

## **Minutes of Bondi Heights Precinct Committee General Meeting**

Thursday 6<sup>th</sup> February 2025

The Community Room, Margaret Whitlam Recreation Centre, Waverley Park, Bondi Road.

### **NOTE:**

Thursdays have been booked at this location for BH-Precinct meetings due to limited venue availability, brought about by the closure of the chambers building. The Convenors have requested bookings for 2026 return to Mondays.

**COMMENCEMENT:** Meeting started at 7:10pm. The delay to start was due to unavailability of the venue for set up due to an earlier booking running to 7pm.

### **MEETING DIRECTIONS & Announcements –**

- Fire exits and washroom facilities.
- Reminder for all present to sign the Attendance Sheet.
- Any guest (out of precinct) attendees were asked to declare their presence for the record.
- No printed material to be distributed at the meeting without approval from the chair.

### **NUMBER OF PERSONS IN ATTENDANCE:**

18 with 12 eligible to vote.

### **NOTED ATTENDANCE AT COMMENCEMENT:**

Co-Convenor:

Bill Mouroukas

Co-Convenor:

Lynda Hall

### **WAVERLEY WARD COUNCILLOR ATTENDANCE:**

Crs Ludovico Fabiano, Joshua Spicer, Margaret Merten & Keri Spooner,

### **APOLOGIES:**

Sarah Vorchheimer.

### **MATTERS ARISING:**

#### **ADOPTION OF PREVIOUS MEETING MINUTES:**

The minutes of the previous meeting was tabled, and copies were available to meeting attendees.

**MOTION [202502M1] ADOPTION OF PREVIOUS MEETING MINUTES – THAT, THE TABLED DOCUMENT BEING THE MINUTES OF THE BONDI HEIGHTS PRECINCT MEETING HELD ON 21<sup>st</sup> NOVEMBER 2024, IS ADOPTED AS BEING A TRUE RECORD OF THAT MEETING.**

Mover Eva Varga. Second, Julia Lewthwaite.  
Decision; Carried unanimously.

#### **WAVERLEY COUNCIL REPORT:**

The Council Report was read and tabled. The Response Report to matters raised at the November 2024 Bondi Heights Precinct meeting is attached to this document as Attachment One.

#### **BH-PRECINCT IN REPLY TO REPORT:**

Re [202411Q1] Shop Entrance Ramps Requirement, the BH-Precinct notes the new fish shop at 149 Bondi Road, Bondi (Fitchies), has no ramp.

**QUESTION TO COUNCIL [202502Q1] ENTRANCE RAMP REQUIREMENT AT 149 BONDI ROAD – WAS A DA REQUIRED TO ESTABLISH THE NEW FISH SHOP AND IF SO, WAS A RAMP REQUIRED TO BE INSTALLED AND IF NOT, COULD THE PRECINCT COMMITTEE RECEIVE AN EXPLANATION AS TO WHY A RAMP WAS NOT REQUIRED?**

Re [202411Q2] Improved signage at Waverley Park Playground.

### CONVENOR'S NOTE

As requested by officers, a photo (Attachment Two) has been forwarded to officers with a request that a follow-up response is included in the Response Report for the April BH-Precinct meeting.

#### COUNCIL'S SCHOOL OF ARTS BUILDING ON BONDI ROAD - USES AND MAINTENANCE:

There was general agreement that the School of Arts building was run down. Cr Spicer informed the meeting funds had been allocated for calendar year 2025 so that refurbishments can be carried out.

Attendees suggested improvements such as:

- Install stronger and brighter lighting
- Storage spaces
- Secure studios so equipment may be locked inside
- Better ventilation
- Servicing of the upstairs windows
- Inspection of underfloor ground dampness with consideration for drainage and ventilation if required

BH-Precinct encourages Council to proceed with a comprehensive refurbishment of all parts of the building including painting.

#### BEAUTIFICATION OF BONDI ROAD:

Continuing discussion on this matter from the November 2024 precinct meeting, suggestions included:

- Fairy lights be fitted to trees; however, this was cautioned as an attendee raised concern for potential impact lights could have on wildlife.
- Extending tree canopy, and deployment of planter boxes which can help to build greenery and thus provide separation from noisy polluting traffic
- Installing small decorative street flags.

