

DRAFT COMBINED PRECINCTS MEETING MINUTES
20 March 2025
6 – 8.30pm
Community Hall – Mill Hill Centre

Minutes to be endorsed at the July 2025 Combined Precincts Meeting.

Attendees

Chair: Luke Stewart (North Bondi Precinct)

Councillors in attendance: Cr Margaret Merten, Cr Ludovico Fabiano, Cr Keri Spooner and Cr Dov Frazer.

Council Officers in attendance: Emily Scott (General Manager), Mary Shiner (Manager, Executive Services), Jessica Ilacqua (Community Liaison Coordinator (CLC)), Ben Thompson (Director of Community, Culture and Customer Service), Fletcher Rayner (Director of Planning, Sustainability and Compliance).

Special Guest: Danny Carretti

Precinct Executives in attendance: Luke Stewart (North Bondi), Bill Stavrinou (North Bondi), Paul Paech (Bondi Beach) (V), Gabe Pallo (Vaucluse / Diamond Bay), Di McDonald (Vaucluse / Diamond Bay) (V), Mia Vaux (Charing Cross) (V), Tony Kay (Rose Bay) (V), Grant Beard (Bronte) (V), Alma Douglas (Bronte) (V), Alex Ellis (Bronte), John Batts (Bronte Beach) (V), Ilana Cohen (Mill Hill / Bondi Junction) (V), Stephen Cohen (Mill Hill / Bondi Junction), James Forsyth (Charing Cross), Bill Mouroukas (Bondi Heights) (V), Lynda Hall (Bondi Heights) (V), Lynne Cossar (Bondi) (V), Paul Paech (Bondi Beach) (V), Max Broodryk (Bondi Beach), Simon Swifte (Queens Park) (V), Mosey Aaron (Bondi) (V), Rex Walsh (Bondi), Susan Hely (Bronte Beach), Greg Vaughan (Bronte Beach)

*(V) = Voting

Apologies

Councillor apologies: Mayor Will Nemesh, Cr Michelle Stephenson, Cr Paula Masselos and Cr Dominic Wy Kanak.

Council Officer apologies: Alana Novak (Community Planning Advocate (CPA)) and Sharon Cassidy (Director of Assets and Operations).

Precinct Executives apologies: Georgia Koutsandrea (Mill Hill / Bondi Junction), Juju Kalek (North Bondi), Rox De Luca (North Bondi), Peter Quartly (North Bondi), Mel Morris (Bondi Beach), Yoshi Tal (Rose Bay), Walt Secord (Rose Bay), Peter Cohen (Queens Park), Di Robinson (Bondi), Angela Jakovac (Rose Bay), and Marilyn Tanner (Bondi Beach).

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1.	<p>Welcome and introductions by Luke S</p> <ul style="list-style-type: none">• Meeting commenced at 6.04pm.• Chair then welcomed all in attendance, including Council Staff and Councillors, and reminded attendees that only 2 people per Precinct have voting rights.• CLC noted the voters. See attendance list above.• Chair noted the CLC will be taking minutes. <p>Action: CLC to arrange a microphone for the next Combined Precincts Meeting in Mill Hill following requests from attendees.</p>
2.	<p>Update from General Manager, Emily Scott</p> <p>The General Manager gave an update on the following matters:</p> <ul style="list-style-type: none">• Council budget – Council is finalising the annual budget, proposed pricing policy for rates and fees and charges and our Long-Term Financial Plan ensuring that we continue to meet our

