A Francis Street	Electricity Substation No 346
12	46A Murray Street	Electricity Substation No 347
13	1 Hastings Parade	Electricity Substation No 354
14	15 Pindari Road	Electricity Substation No 594
15	Campbell Parade	Electricity Substation No 84
16	Bronte Beach	Sewage Pumping Station No 56
17	Military Road	Sewer Vent (Ben Buckler)
18	Paul Street	Waverley Reservoir (Elevated) WS 0136
19	Paul Street	Waverley Reservoir No 1 (Covered)
20	Paul Street	Waverley Reservoir No 2 (Covered)
21	Council Street	Waverley Reservoir No 3

4.3 Heritage Significant Trees

Trees with identified heritage values can be listed in Schedule 5 of the Waverley LEP. Listing can include individual trees or groups of trees, such as those that form part of a landscape or garden of a heritage-listed property. Such trees are assessed for their significance using the Heritage Office criteria rather than for their landscape qualities. Waverley Council can also list such items on its Significant Tree Register (below). They are protected by the Waverley Development Control Plan - Part B5 Tree Preservation. This tree register defines significant trees as “those trees that make a major contribution to the everyday landscape and are therefore of special value to the community”. At present there are 52 trees on the register. It is proposed that trees on one site be included on Schedule 5 as trees with heritage significance.



Significant Tree Register

Trees of Heritage Significance:

The following trees have been assessed as also having heritage significance and will be included in an update of the WLEP:

No	Address	Description
1	Rowland Ave, Bondi	<p>A fine and distinctive mature avenue planting of <i>Washingtonia robusta</i> (Mexican Fan Palm / Cotton Palm) located on the grass verges either side of Rowland Avenue, the former tram route that dates from the late 20th century period, later than the key period of significance of the street (c.1916).</p> <p>The trees appear to be in good condition.</p> <p>The avenue of palm trees is linked to the earlier iteration of the tramline to Bondi and its initial terminus at Rowland Ave, before the tunnel was constructed under Bondi Road. The need for the Rowland Ave terminus reflected its proximity to the entertainment venues of The Royal Aquarium near Tamarama, later replaced by the Wonderland City amusement park. It also reflected the steep topography of the Bondi Road ridgeline, which required Bondi trams to take a less steep route via Rowland Ave then through the Bondi Road tunnel.</p>

5 CONSIDERED FOR LISTING BUT NOT RECOMMENDED

NO.	STREET NAME	SUBURB	LAND USE	DWELLING TYPE	ARCH STYLE	NOTE (2018 WAMP)	2019 ASSESSMENT OUTCOME
4	Coulton Street	BONDI	Residential	Semi-detached	Federation	Part of a group 2 - 12 but some modification	Representative rather than notable
18	Dudley Street	BONDI	Residential	Semi-detached	Federation	Detailed decorative timber to verandas inc surrounding buildings - possible precinct	Representative rather than notable
8	Edward Street	BONDI	Residential	Residential flat building	Federation		In a conservation area
11	Ewell Street	BONDI	Residential	Semi-detached	Federation	Small cottage, with street trees	Representative rather than notable
11	Ewell Street	BONDI	Residential	Semi-detached	Federation	Small cottage, with street trees	Residences have lost integrity - no further assessment. Ewell Street trees require further assessment.
11	Beach Road	BONDI	Residential	Detached	Federation	Consistent flat buildings (some modifications)	In a conservation area.
22	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area.
24	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
26	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
28	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
41	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
43	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area.

45	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
47	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
51	Beach Road	BONDI	Residential	Detached	Federation		In a conservation area
53	Beach Road	BONDI	Residential	Manor home	Federation		In a conservation area
55	Beach Road	BONDI	Residential	Manor home	Federation		In a conservation area
94	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
96	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
98	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
100	Beach Road	BONDI	Residential	Semi-detached	Federation		In a conservation area
12	Consett Avenue	BONDI	Residential	Detached	Federation		In a conservation area
38	Francis Street	BONDI	Residential	Semi-detached	Federation	Stone retaining wall	In a conservation area
45	Cox Avenue	BONDI	Residential	Detached	Colonial	Good detailing	In a conservation area
8	Bennett Street	BONDI	Residential	Semi-detached	Federation		Representative rather than notable
18	Belgrave Street	Bondi Beach	Residential	Detached	Federation		Representative rather than notable
160	Blair Street	Bondi Beach	Residential	Detached	Federation	Good detailing and proportions	In a conservation area.
18	Edward Street	Bondi Beach	Residential	Residential flat building	Inter-war	Good proportions	In a conservation area
631	Old South Head Road	Bondi Beach	Residential	Detached	Federation	Good proportions and detailing	Representative rather than notable
5	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Earlier than 1943 (aerial) but high wall and garage obstructs views to property. Unclear architectural value.

18	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
1	Wallace Street	Waverley	Residential	Detached	Federation	Weatherboard cottage	Demolished 2018
15	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
17	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
19	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
21	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
15	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable
17	Bennett Street	Bondi	Residential	Manor home	Inter-war	Pair 15-17	Representative rather than notable façade
19	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
21	Bennett Street	Bondi	Residential	Residential flat building	Inter-war	Pair 19-21	Representative rather than notable
33	Bennett Street	Bondi	Residential	Manor home	Inter-war	Good brick detailing	Representative rather than notable
631	Old South Head Road	Bondi Beach	Residential	Detached	Federation	Good proportions and detailing	Representative rather than notable
5	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
18	Clarke Street	Vaucluse	Residential	Detached	Federation	Modified and extended	Representative rather than notable
338	Bondi Road	Bondi Beach	Residential	Residential flat building	Inter-war	Good detailing, massing and frontage to	Representative rather than notable

						Bondi Rd and Edward St	
38	Flood Street	Bondi Beach	Residential	Residential flat building	Inter-war	Brick detailing	Representative rather than notable
164	Wellington Street	Bondi Beach	Residential	Residential flat building		Small brick apartments	In a conservation area
	Dave Brown Place, Bronte Park	Bronte Beach	Recreation	Square courtyard in front of Bronte Surf Club	1970s	Face-brick courtyard recreation space with plaque	Built fabric of little importance. Plaque commemorating Dave Brown's achievements and presented by Waverley's first female mayor should be incorporated into new surf club or other facility.
22	Belgrave Street	Bronte	Residential	Detached	Inter-war	Extensive additions	Representative rather than notable
4	Boundary Street	Bronte	Residential	Semi-detached	Inter-war	Detailing	Representative rather than notable
6	Boundary Street	Bronte	Residential	Semi-detached	Inter-war	Detailing, modifications (extension)	Representative rather than notable
11	Arthur Street	Dover Heights	Residential	Detached	Inter-war	Considered as group	Representative rather than notable
157	Dover Road	Rose Bay	Residential	Detached	Inter-war	Historic character, minor modification	Representative rather than notable
70	Hardy Street	Rose Bay	Residential	Detached	Inter-war	Interesting form and massing on sloping lot	Representative rather than notable
230	Military Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Modified extension	Representative rather than notable
94	Clyde Street	North Bondi	Residential	Semi-detached	Inter-war	Good brickwork, detailing	Representative rather than notable

96	Clyde Street	North Bondi	Residential	Semi-detached	Inter-war	Good brickwork, detailing, modified with second storey	Representative rather than notable
36	Hardy Street	DOVER HEIGHTS	Residential	Dual occupancy	Post-war	nil	No further research. No presence to the street; internal modifications.
11	Arthur Street	DOVER HEIGHTS	Residential	Detached	Inter-war	Consider group of Inter-war	No further assessment. No. 11 modified (rendered/painted brick)
157	Dover Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Historic character, minor modification	Appears to be a modest architectural example
70	Hardy Street	DOVER HEIGHTS	Residential	Detached	Inter-war	Interesting form and massing on sloping lot	No further assessment. Modest example.
230	Military Road	DOVER HEIGHTS	Residential	Detached	Inter-war	Good detailing, modified extension?	Pre 1943, modest building. 1977 addition.
109	Carrington Road	Queens Park	Residential	Semi-detached	Federation	Earlier terrace?	No further assessment. Part of a pair with low integrity likely.
4	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
6	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
16	Queens Park Rd	Queens Park	Good detailing	Good detailing	Good detailing	Good detailing	Substantial modification
4	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group,

6	Victoria Street	Queens Park	Residential	Semi-detached	Federation	Early cottage	Originally part of a group, modified
7	Loombah Road	WAVERLEY	Residential	Detached	Post-war	Some modification but similarities to 7 Ethel St	Similar to other buildings in the area; rendered and painted, c. 1960s

6 NEXT STEPS

The detailed Heritage Policy outlined above highlights Waverley's rich and varied history, stretching back to the earliest days of European settlement. Understanding that history is key to conserving and maintaining Waverley's heritage significance into the future. Using strict application of best-practice heritage assessment criteria, the Assessment process proposed the inclusion of additional individual items and new and amended heritage conservation areas on Schedule 5 of the LEP. These were endorsed by Council for public exhibition and were later peer reviewed by an independent expert panel. On completion of this process, the draft Assessment became the draft Heritage Policy, which was endorsed by Council in June 2021 to progress to a Planning Proposal with some amendments.

The assessment considered Waverley's natural and built fabric as a product of its layered history. The Thematic History (outlined in Appendix 1 of Volume 2) – together with previous histories prepared in 1959, 1993 and 2012 – provided a basis for understanding and interpreting the significance of items within the assessment. The HCAs (former UCAs and LCAs) that were recommended for listing reflected significant eras of Waverley's past. They contain a consistent and identifiable character that, if lost, would diminish the community's ability to understand its past and potentially rob it of neighbourhoods that over time will become more valued and highly prized.

