

**DRAFT Bondi Precinct Meeting Minutes**  
**13 August 2025**  
**Held via Zoom**

**Welcome:** Co-convener DR opens meeting at 7.02pm.

Welcomes everyone online and asks all precinct attendees on the Zoom meeting to turn on their video cameras.

**Acknowledgement of country:** Convener acknowledged all elders past and present and paid respect to indigenous leaders working, living and visiting Waverley.

**Apologies:** Clr Michelle Stephenson, Clr Dominic Wy Kanak

**Councillors Present:** Clr Margaret Merten

**Other apologies:** 1

**Attendees:** 14.

**Acceptance of minutes from Previous meeting**

Moved: AP. Seconded: SR

Carried

**Council Officers' Report from Matters arising from June meeting**

The Convener went through the Response Report prepared by Council officers in response to motions from the last Precinct meeting. The response report was shared onscreen with the Zoom meeting.

Summary of matter's arising:

**Future of Council chambers in Bondi Road**

Clr Merten said a report would be presented to council next week (August 2025) on the future of the old Council chambers in Bondi Road.

Those papers were available to look at now.

Clr Merten said she was concerned residents would be given only three options for the future use of the site. She said she preferred the process to be open, where residents were able to put forward all ideas.

**Traffic update.**

LATM proposed measures are currently on Have Your Say.

**Construction noise on weekend.**

What residents can do.

**Update on low-to-mid-rise housing reforms.**

Convener provided a summary of the Council's presentation held at the Bondi Pavilion.

### **DA Report:**

A rundown of recent DAs lodged with Waverley Council.

One proposed development in Hall Street was brought to Precinct's attention.

Clr Merten said the development involved the last three blocks between the Adina Apartments and the new development near the Bikini Bar. Those three blocks had been bought by one developer, who had also optioned two semis in Roscoe Street. The plan was to demolish the two semis and turn the sites into a vehicle access driveway for the new 137 apartment-complex on Hall Street and four-storey block on Roscoe Street.

Clr Merten said it was a huge development; a big consolidation of four sites and residents felt the pedestrian nature of Roscoe Street was under threat with the proposed driveway, which would also serve as a delivery location for all apartments and retail shops in the development.

A further meeting of residents will be held to discuss this development. Bondi Precinct to support.

### **Stormwater**

Meeting was told there was a stormwater pipe audit currently being undertaken by Waverley Council.

### **Motion 1**

Bondi Precinct requests a status report on the stormwater audit of Waverley Council's stormwater pipes.

Moved: RW Seconded: AM

Carried

Meeting was also told Council officers have an underground map of all Council's pipes throughout the LGA. Suggested the motion be altered to request that the map be made publicly available to everyone in the LGA. Meeting was told it was a very detailed map.

### **Amended Motion 1**

Bondi Precinct requests a status report on the stormwater audit of Waverley Council's stormwater pipes and that Council's detailed map of Council pipes be made available for public information.

Amendment accepted by mover and seconder.

The amended motion became the motion and was carried.

The meeting was also told there was a report being presented to Council in November on the work of the Stormwater Management Committee. It was suggested if the map could be made public, it could be included in that report.

### **Sustainability**

A resident asked Cllr Merten where council was at with the trial on apartment solar that finished at the end of 2024. What was the status and was it going to continue?

Cllr Merten took the question on notice and will report back to the Precinct.

### **Trees**

A resident raised the issue of the unsustainability of fig trees in the Bondi Precinct that cause hundreds of thousands of dollars in damage to houses and broken water mains.

The meeting was told the canopy cover provided was great, but the roots did so much damage. These trees might need to be replaced over time.

Cllr Merten told the meeting Council needed a strategy around community consultation and problem trees, whether they needed to be trimmed or replaced.

Another resident told of the impact on biodiversity with tree removal. Loss of this habitat was more than plumbing; the meeting was told. The resident raised the question of the area's flora and fauna, and Council's obligations with respect to planting and the living community within the LGA.

Cllr Merten was invited to attend the next meeting to provide an update on trees.

### **Motion 2**

Trees are an essential part of Bondi's landscape. Bondi Precinct requests an update on Waverley Council's tree policy to better understand Council's strategy for managing trees on verges, footpaths, ratepayer complaints and the impact on residential dwellings.

Moved: RW

Seconded: SA

Carried

### **Beach Road Hotel**

A resident spoke who attended the recent conciliation conference with the Land and Environment Council along with other residents.

The resident told the meeting several residents spoke, and then participants in the conciliation conference moved on. A decision is pending.

The meeting was told the hotel wants to increase patron numbers upstairs, not have security outside for big events and to scrap midnight lockdown, among other measures.

