

COMBINED PRECINCTS MEETING MINUTES

Thursday 19 March 2026, 6 – 8.30pm

Community Hall – Mill Hill Centre

Attendees

Chair: Luke Stewart (North Bondi Precinct)

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

Council Officers in attendance: Emily Scott (General Manager), Sharon Cassidy (Director of Assets and Operations), Mary Shiner (Manager, Executive Services), Jessica Ilacqua (Community Consultation Lead (CCL)), Suzanne Dunford (Manager, Sustainability & Resilience, Environmental Sustainability) and guest Bronwyn Morgan (Regen).

Precinct Executives in attendance: Rox De Luca (North Bondi), Bill Stavrinou (North Bondi), Peter Quartly (North Bondi), Luke Stewart (North Bondi), Alma Douglas (Bronte), Grant Beard (Bronte Precinct), Alex Ellis (Bronte Precinct), Lynda Hall (Bondi Heights), Alana Lessi (Mill Hill / Bondi Junction), Terry Cohen (Mill Hill / Bondi Junction), Rex Walsh (Bondi), Marilyn Tanner (Bondi Beach), Mia Vaux (Charing Cross), Mel Wilson (Bondi Beach), Gabe Pallo (Vaucluse / Diamond Bay), Di McDonald (Vaucluse / Diamond Bay), Kirsten Lunoe (Mill Hill / Bondi Junction), Karin Brennan (South Bondi / Tamarama), Simon Swifte (Queens Park), Sue Rawlinson (Bondi), Andrew Goldfinch (Bondi Heights), Robyn Fabiano (South Bondi / Tamarama), Paul Paech (Bondi Beach) and Pamela Barnetta (Bondi).

Apologies

Councillor apologies: Mayor Cr Will Nemesh, Cr Stephenson, Cr Paula Masselos, Cr Wy Kanak, Cr Lewis, Cr Townsend and Cr Wy Kanak.

Council Officer apologies: Fletcher Rayner (Director of Planning, Sustainability and Compliance) and Tara Czinner (Corporate Services).

Precinct Executives apologies: Yosi Tal (Rose Bay), Tony Kay (Rose Bay), Juju Kalek (North Bondi), John Simpson (Bondi Heights), John Batts (Bronte Beach), Ilana Cohen (Mill Hill / Bondi Junction), Stephen Cohen (Mill Hill / Bondi Junction), Annie Parnell (Bondi), Martyn Borthwick (Dover Heights), Angela Jakovic (Rose Bay), Lynne Cossar (Bondi).

No	Item
1.	Welcome and introductions by meeting Chair Luke Stewart • Meeting commenced at 6pm. • Chair then welcomed all in attendance, including Council Staff and Councillors, and reminded attendees that only 2 people per Precinct have voting rights. The Chair noted that Precincts with more than 2 people in attendance must nominate voters. Voters for the following Precincts were noted: • Rox D and Peter Q voting for North Bondi • Chair noted the CCL will be taking minutes.

No	Item
2.	Update from General Manager, Emily Scott The General Manager provided an update on the following matters: • The Precinct Policy and Procedures and Code of Practice for Precincts Status Update – Consultation feedback currently under review. To be reported back to Council in the coming months. Action: CCL to send Council Report and marked up Precinct Policy to be sent to all with meeting minutes. 8 December 2025 Council Meeting Agenda - https://waverley.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/12/CM_20251209_AGN_827_AT.PDF 8 December 2025 Council Meeting Attachments - https://waverley.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/12/CM_20251209_ATT_827_EXCLUDED.PDF 8 December 2025 Council Meeting Minutes - https://waverley.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/12/CM_20251209_MIN_827.PDF Marked up document to be sent to Precinct Executives via email. • Bondi Tragedy Update including an update on the Permanent memorial noting that the State Government will be leading it. Action: CCL to send Council Meeting Minutes from Emergency Council Meeting. https://www.waverley.nsw.gov.au/top/news_and_media/council_news/all/2025/outcome_of_councils_emergency_meeting 16 December Extraordinary Council Meeting Minutes https://waverley.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2025/12/CM_20251216_MIN_883_EXTRA.PDF Action: CCL to send helpline/ support services to Precinct Executives. https://www.waverley.nsw.gov.au/top/news_and_media/council_news/all/2025/12_17_community_support_in_response_to_the_bondi_beach_attack • Place Activation Program – Upcoming Events including Movies in the Park and Bondi Firelight