The increased availability of historical material, much of which has now been digitised, has enhance the understanding of Waverley as a place and the historically significant architectural items and localities within it. This newly revealed information gave fresh insight into what features of Waverley and the buildings and landscapes within it are significant and why, and how this is reflected in Waverley's unique urban environment of today. The assessment came at a time when the community's esteem for and understanding of heritage continues to grow in response to the loss of items of significance over time as the pressure of development continues to increase. The assessment also aimed to help stem the increasing need for Interim Heritage Orders. (Refer to Section 2.2.4 Interim Protection for further detail.)

Once the draft Heritage Assessment was exhibited and peer reviewed, it became the draft Waverley Heritage Policy. Council requested that further consideration be given to three components which are now resolved.

At the April 2022 Strategic Planning and Development Committee meeting Council endorsed the submission of the Heritage Planning Proposal to the Department of Planning and Environment with detailed minutes included below. It should be noted that the document is now called the Final Draft Waverley Heritage Policy.

That Council:

1. Notes that the Waverley Heritage Policy was first adopted by Council on 8 June 2021.
2. Notes that Council requested further consideration of the following matters:
 - (a) Western boundary for the O'Brien Estate Conservation Area (former UCAs).
 - (b) Western boundary for the Bondi Basin Conservation Area (former named the Inter-War UCA).
 - (c) Group local listing for 50–58 Campbell Parade.
3. Adopts the amended Heritage Policy with the inclusion of the following amendments:
 - (a) Add a group local listing for 50–58 Campbell Parade.
 - (b) Amend the western boundaries of the O'Brien Conservation Area and the Bondi Basin Conservation Area. (former O'Brien UCA and the Bondi Basin Inter-War UCA)
4. Endorses the inclusion of the entire Waverley War Memorial Hospital site bounded by Birrell, Bronte, Church and Carrington Road as a local Heritage Conservation Area for inclusion as part of the planning proposal. Minutes of Strategic Planning and Development Committee Meeting 5 April 2022. This is page 5 of the minutes of the Strategic Planning and Development Committee meeting held on 5 April 2022
5. Notes the Waverley Local Planning Panel's advice on the Waverley Heritage Policy Implementation planning proposal attached to the report.
6. Supports the Waverley Heritage Policy Implementation planning proposal attached to the report being forwarded to the Department of Planning and Environment (DPE) for Gateway Determination.
7. Notes that the planning proposal will implement the changes in the amended Waverley Heritage Policy, as well as the new proposed Waverley War Memorial Hospital Conservation Area. The planning proposal will also update existing item number A541 to rectify a housekeeping error.
8. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway Determination that may be issued by the DPE.
9. Requests the role of local plan-making authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979.

7 ENDORSED RECOMMENDATIONS FROM DRAFT HERITAGE POLICY:

Recommendations flowing from the Heritage Policy endorsed by Council are:

That Council:

1. Prepares Inter-War Design Guidelines to guide future development in Heritage Conservation Areas and Inter-War buildings in the LGA. The Guidelines should:
 - a) Encourage the retention of core (internal and external), original and early fabric and streetscapes.
 - b) Provide appropriate colour palettes to help reinforce the heritage nature of the HCAs
 - c) Provide guidance regarding appropriate modifications.

2. Supports raising the profile of heritage in the LGA to reflect its status as Australia's second oldest municipality (at 162 years) and in acknowledgement of the significant levels of support for heritage expressed during the public exhibition of the draft Heritage Assessment. Initiatives could include:
 - a) Waverley's Thematic History be updated regularly and detailed histories of each of Waverley's heritage conservation areas be updated and published on Council's website;
 - b) Events, heritage walks and open days be held involving items and places of heritage significance.

3. Supports further research on matters arising from the public exhibition of the draft Heritage Assessment as part of a future body of work, including:
 - a) Investigate obligations or incentives for owners to maintain heritage buildings to prevent demolition by neglect;
 - b) Renewed dialogue with the Heritage Office on how the insurance industry responds to conservation areas to reduce premiums for owners;
 - c) Assessing future listing as individual heritage items.

- d) Preparing State Heritage Inventory (SHI) Sheets for new Schedule 5 list items and updating SHI sheets where they exist, and the preparation of new ones where not prepared for the Schedule 5 heritage list to reflect new research.
 - e) Assessing selected mature trees for inclusion on the significant trees register to preserve the character of the area and act as a heat sink against climate change.
4. Supports further investigation of ways to mitigate the negative impact the Codes State Environmental Planning Policy has on heritage fabric across the LGA.
 5. Notes the requirement to prepare the next phase of historical research on how the First Nations people have interacted with the area now known as Waverley.

ADDITIONAL ACTIONS:

Council Officers' comments regarding feedback from Precinct Committees:

- 1 Discussions with Council's Fast Track Team to consider an amendment to the existing system so that Fast Track approvals do not apply to any Development Applications in the commercial strips.
- 2 Discussion with Building Department to consider whether all applications for DAs within HCAs and for heritage items be reviewed by Heritage Officers.
- 3 Many applications for shop fitouts by business owners do not involve alterations to facades. As a consequence, DA conditions do not address façade restoration. Consider what options may exist to require more extensive work or to trigger restoring and conserving commercial building facades (such as window openings, window frames, moulding, verandas, parapets, paint colours, awnings with posts, shopfronts etc). This could include design guidelines or other triggers to require such work when DAs for shop fitouts are submitted in the future.
- 4 Private certification does not apply to heritage items. Consider how or whether this can be extended to apply to all works to pre-1950s buildings in commercial centres and to conservation areas.

- 5 Explore initiatives by other Councils to assist owners with restoration and conservation of heritage items e.g. Canterbury Council heritage incentive fund:
<https://www.cbccity.nsw.gov.au/development/planning-for-the-city/heritage>
- 6 Investigate the location of an old well in Macpherson St between Carrington Rd and Albion Street, north side.
- 7 Support identification of additional individual heritage items in the Queens Park CA.
- 8 Consideration of further regulation or incentives to prevent “demolition by neglect” of heritage buildings.
- 9 Recommends the role of Council’s Heritage Architect be expanded to full-time.
- 10 Consideration of more trees being listed as heritage items.

HCA RECOMMENDATIONS CONTAINED IN EXISTING STATE INVENTORY SHEETS:

All existing and proposed HCAs in Waverley have State Heritage Inventory sheets containing a history of the area and a Statement of Significance. They also contain recommendations for the ongoing Conservation of the HCA, which help guide sympathetic development in the area.

The recommendations for each are:

Charing Cross:

- 1 All existing construction prior to 1950 in the Conservation Area should be considered contributory to the Conservation Area.
- 2 Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored.
- 3 Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area.
- 4 Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area.
- 5 Where applicable, the pattern of shop fronts with street awnings should be retained.
- 6 Where documentary evidence exists first floor post supported or cantilevered balconies should be reinstated to street frontages.

- 7 Historic building forms should remain clearly identifiable within any redevelopment and or extension of existing structures.
- 8 The original built form should remain as the dominant aspect of any new works to contributory buildings.
- 9 Original shopfronts including openings and related detailing and signage locations should be retained and restored in any works to existing Contributory Buildings.
- 10 The pattern of small service lanes and walkways should remain.
- 11 Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core building.
- 12 Sandstone retaining walls and boundary walls should be retained and repaired.
- 13 A heritage impact report should be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage of contributory fabric.

Evans Street UCA – to become Yanko-Lugar Brae Conservation Area:

- 1 A statement of heritage impacts is to be prepared for proposed development in the conservation area.
- 2 All residences contributing to the heritage conservation area be conserved in a cohesive relationship.
- 3 All new works should maintain the scale, detail and alignment of existing built forms and landscaping relative to the street.
- 4 New works should be of a secondary nature and generally visually screened from the street.
- 5 The single-storey Victorian residences should retain existing bulk and height to the street frontage with any upward addition, being restricted to rear areas of the residences and/or provided within existing roof voids and related localised projections of roof slopes not facing the street.
- 6 All roof additions are to retain and enhance existing traditional roof detailing in particular chimneys, ridge and barge detailing.
- 7 Development applications for dual occupancy development should not be approved unless provided within the established volumes of existing residences and utilising existing single vehicle entries.
- 8 No subdivision of existing sites should be approved without provision of compatible infill development in conjunction with the application for subdivision.

- 9 Existing traditional iron palisade fencing should be maintained in conjunction with established planting.
- 10 No masonry or other screen walling or fencing should be introduced to the street frontages. Vehicle entries and parking should closely follow the established pattern of fencing and any new vehicle entry should be of single width only.
- 11 The current roof cladding is predominantly of tile or slate. The replacement of roofing material, with the exception of verandah roofing, should be of appropriate profile colour and flashing. Thick edged concrete 'slate' tiles should not be used in the conservation area.

Grafton Street HCA:

- 1 A Heritage Impact Report is to accompany applications for works to all sites within the Conservation Area.
- 2 All buildings erected prior to 1939 are to be considered contributory elements and are to be retained with limited and sympathetic additions maintaining the core form, materials, details, finishes and streetscape contribution of the building.
- 3 Streetscape elements including fences, retaining walls and planting are to be retained in any works within the Conservation Area.
- 4 All demolitions are to be accompanied by a photographic archival record.