Also suggested was that consideration should be given for installation of public toilets on Bondi Road.

#### STRATA PARKING PROBLEMS - CAN COUNCIL HELP OWNERS CORPORATIONS:

Bill Mouroukas tabled a document he wrote titled, *"The Need for Better Enforcement of Parking Rules in Strata Plans & an Overview of Suggested Operational Aspects for A Strata Parking Enforcement Scheme at Waverley Council."* The document is attached to these minutes as Attachment Three.

Bill informed the meeting that since the State Government passed the Strata Schemes Management Act 2015, Councils have had the ability to lawfully provide Owners Corporations parking enforcement services for Strata Plans, but it's up to individual Councils to come up with a policy and process suited to their LGA. Non-compliant parking within a Strata Plan building can cause great inconvenience, especially when access to and from the parking areas are prevented, sometime for long duration. It is a considerable problem in Waverley.

## CONVENOR'S NOTE

In 2016, Council resolved to commence investigations with a view to potentially develop a policy. Almost nine years later a workable Strata Parking policy is not in place at Waverley Council but the community's need for such a policy is unescapable.

### TRAFFIC:

The Waverley Traffic Committee has not met since the Bondi Heights Precinct meeting on 21st November 2024.  
No further matters were discussed.

### DEVELOPMENT APPLICATIONS:

Lynda Hall reported there was no new issues of significance to report from notices that had been received up to the 21<sup>st</sup> of November 2024.

### GENERAL BUSINESS:

#### COMMUNITY USE OF THE OLD COUNCIL CHAMBERS BUILDING

A representative from the Waverley Community Men's Shed raised interest in using the old Council Chambers building, which is currently sitting idle. The current Men's Shed venue is situated on the grounds of the Waverley War Memorial Hospital. Demand to join the Men's Shed is greater than the current venue's capacity to provide spaces for members. Cr Fabiano reported a response from officers who advise that this was not a permissible use for the old Council Chambers building. Stated reasons include zoning and the presence of asbestos.

## CONVENOR'S NOTE

The claim that asbestos is present at the Waverley Council Chambers site is concerning. When the last refurbishment took place, one of the justifications was that asbestos was onsite and had to be removed. If asbestos has been found onsite again then the remediation work ratepayers paid for decades ago was might have been ineffective and all users of the building, including the public may have been put to risk.

**REQUEST TO COUNCIL [202502R1] WAVERLEY COUNCIL CHAMBERS ASBESTOS ASSESSMENT REPORT – THE BONDI HEIGHTS PRECINCT REQUESTS A COPY OF THE MOST RECENT PROFESSIONAL ASSESSMENT REPORT REGARDING ASBESTOS AT THE OLD WAVERLEY COUNCIL CHAMBERS BUILDING BE PROVIDED TO THE PRECINCT EXECUTIVE COMMITTEE.**

The consensus of the precinct meeting was that if safe, the old chambers building should be used for community groups such as the Men's Shed and with that view, Council should rezone the building and carry out low-cost refurbishment as required.

The meeting also discussed the closure of the slip lane in front of the old chambers building. Reopening the slip lane for public use was supported by the meeting.

## CONVENOR'S NOTE

If the slip lane in front of the old chambers building is to be reopened, it would be appropriate that parking restrictions are reviewed.

**REQUEST TO COUNCIL [202502R2] OLD WAVERLEY COUNCIL CHAMBERS PUBLIC USE OF SLIP LANE– THE BONDI HEIGHTS PRECINCT REQUESTS THAT IF THE SLIP LANE IS REOPENED FOR PUBLIC USE, THAT PARKING RESTRICTIONS IN THE SLIP LANE BE REVIEWED AND CONSIDERATION FOR THE OPTION TO SET THE NEW RESTRICTIONS AND SIGNAGE TO 2hr TIMED PARKING, 8AM-8PM.**

**QUESTION TO COUNCIL [202502Q2] PAUL STREET SOUTH OF BONDI ROAD UNRESTRICTED PARKING – WOULD COUNCIL CONSIDER REMOVING ALL PARKING TIME RESTRICTIONS IN PAUL STREET, SOUTH OF BONDI ROAD IF FORMALLY REQUESTED BY MOTION AT A FUTURE BONDI HEIGHTS PRECINCT MEETING?**

