

WAVERLEY LOCAL STRATEGIC PLANNING STATEMENT 2020-2036



MARCH 2020

Document Information

To ensure consistency across State and Local Government forecasting and planning, the figures in this document are drawn from the 2016 Census, unless otherwise stated. The 20 year vision in this document therefore provides a strategic plan for the time period 2016-2036.

This Local Strategic Planning Statement will be reviewed and updated regularly.

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Infrastructure and Collaboration

Direction: A collaborative city

Direction: A city supported by infrastructure

1. Deliver public and active transport projects to achieve the 30 minute city	21
2. Facilitate urban design that optimises transport, freight and parking	28
3. Digitally manage infrastructure to ensure it is efficient, fit for purpose, and well maintained	30
4. Ensure the community is well serviced by crucial social and cultural infrastructure	32

Liveability

Direction: A city for people

5. Increase the sense of wellbeing in our urban environment	36
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Direction: Housing the city

6. Facilitate a range of housing opportunities in the right places to support and retain a diverse community	38
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Direction: A city of great places

7. Recognise and celebrate Waverley's unique place in the Australian contemporary cultural landscape	44
8. Connect people to inspiring and vibrant places, and provide easy access to shops, services, and public transport	46

Productivity

Direction: A well connected city

9. Support and grow Waverley's local economy with a focus on wellbeing, knowledge and innovation	50
10. Manage visitation sustainably to protect local amenity and enhance Waverley's natural and built environment	52

Direction: Jobs and skills for the city

11. Facilitate Bondi Junction as a lively and engaging strategic centre with a mix of employment, entertainment and housing options	48
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Sustainability

Direction: A city in its landscape

12. Conserve our water resources and protect our coasts and beaches	60
13. Protect and grow our areas of biodiversity and connect people to nature	62

Direction: An efficient city

14. Achieve net zero carbon emissions in the built environment	64
15. Achieve zero waste in the built environment	70

Direction: A resilient city

16. Plan for and manage our assets and urban environment, and support our community to adapt and be resilient to a changing climate	74
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COMMON TERMS AND ACRONYMS

EVs	Electric Vehicles	DCP	Development Control Plan
FSR	Floor space ratio	District Plan	Eastern City District Plan, Greater Sydney Commission, 2018
GHG	Greenhouse gasses	LEP	Local Environmental Plan
LGA	Local Government Area	LHS	Local Housing Strategy
SCCG	Sydney Coastal Councils Group	LSPS	Local Strategic Planning Statement (this document)
TfNSW	Transport for NSW	Region Plan	A Metropolis of Three Cities, Greater Sydney Commission, 2018
CSP	Community Strategic Plan		

We acknowledge the Bidjigal and Gadigal people, who traditionally occupied the Sydney coast

We also acknowledge Aboriginal Elders past, present and emerging.

Waverley Council acknowledges that Aboriginal and Torres Strait Islander Peoples are the first people of this land and were dispossessed by the European occupation more than two centuries ago. This invasion brought massive disruption to the land and to the First Peoples. Waverley Council acknowledges and grieves for the loss by Aboriginal and Torres Strait Islander Peoples of their lands, their children, their health and their lives.

We also celebrate their survival and the survival of their cultures and recognise their inherent resilience in being one of the world's oldest living cultures. We support the right of Aboriginal and Torres Strait Islander Peoples to determine their own future and recognise their right to live according to their own values and customs. We commit ourselves to respecting Aboriginal and Torres Strait Islander People's sacred sites and special places.

We commit to ongoing custodianship to protect and preserve our environment, with thousands of years of Aboriginal cultures and history evident throughout Waverley. This includes physical evidence of Aboriginal rock engravings, sandstone rock shelters or overhangs, open middens, open campsites, axe grinding grooves, burial sites, quarries and Aboriginal pathways. Waverley also has other features which are significant to Aboriginal people, including fishing spots and the availability of bush tucker. Waverley plays host to a range of different activities and programs which celebrate Aboriginal and Torres Strait Islander cultures and heritage including art, culture and music programs throughout the area. We work with our partners at the La Perouse Local Aboriginal Land Council to ensure protocols are followed and cultural heritage is protected.

Today, Waverley is home to almost 300 Aboriginal and Torres Strait Islander people from all parts of this land. Our vision for reconciliation is for Waverley to be a vibrant, resilient, caring, and inclusive community where Aboriginal and Torres Strait Islander peoples;

- Practice and celebrate their culture and heritage proudly
- Are honoured for their survival and resilience, and supported to continue to overcome adversity
- Are respected and acknowledged as First Nations peoples with the right to determine their own futures.

Waverley Council seeks to value and protect our environment with respect to Aboriginal and Torres Strait Islander peoples' intrinsic relationship with the land and waters, to continue to learn and improve our management of the environment, and to increase the resilience of the Waverley community.

Waverley is located near two large Aboriginal communities in Redfern and La Perouse, and the local government area is within the statutory boundary of the La Perouse Local Aboriginal Land Council. Waverley Council recognises the valuable contribution of Aboriginal and Torres Strait Islander Peoples and looks forward to a future of mutual respect and harmony. Council supports the entire community in working together for reconciliation. Waverley Council has worked in partnership with the Local Aboriginal Land Council and other Aboriginal and Torres Strait Islander stakeholders to prepare the *Waverley Council INNOVATE - Reconciliation Action Plan 2019 – 2021 (RAP)*, in line with the Statement of Commitment to Reconciliation made in 2000. For more information about Aboriginal and Torres Strait Islanders in Waverley, refer to Council's Website to find the *Waverley Aboriginal Cultural Heritage Study 2009* and the RAP.



Figure 1 - Indigenous Cultural Ceremony

ABOUT THE PLAN

This *Local Strategic Planning Statement* (LSPS) plans for Waverley’s economic, social and environmental needs over the next 20 years (to 2036). This is the first LSPS developed by Council. This LSPS identifies planning priorities to protect and support our infrastructure, environment, and how we live and work so that we can thrive. It identifies short, medium and long term actions that Council will take to help achieve our vision for a sustainable well connected community, living in a stunning natural environment.

This LSPS has been prepared in accordance with clause 3.9 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). The LSPS brings together and builds on planning work found in Council’s other plans, studies and strategies including Council’s Local Environmental Plan (LEP), Development Control Plan (DCP) and Development Contributions Plan. The LSPS will be used to guide any updates to these plans, and identifies additional strategies and policies to be developed, so that our vision is clear throughout our planning framework. A clear vision that guides how we make planning decisions is important to both delivering on the vision, as well as growing accountability and trust in the planning system.

The LSPS gives effect to a number of strategic plans prepared by the NSW Government. This includes implementing the directions and actions of *A Metropolis of Three Cities 2016-2036* (Region Plan) and the *Eastern City District Plan 2016-2036* (District Plan). These Plans and the LSPS are subject to the NSW Government’s State Environmental Planning Policies (SEPPs) as well as Ministerial Directions.

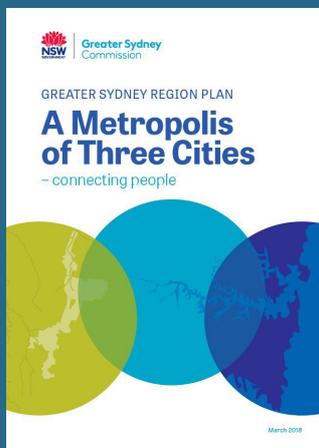
The LSPS is also informed by, and will inform, other state-wide and regional policies including the *Future Transport Plan 2056* and the *State Infrastructure Strategy*. The LSPS outlines how these plans will result in changes at the local level, such as new or improved transport connections. The LSPS is intended to be a land use plan that aligns with and implements the broader *Waverley Community Strategic Plan 2018-2029* (CSP) prepared by Council in consultation with the community. The Planning Priorities and Actions outlined in this document provide the rationale for decisions about how Council will use land-use planning to achieve the community’s broader goals. The alignment and implementation of this plan against the other plans is presented at the end of the document.



Figure 2 - Policy Line of Sight

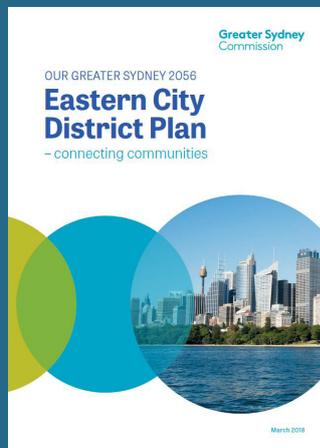
Policy ‘Line of Sight’

Figure 3 - Current Policy Framework



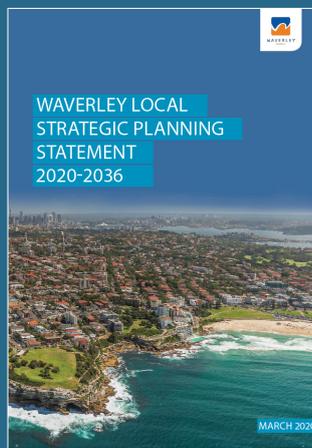
Region Plan

NSW Government
2016-2036
20 year plan, 40 year vision



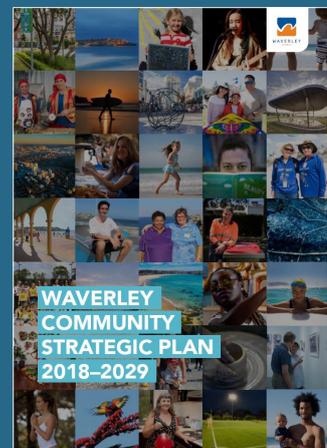
District Plan

NSW Government
2016-2036
20 year plan, 40 year vision



Local Strategic Planning Statement

Waverley Council
2020-2036
10 year plan, 20 year vision



Community Strategic Plan

Waverley Council
2018-2029
10 year plan, 20 year vision

HOW TO READ THIS PLAN

DISTRICT VISION



A response to the Eastern City District Plan, which outlines Waverley LGA's role in the Eastern City District.



LOCAL VISION



Our local vision that sets the strategic planning context for our area.

FOUR THEMES



Waverley Council has chosen to continue the four themes from the Region and District Plan of:



INFRASTRUCTURE AND COLLABORATION



LIVEABILITY

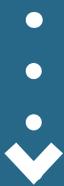


PRODUCTIVITY



SUSTAINABILITY

PLANNING PRIORITIES

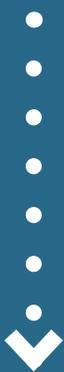


Each theme is colour coded through the document, and has Planning Priorities to help achieve the Local and District Vision.

PLANNING PRIORITY 5

Increase the sense of wellbeing in our urban environment

ACTIONS



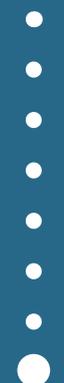
Each Planning Priority has Planning Principles and Actions. The Planning Principles will guide decision making processes, and the Actions specify how we will implement each Planning Priority.

Planning Principles

- Increase the sense of wellbeing in high density environments
- Increase access to high-quality open space and recreation facilities to serve the needs of our local and visiting population

Actions	Timing	Action	Agency
1 Review planning controls to increase plantings, canopy and the provision of public art through new developments	S	Plan	W
2 Review Council's Policies and Plans to increase plantings, trees and public art in public places	S	Ops.	W
3 Identify and implement opportunities to connect people to nature in the Open Space and Recreation Plan	S	Plan/Project	W
4 Identify Green Grid links and create implementation plan	S	Project	W

IMPLEMENTATION



The implementation of the Waverley LSPS will be monitored and reported. Each action has a 'Timing,' 'Action' and 'Agency' assigned to it for implementation. Council will be reporting annually on the progress of this Plan in conjunction with the Community Strategic Plan using the Integrated Planning & Reporting Framework (IP&R).

Key to Actions

S	Short Term (within 5 Years)	W	Waverley Council
M	Medium Term (5-10 Years)	S	NSW Government
L	Long Term (10-20 Years)	P	Private Landowners and/or Community
O	Ongoing	C	Other Councils
Plan	Plan or Policy		
Ops.	Operation		
Project	Council Project		
Advocacy	Advocate for outcome		

VISION AND CONTEXT

8

STRATEGIC CONTEXT AT A GLANCE



**OUR LOCAL
GOVERNMENT
AREA**

9.2km²

OUR SUBURBS

Bondi Beach, Bondi Junction, North Bondi, Bronte, Dover Heights, Queens Park, Rose Bay, Tamarama, Vaucluse and Waverley



OVERSEAS BORN RESIDENTS TOP COUNTRIES

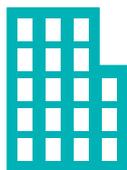
United Kingdom, South Africa, New Zealand, Brazil and Ireland

OUR DWELLINGS AND BUSINESSES



30,496

dwellings



34,000

registered businesses

POPULATION



TOTAL POPULATION

72,250

MEDIAN AGE

35 years

- 16% of our residents are 0–14 years old
- 8.9% are 15–24 years old
- 33.4% are 25–39 years old
- 28.7% are 40–64 years old
- 12.7% are more than 65 years old

**PROJECTED
POPULATION
2036**

77,300

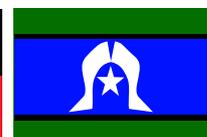
**DENSELY
POPULATED
AREA**

**OVERSEAS BORN
RESIDENTS**

38.4%

**ABORIGINAL AND TORRES
STRAIT ISLANDER PEOPLE**

274



LANGUAGES

68.8% of us speak English at home while 25.7% speak a language other than English

Russian is spoken by 2.2% of our residents, 2.1% speak Spanish, 1.9% Portuguese, 1.8% French and 1.7% Italian



JEWISH COMMUNITY



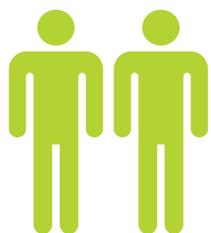
Waverley's Jewish community of

10,076

residents makes up 15.1% of our total population

HOUSING

AVERAGE HOUSEHOLD SIZE



2.3
people

RENTING HOUSEHOLDS

43%

MEDIAN WEEKLY RENT

\$620

SINGLE PERSON HOUSEHOLDS

27.7%

COUPLES WITH CHILDREN

23.8%

EDUCATION

17 NUMBER OF SCHOOLS

(including both primary and secondary)

39.5% of our residents aged over 15 years have a Bachelor or higher degree compared to 24.1% for Greater Sydney

20% of young people aged 15–24 years attended an educational institution including high school and/or a higher education facility, such as TAFE or university

DISABILITY

3% of the population reported needing help in their day-to-day lives due to health and disability

ECONOMY



\$4.36 billion

gross regional product

More than

27,546

jobs in Waverley

MEDIAN TOTAL INCOME/WEEK

for Waverley households in 2016 was

\$2,300 compared to **\$1,683**
for Greater Sydney

KEY EMPLOYMENT SECTORS

Retail Trade, Health Care and Social Assistance, Accommodation and Food Services, Education and Training, and Professional, Scientific and Technical Services

79.9% of Waverley properties are connected to the internet

Our vision from the *Waverley Community Strategic Plan 2018-2029* is:

**“Waverley: connecting the city and the sea.
A welcoming and cohesive community that
celebrates and enhances our spectacular
coastline, vibrant places, and rich cultural
heritage.”**

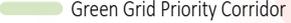
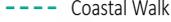
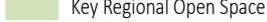
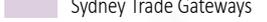
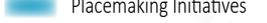
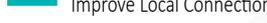
Based on our community vision developed through the Community Strategic Plan, this Local Strategic Planning Statement responds to the current Eastern City District Plan as follows:

Waverley forms an important scenic and cultural element of the Eastern Harbour City, being the most direct connection from the CBD to Sydney’s spectacular coastline. Waverley supports the vision in the Region Plan as it applies to Waverley, as this vision involves mainly improvements to infrastructure to support an already very densely populated area of Sydney. Ageing infrastructure, demands on public transport, and housing affordability are key issues that Waverley faces. Climatic challenges such as increased storm events and hot days will place additional strain on infrastructure and services. Similar to many other areas of Sydney, Waverley has an ageing population and will need to ensure adequate housing options and services are provided through the LGA to support our communities to age in place.

The Eastern City District is an established area rich with cultural heritage, world class educational institutions, and easy access to the global marketplace with the CBD and airport within 30 minutes. Residents and visitors have a range of lifestyle, entertainment and employment choices available to them. Waverley Council is generally supportive of the Region Plan vision for the Eastern Harbour City, which is to improve connectivity and accessibility to the assets and opportunities within the District, and to enhance and celebrate our diverse and colourful City. Waverley Council has a collaborative working relationship with our neighbouring councils, and through shared strategies we are leading the way in sustainability initiatives and environmental management programs.

Waverley supports healthy lifestyles by an iconic and spectacular coastline, and is easily connected to the extensive range of employment, education and entertainment opportunities that the Eastern City District has to offer. A constellation of lively villages is surrounded by world class open-spaces and recreation facilities, leafy vibrant neighbourhoods with character-filled streets, and access to stunning scenic views. Active transport (walking and cycling) is encouraged and supported with quality separated bike lanes and footpaths, and efficient public transport options to connect the community further afield.

KEY

- | | | |
|---|--|--|
|  Economic Corridor |  Train Line |  Green Grid Priority Corridor |
|  Metropolitan Centre |  Ferry |  Coastal Walk |
|  Bondi Junction Strategic Centre |  Future Metro |  Key Regional Open Space |
|  Health & Education Precinct |  Light Rail |  Sydney Trade Gateways |
|  Strategic Centre |  Road Visionary |  Placemaking Initiatives |
|  Centre |  Motorway |  Improve Local Connections |
|  Urban Renewal Area |  Committed Motorway | |

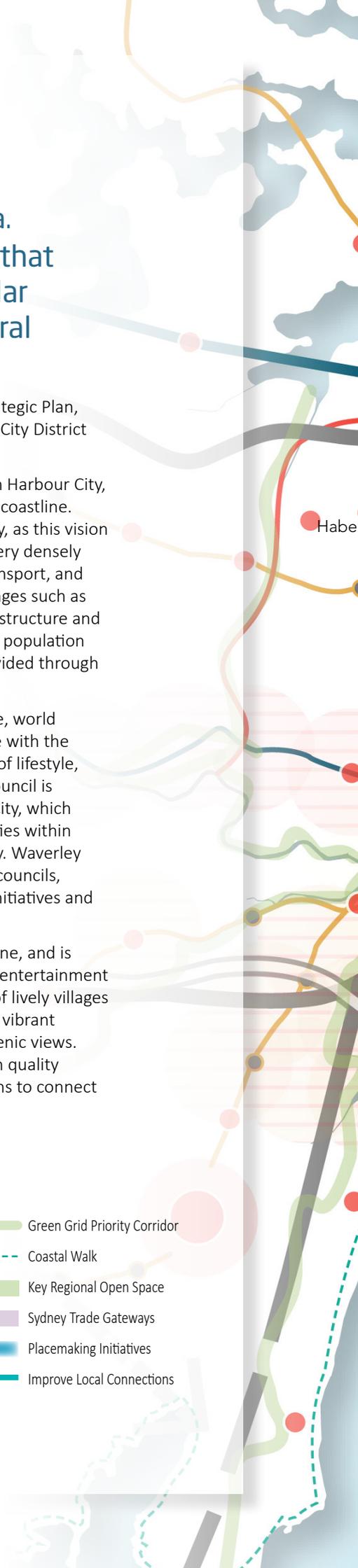




Figure 4 - Eastern City District Vision

Waverley will contribute to the Eastern City District with vibrant and sustainable places that provide opportunities for a prosperous and diverse local economy, a protected and celebrated stunning natural environment and rich cultural heritage, and a range of housing to accommodate our whole community. Waverley will continue to offer an attractive lifestyle by world-class beaches and recreation facilities, and a convenient trip to all that the Eastern Harbour City has to offer.

Council will:

- Maintain Bondi Junction's role as the key Strategic Centre in the eastern suburbs. We will:
 - protect and grow the provision of floor space for employment
 - support opportunities for entertainment and culture
 - work with stakeholders to transform the strategic centre into a low-carbon high-performance precinct
 - support knowledge-intensive jobs and health-related industries
 - upgrade the Bondi Junction Transport Interchange
 - improve transport accessibility to and from key destinations
- Work with State Agencies and private operators to deliver improved public transport to and from the Waverley area, as well as within the LGA
- Preserve our water resources and ensure our coasts and beaches are clean
- Recognise and celebrate Waverley's unique place in the contemporary Australian cultural landscape
- Increase access to high-quality open space and recreation facilities
- Maintain and grow high-quality social infrastructure such as schools, hospitals, aged care facilities and community spaces
- Ensure a range of adaptable and well-designed housing types are provided
- Manage visitation sustainably to protect our natural and built environment and amenity
- Improve the environmental performance of the built environment to achieve Council's ambitious environmental targets
- Protect and grow our areas of biodiversity and natural habitat
- Ensure our assets and urban environment are fit for purpose and well adapted to a changing climate now and into the future
- Optimise the consumption of energy, water and building materials through improved urban design and development outcomes, both in Council's buildings and private property
- Support Waverley's contribution to the knowledge and innovation economy
- Grow our tree canopy and reduce the impact of the urban heat island effect
- Work with a range of stakeholders to ensure our city infrastructure will meet future demands
- Protect and encourage shops and services in village centres that satisfy demand
- Maintain and upgrade key cultural infrastructure
- Sustainably manage Council's assets and public domain infrastructure
- Form a strong working relationship with the local Aboriginal community
- Ensure that developments are well designed and contribute to local needs and expectations

Key Moves

- 1 Improve connections from Bondi Beach to Bondi Junction, and onward to the CBD
- 2 Encourage increased travel via ferry and improve connections along Curlew Street and O'Sullivan Road to reduce load on buses between Bondi Beach and Bondi Junction
- 3 Improve connections to Randwick Health & Education Precinct
- 4 Ensure beaches and coastline are pristine and visitation is sustainable by working with community and key stakeholders
- 5 Upgrade Bondi Pavilion and Boot Factory to provide fit-for-purpose cultural infrastructure
- 6 Prioritise and deliver urban greening in key centres to increase amenity and reduce the Urban Heat Island effect, and grow the urban canopy across the LGA
- 7 Deliver the Sydney Coastal Walk by working with neighbouring councils
- 8 Protect and grow employment floorspace in Bondi Junction Strategic Centre, and support connections with neighbouring centres
- 9 Implement the Bondi Junction Sustainable Precinct Plan by working with key stakeholders
- 10 Deliver precinct-based waste, energy and water outcomes in key centres by working with key stakeholders
- 11 Roll out placemaking initiatives to improve key corridors of Bondi Road, Bronte Road/Macpherson Street, and Old South Head Road
- 12 Deliver a principal bicycle network
- 13 Work with neighbouring councils and NSW Government to investigate a SEPP to protect the heritage qualities of Centennial Parklands.

KEY

-  Economic Corridor
-  Bondi Junction Strategic Centre
-  Village Centre
-  Knowledge and Innovation Hub
-  Bondi Pavilion Cultural Hub
-  Pristine Beaches and Coastline
-  Bondi Sewage Treatment Plan
-  Coastal Walk
-  Placemaking initiatives along key corridors
-  Improve Links between key centres
-  Principal bicycle network
-  Priority Green Grid Link
-  Proposed Green Grid Link
-  Improve Public Transport Links
-  Public Open Space
-  Private Open Space
-  Encourage Increased Travel
-  Urban Greening Priority Area
-  Investigate Centennial Park SEPP

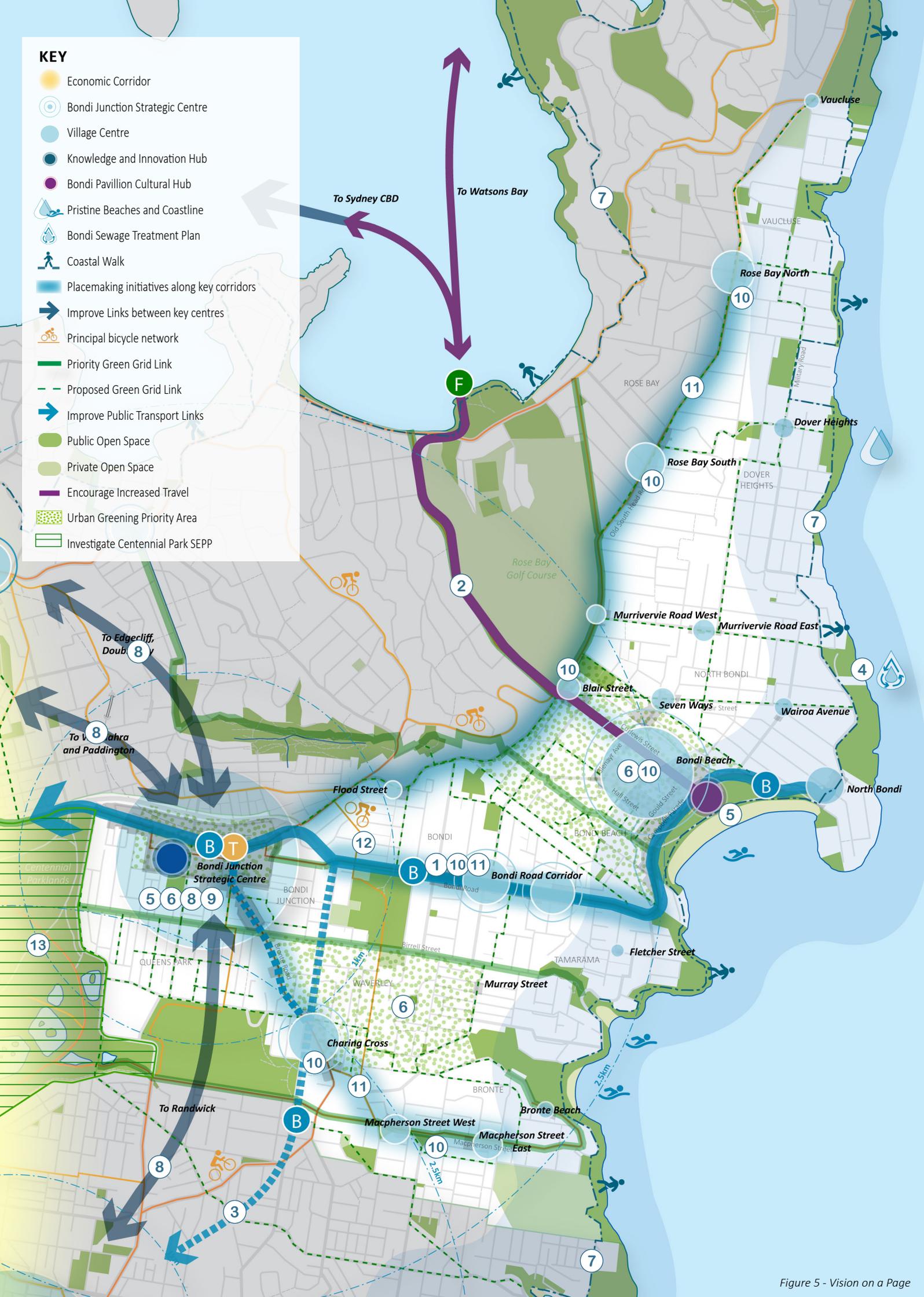


Figure 5 - Vision on a Page

Significant community engagement was undertaken in the preparation of the *Waverley Community Strategic Plan 2018-2029*, which has been used to inform the preparation of this document. Community feedback illuminates a number of key issues and challenges outlined below.

KEY ISSUES

Key issues raised include the desire for:

- Increased public transport and improved infrastructure for cycling.
- Beaches, parks and public spaces to be protected from development encroachment, to be well maintained, and the litter generated by the very high visitation rates to be effectively managed.
- A holistic approach to the management of biodiversity, green space, and adaptation and resilience to climate change.
- Improved management and minimisation of recycling and waste.
- Increased urban tree canopy and vegetation.
- Increased open space, or to better preserve and manage existing open spaces.
- Council to be progressive in its application of communication technologies.
- Additional public schools in the Eastern Suburbs, particularly a secondary school.
- A diverse and thriving local economy that is less reliant on tourism.
- A diversified evening economy, including a range of evening dining options.
- More social and affordable housing.
- Continuing the library's important role in supporting the community and business by offering a range of services, and remaining relevant to the information economy.
- Increased clarity around the planning framework and development approval system.
- Provide more space for community uses and events.
- Increased night time dining options in centres.
- Upgrade of recreation facilities, and increased availability of venues for events.