Palmerston HCA:

- 1 A Statement of heritage impacts is to be prepared for proposed development in the conservation area.
- 2 To conserve the character of the proposed Palmerston Avenue heritage conservation area, it is recommended that all items contributing to the conservation area be retained.
- 3 All works should be consistent to the scale, detail and alignment of existing forms.
- 4 New construction should retain and enhance the relationship of built form to the topography and street frontage.
- 5 New construction should also respond to the topography and hard and soft landscape. It should adopt the established face brick and tile character of the setting with decks, balconies and verandahs set into the building and not cantilevered over open space.
- 6 New works should also maintain existing open space around residential flat

- buildings and associated tree planting.
- 7 Additional construction should only be of secondary nature to the established building forms and landscape features.
 - 8 New vehicle entries should be limited and of single vehicle width, constructed in close response to the established topography.
 - 9 In case of balcony additions or alteration, metal or face brick balustrades should be preferred to glazed balustrading. Preference should also be given to pitched roof forms, while all new roofs should respond to and defer to the established terra cotta tile roofscape.
 - 10 Any upward addition to existing buildings should be provided within existing roof voids and related localised projections of roof forms.
 - 11 Exposure of 'in roof' additions to the street is to be minimal. All roof additions are to retain and enhance existing traditional roof detailing in particular lined eaves, ridge hip and barge detailing.
 - 12 Traditional finishes and detailing of existing Inter War and Post-War flats is to be retained and enhanced.
 - 13 External face brick should not be rendered while roof tiles are only to be replaced with terra cotta tiles of like colour finish and profile.
 - 14 Painted timber window frames and sashes should be retained in existing patterns including secondary horizontal glazing bars.
 - 15 Lobbies stairways and entry doors are significant elements of original design in Inter-War flats. Detailing to these areas should be maintained and enhanced by appropriate lighting, colour finishes and floor coverings.
 - 16 Original finishes including etched or leadlight glazing, floor tiling, architectural terra cotta (faience) mouldings, timber panelling and moulded plaster ceilings should be maintained and conserved.
 - 17 Externally sandstone paving and planter beds, low rendered or stone fence lines, wrought metal railings and established planting should be maintained.
 - 18 No vehicle parking or garage/carport structures should be constructed forward of the established building lines.

Bondi Beach HCA:

- 1 New work should be of a high-quality design emphasising the unique Bondi Beach identity, respecting the heritage values of the area and of individual buildings.
- 2 Enhance Campbell Parade as a streetscape of warmth, colour and vibrancy providing a strong built backdrop for Bondi Beach.
- 3 Maintain the medium height scale of any infill development and additions. Any additions to existing heritage buildings should be subservient to the main structure.
- 4 Retain all historic face brick facades without painting or rendering.
- 5 Preserve or reinstate face brick facades when supported by heritage values.
- 6 Where historic surfaces have been previously painted, paint the main wall colour a lighter colour, allowing shadows to be more easily read, increasing visual interest.
- 7 Draw attention to decorative areas through the use of different colours and/or tones.
- 8 Use polychromatic colour schemes for more decorative buildings, rather not a single colour.
- 9 Ensure colours schemes are individual for each building.
- 10 Ensure a proposed colour scheme is compatible with its neighbours.
- 11 Use richer colours to highlight architectural features.
- 12 Consider reinstating architectural elements where there is historical documentary evidence to support proposals.
- 13 Preserve the view of the historic streetscape along Campbell Parade from key vantage points and when walking along the street.

Queens Park HCA:

- 1 All construction prior to 1950 existing on the Conservation Area should be considered contributory to the Conservation Area.
- 2 Contributory buildings and their original features should be retained, any unsympathetic elements should be removed and original features restored.
- 3 Neutral buildings may be replaced or altered, so that the property is made compatible with the significance of the area.
- 4 Intrusive buildings should be replaced or altered so that the property is made compatible with the significance of the area.
- 5 A heritage impact report is to be prepared for proposed work to all contributory elements in the Conservation Area and to sites adjacent to or in the visual curtilage

- of Contributory fabric. 6. The existing subdivision pattern should be retained.
- 6 The pattern of single free-standing and semi-detached housing should remain.
 - 7 Where row housing of single and two-storey terraced housing exists the pattern and streetscape should be retained.
 - 8 Historic building forms should remain clearly identifiable at corner sites where the interface of new and existing fabric is to provide a cohesive interface retaining the original built form as the dominant aspect of both street elevations.
 - 9 Existing front setbacks should be retained.
 - 10 The pattern of small front gardens and larger backyards with rear lane access should remain.
 - 11 Site coverage with Pergolas, awnings or shade structures should not extensively cover rear yard areas or be used to link rear garage/studios with the main residence.
 - 12 Original garden elements should be retained and restored.
 - 13 Original front fences should be retained and repaired. Unsympathetic fences should be replaced. New fences should reflect the design, material, finishes and scale of original fences in the streetscape.
 - 14 Contributory building forms should be retained with alterations and additions secondary to and cohesive with the contributory building.
 - 15 Original external architectural details should be retained, repaired, and/or reinstated, especially with regard to the front facade.
 - 16 Extensions to contributory buildings should be compatible with the character of the existing building and retain the streetscape form and scale of the building. Contemporary design is acceptable but should exhibit cohesive form, finish and scale to existing contributory buildings.
 - 17 In order to retain the significant character of specific streets within the Conservation Area new construction should acknowledged the precedent of historic form and fabric in scale, material and relationship to topography and building lines.
 - 18 The original roof form over the main body of contributory residences should be retained in additions to contributory buildings.
 - 19 Original external finishes should be retained and reinstated. Original face brick and sandstone walls and fences should not be rendered and/or painted. Slate and terra cotta tiling to roofs should be maintained and matched in new works to the core residence.
 - 20 Parking structures should be set to rear of sites, should be accessed by rear laneways and should be secondary in scale to existing residences, the overall

scale of rear lanes and the setting of rear yards.

- 21 Parking structures should only be accessed from the front of residences where no rear lane exists and in such locations are to be located behind the front building line of the existing residence.
- 22 Sandstone retaining walls and boundary walls should be retained and repaired.
- 23 Vehicle entry ways should not be permitted through stone retaining walls, formerquarry workings or cuttings in live stone.
- 24 The street tree plantings to verge and median areas should be retained.
- 25 Median and verge planter beds and associated paving, stairs and fencing should be retained.

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**ADVICE OF THE WAVERLEY LOCAL PLANNING PANEL
Waverley Heritage Policy Implementation Planning Proposal
23 June 2021**

SCHEDULE 2, PART 5, ITEM 26 OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979 (NSW)

Panel members:

Hon. Paul Stein (Chair)
Jan Murrell
Peter Brennan
Sandra Robinson (Community Rep)

Declarations of Interest

No Panel members declared a conflict of interest

Site visit and briefing

A formal site visit was not required given the applicability of the Planning Proposal across several areas of the Waverley LGA.

The following Council Officers from the Urban Planning Policy and Strategy team were present during the meeting to answer any questions:

Tim Williams	Manager, Urban Design and Heritage
Fleur Mellor	Strategic Planner (Heritage), Urban Design and Heritage
Jaime Hogan	A/Manager, Strategic Town Planning
Tina Wang	Strategic Planner, Strategic Town Planning
Patrick Hay	Strategic Planner, Strategic Town Planning

Following the briefing, the Panel discussed the PP and provided advice on the PP on 23 June 2021 under Schedule 2, Part 5, Item 26 of the Environmental Planning and Assessment Act 1979.

The Panel has considered the information that was circulated to it by Council email on 17 June 2021, which included:

- Summary Report and Recommendations
- Waverley Heritage Policy Implementation Planning Proposal
- Attachment A – Proposed Schedule 5 Part 1 Heritage Items
- Attachment B – Proposed Schedule 5 Part 2 Heritage Conservation Areas
- Attachment C – Proposed Heritage Maps
- Attachment D – Waverley Heritage Policy 2021 Part 1
- Attachment E – Waverley Heritage Policy 2021 Part 2

Resolution

The Panel advises Council that the building at 63 Fletcher Street has been demolished and therefore should be removed from the list of proposed heritage items.

The Panel supports the Planning Proposal for the Waverley Council Heritage Policy to proceed to Gateway determination.

The resolution provided by the Panel was unanimous.

Waverley Local Planning Panel – Planning Proposal – Waverley Heritage Policy Implementation Planning Proposal

Waverley Local Planning Panel – Planning Proposal – Waverley Heritage Policy Implementation Planning Proposal

REPORT
PD/5.3/26.06

Subject: Display of Goods on the Footpath Policy - Adoption

TRIM No: A26/0694

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

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

RECOMMENDATION:

That Council adopts the Display of Goods on the Footpath Policy and Guidelines attached to the report.

1. Executive Summary

The draft Display of Goods on the Footpath Policy and Guidelines outlines requirements and provides guidance for businesses in the Waverley local government area seeking to utilise the footpath outside their premises for the display of goods.

At its meeting on 10 March 2026, Council supported the draft Display of Goods on the Footpath Policy and Guidelines (the policy) to be placed on public exhibition. The policy was exhibited between 30 March and 4 May 2026. The majority of submissions support the policy.

Minor post-exhibition amendments have been made to the Policy, recommended for adoption.

2. Introduction/Background

Display of goods on the footpath is when a business places products on the public footpath outside their shop for sale, aiming to attract customers and activate the street. Figure 1 depicts an example.



Figure 1. Example of goods displays along Oxford Street Mall outside a hardware store and a florist (Source: Google street view).

Council does not currently have a policy or process for allowing new goods displays. Businesses currently displaying goods on the footpath were approved under a previous approval system. Council is introducing this new policy to allow businesses to utilise the footpath outside their premises for the display of goods if they meet certain criteria, submit an application to Council and pay an annual leasing fee.

The draft policy provides user-friendly and accessible guidance, suited to the needs of the local business community. The draft policy set out application requirements, criteria for approval and conditions for operating a goods display. These will be similar to the process and criteria applicable to footpath seating.

A previous version of the draft policy was placed on public exhibition between September and October 2025 alongside the General Local Environmental Plan (LEP) Update Planning Proposal, which proposed to enact the policy through changes to the *Waverley Local Environmental Plan 2012*. It was identified that enacting the policy under the *Local Government Act 1993* and the *Roads Act 1993* is more consistent with how other council policies (including footpath seating) are enacted, so the policy was amended and re-exhibited on this basis. Submissions received during the previous exhibition period have been considered.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 10 March 2026	PD/5.1/26.03	<p>That Council:</p> <ol style="list-style-type: none"> 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 <i>Waverley Local Environmental Plan 2012</i> (WLEP) attached to the report (Attachment 1) and to amend the WLEP, subject to the following amendments: <ol style="list-style-type: none"> (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.