**MOTION [202502M2] SEEKING A REVIEW OF OFF LEASH AREAS AT WAVERLEY PARK – THAT, BONDI HEIGHTS PRECINCT REQUESTS WAVERLEY COUNCIL CONSIDER A REVIEW OF THE OFF-LEASH AREAS AT WAVERLEY PARK WITH THE VIEW THAT AREAS BE EXPANDED AND TIME ZONED AREAS BE INTRODUCED.**

Mover Marion Burgess. Second, Mary Goldfinch.  
Decision; Carried unanimously.

**MOTION [202502M3] BRING BACK RETURN & EARN AT BONDI BEACH – THAT, WAVERLEY COUNCIL PLEASE CONSIDER BRINGING BACK THE RETURN AND EARN COLLECTION POINT AT BONDI BEACH.**

Mover Julia Lewthwaite. Second, Eva Varga.  
Decision; Carried unanimously.

**MOTION [202502M4] SHADE CLOTH AT WAVERLEY PARK PLAYGROUND – THAT, WAVERLEY COUNCIL PLEASE CONSIDER INSTALLING SHADE CLOTH AT THE WAVERLEY PARK PLAYGROUND**

Mover Julia Lewthwaite. Second, Eva Varga.  
Decision; Carried unanimously.

**MOTION [202502M5] COUNCIL LOBBY FOR STATE GOVERNMENT CRACK DOWN ON UNLAWFUL RIDING ON FOOTPATHS – THAT, WAVERLEY COUNCIL PLEASE LOBBY THE STATE GOVERNMENT TO CRACK DOWN ON UNLAWFUL RIDING OF BIKES, SCOOTERS AND SKATEBOARDS ON OUR FOOTPATHS.**

Mover Bill Mouroukas Second, John Simpson.  
Decision; Carried unanimously.

**QUESTION TO COUNCIL [202502Q3] RENTAL E-BIKE PARKING IS OUT OF CONTROL – WHAT ACTION CAN COUNCIL TAKE TO ADDRESS THE OUT-OF-CONTROL PARKING OF RENTAL E-BIKES ON OUR FOOTPATHS?**

CONCERN RAISED OVER SPEEDING IN OUR LANEWAYS

Speeding in our laneways was again raised as an issue of concern with repeated suggestion that mirrors be installed.

**REQUEST TO COUNCIL [202502R3] WAVERLEY PARK SEATING ADJACENT TO SPORT FIELDS 2 & 3 – THE BONDI HEIGHTS PRECINCT REQUESTS COUNCIL CONSIDER INSTALLATION OF BENCH SEATING IN THE AREAS ADJACENT TO SPORTS FIELDS TWO AND THREE AT WAVERLEY PARK. POSITIONING SHOULD AIM TO ADDRESS THE NEEDS OF PASSIVE USERS OF THE PARK INCLUDING THE ELDERLY.**

**QUESTION TO COUNCIL [202502Q4] WAVERLY FOXES RAMPAGE AT BONDI HEIGHTS – FOXES ARE IN THE BONDI HEIGHTS PRECINCT AREA INCLUDING WAVERLEY PARK AND SURROUNDS. COULD COUNCIL PLEASE REPORT BACK TO THE PRECINCT ON MEASURES BEING TAKEN TO ADDRESS THIS CONCERN?**

**QUESTION TO COUNCIL [202502Q5] BENNETT STREET SPEED HUMP – FOLLOWING THE BH-PRECINCT REQUEST TO COUNCIL OF 3<sup>RD</sup> APRIL 2023 (SEE 202304R1) THAT, *“COUNCIL PLEASE CONSIDER THE REPLACEMENT OF THE SPEED HUMP IN BENNETT STREET SO AS TO BE THE SAME TYPE CURRENTLY IN USE IN OCEAN STREET OR REMOVED ALTOGETHER?”*, AND THE OFFICER’S RESPONSE TO THAT REQUEST THAT THE SPEED CUSHION WAS TO BE REPLACED BY A SPEED TABLE, COULD COUNCIL PLEASE UPDATE THE PRECINCT ON THE STATUS OF THIS MATTER?**

