

**Bondi Precinct Meeting Minutes**  
**21 February 2024**  
**Held via Zoom 7pm – 8.35pm**

**Attendees:** 23 (including 2 Council Officers)

**Apologies:** Cllr Leon Goltsman

### **Welcome**

Convenor Di Robinson commenced the meeting at 7.04pm.

The Convenor gave the Acknowledgement to Country and welcomed elder's past, present and emerging and paid respect to all people living, working, and visiting the Waverley area.

All precinct attendees on the Zoom call were then asked to turn on their video cameras to capture attendance.

### **Meet Waverley Council's Community Planning Advocate – Alana Novak**

Alana introduced herself to the group and shared some of her professional background.

She then outlined the purpose of this role includes:

- Working with the Executive Services Team and the Community Liaison Coordinator to assist in supporting Precinct Committees and other community members on Planning and Regulatory matters.
- Providing regular education programs for residents about Planning and Regulatory matters, including the NSW Planning System, our Local Environmental Plan and Development Control Plan, the approval process, how to read plans, developing information sheets about Development Applications, voluntary planning agreements and planning proposals that relate to developments.
- Developing metrics which capture the cumulative, aggregate impacts of development/overdevelopment.

What the role will do:

- The CPA will provide support to residents and community members preparing to attend the Waverley Local Planning Panel (WLPP) or other courts or panels.
- Facilitate/educate the community – via webinars, workshops and forums to support residents understand the Planning process.
- Support Precinct Committees and groups with DA enquiries, Planning Proposals and Planning matters including:
  - Advice on how to write a submission.
  - Following up the status of DAs.
  - Explaining next steps in the assessment process.
  - Advice on the Social Impact Assessment process, what it is, and how it is applied.
  - Information on Compliance issues and information about processes post DA approval stage.
  - Triaging Planning queries received from the community in conjunction with Executive Services.
- Provide feedback to the Strategic Planning and DA Team regarding resident’s Planning and Regulatory concerns.
- Conduct surveys with residents, businesses, the community and visitors about the cumulative impacts of overdevelopment.

What the role will not do

- The CPA will not review DA decisions, assess any DA applications, predict the outcome of a DA or assist with the lodgement of DAs.
- The role will not write submissions or objections for residents, Precinct Committees or groups.

Get in touch with Alana via email at [alana.novak@waverley.nsw.gov.au](mailto:alana.novak@waverley.nsw.gov.au)

### **Confirmation of the minutes from 1 November 2023 meeting**

Minutes were tabled for acceptance.

Moved: David B

Seconded: Mozelle F

Carried

### **Matters arising from November 2023 Meeting**

The Convenor went through the Response Report that was prepared by Council. The response report was shared onscreen with the meeting.

Summary of matters covered in the Response Report:

- Exempt and Complying Developments + Private Certifiers
- Meeting with Waverley Council General Manager and Director of Assets & Operations regarding the state of roads in Bondi including O'Brien Street
- 15minute parking in Hall Street
- Bondi Bowling Club Update

Minutes and Response Reports can be viewed at [Bondi - Waverley Council \(nsw.gov.au\)](https://www.bondi.waverley.nsw.gov.au)

## **NSW State Government Housing Reform**

On 14 December 2023, the State Government introduced changes to the [Housing SEPP](#) which included a new bonus floor space ratio of up to 30 percent and a height bonus of up to 30 percent where a proposal includes a minimum of 15 percent of the gross floor area as affordable housing.

These recent changes will apply alongside the proposed reforms known as '*Diverse and well-located homes*' which was placed on exhibition in December 2023.

The State Government placed the Explanation of Intended Effect (EIE) for the proposed reforms on exhibition until 23 February 2024.

The EIE proposes to make a variety of land uses permissible in all R2 (i.e. Manor homes) and R3 (Residential Flat Buildings which are prohibited in some Local Environment Plans) zones.

These areas are:

- 800m walking distance from light rail, heavy rail and metro,
- 800m walking distance from land zones E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre of MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.

