

**COMBINED PRECINCTS MEETING MINUTES**  
**Wednesday 10 December 2025, 6 – 7pm**  
**Community Hall – Mill Hill Centre**

**Minutes to be endorsed at the March 2026 Combined Precincts Meeting.**

**Attendees**

**Chair:** Simon Swift (Queens Park).

**Councillors in attendance:** Mayor Cr Will Nemesh, Cr Ludovico Fabiano, Cr Dov Frazer, Cr Margaret Merten.

**Council Officers in attendance:** Emily Scott (General Manager), Sharon Cassidy (Director of Assets and Operations), Fletcher Rayner (Director of Planning, Sustainability and Compliance), Ben Thompson (Director of Community, Culture and Customer Experience), Mary Shiner (Manager, Executive Services), Jessica Ilacqua (Community Consultation Lead (CCL)), Allie Marks (Community Planning Advocate (CPA)).

**Precinct Executives in attendance:** Rox De Luca (North Bondi), Bill Stavrinou (North Bondi), Juju Kalek (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), John Simpson (Bondi Heights), Andrew Goldfinch (Bondi Heights), Robyn Fabiano (South Bondi / Tamarama), Karin Brennan (South Bondi / Tamarama), Michelle Brenner (South Bondi / Tamarama), Ilana Cohen (Mill Hill / Bondi Junction), Stephen Cohen (Mill Hill / Bondi Junction), Kirsten Lunoe (Mill Hill / Bondi Junction), Alana Lessi (Mill Hill / Bondi Junction), Terry Cohen (Mill Hill / Bondi Junction), Tony Kay (Rose Bay), Angela Jakovic (Rose Bay), Rex Walsh (Bondi), Marilyn Tanner (Bondi Beach) Mia Vaux (Charing Cross), James Forsyth (Charing Cross), Bridgette Cusak (Charing Cross), Mora Main (Charing Cross), Peter Cohen (Queens Park).

**Apologies**

**Councillor apologies:** Cr Westwood, Cr Paula Masselos, Cr Lewis, Cr Spicer, Cr Stephenson, Cr Townsend, Cr Wy Kanak and Cr Spooner.

**Precinct Executives apologies:** Gabe Pallo (Vaucluse / Diamond Bay), Di MacDonald (Vaucluse / Diamond Bay), Walt Secord (Rose Bay), Lynne Cossar (Bondi), Yosi Tal (Rose Bay) and Barry White (Rose Bay), Roma Gillam (Queens Park), Susan Hely (Bronte Beach), Greg Vaghan (Bronte Beach).

No	Item
1.	<p><b>Welcome and introductions by meeting Chair Simon Swift</b></p> <ul style="list-style-type: none"> <li>• Meeting commenced at 6.00pm.</li> <li>• Chair then welcomed all in attendance, including Council Staff and Councillors, and reminded attendees that only 2 people per Precinct have voting rights.</li> </ul> <p>The Chair noted that Precincts with more than 2 people in attendance must nominate voters. Voters for the following Precincts were noted:</p> <ul style="list-style-type: none"> <li>• Lynda Hall and John Simpson (Bondi Heights)</li> <li>• Rox De Luca and Peter Quartly (North Bondi)</li> </ul>