**SCHEDULE OF FUTURE MEETINGS:**

Thursday 10 April AGM -  
Thursday 5 June  
Thursday 14 August  
Thursday 16 October  
Thursday 11 December

**MEETING CLOSED:**

The meeting closed at 9.15pm

# Attachment One

WAVERLEY WARD  
BONDI HEIGHTS PRECINCT

## Waverley Council Response Report to requests from November 2024 Bondi Heights Precinct meeting

Meeting Date	Motion	Council Officer Response	Directorate	Status
November 2024	MOTION [202410M1] ADOPTION OF PREVIOUS IN PERSON MEETING MINUTES – THAT, THE TABLED DOCUMENT BEING THE MINUTES OF THE BONDI HEIGHTS PRECINCT MEETING HELD ON 19th AUGUST 2024, IS ADOPTED AS BEING A TRUE RECORD OF THAT MEETING.	Noted.	Precinct	Complete
	Motion [202411m2] Waverley Park's Bondi Road bus shelter – that, council carries out repairs and full restoration of the Waverley Park bus shelter on Bondi Road, opposite flood street, and to the footpaths surrounding the bus shelter.	Council has allocated funds in the Current financial year. Design work is complete, and officers are currently awaiting heritage approval for the scope. Works include restoration of the shelter and surrounding landscaping/ civil works.	Assets & Operations	In progress
<b>QUESTIONS</b>				
	QUESTION TO COUNCIL [202411Q1] SHOP ENTRANCE RAMPS REQUIREMENT – IS IT A DA CONDITION THAT SHOPS IN WAVERLEY ARE REQUIRED TO INSTALL A RAMP RATHER THAN KEEP OR INSTALL STEP/S?	Yes – Please see the Development Control Plan, Section B6 - Accessibility and Adaptability from Page 53.  Please note, it does not apply to dwelling houses and other low-density residential development.	Planning, Sustainability and Compliance	Complete
	QUESTION TO COUNCIL [202411Q2] VANDALISM AT WAVERLEY PARK PLAYGROUND – HOW IS COUNCIL DEALING WITH THE VANDALISM OCCURRING AT WAVERLEY PARK PLAYGROUND AND COULD COUNCIL	Council's cleansing team continues to clean Graffiti as soon as possible once it is reported to Council. Graffiti of offensive nature is expedited, usually within 24 hours of receiving a report. If residents see vandalism in the community, please report it to Council using Snap Send Solve or on Council's website at <a href="#">Lodge a Request</a> selecting the graffiti option.	Assets and Operations	In progress.
	PROVIDE IMPROVED SIGNAGE AND EXPEDITE FENCE REPAIRS WHEN DAMAGE HAS IMPACTED THE PLAYGROUND?	For further information on Council's approach to Graffiti, please see Council's Graffiti Management Policy 2023 at <a href="https://www.waverley.nsw.gov.au/_data/assets/pdf_file/0018/6381/Graffiti_Management_Policy.pdf">https://www.waverley.nsw.gov.au/_data/assets/pdf_file/0018/6381/Graffiti_Management_Policy.pdf</a>  <a href="#">In regard to</a> the improved signage, which signage are you referring to? Could you please send the CLC a photograph?  <a href="#">In regard to</a> the Playground Fence this has been repaired by Council.		
Next meeting: Thursday 6 February				

# Attachment Two



# Attachment Three

## The Need for Better Enforcement of Parking Rules in Strata Plans & an Overview of Suggested Operational Aspects for A Strata Parking Enforcement Scheme at Waverley Council.

Prepared by Bill Mouroukas – [convenorbill@gmail.com](mailto:convenorbill@gmail.com) – February 2025

### **BACKGROUND**

The Strata Schemes Management Act 2015 includes provisions that provide the opportunity for Councils to create a Strata Parking Area policy.