No	Item
	• Current Consultations on HYS – including the Bondi LATM and Website Survey
3.	Major Projects and Waste Update by Director of Assets and Operations, Sharon Cassidy The Director of Assets and Operations provided an update on the following matters: • Bronte Surf Lifesaving Club & Community Facilities Upgrade • Curlewis Street Streetscape Upgrade • Charing Cross Streetscape Upgrade • Bondi Park Stage 3 Lighting and Electrical Upgrades • 2a Edmund Street – Affordable housing. • Waste & Recycling Services Update including On-Demand Home Recycling with ReSmart and FOGO Trial Update Action: CCL to send On Demand Recycling information to Precincts. https://www.waverley.nsw.gov.au/residents/waste_and_recycling/on_demand_home_recycling_with_resmart Action: CCL to send round webpage link on Pool Cleaning Schedule. https://www.waverley.nsw.gov.au/recreation/beaches_and_coast/pool_cleaning_schedules
4.	Thinker in Residence – Regen Waverley by Manager, Sustainability & Resilience, Environmental Sustainability, Suzanne Dunford • Suzanne explained that she manages Second Nature, Council’s Environmental Education and Engagement Program that works to meet Community and Council’s environmental goals. • The thinker in Residence model was first proposed by Council in 2017, and further explored in a 2018 recommending the <i>Boot Factory</i> as a dedicated civic space • The Thinker in Residence EOI focussed on Sustainability, Resilience Urbanism and circular economy to showcase adaptive reuse and create a sustainable innovation and collaboration precinct. • In late 2023, there was an EOI seeking academics, non-profit organisations, change agents, and experts in sustainability, climate resilience, urbanism, and circular economy to host tailored and curated programs, to connect people and activities • In 2024 Regen was awarded \$50,000 to run events and engagement on sustainability innovation. • Over 18 Regen events have been hosted across the LGA (at the Boot Factory, Margaret Whitlam, Bondi Pavilion, parks and homes) • Next steps include monitoring cornerstone indicators, encouraging active citizenship / assemblies, e.g. Precincts, continuing innovation, sustainability and resilience programming, sharing learnings with other Councils and institutions and encourage new members! Action: CCL to send link to Regen Sydney website https://www.regen.sydney/ Action: CCL to send link to Donut Economics https://doughnuteconomics.org/about-doughnut-economics

No	Item
	Action: CCL to send link to sign up to Second Nature eNewsletter https://www.waverley.nsw.gov.au/secondnature/join_us Action: CCL to send information about the Thinker in Residence program and links to the report and indicators https://www.waverley.nsw.gov.au/secondnature/get_involved/circular_economy_opportunities/measuring_what_matters Action: CCL to send information on the next Repair Café, on Sunday 29 March at Galilee School in North Bondi https://www.waverley.nsw.gov.au/secondnature/get_involved/circular_economy_opportunities/repair_cafe
5.	Minutes of previous meeting and matters arising Endorsement of the December 2025 Combined Precincts Meeting Minutes Moved: Mia V Second: Peter Q Carried and accepted.

6.

General Business

1. Mel W – Bondi Beach Precinct

That the Combined Precincts:

- Recognises the needs of residents of the Astra Retirement Village for safe and accessible transport and emergency services access;
- Supports the conversion of two parking meter spaces outside the Astra on Campbell Parade or Sir Thomas Mitchell, into a dedicated community bus stop and ambulance bay; and
- Requests Waverley Council investigate and implement this proposal as a matter of priority.

Moved: Mel

Second: Rex

For: 13

Against: 2

Carried

2. Mel W – Bondi Beach Precinct

The Combined Precincts requests Waverley Council to enter discussions with Woollahra Council to discuss completing the cycleway from Rose Bay to Bondi Beach via Curlewis Street.

Moved: Mel

Second: Mia

For: 10

Against: 2

Carried

3. Luke S – North Bondi Precinct

The Combined Precincts move that Council not make any decision in respect of the North Bondi footbridge until comprehensive community consultation is undertaken.

Moved: Luke S

Second: Peter

For: 19

Carried

Cr Frazer assured attendees that extensive Community Consultation will occur.

4. Mia V – Charing Cross Precinct

The Combined Precincts move that Waverley Council make any development application consent conditional on the completion of the repair and restoration of the stormwater easement from High Street to Prospect Street, which is on the southern boundary of the property (19 Prospect Street, Waverley).

