

DRAFT Minutes of Bondi Beach Precinct Meeting 7pm Monday 7 April 2025

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Online via Zoom, Chaired by Mel Wilson

Attendees: Suzy Jacobs, Helen Callas,, Max Broodryk, Paul Paech (for Council Jessica Ilacqua)

Minutes of the last meeting 2 December 2024 were not available.

COUNCILLOR REPORT #1: CR MARGARET MERTEN (with input from the meeting)

- Tree removal at XX wood street on the boundary of our Precinct with Bondi Precinct..
Community members and various Councillors have prevented the immediate destruction of the tree and are working on options. Cr Merten emphasised the need for better communication between residents and Council officers.
- Council's affordable housing fund: All councillors had agreed to attempt to purchase an existing block of flats on the corner of Mitchell and Blair Streets using funds raised from Voluntary Planning Agreements. Officers have been asked to define the parameters of Council's Affordable Housing policy.
- New Years Eve Event at Bondi Beach: a motion to reinstate these major event had been brought to Council by Cr Michelle Stevenson s, and that this had already gone to Expressions of interest. Cr Merten referred Council to the chaos of Bronte Beach at last Christmas, and Randwick Council's event at Coogee Beach was presented as a family-friendly event. Chair commented that a big event would cause massive issues for the days during preparation and afterwords, and the event would require transport requirements. Liquor was also a major issue for the beach area. Mel undertook to raise issues directly with Cr Stevenson. Paul Paech tabled a motion about a. (This motion was passed by the 20 March meeting of Waverley Council's Combined Precinct which urged further community consultation on the matter: *That this meeting of CP 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 to reinstate the massively disruptive new years eve parties which residents finally managed to stop more than a decade ago.*) Helen Callas supported this opposition, pointing out the risks of alcohol at the beach, and arguing that there would be minimal benefit to businesses on Campbell Parade. Waverley Oval or Queens Park were both identified as possible alternative locations should the event proceed. Mel indicated that she would talk to Cr Stevenson to talk about this at the next Precinct meeting.

MOTION:

That Bondi Beach Precinct expresses strong opposition to the recent decision of Council to reinstate the massively disruptive New Years Events at Bondi Beach and expresses alarm at the failure of Council to properly consult with the community as required by Council's instruments.

PAUL PAECH/ MAX BROODRYK: PASSED

- Local Area Traffic Management Report: This long awaited document has been tabled recently, and residents are urged to examine it. The report supports as a priority the introduction of a pedestrian crossing at the intersection of O'Brien and Wellington Streets. Another crossing has been identified as being required at Wairoa and Blair Streets (North Bondi), and a petition is circulating for this. The report is available at **PLEASE SUPPLY LINK**.
- Local street upgrades: Cr Merten reported on a motion she had developed to persuade Council to assist the revitalisation of major streets in Bondi Beach. She reported that the Mayor had indicated that some \$100,000 had been made available for Bondi Road and Campbell Parade or Hall Street, while also pointing out that this was a paltry sum that would allow only minor cosmetic improvements. Among the items that could improve the streets are trees (though the meeting argued against banksias), street furniture, improved lighting, artworks, better provision for outside dining, etc. Developer contributions were identified as a source of additional funds.

MOTION:

That BBP asks Council to investigate the absence of Street trees that have been required to be planted as a condition of the development approvals (eg, the tree outside the Pipi development on Hall Street).

PAUL PAECH./ SUZY JACOBS: PASSED

- Developer contributions: Cr Merten reported that a recent decision of Council meant that developer contributions, which were previously required to be spent in the ward of the development, were now able to be spent anywhere in the LGA.
- Local development issues: Mel W told the meeting that a number of properties on the north side of Hall Street near the Commonwealth Bank building (now the Post Office) had been sold recently and that this would likely be a new single development, and argued that significant upgrading of the streetscape should be required as a condition of any development approval. She indicated that these new buildings could be as high as 6 stories, under the State Government's housing reforms designed to encourage affordable housing. Cr Merten argued that upper levels should be significantly set back from the frontage.
- State Planning reforms: Cr Merten reported that all Councillors has worked together to go back to the State Government to ensure a more equitable approach to these changes. She said that Bondi Beach and the Bondi Basin has fared well in discussions with the Minister and the Department, which praised this area as an example of the kind of medium-density development that the planning changes were intended to achieve. She also said that Precinct would need to keep an eye on these changes, which threaten the local amenity like public solar access especially during winter months that we local residents prize so highly. Suzy Jacobs argued that Council should be urged to argue to the State Government that increased development in this precinct should be restricted to those local Bondi streets (Curlewis, Blair, etc) which are wider than, for example, Hall Street. Mel pointed out that at our last meeting Dominc Sweeney-Nash had agreed to act as our DA rep. Paul Paech reported that he