		<ol style="list-style-type: none"> 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.
Council 19 March 2024	CM/7.2/24.03	<p>That Council:</p> <ol style="list-style-type: none"> 1. Forwards the planning proposal attached the report (Attachment 1) on a general update to the Waverley Local Environmental Plan 2012 to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway Determination for the purposes of public exhibition. 2. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination or amendments requested by the DPHI. 3. 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. 4. Publicly exhibits the draft Display of Goods on Footpath Policy attached to the report (Attachment 2) for a minimum of 42 days. 5. Officers prepare a report to Council following the exhibition period.

4. Discussion

Community consultation

The policy was placed on public exhibition from the 30 March to 4 May 2026, including a Have Your Say (HYS) page and submission form, and email notification to existing stakeholders and Precincts.

The HYS page received 295 views from 203 unique visitors. Five submissions were made via HYS. One submission was made during the exhibition of the General LEP update Planning Proposal that relates to the display of goods on the footpath, included in the table below.

Table 1. Response to key matters raised in the submissions.

Issue	Response
Two submissions supported the policy, without raising issues.	Support noted.

Two submissions objected to the display of goods on the footpath, stating that narrowing of the footpath inhibiting pedestrians must not be allowed.	Goods displays on the footpath make a positive contribution to the quality of public spaces by providing vibrant and active street frontages. The draft Display of Goods on the Footpath Policy and Guidelines include controls to ensure a safe and accessible minimum width of a clear, unobstructed pedestrian footpath.
One submission showed general support for the policy, however, raises concerns for people parking and riding e-bikes on the footpath.	Support noted. Under NSW law, most bicycle riders should not ride on a footpath. Council has been rolling out on-street carparking for share e-bikes to minimise the use of the footpath for share e-bike parking.
One submission showed general support for the policy, but raised that goods displays should be attractive, and not result in trip hazards or obstructions.	Support noted. The draft Display of Goods on the Footpath Policy and Guidelines includes controls to ensure displays make a positive contribution to the quality of public spaces, as well as ensure a safe and accessible minimum width of a clear, unobstructed pedestrian footpath.

No changes have been made to the policy in response to these submissions, as the policy contains detailed requirements that already mitigate the concerns raised.

Post-exhibition amendments

Minor post-exhibition amendments have been made to the policy following community consultation, including amended guidance on the appropriate width of displays, to ensure that pedestrians exiting parked cars can still access the footpath. Inconsequential clarifications surrounding administrative application lodgement processes, and minor wording improvements have also been made post-exhibition.

5. Financial Impact

All costs related to the preparation, administration and exhibition of the Policy have been covered by existing budgets.

The policy will have positive financial implications for Council. The policy will enable businesses to apply for new goods displays by paying an application assessment fee to Council, and thereafter an annual leasing fee in accordance with Council's Pricing Policy.

The policy will also have a positive financial implication for local businesses, and it will allow businesses to expand the area available for retail offerings which is anticipated to increase customer interest and ultimately revenue.

The processing and assessment of future applications under this policy will be similar to how applications for footpath seating are managed. Similar staff resourcing implications are expected.

6. Risks/Issues

There are no direct risks or issues considered to arise from the adoption and implementation of the policy. Many existing goods on the footpath displays operate successfully under historical but active approvals, demonstrating the suitability of such operations in the Waverley area.

7. Attachments

1. Display of Goods on the Footpath Policy and Guidelines [↓](#) .



WAVERLEY
COUNCIL

Draft

Display of Goods on the Footpath Policy and Guidelines



Department	Urban Planning, Policy & Strategy
Approved by	<i>Council</i>
Date approved	<i>XX XX 2026</i>
File reference	SF26/269
Next revision date	<i>1 July 2027</i>
Relevant legislation	Local Government Act 1993, Roads Act 1993
Related policies/ procedures/guidelines	N/A
Related forms	Display of Goods of the footpath – Online Application

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1. Introduction

This Policy is for businesses in the Waverley local government area seeking to utilise the footpath outside their premises for the display of goods.

Businesses seeking to utilise the footpath outside their premises must have a valid approval issued by Council. Council issues approvals for the use of the footpath (under section 68 of the *Local Government Act 1993*, and section 138-143 of the *Roads Act 1993*) via an [online application form for Display of Goods on the Footpath](#).

Displays on the footpath must comply with the criteria set out in this Policy, and the business must also pay an annual fee for the use of the footpath.

It is the business operator's responsibility to ensure this Policy is being complied with when displaying goods on the footpath. Council reserves the right to issue removal notices and fines when these conditions are breached.

1.1 Who can apply?

To be eligible to apply for a goods display, you must be the owner or operator of a lawfully established shop or business adjacent to the footpath.

1.3 Classified Roads

Under Section 138 of the *Roads Act 1993*, the display of goods on classified roads (being state or regional roads) must be referred to Transport for NSW for [approvalsupport](#).

Classified roads in Waverley include Bondi Road and Old South Head Road, Curlewis Street, Penkivil Street, Bennett Street, Birrell Street, Bronte Road, Carrington Road and Macpherson Street. Refer to [Transport for NSW's Road Network Classification Map](#) for details.

Applications are referred to Transport for NSW by Waverley Council after being lodged. [Referrals to Transport for NSW incurs an additional fee](#).

1.4 Change of operator

Approvals for goods displays are held by the operator of the business, rather than the business or the property. This means that when there is a change of operator for a business with approval for the display of goods, the approval is no longer valid. The new operator will need to get a new approval for the display of goods.

1.5 Notification of applications

Public consultation of applications can help identify problems that could arise during operation.

Depending on the size and nature of your goods display, notification may be required in line with Council's [Community Engagement Strategy](#).

It is always a good idea to inform your neighbours of your application, regardless of whether notification is required.

1.6 Fees and Charges

Application fees and rental fees are payable in accordance with Council's Fees and Charges Policy. [A summary of the fees payable can be found on the application form.](#)

[Once your application has been received, you will be contacted to pay the Application Fee. It is requested that the fee be paid within 48 hours of receiving the invoice. Council will not start the assessment process until the fees are paid. The application fee can be paid upon completion of the online application form. Application fees are non-refundable.](#)

Once your application has been approved, you will be contacted to pay the annual leasing fee for the use of the footpath. As per the standard conditions of approval, your permit is not active unless your annual leasing fee has been paid.

2. Application requirements

This section details the documents required to submit your Display of Goods on the Footpath application.

You will need:

1. [Development Consent or Complying Development Certificate Completed Display of Goods on the Footpath application form](#)
2. Site plan
3. Furniture details

2.1 [Development Consent or Complying Development Certificate Application form](#)

Your premises must have existing development consent or certificate to operate. This is also known as a Development Application (DA) or Complying Development Certificate (CDC) approval. Citing the approval number on the application form is sufficient.

2.2 Plans

Two drawings (or plans) are required:

- A site plan
- A footpath display area plan ([to scale](#))

2.2.1 Site plan

A site plan is a location plan showing the property in relation to the street and the nearest cross street. Site plans are not required to be drawn to an architectural standard and can be sourced from freely available digital maps like Google maps, Apple maps, SIX maps, or similar.

2.2.2 Footpath display area plan

A dimensioned plan drawn to scale (1:50 or 1:100) that shows:

- a) Width of the shop/building frontage of your premises and location of openings such as doors and windows
- b) Width of the footpath and size and location of features such as trees, public utilities, parking restrictions, bins, street furniture, crossings, traffic lights and drains/pits
- c) Location and distance of the kerb from your premises
- d) The proposed location and dimensions of the footpath goods display, clearly showing the area of the footpath taken up by the goods display in square metres. Ensure dimensions are shown

from a point on the premises that can be measured. This area measurement will be used when calculating the annual leasing fee for the use of the footpath.

- e) Consideration of the design requirements for goods displays (in the next section).

2.3 Furniture Details

A photo, brochure, or manufacturer's details of the goods display (whether it be a shelf, table, plinth or the like) proposed to be used, including any accessories.

Furniture details provided must show that the proposed display satisfies the design requirements in the next section.

3. Design requirements

This section covers the design requirements for the display of goods on the footpath to be addressed in your footpath display area plan and application.

When applications are assessed, consideration will be given to:

- Convenience and safety of pedestrian movement
- Safety of vehicular movement
- Impact on residential amenity
- Whether the application contributes to and improves local amenity and the public domain
- Impact on the natural environment including existing trees, significant views and items of heritage significance.

Goods displays on the footpath can make a significant contribution to the quality of public spaces by providing active street frontages. However, goods displays might not be appropriate in all locations due to safety and amenity issues.

How to read this section:

The Design requirements are separated into 'Objectives' and 'Controls'.

Applicants are expected to meet the controls set out in the design requirements and demonstrate compliance in their application.

Where an applicant can't meet the controls set out in the policy, Council will consider variations to the controls on a case-by-case basis where a proposal can demonstrate that it still achieves (or improves upon) the objectives.