CHALLENGES

Challenges that our area faces include:

- Perceived overdevelopment, particularly high-rise development. This relates primarily to traffic congestion, impacts on heritage properties, loss of open space, poor quality urban spaces, and the pressure of increasing population density.
- Housing affordability, specifically a desire for young people who have grown up in the area to be able to afford to continue to live in Waverley.
- The loss of existing low cost housing being lost to development pressures.
- The impact of short term rental accommodation, and the impact of tourists and visitors, on the availability of rental housing.
- Tension between the provision of more off-street car parking and the impact of this on congestion.
- Concern for the heritage value of buildings and infrastructure to be preserved and managed.
- Impacts of noise from hotels, backpacker accommodation and boarding houses on surrounding residential amenity.
- Concern about safety and antisocial behaviour in public areas at night, particularly in summer.
- The lack of available land, and the prohibitive cost of land, to be able to provide additional open space or recreation facilities.
- Concern about the role that Council is expected to play in accommodating projected Sydney-wide population growth and employment targets, and potential benefits that might accrue to constituents from development.
- Competing market pressures for residential development have led to loss of commercial floor space in centres, particularly Bondi Junction Strategic Centre.
- There are community concerns about how tourism is managed.
- Maintaining diversity of retail offerings to serve local needs.



INFRASTRUCTURE AND COLLABORATION

A COLLABORATIVE CITY

- This Direction is supported through each of the Planning Priorities outlined on this page

A CITY SUPPORTED BY INFRASTRUCTURE

1. Deliver public and active transport projects to achieve the 30 minute city
2. Facilitate urban design that optimises transport, freight and parking
3. Digitally manage infrastructure to ensure it is efficient, fit for purpose, and well maintained
4. Ensure the community is well serviced by crucial social and cultural infrastructure



PRODUCTIVITY

A WELL CONNECTED CITY

9. Support and grow Waverley's local economy with a focus on wellbeing, knowledge and innovation
10. Manage visitation sustainably to protect local amenity and enhance Waverley's natural and built environment

JOBS AND SKILLS FOR THE CITY

11. Facilitate Bondi Junction as a lively and engaging strategic centre with a mix of employment, entertainment and housing options



IMPLEMENTATION

IMPLEMENTATION

17. Provide transparency in the Planning Process



LIVEABILITY

A CITY FOR PEOPLE

5. Increase the sense of wellbeing in our urban environment

HOUSING THE CITY

6. Facilitate a range of housing opportunities in the right places to support and retain a diverse community

A CITY OF GREAT PLACES

7. Recognise and celebrate Waverley's unique place in the Australian contemporary cultural landscape
8. Connect people to inspiring and vibrant places, and provide easy access to shops, services, and public transport



SUSTAINABILITY

A CITY IN ITS LANDSCAPE

12. Conserve our water resources and protect our coasts and beaches
13. Protect and grow our areas of biodiversity and connect people to nature

AN EFFICIENT CITY

14. Achieve net zero carbon emissions in the built environment
15. Achieve zero waste in the built environment

A RESILIENT CITY

16. Plan for and manage our assets and urban environment, and grow our community to adapt and be resilient to a changing climate

Managing Change

Very little change is required to Waverley's current planning controls to accommodate our future housing needs, as additional housing can be largely accommodated through infill development. Waverley has prepared the draft Waverley Local Housing Strategy that outlines this position in greater detail.¹ Waverley's draft Village Centres Strategy demonstrates that our centres are vibrant and have a strong existing character that should be maintained and enhanced.

Our key focus areas moving forwards are to increase the sustainability of our centres and residential areas, to improve public and active transport options within our area, to improve the amenity in these areas for people and our wildlife, and to ensure that people have opportunities to access employment within 30 minutes from their home.

Waverley has a job target for Bondi Junction, which will require changes to the planning controls to achieve. Increased job capacity throughout the LGA can be achieved through:

- a minimum non-residential FSR throughout Bondi Junction
- increased employment floorspace ratios across all village centres.

Council has already submitted the *Bondi Junction Strategic Centre Protecting and Promoting Commercial Floorspace Planning Proposal* which seeks to implement a minimum non-residential FSR throughout Bondi Junction Strategic Centre.

Waverley is an area that has easy access to great places, a range of employment opportunities, and goods and services, and is close to spectacular beaches, open space and recreation facilities. As Waverley is such an attractive place to live and work, there will always be pressure to redevelop areas, which will continue to come to Council for assessment in the form of Planning Proposals that seek to change the development controls or provisions for potential sites. To provide transparency in how Council will assess these Proposals, these pages document the local principles that will be applied in all assessments.

1. The Waverley Local Housing Strategy is required to be submitted and approved by the Department of Planning, Industry and Environment.

Planning Proposals

Waverley is required by planning legislation to accept and assess Planning Proposals from land owners and proponents seeking changes to the planning controls. The LEP has been developed with the community and it represents their view on how the area should develop. Therefore Planning Proposals are more likely to be supported in circumstances where there is a demonstrable public benefit that wouldn't have been delivered under the existing controls. In some cases, these Planning Proposals may have merit and contribute to targets by increasing capacity through a change in building height or permissible floor space on the site, particularly where the proposal is for a strategically valuable use and there is a desirable public and urban design outcome. Any changes to the planning controls should enable an acceptable built form that responds to its surrounding context and achieves a strategic aim.

Planning Proposals can create public benefits such as publicly accessible open space, social and cultural spaces, significant tree canopy, affordable rental housing and other identified infrastructure needs. Planning proposals that simply seek additional residential density above the current controls will have challenges in demonstrating their strategic merit, as they are not necessary to achieve the housing targets and the planning priorities of this Local Strategic Planning Statement.

However to encourage the provision of employment floorspace, Planning Proposals that are for commercial uses only will be exempt from these principles.

Planning Proposals for additional development capacity through 'spot rezoning' must have strategic merit and site-specific merit. The following 'principles for change' (Figure 6) provide a local merits test to guide the Council and Local Planning Panel in the consideration of, and consistent decision-making about, planning proposals in the local area. Planning Proposals will need to address the principles for change in accordance with section 3.33 of the *Environmental Planning & Assessment Act 1979*.

The principles do not aim to replace the merits test included in the NSW Department of Planning, Industry and Environment's *Guide to Preparing*

Principles for change

The local strategic principles for change are:

- Proposals should be consistent with the Greater Sydney Region Plan and Eastern City District Plan.
- Proposals for sites in Bondi Junction Strategic Centre should be consistent with the objectives for the centre in the Eastern City District Plan and in this Local Strategic Planning Statement.
- Proposals should be consistent with the relevant directions, objectives and actions of the Waverley Community Strategic Plan.
- Aims of the Waverley Local Environmental Plan.
- Proposals should be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement.
- Proposals should be consistent with the relevant priorities, objectives and actions of any relevant strategies. A list of strategies is available at the end of this document.
- Proposals should support the strategic objectives in Council's adopted strategies and action plans.
- Proposals should not compromise non-residential development to meet employment targets for Bondi Junction Strategic Centre.
- Proposals which seek to respond to a significant investment in infrastructure should be considered in a wider strategic context with other sites. This may include, but is not limited to, consideration of other infrastructure demand and provision, appropriate distribution of development potential across an area, value capture for public benefit and infrastructure delivery, and the orderly sequencing of development.
- Proposals should give consideration to strategically valuable land uses that are under-provided by the market, such as but not limited to hotels, cultural space (including performance and production space), medical and health-related uses, education uses and childcare centres, and urban services such as mechanics and bulky goods retailers, and have regard to the appropriateness of the use for the context.

The local site-specific principles for change are:

- Proposals should locate development within reasonable walking distance of public transport that has capacity (assuming development capacity will be delivered) and is frequent and reliable.
- Proposals should meet high sustainability standards, improve urban resilience, and mitigate negative externalities. Proposals can satisfy these high standards by committing all development on the subject site to achieve a 5+ Green Star rating with the Green Building Council of Australia, or a Core Green Building Certification or Zero Carbon Certification with the Living Futures Institute of Australia, or equivalent.
- Proposals should include an amount and type of non-residential floor space appropriate to the site's strategic location and proximity to, or location within, a centre or activity street.
- Proposals should create demonstrable public benefit.
- Proposals should be supported by an infrastructure assessment and demonstrate any demand for infrastructure generated can be satisfied, assuming existing development capacity in the area will be delivered.
- Proposals should make a positive contribution to the built environment and result in an overall better urban design outcome than existing planning controls.
- Proposals should result in high amenity for occupants or users.
- Proposals should optimise the provision and improvement of public space and public connections.



INFRASTRUCTURE AND COLLABORATION

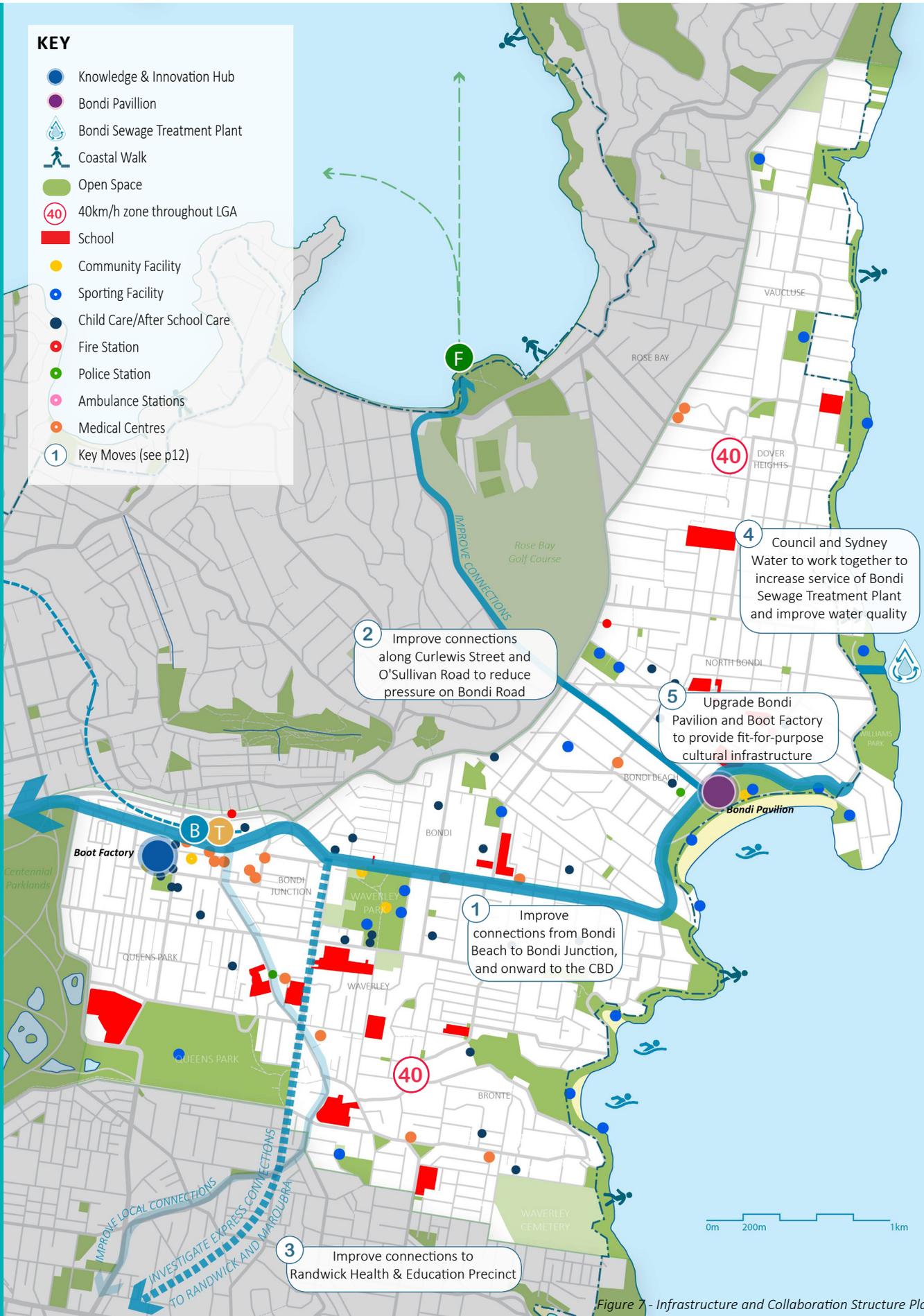


Figure 7 - Infrastructure and Collaboration Structure Plan

Waverley has state-of-the-art infrastructure that is fit for purpose, well connected, sustainably managed, locally responsive, and supports our vibrant community, and visitors.

Our Infrastructure Vision for 2036

Waverley is well supported by world-class social and cultural infrastructure and is well serviced by user-focused integrated transport options. Waverley Council is a leader in sustainable asset management and procurement, and our local infrastructure is designed to be connected, adaptive and resilient in a changing climate.

The community has access to renewable energy sources via solar or community microgrids, and works together to minimise the collective impact of waste and resource consumption.

The Context Now

Waverley has the highest population densities in Australia, after the City of Sydney. This is, and should continue to be, supported by high frequency public transport, and quality walking and cycling infrastructure.

In addition to key transport infrastructure, our area has important social and cultural infrastructure that supports our community, as well as visitors. This includes facilities for events, health and community services, and childcare facilities.

As Waverley's population is increasing, it is crucial that these key services, facilities and transport connections are maintained and continue to keep up with changing demands.

Waverley has a much higher mode share of walking, cycling and public transport than Greater Sydney. Only half of all trips in Waverley are made by car, compared to two-thirds in the rest of Sydney. A third of all our trips are on foot.

Waverley's streetscapes are finely grained with a variety of local villages and neighbourhoods, making it appealing and convenient to walk.

Public transport is also well utilised with bus routes crossing throughout the Waverley area and beyond. The Bondi Junction bus and rail interchange accommodates 86,500 passengers a day, totalling 30 million passengers a year. Nine out of ten residents have said they would consider switching car travel to other transport if more options were available.

To help improve safety in the Waverley area, and to encourage increased active transport, Council is gradually changing the speed limit across the LGA to 40km/h.



Figure 8 - Seating at Bondi Beach



Figure 9 - Waverley Library



Figure 10 - The Boot Factory

This direction is supported through each of the Planning Priorities

A city that functions effectively and efficiently relies heavily on collaboration across a number of different agencies. Waverley Council has a number of working relationships which serve the community including working collaboratively with neighbouring councils on urban planning policy, environmental management and sustainability.

A number of our key initiatives involve collaboration between Council, State agencies, community groups, private landowners, and other stakeholders. An example is the Building Futures program that involves improving the environmental performance of strata residential buildings across the LGA. Other initiatives that are led by Council's Sustainability team often involve the team working with a range of stakeholders to achieve improved outcomes for our community and environment.

Council is also looking for ways to better engage with the community, and has prepared a Community Engagement Strategy to inform the community about ways to engage with Council on various projects. In addition, to help improve the transparency of the planning system, Council has prepared a Community Participation Plan to outline ways to engage with Council specifically around planning issues.

As collaboration is a requirement to achieving many contemporary urban outcomes, the actions associated with this Direction are allocated to the relevant Planning Priority.

For many issues which have regional impact, Council is collaborating with both Woollahra and Randwick Councils. These projects include working collaboratively with:

- Woollahra and Randwick Councils, and TfNSW to deliver a co-designed principal bicycle network.
- Woollahra Council in preparing the Village Centres Strategy (VCS) for the shared centres along Old South Head Road.
- Woollahra and Randwick Councils to prepare a regional approach and solutions to Affordable Housing.
- Woollahra and Randwick Councils to prepare a joint Open Ocean Coastal Management Program under the Coastal Management Act 2016.
- Neighbouring councils to investigate potential locations for a new public high school to service the Eastern Suburbs.

Throughout the LSPS, there are a number of Planning Priorities and Actions which require significant input from and collaboration with state agencies to achieve. These include working with:

- TfNSW to deliver the City-Serving Transit Corridors.
- TfNSW, Sydney Trains and private landowners to deliver upgrades to the Bondi Junction Transport Interchange.
- Department of Education to investigate potential locations for a new public high school to service the Eastern Suburbs.
- Department of Planning, Industry and Environment to deliver a mechanism to implement increased environmental targets.



Figure 11 - Macpherson Street Neighbourhood Centre

PLANNING PRIORITY 1

Deliver public and active transport projects to achieve the 30-minute city

This Planning Priority gives effect to

Greater Sydney Region Plan

D1: A city supported by infrastructure

D2: A collaborative city

Eastern City District Plan

E1: Planning for a city supported by infrastructure

E2: Working through collaboration

Other relevant Council Policies, Plans and Studies

Waverley’s People, Movement and Places

Waverley Bike Plan

Waverley LGA is supported by its network of transport, social and cultural infrastructure ranging in quality from ageing to state-of-the-art. With our large population of residents, workers and visitors, it is crucial that this key infrastructure is adequately resourced and managed to support the efficient working of our area.

Bondi Junction Transport Interchange accommodates 86,500 passengers a day or 30 million a year. The Interchange is poorly designed, difficult to access and navigate and dangerous for pedestrians. In 2018, on average 13,000 commuters in the morning depart Bondi Junction Station to travel into the city, and 5,700 arrive to work in Bondi Junction or travel onward to the beaches or other destinations. The bus network moving through the Interchange sees a patronage of 17,740 passengers in the 3 hour morning peak. From the Bondi Junction Transport Interchange, bus routes connect to key destinations across the Eastern District including Randwick Health and Education Precinct, Sydney’s Eastern Beaches, Sydney Airport, Eastgardens-Maroubra Strategic Centre, and Burwood. Recent changes saw some

pressures on key bus routes softened after an increase in services. Route 333 which connects the Sydney CBD with Bondi Beach is scheduled to depart every 3 minutes in peak times, every 6 minutes outside of peak or every 10 minutes through the night. Traffic constraints and overcrowding at peak travel periods continue to cause significant delays and wait times for passengers.

Our area is well serviced by a number of libraries, community centres and hospitals including Prince of Wales, St Vincent’s, Bondi Junction and the War Memorial Hospitals, as well as a concentration of health related businesses and services located in the Bondi Junction Strategic Centre. In addition to this social and cultural infrastructure, our area has access to a number of world-class open spaces, or ‘green infrastructure,’ that allow people to both connect with nature, enjoy active and passive recreation activities, and to support healthier lifestyles. Green infrastructure is discussed further in Planning Priority 5.

With recent population growth across Sydney, and more locally in Bondi Junction, it is important that Council continues to monitor and manage the capacity and quality of our infrastructure to ensure that our community is well serviced and supported.

The 30 minute city

The 30 minute city is a driving force behind the three cities vision developed by the NSW Government for Greater Sydney. It describes ‘three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places’ (Region Plan). Waverley Council is supportive of this vision as it aligns with our own adopted integrated transport plan, *Waverley’s People, Movement and Places* (PMP). Both plans encompass a vision for how we travel that prioritises people, is sustainable and encourages public transport, and supports better places and local planning.

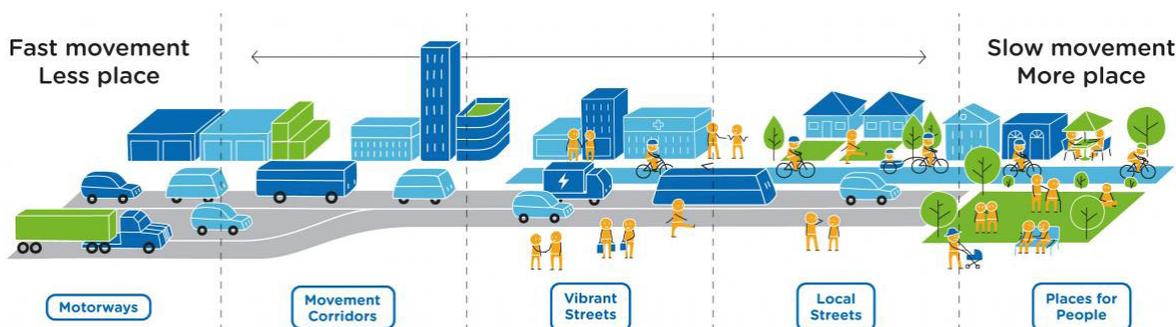


Figure 12 - Movement and Place Framework, TfNSW

PMP puts people at the centre of how we plan for transport and places by setting a clear hierarchy that puts people first as pedestrians and cyclists, then public transport and places private vehicles last. This hierarchy has already informed changes to our planning controls and policies informing Council's public domain works. The PMP outlines 12 signature projects for Council to focus funding, advocacy and delivery on, which will help Waverley to deliver the 30 minute city for residents, workers and visitors alike. Council's vision to support the 30 minute city also includes collaborating with state agencies to improve bus services and connectivity between centres including along Bondi Road, Old South Head Road, Carrington Road, and between Bondi Beach and Rose Bay.

Whilst Bondi Junction Strategic Centre is currently accessible from everywhere in Waverley within 30 minutes at peak times, routes 380 and 333 can often take up to 30 minutes to travel from Bondi Beach to Bondi Junction along the congested Bondi Road.

For the vision of the 30 minute city to truly be achieved, Council needs to collaborate with state agencies to deliver structural and service changes and more residents to mode shift to public transport to reduce congestion between major destinations and the Interchange, so that passengers can more efficiently travel onwards to the Sydney CBD. Waverley residents already drive much less than average, with only half of our trips made by car compared to two-thirds for Greater Sydney.

Council has four key major roads that are frequently congested, and cause both air and noise pollution to the surrounding areas. These are Old South Head

Road, Bondi Road, Bronte Road and Carrington Road. Whilst these corridors are great transit connectors within our area, they can be at times unpleasant places for people.

Council is working with the NSW Government to improve the amenity and safety along these key corridors. Each corridor is comprised of a mix of Movement Corridor and Vibrant Street as per the Movement and Place Framework set out by the NSW Government (see Figure 12).

To assist in reducing traffic loads, Council will also endeavour to work with key institutions to encourage flexible work or study hours.

Bondi Junction Transport Interchange

Nearly half of the journeys to work in Bondi Junction are made by bus or train. If we are to encourage increased patronage of the Interchange, then improvements to the safety, wayfinding and accessibility are required. One of the important signature projects from the PMP is the major upgrade of the Bondi Junction Transport Interchange. This project involves collaboration with a number of state agencies and land owners to deliver an improved design that safely and clearly links passengers directly to Oxford Street mall, and improves safety for commuters on the roads around the Interchange.

Increasing the accessibility and patronage of Bondi Junction Transport Interchange is crucial to reducing the current congestion and minimising ongoing congestion within Bondi Junction and in surrounding areas such as Queens Park.



Figure 13 - Artist impression of improved access to Bondi Junction bus/rail Interchange. Impression is indicative only.

Figure 14 - Bondi Road City-Serving Corridor



City-Serving Corridors

Waverley Council has identified two key City-Serving Corridors - Bondi Road and Randwick to Bondi Junction - that require urgent attention to address congestion, particularly for the purposes of being able to facilitate the movement of buses along these corridors. Council is working with the NSW Government to address the congestion issues, and to find solutions which might involve changing the road conditions to improve the efficiency of bus travel along these corridors. This will require a balance between ensuring the commercial viability of retail, improving pedestrian amenity, and the need to increase public transport accessibility.

To impact change along these corridors will require mode shifts from private vehicle to public or active transport, which is continuously becoming a more desirable choice with on-demand buses from home to Bondi Junction or Rose Bay Ferry Terminal, and a planned network of separated cycleways.

Randwick to Bondi Junction City-serving Corridor

There are two main routes between Bondi Junction and Randwick: Bronte Road and Carrington Road. The winding Bronte Road is currently the main route along which most bus services travel, and has a number of stops in key centres such as Bronte Road (in Bondi Junction) and Charing Cross before arriving in Randwick. The current situation of car parking, bus stops, and congestion along Bronte Road significantly impacts upon the amenity of both of these centres.

Carrington Road more directly connects Bondi Junction to Randwick, and circumnavigates the two village centres. This road is a 'Movement Corridor' under the TfNSW Movement and Place Framework. As a longer term vision, the investigation of shifting traffic onto Carrington Road and away from Bronte Road would ideally improve conditions along Bronte Road for optimised public transport and active transport movement. The 400 bus route which currently services these areas is the busiest bus route in Sydney. These changes would support Bronte Road to have better public transport capacity and remain a 'Vibrant Street'.

Bondi Road City-Serving Corridor

Bondi Road corridor is a major destination in its own right and is investigated as part of the Village Centres Strategy. The current service level of 17 buses per hour (every 3.5 minutes) is not considered high frequency by international standards. Changes to the traffic signals could potentially increase service levels to 40 buses an hour. Bus prioritisation along this route is key to improving accessibility to Bondi Beach. In the immediate future a move towards managed traffic lanes (part time bus lanes) would be beneficial. A longer term solution such as a Bus Rapid Transit system implemented by the NSW Government would serve a greater number of passengers. For this to be a successful solution 50% of car based commuters would also need to mode shift to public transport. This road is a 'Vibrant Place' under the Movement and Place Framework.

Cycle Ways

To encourage sustainability and healthy living Council will support active transport (walking and cycling) through providing increased end-of-trip facilities, safe cycle routes, and improved wayfinding between key public transport nodes and a passenger’s final destination otherwise known as the ‘last-mile’. The PMP also outlines a demand for an increase in bicycle parking bays at the Interchange, which would help to increase the catchment area of the Interchange. TfNSW have also begun to trial on-demand bus services to help link areas of the LGA that are less well serviced by public transport to either the Rose Bay Ferry Terminal or to the Interchange.

The NSW Government has prepared the Principal Bicycle Network, to coordinate the delivery of bike lanes across Greater Sydney, to ensure that routes across Council boundaries align and create the most direct path of travel.

Council is working with neighbouring councils and state agencies to deliver an improved cycle network which will better connect our area to the Sydney CBD and other key destinations via safe routes. This includes a number of separated cycleways:

- Throughout Bondi Junction
- Darley Road
- Curlewis Street to Rose Bay
- Old South Head Road to Bondi Junction
- Henrietta Street
- Bondi Junction to Centennial Parklands along Moore Park Road

Policy Spotlight

Waverley’s People, Movement and Places

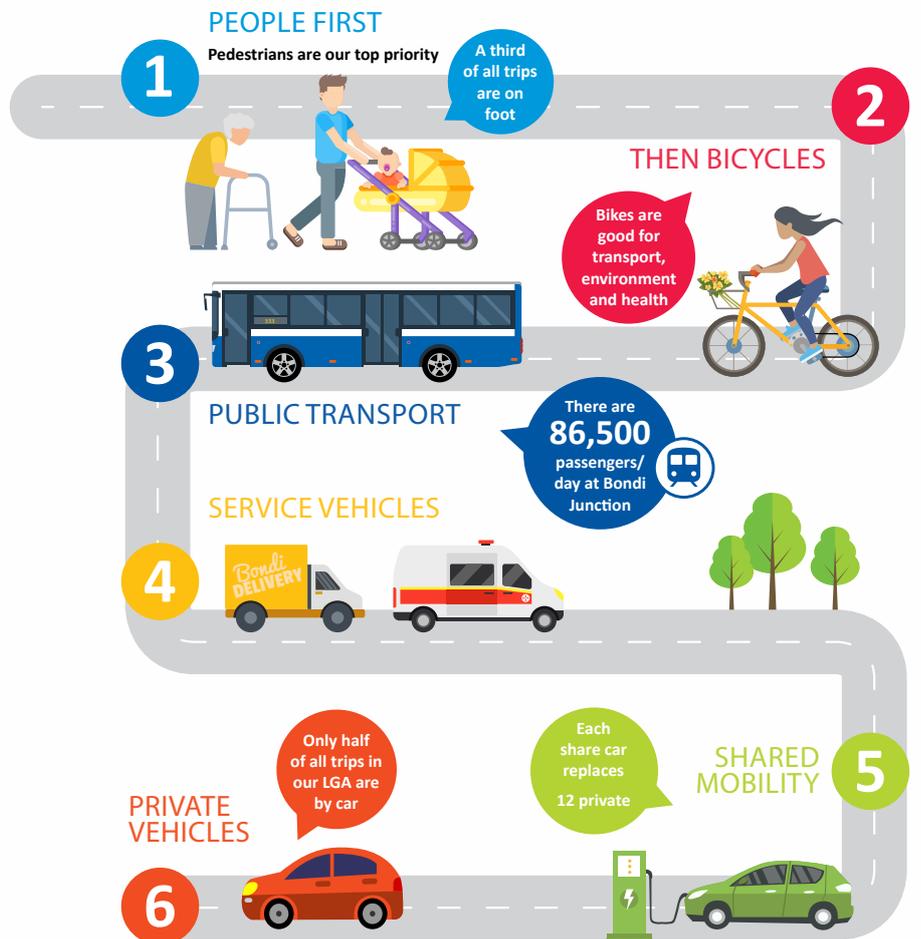
Figure 15 - People, Movement and Places Hierarchy

Waverley’s People, Movement and Places (PMP) is Council’s strategic transport strategy that outlines 12 Priority Projects to improve transport around the Waverley area. These Priority Projects are outlined in more detail in the PMP document available on Council’s website.