No	Item
	<ul style="list-style-type: none"> <li>• Mora Main and Mia Vaux (Charing Cross)</li> <li>• Chair noted the CCL will be taking minutes.</li> </ul>
2.	<p><b>Update from General Manager, Emily Scott</b></p> <p>The General Manager provided an update on the following matters:</p> <ul style="list-style-type: none"> <li>• Pauline Menczer homegrown surfing champion immortalised with bronze statue at Bondi</li> <li>• Summer safe campaign to educate locals, visitors and overseas tourists on the simple steps they can take to stay safe at our iconic beaches</li> <li>• How Christmas Day at Bronte Beach will be managed</li> <li>• Precinct Policy and Code of Practice endorsed for community engagement at Council meeting on 9 December 2025.</li> <li>• Current projects open for feedback on Have Your Say including: <ul style="list-style-type: none"> <li>○ Bronte Ocean Pool Upgrades</li> <li>○ Public Electric Vehicle Charging Infrastructure</li> <li>○ Disability Inclusion Action Plan 2026 - 2030</li> </ul> </li> </ul>
3.	<p><b>Major Projects Update by Director of Assets and Operations, Sharon Cassidy</b></p> <p>The Director of Assets and Operations provided an update on the following matters:</p> <ul style="list-style-type: none"> <li>• Bronte Surf Lifesaving Club &amp; Community Facilities Upgrade</li> <li>• Curlewis Street Streetscape Upgrade</li> <li>• Charing Cross Streetscape Upgrade</li> <li>• Bondi Park Stage 3 Lighting and Electrical Upgrades</li> </ul> <p><b>Questions</b></p> <ul style="list-style-type: none"> <li>• TK asked about the slip lane at Charing Cross.  Director of Assets and Operations advised that as part of this work at Charing Cross, the slip lane isn't incorporated. Carrington Road is a State Road. The State may present something in the next 12 months.</li> <li>• AE asked about the grass at Bronte Park and Gully, noting that it looks extremely dry.  Director of Assets and Operations advised that the sprinklers are broken. Council is investigating the matter.</li> <li>• AG asked why Council is arranging buses to Bronte on Christmas Day?  Director of Community, Culture and Customer Experience advised the extra buses are to bring them out, not to bring them in.</li> <li>• KL asked why can't Council make Bronte Beach alcohol free?  General Manager advised that the Police will work very hard to make it happen. Council is paying for the additional Police and 30 security guards. RW asked if we are monitoring socials regarding Bronte Beach Christmas.</li> </ul>

No	Item
	<p>General Manager advised Police, Randwick Council and Waverley Council are monitoring socials, and are putting out messaging discouraging people from attending and advising them about the increased surveillance this year, and the fact that a large area of Bronte Park is not accessible</p> <ul style="list-style-type: none"> <li>• MB asked about the hot water at Bronte Showers, noting they are not working.</li> </ul> <p>Director of Assets and Operations advised we will investigate.</p>
4.	<p><b>Minutes of previous meeting and matters arising</b>  Moved: PC</p> <p>Seconded: AC</p> <p>TK asked if the background to his Motion could be included as part of his the Motion in the October 2025 minutes.</p> <p>Response Report – Approved.</p>
5.	<p><b>General Business</b></p> <p><b>Motion 1: The Combined Precincts request that Waverley Council investigates whether FOGO is causing an increase in rodents, foul smells and maggots in garbage bins, especially in unit block bin areas.</b></p> <p>General Manager asked Lynda to provide the address so that Council Officers can inspect and provide education on waste.</p> <p>Amendment by TK - <b>The Combined Precincts request that as part of the current trial, Waverley Council investigates whether FOGO is causing an increase in rodents, foul smells and maggots in garbage bins – especially in unit block bin.</b></p> <p>Moved: LH  Seconded: TK  Carried unanimously</p> <p>Participants questioned if anyone knows how to properly recycle, and that waste education is required around the community.  General Manager noted that FOGO is mandated by the State Government. Councils have to do it by 2030. Waverley Council is aiming to do it by 2027.</p> <p>General Manager also noted that we’re picking up bins weekly and that Waverley Council has a very stringent agreement with VISY.</p> <p><b>Motion 2: That Council investigate improving the lighting in Flood Street on the footpath and pedestrian crossing to improve pedestrian safety, prune trees and improve the leveling of the footpath surrounding trees for pedestrian safety.</b></p> <p>Moved: MB  Seconded: TK  Carried</p>

No	Item
	<p>RF noted that the road surface on O’Brien Street has a faded hexagonal pattern on the road and an elderly woman who was going to the bus stop, mistook it as a pedestrian crossing. It is quite dangerous.</p> <p>Director of Assets and Operations noted that those patterns are where you enter in high pedestrian areas – 40km / hr.</p> <p><b>Motion 3: I move that the Combined Precincts put waste on the Combined Precincts Agenda generally as a standard matter for 2026 with update from Council and discussion from the Precinct.</b>  Moved: MV  Seconded: LH  Carried.</p> <p>KL raised the matter of motions being provided to the Combined Precincts ahead of the meeting. CCL advised this matter was raised at the last meeting, and a response from Council to this matter is provided within the Response Report.</p> <p>RD noted that resident notifications regarding NYE are still being sent out by the operator Fuzzy. The session scheduled for Monday isn’t enough.</p> <p>Director of Community, Culture and Customer Experience noted that the notification is being sent from the event organiser. 11, 000 addresses are receiving notifications. A second letter as well is being delivered.</p>
6.	<p><b>Close of meeting</b></p> <p>The Chair thanked Council for their support to Precincts this year and in particular acknowledged the excellent work of the Community Consultation Lead, Jessica Ilacqua</p> <p>The next Combined Precincts Meeting will be held on Thursday 19 March 2026 and will be chaired by Luke Stewart.</p> <p>Meeting closed: 7.05pm</p>

**Additional information and post script to the meeting minutes**

Due to time constraints, the following Planning and Development Subcommittee Report was provided to Precinct Executives via email on 11 December 2025.