3.1 Location

Objectives:

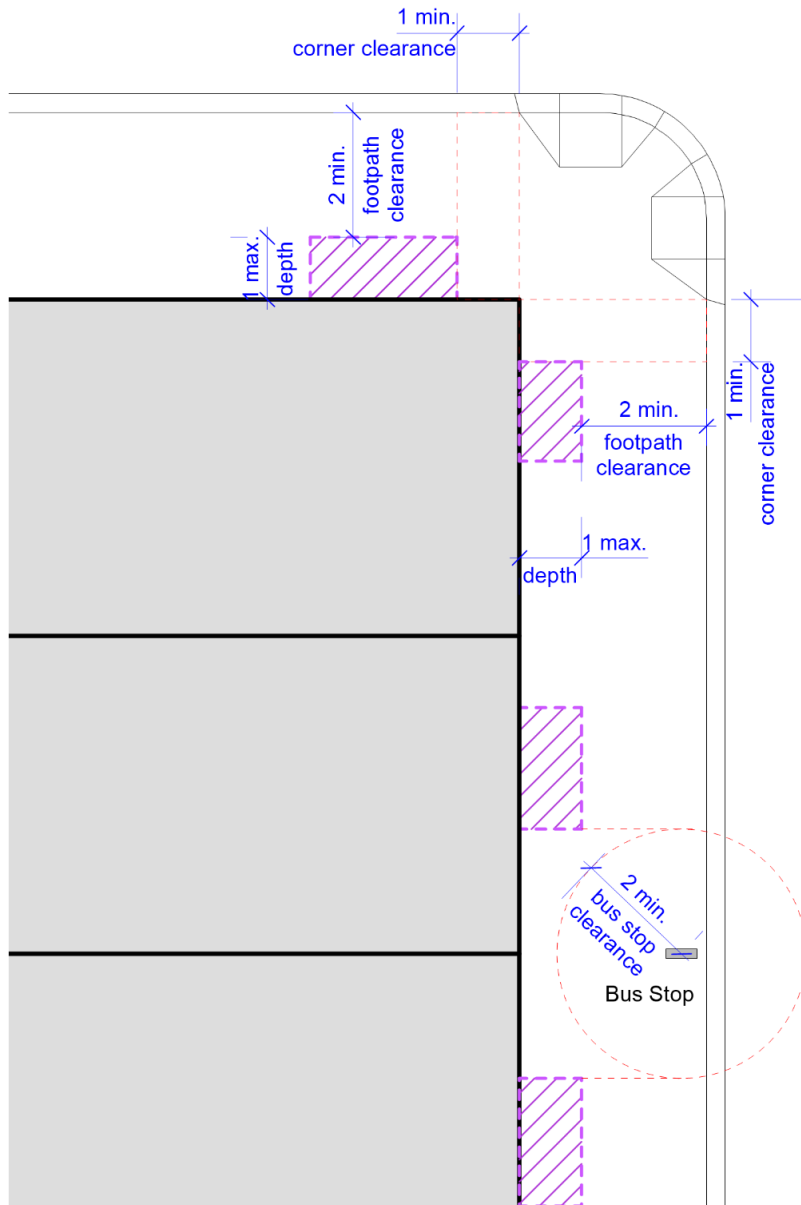
1. To ensure pedestrian footpath movements are maintained, as well as the safety of pedestrians and shop staff.
2. To ensure that the display of goods on the footpath contributes to and improves the local amenity and the public domain.



Controls:

- a) The standard location for goods displays is against the shop front. Where this location would interrupt a continuous path of travel for pedestrians, or otherwise on merit, Council will consider kerb side displays or other alternative locations.
- b) Where a footpath is extended (at a street corner or otherwise) there may be opportunities for display locations other than the standard location above which Council will consider on merit.
- c) Where the display of goods is adjacent to the kerb, the following setbacks from the kerb apply:
 - i. 0.6m standard minimum setback when next to normal parking conditions, including the edge of a cycleway,
 - ii. 1m when next to a loading zone,
 - iii. 1.5m when next to an accessible parking spot.
 - iv. 2m when next to a public transport stop, bus zone, taxi zone or PUDO zone.
- d) Goods displays should be kept clear of street corners to allow adequate visibility and sight lines for traffic and pedestrian safety. A minimum 1m setback from the corner of the building is required. Displays that wrap around the corner of the building will be considered on merit.
- e) The minimum width of a clear, unobstructed pedestrian footpath is 2m. This distance is exclusive of street furniture, bus stops, accessible parking spaces, parking meters, telephone boxes or the like.
- f) In addition to the clear path of travel for pedestrian traffic, the display should maintain clearances in all directions around the following items:
 - i. 0.5m from any tactile ground service indicators,
 - ii. 0.5m from any utility pits, vents, and drains.
 - iii. 1m from any service object including fire hydrant, public seat, bike rack or ring, pay phones, parking meters, fixed rubbish bins and the like.
 - iv. 1m from pedestrian and signalised crossings, kerb ramps, driveways, any landscaped area, street tree pit or grate.

- g) Goods displays should not take up ~~more than 60%~~ the majority of the frontage width of the frontage width of the shop front. Kerbside displays must maintain adequate pedestrian access to the footpath from the roadway.

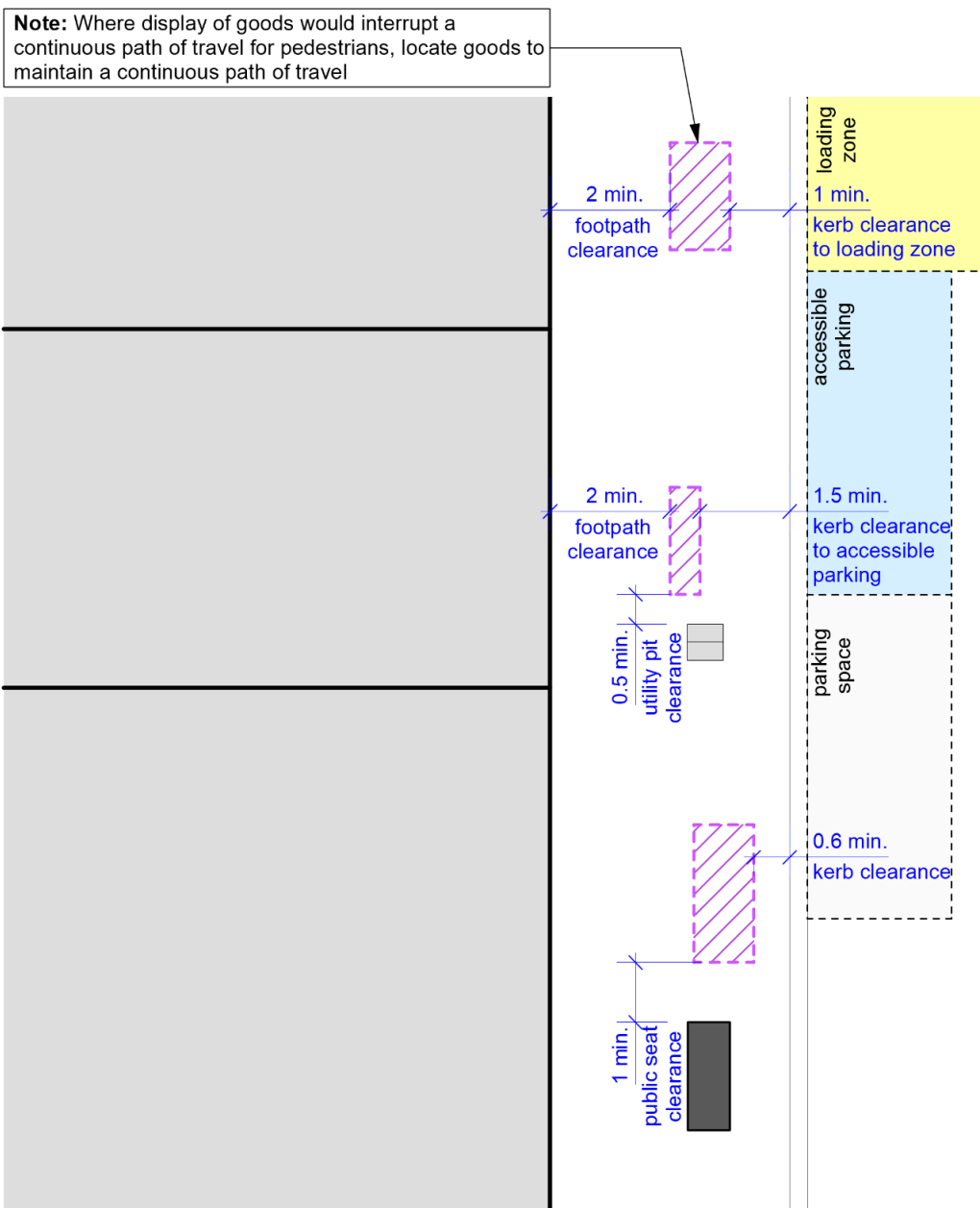
**Figure 1 - Kerbside Display of Goods
Example Clearances Required**