The basis of the strategy is that Council has identified a transport hierarchy, which puts people first, and private vehicles last, to improve street and place design, as well as encourage people to use active (walking and cycling) or public transport for trips around the LGA.

The PMP has already influenced our development controls with a zero minimum car parking rate, and a reduced maximum car parking rate. If a development is providing car parking, we also require that electric vehicle charging facilities be included in the car parking area, to support the transition to electric vehicles.

Other actions and a number of the Priority Projects are already underway.



Potential Principal Bicycle Network

Figure 16 - Potential Principal Bicycle Network



Public Transport Routes

Figure 17 - Public Transport



Planning Principles

- Collaborate with State Transit Agencies and relevant stakeholders to deliver outcomes
- Improve public and active transport connections between centres
- Implement Priority Projects from Waverley's People, Movement and Places integrated transport strategy
- Encourage mode-shift from private vehicles to active and public transport to decrease congestion
- Encourage larger organisations to allow flexible work or study hours to reduce peak hour congestion

Actions	Timing	Action	Agency
1 Work with the NSW Government and private landowners to deliver upgrades to the Bondi Junction Transport Interchange, including public artworks and amenity improvements.	M L	Project	W S P
2 Work with the NSW Government and private landowners to allow the reinstatement of the direct access tunnel between the station and Oxford Street Mall	M L	Project	W S P
3 Investigate and report on traffic and public transport improvement options for Bondi Road and Carrington Road City Serving Transport Corridors and Curlewis Street corridor	S M	Project	W S
4 Work with the NSW Government to deliver a co-designed principal bicycle network, including separated cycleways	M O	Project	W S C
5 Work with the NSW Government to implement the transport hierarchy from <i>Waverley's People, Movement and Places</i> to prioritise pedestrians and cyclists followed by public transport, and have regard to the Place and Movement framework prepared by TfNSW	S O	Project	W S
6 Identify key projects and opportunities to optimise public and active transport connections and accessibility between centres	M	Project	W S
7 Ensure any changes to development controls are aligned to and delivered with NSW Government transport plans and projects	S M	Plan	W S
8 Encourage more people in the community to travel by active transport, and promote new and flexible ways of working to improve the performance of the transport and road network	O	Project	W C
9 Improve walkability throughout Waverley with a 'walking strategy' that identifies key walking routes with greater amenity, and prioritise public domain upgrades and canopy tree planting to these routes	S	Plan	W
10 Ensure land that provides critical transport infrastructure can continue to support efficient public transport services	S	Plan	W
11 Work with NSW Government to support and implement travel behaviour change programs to help manage demand on the transport network, including by requiring new developments and businesses operating in key precincts to develop and implement green travel plans to encourage the use of sustainable transport choices.	S O	Project	W S
12 Review infrastructure contributions and other funding mechanisms to ensure that development contributes to the funding of new and upgraded critical infrastructure including stormwater, sewage treatment, and the undergrounding of powerlines	S	Plan	W

PLANNING PRIORITY 2

Facilitate urban design that optimises transport, freight and parking

This Planning Priority gives effect to

Greater Sydney Region Plan

D1: A city supported by infrastructure
D2: A collaborative city

Eastern City District Plan

E1: Planning for a city supported by infrastructure
E2: Working through collaboration

Other relevant Council Policies, Plans and Studies

Waverley's People, Movement and Places
Smart City Transport and Parking Initiative

Changes in private transport, freight and logistics

Major transformations are taking place across the world in the way we travel and live. From increasing popularity of electric, hybrid and hydrogen fuel cell vehicles (EVs), to car share service providers such as GoGet and Car Next Door, and ride-share providers such as Uber, eBike and eScooters, the way people are choosing to move around Waverley is changing. In addition, more and more people are choosing to purchase goods and groceries online, which requires increased movements of delivery vehicles in both centres and neighbourhood streets, which can lead to unsafe traffic conditions and increased congestion.

Waverley is leading in the management of these changes by taking action to prepare for and accelerate the adoption of EV technologies, and to better manage our kerbside to reduce conflict and congestion in our centres. Council aims to encourage people to mode shift from privately owned vehicles and single-occupant trips, towards more environmentally sustainable ride-sharing, active travel and a shared vehicle economy.

Electric, hybrid and shared vehicles

Council has already implemented some changes in the requirements for developments to include car share spaces to minimise private vehicle ownership, and charging points for EVs. As part of the Regional Environment Program, initiatives to further support public charging points for EVs are underway, with the vision for all key centres and public places to have access to a charging point.

Freight and servicing delivery

Freight and servicing delivery and loading in the 'last-mile' is a key issue that Waverley Council faces with regard to street safety and congestion. Council will investigate options for freight terminals in larger centres and delivery of goods from these terminals via bicycle/motorbike, and encourage more recipients to collect their goods directly from these terminals rather than home delivery. Other considerations may include how developments in centres may provide space for deliveries, the siting of loading docks, and how more freight movements can take place outside of peak hours. For busier neighbourhood streets, additional loading zones may be investigated to reduce conflict of vehicles.

Smart City Transport and Parking

Council is currently planning for changing transport patterns through the 'Smart City Transport and Parking' project. Waverley Council, in partnership with TfNSW, University of NSW, and private transport operators, will build and test integrated mobility data to improve customers' user experience; manage kerbside allocation in congested areas; and integrate transport options and coordinate the growing number of transport providers. Transport modes include private vehicles, public transport, ride share, and share bikes and scooters. By providing leadership and data, Council can encourage an accessible alternative to a private car journey and can have a positive impact upon road congestion, safety and parking constraints.



Figure 18 - Electric Vehicles

Planning Principles

- Collaborate with stakeholders to increase and facilitate 'last mile' transport options
- Encourage mode-shift from private vehicles to active and public transport to decrease congestion
- Facilitate safe and efficient freight delivery, particularly within centres
- Prioritise pedestrian and cyclist safety when planning for freight delivery
- Minimise land use and amenity conflicts of freight

Actions

		Timing	Action	Agency
1	Complete and implement the Smart City Transport and Parking Initiative	S O	Project	W P
2	Investigate freight delivery constraints around the LGA, and prepare a plan for increased and safe movements, particularly in centres	M	Plan	W
3	Work with the NSW Government to review viability of freight terminals or drop off zones, potential locations and compatibility to establish a framework for implementation	M	Plan	W S

Figure 19 - Freight Loading Zone



PLANNING PRIORITY 3

Digitally manage infrastructure to ensure it is efficient, fit for purpose, and well maintained

This Planning Priority gives effect to

Greater Sydney Region Plan

D1: A city supported by infrastructure
D2: A collaborative city

Eastern City District Plan

E1: Planning for a city supported by infrastructure
E2: Working through collaboration

Other relevant Council Policies, Plans and Studies

Waverley's People, Movement and Places
Smart Waverley Strategy

Fast changing technologies around the world are opening opportunities for us to better manage and measure the way we use and manage services and infrastructure. Initiatives relating to smart technology are being implemented across Australia, in public spaces and the private domain by a range of partnerships involving community, government and private partners all with a single focus of making life easier and more connected.

As outlined in the Federal Government Smart Cities Plan (2016), smart technology for the community will lead to better utilisation of infrastructure, energy efficiency, service delivery improvements, and better benchmarking of community performance. Waverley is already in a strong position, having delivered a range of specific Smart City related projects.

Waverley Council recognises the future is increasingly digital, and is committed to meeting the needs of the community. Council has prepared the *Smart Waverley Strategy 2023 (SWS)*, which is designed to transition Waverley into the future of smart technology.

A Smart City relies on the integration of smart technology with our existing frameworks for management. It will represent a step forward for the entire community, creating a more seamless experience with access to information, enhanced service delivery and transparency for customers and staff, sustainability in how we manage our assets, physical improvements to public spaces, and even job growth in relation to innovation.

The strategy specifically outlines a number of actions focused on three groups of initiatives:

1. Initiatives that have already been delivered but require integration of systems or data.
2. Initiatives planned in the CSP and other adopted strategies.
3. New initiatives that align with a range of community needs from education and sustainability to online services and transport.

An example of how smart technology might be implemented is to use sensors or a user service to monitor household waste, and reduce the number of waste truck service movements. This would result in more efficient truck operations to reduce congestion, to minimise the consumption of fuel and the production of greenhouse gases, and help to improve the amenity of the area.

Planning Principles

- Digitally monitor assets to minimise resource usage, and optimise services and infrastructure provision
- Optimise infrastructure in centres and along strategic transport corridors

Actions	Timing	Action	Agency
1 Integrate sensor technology in sports fields and open spaces to better manage water resources	M	Project	W
2 Install smart lighting in public domain infrastructure and Council assets	M	Project	W
3 Improve Council's waste services with a waste management system that integrates public, private and illegal waste, and optimises waste collection	M O	Project	W
4 Undertake a review of Council's technical manuals and processes to ensure the public domain and roadways are designed to be resilient to a changing climate, and have design excellence	S	Plan	W
5 Investigate and implement new funding streams to deliver infrastructure	S O	Ops.	W
6 Identify barriers to decentralised utilities, and investigate opportunities for public and private partnerships	M O	Plan	W
7 Review the planning framework to find opportunities to enable and prepare for rapid changes in the urban environment created by changing technologies	S O	Plan	W

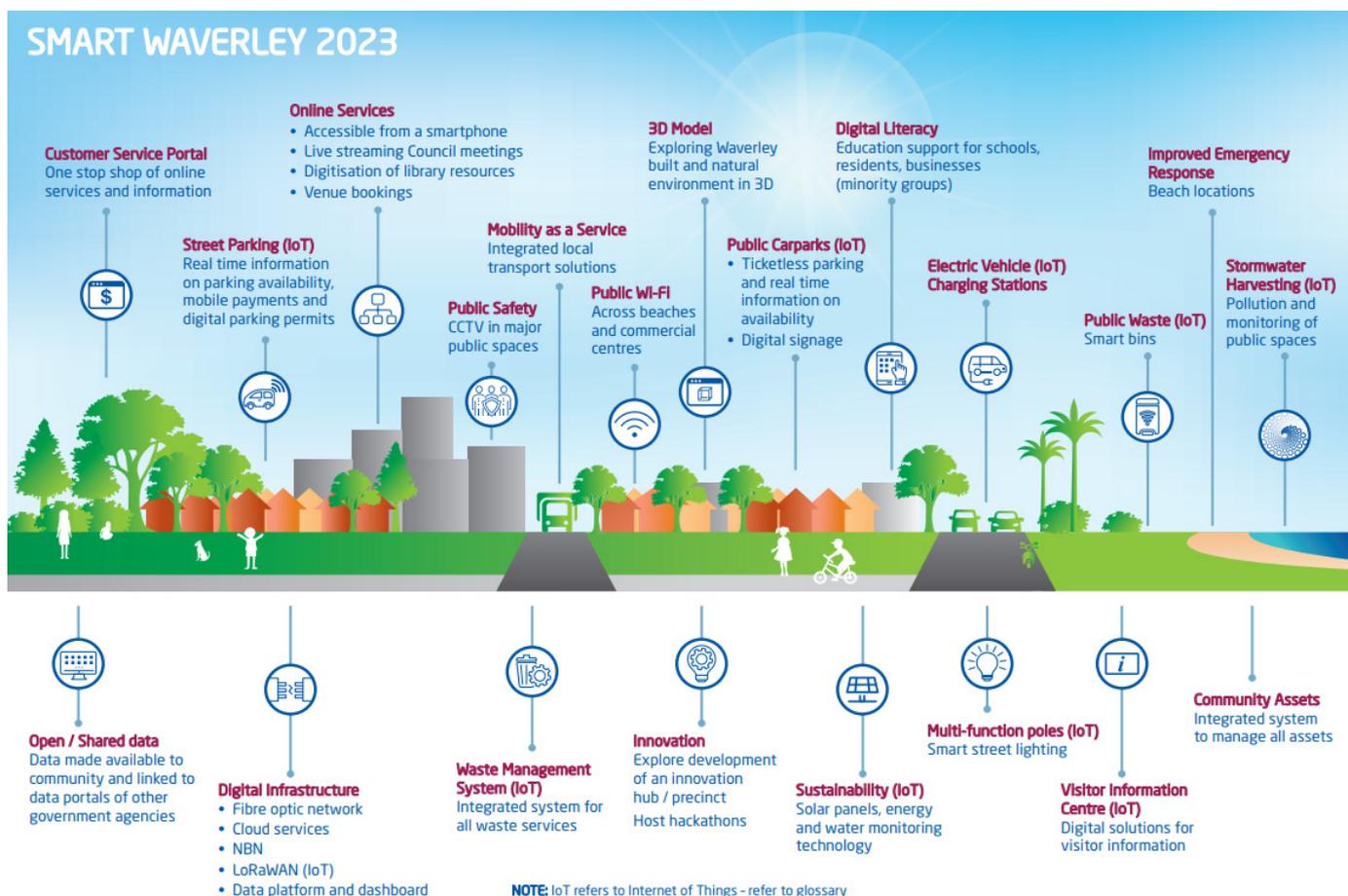


Figure 20 - Smart Waverley 2023

PLANNING PRIORITY 4

Ensure the community is well serviced by crucial social and cultural infrastructure

This Planning Priority gives effect to

Greater Sydney Region Plan

D1: A city supported by infrastructure

D3: A city for people

Eastern City District Plan

E3: Providing Services and social infrastructure to meet peoples changing needs

E4: Fostering healthy, creative, culturally rich and socially connected communities

Other relevant Council Policies, Plans and Studies

Plans of Management

Guidelines for Development

Our social and cultural infrastructure provides crucial services that support and enhance our community, such as schools, libraries, churches, community centres and halls, hospitals, and cultural facilities including the Boot Factory and the Bondi Pavilion. These spaces are important not only for the various services that they provide, but also for the accessible spaces that many of them offer to hire, to congregate and to connect.

Whilst Waverley Council provides a number of services for the community, not all of this infrastructure is owned or managed by Council. To gain an improved understanding of the current services provided, their reach and uptake, and where there is potential for improvement or to fill current service gaps, Council is preparing a Social Sustainability Strategy. The Social Sustainability Strategy will also provide input into how Council will provide for development in the right places, by identifying what infrastructure is needed and where.

Waverley has an ageing population, which places additional pressures on the existing infrastructure related to ageing in place, access to support facilities, and social wellbeing.

Community feedback indicates that older people are concerned about a significant shortfall for affordable & adaptable housing as well as appropriate facilities for seniors to support social interaction and connections with a range of locally available community services and activities

The demand for social and affordable housing options for Waverley residents continues to outstrip supply and Council is exploring options to expand affordable housing provision.

Recent population increases, particularly of families with young children have resulted in greater demand for family friendly places and spaces as well as access to a mix of educational facilities including our public schools. A growing population may require additional secondary education facilities, whether through an upgraded campus, a new facility or through satellite education hubs. Council will continue to work collaboratively with relevant stakeholders to monitor and assess emerging demand/supply patterns. Costs associated with acquiring land make development undertaken by Council prohibitive, and challenges are associated with encouraging private operators (health/seniors) to continue to operate in the area.

When Waverley Council moved to the Standard Instrument LEP, Council chose to retain all land zoned 'SP2 – Infrastructure' for the purposes of retaining these crucial pieces of infrastructure in our area. This has meant that despite increasing pressures for residential development, Council has largely been able to protect these facilities for the community. Council will seek to retain and protect existing social infrastructure uses, and will not allow the deterioration of this land to other uses preferred by the current market such as residential, or tourist and visitor accommodation.

Council is currently undertaking a number of projects involving upgrades to its community facilities including:

- Bondi Pavilion Upgrade Project – upgrade the building fabric and improve the provision of services.
- Bondi Junction Library and Library Plan.
- The Boot Factory Project, and the development of a Knowledge and Innovation Hub.
- Updates to Plans of Management.
- Open Space and Recreation Strategy.

Council currently collects development contributions to fund critical infrastructure. Council is limited in what it is able to levy off development, and will require other innovative funding sources to help deliver the range of upgrades and improvements required to adequately service our growing community.

The Open Space and Recreation Strategy identifies opportunities for sharing public infrastructure between private owners such as schools and the general public. Council will continue to identify and prioritise opportunities to co-locate related services and infrastructure.

Planning Principles

- Collaborate with NSW Government, neighbouring Councils and local community to retain and grow social infrastructure
- Collaborate to achieve adaptive approaches to sharing infrastructure
- Optimise the use of social infrastructure to support the changing needs of the community
- Protect and support Council's public and community facilities such as libraries, community centres, arts and cultural centres

Actions	Timing	Action	Agency
1 Prepare and implement the Social Sustainability Strategy	S	Plan	W
2 Prepare and implement the Open Space and Recreation Strategy	S	Plan	W
3 Continue to work with community partners to monitor and assess projected future demand for education facilities, including for a new high school in the Eastern Suburbs and facilitate good access to multi purpose family & community hubs.	S	Advocacy	W S C
4 Review and strengthen existing planning controls in the WLEP to continue to provide crucial social and cultural infrastructure for the area	S	Plan	W
5 Identify opportunities to adapt and share infrastructure between public and private owners through a joint Memorandum of Understanding	M	Ops.	W
6 Review planning controls to encourage co-location of health, education, social and community facilities both in Bondi Junction, and along strategic corridors	S	Plan	W
7 Work with state agencies to identify alternate funding mechanisms to fund local infrastructure	O	Advocacy	W
8 Investigate and implement planning mechanisms to identify and protect crucial cultural and social infrastructure for the community	M	Plan	W C



Figure 21 - Icebergs Swimming Pool

Waverley has a range of lively centres and open spaces that support our way of living, and places that celebrate our heritage and community.

Our Liveability Vision for 2036

Waverley LGA is a leader in inclusivity and liveability and celebrates the community's rich cultural heritage and diversity. Close to world-class beaches and open spaces, adequate facilities for active and passive recreation, and well supported by social infrastructure, there is a range of well-designed housing to accommodate our whole community.

Our commercial centres are prosperous and a focal point for activity, and our vibrant places and cultural venues are designed to enable easy and safe movement for all, and provide numerous opportunities to participate in arts and culture.

The Context Now

The population of Waverley is approximately 73,000 people.¹ Although the population growth of Waverley is lower than the rest of Greater Sydney, the proportion of children (age 5-19) and people age over 45 is projected to grow significantly in the coming years. These age cohorts require good access to schools, services and healthcare.

Waverley has a much higher proportion of 25 to 39 year olds than Greater Sydney and a lower proportion of school aged children.

The largest employment category of residents in Waverley is 'professionals' (39% compared to 26% in Sydney) followed by 'managers' (19.7% compared with 13.7% in Sydney). The largest industries where people work are in 'professional, scientific and technical services,' 'financial and insurance services' and 'health care and social assistance.'

Waverley has a high proportion of high income households (39%) compared to Greater Sydney (28.3%). There has recently been a decrease in low income households. This highlights that the trend of gentrification - losing low income households and attracting high income earners- is actively changing the population of Waverley. This process has ongoing social ramifications for our community.

The most common household types in Waverley are lone person (24.7%), followed by couple with children (23.8%) and then couple only (23.5%). Waverley has a higher proportion of lone person, group and non-classifiable households than Sydney, but a significantly lower proportion of couples with children.

Despite being marginally the most common household type, there has been a decrease in the proportion of lone person households. A recent increase in household size and decrease in lone person households reflects the need to rely on a larger household to afford housing.



Figure 23 - Bronte Beach



Figure 24 - Waverley Community Garden



Figure 25 - Tamarama Beach

1 All data sourced from ABS, 2016 Census.

DIRECTION: A CITY FOR PEOPLE

PLANNING PRIORITY 5

Increase the sense of wellbeing in our urban environment

This Planning Priority gives effect to

Greater Sydney Region Plan

D3: A city for people

D5: A city of great places

Eastern City District Plan

E4: Fostering healthy, creative, culturally rich and socially connected communities

E6: Creating and renewing great places and local centres, and respecting the District’s heritage

Other relevant Council Policies, Plans and Studies

Green Links Project

Complete Streets Project

Open Space and Recreation Strategy

Play Space Strategy

Plans of Management relating to open spaces

The Waverley community currently enjoys access to world famous beaches and world-class open spaces in which to participate in a range of recreation activities. Acquiring large areas of land for additional open space is cost prohibitive due to land prices and existing residential densities. Given the heavy visitation to these open spaces and facilities, our vision for the future is to ensure that we protect the quality of the open space that we have by finding ways to sustainably manage the plants, urban furniture, sports fields and facilities.

To assess the current state of our existing open space and facilities, Council is preparing an Open Space and Recreation Plan (OSRP). The OSRP will identify opportunities to maximise the use of public open space, and investigate ways to increase access to and sharing of existing private open space. It will also review sport and other recreation facilities and amenities in the LGA to assess the level of access, quality of facilities, and identify opportunities to provide upgrades.

The OSRP will be integrated with an Urban Greening Strategy that Council will prepare (see Planning Priority 16), to identify and set out a delivery plan for a network of green infrastructure connections across the LGA to contribute to the ‘Greater Sydney Green Grid.’ These connections will build on Council’s previous ‘Green Links’ project which aimed to promote active transport along specific routes particularly between Bondi Junction and Bondi, Tamarama and Bronte Beaches.

Our area is host to some small community gardens and weekly farmers markets at Bondi Junction and Bondi Beach that promote access to healthy fresh food. Local fresh food production is unlikely to occur on a commercial scale in the Waverley area due to the urban density and natural landscapes that are protected. Education programs about growing food on balconies have been run through the council and many community groups are quite active in this area.

To create greater resilience, Council may seek to undertake an Urban Food Strategy with surrounding councils to ensure our community has ongoing access to fresh food, either through food markets or through the promotion of backyard and rooftop farms.

Wellbeing is greatly influenced by the amenity of our urban areas, including air quality and noise. Air quality can be improved through tree planting and reduction of traffic. Noise pollution can be mitigated through vegetation as well as built form, as well as a reduction of traffic and minimising the incidence of non-compatible land uses. Planning Priority 1 outlines that Council will continue to encourage a mode-shift in transport from private vehicles to active and public transport. This will help to reduce traffic and noise pollution, as well as increase the wellbeing of our community. Council may investigate other means to reduce air and noise pollution in the future.

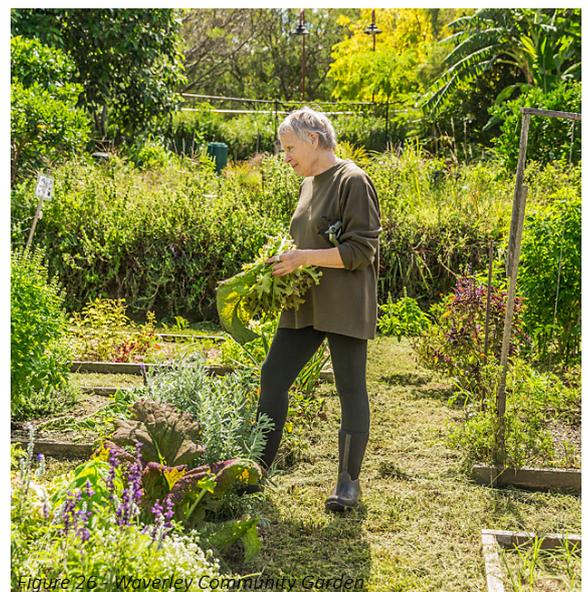


Figure 26: Waverley Community Garden

Planning Principles

- Promote opportunities for residents to increase the sense of wellbeing in high density environments
- Increase access to high-quality open space and recreation facilities to serve the needs of our local and visiting population
- Promote walking and cycling along key routes by improving amenity and safety
- Support healthy lifestyles and physical activity by increasing the amenity of, and facilities in, parks and open spaces
- Improve and increase access for all to parks, open spaces, and passive and active recreation facilities
- Retain, protect and improve the quality and capacity of parks, open spaces, sporting and recreational facilities to support a diversity of uses by the local community and visitors
- Ensure open spaces provide for a range of active and passive recreation activities

Actions	Timing	Action	Agency
1 Review planning controls to increase vegetation and canopy trees in new developments and public places	S	Plan	W
2 Implement opportunities to connect people to nature in the Open Space and Recreation Plan	S	Plan/Project	W
3 Identify and implement opportunities to improve walking and cycling connections to open spaces and popular destinations via the cycling and pedestrian network and the Green Grid	M	Project	W
4 Identify accessibility issues and improve accessibility to open spaces and recreation facilities, and upgrade play equipment to ensure all play equipment is universally accessible	S M	Project	W
5 Review planning controls and processes to increase public art in new developments and public places	S	Project	W
6 Assist in the implementation of the District Sport Facility Plans, currently being prepared by the Greater Sydney Commission	S	Project	W



Figure 27 - Waverley Green Walks



Figure 28 - Bondi Junction Village Markets

PLANNING PRIORITY 6

Facilitate a range of housing opportunities in the right places to support and retain a diverse community

This Planning Priority gives effect to

Greater Sydney Region Plan

D3: A city for people
D4: Housing the city
D5: A city of great places

Eastern City District Plan

E4: Fostering healthy, creative, culturally rich and socially connected communities
E5: Providing housing supply, choice and affordability with access to jobs, services and public transport
E6: Creating and renewing great places and local centres, and respecting the District's heritage

Other relevant Council Policies, Plans and Studies

Draft Local Housing Strategy

Housing to 2036

As outlined in Waverley's draft Local Housing Strategy, by 2036 we will need to cater for:

- A potential total population of 77,300 people (increase of 5,050 people from 2016).
- A dwelling requirement of 3,400 dwellings from 2016.
- Family with children households are expected to increase by 24%.
- Population aged over 65 years is expected to increase by 38%.

Future Role of Housing in Waverley

To provide an evidence base and address these issues in greater depth, Council is currently preparing a Local Housing Strategy (LHS) that will have sections relating to affordable housing. The strategy will be finalised in 2020. The principles in the strategy as described below will shape the future of housing in Waverley.

Housing Priority H1 Encourage a range of housing options to support and retain a diverse community

A current and future challenge for housing in Waverley will be to support social and cultural diversity through increasing housing diversity and choice. As more people are living in higher density developments, greater focus is needed to facilitate greater diversity and choice of housing that is fit-for-purpose and addresses the needs of specific groups.

