

COMBINED PRECINCTS MEETING MINUTES
9 July 2026
6 – 8.30pm
Community Hall – Mill Hill Centre

Chair: Peter Quartly (North Bondi)

Council Officers in attendance: Emily Scott (General Manager), Mary Shiner (Manager, Executive Services), Jessica Ilacqua (Community Consultation Lead (CLC), Ben Thompson (Director of Community, Culture and , Customer Service), Sharon Cassidy (Director of Planning, Sustainability and Compliance)

Precinct Executives in attendance: Rox De Luca (North Bondi), Luke Stewart (North Bondi), Peter Quartly (North Bondi), Gabe Pallo (Vaucluse / Diamond Bay), Tony Kay (Rose Bay), Grant Beard (Bronte), Alma Douglas (Bronte), Ilana Cohen (Mill Hill / Bondi Junction), Terry Cohen (Mill Hill / Bondi Junction), Stephen Cohen (Mill Hill / Bondi Junction), Alana Lessi (Cohen (Mill Hill / Bondi Junction), Lynne Cossar (Bondi), Angela Jakovac (Rose Bay), Tony Kay (Rose Bay), Pamela Barnetta (Bondi), Andrew Goldfinch (Bondi Heights), Mora Main (Charing Cross), Bill Stavrinos (North Bondi), Kirsten Lunoe (Mill Hill / Bondi Junction), Marilyn Tanner (Bondi Beach), John Batts (Bronte Beach), John Simpson (Bondi Heights), Alex Ellis (Bronte), Chris Parkinson (Rose Bay), Tony Goodman (Rose Bay), Scott Rae (Rose Bay) , Mia Vaux, (Charing Cross), Annie Parnell (Bondi).

Precinct Executives apologies: Robyn Fabiano (South Bondi / Tamarama), Karin Brennan (South Bondi / Tamarama), Di MacDonald (Vaucluse / Diamond Bay), Simon Swifte (Queens Park), Juju Kalek (North Bondi), Mel Wilson (Bondi Beach), Lynda Hall (Bondi Heights), Di Robinson (Bondi), Virginia Milson (Bronte Beach).

Councillors: Cr Dov Frazer, Cr Margaret Merten, Cr Ludovico Fabiano.

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1.	Welcome and introductions by Peter Quartly - Meeting commenced at 6.05pm. - Chair then welcomed all in attendance and Council Staff and reminded attendees that only 2 people per Precinct have voting rights. - CLC noted the voters. - Chair noted the CLC will be taking minutes.
2.	General update from General Manager, Emily Scott - The General Manager gave an update on the following: - Digital Parking Permits - Whale watching binoculars coming to Calga Reserve - HYS - Affordable Housing Tenancy Program - HYS – Resident Parking Scheme - What’s on – upcoming events
3.	Update on Major Projects and Waste by General Manager, Emily Scott. - Bronte Surf Lifesaving Club and Community Facilities Upgrade 2a Edmund Street (affordable housing) - Bondi Park Stage 3 – Lighting and Electrical Upgrades - Charing Cross Streetscape Upgrade - Curlewis Streetscape Upgrade

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	Waste - FOGO Trial Update - On demand Home Recycling with ReSmart
4.	Minutes of previous meeting and matters arising Endorsement of previous Meeting Minutes – March 2026 Moved: LS Second: MV Carried Response Report Attendee Comments on the March Response Report: - Motion 2 – Woollahra Council have advised construction is scheduled to start late 2026 and will last approximately 6 -8 months. - Motion 3 – The community need to be consulted. Not just focus group stakeholders. General Manager advised that Council received a grant of \$2M from the NSW State Government. Council is working with them on the process, and we will keep the Precincts involved. As Council is Crown Land Managers, we are committed to conducting thorough Community Consultation. - Question - When will the assessment of footbridge happen? Director of Planning, Sustainability and Compliance advised that the assessment will occur this financial year. - Motion 6 – Some attendees feel the Pedestrian crossing at Seven Ways is in the wrong place. - Question – Once an SSD is made, can Council do anything? Director of Planning, Sustainability and Compliance advised Council can give feedback to the State Government on SSDs within a tight time frame. - Question – With the money received from developments via Planning Agreements, how does the money get spent? Director of Planning, Sustainability and Compliance advised Planning Agreements go out on Public Exhibition and outline what Council is proposing to do with the funds. - Motion 8 - Luke gave an update on the status of the request. Attendees requested the status be changed to ‘in progress’ as a response from the NSW State Government has not been provided. - Motion 9 – When is Council Chambers being demolished? General Manager advised that no timing has been determined yet.
5.	General Business Alana Lessi – Mill Hill Bondi Junction Precinct Motion 1 The Combined Precincts moves that Council provide a clear explanation for the amendments made to the draft Bondi Junction Masterplan as documented in the minutes of the Strategic Planning and Development Committee Meeting of 5 May 2026, and that any existing shadow diagrams, 3D modelling or other impact assessments be released to assist residents and ratepayers in understanding