Clr Merten will raise community concerns over the issue with the Mayor.

## **Traffic**

The meeting had discussions around two traffic proposals.

First, the proposed Pedestrian Crossing on Glenayr Ave (immediately south of Seven Ways roundabout at intersection with Blair St and north of the intersection with Warners Ave).

The meeting was told there had not been enough community consultation on the placement of the pedestrian crossing. It was a complex proposal and warranted further community engagement. Meeting voted to allow TK to present motion to the precinct.

TK then proceeded with a motion concerning the pedestrian crossing.

### **Motion 3:**

That the Bondi Precinct requests Council to prepare concept designs of the proposed pedestrian crossing and other options considered to improve pedestrian safety and slow vehicles in Glenayr Ave at the intersection of Warners Ave and then use them for community consultation, including:

- (a) The design for a pedestrian crossing to the south of Warners Ave on Glenayr Ave developed by GHD consultants.
- (b) A raised pedestrian crossing suitable for a bus route.
- (c) Extension of the existing 40kph High Pedestrian Activity Area in Glenayr Ave.

Moved: TK Seconded: AP

Carried

The meeting was told there was a detailed history to the pedestrian crossing, and the following background was provided by TK.

1. Council is proposing to only inform the community of the implementation of an at-grade pedestrian crossing at Location 6 of the Bondi Local Area Traffic Management Project, being the Glenayr Ave/Warners Ave intersection, to the south of the Seven Ways roundabout and north of Warners Ave (refer to Council's Strategic Planning and Development Committee item PD/5.3/25.04, pages 26 and 172 of the agenda).
2. Waverley Council's proposal ('The Proposal') does not agree with that in the 'GHD consultants' Bondi LATMS Treatment Report – Stage 1 - 29 July 2024' (see pages 23 & 24). The former proposes an at-grade pedestrian crossing north of Warners while the latter proposes it south of Warners Ave.
3. The key pedestrian desire line is probably aligned with the traffic island to the immediate south of Warners Ave, as per 'GHD consultants' Bondi LATMS Treatment Report – Stage 1 - 29 July 2024'.

4. 'GHD consultants' Bondi LATMS Treatment Report – Stage 1 – 29 July 2024' states that a flat zebra crossing immediately south of Warners Ave could be warranted if pedestrian demand is high enough BUT that a flat crossing would not reduce vehicle speeds on approach; so, the report concludes that there would only be a slight improvement in pedestrian safety / reduced risk of incident.
5. If the proposed GHD pedestrian crossing location was pursued, a planted kerb build out might be needed (like recently implemented in Farrellys Ave and proposed for the intersection of O'Brien St & Barracluff Ave (location 1). Having said that, the current outward bound bus zone may require relocation and parking could be lost.
6. 'The Proposal' (not the GHD alternative) is unlikely to reduce the pedestrian count at the Warners Ave traffic island to catch the morning bus to Bondi Junction. It is likely that the number of pedestrians crossing at 'The Proposal's location, if installed, would not increase from current volumes, which is already considered low, and therefore the new pedestrian crossing would rarely be used.
7. 'The Proposal' would force vehicles to stop through the intersections of Glenayr/Warners and Glenayr/Blair. A right turn out of Warners Ave into Glenayr Ave would be constrained by northbound vehicles waiting for pedestrians to cross. This, in turn, could delay movement of southbound traffic.
8. This is a bus route, so bus travel times would be degraded by congestion at the intersections.
9. The GHD proposal could cause traffic congestion as vehicles attempt to turn right from Warners Ave into Glenayr Ave are blocked by southbound Glenayr Ave traffic waiting for pedestrians to cross.
10. A raised pedestrian crossing would act as a traffic calming measure to slow traffic and increase pedestrian safety. It would be a maximum height of 700mm being that Glenayr Ave is a bus route and so increase in traffic noise levels would be minimal.  
Both concepts, with each having their pros and cons, should be presented to the community and local precinct committees, including at least Bondi, Bondi Beach, Rose Bay and North Bondi precincts.

A Bondi resident also raised traffic and safety concerns over the proposal for the corner of Edward and Denham Streets, which was the subject of a recent Have Your Say.

The resident, who lives in Denham Street, told the meeting while residents were pleased the Council was doing something about the corner, no one had been consulted about the proposal.

Resident concerns centred on the introduction of a cycle lane on Denham Street and the removal of pedestrian guards at the corner. The resident said the proposal did not address concerns about pedestrian safety and the need for slowing traffic.