Housing Priority H2 Manage housing growth sustainably and in the right location

Future housing should be located close to transport and access, social infrastructure and essential services, community and cultural services and open space and recreation.

Housing Priority H3 Increase the amount of affordable rental housing and social housing

Waverley has had a longstanding commitment to the provision of housing for those on very low to moderate incomes and this will be pursued into the future. This will require a collaborative approach with neighbouring Woollahra, Randwick and City of Sydney Councils, as well as continuing stakeholder relationships with community housing providers.

Housing Priority H4 Improve liveability, sustainability and accessibility through high quality residential design

Future housing should go above and beyond the minimum design and sustainability standards to ensure buildings are resilient and can be adapted for a range of needs.

Housing Priority H5 Ensure new development is consistent with desired future character

As the LGA continues to evolve, it is vital that the local character is enhanced, protected or maintained where appropriate.

What the evidence is telling us

Waverley is one of the most densely populated LGAs in Australia, with a diverse range of dwelling types of different architectural styles from detached dwellings by the beach, medium density townhouses and manor homes, to high-rise living in the Bondi Junction Strategic Centre. Over the last 100 years, Waverley has taken a significant share of dwelling growth, proportionate to the size of the area, across Sydney. In the least dense parts of the LGA such as Dover Heights, the population density of 42 people/ha places it in the top 5% of most dense SA2s in NSW (30th out of 576 SA2s). This reflects the skew of dwelling types towards apartments where they now make up 66% of housing stock in Waverley. There are limited opportunities for significant dwelling growth in the future given the existing density and limited 'low hanging fruit,' i.e. feasible and profitable sites left for redevelopment.

Initial consultation with State government agencies points to the need for further work on understanding

the capacity of local infrastructure for additional dwellings. Council will work with Transport for NSW to understand the capacity of the existing road network and Sydney Water to determine the capacity of the local water and wastewater systems. Future housing stock should cater to particular needs that are not currently being met by the market. Therefore, the planning system will need to intervene to ensure that the delivery of diverse and suitable housing can be facilitated. This housing includes adaptable and accessible housing, seniors housing and larger dwellings for downsizers and families with children. The range of demand points to the importance of a diverse range of housing options, such as design solutions that can cater to a range of physical needs and a variety of number of bedrooms.

Dwelling Capacity and Targets

The Eastern City District Plan identifies Waverley's 0-5 year housing target (to 2021) as 1,250 dwellings. This target has already been exceeded due to the amount of redevelopment undertaken in Bondi Junction Strategic Centre. Waverley Council is required to prepare a 6-10 (to 2026) year housing target in consultation with other councils in the Eastern City District, the Greater Sydney Commission and the Department of Planning, Industry and Environment. This topic is covered in greater detail in the draft Waverley Local Housing Strategy. The 0-5 year target was more than double the dwelling completions in the prior 20 years. The supply of dwellings during this period reflects the large-scale redevelopment of Bondi Junction and redevelopment of remnant large sites across the LGA. This was a unique spike in the number of dwelling completions that won't be repeated in the next 20 years, given that Bondi Junction is nearing capacity and there are no further large urban renewal type sites in the LGA. Therefore, the growth rate for the remainder of the 20 year period covered by the housing targets is lower than the initial 5 years.



Figure 29 - Terrace Housing in Waverley

Council has undertaken capacity analysis to demonstrate that there is capacity within the existing planning controls to provide an additional 3,400 dwellings across the LGA. This capacity analysis included a basic feasibility assessment whereby lots that were strata and company title, heritage items, small lot size, recently built or heavily capitalised were excluded from having any development potential in the next 20 years. Infill development is likely to continue to occur throughout the LGA, however there are no specific areas that are being suggested for additional uplift through revised controls. The draft Waverley Local Housing Strategy addresses this topic in more detail.

Housing Affordability

Housing affordability requires a coordinated approach across all levels of government, with significant intervention required by the State and Federal Governments to have any meaningful impact on addressing the issue holistically. Notwithstanding, Council does have a role in providing, subsidising and facilitating housing for all aspects of the housing continuum.

Waverley has a low proportion of social housing compared to other LGAs across Sydney. To this extent, the amount of social housing should be increased across the LGA. Council currently owns social housing that is allocated to older people on a very low income. It is supported by Government subsidies in partnership with community housing providers. Crisis and transitional housing is also available throughout Waverley for people seeking refuge from violent relationships, homelessness or any other circumstances that place them in a situation where they are without a home.

Housing Definitions

Affordable rental housing - housing that is owned by government or a registered community housing provider and rented to a mix of very low to moderate income households.

Social housing - To qualify for social housing, tenants must be on very low to low incomes, need support to live independently and/or have been unable to find affordable housing in the private market.

Rental stress – A household is in rental stress when it spends 30% or more of household income on rent.

Low cost housing - Housing that is 'naturally' more affordable than other stock, primarily due to their smaller nature e.g. older boarding house rooms, granny flats

Affordable Housing

Council facilitates the provision of affordable rental housing via the *Affordable Rental Housing State Environmental Planning Policy 2009* (ARHSEPP). The key intention of the ARHSEPP is to facilitate more affordable rental housing by encouraging smaller and by nature, less expensive, dwellings into the local housing market. However, the ARHSEPP purely relies on the smaller nature of the housing to make it affordable, with no formal requirements to cap rent at an affordable rate. The affordability outcomes of these dwellings have been varied where new boarding houses are catering to a market for low cost housing, albeit not at the substantially discount rates of older style boarding houses. These new rooms will fill a gap in the market for low cost housing and it is expected that in the longer term will become relatively more affordable compared to existing stock. Additionally, secondary dwellings permissible under the ARHSEPP have become an extension of the family home, becoming a housing option for extended family or older children to live in. Where secondary dwellings are rented out on the private market, they have been found to be more expensive than comparable product in the market. The NSW Government announced in early 2019 that all Councils will be included in *State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)* (SEPP 70). The premise of SEPP 70 is that it allows Councils to levy new development in areas where significant upzoning has occurred for affordable housing contributions. Council will undertake work to develop appropriate affordable housing contributions across the LGA.

30% of households that rent in Waverley are in rental stress

‘Affordable housing’ is often used an umbrella term for a spectrum of affordable housing options to improve the affordability of housing. The figure below highlights the type of housing available to those needing assistance accessing the housing market depending on income bracket. The income brackets are based on the median weekly household income for Greater Sydney:

- Very low income – less than 50%
- Low income – 50-80%
- Moderate income – 80-120%

Global cities have faced the challenge of losing rental supply to short-term rental accommodation (STRA), such as Airbnb. Sydney is the 10th largest Airbnb market worldwide with listings concentrated in and around the Sydney CBD and the Northern and Eastern Beaches. Airbnb offers around 5,500 listings in Waverley (as at December 2018), representing around 8% of total housing stock in the LGA. STRA has had a detrimental effect on housing affordability, displacement of long-term local residents, residential amenity and businesses. The NSW Government are currently undertaking a review of the policy framework for STRA which will likely take effect in 2020. Council will monitor the implementation of the policy framework.

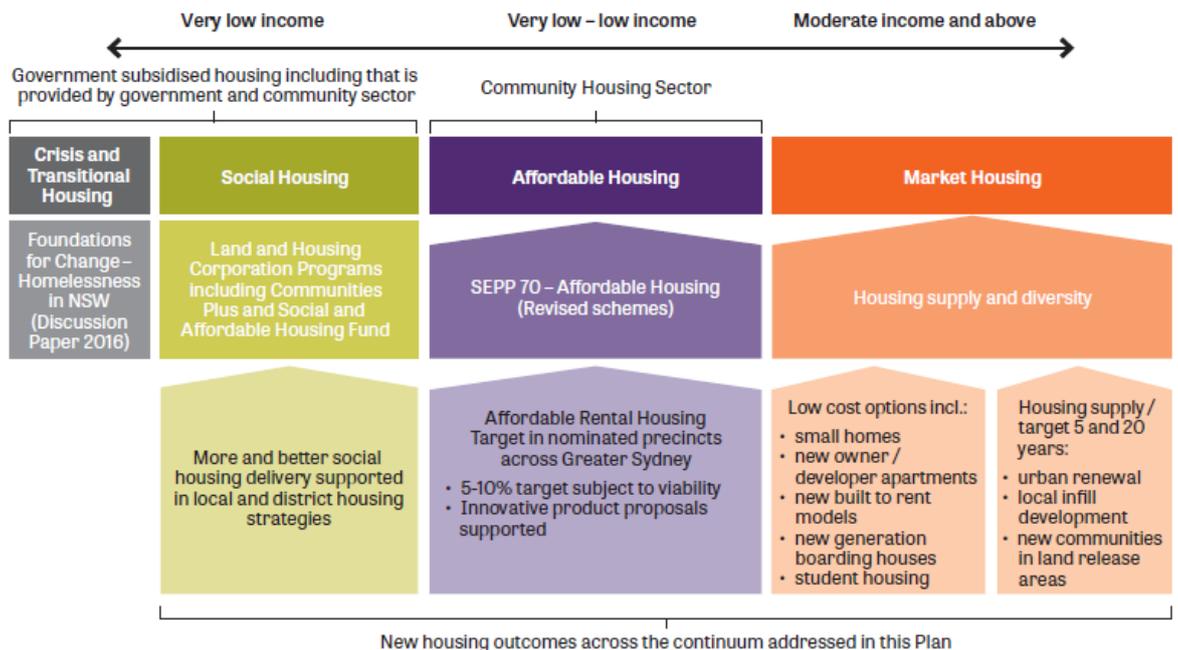


Figure 30 - Housing continuum, initiatives and programs (Greater Sydney Commission 2018).

The Missing Middle

The *Low Rise Medium Density Housing Code* was introduced by the NSW Government to increase the diversity of new housing. The Low Rise Medium Density Housing Code allows one and two storey dual occupancies, manor houses and terraces to be carried out under a fast-track complying development approval as long as it complies with the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Code SEPP). Further work will be undertaken into where the Code SEPP has unsuitable design controls relative to the surrounding area and where appropriate, seek exemptions for these areas from the Code SEPP. This will also tie-in with work on identifying Local Character Areas and preparing Local Character Statements.

It is also vital that there are affordable and diverse housing options. As housing and living prices continue to increase (both to rent and to buy), continuing to live in the Waverley area cannot be justified for some of our long-term community members and workers on very low, low and moderate incomes. Housing in Waverley is extremely unaffordable where 30% of households that rent are in rental stress. The provision of affordable housing is justified to avoid the social dysfunction and foregone human capital experienced when affordable housing is not provided in areas with good access to opportunity.

Whilst the dwelling typologies within the Code SEPP are generally supported in the Waverley area, the application of some controls are seen to create a potential conflict with the character of the area in terms of landscaping and car parking. For example many streets in Waverley are characterised by their lack of driveways and on-site carparking, providing for larger landscaped frontages and mature street tree planting. Application of the Code SEPP in these areas could be detrimental to the character of these streetscapes.

Council is working with the NSW Government to determine the most appropriate way to permit this type of development without compromising our leafy street character.

Waverley Architectural Mapping Project

The Waverley Architectural Mapping Project sought to create a comprehensive database of information relating to the built form for more than 12,000 lots across the LGA. It painted a holistic picture of development patterns to show how the LGA has evolved over time. A key outcome of the project was to identify 'items of heritage interest.' Identified places were largely based on potential aesthetic values, but also historic values in terms of identifying where there are clusters or precincts of particular architectural styles that demonstrate a commonality in historic development, i.e. forming part of a particular subdivision which could be associated with notable individuals or historic periods. For example, in the Bondi Basin, the project picked up clusters of federation semi-detached dwellings and inter-war style residential flat buildings that still remain from the residential boom of these time periods.

Dwelling Typology

Figure 31 illustrates the predominant dwelling typology in each suburb in Waverley. Dwelling stock in Waverley LGA comprises mostly of Residential Flat Buildings and Manor Homes, with these two categories making up the majority of dwelling types in Vaucluse, Rose Bay, North Bondi, Bondi Beach, Bondi, Tamarama, Bronte, Waverley and Bondi Junction. Queens Park and Dover Heights suburbs comprise predominantly detached dwellings. Interestingly, these two suburbs demonstrate the diversity in dwelling size within this category. Detached dwellings in Queens Park are small cottages, whilst detached dwellings in Dover Heights are large mansion-style developments. Traditionally it has been difficult to deliver three-bedroom apartment stock due to the market preference and profitability associated with two-bedroom apartments. In addition, most of the newer three-bedroom apartments that are delivered are unaffordable for the average family, and are typically occupied by empty-nesters that have 'downsized' from larger dwelling houses. Accordingly delivering affordable dwelling types for younger families is critical to maintaining a vibrant community in Waverley.

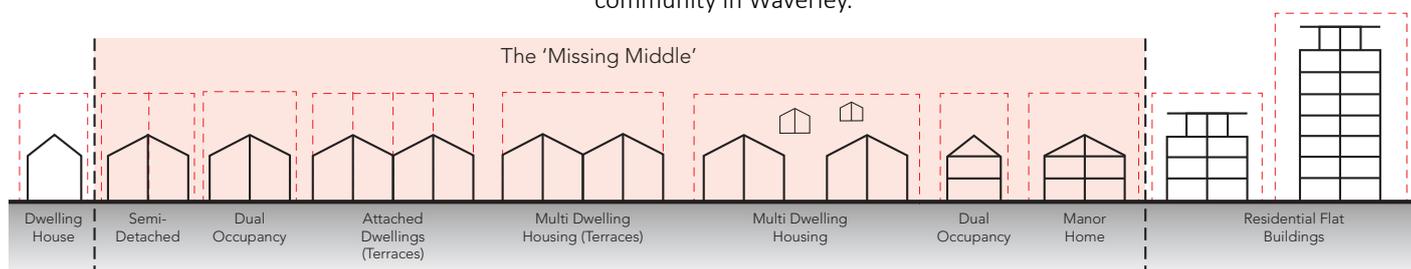
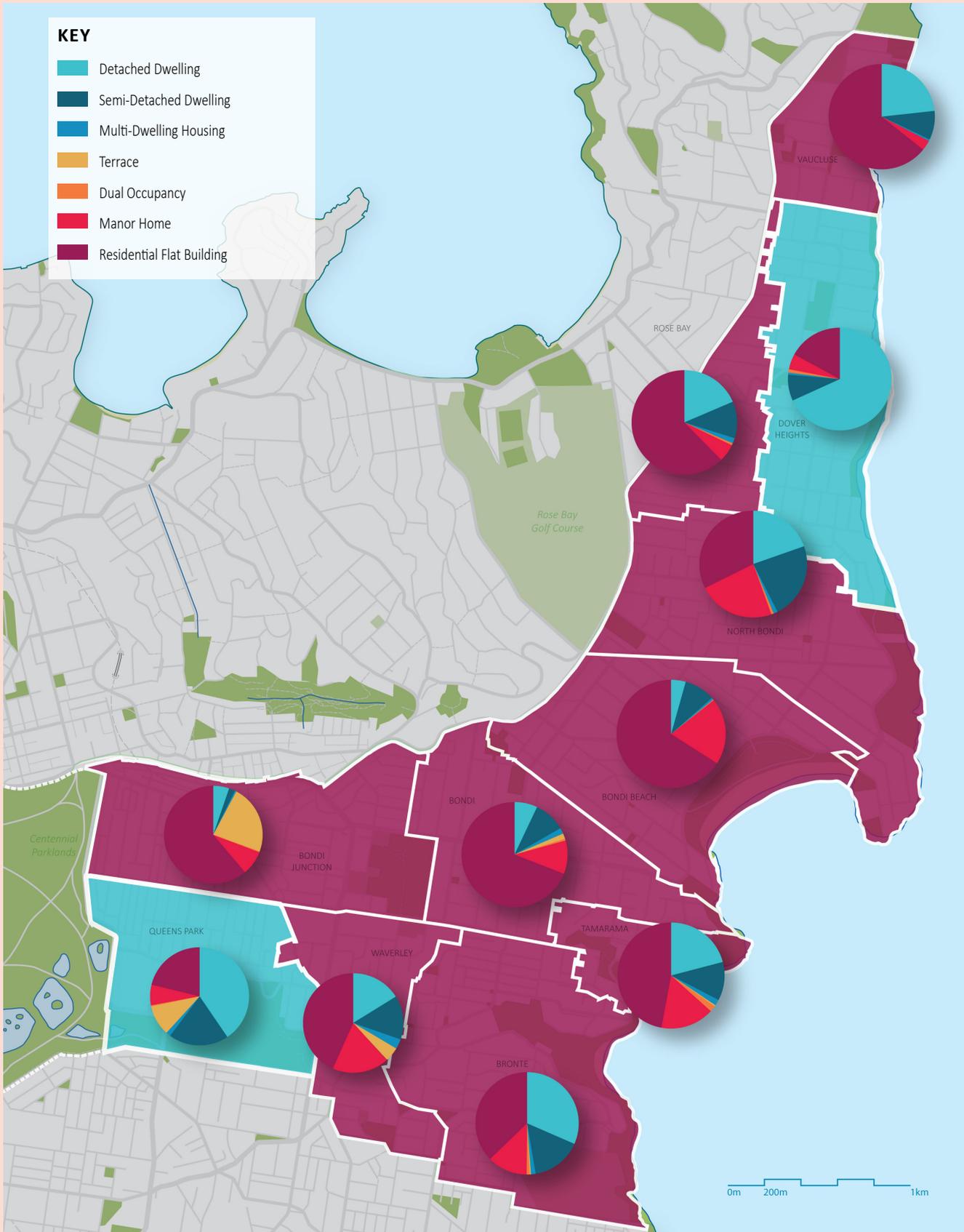


Figure 31 - The Missing Middle (Department of Planning, Infrastructure and Environment, 2019).

Figure 32 - Dwelling Typology Mix

Housing Typology Mix



Planning Principles

- Grow and improve the provision of social and affordable housing
- Enable a range of housing options in areas close to amenities and public transport
- Balance the competing demands of increasing seniors housing and retaining the importance of key social infrastructure across the LGA
- Support existing social infrastructure and services through increasing accessibility and co-locating other services nearby
- Prioritise place based planning and local character when assessing Planning Proposals and Development Applications
- Ensure adaptable and accessible housing is provided in locations close to existing services, amenities and accessible recreation activities

Actions	Timing	Action	Agency
1 Prepare and implement a Local Housing Strategy that: <ul style="list-style-type: none"> • Sets a 6-10 year and 20 year housing target; • Includes a review of the demand for seniors housing; • Investigates demand for student and worker housing to support the Randwick Health and Education Precinct, and other local needs. 		Plan	 
2 To increase the avenues to deliver affordable housing: <ul style="list-style-type: none"> • Work with Woollahra and Randwick Councils to prepare a regional approach to affordable housing; • Involve community housing providers in the preparation of the Affordable Housing Strategy; • Investigate opportunities to form partnerships to increase housing for very low to medium income groups; • Prepare and implement the Affordable Housing Strategy; • Review planning controls to support the delivery of affordable housing 	 	Plan Ops.	   
3 Work with the Department of Planning, Industry and Environment to prepare an affordable housing scheme to ensure SEPP 70 is effective in Waverley		Plan	 
4 Review planning controls to provide for diverse types of housing, and work with NSW Government to improve character considerations in the Codes SEPP		Plan	 
5 Implement controls to regulate Short Term Holiday Letting in the LGA		Plan	 
6 Advocate for changes to the ARHSEPP to increase the effective application of Part 3 to introduce a maximum cap on permissible rents, and increase effective and localised contributions schemes		Advocacy	 

DIRECTION: A CITY OF GREAT PLACES

PLANNING PRIORITY 7

Recognise and celebrate Waverley's unique place in the Australian contemporary cultural landscape

This Planning Priority gives effect to

Greater Sydney Region Plan

D3: A city for people

D4: A city of great places

Eastern City District Plan

E4: Fostering healthy, creative, culturally rich and socially connected communities

E6: Creating and renewing great places and local centres, and respecting the District's heritage

Other relevant Council Policies, Plans and Studies

Waverley Heritage Review

Waverley Cultural Plan

Waverley contains a vast array of heritage buildings, landmarks, landscapes, and Aboriginal places that need to be protected and conserved for the enjoyment of future generations. One way of doing this is to have a heritage list, which includes heritage listing of individual items, and by establishing conservation zones to protect distinct neighbourhood qualities. Another way is to understand the history of the place and to tell the stories of the people who lived, worked, visited and helped to shape Waverley.

To ensure the heritage register is current, Waverley Council is preparing a heritage assessment to identify potential new items and areas of significance. Council is also focusing on a strategy to better understand the use and connection Aboriginal people made and have with coastal Sydney. Waverley has a number of Aboriginal heritage sites. They form a key part of our cultural heritage and should be celebrated. These sites are often fragile, however, and if over-visitation occurs they can be damaged. This compromises their heritage significance.

The Government Architect NSW is currently preparing an Ochre Grid that will highlight and illustrate the detailed web of Aboriginal heritage across Greater Sydney. Council will work with the NSW Government and the local Indigenous community to implement this important project recognising the cultural significance of Indigenous culture.

Council will also prepare new Local Character Statements to identify areas of notable character and to prescribe additional design objectives in these areas to protect and enhance character.

Local character includes the built form, vegetation, streetscapes, activity types, and emotional and cultural experience of a place. Waverley's defining characteristics include the mature tree canopy, views to the stunning coastline and a large stock of Inter-War buildings, particularly in the Bondi Basin area. Potential Local Character Statements in the LEP and DCP will be investigated, to better guide the desired character of future development.

Waverley is also home to a range of heritage-listed items of cultural infrastructure that are held dear by the community. These include the Bondi Pavilion and the Boot Factory. Bondi Pavilion at Bondi Beach, for example, offers a range of community facilities and services as well as local amenities, cafes and bars that service the beach – all within a building of national heritage significance. Applying conservation best-practice, the Bondi Pavilion is to be restored to enhance and improve the quality of the facilities and amenities in the building and to conserve the built fabric that holds its heritage significance. The Boot Factory in Bondi Junction is another key piece of cultural infrastructure that council is currently conserving and reimagining as one part of a knowledge and innovation hub.

Council is also developing a Cultural Plan to identify untapped pieces of cultural infrastructure and to outline opportunities to foster creative and artistic expression and participation. It seeks to outline and identify events, artworks and arts events that can provide exciting cultural opportunities for the community and help residents better understand the area's heritage. Interpretive events that will help communicate and inform people about Waverley's past include heritage walks and the design and heritage awards.



Figure 33 - The Boot Factory

Planning Principles

- Protect and enhance heritage items and conservation areas
- Support heritage asset revitalisation and adaptive reuse
- Protect, respect and conserve items and places of Aboriginal Heritage
- Engage with Indigenous land management and planning issues
- Ensure that Indigenous planning issues are considered in Council's strategic planning, and involve the local Indigenous community in the preparation of plans
- Maintain and protect the unique cultural value and significance of Waverley's heritage
- Improve access, participation and inclusion for everyone to buildings and cultural activities
- Ensure cultural infrastructure is fit for purpose and supports the cohesion of our community

Actions	Timing	Action	Agency
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	S	Plan	W
2 Work with the NSW Government and the local Indigenous community to map the Ochre Grid and to prepare relevant objectives and controls	S	Plan	W S
3 Work with the NSW Government to implement Local Character Statements, including desired future character, into Council's LEP and DCP	S	Plan	W S
4 Develop and regularly review Council's Plans of Management for our cultural infrastructure	O	Plan/ Project	W
5 Identify and protect views of scenic and cultural landscapes from the public realm through Council's LEP and DCP	S	Plan	W
6 Implement findings of the Waverley Architectural Mapping Project	S	Plan	W
7 Prepare and implement the Waverley Cultural Plan and Public Art Masterplan	S	Plan	W
8 Develop strategies and programs that celebrate and share the local heritage and cultural stories of the Waverley area	S O	Project	W
9 Interpret cultural heritage in Council's capital works and public domain projects	O	Project	W
10 Work with neighbouring councils and the NSW Government to investigate a SEPP to protect the heritage qualities of Centennial Parklands	S	Project	W S C



Figure 34 - The Bondi Pavilion

PLANNING PRIORITY 8

Connect people to inspiring and vibrant places, and provide easy access to shops, services, and public transport

This Planning Priority gives effect to

Greater Sydney Region Plan

D1: A city supported by infrastructure

D3: A city for people

D4: A city of great places

D5: A well connected city

Eastern City District Plan

E1: Planning for a city supported by infrastructure

E3: Providing services and social infrastructure to meet peoples' changing needs

E6: Creating and renewing great places and local centres, and respecting the District's heritage

E10: Delivering integrated land use and transport planning and a 30 minute city

E11: Growing investment, business opportunities and jobs in strategic centres

Other relevant Council Policies, Plans and Studies

Village Centres Strategy

Disability Inclusion Action Plan

Local Housing Discussion Paper

Bondi Junction Evening and Cultural

Entertainment Strategy

Our village centres are vibrant and historic, and provide key shops, services and local employment opportunities, as well as being places for our community to gather and celebrate. Council is preparing a Village Centres Strategy (VCS) to identify and protect the character of each centre, and to identify opportunities for increased public space, public domain improvements, precinct based



Figure 35 - Bronte Road, Charing Cross

sustainability initiatives, and to protect floor space for shops and services to ensure that the centres remain viable and continue to serve the community with a mix of uses.

Two key centres in our area are Bondi Junction Strategic Centre and the Bondi Beach Local Centre. Whilst serving as a major transport interchange connecting Waverley to Greater Sydney, Bondi Junction Strategic Centre is a key destination for employment, retail and health related activities, with a mix of residential and employment uses. The quality of the public domain requires improvement, as does wayfinding, accessibility and access to the Bondi Junction Transport Interchange.

Bondi Beach Local Centre also has a mix of residential, retail and a great range of restaurants, bars and cafes which attract people from across Sydney in their own right. Being located adjacent to Bondi Beach, this centre benefits from a high influx of visitors and has a vibrant public domain. Wayfinding and accessibility can be improved, and public domain upgrades to Campbell Parade are currently being investigated.

Bondi Beach Local Centre and Bondi Junction Strategic Centre both regularly foster larger events, and have a more active night life than the remaining centres. Council has developed an evening activation strategy to encourage and support a range of night time activities that are family friendly to promote the local economy and to make Bondi Junction more vibrant.

The Complete Streets project is part of our plan to enhance the vibrancy of Bondi Junction and its spaces. It involves greening and beautifying the footpaths and public places, making meeting places more vibrant and appealing, and improving connections for cycling, walking and access to public transport. The Complete Streets Report outlines Council's public domain improvements plan for Bondi Junction for the coming 20 years.

Waverley's strategic transport plan *Waverley's People, Movement and Places* identifies opportunities and strategies to minimise car parking, increase active and public transport to and within centres, and identifies design and management actions for Council to enhance the role of streets.

Waverley and Randwick Councils have prepared a Disability Inclusion Action Plan (DIAP) to enhance accessibility to our village centres and other public places.

Planning Principles

- Protect floorspace for shops and services in centres to encourage walking and local shopping
- Develop community hubs and co-locate services around these hubs
- Undertake holistic place-based planning and minimise speculative planning proposals
- Increase accessibility to and within our centres and along strategic transport corridors
- Improve amenity and sense of community in centres and shared spaces
- Ensure new development provides a high standard of design quality and does not adversely impact upon the amenity of neighbours or the wider community

Actions	Timing	Action	Agency
1 Work with the NSW Government to amend Council's LEP and DCP to protect and grow floor space for shops and services in centres while maintaining a diversity of retail offerings		Plan	 
2 Investigate and implement innovative funding models to provide community service facilities	 	Ops.	
3 Implement the Village Centres Strategy		Plan	
4 Review Council's policies and guidelines relating to accessibility to improve accessibility in and around centres		Plan	
5 Review and expand Council's development controls, policies and guidelines to increase the application and understanding of Design Excellence, and to encourage innovation and creativity in development		Plan	
6 Review and implement opportunities to facilitate community-led place activations and public art		Plan	
7 Review Council's policies and guidelines to ensure that public domain and infrastructure works improve amenity, design excellence, public art and urban greening		Plan	
8 Identify and implement opportunities for urban greening in centres		Project	
9 Implement wayfinding projects in centres where relevant		Project	
10 Investigate opportunities for precinct-based car parking and infrastructure in lieu of private car parking, and facilitate appropriate partnerships to deliver improved urban outcomes for all		Project	
11 Review planning controls to better manage impacts of driveways, services and freight in village centres and Bondi Junction		Plan	
12 Review development controls to ensure car parking is designed to be adaptable and future proof, and prioritise car parking for people with limited mobility and carers of children		Plan	
13 Implement the Disability Inclusion Action Plan		Project/ Plan	

Waverley has a productive and diverse economy, has a range of employment opportunities and supports new ways of working.