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	the implications of the Masterplan. Rationale 1. The amended Masterplan was not publicly displayed prior to Council voting to adopt the changes. The updated document did not appear on the Bondi Junction Masterplan webpage or the relevant Have Your Say page until after 21 May 2026, and no notification was sent to residents who had “followed” the Vision document until 22 May. As a result, the community had no opportunity to review or provide feedback on the amended document before it was adopted. 2. The amendments include the removal of several significant design requirements intended to safeguard the quality of future development, protect usable public spaces, and maintain reasonable amenity for existing private dwellings. Examples include changes to FSR controls, removal of height step-downs adjacent to heritage conservation areas, and removal of requirements to retain fine-grain detail. 3. The amendments also remove street-by-street height mapping at the boundaries of heritage conservation areas, eliminating the transition zone that currently protects these neighbourhoods and the heritage gateway to Bondi Junction and the Eastern Suburbs. 4. It is unclear how these changes benefit residents of Waverley or visitors to the area, and further explanation is required. Moved: AL Second: KL Against the Motion - TK – Against on the basis that the rationale is incorrect. The amended document was exhibited. Motion carried Tony Kay – Rose Bay Precinct Motion 2 That the Combined Precincts: 1. Notes the potential cumulative impacts across Waverley arising from recent NSW Government planning initiatives, including State Significant Development projects and the Low and Medium Rise Housing Reforms, and Council’s proposed Bondi Junction Vision and Master Plan. 2. Requests Council to prepare a comprehensive cumulative impact assessment that: • assesses impacts on infrastructure, community services, transport, the environment and local amenity; • recommends measures to mitigate those impacts; and • assesses the financial implications for Council, including impacts on its Long Term Financial Plan. 3. Requests Council to: • consult with the Combined Precincts on the scope of the assessment; • publicly exhibit the completed assessment and recommendations for community feedback; and • forward this resolution to Marjorie O’Neill MP, Kellie Sloane MP, and Woollahra and Randwick Councils. Background Recent NSW Government planning initiatives, including State Significant Development (SSD) projects and the Low and Medium Rise Housing Reforms (LMR), and the Council proposed Bondi Junction Vision and Master Plan (BJMP), have the potential to substantially increase housing density across Waverley from changes to zoning controls and vastly increased building heights.

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	The proposed BJMP targets an additional 3,000 dwellings in and around the Bondi Junction Town Centre over the five years to 2031, being 600 more than the NSW Government’s mandated target for Waverley Council in the five years to 2029. This growth would be additional to new housing delivered across the wider Waverley LGA through State Significant Development (SSD) projects, the Low and Medium Rise (LMR) Housing Reforms, and the ongoing pipeline of development already permitted under Waverley’s existing planning controls. Waverley already has the second highest dwelling density in Australia. A significant increase in the number of dwellings within Waverley, and the concomitant population rise, therefore has the high risk of becoming unsustainable. The key community concern resulting from these development initiatives is that, collectively, they have the potential to place significant cumulative pressure on infrastructure, community services, transport, parking, and the environment, such as: • stormwater, sewerage, energy, road and footpath infrastructure • public services and community facilities, including childcare, schools, hospitals, libraries and waste collection • traffic congestion and on-street parking • environmental outcomes on public and private amenity. As SSD and LMR developments are already being lodged, assessed and approved, and before any proposed BJMP zoning and height changes are considered for inclusion in the Waverley Local Environment Plan (WLEP), Council should assess their potential combined impacts, identify appropriate mitigation measures, understand the funding and general financial implications for the community and Council, and then request community feedback. Amendment proposed: Update point 2. Requests Council to urgently prepare a comprehensive cumulative impact assessment. Proposed: MV Second: LS Carried Amendment proposed: Update point 1 - Notes the potential cumulative impacts across Waverley over the next 10 years..... Proposed: KL Second: Withdrawn Amendment proposed: Update point 1 to include ‘State Government Housing Targets’ Proposed: LS Second: KL Carried Final Motion reads as: That the Combined Precincts: 1. Notes the potential cumulative impacts across Waverley arising from recent NSW Government planning initiatives, including State Significant Development projects and Housing Targets and the Low and Medium Rise Housing Reforms, and Council’s proposed Bondi Junction Vision and Master Plan. 2. Requests Council to urgently prepare a comprehensive cumulative impact assessment that:

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	- assesses impacts on infrastructure, community services, transport, the environment and local amenity; - recommends measures to mitigate those impacts; and - assesses the financial implications for Council, including impacts on its Long-Term Financial Plan. 3. Requests Council to: - consult with the Combined Precincts on the scope of the assessment; - publicly exhibit the completed assessment and recommendations for community feedback; and - forward this resolution to Marjorie O'Neill MP, Kellie Sloane MP, and Woollahra and Randwick Councils. Carried. Lynne Cossar – Bondi Precinct Motion 3 I move that the Combined Precincts request that any changes to traffic flow on O'Brien / Hall Street (Glenayr and Barracluff roundabouts) proposed by council be deferred until the construction of new apartments has been completed and appropriate and thorough data, including traffic counts, has been reviewed and further community consultation undertaken. The impact of these 2 major intersection changes on traffic flow, surrounding streets and residents' requirements, needs further investigation and thorough impact analysis presented. Background These are two major changes to the entry and arterial road into Bondi Basin. They are being put forward as part of the LATM however were not put forward as part of a wholistic plan for the whole area. They have been presented piecemeal. This plan was meant to be a wholistic approach to the management and impact of increased traffic and development on residents. These proposals do not address the impact on local residents and bus routes. They were raised separately earlier in the year. They were not a priority in the LATM and have not been raised by any Precincts as a particular concern. These 2 major changes to the same street were not even delivered as one proposal so the community could consider the entire impact and unintended consequences. The options involve narrowing of O'Brien/ Hall Street, removal and major changes to the roundabouts as well as single lane traffic flow with bus stops having to be in the line of through traffic. The impact on traffic flow, peak hour traffic, bus and car flow and ability to access utility shops have not been presented. What has been presented to residents is not a wholistic approach and has little regard for residents and their views. No modelling has been done (or at least released) and residents' concerns have not been considered prior to options being presented. Traffic analysis and counts that might have been done have been requested, however nothing has been received and it is not clear if any impact analysis or modelling has been undertaken prior to presenting these major changes which will affect the whole Bondi basin and entry/ exit to the entire suburb for residents. Moved: LC Second: PB Carried

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	Mia Vaux – Charing Cross Precinct Motion 4 The Combined Precincts move that Council address what actions they are undertaking to address the water pollution problems at Bronte, Tamarama & Bondi after heavy rain events? Background Beachwatch reports “pollution likely” with “water quality unsuitable for swimming” on numerous occasions. Storms in January and February 2026 caused unswimmable water on multiple occasions during the height of the warm weather swimming season. Proposed: MV Second: JB Amendment proposed: Modify wording to ‘The Combined Precincts Meeting requests Council to advise what actions... and timeframe ‘ Proposed: TK Second: LS Carried Final Motion reads as: The Combined Precincts Meeting requests Council to advise what actions are being undertaken to address the water pollution problems at Bronte, Tamarama and Bondi after heavy rain events and the timeframe for these actions. Mora Main – Charing Cross Precinct Motion 5 The Combined Precincts move that Council advise what the latest information on pending developments at War Memorial Hospital, Philip House Aged Care Home (319-321 Bronte Road, Charing Cross) and Waverley College are? Moved: MV Second: JB Motion lost Rox De Luca – North Bondi Precinct Motion 6 I move on behalf of the North Bondi Precinct that the Combined Precincts move that Council recognises the Precinct-wide relevance of the Fuzzy events and invites Fuzzy representatives to present their programming to the next Combined Precincts Meeting. Background Fuzzy events have been contracted by Waverley Council for the next 5 years, to deliver New Years Eve at Bondi Beach as well as presenting large scale 15k, ticketed live music events. As Waverley Council residents we hope to better understand the complex logistics involved in such