understood that the State government has agreed that Waverley's quota of increased housing was going to be principally centred on Bondi Junction. Max B indicated that he and Mel W had discussed using social media to raise these issues among Bondi beach residents, and the meeting urged greater activity about these things. Max B said he had submitted an application to Council for a small project grant to support this. The meeting discussed the meaning of "affordable" in the context of the push for more affordable housing.

MOTION:

That BBP expresses serious alarm about the potential irreversible damage to the quality of life here in Bondi Basin that is threatened by the blanket increase in building height to six stories, and specifically urges Council to act quickly to restrict new development to the wider streets in this area (eg Curlewis Street and Blair Streets) instead of the narrower Hall Street.

SUZY JACOBS /MEL WILSON: PASSED

- Affordable Housing: The meeting expressed concern that some developments which had been approved under the State Environmental Planning Policy (Affordable Rental Housing) 2009 were not in reality affordable, and that the SEPP was being exploited by developers to get additional FSF.

MOTION:

That the BBP ask Council to report in some detail on the parameters around the Affordable Housing SEPP and to indicate whether Council considers the extent to which that policy is meeting the objectives that it was intended to address.

MEL WILSON / PAUL PAECH: PASSED

CYCLIST SAFETY AT MARTIN AVENUE

Max Broodryk reported on a motion he had presented to Combined Precinct Meeting 20 March 2025 on the problems on Martins Avenue asking Council to examine what can be done to address these.

(Motion: The Combined Precincts asks Council to examine the bike route on Martins Avenue to enhance safety for users.) Cr Merten offered to work with Max to bring a motion to a Council meeting on this.

SNAP SEND SOLVE:

Mel W told the meeting that the App was a fast and effective way of getting Council to act on various issues that required local intervention by Council services.

E BIKES:

Mel indicated that the use of these were creating problems in Bondi Beach, where they were creating hazards for pedestrians. Cr Merten indicated that a motion had been passed by Council that was trying to address these issues, and that she would come back to the next meeting with an update. Paul Paech reported that he believed that the operators of these bikes can quite quickly use Geo-locking to restrict exactly where the bikes can and can not be left.

COUNCILLOR REPORT #2: CR DOMINC WYKANAK

Having joined the meeting at this stage and apologised for late arrive due to a previous meeting, Cr WyKanak raised the following issues:

- Bondi Pavilion: the ability of the community to afford access as well as issues around the Liquor license (Cr Merten added that this had been an issue with the recent BondiWood film festival).
- Resident input on Construction Certificates: The issuing of these certificates by Council was separate from the development approval process, which were considered at separate meetings. Although Council was not as effective at distributing information about these meetings, he urged residents to make specific additional submissions for this second stage of developments, and then to attend these meetings in person.

GENERAL BUSINESS

When will Waverley Council introduce FOGO collections

Suzy Jacobs asked about Council's collection of food waste, and Cr Merten indicated that Council had begun a trial of FOGO in a limited area of Waverley. The State Government had mandated compulsory FOGO, but that this was still some years off.

MOTION

That BBP asks Council to provide and update on its FOGO trial and urges it to roll this out across the LGA as soon as possible

SUZY JACOBS / MEL WILSON: PASSED

The Grassy Knoll (Bidigal Reserve)

Mel indicated that she had been approached with a report expressing serious concern that public park was showing signs of neglect and that there was a petition to Council to improve this much used and well loved area. Rectification and renewal.

MOTION

That BBP asks Council to provide an update on its plans for Bidigal reserve which has been closed off and neglected for too long and an indication of when Council might embark on renewal and rectification works for this area.

MEL WILSON / SUZY JACOBS: PASSED

Future meeting format

The meeting discussed whether attendees prefer to meet in person or through zoom. Zoom was thought to have worked well for this meeting, but preference was expressed that in general future meetings of the Precinct be held in person in the Bondi Pavilion.

The meeting agreed that tonight's motions would be sent to all Ward Councillors.

Next meeting Monday 2 June.

Closed: 8:40pm