-  Designated Display of Goods Area
-  Clearance Zone

Note
All dimensions are in metres

**Figure 2 - Kerbside Display of Goods
Example Clearances Required**



-  Designated Display of Goods Area
-  Clearance Zone

Note
All dimensions are in metres

3.2 Furniture and Accessories

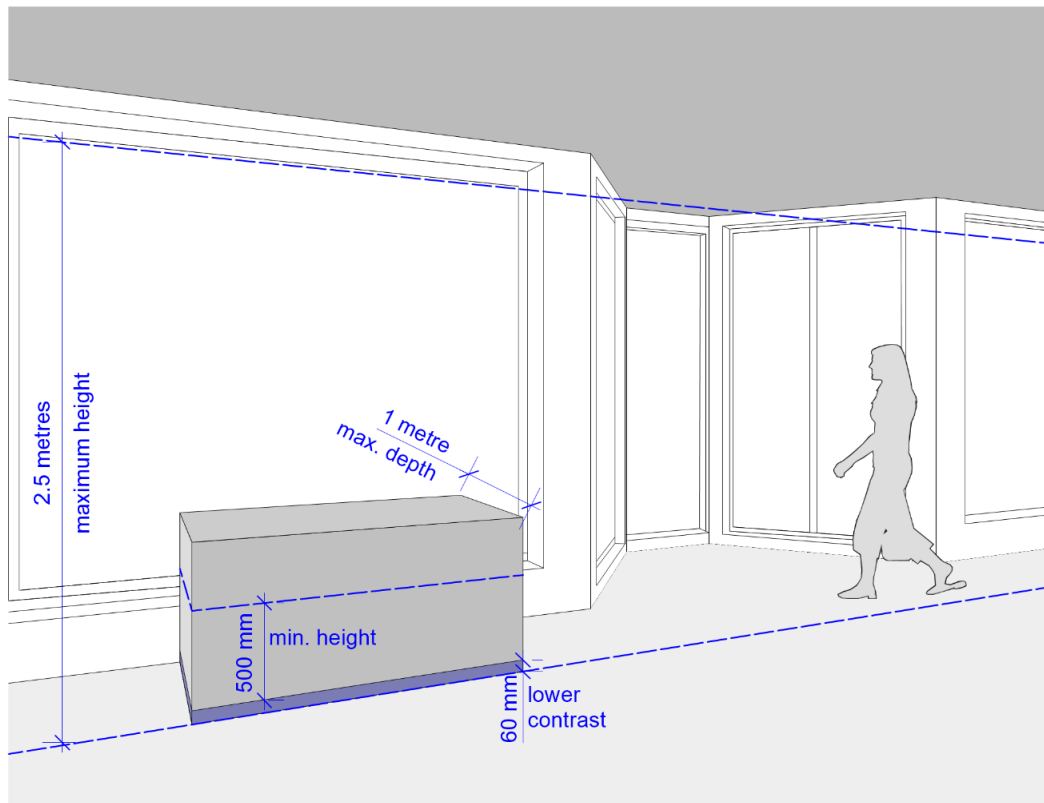
Objective:

1. To ensure all furniture and accessories are high-quality and an appropriate design.

Controls:

- a) Dimensions of goods displays should be:
 - i. No more than 1m deep, as measured perpendicular to the shopfront or building line.
 - ii. No less than 0.5m high to avoid being a tripping hazard.
 - iii. No more than 2.5m high (including the goods) when located against the shop front.
 - iv. No more than 1.2m high (including the goods) when located kerbside or elsewhere.
 - v. The lowest 60 millimetres of the display should be solid to be detectable by a cane.
- b) The design of the goods displays should be:
 - i. Safe, strong, durable, high-quality, waterproof and purpose-built.
 - ii. A high contrast colour in comparison to its surroundings to assist pedestrians with low vision (~~consider adding reflective tape to the edges of your display~~).
 - iii. Secure, to prevent goods being easily knocked over or blown about by wind.
 - iv. Without mirrored or overly reflective surfaces that may distract pedestrians or drivers.
 - v. Without electrical or battery powered elements, including but not limited to heating or refrigeration, sound amplification, or lighting.
 - vi. Coherent in design, as to not dominate the shop front or the footpath.
- b) All displays and must be well maintained, clean and tidy at all times. Displays should be free of clutter and without protruding elements. Council reserves the right to require replacement of inappropriate and/ or hazardous furniture as a permit requirement.
- c) Shopping trolleys, shopping baskets, packing crates or cardboard boxes are prohibited.
- d) All furniture and accessories must be stored away from footpath outside the approved hours of operation (unless specific approval has been granted).
- e) Displays must not be attached to the floor, street poles, or any street furniture with metal bolts, padlocks, chains or similar.
- f) Displays must not damage the footpath in any way, including when being moved or removed. Operators will be held responsible for any damage caused to the footpath by displays.

**Figure 3 - Kerbside Display of Goods
Example Dimensions**



3.2.1 Goods on display

Controls:

- a) Goods on display must be goods that are normally found for sale in the adjacent shop.
- b) Any goods on display are to comply with any regulations ensuring the display of items is free from contamination, for example the Food Act 2003 for displays containing food.
- c) The following goods are prohibited:
 - i. Furniture or whitegoods.
 - ii. Sharp, dangerous or protruding items (e.g. hardware items).
 - iii. Goods that may damage or stain the pavement (e.g. oils, dyes, hardware items).
 - iv. Perishable foods other than fruits and vegetables (e.g. fish, shellfish, poultry, or dairy).
 - v. Goods that emit noise or vibration that could cause annoyance, for example operating radios or electronic toys.
 - vi. Restricted literature or goods, where restricted means publications classified Category 1 restricted, Category 2 restricted, or RC under the Classification (Publications, Films and Computer Games) Act 1995.

3.2.2 Advertising, logos and signage

Controls:

- a) Only the name and/or logo of the tenant is permitted on goods displays or any other element. No third-party advertising is permitted.
- b) Any signage attached to the goods display must be directly associated with the product on display (e.g. price tag, product description). Advertising is not permitted.
- c) Any signage attached or otherwise associated with a goods display must comply with all relevant design requirements above.

Where an applicant can't meet the controls set out in the Policy, Council will consider variations to the controls on a case-by-case basis where a proposal can demonstrate that it still achieves (or improves upon) the objectives.

4. Terms and Conditions of Operation

To ensure that the display of goods contributes positively to the urban environment, appropriate management matters must be considered including hours of operation, health and safety.

Incidents of non-compliance are noted on the operators file and will be taken into consideration by Council when requesting to vary or renew their footpath seating permit.

The following terms and conditions apply to the operation of the display of goods on the footpath:

4.1 Use of the display

Displays are not to be used for:

- a) Conducting sales transactions.
- b) Spruiking.
- c) Amplified sound emission, from speakers, radios, or otherwise.
- d) Advertising.

4.2 Hours of operation

- a) Goods displays must be removed at least half an hour before the approved general operational hours of the establishment.
- b) ~~In addition to the above~~ **despite the above**, the display of goods is not to occur outside of the following hours:
 - In Low and Medium Density Residential Zones (R2 & R3):
7:00am to 8:00pm - 7 days a week
 - In Local and Commercial Centres (E1 & E2) as well as Mixed Use (MU1) zones:
6:00am to 9:00pm - 7 days a week

4.3 Other conditions of approval

- a) Generally, approval for the display of goods on the footpath will be granted for **52** years with checks made for compliance regularly throughout the approval period. Council may elect to approve for a lesser period of time, where it is of the opinion that the use of the footpath may cause detrimental impact to the amenity of the area.
- b) The road authority (Council or the State Government) can request that displays be temporarily removed if:
 - the conditions of this policy are breached.
 - the display is compromising public safety or public access.
 - the footway area is needed for public works.

- the footway area is needed for a special event.
 - the footway area is needed to manage an increase in pedestrians.
 - the footway is needed for the installation of construction hoardings and scaffoldings.
 - the footway is needed to support pedestrian flow.
- c) A permit may be cancelled, revoked or amended if:
- The proprietor fails to comply with the permit conditions.
 - There are changed conditions affecting the display area in its particular location, such as increased risk to health and safety.
 - The footpath is needed for public works.
 - Permit holders are issued three or more infringement notices for the same or similar breach of policy.
- d) Where the 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.
- e) If payment of rent is not received by Council, the approval is considered to have lapsed until payment is received. In the interim, an infringement notice may be issued for obstructing the footpath without approval.
- f) Operators are required to keep their approved footpath display area plan in clear view so Waverley Council Officers can easily check for compliance at any time. Appropriate locations are in the front window, or close to the front of the premises.
- g) Tenants are required to pay a rental bond as determined in the agreement with Council.
- h) Where a permit is suspended, relocated, amended and/or cancelled, neither the permit holder nor any other persons shall be entitled to any payments, compensation or damages of any kind from Waverley Council.

5. Definitions

Term	Definition
<i>Footpath</i>	A paved area, generally adjacent to a road way, that is open to the public and designated for use by pedestrians.
<i>Clear path of travel</i>	The area of the footpath maintained for safe and equitable pedestrian circulation that is free from obstructions and assists in wayfinding and navigation. Also referred to as the continuous accessible path of travel.

REPORT
PD/5.4/26.06

Subject: Waverley Local Planning Panel - Membership

TRIM No: A26/0497

Manager: Beth Matlawski, Executive Planner

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

RECOMMENDATION:

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. Reappoints the following expert members to the Waverley Local Planning Panel (WLPP) up to 30 June 2029:
 - (a) Heather Warton.
 - (b) Oliver Klein.
 - (c) Elizabeth Kinkade.
 - (d) Megan Jones.
3. Appoints the following community representatives to the WLPP up to 30 June 2029:
 - (a) Claire Edwards.
 - (b) Jesse Lockhart Krause.
 - (c) Kristin Koslowski.
 - (d) Maria Atkinson.

1. Executive Summary

The Waverley Local Planning Panel (WLPP) has been operating since 1 March 2018. The WLPP consists of four members, as well as alternate members, as follows:

- The Minister appoints the Chair and alternate Chairs.
- Council appoints the independent expert members from an approved list provided by the Minister.
- Council appoints the community representatives via an expression of interest process.

On 24 April 2023, the NSW Department of Planning, Housing and Infrastructure (DPHI) made changes to the operation of local planning panels to ensure there is less certainty about who will be on a panel and make it harder to predict who will make decisions on applications. The changes to the operation of local planning panels include mandating a minimum number of experts and community representatives. The changes made by DPHI require Council to appoint a minimum of 15 experts and four community representatives.

Council currently meets these requirements. However, four of Council's current expert members (from the Minister's pool of experts) who were appointed from 1 July 2023 will end their term on 30 June 2026.

The four community representatives appointed to the WLPP from 1 July 2023 will end on 30 June 2026. This means that four experts and four community representatives are required to be appointed for a three-year term from 1 July 2026 to 30 June 2029.

This report recommends the re-appointment of four expert members from the Minister's pool of experts for a second term and the appointment of four community representatives to the WLPP from 1 July 2026 to 30 June 2029.

2. Introduction/Background

Local planning panels (LPPs) consist of independent consultants who have expertise in areas such as planning, architecture, heritage, the environment, urban design and law. In conjunction with a community representative, they provide an independent assessment and determination of particular development applications.

