

COMBINED PRECINCTS MEETING MINUTES

7 March 2024

6 – 8.30pm

Waverley Council Chambers

Chair: Peter Cohen (Queens Park Precinct)

Councillors in attendance: Mayor Paula Masselos, Cr Ludovico Fabiano,

Councillor apologies: Cr Sally Betts, Cr Leon Goltsman, Cr Angela Burrill, Cr Tony Kay, Cr Wy Kanak

Council Officers in attendance: Emily Scott (General Manager), Mary Shiner (Manager, Executive Services), Jessica Ilacqua (Community Liaison Coordinator (CLC)), Alana Novak (Community Planning Advocate (CPA)), Sharon Cassidy (Director of Assets & Operations), Ale Torres, (Environmental Sustainability), Ben Thompson (Director of Community, Culture and Customer Service), Suzanne Dunford (Environmental Sustainability)

Precinct Executives in attendance: Peter Quartly (North Bondi), Lynda Hall (Bondi Heights), Alex Ellis (Bronte), Robyn Fabiano (South Bondi / Tamarama), Alma Douglas (Bronte), Rox de Luca (North Bondi), Karin Brennan (South Bondi / Tamarama), Robert Harvey (Dover Heights), Jennifer Arnold (Bondi Beach), James Gamvroggiannis (Vaucluse / Diamond Bay), Julie McAlpin (Charing Cross), Georgia Koutsandrea (Mill Hill / Bondi Junction), Marilyn Tanner (Charing Cross), Susan Hely (Bronte Beach), Bill Stavrinou (North Bondi), Paul Paech (Bondi Beach), Margaret Merten (Bondi Beach), Lenore Kulakauskas (Bondi Beach), Zina Kaye (Bondi), Lynne Cossar (Bondi) Simon Swifte (Queens Park), Grant Beard (Bronte), Simon Swifte (Queens Park), John Batts (Bronte Beach).

Precinct Executives apologies: Dov Frazer (Dover Heights), Gabe Pallo (Vaucluse/ Diamond Bay), Juju Kalek (North Bondi), Joy Clayton (North Bondi), Bill Mouroukas (Bondi Heights), Di Robinson (Bondi), Luke Stewart (North Bondi), Suellen Bassetti (Vaucluse / Diamond Bay)

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1.	<p>Welcome and introductions by Peter Cohen (Queens Park)</p> <ul style="list-style-type: none">• Meeting commenced at 6pm with the Chairperson’s Acknowledgement of Country.• Chair then welcomed Councillors in attendance and Council Staff and reminded attendees that only 2 people per Precinct have voting rights.• Chair noted the CLC will be taking minutes.
2.	<p>Update from General Manager, Emily Scott</p> <p>Online Parking Permits and “Your Call” Bulk Waste Service</p> <ul style="list-style-type: none">• In late 2023, Council launched our first online service - “Your Call” bulk waste bookings and just last week our second service, Parking Permit applications.• These online services are available 24/7 on Council’s website and replace the need to call Council and eliminate the need for community members to physically attend a Customer Service Centre (however in-person services remain available at our 55 Spring St or Bondi Beach locations, if preferred).• Residents now have the flexibility to book, cancel, or reschedule their waste collection or submit a parking permit application 24/7, utilising desktop computers or handheld devices.• These advancements have resulted in faster turnaround times and improved service delivery to our residents. <p>Waverley FOGO Trial Update</p> <ul style="list-style-type: none">○ The FOGO (Food Organics, Garden Organics) trial is expected to commence in October 2024, spanning across selected streets in Waverley.