This includes areas such Glenayr Ave, Campbell Pde, Hall Street, Bondi Road.

This will be a significant change for Bondi, allowing developers to go up to 6 stories (changing current height limits and FSRs). There will be no protections for residents, and Council will also not be able to refuse.

The group noted that this will not aid affordable housing in Waverley, and that Waverley is already one of the most densely populated areas in Sydney.

This also contradicts our sustainability goals – where will the trees go? What will happen to the biodiversity in the area?

### Waverley Council's position

Waverley Council is opposed to these changes and has prepared submissions to the NSW State Government.

For more information on Council's submission, please refer to the Council Agenda, Attachments and Minutes for [Tuesday 20 February 2024](#).

The Precinct also showed Council's submission/ Council report on the screen which has mocked up images of what the area could look like if these reforms pass.

### Promotion

CLC noted that Mayor Paula Masselos has discussed this matter in the media including the Beast, the Courier, Radio, etc. Council's submission went to Council last night (Tuesday 20 February 2024).

The Precinct noted that more people in the community need to be aware of this so that they can make a submission. The following suggestions were made:

- Distributing the news via the Bondi Precinct mailing list
- A March – where the community could rally together
- A Save Bondi Campaign
- Joining forces with Randwick and Woollahra Council's
- Sharing Precinct concerns with MPs Allegra Spender and Kellie Sloan

Submissions close **Friday 23 February 2024**. The Precinct can Have their say at [Explanation of Intended Effect: Changes to create low and mid-rise housing | Department of Planning Housing and Infrastructure \(nsw.gov.au\)](#)

**Action:** CPA to send through a guide to the Precinct on how to best draft a submission.

### **Motion 1:**

Bondi Precinct strongly opposes the State Government’s proposed NSW Housing Reforms, which would overturn local planning laws, have a catastrophic impact on local communities and will not deliver any more affordable housing in Waverley.

Bondi Precinct requests Council undertake a publicity campaign informing residents of the impact of these reforms and support community action against it.

Moved: Lynne C

Seconded: Mark G

Carried unanimously

### **Roads Update**

Following the meeting with the General Manager and Director of Assets and Operations in January 2024, the Precinct raised the following motion.

### **Motion 2:**

Bondi Precinct requests that representatives of the Bondi Precinct Executive continue discussions with Council staff over priorities in the Capital Works budget and program and report back.

Moved: Mozelle F

Second: Mosey A

Carried unanimously

## Waverley Council's [Annual Report](#)

[https://www.waverley.nsw.gov.au/council/policies\\_procedures\\_and\\_plans/plans\\_policies\\_and\\_reports/reports/annual\\_report](https://www.waverley.nsw.gov.au/council/policies_procedures_and_plans/plans_policies_and_reports/reports/annual_report)

- Q1 Update in the Annual Report notes the collapse of Lloyd Construction Group (LCG) in March 2023.
- LCG had the contract for the Boot Factory and Tamarama Surf Club.
- Their collapse has resulted in approximately 15m shortfall.
- Work done by LCG following their collapse has had to be remediated.
- They are not the only Council / Government entity affected by their collapse.
- The Precinct discussed this with the General Manager and Director of Assets & Operations, noting that they do not want changes to capital works, additional rates increase, or maintenance changes etc due to this collapse.
- The Precinct asked Council about the tendering process. Council confirmed the 15m shortfall will be covered by Council reserves. There will be no cutbacks to services, rates will not increase, and major projects will still continue as planned.

## Hydrology Report

- The Precinct are still waiting on an update from Executive Manager of Infrastructure regarding their motion / letter to him.
- There have been 2 – 3 floods since that motion / letter was sent to Council, including a significant flood at Seven Ways.
- This flooding is being a serious concern to community health and safety. This issue isn't going away and is getting worse.

**Action:** Meeting with Precinct Nik Zervos to discuss Hydrology report. Council to invite Zina K, Allie and Dan R too.

### **Motion 3:**

Bondi Precinct is disappointed with the lack of response to its request for information regarding Bondi's Floodplain and the motion passed at the November Precinct Meeting and the letter to Nik Zervos.