The WLPP determines significant, complex and contentious development applications in the Waverley local government area. This includes development applications for new residential flat buildings, the demolition of a heritage item, development that receives 10 or more unique objections, a departure to a statutory development standard greater than 10%, applications associated with a planning agreement or an identified conflict of interest.

Meetings are held monthly, and statutory rules govern the Panel's operation via operating procedures and code of conduct.

As discussed above, on 24 April 2023, DPHI made changes to the operation of local planning panels to ensure there is less certainty about who will be on a panel and make it harder to predict who will make decisions on projects.

The changes to the operation of Local Planning Panels include:

- Mandating a minimum number of experts in pools for LPPs (15).
- Mandating a minimum number of community representatives in LPP pools (four).
- Requiring LPP members to be rotated regularly to randomise panel membership.
- Requiring probity checks, including police checks, for community representatives in LPPs, and a statutory declaration that representatives are not property developers or real estate agents.
- Clarifying that applicants can request to formally meet with LPPs to brief them on any project.
- Implementing a framework for the department to induct LPP members.

The WLPP comprises four members:

- The Chair.
- Two expert members.

- One community member.

The Minister appoints each council a Chair and alternate Chair. Expert members are selected from a list prepared and vetted by the Minister for Planning and Public Spaces for a three-year term. Council may only appoint experts from this list. Community representative members are appointed by the Council. Members cannot serve more than two terms (six years) on a specific local planning panel.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 1 August 2023	PD/5.3/23.08	That Council appoints the following community representatives to the WLPP up to 30 July 2026: <ol style="list-style-type: none"> 1. Claire Edwards. 2. Sam Marshall. 3. Jesse Lockhart-Krause. 4. Geoffrey Lee Denman.
Strategic Planning and Development Committee 6 June 2023	PD/5.4/23.06	That Council: <ol style="list-style-type: none"> 1. Appoints the following expert members to the Waverley Local Planning Panel (WLPP) up to 30 June 2026: <ol style="list-style-type: none"> (a) Sandra Robinson. (b) Julie Walsh. (c) Heather Warton. (d) Oliver Klein. (e) Elizabeth Kinkade. (f) Megan Jones. 2. Defers the appointment of the community representatives to further consider how all candidates have addressed the second selection criterion 'Have an understanding of the local government area and issues of concern to the local community.' As these applicants are to be selected as community representatives, this criterion is to be ranked highly. 3. Officers prepare a report to Committee or Council with new recommendations for approval.

4. Discussion

The mandate for a minimum number of experts on a LPP is 15. Council must appoint these from an approved list provided by the Minister for Planning and Public Spaces. Council currently has 17 expert members. However, four of those expert members appointments end on the 30 June 2026. This means that Council is required to re-appoint members from the Minister's pool to make up the minimum number of 15 expert members.

In 2023, Council resolved to appoint Sandra Robinson, Julie Walsh, Heather Warton, Oliver Klein, Elizabeth Kinkade and Megan Jones to be appointed as expert members of the WLPP to 30 June 2026.

Four of these experts (Warton, Klein, Kinkade and Jones) remain eligible for appointment for a second term to make a total of 17 experts. As noted earlier, a LPP member can only serve two terms on a Panel. These experts have established a knowledge of the Waverley area over the past three years and for this reason it recommended that they be re-appointed for a second term, rather than seeking new experts from the Ministers approved list. Council has previously appointed experts for a second term for this reason. Members are rotated for each meeting. Appointing 17 expert members accounts for some members whose term ends in 2027, maintaining the minimum 15 members. The experts and their areas of expertise are listed in Table 1 below.

Councils are required to recruit, select and appoint community representatives. In 2023, Council appointed four community representatives, Claire Edwards, Sam Marshall, Jesse Lockhart-Krause and Geffery Lee Denman until 30 June 2026.

Council is required to appoint four community representatives for the next term, 1 July 2026 to 30 June 2029. The DPHI provides guidance on the recruitment process.

An expression of interest for community representatives was advertised in the Wentworth Courier and The Beast, Council's Facebook page and the Waverley Weekly for 28 days between 1 and 29 April 2026. Seventeen expressions of interest were received, many of which were of a high calibre.

Two of the current community representatives submitted an expression of interest for re-appointment to the Panel and are eligible to be appointed for a second term.

A selection panel was formed consisting of:

- Director Planning, Compliance and Sustainability.
- Executive Manager, Development Assessment.
- Manager, Development Assessment.

The selection panel evaluated the applications against the following criteria:

- Are current residents within the local government area (LGA).
- Have an understanding of the LGA and issues of concern to the local community.
- Have the capacity to form independent views and to contribute constructively to the determination of applications.
- Are able to demonstrate a basic level of understanding of the planning system, i.e. knowledge of Council's Local Environmental Plan, Development Control Plan, Local Strategic Planning Statement or Community Strategic Plan.
- Are committed to:
 - Following the Code of Conduct for Local Planning Panel Members and the Local Planning Panels Operational Procedures.

- Attending local planning panel meetings and completing panel business in required timeframes.

The selection panel recommends the re-appointment of Claire Edwards and Jesse Lockhart Krausse for a second term and appointment of Maria Atkinson and Kriston Koslowski as the WLPP Community Representatives from 1 July 2026 to 30 June 2029.

The selected community representatives are included in Table 2 with a summary of how they have addressed the criteria. In particular, the community representatives recommended have an excellent understanding of the local government area and issues of concern to the local community. The community representatives recommended for re-appointment will continue to contribute to the panel with local knowledge gained with experience from their first term.

Councils are also required to arrange probity checks for community representatives. The checks include:

- Public register of real estate agent checks.
- Bankruptcy record check.
- National Police Check (ACIC).

Upon appointment to the WLPP, the panel members are provided with the Local Planning Panels Code of Conduct and a Memorandum of Understanding. Community Representatives must also declare that they are not a councillor of that or any other Council or a property developer or real estate agent. New panel members will also be invited to an induction and briefing where they will be provided with an overview of Council's aims and objectives, the Community Strategic Plan 2022-2032 and the Local Strategic Planning Statement.

Further, to enable service delivery to continue with a WLPP meeting in July, the timing of appointment of the community representative is sensitive to ensure business continuity occurs.

The selected expert and community representative panellists recommended for re-appointment and appointment, and the areas of their expertise are listed in the tables below.

Table 1. Expert members.

Heather Warton	Bachelor of Town Planning, Hons 1. UNSW; Master of Business Administration, Executive, AGSM, University of NSW/University of Sydney; and Horticulture Certificate, NSW TAFE
Oliver Klein	Bachelor of Arts, Master of Urban & Regional Planning, and Registered Planner
Elizabeth Kinkade	Bachelor of Town Planning. Currently undertaking Master of Laws at UNSW 2016 - Public Service Medal 2016 - Premiers Awards 2014 - Premiers Award
Megan Jones	Bachelor of Science (Architecture) and Bachelor of Architecture (Hons) FAIA JP 1980 Australian Institute of Architects Member 2002-2006 Heritage Council of NSW Fire Access and Services Advisory Panel Member

	2002-2005 Heritage Council of NSW Member 2003 National Association of Women in Construction Member 2010 Australian Institute of Architects Fellow 2013 - current Examiner, Architects Registration Board
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Table 2. Community representatives.

Claire Edwards	<ul style="list-style-type: none"> • Long-term Waverley resident • Former member of the Waverley Public Arts Committee and experience in community-based projects and research. • Excellent understanding of the local government area and issues of concern to the local community • Professional experience in place, cultural and urban research and practice
Jesse Lockhart-Krause	<ul style="list-style-type: none"> • Local resident • Bondi Lifesaver and volunteer in the community • Excellent understanding of the local government area and issues of concern to the local community • Professional experience in architecture and teaching
Maria Atkinson	<ul style="list-style-type: none"> • Local resident • Member of not-for-profit organisations relating to sustainable development and Member of the General Division of the Order of Australia (AM) for service to the construction and real estate sector, particularly as a leader and contributor to environmentally sustainable building development in Australia. • Excellent understanding of the local government area and issues of concern to the local community • Professional experience in planning and sustainability
Kristin Koslowski	<ul style="list-style-type: none"> • Long-term Waverley resident • Surf Life Saver at Bondi Beach • Excellent understanding of the local government area and issues of concern to the local community • Professional experience in architecture

The recommended experts and community representatives for the WLPP are considered to be exceptionally high quality and represent specialist professionals in a variety of planning, heritage, architectural and urban-design related fields and have an excellent understanding of local issues to the area.

A summary of all EOI applicants, including details of recommended members, is confidentially attached to this report.

5. Financial Impact

There are sufficient funds available in the 2026–27 operating budget to fund the Panel operations.

The Minister determines the remuneration rates for Panel members.

6. Risks/Issues

Without supporting the recommendation of this report, Council will not be able to operate the Waverley Local Planning Panel in accordance with the Operational Guidelines, causing delays to the determination of applications which must be determined in accordance with the timeframes set out in the Statement of Expectations by the Minister for Planning and Public Spaces.

7. Attachments

1. Community representatives EOI evaluation (confidential) .

REPORT
PD/5.5/26.06WAVERLEY
COUNCIL

Subject: Private Pot Plants on Public Land

TRIM No: A26/0678

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

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

RECOMMENDATION:

That Council:

1. Notes that Council's existing Public Gardening Policy, Verge Garden Guidelines and associated strategic framework support community greening outcomes through approved verge gardens, planter boxes and coordinated landscaping treatments.
2. Notes that officers reviewed the approaches of comparable councils, including the City of Sydney, Randwick City Council and Inner West Council, and that none currently support informal private removable pot plants on public land.
3. Does not amend the Waverley Development Control Plan (DCP), Public Gardening Policy or Verge Garden Guidelines to permit private removable pot plants within the public domain, including on footpath verges and within laneways, for the reasons set out in the report.
4. Continues to support compliant verge gardens under the existing Public Gardening Policy.