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	projects and welcome being part of any community consultation opportunities available to us. Moved: RDL Second: LS Director of Community, Culture and Customer Experience Ben Thompson clarified that the NYE event is contracted for 3 years, and the Mardi Gra event is for 5 years. Amendment proposed: To add the words– or to facilitate a Precinct wide meeting soon. Moved: LC Second: PB Carried Final Motion reads as: I move on behalf of the North Bondi Precinct that the Combined Precincts move that Council recognises the Precinct-wide relevance of the Fuzzy events and invites Fuzzy representatives to present their programming to the next Combined Precincts Meeting, or to facilitate a Precinct wide meeting soon. Carried
6.	Subcommittees • Planning and Development Update by Luke Stewart Please refer to the report below. LS noted his resignation from the role of Planning and Development Subcommittee Chair.
7.	Precinct Operational Matters • Precinct Flyers Suggestion from attendees include: ○ Full page ad in the Beast rather than flyers. ○ Find young people with an ABN to deliver flyers. ○ Community Notice Board Motion 7: The Combined Precincts move that that a Subcommittee on Precinct Flyer distribution be formed and that the Subcommittee will review Flyer distribution and come back with a resolution by the next Combined Precincts Meeting. Moved: PQ Second: AD Carried
9.	Close of meeting The next Combined Precincts Meeting will be chaired by Tony Kay (Rose Bay Precinct). Date: Thursday 8 October 2026.
10.	Meeting closed – 8.25pm

COMBINED PRECINCT MEETING – PLANNING & OVERDEVELOPMENT 9 JULY 2026

• Subcommittee: Planning and Overdevelopment • Coordinator: Luke Stewart • Scope of the Subcommittee: • 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 I wrote to the MPs of Coogee and Vaucluse, Dr O'Neill and Ms Sloane respectively, regarding affordable housing within the Waverley LGA which is increasingly delivered through the state significant development (SSD) process. I have not heard back from Dr O'Neill, however Ms Sloane's office has made representations on the CPM's behalf and I am awaiting a response as of 8 July.
2.	New recommendations for consideration by the CPM I understand there has been significant community interest in the Bondi Junction Vision and Master Plan. The community consultation has closed, but this will be an ongoing matter.
3.	What issues to be watching and advising the Precincts about? <u>Bondi Junction Vision and Master Plan</u> Consultation has closed. A report is due with Council for the 21 July meeting. I would encourage interested persons to review the report in advance of the meeting and register to speak. <u>Housing Delivery Authority (HDA)</u> The following projects have been considered by the HDA since the preparation of the previous subcommittee report: a) 75-81 Old South Head Road, 2-6 Bondi Road, 2A Ben Eden Street Bondi Junction. 24 storeys proposed with 179 dwellings, including 3% affordable. Recommended by the HDA. b) 7-21 Bondi Road. 23 stories with 150 dwellings, including 15% affordable. Recommended by the HDA. c) 27-39 Hall Street, Bondi Beach. 12 storeys with 116 dwellings (95 more than the existing approvals) with 11% affordable in perpetuity. Not recommended by the HDA, and in the words of the Planning Secretary: <i>"This is out of scale with the surrounding environment in the Bondi Beach area, and the size of it compared to existing and established built form would require complicated assessment. We would suggest that the proponent would want to work with Waverley Council."</i> d) 231-239 Oxford Street, Bondi Junction. 32 storeys with 250 dwellings, 15% affordable. Recommended by the HDA, noting "complex traffic management" issues. e) 21 Wilga Street, 20-22 Sandridge Street, Bondi. 10 storey building with 115 dwellings, 10% affordable. Not recommended by the HDA, stating "[t]he scale [...] is out of context with the local area"

	No significant news regarding state significant developments, other than to note the scoping reports for some of the HDA matters above provide detail of what these developments will look like, including 3D models and basic architectural plans. Full details are subject to a later SSD submission.
4.	Which issue are for: • Noting • Discussion • Proposed Motions Refer to comments above. No proposed motions for the July meeting, however I will personally be moving a motion in respect of the Bondi Junction Vision and Master Plan. I am unable to continue in my position as subcommittee chair and therefore will need a replacement.