

DRAFT COMBINED PRECINCTS MEETING MINUTES

9 October 2025

6 – 8.30pm

Community Hall – Mill Hill Centre

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

Attendees

Chair: Simon Swifte (Queens Park).

Councillors in attendance: Cr Margaret Merten, Cr Ludovico Fabiano, Cr Paula Masselos, Cr Michelle Stephenson and Cr Joshua Spicer.

Council Officers in attendance: Emily Scott (General Manager), Ben Thompson (Director of Community, Culture and Customer Experience), Mary Shiner (Manager, Executive Services), Jessica Ilacqua (Community Consultation Lead(CCL)), Allie Marks (CPA).

Precinct Executives in attendance: Rox De Luca (North Bondi), Gabe Pallo (Vaucluse / Diamond Bay), Grant Beard (Bronte Precinct), Peter Quartly (North Bondi), Lynda Hall (Bondi Heights), John Simpson (Bondi Heights), Mosey Aaron (Bondi), Annie Parnell (Bondi), Susan Hely (Bronte Beach), Greg Vaughan (Bronte Beach), Robyn Fabiano (South Bondi / Tamarama), Karin Brennan (South Bondi / Tamarama), Mel Wilson (Bondi Beach), Ilana Cohen (Mill Hill / Bondi Junction), Stephen Cohen (Mill Hill / Bondi Junction), Tony Kay (Rose Bay), Alma Douglas (Bronte), , Angela Jackovic (Rose Bay), Lynne Cossar (Bondi), Terry Cohen (Mill Hill / Bondi Junction), Suellen Bassetti (Vaucluse / Diamond Bay), Bill Stavrinou (North Bondi), Andrew Goldfinch (Bondi Heights), Kirsten Lunoe (Mill Hill / Bondi Junction), Kate Marshall (Charing Cross), Rex Walsh (Bondi), Mia Vaux (Charing Cross), Marilyn Tanner (Bondi Beach), Alana Lessi (Mill Hill / Bondi Junction), Kate Marshall (Charing Cross), Sue Rawlinson (Bondi).

Apologies

Councillor apologies: Cr Westwood and Cr Dov Frazer, Cr Spooner and Mayor Cr Nemesh.

Council Officer apologies: Sharon Cassidy (Director of Assets and Operations) and Fletcher Rayner (Director Planning, Sustainability and Compliance).

Precinct Executives apologies: Michelle Brenner (South Bondi / Tamarama), Juju Kalek (North Bondi), Luke Stewart (North Bondi), Di MacDonald (Vaucluse / Diamond Bay), Walt Secord (Rose Bay), Di Robinson (Bondi), Yosi Tal (Rose Bay) and Barry White (Rose Bay).

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1.	Welcome and introductions by Simon Swifte • Meeting commenced at 6.00pm. • 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: ○ Bondi Precinct – Lynne C and Annie P ○ North Bondi – Peter Q and Bill S Chair noted the CCL will be taking minutes.

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2.	General Manager Update General Manager, Emily Scott gave an update on the following matters: • FOGO and the recent grant Council received, allowing Council to expand the trial service to 1350 more residents across 20 streets. • Upcoming Summer Events ○ Glenayr Ave Street Party - Council received grant funding for this event via the Open Streets Program 2025-2028, delivered by the Place and Precinct Revitalisation department of Transport for NSW. The event aims to revitalise precincts via reclamation of roads for recreation and events and expands on the 2024 Gould St Street Party (part of Bondi Festival). Another event is expected to occur in Spring Street later this year. ○ Saturday in the Park Pop Ups. ○ Bondi Beach NYE – Residents will be provided with event details in late November and Fuzzy and Council will be running community engagement to answer all resident questions. ○ Dudley Page Reserve NYE. • Have your Say ○ Coastal Reserves Plan of Management - https://haveyoursay.waverley.nsw.gov.au/coastal-reserves-plan-management ○ Waverley Council Chambers - https://haveyoursay.waverley.nsw.gov.au/waverley-council-chambers • Precinct Policy Update and expected timeline In regard to the Council Chambers Consultation: • An attendee noted that the projected Chambers Upgrade costing only accounts for the build, not the demolition of the building. • Questions were asked about each proposed option on consultation and what it means for a Council Chambers Meeting room. • Attendees feel information on HYS isn't clear about what it means for Council Chambers room and whether it will stay at the Boot Factory. • An attendee suggested pros and cons for each option should be added to the Have Your Say Page.
3.	Major Projects Update General Manager, Emily Scott also gave an update on the following Major Projects: • Bronte Surf Lifesaving Club & Community Facilities Upgrade • Curlewis Street Streetscape Upgrade • Charing Cross Streetscape Upgrade • Bondi Park Stage 3 Lighting and Electrical Upgrade
4.	Minutes of previous meeting and matters arising Previous Meeting Minutes Moved: Tony K Second: Greg V Carried Response Report – Approved.
5.	General Business Motion 1: As a matter of urgency, Combined Precincts requests Council to work with State Government to facilitate value capture of SSD related value uplift, through a device with equivalent status to a Voluntary Planning Agreement. Mover: Greg V Seconder: Kirsten L