The matter was first raised by then Councillors Bill Mouroukas and Tony Kay at the 15<sup>th</sup> November 2016 Council Meeting (CM/8.2/16.11). That resolution called for a report to come back to Council and was unanimously supported. Council's resolution for item CM/8.2/16.11 can be found in the official minutes at this URL:

[https://waverley.infocouncil.biz/Open/2016/11/CM\\_20161115\\_MIN\\_402.PDF](https://waverley.infocouncil.biz/Open/2016/11/CM_20161115_MIN_402.PDF)

The report came to Council nine months later at the 8<sup>th</sup> August 2017 meeting (CM/7.12/17.08), recommending a trial be conducted and at the conclusion of the trial that a report come back to Council. Council's resolution for item CM/7.12/17.08 can be found in the official minutes at this URL:

[https://waverley.infocouncil.biz/Open/2017/08/CM\\_20170808\\_MIN\\_437.PDF](https://waverley.infocouncil.biz/Open/2017/08/CM_20170808_MIN_437.PDF)

This report came back to Council's Operations and Community Services Committee meeting three years and eleven months later on 6<sup>th</sup> July 2021 (OC/5.3/21.07) and at that meeting officers were directed to prepare draft guidelines with draft parking agreements, conduct a presentation to the Combined Precincts and that a further report comes back to Council. The resolution of the committee for item OC/5.3/21.07 can be found in the official minutes at this URL:

[https://waverley.infocouncil.biz/Open/2021/07/OC\\_20210706\\_MIN\\_610.PDF](https://waverley.infocouncil.biz/Open/2021/07/OC_20210706_MIN_610.PDF)

The Combined Precincts presentation took place with general support for the initiative and was followed by a report to the Strategic Planning and Development Committee two years and five months later, on 5<sup>th</sup> December 2023 (PD/5.6/23.13). I addressed the Councillors at that meeting as follows:

### Address to Waverley Council Strategic Planning and Development Committee 5th December 2023 – Bill Mouroukas

*I request this discussion paper I wrote for the Executive Manager Compliance be tabled. Copies are here for Councillors and Governance officers.*

*As best I recall, while speaking in support of the original 2016 motion, a councillor from the other side stated that "If you haven't lived in a block of home units, you won't appreciate the problem."*

*The State Government certainly recognised the problem when it legislated the Strata Schemes Management ACT 2015, as I understand, consulting with community and industry representatives.*

*The report states low interest from Owners' Corporations as the reason why Council should not proceed with Strata Parking Area Agreements. It refers to a number of 35 Strata Managers being invited to complete a survey of which only seven who manage 70 buildings (500 parking spaces) participated.*

*It is not accurate to state that there was low interest from Owners Corporations. The Owners Corporations are really the residents and owners who are impacted by the issues occurring in their buildings. A Strata Manager is employed by an Owners Corporation, and we don't really know how the 70 Owners Corporations, which by the way, represents an extremely small number of managements for 7 managers, were informed of the trial or resided in a building that would be a suitable example and that could benefit from an agreement being presented for the trial. I do not accept that the Community was sufficiently aware that Council was investigating Strata Parking arrangements, and the suggestion that there is low community interest is inconsistent with the State Government's reasoning for establishing the ACT in the first place.*

*The report also refers to one building taking part in a 6-month trial where only one infringement was issued, and that since the trial, officers only received one expression of interest to enter an agreement.*

*The one building that was included in the trial is inferred as a failure in the report, yet clearly it was an outstanding success. Only one infringement in 6 months can be attributed to the effectiveness of Council signage being deployed.*

*It's also not surprising that officers have only received one expression of interest since the trial when there is no policy in place. What would an Owners Corporation have to discuss if an owner did want their Strata Plan to enter an arrangement with a Council that has no policy on the subject.*

*The proposed annual fee noted in the report is excessive and not realistic. That's all I'll say about that.*

*Following the Officer presentation at the Combined Precincts meeting in March, I sent my suggestions for operational aspects to the Executive Manager Compliance. We have not had the opportunity to meet and discuss my suggestions but I'm always available.*

*Enforcement in Strata Plan Parking areas is a growing issue, and I urge Councillors to reject the recommendation and direct officers to pursue a viable policy that will serve our community of strata plan residents.*

ENDS

Following discussions on the floor, the Councillors decided to defer the matter so that a Councillor Briefing could take place in the first half of 2024. A document authored by Bill Mouroukas titled 'Some Suggested Operational Aspects for a Strata Parking Scheme at Waverley Council' was noted along with some additional directions. An updated version of this document (dated February 2025) can be found below.