That Waverley Council make financial and logistical provisions for the completion of the repair and restoration of the stormwater pipes in this stormwater easement.

Rationale

The stormwater easement is in disrepair, and Council engineers agree that the pipe is too narrow at the Prospect Street end.

Herbert Lam, Project Manager – Civic Infrastructure, Major Projects, Waverley Council, advises that the pipe needs to be replaced to prevent flooding in High Street.

In 2024, when the stormwater easement, from High Street and the drains in High Street were upgraded (Waverley Council Reference D24/41224), the pipe at the Prospect Street end of the easement could not be widened because of the proximity of the boundary wall of 19 Prospect Street.

A condition of consent of this DA must require the replacement of the stormwater pipe.
DA-72026.

Moved: Mia V

Second: Peter Q

For: 11

Carried

5. Gabe P – Vacluse / Diamond Bay Precinct

That the Combined Precincts agrees to consider options for improving precinct meeting flier distribution at the next Combined Precincts meeting supported by a brief report prepared by the Community Coordination Lead (Precincts).

Moved: Gabe P

Second: Alex E

For: 14

Carried

6. Mel W – Bondi Beach Precinct

That the Combined Precincts:

1. Notes Council agreed to only inform the local community prior to the implementation of a proposed 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).
2. Notes the proposed pedestrian crossing may have several technical and practical implementation issues, included in the background to this motion.
3. Notes the Bondi and Bondi Beach precincts endorsed a similar motion in 2025.
4. Requests Council to conduct community consultation on measures to improve pedestrian safety and traffic calming in Glenayr Avenue at the intersection of Warners Avenue, including the Council proposed pedestrian crossing in Glenayr Avenue between Warners Avenue and the Seven Ways roundabout.

Background

Part of the Bondi Local Area Traffic Management study report to Council in April 2025 included a table that showed many traffic proposals being considered by Council. All but one of these proposals was identified by Council officers for community consultation. The one proposal that was not slated for community consultation (but instead, for only informing the community) was the proposed Glenayr Avenue pedestrian crossing to be located between the Seven Ways roundabout and Warners Avenue.

Councillors may not have been aware of this distinction when voting on the matter and so therefore endorsed (perhaps by accident) that the community (maybe the local community) only be INFORMED about the proposed pedestrian crossing just before construction work takes place to implement the crossing. There are many issues with the proposal, as articulated in the points below.

If the proposed pedestrian crossing is implemented, it could negatively impact public transport traffic, Hunter and Bondi Ward residents and all other vehicles passing through the Seven Ways intersection. Hence, why it is considered as a matter of interest for the Combined Precincts.

The motion reflects Council's oversight and requests that Council reconsider its decision to just inform the local community and instead consult the community on the proposed pedestrian crossing and other pedestrian safety measures. A motion with similar intentions was endorsed last year by the Bondi Beach and Bondi precincts.

Issues about the Proposal:

1. Council is proposing to only INFORM the community prior to 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 might rarely be used.
7. 'The Proposal' would force vehicles to stop through the intersections of Glenayr/Warners and the roundabout at 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. Vehicles could also tail back into the roundabout and cause congestion for east and west bound Blair Street traffic.
8. This is a bus route, so bus travel times could 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.
11. Both concepts, with each having their pros and cons, could be presented to the Waverley Local Transport Forum for advice before being presented to the community and local precinct committees, including at least Hunter and Bondi ward precincts.

Moved: Mel W

Second: Rex W

Amendment suggested by Peter Q to delete the words 'Notes'. Mel W accepted, final wording of Motion is as follows:

That the Combined Precincts:

1. Council agreed to only inform the local community prior to the implementation of a proposed 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).
2. The proposed pedestrian crossing may have several technical and practical implementation issues, included in the background to this motion.
3. The Bondi and Bondi Beach precincts endorsed a similar motion in 2025.
4. Requests Council to conduct community consultation on measures to improve pedestrian safety and traffic calming in Glenayr Avenue at the intersection of Warners Avenue, including the Council proposed pedestrian crossing in Glenayr Avenue between Warners Avenue and the Seven Ways roundabout.

For: 8
Against
Carried

Cr Merten noted that the crossing is placed where there will be substantial flood works.

7. Andrew G – Bondi Heights Precinct

That the Combined Precincts request Waverley Council provide an information session addressing the Low and Medium Rise Policy, the HDA pathways and SSDs to assist residents in understanding the implications of the state government's planning "reforms" by-passing Council, and the possible proposed development they could face in their area.