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	Background: Established practice when Council approves a major development with an FSR in excess of the LEP is to seek a planning agreement whereby the developer pays to Council approximately half of the net value increase. There is now a raft of State Significant Development Applications for major apartment blocks around Bondi Junction. If these are compared to standard controls, there is significant value benefit and in the normal course Council could seek a value capture of approximately half of the net value increase. However, because SSDs bypass Council's planning process, planning agreements may not be entered into with Council. It is not clear how the developer, who stands to benefit handsomely from the approval of an SSD, will be required to share that value uplift. If this is not addressed imminently, the Bondi Junction developers will escape value capture by the community. Amendment proposed by Tony K: As a matter of urgency, Combined Precincts requests Council to work with State Government to facilitate value capture by Council of SSD related value uplift, through a device with equivalent status to a Voluntary Planning Agreement. <i>Moved: Greg V</i> <i>Second: Kirsten L</i> <i>For: 15</i> Carried Motion 2: I move that we raise our concerns with the General Manager, with respect to a lack of coordination between Library and Council staff who reside at the Library. Mover: Peter Q Second: Mia V For:16 Carried The GM noted that Waverley Council has a reception at the Boot Factory, as well as our two customer service centres (Spring Street and Bondi Pavilion). Waverley Council staff are located at approximately 13 locations across Waverley and our depot at Alexandria. We don't have reception services at all these locations (including the library). Council has processes in place where staff make arrangements for meetings when expecting visitors. Our Boot Factory / Mill Hill reception and Customer Service staff are always happy to assist with any enquiries. The Director of Community, Culture and Customer Experience suggested that Precinct Packs can now be picked up from Reception at the to Boot Factory. Peter Q noted he was unhappy with that suggestion as there is no free parking near the Boot Factory. Motion 3: I move that on behalf of residents, who do not reside in postcode 2026, we express our extreme disappointment in being disenfranchised from the Bondi Beach NYE function. Mover: Alma D Second: Peter Q For: 16 Against: 3 Carried Director of Community, Culture and Customer Experience noted that The Locals Lawn (the free, family friendly event for 9pm fireworks) is an event that was proposed by our event partner Fuzzy in their submission. This event is being entirely funded and produced by Fuzzy. This is proposed as a "thank

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	you” to the local community and to provide a safe and inclusive environment for local families on New Years Eve to celebrate and enjoy the 9pm fireworks. Residents of 2026 have been given first priority in the ballot (given that the events are taking place in Bondi), followed by residents of Waverley in other postcodes. Motion 4: I move that with respect to all future meetings, the Agenda allows a minimum of one hour for General Business, so that community issues may be fully discussed. Mover: Peter Q Second: Alma D For:7 Against: 9 Lost Motion 5: Combined Precincts is concerned about the serious impact the NYE Party at Bondi Beach will have on parkland, beach users and residents. Combined Precincts requests Council provide residents and other beach users and businesses with all available information about the event as soon as possible so people can make informed choices about their Christmas and New Year holiday plans. This information includes: • Exact times of the planned events, including Bondi Beach XXL and the accompanying Locals Lawn family event • Dates and times for Bump In and Bump Out and what areas will be closed to the public • Monitoring of noise generated by powered music and activities and avenues for recording issues arising; • Public transport arrangements to get 15,000+ party goers in and out of Bondi Beach and Campbell Parade; • Parking and traffic monitoring including infringements and safety issues that need to be addressed immediately they occur; • Public safety and security arrangements including public policing that will be in place and who is bearing the cost of this; • Clean up of site and surrounding parklands, streets, beach and residential areas, following the event and ensuring that the beach is clean for beachgoers by dawn on 1 January; • Timeline for re-surfacing of the grassed area after 15,000+ people have descended upon it. • Planned sites of stages • What measures will be in place to supervise the existing hotels and bars that will no doubt receive additional patronage on the night, especially from people coming for the fireworks and activities who don’t have tickets to the event; Mover: Lynne C Second: Annie P The following amendment was proposed from Peter Q - Combined Precincts requests Council provide residents and businesses with all available information about the event as soon as possible so people can make informed choices about their Christmas and New Year holiday plans. This information includes: • Exact times of the planned events, including Bondi Beach XXL and the accompanying Locals Lawn family event • Dates and times for Bump In and Bump Out and what areas will be closed to the public • Monitoring of noise generated by powered music and activities and avenues for recording issues arising; • Public transport arrangements to get 15,000+ party goers in and out of Bondi Beach and