#### **Motion 4**

Bondi Precinct opposes measures by Waverley Council's Traffic Management plan for the corner of Denham and Edward Streets. BP believes the option chosen for this intersection fails to slow traffic

around the corner and will only exacerbate speeding and dangerous conditions. BP is also concerned about the cycle path down Denham St and its continued path from there. Bondi Precinct believes some streets are not suitable for bike paths. Bondi Precinct requests greater community consultation.

Moved: RW Seconded: JN

Carried

## **Roads**

Discussion around the poor state of Bondi's roads and when repairs are scheduled under Council's Strategic Asset Management Plan. The meeting was told there was a Council document detailing when and where capital works were scheduled to be carried out. However, this document was not currently available to the public.

Clr Merten to follow up.

## **Motion 5**

Bondi Precinct is increasingly concerned about the serious deterioration of the road network throughout the precinct. There are dangerous potholes and water damaged streets, and these are not being repaired. BP requests an update on where precinct streets are positioned in the capital works program. We would particularly like to highlight O' Brien St, Francis St, Sir Thomas Mitchell Road, Edward St, Lamrock St and Consett and Chambers Avenues.

Moved: AM Seconded: RW

Carried

## **Motion 6**

Bondi Precinct requests PDF access to the strategic asset management plan as soon as possible.

Moved: DR Seconded: SR

Carried

Discussion around safety of pedestrian crossings in Bondi, particularly in O'Brien and Hall Streets, and Glenayr Avenue.

Also bikes on footpaths, particularly delivery bikes, and the hazard they present.

## **Motion 7**

Bondi Precinct requests an update on when improvements will be made to the pedestrian crossings in O'Brien and Hall Streets.

Moved: SR Seconded: SA

Carried

## **Bike Path**

A resident told the meeting important to have a coordinated approach to the area's bike path network, rather than an ad hoc approach.

## **Motion 8**

Bondi Precinct requests the most up-to-date bike path plan for Bondi Beach and Bondi Basin. Bondi Precinct also requests information about the usage of the current bike paths throughout Bondi to help understand the plan.

Moved: AP Seconded AM

Carried

## **Parking**

Convener is a member of the Council parking committee, which is meeting Monday night. Will provide a report next meeting, or when information becomes available.

Clr Merten told the meeting parking permits for the Bondi Basin were 200 per cent over subscribed in Bondi Basin (compared to how many parking spots there were available). Clr Merten said she was moving a motion at Council for pedestrian crossings at the entry and exit points to Queen Elizabeth Drive.

Meeting was told residents were experiencing difficulties with online parking applications.

Clr Merten to follow up.

## **General Business**

### **Loss of housing density**

A resident told the meeting they had spoken at a Council meeting last year in support of a motion that no new development could have a net zero loss of dwelling. (NB This motion was eventually defeated by Council).

The resident said they were told at the time another project would be initiated on this issue. The resident asked Clr Merten for a progress report.

Clr Merten said she did not believe there had been any progress, but she would follow up.

It was suggested Precinct also write to the Mayor.

Action: DR and SA.

## **Future of Council chambers in Bondi Road**

Meeting felt Precinct should stay across the future of the old Council Chambers in Bondi Road.

## **Motion 9**

Bondi Precinct request Waverley Council seek broader community consultation with respect to the formal Waverley Council Chambers proposed repurposing.

**Moved: Rex W Seconded: JN**

## **New Year's Eve**

Several residents raised concerns about the lack of community consultation over the awarding of a 3-year contract for a massive New Year Eve's party at Bondi Beach. The bump in and bump out details for the event are still unclear. Large event ticketed with alcohol.

Meeting was told of community's concerns over safety, trashing of the beach and parkland during the busiest holiday time of the year and no community consultation.

## **Motion 10**

BP believes the beach and surrounding parklands should be protected for the enjoyment of the many millions of tourists and locals who enjoy the facility. It is a parkland not a commercial venue to be exploited by the council.

BP is concerned about the environmental impacts of major events particularly the disruption caused by the bump-in and bump-out of these large-scale events.

They can take weeks out of the beach and park calendar and have significant impact on access. Bondi Precinct is particularly concerned about the reintroduction of a New Year's Eve party and its impact on the beach and holiday makers during Christmas, Boxing Day and New Year's holidays.

BP requests that an independent review and evaluation be held immediately following the event to gauge any success and issues that will need to be addressed before another event is held.

BP requests that Waverley Council seeks broad and full community consultation with respect to these large-scale events and issues.

**Moved: AP Seconded: SR**

**Carried**

Meeting participants were thanked for attending and Clr Merten was also thanked for her contribution. Convener closed meeting.

**Meeting closed: 9pm**



**Next meeting: Wednesday 29 October 2025**

DRAFT