We urgently request a response a response to both the Motion and the email and request a meeting with the Executive Manager of Infrastructure or the appropriate Officer.

Moved: Dan R

Second: Zina K

Carried unanimously

### **Overdevelopment**

#### **Motion 4:**

Bondi Precinct requests that Council advise what it can and will do to mitigate existing and future destruction of public amenities and canopy impacted by development in the local area.

We request the appropriate Officer report on areas of concern raised previously by the Precinct in relation to the Laneway between Francis St and Forest Knoll and the remediation of that Laneway.

Moved: Rex W

Second: Lynne C

Carried unanimously

### **DA Update**

AP stated that she will try send through significant DA updates in between Precinct meetings.

AP noted a number of current DAs in the area.

The main DA of concern in the area is the Beach Road Hotel – DA – 626/2002 – (Modifications to a very old DA)

They propose to:

- Reduce security
- Remove lock out condition
- Remove condition of max no. of patrons
- Remove noise requirement
- Remove taxi zone
- Allow sale of alcohol from 5am – Monday to Saturday.

The Precinct notes that during the summer, there has been an increase in bad behaviour – cars vandalised, trees vandalised etc.

**ACTION:** CPA to call Zina K.

**Motion 5:** Bondi Precinct strongly objects to Beach Road Hotel DA 626/2002/I items as follows:

1. Sale of packaged alcohol from 5am onwards Mon – Sat
2. Reduction of security personnel patrols
3. Removal of lockout condition
4. Removal of max patrons
5. Removal of noise conditions
6. Removal of taxi zone condition

Removal of these conditions will adversely affect the safety, peace and amenity of the area.

Moved: Zina K

Second: Annie P

Carried unanimously

### **Private Certification**

- Resident Lee W was advised by Council to submit a GIPA request to obtain information regarding his neighbouring property.



- The Precinct noted that Private Certifiers is a NSW Government Initiative.
- There is an Ombudsman in place who looks after Private Certifier issues. They suggest Lee W get in touch.

## **Dumped Rubbish**

### **Motion 6:**

Bondi Precinct requests that Council advise what it will do to stop illegal dumping in the area.

Moved: Rex W

Second: Mark G

Carried

## **General Business**

### **Bondi Bowling Club**

The Precinct discussed the latest outcomes regarding the Bondi Bowling Club. They recommend people visit the club and become a member to keep the club alive. They then raised the following motion:

### **Motion 7:**

Bondi Precinct requests a Bondi Precinct Executive Representative contact the Bondi Bowling Club seeking an update on their situation regarding the rent increase.

Moved: David B

Second: Zina K

Carried

## **FOGO**

The Precinct noted a trial for FOGO is scheduled for this year and Soft Plastics can be accepted in supermarkets.

### **Motion 8:**

That Council update the residents on the introduction of FOGO and Soft Plastic recycling, given that our neighbouring Councils have both happening.

Moved: Annie P

Second: Mosey A

Carried

### **High Impact Event: Bondi Beach Party for Mardi Gra**

The Precinct discussed the following:

- Does this create a precedent for other private events that are charging \$250?
- People want to use the beach but they can't – bump in and bump out is 10 days.  
Event build period: 19 – 23 February  
Deinstall period: 25 – 28 February 2024.
- What are residents via Council fees getting for this when they are blocked from the beach, parking impacts – what community benefit does it bring?
- What criteria is Council using to allow private parties on the Bondi Beach?
- The community was told World Pride 2023 was a one off. How was this approved?
- Why wasn't the community consulted?

Council advised the following in February 2024:

The event was discussed at the 15 August 2023 Council Meeting.

1. Council is applying a fee for the use of the beach and park.
2. Council has a contractual arrangement with Sydney Gay & Lesbian Mardi Gras for the Bondi Beach Dance Party. This contract is commercial in confidence and was approved by Council at the Council meeting that took place on 15 August 2023.

**Close of meeting:** 9.10pm

**Next meeting:** Wednesday 17 April 2024