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	Campbell Parade; • Parking and traffic monitoring including infringements and safety issues that need to be addressed immediately they occur; • Public safety and security arrangements including public policing that will be in place and who is bearing the cost of this; • Clean up of site and surrounding parklands, streets, beach and residential areas, following the event and ensuring that the beach is clean for beachgoers by dawn on 1 January; • Timeline for re-surfacing of the grassed area after 15,000+ people have descended upon it. • Planned sites of stages • What measures will be in place to supervise the existing hotels and bars that will no doubt receive additional patronage on the night, especially from people coming for the fireworks and activities who don't have tickets to the event; For: 11 Against: 3 The Amendment was accepted and the amended Motion carried. Motion 6: That the Combined Precincts: • Supports the ongoing existence of a Men's Shed in the Waverley local government area (LGA). • Requests Council to make every effort to identify and support a suitable site in the Waverley LGA for relocation of the Waverley Community Men's Shed from the War Memorial Hospital by December 2026. Mover: Tony K Second: Andrew G For: 19 Carried Motion 7: I move that Waverley Council reinstate Flickerfest's access to the grassed Garu Courtyard area and relocate the Sydney festival event to another area of Bondi Pavilion so that Flickerfest established Bondi event of 29 years can have full use of the Pavilion, including the outdoor Garu courtyard cinema space, open to all for the duration of Flickerfest (16th to 25th January 2026) Mover: Mel W Second: Annie P Rex suggested the following amendment – I move that Waverley Council consider how to allow both events (Flickerfest and Sydney Festival) can operate at Bondi Pavilion at the same time. Annie P believes Flickerfest received short notice about this change. General Manager, Emily Scott advised that consultation has occurred and officers have worked on this to negotiate a good outcome for both events to happen concurrently. Mel W did not accept the amendment and moved the following Motion: I move that Waverley Council reinstate Flickerfest's access to the grassed Garu Courtyard area and relocate the Sydney festival event to another area of Bondi Pavilion so that Flickerfest established Bondi event of 29 years can have full use of the Pavilion, including the outdoor Garu courtyard cinema space, open to all for the duration of Flickerfest (16th to 25th January 2026) For: 12 Against 0 Carried

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	Motion 8: I move that Waverley Council instate traffic plans of management for War Memorial Hospital, Waverley College and, Phillip House, and that given the proximity of War Memorial Hospital and Waverley College, Council ensure the traffic plans of management, and the conditions of approval have mutual restrictions on each site and, that the works do not occur at the same time. Mover: Mia V Second: Kirsten L Tony K advised that all DAs have Traffic Management Plans and Conditions of Consent, and Council has no control over when construction occurs. General Manager, Emily Scott also noted that officers look at Precinct impacts, however Council cannot dictate when works occur. Mia V amended the Motion as follows: I move that Waverley Council ensure Construction Vehicle Management Plans are in place for the War Memorial Hospital, Waverley College and Phillip House. For: 9 Against: 3 Carried Motion 9: I move that Waverley Council liaise with Waverley College to establish a Community Consultation Committee (CCC) now, as per Guidelines in 2025 and, for 2 years post construction as per St Catherine’s School. Mover: Mia V Second: Terry C For: 18 Against: 0 Carried Motion 10: That the Combined Precincts request the Precinct Review Committee to consider a change to the Precinct Guidelines, such that Motions and Backgrounds received by the advised Combined Precincts Chair and Council’s Community Consultation Lead at least (3) three days before the scheduled meeting be distributed to Precinct Conveners as Notices of Motions, and any Motions received later be considered as Motions without Notice at the meeting, as Now. Background: 1. The new approach could help expedite the ‘General Business’ part of the Combined Precincts Meeting 2. Attendees will have an opportunity to read and understand the Notices of Motions and their background ahead of the meeting. Mover: Tony K Second: Greg V For: 15 Against: 5 Carried
6.	Subcommittees • Engagement – No update. Di Macdonald is an apology. • Planning and Development – Provided by Luke Stewart (an apology), read by Chair Simon S to the meeting.. See report below in Appendix 1.