Background

Following a presentation by Council's Executive Strategic Planner, Emma Rogerson, who addressed information concerning significant state developments and the housing development authority the meeting passed the following motion.

Moved: Andrew G
Second: Mia V
For: 17
Carried

8. Andrew G – Bondi Heights Precinct

That the Combined Precincts ask that our Councillors write to our Members for Coogee, Marjorie O' Neil and Vacluse, Kellie Sloane, to raise the SSD issue in parliament asking how these will benefit those needing affordable housing in the affected areas of Bronte, Bondi Junction, Waverley and Paddington, where median rents are from \$1000 - \$1400 per week (affordable rent at 20% discount).

Moved: Andrew G
Second: Kirsten L

Manager Executive Services advised this is out of order. Councillors cannot action this.

Background

There was widespread concern from residents of these proposed developments and the desire of the meeting for their MPs to lobby the Government accordingly.

The following amendment was put forth –

That the Combined Precincts ask that the Chair of the Combined Precincts (Luke S) write to our Members for Coogee, Marjorie O' Neil and Vacluse, Kellie

Sloane, to raise the SSD issue in parliament asking how these will benefit those needing affordable housing in the affected areas of Bronte, Bondi Junction, Waverley and Paddington, where median rents are from \$1000 - \$1400 per week (affordable rent at 20% discount). For: 17. Carried. 9. Mia V – Charing Cross Precinct The Combined Precincts objects to the pulling down of the old Waverley Council Chambers on Bondi Road and asks that to work within the envelope of Regeneration that the building is refurbished, rather than demolished and used for Waverley community space. Moved: Mia V Second: Andrew G For: 13 Against: 3 Carried Vote: 16 Against: 1 Carried	
7.	Subcommittees Update See below for the report.

7.

Precinct Operational Matters

PRC Election

The CCL explained what the PRC is and passed over to the Chair to run the election noting that a written nomination for Tony Kay, endorsed by Gabe Pallo came in via email.

The following representatives were elected to be part of the 2026 Precinct Review Committee:

• Member 1: Tony Kay (Rose Bay) • Member 2: Peter Q (North Bondi) • Member 3: Lynda H (Bondi Heights) • Member 4: Alex Ellis (Bronte) • Member 5: Mia V (Charing Cross) • Member 6: Alana L (Mill Hill / Bondi Junction) • Member 7: Sue Rawlinson (Bondi) • Alternate: Simon Swifte (Queens Park) • Alternate: Bill Stavrinos (North Bondi)	
8.	Close of meeting The next Combined Precincts Meeting will be held on Thursday 9 July 2026 and will be Chaired by Peter Q.

	Meeting closed: 8.30pm
--	------------------------

COMBINED PRECINCT MEETING – PLANNING & OVERDEVELOPMENT	
19 MARCH 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 No matters arising
2.	New recommendations for consideration by the CPM No matters arising
3.	What issues to be watching and advising the Precincts about? <u>Housing Delivery Authority (HDA)</u> The following projects have been considered by the HDA since the preparation of the previous subcommittee report: • 122-128 Hewlett Street, Bronte – proposing 100-120 dwellings across 9 storeys. Recommended by the HDA. • 1 The Avenue, Rose Bay (and adjoining sites) – proposing 100 dwellings across 8 storeys. Not recommended by the HDA. <u>State significant development applications</u> • 17 Hollywood Avenue, Bondi Junction – proposing 194 dwellings across 22 storeys (72 m). Prepare EIS stage. • 45-57 Oxford St, 7-9 Denison St, 2 Mill Hill Rd, Bondi Junction – proposing 114 dwellings across 17 storeys. Includes adaptive reuse to existing heritage listed buildings. Prepare EIS stage. <u>Planning proposals</u>

	Strategic Planning and Development Committee of Council resolved (PD/5.2/26.03) to not support the planning proposal at 34-36 Flood Street, Bondi, to proceed to gateway. The proposal was for a rezoning and change to development standards, including a maximum height increase from 12 m to 80 m. The site is outside of the area of the Bondi Junction Master Plan. The proposal also was not supported by the Waverley Local Planning Panel. It is noted that the site has been previously rezoned to facilitate additional development potential.
4.	Which issue are for: • Noting • Discussion • Proposed Motions Ongoing push for housing from the state government through the HDA and SSDA pathways is likely to have an ongoing pressure and conflict. Whether these schemes are ultimately supported remains to be seen.