Our Productivity Vision for 2036

Ideally located between the Eastern Harbour CBD and Bondi Beach, Bondi Junction Strategic Centre is a world-class place centred on a heart of retail, health and wellness related businesses, an exciting range of cultural and entertainment opportunities, and growing knowledge and innovation industries. The Interchange easily connects the centre to the rest of the Eastern District, truly making Bondi Junction a key destination to work, shop and play in the East.

The local economy is diverse and prosperous, with the village centres providing essential services, exciting retail offerings and employment opportunities. The workforce in Waverley is digitally connected and mobile, with emerging knowledge and innovation businesses supported by flexible and new ways of working in Bondi Junction.

The Context Now

Waverley's economy is underpinned by tourism, retail and health services. These activities will continue to grow in the future, with transport being a major factor in supporting these industries.

Bondi Junction, and many areas within our LGA are within a 30 minute journey to the Sydney CBD, and a number of other Strategic Centres including the Randwick Health & Education Precinct, Maroubra and Eastgardens, Green Square and Mascot. These centres offer a range of additional job opportunities for our residents.

Most residents in Waverley are professionals, followed by managers. The largest industries in which people work are professional, scientific and technical services, financial and insurance services and health care and social assistance. Waverley's largest local industries are retail trade, health care and social assistance, and accommodation and food services. It is important that these uses continue to be supported and protected in centres. In addition, to provide employment opportunities close to home for residents that work in the knowledge-intensive industries (professionals), Waverley is wanting to encourage knowledge and innovation industries in Bondi Junction Strategic Centre, as well as other key centres throughout the LGA. These uses support our residents, workers and visitors by providing an easily accessible location to work, shop and access a range of services including medical centres.

Council is working to increase the range of evening entertainment and cultural offerings to ensure that the Junction provides something for everyone, and to ensure that the centre will continue to support the Randwick Health & Education Precinct through planning regulations that promote health related uses.

Changes and Challenges

A key challenge that the area faces is the loss of commercial floorspace due to residential re-development pressures. Bondi Junction Strategic Centre requires additional floorspace dedicated to commercial uses to achieve the job targets set by the District Plan.

Waverley Council is working to create a Knowledge & Innovation Hub to support changing ways of working, and the professional services economy.

Bondi Beach is one of the most visited sites in Australia. How we manage the pressure of visitors to the area sustainably is a key challenge.

The Future of Work

New technologies, and structural and cyclical changes to the economy can result in changing business requirements over time. This constant state of flux underscores the importance of protecting capacity for employment space into the future. When existing employment space is converted to residential strata uses, these uses are effectively permanent due to the difficulties in consolidating strata ownership structures. Waverley Council considers the economic use of land an important consideration, which includes the efficient allocation of land use and infrastructure, and the benefits that accrue to communities from a mix of land uses often framed in terms of 'liveability'. Planning ensures that urban economies operate efficiently and equitably by encouraging positive, and minimising negative, urban outcomes. Accordingly the financial feasibility or profit derived from a development site is not considered a public planning consideration. Waverley Council is working with the NSW Government to put in place planning regulations to ensure the ongoing economic functioning of our area.



Figure 37 - Bondi Junction

PLANNING PRIORITY 9

Support and grow Waverley's local economy with a focus on wellbeing, knowledge and innovation

This Planning Priority gives effect to

Greater Sydney Region Plan

D6: Jobs and skills for the city

D7: A well connected city

Eastern City District Plan

E7: Growing a stronger and more competitive Harbour CBD

E8: Growing and investing in health and education precincts and the Innovation Corridor

E10: Delivering integrated land use and transport planning and a 30 minute city

E11: Growing investment, business opportunities and jobs in strategic centres

E12: Retaining and managing industrial and urban services land

E13: Supported growth of targeted industry sectors

Other relevant Council Policies, Plans and Studies

Bondi Junction Commercial Centre Review

Bondi Junction Evening and Cultural

Entertainment Strategy

Eastern Suburbs Economic Profile

Waverley Council is supportive of the 30-minute city vision, whereby the average travel time to work for any resident in our area is no more than 30 minutes via public or active transport. Three quarters (74.3%) of our residents work outside of the area, and two thirds (66.5%) of workers in Waverley travel from outside of the area (Profile ID). Improved public transport is crucial to connect both of these groups of people with their destinations – particularly connecting areas within Waverley to key nodes outside of the area. For example strengthening the connection between Bondi Beach and Bondi Junction, and onwards to the Sydney CBD, as well as connecting Bondi Junction to the Randwick Health and Education Precinct, and Maroubra-Eastgardens Strategic Centre. Waverley acknowledges the key role that these surrounding metropolitan centres play in a decentralised economy, with residents that will continue to travel to these centres for employment. *Waverley's People, Movement and Places* document has identified transport investment priorities to assist in delivering the 30 minute city.

Some of our key barriers to achieving the 30-minute city include significant congestion and delays along arterial roads such as Old South Head Road and Bondi Road. Buses that travel between the

Bondi basin and Bondi Junction have traditionally been at capacity through peak hours. In 2018 TfNSW increased the number of services operating between the Sydney CBD and Bondi Beach (route 333), and altered a number of bus routes to drive Bondi Junction as the key interchange for the Eastern Suburbs. These changes have created some additional capacity on the buses in peak hours, however the congestion on the roads themselves remains, meaning that the additional buses provide more capacity but are still stuck in traffic. This needs to be addressed by Council working with TfNSW to create bus-only lanes, to reduce car parking, and to streamline intersections and traffic signals. The Eastern Economic Corridor connects major employment and education hubs in the Eastern and Northern City Districts. To provide a 30-minute commute to work, Council will work with other agencies to improve connections to the Eastern Economic Corridor via the Bondi Junction Transport Interchange, and on road rapid transit services along Bondi Road, Old South Head Road, and Carrington Road City Serving Corridors.

Waverley Council will focus job growth within Bondi Junction to reinforce its role as a key Strategic Centre in the Eastern Suburbs. To do this Council will work to ensure commercial floor space is retained and increased in new developments, as well as working with key stakeholders to develop a Knowledge and Innovation hub. By growing job opportunities in Bondi Junction, residents may be able to relocate to Bondi Junction to work, thus reducing commuting time, as well as providing new employment opportunities for many of the new residents in Bondi Junction.

Whilst Bondi Junction will be the key economic centre in Waverley LGA, it is envisioned that the 17 village centres will play a key role in continuing to provide vibrant places that connect our communities as well as offer local services and shops. There is a strong desire in the community to support the viability of shopping strips and local shopping centres. Council will continue to support local businesses through its operations and running events such as 'Brightest and Best' annual awards program, and the highly popular Business Forums.

The employment forecast for Bondi Junction to 2031 will see increases largely in health care, retail, professional services, and admin and support services. More information is available in the Eastern Suburbs Economic Profile (2013) on Council's website.

Planning Principles

- Support the growth of jobs in Bondi Junction, particularly knowledge-intensive jobs, to meet the District Plan targets
- Protect floorspace for shops and services in centres
- Increase employment opportunities for local residents
- Work with State Government Transportation Authorities and other stakeholders
- Support innovative ways of working to reduce traffic congestion
- Attract start-ups and knowledge intensive businesses

Actions

		Timing	Action	Agency
1	Retain shops and services in Bondi Junction and Village Centres	S	Plan	W
2	Improve connections to the Eastern City CBD and District to increase effective job density, including: <ul style="list-style-type: none"> • Randwick Health and Education Precinct • Maroubra-Eastgardens Strategic Centre 	S	Project	W
3	Review planning controls to encourage co-working and shared office style employment floor space in centres	S	Plan	W
4	Any increase in job or residential density is to be supported by improved transport connectivity and services to deliver the 30-minute city	M	Plan	W
5	Prepare an employment forecast for the Waverley, or Eastern Suburbs, area to clarify job demand	S	Plan	W



Figure 38 - Hall Street, Bondi Beach

PLANNING PRIORITY 10

Manage visitation sustainably to protect local amenity and enhance Waverley's natural and built environment

This Planning Priority gives effect to Greater Sydney Region Plan

D5: A city of great places
D6: Jobs and skills for the city
D7: A well connected city
D8: A city in its landscape

Eastern City District Plan

E6: Creating and renewing great places and local centres, and respecting the District's heritage
E7: Growing a stronger and more competitive Harbour CBD
E11: Growing investment, business opportunities and jobs in strategic centres
E13: Supported growth of targeted industry sectors
E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's Waterways

Other relevant Council Policies, Plans and Studies

Sustainable Visitation Strategy
Bondi Junction Evening and Cultural Entertainment Strategy

Tourism in Waverley presents many challenges and opportunities for the Community. Increasing visitation levels have placed pressure on local amenity, infrastructure and the Community's quality of life. Conversely, it has benefited the local economy due to Waverley's proximity to Sydney's CBD; making it a key destination point for approximately 2.3 million visitors annually (Tourism Research Australia, 2018). The challenge Council faces is to achieve a sustainable level of visitation so that

Waverley can maintain and protect its environment, landscape and heritage, whilst welcoming and sharing it with visitors. Tourism needs to nurture the Community's core values and strengthen its cultural identity. Council is committed to managing tourism sustainably, so that there is little-to-no impact on the environment and local culture, whilst still driving future employment for local people.

Waverley has prepared the *Waverley Sustainable Visitation Strategy* which outlines a detailed implementation plan to effectively manage tourism, grow Waverley's share of higher yielding visitor markets, and support tourism product which generates a sustainable commercial return. A number of key projects include the development of new visitor centres at Bondi Junction and Bondi Beach, to better manage traffic, public transport and wayfinding from the Junction to key destinations in the LGA, and to encourage boutique tourist and visitor accommodation in Bondi Junction.

Council has ongoing relationships and agreements with TfNSW for high impact events to run additional bus services between Bondi Beach and Bondi Junction. Some popular high impact events include: City to Surf, Festival of the Winds, Flickerfest, Sculptures by the Sea, and South American Festival. Agreements such as these will be maintained to lessen congestion and improve sustainability outcomes.



Planning Principles

- Protect, recognise and celebrate Indigenous history
- Support further improvements to local accessibility
- Protect and improve local amenity
- Improve wayfinding across the LGA
- Enhance walking routes across the LGA
- Collaborate with State Government Transportation Authorities to achieve improved transport connections

Actions		Timing	Action	Agency
1	Develop an Indigenous Tourism Strategy to recognize and respect local Aboriginal sites of significance in consultation with the La Perouse Local Aboriginal Land Council and other stakeholders	S M	Project	W
2	Identify key areas and artefacts that need additional protection from high footfall and implement protection measures	S M	Project	W
3	Review development controls to require detailed Plans of Management to accompany all new tourist and visitor accommodation	S	Plan	W
4	Review development controls to balance competing demands for boutique accommodation and employment generating floor space	S	Plan	W
5	Improve public transport and cycling links between key destinations both within the LGA and the District	S O	Project	W S
6	Review Council's policies and guidelines to improve accessibility to events, beach and coastal areas	S	Ops.	W
7	Work with other Councils to manage, maintain and promote coastal walks in the LGA, including the Bondi to Coogee and the Bondi to Manly coastal walks. This will include identifying key public domain and infrastructure upgrades, and opportunities for rest locations	S	Project	W C
8	Develop an Inclusive Tourism Strategy to support access to areas and facilities of natural and cultural importance to those who have special access requirements	M	Project	W
9	Review and implement projects to improve wayfinding across the LGA	S M	Project	W
10	Implement the Sustainable Visitation Strategy	S M	Project	W



PLANNING PRIORITY 11

Facilitate Bondi Junction as a lively and engaging strategic centre with a mix of employment, entertainment and housing options

This Planning Priority gives effect to

Greater Sydney Region Plan

- D1: A city supported by infrastructure
- D2: A collaborative city
- D3: A city for people
- D4: Housing the city
- D5: A city of great places
- D6: Jobs and skills for the city
- D7: A well connected city

Eastern City District Plan

- E1: Planning for a city supported by infrastructure
- E3: Providing Services and social infrastructure to meet peoples changing needs
- E4: Fostering healthy, creative, culturally rich and socially connected communities
- E5: Providing housing supply, choice and affordability with access to jobs, services and public transport
- E6: Creating and renewing great places and local centres, and respecting the District's heritage
- E7: Growing a stronger and more competitive Harbour CBD
- E10: Delivering integrated land use and transport planning and a 30 minute city
- E11: Growing investment, business opportunities and jobs in strategic centres
- E12: Retaining and managing industrial and urban services land
- E13: Supported growth of targeted industry sectors

Other relevant Council Policies, Plans and Studies

- Bondi Junction Culture, Evening and Entertainment Strategy
- Bondi Junction Commercial Centre Review
- Bondi Junction Heartbeat of the East
- Bondi Junction Green Infrastructure Master Plan
- Bondi Junction Urban Design Review

Bondi Junction Strategic Centre

The vision for Bondi Junction is to be a highly sought after world-class precinct. Ideally located between the beach and City, the centre will be a thriving liveable and desired destination in its own right with great public spaces and buildings, public art, and streets for all people. Bondi Junction will maintain a high quality of life for our current and future residents, whilst fostering a diverse community supported by affordable and accessible services. The centre will have safe and accessible connections by foot and bicycle to the nearby high-quality open

spaces including Centennial Park and Queens Park, as well as easy connections to village centres and the beaches. With layers of activity to explore after dark, the Junction is an evening destination for well-being, amusement and nourishment. Actions to diversify and increase night time entertainment, and placemaking initiatives are outlined in the *Bondi Junction Evening Culture and Entertainment Strategy*.

In 2016 the centre was estimated to generate approximately 13,800 jobs, mainly in retail trade; health care and social assistance; professional, scientific and technical services; and accommodation and food services.

Almost two-thirds of workers within Waverley (data for Bondi Junction was not available) live outside of the LGA, with more than one-fifth of workers coming from neighbouring LGAs of Randwick and Woollahra. Assuming that the majority of these workers are located in Bondi Junction, this suggests that the Bondi Junction Strategic Centre plays a significant role in providing jobs for a broader catchment than just the Waverley LGA. Encouraging additional jobs for local and neighbouring residents, Bondi Junction reduces the need for local users to travel and thereby reduces commutes and associated emissions.

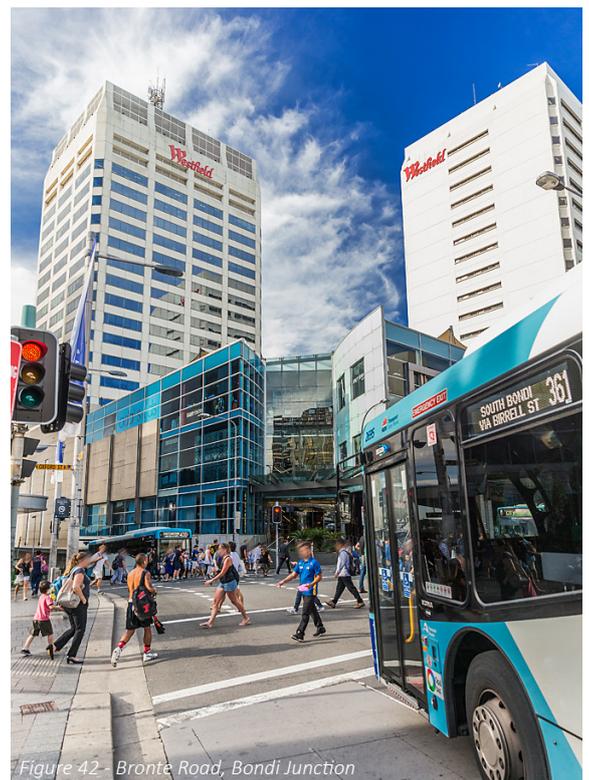


Figure 42 - Bronte Road, Bondi Junction

In 2036, the vision for the centre is to be the key strategic and economic centre within the Eastern Suburbs with approximately 17,000 – 20,500 jobs. Bondi Junction is connected via rail to other education and employment centres throughout Sydney, making it the ideal place to locate a business to support work-life balance. The Bondi Junction Transport Interchange will offer efficient and safe connections to a range of transport modes. The centre will offer a diversity of commercial, retail and night-time activities around the Interchange, as well as a range of health-related uses that support nearby hospitals including the Randwick Health and Education Precinct. The Creative Industries Sector is encouraged to play an important role in the rejuvenation of Bondi Junction Strategic Centre.

Development in Bondi Junction Strategic Centre is to be better managed in a way that is transparent, to deliver the community's strategic vision for the centre.

Employment Floorspace in Bondi Junction Strategic Centre

Bondi Junction has recently undergone a large amount of redevelopment that has seen the mass conversion of employment floorspace into mixed use development with predominantly residential uses. This pressure has led to a decrease in the amount of employment floor space available in the centre. This is a key strategic issue that Council needs to address urgently with the assistance of the NSW Government. New development will be required to adequately demonstrate how it is balancing residential pressures with the crucial need to prioritise floor space for jobs and services.

To ensure that Bondi Junction Strategic Centre and the village centres will continue to have a diverse range of businesses, local jobs and services, Waverley Council is reviewing controls regarding commercial floor space provisions. To ensure that redevelopment provides adequate floorspace to meet Bondi Junction Strategic Centre's future employment needs, Council has submitted a Planning Proposal to the Department of Planning, Industry and Environment for a minimum non-residential floor space ratio (FSR) for the B4 Mixed Use zone in Bondi Junction, based on the evidence presented in the *Bondi Junction Commercial Centre Review*.¹ This means that every development within this zone will be required to provide a minimum amount of floor space for commercial, business, retail or health related uses. As part of the draft Village Centres Strategy, Waverley Council will also review whether this same measure is appropriate to adopt in any other centres.

1. At the time of writing, this Planning Proposal is awaiting Gateway Determination.

Knowledge and Innovation Hub

Bondi Junction is not located within the 'innovation corridor' in the District Plan, however Council is working with land owners and stakeholders to develop a Knowledge and Innovation Hub to support existing health and education businesses, facilitate economic activity and diversify the employment potential of Bondi Junction.

In addition to providing improved transport to key employment and education centres, Council recognises that the Waverley area has a mobile and highly educated workforce, and a high proportion of small businesses, particularly sole business owners that have a more flexible work life that is less bound by needing a traditional office environment. Waverley is looking to support these emerging new ways of working by encouraging co-working spaces in centres, and facilitating the development of a Knowledge and Innovation Hub or precinct in Bondi Junction Strategic Centre.

Urban Services Land

Redevelopment pressure on land in Bondi Junction and throughout the LGA is resulting in the conversion of crucial urban services such as mechanics, bulky retail, storage centres and warehouses to be converted into predominantly residential uses.

It is likely that these redevelopment pressures will continue into the future, which may result in adverse outcomes for our residents in having to travel farther to access these important services. Council will investigate potential mechanisms to ensure that these services are catered for in our area.



Figure 43- Oxford Street Mall, Bondi Junction

Bondi Junction Strategic Centre

KEY

- Key Transport Infrastructure
- Shopping Centres
- All development to have no loss of employment floorspace
- Pedestrianised areas
- Character street
- Knowledge and Innovation Hub
- Through site link
- Potential for laneway activation
- Cycle ways
- Open space
- Future plazetta
- Library
- Boot Factory and Mill Hill Centre
- Waverley Customer Service Centre
- Bicycle Storage
- Primary Retail / Business Frontage

Waverley has a community vision for Bondi Junction Strategic Centre to be the key centre of the Eastern Suburbs for people to visit for retail, health care and other services. The centre will also continue to provide a range of employment opportunities. To do this, Council will work with the NSW Government to implement planning control for the area outlined in the map below to:

- firstly ensure there is no additional net loss of employment floor space, particularly knowledge intensive uses, in Bondi Junction; and
- secondly to grow the amount of employment floor space, particularly knowledge intensive uses, in the centre.

In addition to increasing employment opportunities, Council is working to provide increased activities after dark for everyone, including family friendly activities. More of these initiatives can be found in Council's *Bondi Junction Evening and Culture Strategy*.

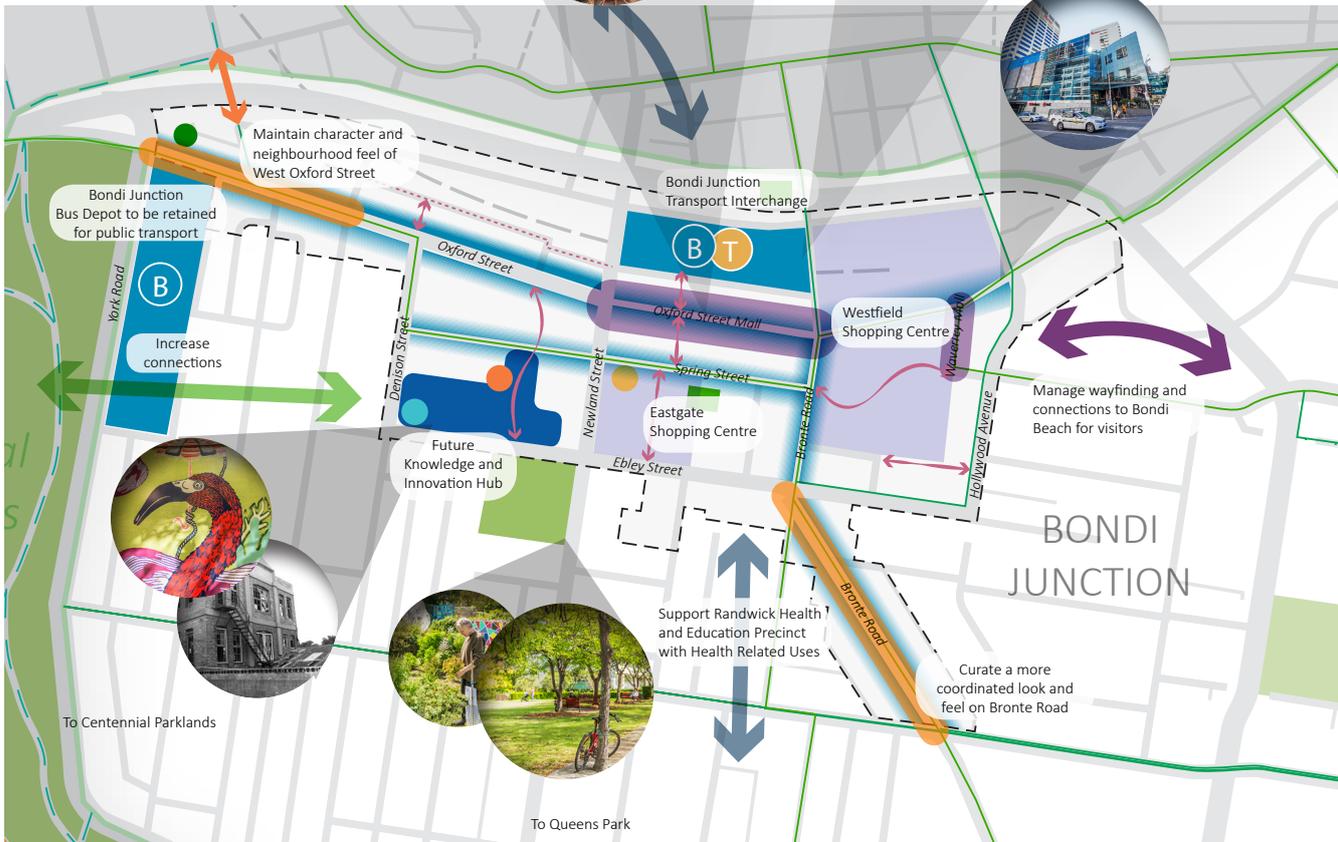


Figure 44 - Bondi Junction Strategic Centre Structure Plan

Key Bondi Junction Statistics

Current jobs estimate 13,800 (2016, ABS)
 2036 job target 17,000-20,500
 Residential Population for Bondi Junction is 10,258 (2017, Profile iD)

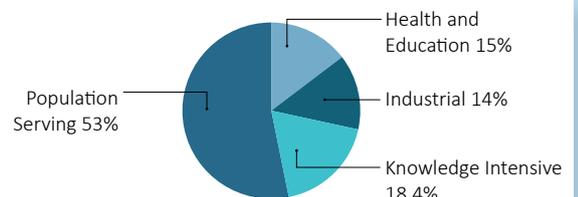


Figure 45 - Bondi Junction Strategic Centre Employment Breakdown, Source: ABS Census Data 2016

Planning Principles

- Improve access to and within Bondi Junction
- Improve walkability and wayfinding in Bondi Junction
- Protect and grow employment floor space in Bondi Junction Strategic Centre, and other centres where relevant
- Improve the attractiveness of working and socialising in Bondi Junction
- Improve amenity and safety in Bondi Junction
- Attract start-ups and knowledge intensive businesses and support opportunities for business-to-business interactions

Actions	Timing	Action	Agency
1 Deliver the Complete Streets project to prioritise pedestrians and improve the amenity and appearance of public places in Bondi Junction	M	Project	W
2 Deliver practical cycling paths for increased accessibility to and within Bondi Junction	S	Project	W
3 Deliver improved safety, lighting and wayfinding to and around the Bondi Junction Transport Interchange and bus stops	S M	Project	W
4 Identify and optimise bus routes around Bondi Junction to improve amenity within the centre	M	Plan / Project	W S
5 Amend the LEP and DCP to protect and grow employment floor space in Bondi Junction, and to maintain and encourage health related uses in Bondi Junction	S	Plan	W
6 Amend the LEP and DCP to promote culture and entertainment events and spaces in Bondi Junction	S	Plan	W
7 Review the LEP and DCP to encourage a diversity of land uses in Bondi Junction	S	Plan	W
8 Review hours of operation for late night and early morning activities and appropriate mitigation techniques to maintain amenity	S	Plan	W
9 Review guidelines and processes to encourage alfresco dining in Bondi Junction and other centres where appropriate	S	Plan	W
10 Deliver creative lighting, urban greening and public artworks	S O	Project	W
11 Promote Bondi Junction as a centre for knowledge and innovation jobs	S	Advocacy	W
12 Review the LEP and DCP for Bondi Junction with regards to streetscape amenity, built form, heritage significance, and visual amenity	S	Plan	W
13 Work with private landowners to investigate and support the development of a Knowledge and Innovation Hub	M	Plan / Project	W P
14 Work with private landowners to implement the actions of the Bondi Junction Evening, Culture and Entertainment Strategy	S M	Plan / Project	W P
15 Investigate potential LEP and DCP changes to encourage crucial urban services	S	Plan	W
16 Retain Bondi Junction Bus Terminal for public transport uses	S	Plan	W S

The natural environment is pristine and well maintained, and our built environment is resilient, efficient, and minimises its impact on the natural environment.

Our Sustainability Vision for 2036

The spectacular coastline and natural environment is protected and enhanced for future generations, and visitation is sustainably managed. The Waverley Community is resilient, environmentally sustainable and produces zero waste and carbon emissions.

Through the management of the built environment Waverley is a leader in sustainability, demonstrated through the implementation of Bondi Junction as a low-carbon high-performance precinct. Our streetscapes support safe and efficient waste collection and water sensitive urban design, increased biodiversity and opportunities to interact with nature, and our parks and beaches have innovative waste management plans to boost recycling and reduce litter.