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	In addition to the Planning and Development report Tony K noted that there is another large development planned for 2 Bondi Road. Lynne C – asked about how affordable housing works in Waverley, given the prices are still high. The General Manager explained our approach to the Affordable Housing Program. Motion 11: I move that we request that Luke S provide a supplementary report to adapt stronger form requirements for development applications in the Waverley LGA in alignment with Kogarah LGA. Move: Peter Q Second: Kirsten L For: 21 Carried
7.	Precinct Operational Matters • PRC met in September 2025. Meeting minutes are available. • Precinct Training – Have your say with our short survey - https://www.surveymonkey.com/r/J7Z5Z78
	General Discussion – Attendance, what brings people to Precinct meetings? • Gabe P would like to discuss how to build and achieve a true sense of community through Precincts • He would like to discuss how each Precinct goes about it, and how their Precincts remain relevant and keep people attending meetings. Motion 12: I move that the Combined Precincts continue the discussion regarding ‘Attendance, what brings people to Precinct meetings?’ How to Precincts more dynamic and more vibrant at an out of session meeting within the next month on Zoom? Moved: Gabe P Second: Tony K For: 19 Motion 13: I move that the Combined Precincts hold a pop-up function in the Bondi Junction Mall at the Spring Street Mall (November). Moved – Peter Q Second - Alma D For: 16 Action 1: Mel W asked if Council could advertise Precincts on digital boards and Bus Shelters? General Manager, Emily Scott advised that we will take this suggestion on notice.
9.	Close of meeting The next Combined Precinct Meeting will be chaired by Gabe Pallo. Date: Thursday 4 December 2025. Please note this meeting will be for 1 hour duration followed by end of year event.
10.	Meeting closed 8.25pm.

Appendix 1:

• Subcommittee: Planning and Development • 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 relevant motions or discussions.
2.	New recommendations for consideration by the CPM No relevant motions or discussions.
3.	What issues to be watching and advising the Precincts about? <u>State Significant Applications</u> Withdrawn since previous meeting • 46 dwelling RFB at 7-19 Bondi Road, Bondi Junction (SSD-70178962). Response to submissions • Shop top housing with infill affordable housing at 194-214 Oxford Street & 2 Nelson Street, Bondi Junction (SSD-77175998). 129 submissions received, 121 by way of objection, 5 by way of support, and 3 provided comments. Queens Park Precinct objected. Council objected. (no change since previous meeting). Under assessment • Uniting War Memorial Hospital (SSD-61389706) (amended plans submitted). Approved since previous meeting • 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). • Modifications to the Moriah College Redevelopment (SSD-10352-MOD-1). <u>Planning Proposals</u> Planning proposal previously included on Have Your Say (see last meeting's report) is now on exhibition until 24 October. Council says it includes (but is not limited to) the following: • <i>Minor housekeeping mapping amendments,</i> • <i>Improvements to recently introduced clauses where they have been found to be problematic, and the</i> • <i>Introduction of exempt development pathway for the display of goods on the footpath.</i> <u>Development Applications</u> 1 The Avenue, Rose Bay (DA-245/2024) • Appears to still be in Court (deemed refusal); amended plans filed with the Court and sent to objectors. Site benefits from low- and mid-rise reform and therefore benefits from floor space and height uplift. Philip Nursing Home at 319-321 Bronte Road, Waverley (DA-94/2021/C)

	• Still under appeal. No developments 26-32 Hall Street, Bondi Beach (DA-209/2025) • Five storey shop top housing development. Existing approvals for four storey shop top housing development, with this new DA adopting the 30% affordable housing bonus. Application deferred 21 August 2025. 40 Ebley Street, Bondi Junction (DA-146/2025) • Construction of a 12-storey mixed-use development on the NW corner of the intersection with Ebley Street and Newland Street, opposite Clementson Park. Now under appeal at the Land and Environment Court. <u>Housing Delivery Authority (HDA)</u> The state government has declared four projects within the LGA (so far) through the HDA. This process results in a concurrent planning proposal (aka rezoning or increase in height, floor space) and state significant development, meaning that they are assessed and approved by the state government. None of the projects have actually been lodged as yet, but would be expected to be lodged in the future. The projects are: • 36 storey, 900 build to rent apartments across three towers adjacent to Oxford Street Mall. • 130 apartments at 45-57 Oxford St, 7-9 Denison Street, 2 Mill Hill Road, Bondi Junction • 20 storey, 180 apartments at 110-122 Ebley Street, 17 Hollywood Avenue, Bondi Junction • Up to 9 storey, 110 seniors housing apartments at 669-683 Old South Head Road, Vaucluse. Also please accept my apologies for absence at the October meeting. I will be attending the December meeting.
4.	Which issue are for: • Noting • Discussion • Proposed Motions No relevant motions or discussions. Motions may be presented from the floor at the CPM. Luke S notes - I was forwarded an email which suggested a motion to 'adopt stronger built-form, heritage and neighbourhood-character policies for Waverely LGA'. The objectives and suggestions were quite extensive and personally, I do believe there is merit in character-specific controls for the locality which aim to reinforce what the public considers desirable development. However, it must be recognised that this is quite a significant change to the planning controls, already overlaps with the existing controls at a local and state level, and would require a lot of forethought and consideration before any controls are change. If the Combined Precincts so desire, they may move a motion that I prepare a supplementary report with the person who suggested the motion so that this can be considered more closely in preparation for the December meeting.