The resolution of the Committee can be found in the official minutes at this URL:

[https://waverley.infocouncil.biz/Open/2021/07/OC\\_20210706\\_MIN\\_610.PDF](https://waverley.infocouncil.biz/Open/2021/07/OC_20210706_MIN_610.PDF)

My understanding is that the councillor briefing did not take place, and no further progress has been made.

#### **OBSERVATIONS BY THE WRITER**

I was the Councillor who moved the original motion. During meetings with various members of staff, including my time as an elected member of Council, I have observed the different positions held by various officers, both supportive and not supportive of creating such a policy at Waverley Council.

I applaud the many elected members of all political parties who have over multiple Council terms, unanimously indicated recognition of the problem residents regularly face in dealing with noncompliance in their strata parking areas, despite officer authored reports and presentations that cast a narrow view on the creation of an effective policy.

In 2023, I offered some suggestions on operational aspects for officers to consider. These suggestions (updated in February 2025) are as follows:

**SUGGESTED OPERATIONAL ASPECTS FOR  
A STRATA PARKING ENFORCEMENT SCHEME AT WAVERLEY COUNCIL.**

Revised February 2025

**BULLET POINT SUMMARY**

- An Owners Corporation is responsible for informing car park users of the relevant bylaws, what rules apply to the car park, and that the Strata Plan now has an active arrangement with Waverley Council to supply parking enforcement services, including the issuing of infringement notices for parking noncompliance on the common property.
- All official signage to be supplied and installed by Waverley Council at the cost of the Strata Plan.
- The Owners' Corporation is to nominate contact building representative/s who is/are authorised to request a PPO (Parking Patrol Officer) call out.
- A PPO call out can be requested for 'inside or outside the gate' issues on common property. Parking within a strata property can be in an area behind a security gate ('inside') or in an open area that has no security ('outside'). As a PPO will be accompanied by the building representative after a call-out, there will be no issue in the PPO accessing a secure parking area.
- When a PPO is on a regular street patrol and observes that there is parking non-compliance on the driveway of a common property of a Strata block of units that has an active SPA (Strata Parking Agreement between the Owners Corporation and Waverley Council) and where parking signage has been installed, the PPO has the discretion to issue a parking infringement.
- Building representatives are to issue a warning notice for an unlawfully parked vehicle. The building representative is to record photographic evidence to show that the warning was correctly issued/applied before requesting a PPO callout
- Council to apply fees and charges for various aspects of the service, such as:
  - A basic administrative fee for an initial SPA application.
  - A fee for any officer site inspection (perhaps at an hourly rate) which establishes suitability of the site and identifies any actions required such as signage placement etc.
  - A 'one-off' fee for Council to review and endorse the Strata signed SPA, supply and erect official signage, and to remove any unlawful signage, if any.
  - A basic annual administrative fee where a SPA is active. This could be a fee that covers the term of the contract if preferred by Council.
  - A full fee for each requested PPO callout, subject to this only applying when an infringement has NOT been issued. When an infringement is issued, a reduced or zero fee should be levied and so that Council achieves at least a break-even financial outcome after costs.

**INTRODUCTION**

With more than 100,000 Strata Plans currently registered in NSW, parking compliance for many Owners Corporations is a persistent concern. Developers are building these parking areas by squeezing as much as they can in the limited space allowed. Turning circles and paths of travel are frequently tight and as a result, non-compliance often creates operational conflict.

The Owners Corporation or manager of a Strata Plan can apply to the NSW Civil and Administrative Tribunal to issue a penalty, but this is a long-winded and complicated process. It's also ineffective in the case where a visitor has breached the parking conditions, and the Owners Corporation does not know the identity of the vehicle's owner. The building representative cannot get the owner's information from the NSW Police as they won't provide such information under privacy laws. Identifying the perpetrator is of critical importance in discouraging non-compliance of parking rules.

The State Government acknowledged the need for improved enforcement measures for Strata Parking by acting on advice and lobbying by the Strata Management industry, and introduced the Strata Schemes Management Act 2015. The Government's guidelines on this matter appear to be quite flexible and allow Councils to adapt their own LGA policy for local Strata Parking Enforcement.