The Context Now

Waverley has stunning beaches and coastlines, incredible open spaces and some remaining pockets of biodiversity and remnant bushland. Waverley forms part of both the Port Jackson and Coastal Catchments, which means keeping our oceans clean is a crucial responsibility for our area.

A key challenge in Waverley is that a high proportion of our population is transient, generating a large amount of household waste when people move house, often in the form of illegal dumping. Waverley also has many areas that are medium-high density residential uses which generate a lot of waste.

The area is largely sandstone and sandy soil, and not fit for food production. The environmental aspects of our LGA are to be enjoyed, protected and celebrated.

Waverley has varying urban tree canopy across the area with an average of 15.9% coverage, which correlates to areas in the LGA which are 'urban heat islands'. Waverley will aim to increase tree and vegetation coverage in these areas.

Bondi Beach is a State and National Heritage Item, and requires sensitive management of visitors, climate and surrounding development. Many of our other open spaces are high quality, and allow passive and active recreation by the coast, as well as providing space for much of our biodiversity to thrive.



Figure 47 - Bondi Beach

Waverley has one of the lowest rates of transport-related carbon emissions and electricity useage per person across Greater Sydney. Our water useage per person is relatively high when compared with Greater Sydney, and could be reduced. Waverley residents have some of the lowest rates of solar hot water and energy installations across Greater Sydney, which could be improved.

For more information about Greater Sydney's Sustainability Profile, refer to the Greater Sydney Commission's website.

Environmental risks in the Waverley area are largely related to more frequent and severe storms, coastal inundation, and increased hot days.

DIRECTION: A CITY IN ITS LANDSCAPE

PLANNING PRIORITY 12

Conserve our water resources and protect our coasts and beaches

This Planning Priority gives effect to

Greater Sydney Region Plan

D8: A city in its landscape

Eastern City District Plan

E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's Waterways

E15: Protecting and enhancing bushland and biodiversity

E16: Protecting and enhancing scenic and cultural landscapes

E18: Delivering high quality open space

Other relevant Council Policies, Plans and Studies

Coastal Risk Management Policy

Coastal Management Program

Environmental Action Plan 2018-2030

Flood Study

Waverley is known for its beautiful beaches and coastline. Preserving our water resources and ensuring our coasts and beaches are clean is a key priority for our area. However intensification of development and use in coastal catchments, in the context of the projected long term warming and drying of our climate, presents challenges in managing water quality and security, and long term coastal protection. Bondi, Bronte and Tamarama beaches have great scenic and cultural significance for Sydney, and are to be protected and maintained for the enjoyment of not only local residents, but also the wider community and visitors. Waverley has identified in its *Disability Inclusion Action Plan* (2017) measures to ensure that these assets are easily accessible to all.

The *Sustainable Visitation Strategy* (2019) outlines how our key cultural icons will be maintained, and how visitation to the area will be managed effectively. In addition to managing visitation, managing access to views and the impact of development on important cultural and scenic vistas is important, and Council will review the existing planning framework to determine if there are adequate provisions in place to support the protection of and access to these vistas. In developing the new Local Character Statements for the LEP, Council will work with the community to identify scenic landscapes and view corridors that

require protection or consideration in developments. Enjoyable scenic and cultural landscapes foster an appreciation of the natural environment, protect heritage and culture, and create economic opportunities, particularly for recreation and tourism. Aboriginal culture is deeply entwined in the coastal areas of Waverley Council and the protection of these sites is crucial.

As part of the coastal management reforms which came into effect in 2018, Council is working with Woollahra and Randwick Councils to prepare a combined *Coastal Management Program* (CMP) for the whole of the open ocean coastline of the Eastern Suburbs. This CMP will address how the three councils can collaboratively manage the natural coastline, minimise the impacts of development on the environment, and identify measures adapt to a changing climate.

Water scarcity is an issue across Australia, and while the Greater Sydney catchment of rivers, creeks and storage is large, it is sensitive to drought and flood cycles that are projected to increase in intensity and frequency into the future. Our water supply can also be impacted by bushfires, flooding and pollution. Waverley Council proactively maintains and improves our stormwater and living infrastructure so that our beaches and receiving catchments have clean water for people and the environment. Despite this urban run-off and sewer overflows can all result in pollution in our stormwater system that ends up in our oceans. Urban run-off includes litter, viruses, bacteria and nutrients from pet waste, green waste, oil and toxic chemicals from vehicles, heavy metals and sediment from construction sites. Heavy rainfall can cause sewer systems to overflow, causing untreated or partially treated human waste to flow into our coastal waters. Major sources of pollution are Sydney Water's sewer outfalls at Diamond Bay and Vaucluse which discharge untreated wastewater.

Waverley's sports fields, beachside parks and amenities are popular and require significant amounts of water. As these sites are some of our largest water users, we have constructed 5 large water recycling schemes to conserve drinking water and better manage our open space and gardens throughout times of drought.

Council will continue to partner with Sydney Water, Woollahra and Randwick Councils, Centennial Parklands, Sydney Coastal Councils Group, and the NSW Government to deliver these outcomes.

Planning Principles

- Collaborate with neighbouring councils to improve water quality entering our coast, beaches and receiving catchments
- In Council's assets and private developments:
 - Improve water efficiency and recycled water usage
 - Increase water harvesting through stormwater harvesting schemes
 - Increase rainwater capture on private and public land
 - Explore alternative sources of water for resilient whole of water cycle management

Actions	Timing	Action	Agency
1 Work with Woollahra and Randwick Councils to prepare and implement the <i>Eastern Beaches Open Ocean Coastal Management Program (CMP)</i>	M	Plan / Project	W C
2 Amend the LEP and DCP to strengthen provisions for reduced excavation, particularly in flood prone areas	S	Plan	W
3 Update development controls to improve water quality to our coasts and receiving catchments, to increase stormwater harvesting and water recycling in developments, and include water quality as a key objective in the LEP	S	Plan	W
4 Update Council's policies, guidelines and public domain projects to improve water efficiency and include WSUD measures	S O	Plan/ Project	W
5 Advocate for an increased BASIX water and water quality target	S	Advocacy	W
6 Increase permeability both in the public and private domains through LEP and DCP amendments, and public domain improvements	S O	Plan / Project	W
7 Maintain water recycling systems in Bondi, Tamarama and Bronte Beaches and Waverley and Barracluff Parks to reduce potable water use and improve the water quality entering our beaches	O	Ops.	W
8 Advocate for WSUD measures in the Complying Development Code (Code SEPP)	S	Advocacy	W S
9 Collaborate with water service providers to design and deliver infrastructure, water servicing and development approaches that best contribute to local and regional water supply and water cycle management, including stormwater quality improvement devices (SQIDs) to reduce pollutants entering our waterways	S M O	Project / Ops.	W S C
10 Update Council's LEP and DCP to mandate the collection and use of rainwater and recycled water in development across the LGA	S	Ops.	W
11 Maintain, improve and create new habitats for iconic species identified in key catchments and waterways	O	Project	W
12 Work with stakeholders of local catchments to develop whole of catchment land use policy and statutory planning mechanisms that improve water quality across the whole catchment, and protect and enhance high value terrestrial and aquatic ecosystems	O S	Plan / Project	W C
13 Identify opportunities to reduce stormwater runoff by implementing WSUD on public and private land	S	Project	W
15 Collaborate with utilities to understand and implement water efficiency and alternative water supply improvements such as recycled water	O	Plan / Project / Ops.	W S
16 Work with compliance teams to actively patrol our coast to identify environmental pollution incidents and pursue enforcement action under the POEO Act	O	Ops.	W
17 Deliver effective and efficient irrigation of public open spaces (i.e. active and passive recreation including canopy) to support public amenity and urban cooling, exploring stormwater or recycled water where appropriate	O	Ops.	W

PLANNING PRIORITY 13

Protect and grow our areas of biodiversity and connect people to nature

This Planning Priority gives effect to

Greater Sydney Region Plan

D3: A city for people

D8: A city in its landscape

Eastern City District Plan

E4: Fostering healthy, creative, culturally rich and socially connected communities

E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's Waterways

E15: Protecting and enhancing bushland and biodiversity

E16: Protecting and enhancing scenic and cultural landscapes

E17: Increasing urban tree canopy cover and delivering Green Grid connections

Other relevant Council Policies, Plans and Studies

Biodiversity Action Plans- Remnant Sites
Environmental Action Plan 2018-2030

Despite Waverley LGA being densely populated, the area currently supports 5.8 hectares of coastal native vegetation, and a range of biodiversity including 123 native plant species and over 50 native creatures. Our parks and bushlands protect our local animals, prevent erosion, absorb carbon dioxide and reduce the urban heat island effect. Our green spaces are well loved and provide peace, beauty and solace to our residents and visitors. Our vision for the future is that Waverley will continue to protect, manage and grow our biodiversity to ensure that our flora and fauna are able to thrive, and to protect our unique scenic landscape. Our aim is to continue to improve the quality of these bushland areas to maintain a healthy coast and provide habitat for the local wildlife. By improving conditions for priority vegetation sites, we hope to ensure precious natural bushland sites and endangered species are not lost.

Council has a number of critically threatened ecological communities and non-remnant parkland. There are a number of issues that threaten our biodiversity including climate change, urban development, non-native species, pollution, and loss of habitat. As development increases, further fragmentation and loss of habitat continues.

Waverley supports a wide range of birds, insects, reptiles and mammals such as possums and bats. These fauna rely on trees and vegetation as both a food resource and as habitat. Our coast supports a thriving marine biodiversity that relies on us to maintain as pollution free.

The urbanisation of Waverley has resulted in less than 2% of pre-European bushland remaining intact. Our remaining bushland areas are fragmented, and impacted by urban weeds. As development continues there is a further loss of vegetation and habitat on private properties. To reduce the impact of urban development Council's strategy is to continue to grow the urban tree canopy on public and private land, as well as requiring deep soil areas and a range of climate hardy plants on private property to both reduce the urban heat island effect, and improve conditions for wildlife. A changing climate is likely to increase pressures on our local plants due to potential changes in rainfall and temperature. Waverley Council is undertaking work to review methods of adapting its threatened species populations to continue to provide crucial habitat for wildlife, as well as connecting people to nature that is native to the area.

Waverley Council will continue to protect, manage and where possible grow our unique biodiversity values. Our habitat corridors, environmental protection zones, and larger bushland sites are crucial for providing habitat for our wildlife. Council currently runs a number of programs that support biodiversity in the area, including community gardening programs, bushland programs, and advice about the best species to support local wildlife.



Figure 48 – Mature Canopy

Planning Principles

- Maximise opportunities for people to experience nature and to improve amenity
- Increase the resilience of remnant bushland and endangered ecological communities and assist them to adapt to the impacts of climate change
- Identify opportunities for increased connectivity and canopy coverage, and retain mature canopy
- Use biodiversity and habitat corridors to influence strategic planning and local development controls
- Recognise the importance of biodiversity and vegetation in Council's planning framework
- Ensure no loss of, and where possible increase remnant vegetation across the LGA

Actions	Timing	Action	Agency
1 Prepare a Strategic Urban Biodiversity Framework in conjunction with an Urban Greening and Canopy Strategy	S M	Plan	W
2 Advocate for exclusion of sites with biodiversity from the Complying Development Code	S	Advocacy	W
3 Review Council's development controls to identify canopy as a crucial element of the LGA's character	S	Plan	W
4 Identify threatened habitats on private property and work with land owners to develop a Plan of Management to protect and support these habitats and the species that live in them	S	Project / Ops.	W
5 Identify and deliver the Green Grid and opportunities for green infrastructure projects such as increased tree planting and increased coastal bushland areas to improve opportunities for people to connect with nature and to improve amenity	S M	Project	W
6 Review and strengthen development controls to protect existing land with remnant vegetation, and prohibit the removal or damage of remnant vegetation	S O	Plan	W
7 Develop and implement coastal bushland and habitat improvement plans, and implement into planning controls where relevant	S M	Plan	W
8 Identify and implement projects to restore and improve urban habitat and connectivity	M O	Project	W
9 Protect and restore high value ecosystems (even if compromised) to enhance biodiversity and protect environmental values	O	Plan / Project / Ops.	W

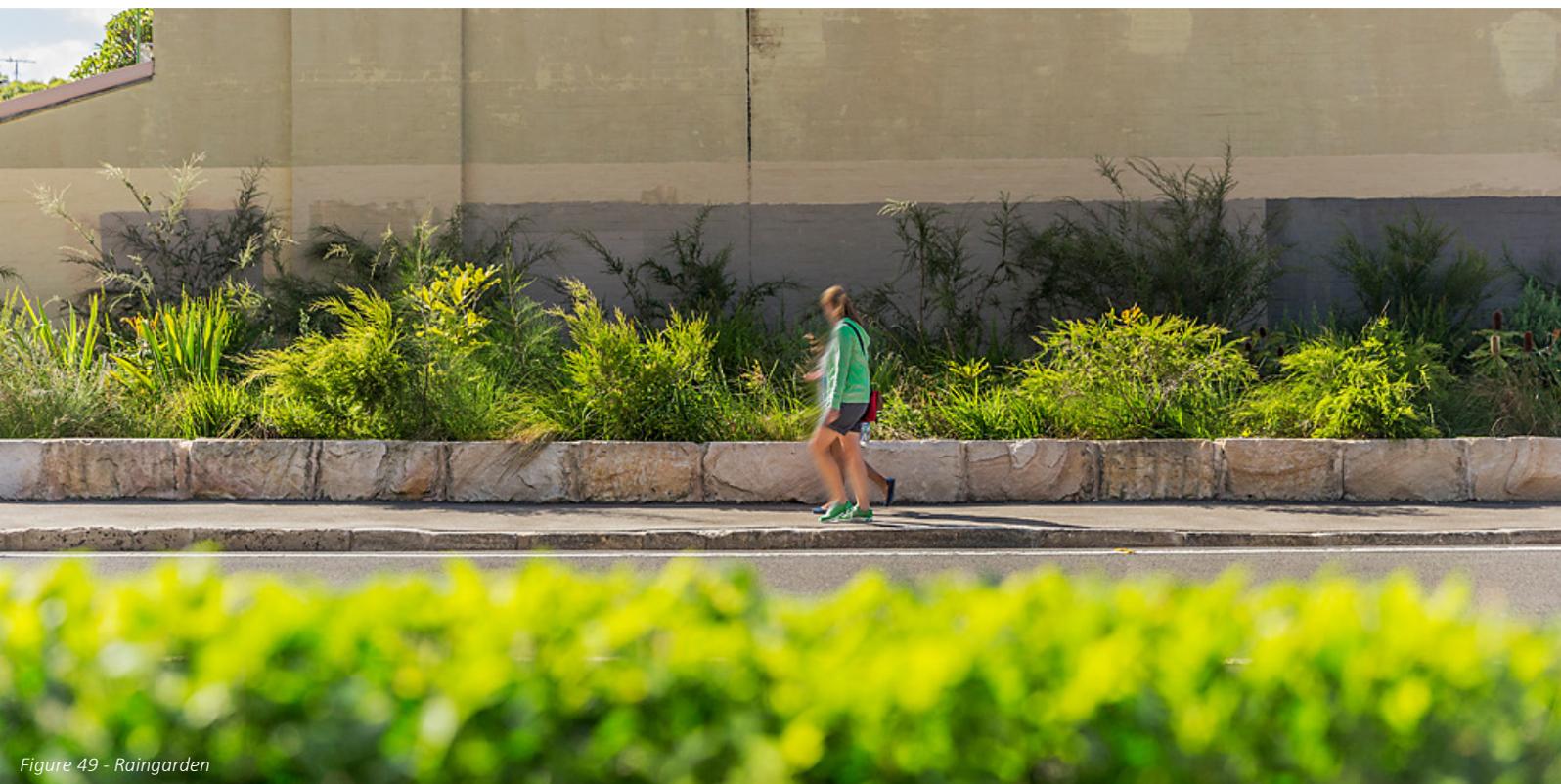


Figure 49 - Raingarden

PLANNING PRIORITY 14

Achieve net zero carbon emissions in the built environment

This Planning Priority gives effect to

Greater Sydney Region Plan

D9: An efficient city

D10: A resilient city

Eastern City District Plan

E19: Reducing carbon emissions and managing energy, water and waste efficiently

E20: Adapting to the impacts and natural hazards and climate change

Other relevant Council Policies, Plans and Studies

Bondi Junction Green Infrastructure Master Plan

Environmental Action Plan 2018-2030

Building Futures Program

Our climate is changing and it is largely due to increases in atmospheric greenhouse gases caused by human activities. These activities include the burning of fossil fuels (coal, oil, and natural gas), agriculture and land clearing. The Australian Government has a target to reduce national emissions to 26-28% on 2005 levels by 2030. The *NSW Renewable Energy Action Plan* outlines the transition to reliable, affordable and clean energy, and the aspirational NSW target of net-zero emissions by 2050.

Waverley Council aims to be a leader in environmental performance. Waverley Council has ambitious environmental targets outlined in the *Waverley Council Environmental Action Plan* (EAP), including reducing Council and Community greenhouse gas emissions (GHG) emissions by 70% (on 2003/04 levels) by 2030. The EAP outlines a number of strategies to reduce emissions including increasing solar panels on public buildings, rental and apartment buildings, increasing renewable energy purchased by Council, and providing planning support and controls to drive innovation and better environmental outcomes in new development.

As part of the Regional Environmental Program between Woollahra, Waverley and Randwick Councils, an evidence based research paper has been prepared regarding the cost implications of high performance buildings (i.e. buildings with a Green Star rating of 5 or 6). This research, as well as ongoing internal assessments of development applications evidences that the current performance of new buildings in our LGA is poor and could drastically be improved. One way of improving the energy and water performance of buildings is to raise the minimum standards required under the *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* (BASIX SEPP). The 2017 increase in BASIX energy scores has improved the minimum required performance of new developments, however to be able to achieve Council's ambitious environmental targets, an increase in the minimum energy and water targets in the BASIX SEPP is urgently required.

There is significant potential to increase BASIX energy targets for residential flat buildings (RFBs) at either a precinct, suburb, LGA or even a district scale. The Regional Environmental Program has identified this as an affordable and achievable pathway to ensure that new buildings are constructed to a high operational standard, and to reduce ongoing costs for residents and achieve both local and state objectives. In accordance with clause 8 of the BASIX SEPP, councils are currently prohibited from increasing the minimum standard performance requirements for energy and water for residential buildings, other than by way of incentive provisions. Waverley Council has traditionally been opposed to incentivising high-performance buildings through bonus provisions to achieve our ambitious environmental targets, and instead proposes that BASIX energy targets should be preferably increased across the LGA, or focussed in precincts, to ensure new development contributes to improved environmental performance.

To be able to implement Planning Priority E19 and Objective 33 of the District Plan, Council needs to work with the NSW Government, landowners, residents and applicants to achieve our targets.

Current Emissions Profile

Energy Use by Sector 2016-17

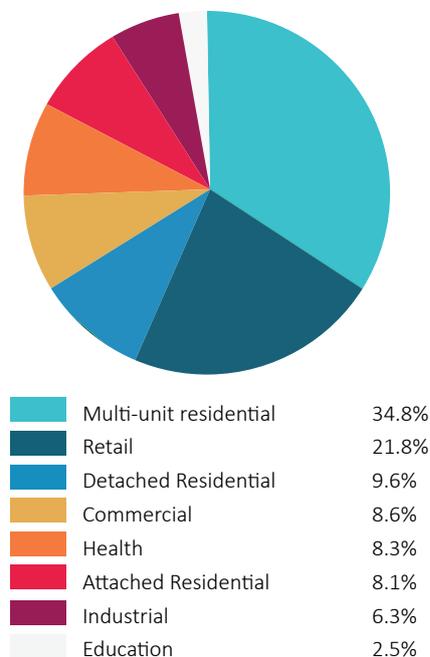


Figure 50 - Energy Use by Sector 2016-17

The current emissions profile in Waverley demonstrates that the majority of energy use in our area is from multi-unit residential development, followed by retail. This is due to the additional load that a multi-unit residential development uses in services and shared areas.

Council's Building Futures program seeks to address this issue by working with Strata bodies to identify opportunities to retrofit their building and reduce their power consumption.

Retail is another large user of energy, focussed mainly in Bondi Junction. Council will continue to work with key stakeholders and commercial businesses to seek to minimise energy consumption, and to encourage the remaining energy to come from renewable sources.

Electricity is currently the largest energy source, which has the opportunity of being able to move to a renewable energy network, to reduce the LGA's overall impact from the energy we do use.

Emissions Reductions Pathway

70% reduction in **Community greenhouse gas** emissions of 2003/04 levels by 2030

2005/06	2017/18	Target for 2020	Target for 2030
478,725 tonnes CO ₂ -e	475,763 tonnes CO ₂ -e	335,126 tonnes CO ₂ -e	143,618 tonnes CO ₂ -e

Figure 51 - Community Emissions Reduction Target

Waverley has been working to reduce greenhouse gas emissions from our operations and community since 2009, which was when we committed to our first reduction targets.

The three largest opportunities to reduce carbon emissions are:

- encouraging the uptake of renewables
- waste diversion
- RET- renewable energy target.

Switching to renewables is a key pathway to emissions reductions in Waverley due to our existing and ageing building stock. Unlike some other councils, Waverley LGA will not see large areas of redevelopment that can capture significant emissions reductions and power generation at a precinct scale.

Accordingly Waverley Council's efforts are best focussed on educating and working with the community to manage energy demand and increase the uptake of renewables, for example through our collaboration on the Solar my School program with our neighbouring councils of Randwick and Woollahra.

In addition Council will also seek to encourage retrofits in residential and non-residential developments to improve the efficiency of our existing buildings, further improving the efficiency of the network, through planning support, controls and incentives to drive innovation and better environmental outcomes. We are also using social research to target residential sectors, for example pool owners, with technological improvements, to also enable energy and emission savings.

Bondi Junction Sustainable Precinct objectives

Figure 52 - Bondi Junction Sustainable Precinct

Cleaner, quieter streets and increased liveability

- Underground Automated Waste Collection System
- Solar compacting bins in public places

Improved stormwater discharge and stormwater quality

- Bioretention raingardens and tree pits with biofilter
- Improved stormwater quality management for new developments

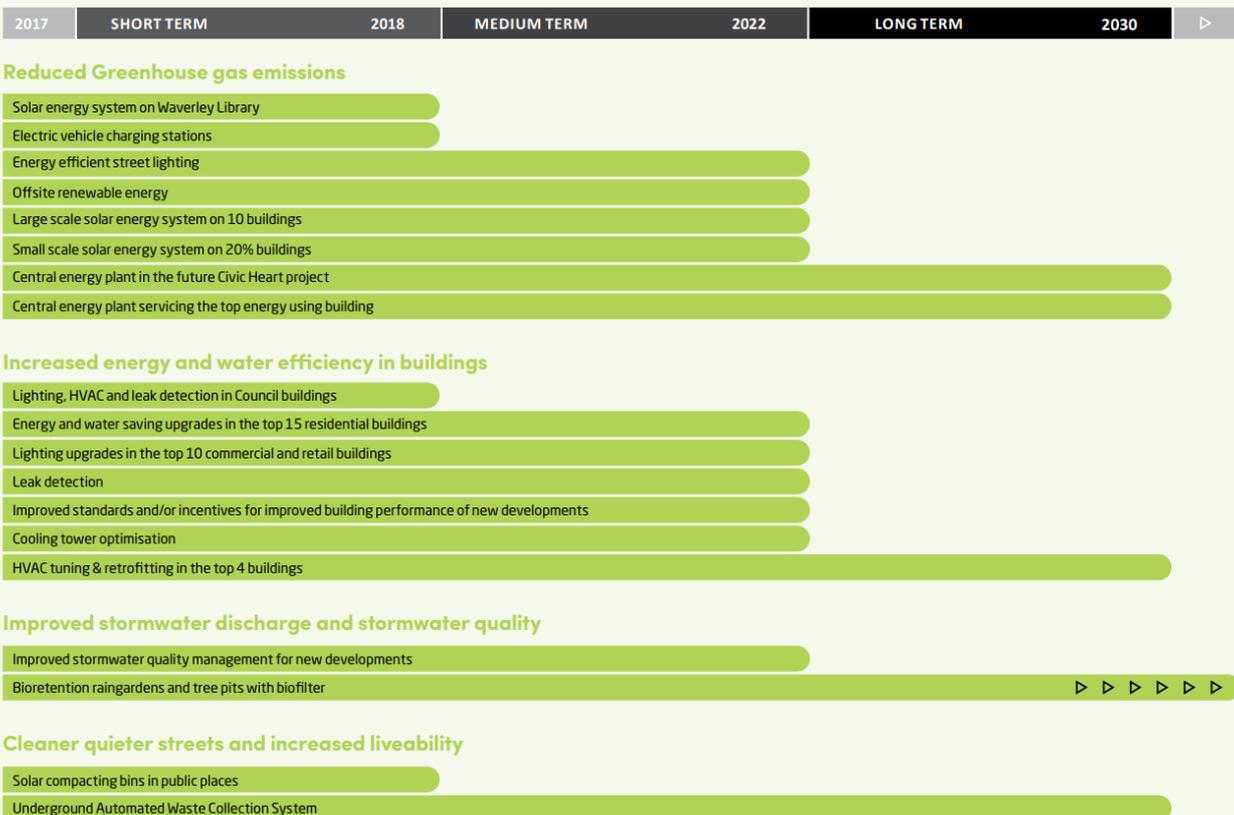
Reduced Greenhouse gas emissions

- Central energy plant, in the future Civic Heart project
- Electric vehicle charging stations
- Solar energy system on Waverley Library
- Offsite renewable energy
- Large scale solar energy system on 10 buildings
- Central energy plant servicing the top energy using building
- Energy efficient street lighting
- Small-scale solar energy system on 20% buildings

Increased energy and water efficiencies in buildings

- Improved standards and/or incentives for improved building performance of new developments
- Lighting, Heating, ventilation and air conditioning (HVAC) and leak detection in Council buildings
- Energy and water saving upgrades in the top 15 residential buildings
- Lighting upgrades in the top 10 commercial and retail buildings
- Heating, ventilation and air conditioning tuning and retrofitting in the top 4 buildings
- Leak detection
- Cooling tower optimisation

Sustainable Precinct Solutions



Bondi Junction Low-Carbon High-Performance Precinct

Council has identified the opportunity for Bondi Junction to be a 'Low-Carbon High-Performance' Precinct demonstrating Waverley Council's commitment to environmental excellence and leadership to deliver on its ambitious environmental targets. The *Bondi Junction Green Infrastructure Masterplan** identifies ways to reduce greenhouse gas emissions, water usage and waste management issues in Bondi Junction. The recommendation with the greatest impact in terms of reducing greenhouse gas emissions is to improve standards for new buildings. To achieve this, Council needs to work with the NSW Government to implement mechanisms to require developments in Bondi Junction to meet increased environmental performance standards. In addition, Council is continuing to work with key stakeholders and landowners to deliver other recommendations from the Masterplan.

The 2017 updated performance standards in the BASIX SEPP are no longer driving best practice design outcomes. From Council's experience with the development assessment of new RFBs in areas such as Bondi Junction the majority of buildings are only achieving the minimum BASIX energy target.

Buildings constructed to only the minimum standard will result in a building stock that will be quickly identified as energy inefficient and inhibit any opportunity for Bondi Junction to become a low-carbon high-performance precinct. In addition to Bondi Junction, Council will also investigate the potential for some of the village centres to become Low-Carbon High-Performance precincts.



Figure 53 - Bondi Junction

*Note: The Masterplan refers to 'Green Infrastructure' as infrastructure that is efficient and sustainable, and hence known as 'green'. Since the GI Masterplan publication, 'Green Infrastructure' has come to be known in planning as the combination of tree canopy and vegetation coverage, open space, biodiversity and waterways. For consistency the latter definition is used throughout this document, and the Masterplan is now referred to as the Bondi Junction Sustainable Precinct Plan.

