

DRAFT COMBINED PRECINCTS MEETING MINUTES
10 July 2025
6 – 8.30pm
Community Hall – Mill Hill Centre

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

Attendees

Chair: Peter Quartly (North Bondi Precinct)

Councillors in attendance: Mayor Will Nemesh, Cr Margaret Merten, Cr Ludovico Fabiano, Cr Joshua Spicer, Cr Lauren Townsend, Cr Michelle Stephenson and Cr Dov Frazer.

Council Officers in attendance: Sharon Cassidy (Director of Assets and Operations), Mary Shiner (Manager, Executive Services), Jessica Ilacqua (CCL), Allie Marks (CPA), Fletcher Rayner (Director Planning, Sustainability and Compliance).

Precinct Executives in attendance: Luke Stewart (North Bondi), Bill Stavrinou (North Bondi), Rox De Luca (North Bondi), Gabe Pallo (Vaucluse / Diamond Bay), Di McDonald (Vaucluse / Diamond Bay), Tony Kay (Rose Bay), Walt Secord (Rose Bay), Alma Douglas (Bronte), John Batts (Bronte Beach), Ilana Cohen (Mill Hill / Bondi Junction), Stephen Cohen (Mill Hill / Bondi Junction), Terry Cohen (Mill Hill / Bondi Junction), 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).

Apologies

Councillor apologies: Cr Paula Masselos, Cr Westwood and Cr Dominic Wy Kanak.

Council Officer apologies: Emily Scott (General Manager), Ben Thompson (Director of Community, Culture and Customer Experience).

Precinct Executives apologies: Simon Swifte (Queens Park), Michelle Brenner (South Bondi / Tamarama), Juju Kalek (North Bondi), Grant Beard (Bronte Precinct), Alex Ellis (Bronte), Marilyn Tanner (Bondi Beach), Peter Cohen (Queens Park).

No	Item
1.	<p>Welcome and introductions by Peter Quartly</p> <ul style="list-style-type: none">Meeting commenced at 6.03pm.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 the only Precinct with more than 3 people in attendance was Bronte Beach Precinct. Greg Vaughan will not vote, with John Batts and Susan Hely voting for Bronte Beach Precinct.Chair noted the CCL will be taking minutes.
2.	<p>General Manager Update</p> <p>Sharon Cassidy, Director of Assets and Operations gave an update on the following matters on behalf of the General Manager, Emily Scott who was unable to attend:</p> <ul style="list-style-type: none">Council's recent Memorandum of Understanding (MOU) with Lime, Hello and Ario Bikes to better manage and regulate share bikes in Waverley.

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	<ul style="list-style-type: none"> • Bondi Junction Masterplan - Urban designers Architectus will deliver the Bondi Junction Strategic Vision and Bondi Junction Master Plan • IP&R Update – Council adopted the Waverley Community Strategic Plan 2025-2035 and associated documents in June 2025. • Affordable Housing Win – Council recently acquired a six-unit apartment block at 49 Mitchell Street, Bondi Beach, funded from developer contributions through Council’s affordable housing reserve. • Upcoming Low and Mid Rise Housing Policy Information Session on 23 July from 6pm at Bondi Pavilion. • Visit haveyoursay.waverley.nsw.gov.au/ and provide your feedback on projects that matter to you including the Draft Events Policy, the Footpath Seating Policy and Guidelines and Updates to planning controls and changes for solar panels and heritage. • Bondi Festival is back on from 4 – 20 July. Get your tickets at bondifestival.com.au/ • Congratulations to Peter Quartly who was awarded a Medal of the Order of Australia (OAM) for his incredible service to Surf Life Saving. <p>Various questions were raised from attendees regarding the eBike MOU including:</p> <ul style="list-style-type: none"> • Under the MOU are helmets mandatory. SC advised that helmets must lock into bikes to make them useable. • What are the fines if the MOU is breached SC advised fines are 3K – similar to the ‘unattended property act’.
3.	<p>The Director of Assets and Operations, Sharon Cassidy also provided the update on Major Projects</p> <p>The following projects were discussed:</p> <ul style="list-style-type: none"> • Flood Risk Management Plan and Study • Bondi LATM • Bronte Surf Club Lifesaving Club and Community Facilities Upgrade https://www.youtube.com/watch?v=qJNRKpILWl0&t=262s • Curlewis Street Streetscape Upgrade • Charing Cross Streetscape Update <p>See the PowerPoint Presentation for full detail.</p> <p>Q&A</p> <ul style="list-style-type: none"> • SH asked about Bronte Beach and noted in a report, Bronte Beach was named as one of the four dirtiest beaches in Sydney. Council officers advised that this is within Sydney Waters remit. • AD was pleased that residents can make 1: 1 appointments with Council officers regarding the Flood Study, noting residents in Blandford Street and Palmerstone Street would appreciate this given the severe flooding issues. • MW asked about the Curlewis St Bike Path at Bondi Beach - She is aware that it affects rubbish trucks getting to bins and the general flow of traffic given the one lane. Pedestrians are also ignoring the lights / walking everywhere and in summer it will be even more problematic. She also notes that bikes are riding higher on the footpath, ride on the street, not their path. Can consultation be done with residents on Curlewis Street before works continue? Action: SC / Council Officers to follow this up.
4.	<p>Minutes of previous meeting and matters arising</p> <p>Previous Meeting Minutes approved Moved: John Batts (Bronte Beach) Second: Gabe Pallo (Vaucluse / Diamond Bay)</p>