### **CAR PARK USER AWARENESS**

Strata Plan committees frequently deploy signage where parking restrictions are in place. The problem arises when restrictions are ignored, and non-compliance is out of control. Of key importance is that the users of a strata plan's car parking areas know that they can be infringed for being in breach of parking conditions on the common property, including driveways into and out of the property, internal travel paths and areas officially designated and signposted as 'NO PARKING'. Official signage strategically placed will go a long way to address issues of non-compliance in a Strata Plan as users become aware that PPOs may be on site. Signage should also be placed at the main entry to the car park, clearly informing users that the Strata Plan has entered into an agreement with Waverley Council to provide parking enforcement services and that infringements may be issued for non-compliance.

To make it clear and in simple terms, Council could consider it to be a requirement for entering a SPA that a Strata Plan has a bylaw in place that states "No vehicle is permitted to park on common property other than in designated parking spaces."

Full control of signage should be with Council to ensure the signage is lawful and does not present an operational issue for the enforcement officers. For example, Genoa at the corner of Bronte Road and Ebley Street Bondi Junction has "TOW AWAY ZONE" signs that the original building manager had installed. These are of course not enforceable, and it is inappropriate that any signage that is not lawful or enforceable should be displayed in a building that has a SPA with Council.

The SPA should require the Owners Corporation to formally advise all residents and owners that a SPA has been entered into and the date it will/has become active, and when it becomes inactive.

As a deterrent and in advance of requesting a PPO call out to the premises, a Committee of the Owners Corporation could authorise a person, such as a building manager or a resident/owner, to take initial action by issuing a warning notice when non-compliance is observed. The authorised person or persons could be the same building contact/s nominated to communicate with the responsible Council Officer when a call out is requested. The warning notice could be issued/affixed to the offending vehicle's windscreen by the building manager or otherwise authorised resident/owner, a photo taken, and details recorded in an on-site register held at the building.

With the deployment of effectively placed official Waverley Council parking signage, the notification to all residents and owners of the establishment of an SPA and building management issuing a warning that a repeat offence may result in an infringement notice being issued by Council, carpark users will think twice about committing an offence.

### **ACTION BY PARKING PATROL OFFICERS (PPOs)**

Where a PPO observes a car is unlawfully parked in a driveway, external to the gate and on common property of a building that has an active SPA, and signage indicates that no parking is permitted on the driveway, a PPO has the discretion to issue an infringement. In this case it is not a 'call out' if the PPO is on their street patrol and is providing a service to the Strata Plan.

In the case where the authorised representative of a Strata Plan has requested a PPO callout to issue an infringement notice to a vehicle that has had at least one warning issued by the building representative and that this is a repeat of the same non-compliance issue, the PPO should meet the authorised representative at an agreed building entry location, whether arriving by foot or vehicular means, and be shown where the breach is taking place and infringement is to be issued. The PPO is to be accompanied by the representative of the Strata Plan for the duration of the call out, although Council may determine such PPO call outs will require a second PPO or Ranger also be present.

All requested call outs, and when the call outs were fulfilled by a PPO, are to be entered into the on-site Register. The Register would also indicate when the requested call out was not fulfilled by Council.

All call out requests should be logged by Council for the record with details of the reason for the request including rego number of the vehicle in question. The Council record would also indicate the time of PPO attendance at the premises and outcome of the call out.

### **FEES AND CHARGES**

It is reasonable to expect there should be a basic administrative fee for an initial SPA application.  
It is reasonable to expect there be a basic annual administrative fee where a SPA is active.

There would also be a fee for an officer site visit to establish whether the site meets statutory and operational requirements of Council and if so, the identification of areas subject to potential enforcement action and the signage requirements. This fee could be charged at an hourly rate.

Removal of any existing signage, supply and installation in approved locations of official signage is to be carried out by Council and all associated costs charged to the Strata Plan.

There would be a full fee for each PPO callout, but this only applies when an infringement has not been issued. When an infringement is issued, a reduced or zero fee should be levied so that Council achieves at least a break-even financial outcome after costs.

### **SERVING THE NEEDS OF THE COMMUNITY**

With the Strata Schemes Management Act 2015, the NSW Government acted to serve the needs of the community, but it is up to local Councils enact their own Strata Parking policies for this need of the community to be realised.

ENDS