

- (e) Information about the size of Hugh Bamford Reserve and a feasibility study relating to having a full size football ground at that location.
- 2. Holds a councillor workshop to discuss the above matters, as well as arranging a presentation of the new information to the Dover Heights Precinct, prior to consideration at a Council meeting.
- 3. Notes that lighting and grandstand seating are to be excluded from the project as requested by local residents.
- 4. Notes that no children's playground is to be built in Rodney Reserve as requested by local residents.
- 5. Confirms that the play equipment at the end of Liverpool Street is to be removed due to being unsafe and too close to the dogs off-leash area.
- 6. Notes that funds have been allocated from the SAMP Fences budget for the renewal of the cliff fence from Diamond Bay to Hugh Bamford Reserve, the concept plans for which will be provided to the precinct for consideration.
- 7. Undertakes an investigation for any Aboriginal sites that might exist on the reserve, in consultation with the La Perouse Local Aboriginal Land Council.
- 8. Undertakes an investigation into radio astronomy associated with Rodney Reserve and maps sites of significance in the Reserve.

*D Frazer, L Rubinstein, G Benson, T Krouk, M Kofsky, S Cassells, R Belcher and A Dibdin addressed the meeting.*

**CM/7.3/16.12                      Planning Proposal - 96-122 Ebley Street, Bondi Junction (PP-1/2016)**

**MOTION / DECISION**

Mover:        Cr Burrill  
Seconder:    Cr Cusack

That Council:

- 1. Supports the planning proposal lodged by Xpace Design Group to amend Waverley Local Environmental Plan 2012 (WLEP 2012) in respect of 96-122 Ebley Street, Bondi Junction, being submitted to the Department of Planning and Environment for a Gateway Determination to proceed to formal public exhibition, subject to the following:
  - (a) The proposed change in height from 32 to 39 metres is not supported.
  - (b) The proposed increase in floor space ratio from 4:1 to 5:1 at 96-108 Ebley Street, Bondi Junction is supported.
  - (c) The planning proposal is amended to provide an increased non-residential FSR from 2:1 to 3.5:1 to replace the current commercial floor space that would be lost as a result of this planning proposal and provide additional capacity for future growth in line with strategic planning objectives.
  - (d) Restrictions be placed on the non-residential FSR to prohibit certain uses such as serviced apartments which would be inconsistent with employment generating uses.

- (e) The proposed land dedication to Council – a 4.5m setback from the western boundary on Ann Street is expanded so as to apply across all floors of the development.
  - (f) The planning proposal and supporting documentation is to be updated to reflect the amendments to the initial Planning Proposal documentation received by Council on 3 and 7 June 2016 and recommended amendments as per (a) – (e) above.
  - (g) The proponent's offer and intent to enter into Planning Agreement negotiations is noted and that Council and the proponent will engage in the planning agreement negotiation process.
- 2. Places the planning proposal on public exhibition in accordance with any conditions of the Gateway Determination should that be approved by the Department of Planning and Environment.
  - 3. Accepts the role of Relevant Planning Authority from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under Section 59 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.
  - 4. Investigates the potential for a non-residential FSR to be applied more broadly to B4 Mixed Use zoned land within Bondi Junction.
  - 5. Desires that the final development contains a minimum 60 per cent commercial floor space.

**Division**

**For the Motion:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Guttman-Jones, Kay and Mouroukas.

**Against the Motion:** Crs Masselos, Wakefield and Wy Kanak.

**CM/7.4/16.12 Planning Agreement - 637-639 Old South Head Road, Rose Bay (DA-575/2015)****MOTION / DECISION**

Mover: Cr Goltsman

Seconder: Cr Betts

That Council:

- 1. Endorses the draft Planning Agreement attached to this report applying to land at 637-639 Old South Head Road, Rose Bay, that contributes \$195,403 to Council for public works for the additional footpath, planter boxes and driveway improvements at Blake Street and Military Roads intersection, currently being undertaken through Council's Local Village Centres Public Domain Improvement Plan.
- 2. Authorises the Mayor and General Manager to sign and execute the agreement and affix the Council seal to the documentation.

**Division**

**For the Motion:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Guttman-Jones, Kay and Mouroukas.

**Against the Motion:** Crs Masselos, Wakefield and Wy Kanak.