<p style="text-align: center;"><b>COMBINED PRECINCT MEETING – PLANNING &amp; OVERDEVELOPMENT</b></p> <p style="text-align: center;"><b>10 DECEMBER 2025</b></p>	
<ul style="list-style-type: none"> <li>• <b>Subcommittee:</b> Planning and Overdevelopment</li>   <li>• <b>Coordinator:</b> Luke Stewart</li>   <li>• <b>Scope of the Subcommittee:</b> <ul style="list-style-type: none"> <li>• Report on Planning proposals that have a major social and or cumulative impact on the LGA, including open, green and recreational spaces.</li> <li>• 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.</li> </ul> </li> </ul>	

1.	<p><b>Issues from the previous CPM Motions and discussions</b></p> <p>Motion 1 from the October 2025 meeting relates to SSD and value capture, and I note Council’s subsequent response that they will investigate the s 7.12 contributions in Bondi Junction. I am personally supportive of this.</p> <p>Motion 10 from the October 2025 meeting relates to character controls and for me to provide a supplementary report. This report has been provided to Jessica and I expect will be distributed to precinct executives after the December 2025 meeting. Report is dated 9 December 2025.</p>
2.	<p><b>New recommendations for consideration by the CPM</b></p> <p>If anything of interest arises out of the supplementary report on character controls, then there may be motions to explore the issue further. At present, the matter is quite high level although there are areas to explore if the existing controls are not currently delivering what is desired.</p>
3.	<p><b>What issues to be watching and advising the Precincts about?</b></p> <p><b>194-214 Oxford Street &amp; 2 Nelson Street, Bondi Junction</b> (SSD-77175998). Approved by the state government, now going from 11 storeys up to 14-17 storeys. 17 dwellings are provided as affordable housing for 15 years.</p> <p><b>2-6 Bondi Road &amp; 75-77 Old South Head Road, Bondi Junction</b> (DA-480/2025). On notification until 17 December 2025 and is listed on Waverley ‘Join the Conversation’. Eight storey residential flat building with three levels of basement and affordable housing component.</p> <p><b>32 Campbell Parade, Bondi Beach</b> (DA-477/2025). Next door to the Astra building which I understand has been subject to significant objection due to loss of solar access and loss of beach views. Remains under assessment by Council. See website ‘Save South Bondi’.</p> <p><b>362-384 Oxford Street, Bondi Junction.</b> Lodged an application with the Housing Delivery Authority for a further 92 apartments which would total 210 apartments. HDA recommended that it not be supported. I estimate that it would have brought the building from 16 to probably 26+ stories, but there were no plans available to confirm.</p> <p><b>410-432 and 147-183 Oxford Street, Bondi Junction</b> (SSD-100907461). Proposes 1042 apartments with 10% affordable housing, across three towers of 37-45 storeys (approximately 150 m tall), as well as new open space between Oxford Street and Spring Street. Previously endorsed by the HDA and has progressed to a scoping/SEARS stage, with an SSD to follow thereafter.</p> <p><b>Bronte Surf Club</b> (DA-455/2022/B). Modification for changes to internal, external, and landscape design changes is under assessment. Involves the removal of two additional <i>Banksia integrifolia</i> trees.</p> <p><b>The Sydney Plan</b> A new strategic plan from the state government, to supersede the 2018 <i>Greater Sydney Region Plan – A</i></p>

	<p><i>Metropolis of Three Cities</i> plan. On exhibition as of today until 27 February 2025. Waverley LGA has been given a dwelling target of 2400 new dwellings from 2024-2029. Anticipated 2200-3000 additional jobs in the Bondi Junction centre by 2044.</p>
<p><b>4.</b></p>	<p><b>Which issue are for:</b></p> <ul style="list-style-type: none"> <li>• <b>Noting</b></li> <li>• <b>Discussion</b></li> <li>• <b>Proposed Motions</b></li> </ul> <p>No relevant motions or discussions. Motions may be presented from the floor at the CPM. Also refer to my comments above regarding the supplementary report on character controls.</p>