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	<p>Votes for: 9 Carried</p> <p>Response Report - Accepted</p> <p>Action: CCL will arrange for 2 microphones for next meeting.</p>
5.	<p>General Business</p> <p>Motion 1: <i>"That the Combined Precincts commends Council for the exemplary submission prepared by Council's Compliance team on the Companion Animals Act 1998 and lodged with the Office of Local Government in May 2025."</i></p> <p>Background</p> <p>The March 2025 Combined Precincts meeting resolved to request Council officers to develop and lodge a submission on the Companion Animals Act 1998 to the Office of Local Government (OLG) prior to the submission period ending in early May 2025.</p> <p>The comprehensive submission was endorsed by Council for lodgement with the OLG at Council's first formal meeting in May."</p> <p>Mover: Tony Kay (Rose Bay) Seconder: Alma Douglas (Bronte) Vote: 14 Carried</p> <p>Motion 2: <i>"I ask this meeting to express disappointment in the decision taken by Council in regard to the Bronte Beach Christmas Day function 2025."</i></p> <p>Mover: Alma Douglas (Bronte) Second: John Batts (Bronte Beach) Vote: 14 Accepted.</p> <p>Background</p> <p>AD noted what happened at Bronte Beach last Christmas. She noted a meeting at Bronte Surf Club where only 4 options for Christmas 2025 arrangements were presented to the community, but AD presented a 5th option (they didn't want the event at all). AD felt her option 5 was not taken seriously by the meeting. AD noted that as local residents and families, they would like to use the beach on Christmas Day, but they cannot because of this event.</p> <p>Motion 3: <i>"I move that the Combined Precincts support North Bondi Precinct's endeavours to have Waverley Council work with Transport NSW to have a 'pick up' Bus stop placed near the Apple store at Oxford Street, Bondi Junction to accommodate the elderly community that it would serve."</i></p> <p>Background:</p> <p>For City bound bus services it is 500 meters between the bus stops located at the Council Chambers (on Bondi Road) and the train station. The bus stop outside the Apple store is a "set down only."</p>

No	Item
	<p>Rox also noted that the current bike path in that area would make this a challenge, but a solution must be found.</p> <p>Moved: Rox De Luca (North Bondi) Second: Luke Stewart (North Bondi) Vote: 15 Accepted</p> <p>Motion 4: <i>"I move to not restrict the General Business section of the Combined Precincts Meeting to strictly Motions."</i> Move: Gabe Pallo (Vaucluse / Diamond Bay) Second: Alma Douglas (Bronte) Vote in favour: 4 Against: 10 Lost</p> <p>Background: GP would like the opportunity to have an open discussion with the other Precincts for a cross fertilisation of ideas. To discuss what is it that we are trying to achieve as Precincts? What are the issues each Precinct is dealing with? For e.g. Attendance? What strategies are we implementing to increase attendance?</p> <p>Other attendees felt that presenting Motions with items for discussion makes the session constructive. It also assists with ensuring people's time at meetings is used efficiently.</p> <p>Motion 4: <i>"At the end of the Combined Precincts Meeting, if time permits, we should continue the meeting for General Discussion."</i> For: Di McDonald (Vaucluse / Diamond Bay) Second: Walt Secord (Rose Bay) Vote: 15 Carried</p> <p>Background: That the item of 'General Discussion' be included on the Combined Precincts Meeting agenda in addition to General Business.</p>
6.	<p>Subcommittees</p> <ul style="list-style-type: none"> • Planning and Development - Luke Stewart See report below in Appendix 1. • Engagement – Di McDonald Di noted that the key projects currently on Have Your Say were covered in Sharon Cassidy's initial presentation. Visit https://haveyoursay.waverley.nsw.gov.au/ to get involved.
7.	<p>Precinct Operational Matters</p> <ul style="list-style-type: none"> • PRC met in June 2025. Meeting minutes have been emailed to all Precinct Executives. • Staff Update <ul style="list-style-type: none"> ○ Jessica Ilacqua (the Community Consultation Lead) is on leave from 28 July – 2 September 2025. During this time, please contact Mary.Shiner@waverley.nsw.gov.au