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	<p>long-term vision and objectives to continue to deliver services to the community.</p> <ul style="list-style-type: none"> • Council Chambers Update – Consultation on the future of the site is scheduled to take place in mid-2025, with consideration of short-term use while the plan is being formulated. See Council motion from 26 February 2025 for full detail. • CSP Update – Next stages include: <ul style="list-style-type: none"> ○ Report to Council – April 2025 ○ Public Exhibition of documents – May 2025 ○ Adoption of documents – June 2025 ○ Implementation of Plans commence – July 2025 • NSW Housing Reforms Update – On 28 February 2025, the NSW Department of Planning, Housing and Infrastructure (DPHI) implemented the second stage of the Low and Mid-Rise Housing Reforms. <p>Council has prepared a webpage explaining the reforms and a simplified brochure which are accessible via our website.</p>
3.	<p>The General Manager also provided the update on Major Projects</p> <p>The following projects were discussed:</p> <ul style="list-style-type: none"> • Coastal Management Program • Bondi Bathers SLSC • Bronte Surf Club and Community Facilities Upgrade • Bondi Park Stage 2 Upgrades • Clifftop Walkway Upgrade • Quinn Road Memorialisation Walls • Curlewis Street Streetscape Upgrade -Bill S noted Path not open – follow up with Sharon. • Charing Cross Streetscape Upgrade <p>See the PowerPoint Presentation for full detail.</p>
4.	<p>Screening of Waverley Action Group Film – Our Park, Waverley Park presented by Danny Carretti (Former Charing Cross Precinct Convenor)</p> <ul style="list-style-type: none"> • Danny Carretti introduced Waverley Action Group and the film. • Waverley Action Group is a resident-led, not-for-profit organisation that advocates for a vibrant, liveable municipality for all. • Their mission is to work with residents, local businesses, council and developers to deliver outcomes that benefit the whole community. • Waverley Action Group has held multiple activities across the LGA including hosting talks on a variety of matters e.g. history and climate change, and they have also made several short films. They have produced films on: Waverley’s Precincts System, Charing Cross, Waverley Cemetery, and now a new film on Waverley Park. They were successful in receiving grants from Council’s small grants program, which assisted with production, together with many volunteers who gave hours of their time. <p>Action: CLC to send Executives the link to the short film on YouTube - Our Park, Waverley Park. https://www.youtube.com/watch?v=Xh9NLSCobv4 https://www.youtube.com/@waverleyactiongroupshortfi1079 https://waverleyactiongroup.org.au/</p>
4.	<p>Minutes of previous meeting and matters arising</p> <p>Previous Meeting Minutes Moved: Tony K Second: Bill M Votes for: 12 Carried</p>

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	<p>Note - 2 minor errors in the December minutes were acknowledged and corrected.</p> <p>The Final December Minutes 2024 will be uploaded to Council's website at https://www.waverley.nsw.gov.au/residents/precinct_committees/meetings_docs/combined_precinct_s</p> <p>Response Report - Accepted</p>
5.	<p>General Business</p> <p>Companion Animals Act 1998 Review - Request for Council submission by Tony K (Rose Bay)</p> <p>Motion 1: That the Combined Precincts requests Council officers to develop and lodge a submission on the Companion Animals Act 1998 to the Office of Local Government (OLG) following input from Waverley's precincts.</p> <p>Background</p> <ul style="list-style-type: none"> • The OLG is seeking input from councils, pet owners, and institutions who have pet care or management responsibilities to inform future amendments to the CA Act. • A key aim of this consultation is to ensure that the updated legislation improves responsible pet ownership across NSW, ensuring the well-being of pets and the safety of our communities. • Review of the CA Act is the first step for the NSW Government to deliver a broader animal management and welfare plan to deal with the growing number of lost, abandoned, and neglected animals across the state, and issues arising from operation of the current Act. • The review aims to update the CA Act to address key issues such as: <ul style="list-style-type: none"> ○ clarifying the roles of those involved in managing animals ○ achieving consistency in animal management processes ○ training for enforcement officers ○ and implementing recommendations from the coronial inquest into dog attacks. • A report with draft submission could be presented to the 29 April 2025 Council meeting for consideration by Councillors so that the submission could then be lodged before the submission period ends on 4 May 2025. • Further information can be viewed at: https://www.olg.nsw.gov.au/companion-animals-act-review/ <p>Mover: Tony K (Rose Bay) Secunder: Alma D (Bronte) Vote: 17 Carried</p> <p>Bondi Beach NYE Party by Paul P (Bondi Beach)</p> <p>Motion 2: That this meeting of Combined Precincts reminds Council of its obligation to engage seriously with the community on matters of significance, and expresses our concern (specifically focused on those Precincts around the Bondi Basin) about the recent decision of Council (March 2025) to reinstate the massively disruptive New Years Eve parties which residents finally managed to stop more than a decade ago.</p> <p>Background</p> <ul style="list-style-type: none"> • Paul P explained that at the Council meeting this week on 18 March, Council moved to undertake an EOI process for a promoter to host an event at NYE at Bondi Beach. • Paul P noted the strong community opposition to the proposed NYE event at Bondi Beach • He also noted it took the combined efforts of local residents, and their supporters over many years, to eliminate such events from the Beach and Park, for it only to return. • Paul P stressed to the Combined Precincts meeting that Council must seek community