1. Executive Summary

This report responds to Council resolution CM/8.8/25.08 of 19 August 2025, which sought investigation of the feasibility of permitting residents to place removable pot plants on public land immediately outside their properties, including within laneways.

Council's existing policy framework supports community greening outcomes through approved verge gardens, planter boxes and coordinated public domain landscaping treatments. These controls balance urban greening objectives with accessibility, safety, biodiversity, maintenance and public domain management considerations.

Officers reviewed the existing strategic framework, the operational implications of the proposal and the approaches adopted by comparable councils, including the City of Sydney, Randwick City Council and Inner West Council. While these councils support coordinated verge gardening and landscaping initiatives, none currently permit the informal placement of private removable pot plants on public land.

The introduction of private removable pot plants on public land would create operational, accessibility, compliance and public liability issues that are difficult to regulate consistently across the local government area. On this basis, officers do not recommend amendments to existing Council policies or controls to permit removable private pot plants within the public domain.

2. Introduction/Background

Residents across the Waverley local government area (LGA) have expressed a desire to enhance their local streetscapes by placing removable pot plants on the public verge outside their homes and in laneways. The intent is to improve LGA's urban greening and support biodiversity in a constrained urban environment.

Council currently supports a range of public gardening initiatives through the Public Gardening Policy, Verge Garden Guidelines and associated strategic documents. These initiatives allow residents to participate in verge gardening and coordinated landscaping treatments under an assessed and regulated framework.

At its meeting of 19 August 2025, Council resolved to investigate whether additional amendments should be made to permit removable pot plants within the public domain. The resolution sought consideration of necessary policy or planning amendments, accessibility and safety, maintenance and liability, biodiversity and heritage impacts, consultation requirements and potential implementation pathways.

This report sets out the findings of officers' review of the existing policy framework, operational implications and the approaches adopted by comparable councils, and provides a recommended position for Council's consideration.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 19 August 2025	CM/8.8/25.08	<p>That Council:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> (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: <ol style="list-style-type: none"> (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.

		<p>(v) Heritage and biodiversity impacts where applicable.</p> <p>(c) Consultation with key stakeholders, including residents, access advocates and relevant Council teams.</p> <p>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.</p> <p>4. Receives options for a trial or permit-based approach, and the potential for community education to support responsible verge use.</p> <p>5. Officers provide time frames and resourcing implications for the policy review and implementation.</p>
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4. Discussion

Officers have reviewed the current strategic planning framework, relevant public domain policies and the operational implications associated with permitting removable pot plants on public land. The review considered the existing policy framework, biodiversity and urban greening outcomes, accessibility and public safety, public liability and compliance implications, maintenance and operational impacts, and comparative approaches adopted by other councils.

Existing policies and guidelines

Council’s current policy framework supports community greening outcomes through approved verge gardens, planter boxes and coordinated landscaping initiatives. The current framework:

- Balances community greening outcomes with public safety and accessibility.
- Detailed controls for pedestrian movement, sightlines, planter dimensions, setbacks, tree protection and maintenance obligations.
- Requires neighbour consultation and compliance with biodiversity and public domain standards.
- Ensures Council retains oversight of structures and activities occurring on public land.

The introduction of informal removable pot plants would duplicate aspects of the existing framework while reducing Council’s ability to regulate and manage the public domain consistently. The current policies and their effect are summarised below.

Table 1. Existing policies and guidelines.

Document	Conclusion
Development Control Plan (2022)	Does not provide a framework for permitting informal private pot plants within the public domain.

Public Gardening Policy (2022)	Policy supports public gardening on publicly visible areas of green within the streetscape to enhance sustainable and connected public spaces, including verge garden and laneway gardens, where coordinated and assessed through approved planter boxes and garden beds. The policy does not support informal private encroachments onto public land.
Verge Garden Guidelines and Induction Checklist (2025)	Provides detailed guidance relating to pedestrian clearances, planter dimensions, tree protection, landscaping materials and maintenance obligations. Gardening within laneways is assessed individually due to access and operational constraints.
Street Design Manual (2020)	Supports coordinated planter boxes and landscaping treatments within identified public domain areas. Does not support private removable pot plants on public land.
Our Liveable Spaces Strategy 2020-2036	Encourages urban greening, tree planting and community gardens through coordinated public domain initiatives. Does not contemplate private removable pot plants on public land.
Public Domain Technical Manual – Rev G (2022)	Does not contain provisions supporting private removable pot plants within the public domain.
Open Space and Recreation Strategy (2021)	Does not contain provisions supporting private removable pot plants within the public domain.

Biodiversity value

Officers acknowledge that pot plants can contribute to local greening outcomes and provide small-scale biodiversity benefits within dense urban environments. However, the biodiversity value of removable pot plants is generally limited compared to approved verge gardens and in-ground landscaping treatments.

Pot plants typically contain lower soil volumes, which limits plant growth and species diversity; provide fewer habitat opportunities for pollinators and urban fauna; require ongoing manual watering and maintenance; and offer limited long-term ecological value compared to integrated landscape treatments. Council's existing verge gardening framework already enables residents to contribute to biodiversity and urban greening outcomes through more coordinated and sustainable landscaping approaches.

Public land accessibility and safety

Public land must remain publicly accessible, which maintains the safe and equitable access for all users, including children, aged persons, people with mobility aids, people with vision impairment and especially emergency and service vehicles.

The Verge Garden Guidelines require minimum unobstructed pedestrian access widths and clear sight lines precisely to reduce the hazards and accessibility barriers which are created by verge encroachments.

Laneways present additional operational constraints because they accommodate vehicle access, waste collection, emergency access, drainage infrastructure, servicing requirements and pedestrian through-access.

Introducing removable pot plants into laneways would create additional operational and liability risks, particularly where access widths and sight lines are already limited. Unlike fixed and approved landscaping treatments, removable pot plants can be relocated or accumulated over time, making compliance and enforcement significantly more difficult.

Ongoing issues and challenges

Allowing private pot plants on public land may unintentionally establish an expectation of semi-private use or appropriation of public space. Council would face ongoing challenges with compliance and enforcement regimes to monitor placement, maintenance and safety conditions across the LGA. Significantly, removable pots are not fixed landscape elements which means the compliance assessment becomes much more difficult than under the current verge garden approval system.

Learning from other councils

The motion mentioned that Council would like to reflect with similar programs from other LGAs, including Inner West Council, Randwick City Council and City of Sydney. Officers have reviewed their policies and documents for comparison.

The review found that while comparable councils support coordinated verge gardening, planter boxes and landscaping initiatives within the public domain, none currently support or permit the informal placement of private removable pot plants on public land, including within laneways. These councils generally require formal assessment and approval processes, compliance with accessibility and safety standards, coordinated public domain outcomes, ongoing maintenance obligations, and oversight of landscaping treatments within the streetscape. The documents reviewed and conclusions are listed in the table below.

Table 2. Comparison with other councils.

Documents	Conclusion
Footpath Gardening Policy (2020) – City of Sydney	The Footpath Gardening Policy applies to residents and businesses seeking approval to place planter boxes and undertake gardening within the public domain adjacent to their properties. Additional landscaping within laneways may require investigation as part of a shared zone arrangement. The policy does not support informal private removable pot plants on public land.
Street Garden Guidelines (2018) – Randwick City Council	The Street Garden Policy and Guidelines provide a framework for residents to create, install and maintain authorised nature strip gardens, planter boxes and laneway gardens adjacent to their properties. The guidelines do not support informal private removable pot plants on public land.
Verge Gardening Guidelines (2022) – Inner West Council	Gardening within laneways is often unsuitable due to limited space, safety issues and competing operational requirements. Verge gardening proposals are subject to application and assessment processes. The guidelines do not support private removable pot plants on public land.

Draft Verge Gardening Policy (2022) – Inner West Council	Supports verge gardening on Council land adjoining residential properties subject to assessment and site-specific considerations, including traffic, access, slope and safety issues. The policy does not authorise informal removable pot plants or unapproved built garden features on public land.
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The review demonstrates that other metropolitan councils support structured and coordinated public domain greening programs rather than informal private occupation of public land through removable pot plants.

Conclusion

On the basis of the matters set out above, officers consider that Council’s existing verge gardening framework already supports community greening and landscaping within the public domain, and that the introduction of removable private pot plants would create accessibility, sightline, safety, compliance, liability and maintenance issues that are disproportionate to the limited public benefit achieved. Officers therefore do not recommend amendments to the current policy framework.

5. Financial Impact

The review undertaken was undertaken within existing Council staff resources and budgets.

Should Council resolve to progress a policy review, permit framework, compliance monitoring or enforcement regime associated with removable pot plants on public land, additional staff resources and operational expenditure would be required. The proposal would generate increased compliance, maintenance and complaint management workloads across relevant Council teams. No budget allocation currently exists for the implementation or ongoing management of such a framework.

6. Risks/Issues

The removable pot plants are more likely to bring the risks below, particularly with Waverley’s narrow footpaths and high-density pedestrian environments.

- Drift into pedestrian desire lines.
- Reduce accessible path widths over time.
- Create trip hazards.
- Obstruct line of sight near driveways and intersections.
- Impede waste collection, maintenance and utility access.

The private pot plants on public land also creates precedent and enforcement issues which are:

- Public liability and complaint.
- Abandoned or poorly maintained pots.
- Accumulation of multiple items over time.
- Disputes between neighbours.
- Irrigation runoff and drainage impacts.
- Vermin and mosquito breeding.
- Movement of pots during storms or high winds.
- Vandalism and theft.
- Inconsistent aesthetic outcomes.
- Determining responsibility for damage or injury.

7. Attachments

Nil.