No	Item
	<p>for all Precinct related matters.</p> <ul style="list-style-type: none"> ○ Alana Novak, our Community Planning Advocate is on Maternity Leave. ○ Allie Marks has joined the Executive Services Team as her replacement. <p>You can reach her at alexandra.marks@waverley.nsw.gov.au</p>
9.	<p>Close of meeting</p> <p>The next Combined Precinct Meeting will be chaired by Simon Swifte (Queens Park).</p> <p>Date: Thursday 9 October 2025.</p>
10.	<p>Meeting closed 7.37pm.</p> <p>Meeting reopened: 7.46pm</p> <p>Suggestions included:</p> <ul style="list-style-type: none"> • A 20-minute break • A section at the end of the Agenda titled 'General Discussion' <p>This will be discussed with the PRC ahead of the next Combined Precincts Meeting.</p> <p>Meeting closed: 8pm.</p>

Appendix 1:

COMBINED PRECINCT MEETING – PLANNING & OVERDEVELOPMENT 10 JULY 2025

	<ul style="list-style-type: none"> • Subcommittee: Planning and Overdevelopment • Coordinator: Luke Stewart • Scope of the Subcommittee: <ul style="list-style-type: none"> • 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.	<p>Issues from the previous CPM Motions and discussions</p> <p>No relevant motions or discussions.</p>
2.	<p>New recommendations for consideration by the CPM</p> <p>No relevant motions or discussions.</p>
3.	<p>What issues to be watching and advising the Precincts about?</p> <p><u>State Significant Applications</u></p> <p>Prepare EIS</p> <ul style="list-style-type: none"> • 46 dwelling RFB at 7-19 Bondi Road, Bondi Junction (SSD-70178962). <p>Response to submissions</p> <ul style="list-style-type: none"> • Uniting War Memorial Hospital (SSD-61389706). 47 submissions received, 23 by way of

objection, 22 by way of support, 2 provided comments. Council objected.

- 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.

Under assessment

- Modifications to the Moriah College Redevelopment (SSD-10352-MOD-1)
- 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). Some design changes, further community engagement, and amended technical documentation submitted in June 2025.

Determined

- Shop top housing with infill affordable housing at 362-374 & 376-384 Oxford Street, Bondi Junction (SSD-71481718). Approved subject to conditions on 27 June 2025.

Planning Proposals

No developments on any planning proposals.

Have your say: updates to planning controls and changes for solar panels and heritage

- Proposal on public exhibition until 18 July 2025.
- Waverley DCP to be updated to address housekeeping, administrative changes, trading hours, clarifications on residential development controls, updates to waste & recycling, changes to transport sections, and transfer of footpath seating requirements to a separate guideline with additional changes
- New guideline to make it easier for rooftop solar to be installed on heritage items and in heritage conservation areas where proponents comply with the guideline via a heritage exemption certificate form

Development Applications

1 The Avenue, Rose Bay (DA-245/2024)

- Appears to still be in Court (deemed refusal); no developments.

140-142 Curlewis Street, Bondi Beach (DA-326/2024)

- Approved by the Waverley Local Planning Panel on 26 March 2025

Philip Nursing Home at 319-321 Bronte Road, Waverley (DA-94/2021/C)

- Modification application lodged 22 April 2025 currently under appeal to the Court.
- Application involves alterations to building and deletion of condition of consent that mandated use of boarding house by persons aged over 55.

194 Oxford Street, Bondi Junction (DA-400/2021/D)

- Various minor design changes. Note concurrent SSDA discussed above for other works.

	<p>26-32 Hall Street, Bondi Beach (DA-209/2025)</p> <ul style="list-style-type: none"> • 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. <p>40 Ebley Street, Bondi Junction (DA-146/2025)</p> <ul style="list-style-type: none"> • Construction of a 12 storey mixed-use development on the NW corner of the intersection with Ebley Street and Newland Street, opposite Clementson Park
4.	<p>Which issue are for:</p> <ul style="list-style-type: none"> • Noting • Discussion • Proposed Motions <p>No relevant motions or discussions. Motions may be presented from the floor at the CPM.</p>