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	<p>engagement on such a major decision.</p> <ul style="list-style-type: none"> The Director of Assets and Operations advised the Precinct representatives that once EOIs are received, it will then go back to Council to decide whether to award the licence based on the tenders received. <p>Moved: Paul Paech (Bondi Beach) Seconded: Lynne Cossar (Bondi) Vote: 13 Against: 1 Carried</p> <p>Transport to Bronte Beach on Christmas Day by John B (Bronte Beach)</p> <p>Motion 3: The Combined Precincts invites Council to write to the bus authority, with the idea to suspend or curtail certain routes to Bronte Beach for one day of the year (Christmas Day). Suggestions include: 379 terminating at Charing Cross and the 360 terminating before Laurie and Gipps street.</p> <p>Background:</p> <ul style="list-style-type: none"> John B noted the chaos at Bronte Beach on Christmas Day. Aware of the 18 February 2025 Council Motion CM/6.1/25.02 Bronte Park - Christmas Day Consultation (A24/1173) The Director of Community, Culture and Customer Service spoke to the meeting about the detail of the-Mayoral Minute regarding the Bronte Beach / Christmas Day event, noting that the Mayor has asked for a Town Hall Meeting to discuss options and get feedback from residents next month. Consultation on potential options / solutions will occur with the community this year. <p>Moved: John B (Bronte Beach) Second: Lynda H (Bondi Heights) Vote: 6 Carried</p> <p>Route for bicycles going to Bondi Junction to Bondi Beach by Max B (Bondi Beach)</p> <p>Motion 4: The Combined Precincts asks Council to examine the bike route on Martins Avenue to enhance safety for users.</p> <p>Background:</p> <ul style="list-style-type: none"> Max noted the unsafe dip in the road along the route and the increased traffic due to the no right turn into Wellington from Bondi Road. <p>Moved: Max B (Bondi Beach) Second: Paul P (Bondi Beach) Vote: 11 Against: 1 Carried</p>
6.	<p>Subcommittees</p> <p>Planning and Development - Luke S</p> <ul style="list-style-type: none"> In his presentation Luke S noted the following: The announcement and implementation of the State Government's Low and Mid-Rise Housing Policy.

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	<ul style="list-style-type: none"> • 3 State Significant Applications <ul style="list-style-type: none"> ○ 7-19 Bondi Road, Bondi Junction (SSD-70178962) ○ 362-374 & 376-384 Oxford Street, Bondi Junction (SSD-71481718) ○ 194-214 Oxford Street & 2 Nelson Street, Bondi Junction (SSD-77175998) • The responses to submissions on Moriah College redevelopment (SSD-10352-MOD-1), and Waverley College Development (SSD-42425537).. • Uniting War Memorial Hospital (SSD-61389706). Now on exhibition until 9 April 2025, submissions can be made via the NSW Major Projects website • Cr Merten also raised the issue of a heritage building for sale at 31-33 Hall Street Bondi. While the façade of the Commonwealth bank needs to stay, it could become a potential development site. • See Appendix 1 for the complete Planning and Development Report prepared by Luke S. <p>Engagement Subcommittee:</p> <ul style="list-style-type: none"> • Di McDonald noted Council's investigation of the Installation of security cameras in the LGA / a CCTV Strategy and that there will likely be a Have Your Say opportunity in the future. • Recently Council voted to install in Oxford Street Mall, only location approved to move forward at this stage as a trial site.
7.	<p>Precinct Operational Matters</p> <p>The Community Liaison Coordinator provided the following update:</p> <ul style="list-style-type: none"> • PRC met in February 2025. • Minutes have been distributed to group via email and at the Combined Precincts Meeting. • Key mentions of the February PRC Meeting include: <ul style="list-style-type: none"> ○ Workshop on moving motions – Peter Q is able to run the session on a Thursday in May, Face to Face. ○ PRC discussed training topics for this year. Topics include: <ul style="list-style-type: none"> • How to be a chair/ facilitate a meeting • How to take minutes • How to market precincts (marketing101) • How to run Community Engagement • A combined brainstorming / ideas session with Randwick and North Sydney Council on how to get the community more involved in Precincts. ○ CLC is getting quotes. • CLC also noted the Bondi Ward Precincts Day at Bondi Farmers Market to promote precincts to the community. • CLC encouraged all Precinct Executives to contact her to update their Precinct Strategic Plan and have a day to engage the community within their Ward.
9.	<p>Close of meeting</p> <p>The next Combined Precinct Meeting will be chaired by Simon Swifte (Queens Park).</p> <p>Date: Thursday 10 July 2025</p>
10.	<p>Meeting closed 8.28pm.</p>

Appendix 1:

COMBINED PRECINCT MEETING – PLANNING & OVERDEVELOPMENT 20 MARCH 2025

	<ul style="list-style-type: none"> • Subcommittee: Planning and Overdevelopment • Coordinator: Luke Stewart • Scope of the Subcommittee: <ul style="list-style-type: none"> • Report on Planning proposals that have a major social and or cumulative impact on the LGA, including open, green and recreational spaces. • To work with Council officers so that the CPM is better informed on how to best approach and work with State Government on Planning matters.
1.	Issues from the previous CPM Motions and discussions No relevant motions or discussions.
2.	New recommendations for consideration by the CPM Implementation of the Low and Mid-Rise Housing Policy (see below) should be scrutinised as applications begin to be lodged, primarily by residents and DA representatives in each precinct. Impacts on heritage conservation areas (HCAs) are likely to be significant.
3.	What issues to be watching and advising the Precincts about? <u>State Significant Applications</u> Prepare EIS <ul style="list-style-type: none"> • 7-19 Bondi Road, Bondi Junction (SSD-70178962) • 362-374 & 376-384 Oxford Street, Bondi Junction (SSD-71481718) • 194-214 Oxford Street & 2 Nelson Street, Bondi Junction (SSD-77175998) Response to submissions <ul style="list-style-type: none"> • Modifications to the Moriah College Redevelopment (SSD-10352-MOD-1). 6 submissions received, 4 by way of objection and the remainder commenting. Council made comments and Queens Park Precinct objected. • Waverley College alterations and additions including refurbishment, demolition of existing buildings, carparking areas, tennis courts, and a new 6-storey school buildings, to be staged over 20 years (SSD-42425537). Applicant has not yet responded to the submissions. 52 submissions received, 44 by way of objection, 1 by way of support, and 7 provided comments. Council objected. On Exhibition <ul style="list-style-type: none"> • Uniting War Memorial Hospital (SSD-61389706). Now on exhibition until 9 April 2025; submissions can be made via the NSW Major Projects website. Involves the construction of 231 independent living units (ILUs) and a 105 bed residential care facility. Adaptive reuse of three heritage buildings are proposed, as well as new 7-storey buildings and associated tree removal and demolition of existing buildings. Proposes exceedance of height of building beyond the LEP and the bonuses therein.

Planning Proposals

No developments on any planning proposals.

Low and Mid-Rise Housing Policy

Amendment to *State Environmental Planning Policy (Housing) 2021* made on 28 February 2025.
Provides uplift around certain railway stations and town centres.

In the Waverley LGA, the only areas included are an 800 m walking distance from Bondi Junction station and town centre, and a small portion of Dover Heights and Rose Bay within 800 m walking distance of the Rose Bay town centre on New South Head Road.

Indicative map and further information is available on Council's website and the Department of Planning, Housing and Infrastructure's website.

Key notes on the reforms:

- Bondi basin is not included in the reform.
- Changes will apply in heritage conservation areas (HCAs), but not to individual heritage items under the LEP.
- Reforms override Council's permissibility, height, and floor space controls in the LEP.
- In the R3 zone, it will allow 24 m and 2.2:1 FSR shop top housing developments within 400 m of the town centre/station, and 17.5m or 1.5:1 FSR between 400 m and 800 m.
- 30% height and floor space bonus applies on top of the above controls.
- New controls are a non-refusal standard, preventing Council from refusing consent on the basis of non-compliance with the LEP or DCP in relation to that aspect of the DA.
- Refer to email from Jessica on 7 March 2025 for more info.

Development Applications

1 The Avenue, Rose Bay (DA-245/2024)

- Appears to still be in Court in a s 34 conference: no developments.

135-155 Curlewis Street (DA-381/2023 & DA-472/2022/A)

- Existing Agreement reached in a s 34 conference between Council and the proponent.
Appeal upheld by the LEC on 13 December 2024.

140-142 Curlewis Street, Bondi Beach (DA-326/2024)

- Existing approval on the other side of the road to add an additional level to approved (and under construction) shop top housing using affordable housing bonuses
- Council requested that there be a three-storey street wall and that levels above be setback at least 3m, other setbacks increased, as well as the size of the new floor reduced and compliance with FSR achieved

	<ul style="list-style-type: none"> Changes made and the application is to be considered by the Waverley Local Planning Panel on 26 March 2025 with a recommendation for approval
4.	<p>Which issue are for:</p> <ul style="list-style-type: none"> Noting Discussion Proposed Motions <p>The implementation of the Low and Mid-Rise Housing Policy has potential for significant impact on the HCAs in and around Bondi Junction. Whilst individual items remain protected, conservation areas are subject to uplift. Whilst clause 5.10 of the LEP requires Council to consider the impact of any future development on the heritage significance on the conservation area, it is difficult to see how this will be navigated, seeing as 8 storey buildings are permitted essentially in the middle of otherwise intact conservation areas.</p> <p>Waverley Council passed a resolution in relation to a Bondi Junction Masterplan, however this has a drawn out timeline and how it will look is to be determined by Council.</p> <p>Motions may come from the floor in relation to the Policy or any other the other matters raised in this report. It is acknowledged that there are an array of opinions in relation to planning matters and in this instance no motions are recommended. Precincts should continue to monitor new development applications and prepare submissions as appropriate.</p>