Building Retrofits

This discrepancy between State and local strategic objectives and on the ground outcomes has been demonstrated by Council’s successful Building Futures program which promotes energy efficiency in large existing strata RFBs in Waverley. This new program commenced in 2018 and involved 10 buildings in Bondi Junction, which were all residential apartments over eight storeys. Two participating buildings that had been completed the previous year, have implemented major energy saving opportunities including LED lightings upgrades in carparks and fire stairs. These costs are being passed onto the community, when they are easily incurred as part of the development cost, and result in major savings for the residents and community.

Precinct Based Energy Generation

A longer term objective for Council is to investigate opportunities to implement precinct based energy generation through tri-generation or solar power. Council will investigate the potential to remove barriers to implementation where possible to encourage the uptake of de-centralised utilities, particularly where these are community-led initiatives.

For example Bondi Sewage Treatment Plant currently produces enough renewable energy from local organic waste biogas in a cogeneration plant to meet 100% of its own requirements.



Figure 54 - Solar my School



Figure 55 - Building Futures

Planning Principles

- Work with applicants of large developments to deliver net zero emissions
- Encourage uptake of renewable and community based energy
- Reduce carbon emissions across Council and the community by promoting renewable energy and minimising overall resource consumption
- Improve energy efficiency in developments and when retrofitting existing Council buildings
- Facilitate and support opportunities for decentralised renewable power generation

Actions	Timing	Action	Agency
1 Advocate for increased BASIX targets for residential developments to achieve Council's ambitious environmental targets	S	Advocacy	W
2 Facilitate Bondi Junction becoming a low-carbon high-performance precinct through the Building Futures program, and amending the LEP and DCP	S	Plan	W
3 Implement a development pathway to promote, deliver and monitor sustainable housing that: <ul style="list-style-type: none"> • provides planning support to drive innovation in performance and improved environmental outcomes in developments • encourages passive design to minimise energy consumption • encourages on-site generation of renewable energy • encourages the use of recycled and low-embodied carbon materials • measures the uptake of sustainable housing • implements compliance processes to ensure that all buildings are delivering required and aspirational environmental outcomes • investigates a contribution to fund off-site renewable energy • investigates density bonuses related to high performance buildings • promotes the uptake of sustainable housing through open days, awards and other methods of recognition • provides a community education program to accelerate behaviour change and retrofits to reduce energy and resource consumption 	M	Plan	W
4 Prepare an Adaptive Reuse Strategy that promotes the reuse of existing buildings through alterations and additions to reduce embodied carbon and improve building performance	S	Plan	W
5 Work with the NSW Government to develop a pathway to Net Zero Carbon buildings to achieve the NSW Government's target of net zero carbon emissions by 2050	S	Plan	W S
6 Amend the LEP and DCP to ensure new development is 'future ready' by providing the ability to adapt to existing and emerging technologies for building efficiency such as requiring dual piping for recycled water, connections for solar panels, and rooftop gardens	S	Plan	W
7 Work with private landowners to continue to implement the Building Futures Program to achieve ambitious environmental targets across the LGA	O	Ops.	W P
8 Work with private landowners to encourage uptake of renewable energy sources by removing barriers to solar power and facilitating solar power installation in Waverley across all of our different building types	O	Advocacy	W P
9 Investigate opportunities with utility providers to deliver integrated energy, water and waste infrastructure where it delivers broad community benefits	M	Plan	W S P
10 Manage land use conflicts in the LEP and DCP to enable the conversion of organic waste to electricity and/or heating/cooling	M	Plan	W
11 Collaborate with the NSW Government, private landowners and community groups to identify opportunities for decentralised power generation	M	Plan/Project	W S P
12 Partner with regional stakeholders and the NSW Government to investigate and implement new technologies to improve building performance and utility provision	S	Project	W S

PLANNING PRIORITY 15

Achieve zero waste in the built environment

This Planning Priority gives effect to

Greater Sydney Region Plan

D9: An efficient city

D10: A resilient city

Eastern City District Plan

E19: Reducing carbon emissions and managing energy, water and waste efficiently

E20: Adapting to the impacts and natural hazards and climate change

Other relevant Council Policies, Plans and Studies

Sustainable Waste Strategy 2015-2020

Environmental Action Plan 2018-2030

Residential Waste Management

In 2019, Council implemented its Recycling Improvement Program for Residential Flat Buildings (RFBs) which stemmed from a need to minimise contamination rates in kerbside recycling streams. Council staff identified that higher levels of contamination were occurring in RFBs, which can be attributed to: a lack of ownership over shared bin systems; difficulties with residents accessing bin rooms; older properties being designed with inadequate capacity; and often transient populations and high-resident turnover.

The Program resulted in a 50% improvement in recycling at 60 apartment blocks. This means that we created a cleaner stream of recycling that is more likely to be recycled. The program is currently being rolled out to all apartment buildings with 20 units or more. Resources to improve recycling are available on Council's website.

Although there is no metric to rate the waste management performance of buildings, Council is tracking these improvements with plans to recognise buildings that have a high score for sustainable waste management.

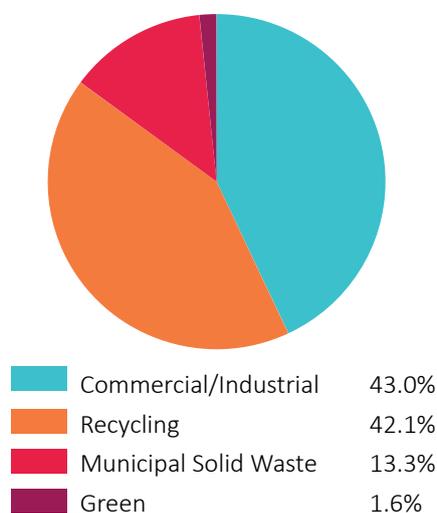
Waste management in densely populated areas is an ongoing challenge across Greater Sydney. There are many examples in Waverley of kerbs dotted with numerous waste and recycling bins presented on collection day that are often overflowing, creating litter issues and causing safety concerns for pedestrians and cyclists, as well as presenting additional pressures on local traffic on collection days.

In larger RFBs and mixed-use developments, Council advocates for on-site waste storage and collection to minimise bins on the street. This however comes with its own range of issues including loss of amenity and useable floor space at ground level, of particular importance in the village centres and Bondi Junction, where the ground level is meant to be active and present attractive pedestrian friendly uses such as shops and cafes. Council is looking to undertake a coordinated precinct-based approach to waste collection in the future, particularly in the village centres and Bondi Junction, to better manage the collection and storage of waste, and to provide a means of recovering a variety of waste streams for recycling or reuse, while also improving the safety, amenity, and useable floor space in our centres. A key aspect of this vision includes on-site waste collection where the access point is at the rear of the building to minimise the street frontage number of roller doors which impacts on the active street frontage.

Council also requires that each building has a Waste Management Plan that outlines waste storage and management, contractor details, points of collection, and roles and responsibilities for tenants, residents, cleaners and property managers. In doing so, Council hopes to instil a sense of responsible citizenship in our residents to effectively manage waste in our community and keep bins and bulky waste off the kerbside.



Figure 56 - Waste Collection in Bondi Junction

Waste by Type 2016-17

Residential waste accounts for 57% of the LGA, and Council's Recycling Improvement Program aims to work with apartment blocks to provide the correct infrastructure and education to increase recycling, while offering programs for reuse. Council will aim to work with the commercial/industrial sector to target the remaining 43% of waste generated.

Council continues to work towards a zero community through identifying opportunities to divert materials from waste and towards creating a circular economy.

Figure 57 - Current Emissions Profile

Zero Waste

To guide us into the future, the NSW Government is drafting a 20 year Waste Strategy that is built on a comprehensive understanding of the issues that we are facing in the waste sector today. It is an evidence-based approach, drawing on expert advice that can guide robust decision making.

Waverley Council aims to prepare a future Zero Waste Strategy to align with the NSW Government's vision. The Zero Waste Strategy will supersede the *Sustainable Waste Strategy* which has targets of:

1. No net increase in waste generation from 2004/5 levels
2. Increase resource recovery to 75% by 2020

Additionally, council's *Environmental Action Plan* also sets a target to increase resource recovery to 90% by 2030.

Council aims to be a leader in reducing waste sent to landfill as it moves towards a zero-waste community. The Zero Waste Strategy which is currently being prepared provides a framework for a sustainable approach to inform and upskill our community in areas of reuse and repair, so they can make effective decisions with minimal impact to the environment. It outlines key actions for increasing the uptake of a circular economy and the sharing culture, ultimately reducing the amount of waste being sent to landfill.

The Zero Waste Strategy will also outline collaborations to increase the percent of recycled content used in materials purchased by Council, increase waste management planning controls for residential and commercial buildings, and provide guidelines for waste minimisation and innovative waste infrastructure and planning in new development to support a zero-waste community.

Waste and Visitation

Waverley's topography and location close to the coast is spectacular to visit, however this can also cause problems with waste polluting our oceans, both from littering and stormwater drains and overflows transporting waste directly out to the ocean. Tourists and visitors to the area are also a major polluter in terms of contributing to problem waste and illegal dumping as they often are here for a short time and are unaware of proper waste disposal or services available. Council has developed a *Sustainable Visitation Strategy* that has targets for engaging with short-term stayers to promote council's services, proper waste disposal, and the rental of furnished apartments. Council Rangers also patrol the Waverley area and pursue illegal dumping or environmental pollution incidents in accordance with the *Protection of the Environment Operations Act* (POEO Act 1997).

Council is working to encourage our community to take responsibility to avoid waste to begin with, and where waste is created, to ensure there is a circular economy for furniture and other goods that can be shared and upcycled for renters and travellers, reducing illegal dumping of furniture at the end of a lease period.

Waste is associated with human consumption behaviour, and as a result requires careful planning to ensure our community has effective waste storage, transport and overall management. Through planning waste collection at a precinct level and requiring improved design of developments, Council aims to drastically improve the impacts of waste on the amenity and safety of our centres, neighbourhoods and minimise pollution incidents in our natural environments.

The Circular Economy

Council supports the *NSW Government Circular Economy Policy*, which is about changing the way we produce, assemble, sell and use products to minimise waste, and to reduce our environmental impact. The circular economy can also be great for business; by maximising the use of our valuable resources, and by contributing to innovation, growth and job creation. Moving to a circular economy will provide long-term economic, social, and environmental benefits for NSW. This transition will generate jobs, increase the robustness of the economy, increase the accessibility of goods, maximise the value of resources, and reduce waste.

Council also supports various schemes to recycle and recover as many products as possible including the state government's Container Deposit Scheme and Producer Responsibility Schemes, like The National Television and Computer Recycling Scheme which aims to boost recycling of televisions and computers and divert them from landfill disposal. Council promotes Reverse Vending Machines (RVM) in key locations in our area where residents can return their containers for 10 cents, and Council offers various education events and problem waste collection points for our community.



Figure 58 - The Circular Economy, Source: Too Good To Waste, NSW Government

Planning Principles

- Avoid waste generation and maximise resource recovery
- Engage and educate the community to change behaviours
- Efficiently integrate public, private and illegal waste
- Promote innovation to better manage waste storage and collection in development

Actions	Timing	Action	Agency
1 Research and deliver sustainable waste management policies and procedures for Council and the community and engage with internal departments to enforce the policies		Plan	
2 Review opportunities for shared waste facilities and shared commercial waste contracts in precincts and centres to better manage amenity and traffic issues	 	Plan / Project	
3 Investigate and implement sustainable waste management guidelines for Council and the community including innovative ways to reduce waste generation, reuse and recycling including incentives for users		Ops.	
4 Investigate opportunities to promote a circular economy, including the offer of reuse and rehoming schemes for people moving out; increased recycle content in all council purchasing; and more local reuse and recycling opportunities		Project/ Ops.	
5 Amend the LEP, DCP and other policies to minimise waste generation and increase recycling in construction and demolition, including the promotion of and support for innovative technologies and use of recycled materials in development design		Plan	
6 Review opportunities and incentives for minimising food waste, and maximise waste diversion from landfill for food, problem wastes and hazardous waste		Project/ Ops.	
7 Increase accountability for residents and businesses to keep bins off the footpath and prevent excess waste or litter from occurring through DCP amendments, waste compliance policy and procedure		Plan/ Ops.	
8 Ensure an evidence based approach to informing direction of future waste programs and building development specifications (using qualified research and consultancy reports)		Plan	

DIRECTION: A RESILIENT CITY

PLANNING PRIORITY 16

Plan for and manage our assets and urban environment, and support our community to adapt and be resilient to a changing climate

This Planning Priority gives effect to

Greater Sydney Region Plan

- D8: A city in its landscape
- D9: An efficient city
- D10: A resilient city

Eastern City District Plan

- E15: Protecting and enhancing bushland and biodiversity
- E17: Increasing urban tree canopy cover and delivering Green Grid connections
- E18: Delivering high quality open space
- E19: Reducing carbon emissions and managing energy, water and waste efficiently
- E20: Adapting to the impacts of urban and natural hazards and climate change

Connected Communities

- E4: Fostering healthy, creative, culturally rich and socially connected communities

Other relevant Council Policies, Plans and Studies

- Environmental Action Plan 2018-2030
- Coastal Risk Management Policy

A coastal climate and landscape can experience natural hazards such as heatwaves, flooding, storms and storm surges, coastal inundation and erosion. Climate change is exacerbating these natural hazards by making the events more frequent and more severe. Effective planning should reduce exposure to natural and urban hazards and build resilience in the built environment and community to these shocks and stresses.

Waverley Council is particularly subject to flooding after heavy rain periods, and coastal inundation and erosion, and potential sea level rise and storm surges that could lead to damage of coastal open space, infrastructure and property. Council has identified areas in the LGA that are exposed to natural hazards, and will revise and implement new development standards to ensure no intensification of development in these existing areas. Council is currently developing a Flood Study in conjunction with Sydney Water to better plan for these events.

Council does not have a consolidated Resilience and Climate Change policy. This is a priority for Council to identify critical infrastructure and community assets that are most vulnerable to hazards, and to develop strategies to strengthen the resilience of these assets

in the face of changing climatic conditions. Council prepared a Climate Change Risk Assessment, which reviewed coast, health and biodiversity, however this will need to be expanded in the future.

With increasing occurrence and intensity of hot days, and decreasing but more severe rain events, the impact on our open spaces and infrastructure will also be felt. To reduce the urban heat island effect in our area, Council intends to grow the urban tree canopy which includes canopy on both private and public property. This is a key priority for our area to continue to provide shade in open spaces and along key walking and cycling routes to encourage active transport and outdoor activity. The existing coverage across NSW was measured by the NSW Government in 2016. The Waverley LGA coverage was 15.9% tree canopy cover and 19% shrub cover. Council has a commitment in the CSP to deliver an increase in the tree canopy to 29% by 2029, and will investigate mechanisms to minimise existing canopy loss, and increase new canopy. Some parts of the LGA have less tree canopy cover than others, and it is these 'hot spots' that Council will aim to target through urban greening and cooling strategies.

Council will also investigate other urban cooling strategies to reduce the urban heat island effect. Strategies may include methods to capture and retain water in the urban landscape to better mitigate drought conditions and provide opportunities to cool the environment through the use of water.

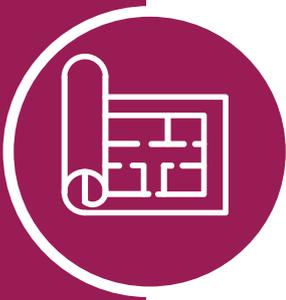
The adaptation of biodiversity to a changing climate is another area that Council is investigating, with the view to implement measures to ensure that endangered species are able to continue to flourish.



Planning Principles

- Ensure critical infrastructure is upgraded to be resilient to changes in climate and severe weather events
- Plan for and manage climate change impacts
- Provide information to the community on relevant climate related risks and help grow the capacity and resilience of Waverley Community
- Protect and grow the tree canopy and shrub layer to reduce the urban heat island effect
- Acknowledge and include the expertise of Aboriginal and Torres Strait Islander leaders and elders when planning for resilience
- Promote and implement passive cooling and warming of buildings, streets and public spaces
- Support and plan for cool, green links to waterways, open space and bushland for recreation, and to support cultural values through the implementation of the Greater Sydney Green Grid and expansion of green infrastructure network
- Prioritise enhanced amenity around areas of highest density to promote wellbeing and cohesion

Actions	Timing	Action	Agency
1 Prepare and implement an Urban Greening and Canopy Strategy to: <ul style="list-style-type: none"> • implement stronger controls and mechanisms to protect and increase canopy, to reduce the Urban Heat Island effect • protect and increase the quantity and diversity of trees and plants in the public and private domain, to ensure that the tree canopy continues to be a dominant feature of the area and that species are resilient to projected changes in climate • identify opportunities to increase green walls and roofs on public and private land • identify opportunities for bio retention systems along Green Grid, biodiversity and habitat corridors • identify and secure future funding sources to increase planting and green infrastructure • identify opportunities for retention of water and water bodies in the landscape to effectively irrigate open spaces and increased greenery, and to support urban cooling 		Plan / Ops.	
2 Involve La Perouse Local Aboriginal Land Council, and other relevant Indigenous groups, when preparing environmental plans and strategies		Plan	
3 Finalise and respond to risks identified in the Flood Study		Plan	
4 Finalise and respond to risks identified in the Coastal Management Plan scoping study, where appropriate, through LEP and DCP provisions		Plan	
5 Work with neighbouring councils to better understand project climate changes, map climate change vulnerabilities, assess climate risks and local adaptation planning		Plan	
6 Work collaboratively with other Councils and stakeholders to evaluate and plan for the community impacts of natural disaster events, Emergency services and prepare recovery plans		Plan	
7 Review development controls and pathways to ensure new buildings and alterations and additions produce adaptable and resilient buildings that minimise the urban heat island, and advocate for the NSW Government to update the complying development code		Plan	
8 Investigate and implement new funding streams to deliver infrastructure		Ops.	
9 Work with utilities to understand water efficiency and alternative water (including recycled water) supply opportunities		Plan / Project / Ops.	
10 Review development controls to limit the intensification of development in existing urban areas most exposed to hazards		Plan	



IMPLEMENTATION PLAN

Council is required to monitor and report on the implementation of this Local Strategic Planning Statement. A number of the Actions align with the Goals and Strategies from the Waverley Community Strategic Plan. Where possible, Council will use the same metrics or measures to report on our progress through the Integrated Planning & Reporting Framework as part of the annual plan report.

To implement a number of the Actions outlined through this Statement, changes are required to Council's Local Environmental Plan and Development Control Plan. These changes may be undertaken as part of a comprehensive review of the LEP and DCP, or they may be undertaken as separate amendments. A list of potential amendments is provided here:

- Update LEP controls to improve sustainability of buildings
- Update LEP controls to require a minimum employment floorspace in Bondi Junction Strategic Centres and other centres
- Update Schedule 5 of the LEP to reflect the new Heritage Study
- Update the LEP to include an affordable housing provision
- Update the LEP to provide Local Character Overlays and Statements

The facing page is a list of all of the relevant strategies that have been used to inform this LSPS. These strategies, plans and studies, as well as a number of other plans identified in the Actions throughout this LSPS will help to inform a review of the adequacy of the Waverley Local Environmental Plan and the Waverley Development Control Plan.

The following pages illustrate how each of the Planning Priorities and Actions from this Statement align with the Waverley Community Strategic Plan, the Eastern City District Plan, and A Metropolis of Three Cities (Region Plan), and how Council intends to implement a number of the Planning Priorities and Actions.

The Greater Sydney Commission has established a number of scalable indicators in their implementation report *Pulse of Greater Sydney*. More information on these Performance Indicators is also outlined in this section.

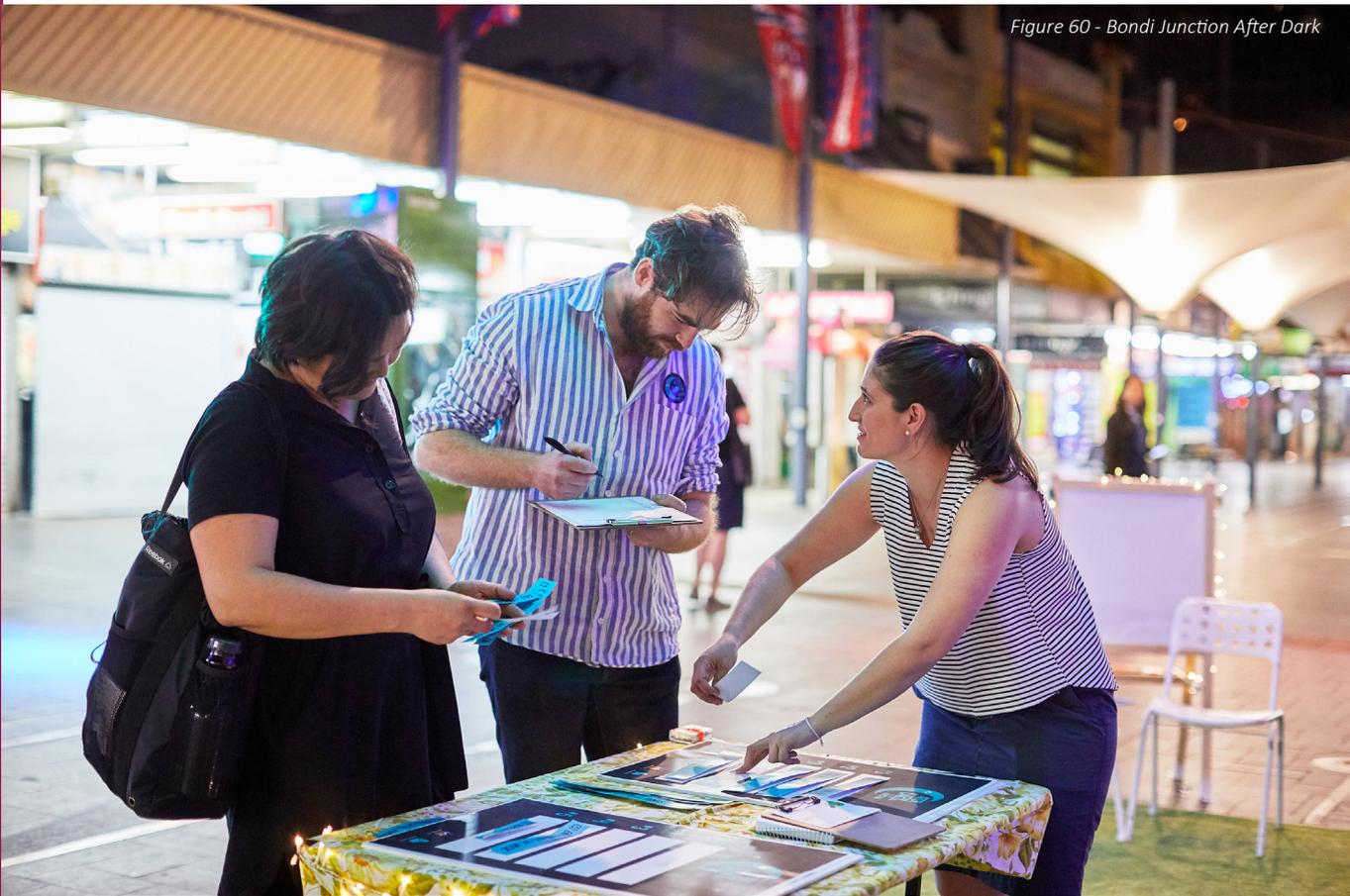


Figure 60 - Bondi Junction After Dark

Figure 61 - Relevant Strategies, Plans and Studies

Relevant Strategies, Plans and Studies						Status (March 2020)
Waverley Local Environmental Plan 2012	2012	•	•	•	•	Adopted
Waverley Development Control Plan 2012	2012	•	•	•	•	Adopted
Waverley Community Strategic Plan 2018-2029	2018	•	•	•	•	Adopted
Waverley Environmental Action Plan 2018-2030	2018				•	Adopted
Community Participation Plan	2019	•	•			Adopted
Street Tree Master Plan	2008		•		•	Adopted
Bondi Junction Urban Design Review	2011		•			Adopted
Waverley Council Green Links Project	2011	•	•	•	•	Adopted
Cultural Diversity Policy	2011		•			Adopted
Bondi Junction Complete Streets Plan	2013	•	•		•	Adopted
Waverley Bike Plan	2013	•	•	•	•	Adopted
Waverley Council Play Space Strategy	2014	•	•		•	Adopted
Public Art Policy	2014		•			Adopted
Waverley Economic Development Strategy 2015-2020	2015			•		Adopted
Sustainable Waste Strategy	2015	•			•	Adopted
Bondi Junction Heartbeat of the East	2016		•	•		Adopted
Community Engagement Strategy	2017	•	•	•	•	Adopted
Waverley's People, Movement and Places	2017	•	•	•	•	Adopted
Bondi Junction Green Infrastructure Masterplan	2017	•			•	Adopted
Disability Inclusion Action Plan	2017	•	•			Adopted
Bondi Junction Commercial Centre Review	2017			•		Evidence base
Waverley Housing Issues Paper	2017		•			Evidence base
Bondi Junction Evening Culture and Entertainment Strategy	2018		•	•		Adopted
Development Contributions Plan	2018	•				Adopted
Creative Lighting Strategy	2018		•			Adopted
Urban Intervention Framework	2018		•			Evidence base
Community Engagement Report	2018	•	•	•	•	Evidence base
Sustainable Visitation Strategy	2019	•	•	•		Adopted
Reconciliation Action Plan	2019	•	•			Adopted
Tree Management Policy	2019				•	Adopted
Public Domain Technical Manual	2019	•			•	Adopted
Waverley Smart Cities Strategy	2019	•	•	•	•	Adopted
January 2019 Office Market Snapshot Bondi Junction	2019			•		Evidence base
Waverley Architectural Mapping Project	2019		•			Evidence base
Waverley Heritage Review	2020		•			Draft
Cultural Plan	2020		•			Draft
Waverley Local Housing Strategy	2020		•			Draft
Waverley's Village Centres Strategy	2020	•	•	•	•	Draft
Waverley Open Space and Recreation Plan	2020	•	•		•	Draft
Local Character Statements	2020		•			Draft
Waverley Street Design Manual	2020		•			To be prepared
Waverley Social Sustainability Strategy	TBC	•	•			To be prepared
Flood Study	TBC				•	To be prepared
Urban Forest Strategy	TBC	•	•		•	To be prepared
Coastal Management Program	TBC				•	To be prepared
Zero Waste Strategy	TBC				•	To be prepared
Climate Change, Adaptation and Resilience Strategy	TBC	•	•		•	To be prepared

ALIGNMENT TO OTHER PLANS

Figure 62 - Alignment to Other Plans



REGION PLAN DIRECTIONS	DISTRICT PLAN PLANNING PRIORITIES	W1: Deliver public and active transport projects to achieve the 30 minute city	W2: Collaborate and deliver optimised "last mile" transport and freight outcomes	W3: Digitally manage infrastructure to ensure it is efficient, fit for purpose, and well maintained	W4: Ensure the community is well serviced by crucial social infrastructure	W5: Increase the sense of wellbeing in our urban environment
A city supported by infrastructure	E1: Planning for a city supported by infrastructure	●	●	●	●	
A collaborative city	E2: Working through collaboration	●	●	●	●	
A city for people	E3: Providing Services and social infrastructure to meet peoples changing needs				●	
	E4: Fostering healthy, creative, culturally rich and socially connected communities				●	●
Housing the city	E5: Providing housing supply, choice and affordability with access to jobs, services and public transport					
A city of great places	E6: Creating and renewing great places and local centres, and respecting the District's heritage					●
Jobs and skills for the city	E7: Growing a stronger and more competitive Harbour CBD					
	E8: Growing and investing in health and education precincts and the Innovation Corridor					
A well connected city	E10: Delivering integrated land use and transport planning and a 30 minute city					
	E11: Growing investment, business opportunities and jobs in strategic centres					
	E12: Retaining and managing industrial and urban services land					
	E13: Supported growth of targeted industry sectors					
A city in its landscape	E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's Waterways					●
	E15: Protecting and enhancing bushland and biodiversity					
	E16: Protecting and enhancing scenic and cultural landscapes					
	E17: Increasing urban tree canopy cover and delivering Green Grid connections					●
	E18: Delivering high quality open space					●
An efficient city	E19: Reducing carbon emissions and managing energy, water and waste efficiently					
A resilient city	E20: Adapting to the impacts and natural hazards and climate change					
Governance	E21: Prepare LSPS informed by strategic local planning					
	E22: Monitoring and Reporting of the delivery of the Plan					

PLANNING PRIORITY 17

Provide transparency in the planning process

This Planning Priority gives effect to Greater Sydney Region Plan

Governance

Eastern City District Plan

E21: Prepare LSPS informed by strategic local planning

E22: Monitoring and Reporting of the delivery of the plan

Other relevant Council Policies, Plans and Studies

Waverley Community Participation Plan

Immediate Priorities

Complete the following strategies by mid-2020:

- Local housing strategy
- Village Centres Strategy
- Open Space and Recreation Strategy
- Heritage Review
- Local Character Statements
- Cultural Plan
- Social Sustainability Strategy
- Flood Study

Prioritise the preparation of the following 2020-21:

- Urban Greening Strategy
- Coastal Management Program
- Climate Change, Adaptation and Resilience Strategy

Collaboration

- Collective action from all stakeholders, various levels of government and the private sector as identified throughout this LSPS.
- Collaboration through inter-agency workshops; regional planners meetings; traffic committee meetings; and quarterly meetings with NSW Department of Planning, Industry and Environment.

Studies, strategies and plans

- New and updated studies, strategies, plans, guidelines, and policies, including place plans, will align with this LSPS. Similarly, future updates to this LSPS will consider findings from new studies, strategies or plans.

Planning Controls

- The new Waverley LEP and DCP will align with this LSPS.
- This LSPS includes a number of actions to prepare new LEP and DCP controls. These will be addressed in our initial LEP and DCP, where possible. Where further work is required, it will be addressed in future amendments.
- Planning Proposals to amend the LEP, prepared by Council or proponents, must accord with the *Environmental Planning and Assessment Act 1979*, and will be assessed in accordance with the Principles for Change outlined in this LSPS.
- Planning Proposals must include an assessment of whether they will give effect to this LSPS. In making this assessment, the priorities and related principles must be considered together. It is not appropriate to justify a Planning Proposal based on a single element of this LSPS.

Project Delivery

- Capital works projects and actions that contribute to this LSPS will be outlined in Council's delivery program.

Funding and Investment

- Actions in this LSPS will be addressed in the four-year delivery program and implementation of the LGA-wide Section 7.12 plan.

Monitoring and Reporting

- Following adoption of this LSPS by Council, baseline reporting will be established in August 2020 to align with end-of-term reporting for the *Waverley Community Strategic Plan 2018-2029*.
- Council will report on the actions of this LSPS annually.
- Council will report against the LSPS measures and CSP through the existing Integrated Planning and Reporting framework under the *Local Government Act 1993* every four years from 2024.
- Some measures identified in this LSPS rely on Census data only available every five years. The next Census is due in 2021.

Review

- This LSPS is a living document that will be updated as required and reviewed at least every seven years.

Planning Principles

- Ensure the planning process and planning regulations provide transparency in delivering this LSPS

Actions

1 Prepare baseline measures for key actions and integrate into Council's IP&R Framework

Timing



Action

Plan / Ops.

Agency



Figure 63 - Framework for implementation in Waverley



THE PULSE OF GREATER SYDNEY

Key Performance Indicators for the Eastern City District

The Greater Sydney Commission has established a number of scalable indicators that can be used at a regional, district and local government area geography to measure the implementation of the Region and District Plan, as well as the Local Strategic Planning Statements. These Indicators are provided below for the Eastern City District, and outlined in greater detail in the document *Pulse of Greater Sydney*, prepared by the Greater Sydney Commission. The Greater Sydney Commission prepared the Performance Indicators in consultation with State agencies, the community, councils, and social, environment and industry peak groups. A Citizens Panel of 100 people from across Greater Sydney were also involved.

Performance Indicator 1: Jobs, education and housing

This indicator monitors the spatial aspects of Greater Sydney’s development, the places where jobs, education and housing are located. These are fundamental to understanding progress towards achieving the metropolis of three cities. The goal is better alignment of jobs, education and housing opportunities across the three cities. For jobs and education this means improving access to these opportunities alongside population growth. For housing this means providing a diversity of housing types that respond to changing community preferences and needs at different life stages.

Performance Indicator 2: 30-minute city

This indicator measures the proportion of residents able to reach their nearest metropolitan centre/ cluster or strategic centre using public transport and/or walking within 30 minutes. The goal is to improve connectivity within and between the three cities.

Performance Indicator 3: Walkable places

To understand the contribution that walking makes to the liveability of a city this indicator examines walking as a mode of transport generally. The goal is more convenient walking and cycling access to schools, shops, public transport and open space.

Performance Indicator 4: Addressing urban heat

This indicator helps to understand the value of green infrastructure such as tree canopy, vegetation and waterways in reducing the impact of extreme heat on people’s health and improving local amenity. The goal is to increase the contribution that the urban tree canopy can make to the quality of public places, streets and open spaces which improves amenity

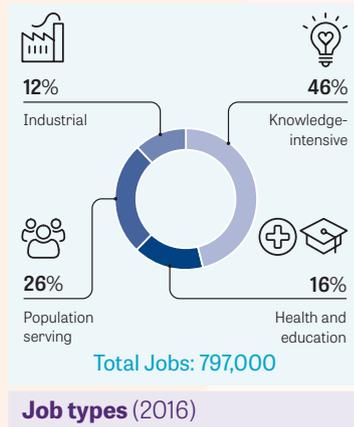


Figure 64 - Performance Indicator Alignment with Ten Directions
Source: *The Pulse of Greater Sydney, 2019, Greater Sydney Commission*

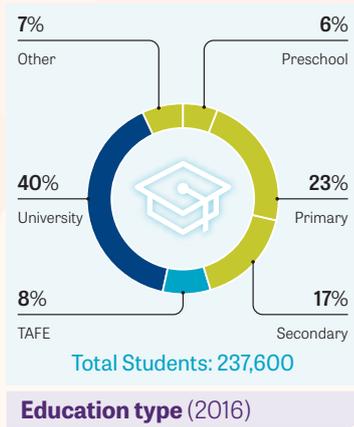
Figure 65 below identifies the findings from the Performance Indicators as applied in the Eastern City District. To assist in the measurement of these Performance Indicators moving forwards, and to ensure that the implementation of this LSPS in

Waverley is correctly measured and captured, these Performance Indicators will be scaled to the Waverley LGA as measures for implementation and reporting through the IP&R framework.

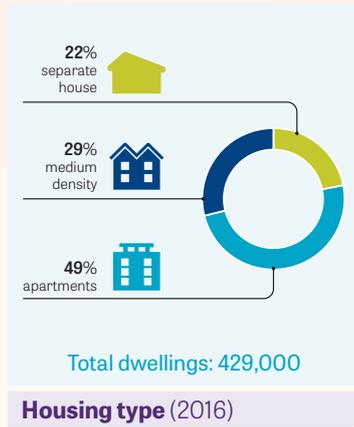
PI 1 Jobs, education and housing



The Eastern City District is home to **38%** of the Region's jobs and **22%** of the Region's population. In 2016, **78%** of the District's working residents worked within the District. Between 2006–2016 the Eastern City District attracted **44%** of the Region's jobs growth and **26%** of the Region's population increase. This means District job growth has been faster than population increase. In 2016, **70%** of the District's jobs were located in metropolitan or strategic centres and **10%** were in industrial precincts. Growing centres and supporting new industries will help strengthen jobs growth in the District.



Of the total population of 1,030,600, 23% (237,600 people) were students in 2016. In 2016, university or other tertiary institution students were the highest share of all students in the District at **40%**. **48%** of students that lived in the District were studying at a university or TAFE. There has been a major increase in university students of **66%** between 2006–2016 to 94,200 students.

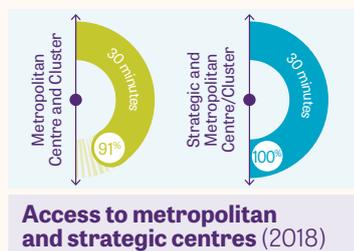


In 2016, there were **429,000 dwellings** in the District. This includes 56,700 new dwellings in the period 2006–2016, which is a **15%** increase in total dwellings. The types of households that occupied these total dwellings included:

- **23%** couples with children;
- **24%** couples with no children; and
- **26%** lone person households.

The largest total increase in household type between 2006–2016 was couples with no children, which increased by 20,300 households (**27%**).

PI 2 30-minute city – network capability



The network capability tool measures 30-minute travel by public transport (based on current infrastructure and 2018 timetabled service provision in the 6am–10am morning peak). It shows:

- **91%** of the District's dwellings are within 30-minutes by public transport to a metropolitan centre or cluster; and
- **100%** of the District's dwellings are within 30-minutes by public transport to a metropolitan or strategic centre.

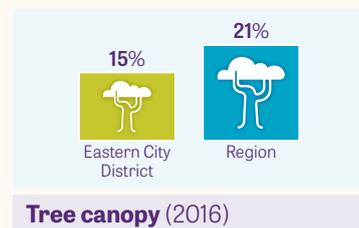
PI 3 Walkable places



In 2017, **32%** of all trips in the Eastern City District were walking trips, while **18%** of all trips across the region were walking trips. Walking distance to open space becomes more important as densities increase, as does the need for public spaces. Measured using the street network, across the District:

- **73%** of low-medium density dwellings are located within 400 metres walk to open space; and
- **44%** of high-density dwellings are located within 200m walk to open space.

PI 4 Addressing urban heat



Over the 2018–19 summer the Harbour CBD (Observatory Hill) experienced **6 days** over 35°C and Sydney Airport experienced **9 days** over 35°C. Green infrastructure including trees and other vegetation as well as water in the landscape are an important part of place-making and can also help mitigate urban heat. Currently, the Eastern City District has a lower proportion of tree canopy cover in the urban area (**15%**) compared to the Greater Sydney Region as a whole (**21%**).

For details of data source please refer to Greater Sydney Dashboard

Figure 65 - Performance Indicator Findings for the Eastern City District
Source: The Pulse of Greater Sydney, 2019, Greater Sydney Commission

LOCAL IMPLEMENTATION PLAN

VAUCLUSE, DOVER HEIGHTS, ROSE BAY

What's happening in my area?

Local Actions

- ① Improve quality, and increase pedestrian safety and amenity of Old South Head Road and Military Road
- ② Collaborate with Woollahra Council on placemaking initiatives for Rose Bay centres
- ③ Investigate opportunities to share privately owned open space
- ④ Make improvements and connections to improve the quality, safety and accessibility of the Coastal Walk, and provide interpretive wayfinding, including at Diamond Bay
- ⑤ Create safe lookouts along the Coastal Walk
- ⑥ Maintain key views from public places
- ⑦ Convert entire LGA to a 40km/h zone
- ⑧ Focus tree planting along key streets
- ⑨ Vaucluse, Dover Heights and Rose Bay to retain existing character
- ⑩ Work with NSW Government to improve public transport along key routes
- ⑪ Work with SydneyWater to close raw effluent outlets and divert sewage to the Bondi Sewage Treatment Plant
- ⑫ Work with SydneyWater to create a circular water economy and improve energy efficiency and generation
- ⑬ Underground power lines in key centres
- ⑭ Manage impacts of schools throughout Waverley
- ⑮ Improve facilities in open spaces
- ⑯ Work with Woollahra and Randwick Councils to prepare a Coastal Management Program
- ⑰ Maintain local open space to provide shade and nature connection
- ⑱ Upgrade playspaces to be accessible by all

LSPS Key Moves

- ④ Ensure beaches and coastline are pristine and visitation is sustainable by working with community and key stakeholders
- ⑥ Prioritise and deliver urban greening in key centres to increase amenity and reduce the Urban Heat Island effect, and grow the urban canopy across the LGA
- ⑦ Deliver the Sydney Coastal Walk by working with neighbouring councils
- ⑩ Deliver precinct-based waste, energy and water outcomes in key centres by working with key stakeholders
- ⑪ Roll out placemaking initiatives to improve key corridors of Bondi Road, Bronte Road/Macpherson Street, and Old South Head Road
- ⑫ Deliver a principal bicycle network



Figure 66 - Implementation Plan Vauclose, Dover Heights, Rose Bay

LOCAL IMPLEMENTATION PLAN

NORTH BONDI AND BONDI BEACH

What's happening in my area?

Local Actions

- 1 Upgrade Campbell Parade to provide a world class destination at Bondi Beach and North Bondi Village Centre
- 2 Upgrade facilities at South Bondi
- 3 Increase opportunities to share privately owned open space
- 4 Make improvements and connections to improve the quality, safety and accessibility of the Coastal Walk, and provide interpretive wayfinding
- 5 Continue to curate Bondi Beach Sea Wall
- 6 Maintain key views from public places
- 7 Entire LGA to become a 40km/h zone
- 8 Bondi Basin to retain character of medium scale high density areas and inter-war and art deco buildings
- 9 Improve quality, and increase pedestrian safety and amenity of Old South Head Road
- 10 Work with SydneyWater to create a circular water economy and improve energy efficiency and generation
- 11 Manage impacts of schools throughout Waverley
- 12 Improve facilities in open spaces
- 13 Increase urban greening along key Green Grid links, in parks, and on private property
- 14 Work with Woollahra and Randwick Councils to prepare a Coastal Management Program
- 15 Retain and enhance local open space to provide shade and nature connection
- 16 Continue to activate Bondi Beach and coastline with cultural festivals and activities
- 17 Placemaking activations to improve quality of public domain
- 18 Increase urban greening through Bondi Basin
- 19 Implement Creative Lighting projects in key public areas
- 20 Improvements to North Bondi ocean pool
- 21 Create a Visitor Information Centre at Bondi Beach
- 22 Upgrade streetscape at Notts Avenue
- 23 Improve public domain along Gould Street
- 24 Investigate shared streets in Bondi Beach, such as Hall Street and Gould Street

Key Moves

- 1 Improve connections from Bondi Beach to Bondi Junction, and onward to the CBD
- 2 Increase travel via ferry and improve connections along Curlewis Street and O'Sullivan Road to reduce load on buses between Bondi Beach and Bondi Junction
- 4 Ensure beaches are pristine and visitation is sustainable by working with community and key stakeholders
- 5 Upgrade Bondi Pavilion and Boot Factory to provide fit-for-purpose cultural infrastructure
- 6 Prioritise and deliver urban greening in key centres to increase amenity and reduce the Urban Heat Island effect, and grow the urban canopy across the LGA
- 7 Deliver the Sydney Coastal Walk by working with neighbouring councils
- 10 Deliver precinct-based waste, energy and water outcomes in key centres by working with key stakeholders
- 11 Roll out placemaking initiatives to improve key corridors of Bondi Road, Bronte Road/Macpherson Street, and Old South Head Road
- 12 Deliver a principal bicycle network

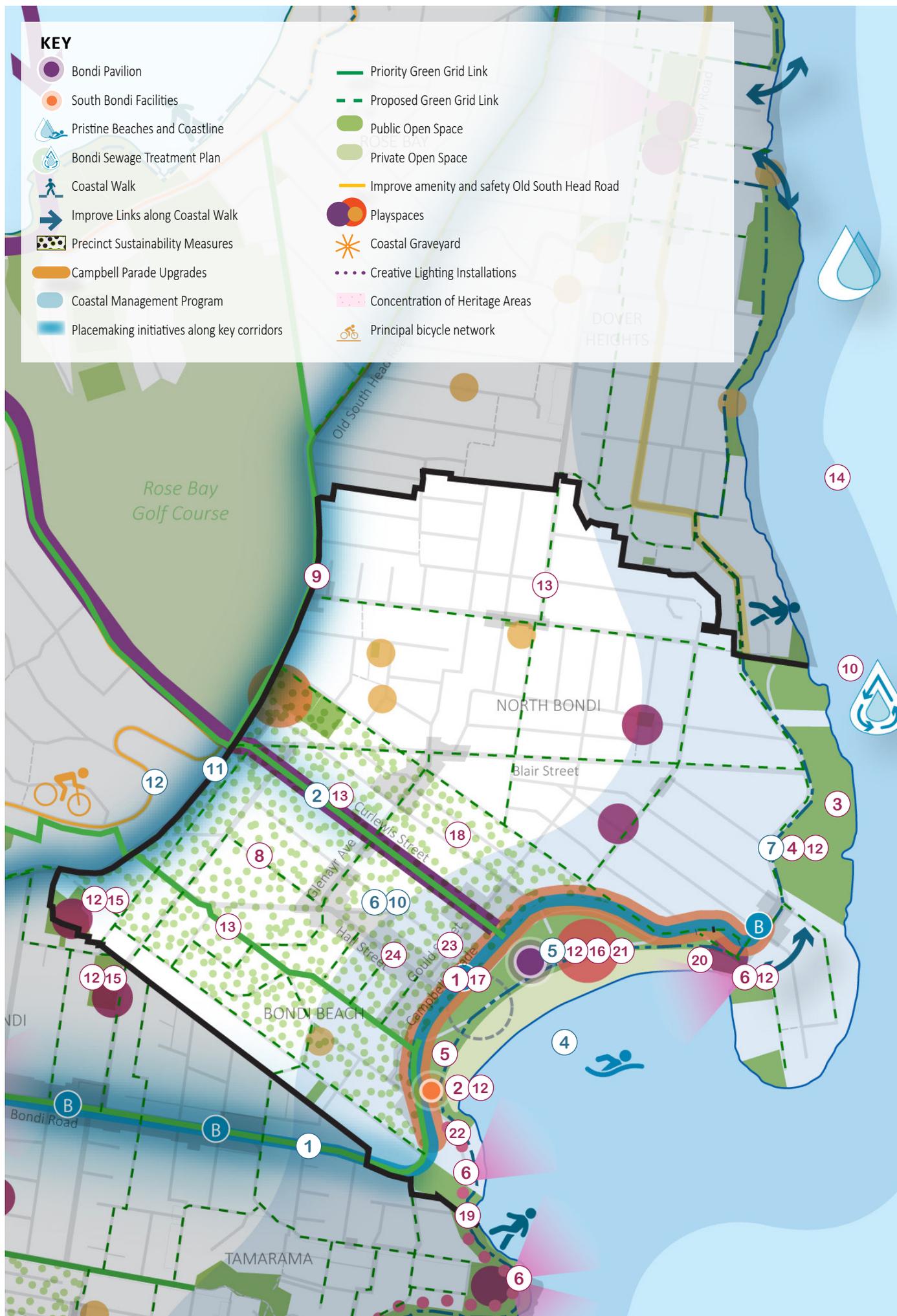


Figure 67 - Implementation Plan North Bondi and Bondi Beach

LOCAL IMPLEMENTATION PLAN

BONDI, TAMARAMA, AND BRONTE

What's happening in my area?

Local Actions

- ① Increase opportunities to share privately owned open space
- ② Make improvements and connections to improve the quality, safety and accessibility of the Coastal Walk, and provide interpretive wayfinding- particularly at Bronte Cutting
- ③ Maintain key views from public places
- ④ Entire LGA to become a 40km/h zone
- ⑤ Manage impacts of schools throughout Waverley
- ⑥ Improve facilities in open spaces
- ⑦ Increase urban greening along key Green Grid links, in parks, and on private property
- ⑧ Work with Woollahra and Randwick Councils to prepare a Coastal Management Program
- ⑨ Retain and enhance local open space to provide shade and nature connection
- ⑩ Placemaking activations to improve quality of public domain
- ⑪ Celebrate the history and heritage of Waverley
- ⑫ Enhance landscape qualities of Bronte Gully
- ⑬ Increase urban greening through Waverley and Bronte
- ⑭ Retain Penkivil Precinct as highest density residential precinct in the LGA
- ⑮ Celebrate Aboriginal history including engravings, walking tracks, signage and interpretive signage
- ⑯ Implement Creative Lighting projects in key public areas
- ⑰ Celebrate history of Wonderland with interpretive signage
- ⑱ Make existing playgrounds accessible for all
- ⑲ Maintain existing development density, and recognise mature canopy as a contributing feature to the character of Bronte and Tamarama Basins and Bondi
- ⑳ Celebrate historic coastal cemetery of Sydney
- ㉑ Enhance Marks Park for the community and events

LSPS Key Moves

- ① Improve connections from Bondi Beach to Bondi Junction, and onward to the CBD
- ④ Ensure beaches are pristine and visitation is sustainable by working with community and key stakeholders
- ⑥ Prioritise and deliver urban greening in key centres to increase amenity and reduce the Urban Heat Island effect, and grow the urban canopy across the LGA
- ⑦ Deliver the Sydney Coastal Walk by working with neighbouring councils
- ⑩ Deliver precinct-based waste, energy and water outcomes in key centres by working with key stakeholders
- ⑪ Roll out placemaking initiatives to improve key corridors of Bondi Road, Bronte Road/Macpherson Street, and Old South Head Road
- ⑫ Deliver a principal bicycle network

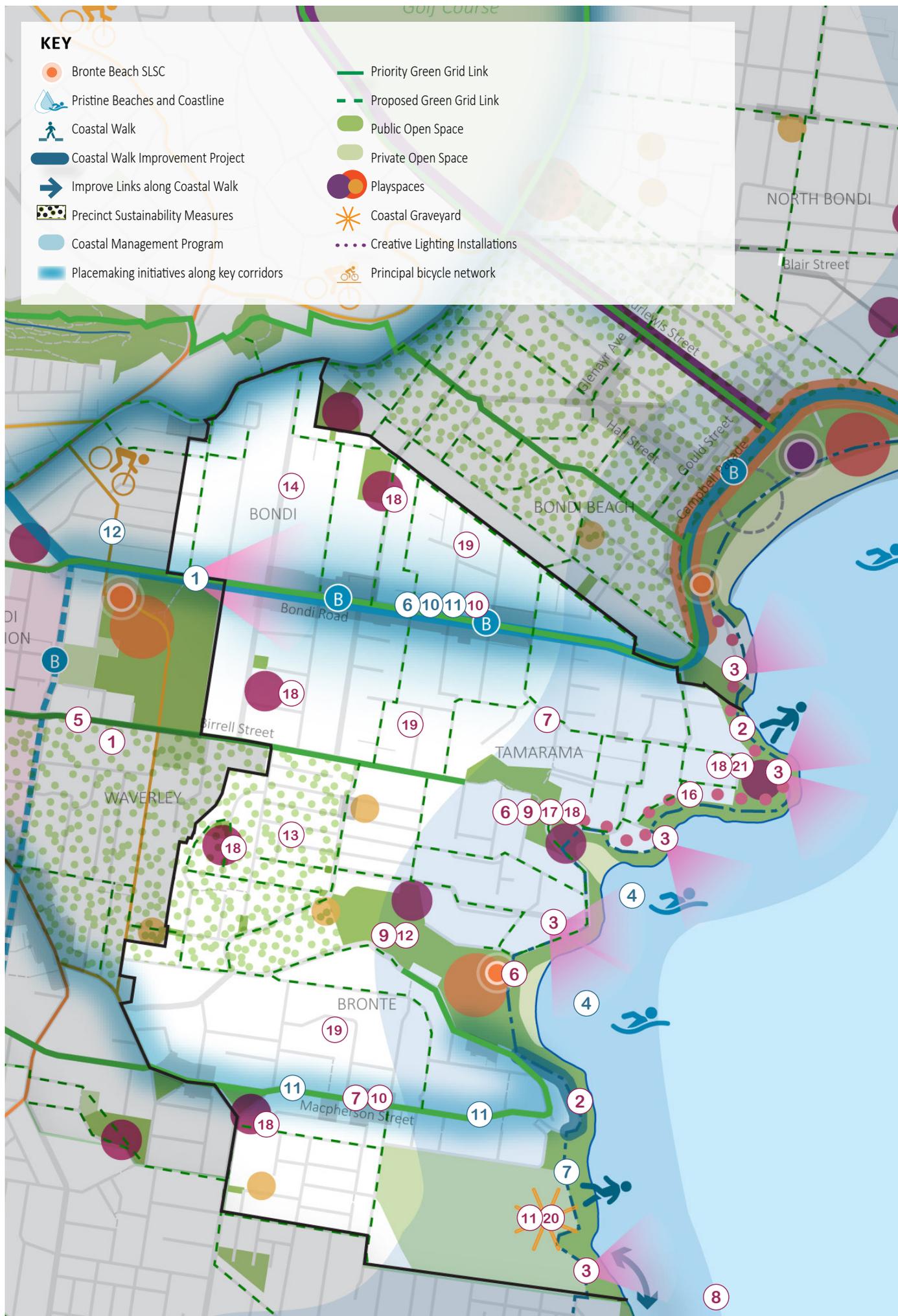


Figure 68 - Implementation Plan Bondi, Tamarama and Bronte

LOCAL IMPLEMENTATION PLAN

BONDI JUNCTION, QUEENS PARK AND WAVERLEY

What's happening in my area?

Local Actions

- 1 Enhance public domain throughout Bondi Junction, and curate a 'village feel' along West Oxford Street and Bronte Road
- 2 Carefully preserve the character of our Heritage Conservation Areas and protect heritage within and surrounding Bondi Junction and Queens Park
- 3 Improve connections between Bondi Junction and Centennial Park and Queens Park
- 4 Maintain key view corridors and lookout points from the public domain
- 5 Increase urban greening through Waverley and Bondi Junction
- 6 Celebrate Aboriginal history including engravings, walking tracks, signage and interpretive signage
- 7 Upgrade Council Chambers facilities
- 8 Maintain Waverley Park as a major recreation facility and open space and Queens Park as a key regional recreational facility
- 9 Activate Charing Cross with placemaking initiatives, including improving the quality and safety of laneways and providing urban open space
- 10 Retain Waverley Bus Depot
- 11 Maintain Bondi Junction as a densely concentrated employment centre with retail, commercial and health related jobs, and improved cultural and entertainment offerings
- 12 Promote Bondi Junction as a Knowledge and Innovation hub
- 13 Activate Bondi Junction with curated evening activities for all ages, cultural events and festivals, creative lighting projects and small business engagement
- 14 Improve footbridge connection with Woollahra
- 15 Improve connectivity within Bondi Junction, including between the Transport Interchange and Oxford Street Mall
- 16 Minimise volume of traffic along Newland Street with traffic calming and diversion
- 17 Work with NSW Government and neighbouring Councils to protect and enhance views from and curtilage of Centennial Park
- 18 Work with NSW Government to improve quality, safety and amenity of Syd Einfeld Drive, including improvements to the undercroft area

Key Moves

- 1 Improve connections from Bondi Beach to Bondi Junction, and onward to the CBD
- 3 Improve connections to Randwick Health & Education Precinct
- 5 Upgrade Bondi Pavilion and Boot Factory to provide fit-for-purpose cultural infrastructure
- 6 Prioritise and deliver urban greening in key centres to increase amenity and reduce the Urban Heat Island effect, and grow the urban canopy across the LGA
- 8 Protect and grow employment floorspace in Bondi Junction Strategic Centre, and support connections with neighbouring centres
- 9 Implement the Bondi Junction Sustainable Precinct Plan by working with key stakeholders
- 10 Deliver precinct-based waste, energy and water outcomes in key centres by working with key stakeholders
- 11 Roll out placemaking initiatives to improve key corridors of Bondi Road, Bronte Road/Macpherson Street, and Old South Head Road
- 12 Deliver a principal bicycle network



Figure 69 - Implementation Plan Bondi Junction, Queens Park and Waverley