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	<ul style="list-style-type: none"> ○ Council’s aim is to introduce the service in houses and buildings, allowing us to gauge the uptake of FOGO across various housing typologies. ○ Currently, the team is selecting streets that represent diverse parts of the municipality. ○ This approach will provide valuable insights into any potential barriers for the implementation of a Council-wide rollout and allow us to evaluate key elements critical for the success of the food organics collection service. ○ The number of streets selected will be influenced by the limited capacity for processing FOGO material across the Sydney metropolitan region. ○ All Councils are mandated to do it by 2027, however there is limited capacity/ infrastructure in NSW. ○ We are working with Inner West Council and other Council’s to understand lessons learnt from their experience. <p>ACTION: CLC to send Council Report/ Submission to group.</p> <p>Bondi Pavilion Music Studios Launch</p> <ul style="list-style-type: none"> ● Last month, we celebrated the launch of the Bondi Pavilion studios. ● State Minister John Graham and Kellie Sloan MP were in attendance. ● Performance by a local Bondi Wave band, OFF IT, which showcased the studio's equipment and control room to our esteemed guests. ● Eastside FM and local resident and studio engineer Brendan Gallagher were also in attendance. ● Bondi Pavilion has been busy with 3,149 Bookings in 2023. ● This includes our standard bookings for fitness, wellness, dance, support and community groups. <p>Nighttime economy at Bondi Junction Oxford Street Mall</p> <ul style="list-style-type: none"> ● In late February, Council voted to prepare a draft amendment to the Waverley Development Control Plan (DCP) to extend trading hours in the Bondi Junction Oxford Street Mall to 3am. ● Restricted to the mall, not extended to residential areas. ● This is the first step in the process to revitalise Oxford Street Mall and make it a desirable destination for late-night dining. ● A consultation strategy to seek input from local businesses, residents and visitors will then be proposed, with Council to receive a report and draft amendment to the Waverley DCP 2022 no later than April 2024 for Council to consider whether to proceed to public exhibition. ● The amendment to trading hours would only apply to premises in the Mall and those that back onto the mall (premises fronting Spring Street between Newland Street and Bronte Road). <p>NSW Planning Reforms</p> <ul style="list-style-type: none"> ● The NSW State Government has introduced a raft of proposed and finalised changes to the New South Wales planning system. A summary of the key changes include: ● Introduction of 30% height and floor space ratio (FSR) bonuses for 15% affordable housing provided for 15 years – finalised. ● Accelerated rezoning of 38 train stations in New South Wales (Waverley is not currently affected) via Transit Oriented Development State Environmental Planning Policy (SEPP). ● Introduction of changes via amendment or creation of a SEPP to: ● Permit low-rise medium density type dwellings in R2 zones near train station and town centre precincts. ● Permit Residential Flat Buildings in R3 zones within 0-800 m of train stations and town centre precincts and also introduce non refusal standards of, but not limited to: ● 21m height limit and 3:1 FSR 0-400 m walk away. ● 16m height limit and 2:1 FSR 400 m-800 m walk away. ● No minimum lot sizes or lot widths. ● 30% affordable housing bonuses also apply on top of proposed height and FSR. <p>At the 20 February 2024 Council Meeting, Council decided:</p>

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	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approves the submission to the Department of Planning Housing and Infrastructure attached to the report (Attachments 2 and 3) raising concerns with the Explanation of Intended Effect: Changes to Create Low- and Mid-Rise Housing. 2. Urgently writes to the Premier, the Hon. Chris Minns, the Hon. Paul Scully and the Hon. Penny Sharpe to: Raise key concerns outlined in the Council submission, including the potential substantial impacts on heritage in Waverley, the timing of exhibition and lack of genuine community and Minutes of Council Meeting 20 February 2024 Request that Heritage Conservation Areas and Heritage Items be exempt from any proposed changes, if finalised. Request that updated Region and City plans and any associated changes to housing targets be released before any planned reform is advanced. Urgently seek a meeting with the Hon. Paul Scully and the Hon. Penny Sharpe to reiterate the concerns raised. 3. Notes that Waverley is the second-densest local government area in NSW and already represents the range of housing types suggested by the NSW housing reforms. Further density will significantly impact the amenity, biodiversity and tree canopy of Waverley. 4. Calls on the NSW Government to hold a community forum/s to inform and take feedback from residents about the proposed rezoning changes. 5. Notes that the Council's infrastructure is already at capacity, and without significant upgrades provided by the NSW government the proposed housing policies and population densities will be unable to be met. Schools, adequate hospital facilities, and stormwater and sewage capacity are currently struggling to cope. <ul style="list-style-type: none"> • Please note, there are 8 priority areas/ stations that the State Government want to focus on immediately. Bondi Junction Station isn't one of those. • The developer is to provide affordable housing for 15 years; however many Local Governments believe it should be in perpetuity. • According to the NSW State Government 'Town Centre' relates to areas where there are grocery stores, shopping centres and public transport. <p>Council to reject any application for commercial high-impact events at any Waverley Beaches</p> <ul style="list-style-type: none"> • In February 2024, Council voted to reject any application for commercial high-impact events that includes the service of alcohol on any of its beaches while a review of our Events Policy takes place. • The ban applies to Bondi Beach, Tamarama and Bronte beaches which are alcohol-free zones. • The ban does not apply to ongoing approved events such as City2Surf, Sculpture by the Sea or Mardi Gras, which are not commercial in nature. <p>Pauline in Bronze</p> <ul style="list-style-type: none"> • From March 2021, Council resolved to note and acknowledge Menczer's achievements and to investigate options for appropriate recognition of her achievement • Council has recognised and celebrated Menczer's achievement through inclusion in Bondi Story Room and on the Bondi Beach Sea Wall. • In April 2023, potential locations, materials, funding sources and time frames for a statue commemoration of Pauline Menczer were presented to Council (with South Bondi Park being the most preferred location). • In August 2023, Christopher Nelius (part of the Organising Committee) reported to the Public Art Committee Meeting that the statue fundraising campaign needs approximately \$80,000 and has currently raised \$30,000. • Council is in regular contact with Christopher Nelius. • As agreed by the Organising Committee, the statue is a gift to Council. • As a gift, it comes in as part of the Acquisition and Deaccession Guidelines, whereby a

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	<p>confirmed design is presented to the Arts, Culture and Creativity Advisory Committee (ACCAC).</p> <ul style="list-style-type: none"> • Council is waiting on the design. • Once the design is presented to the ACCAC and Council, the project will progress accordingly. <p>A Q&A Session followed. The GM was thanked for her presentation.</p>
3.	<p>Update on Major Projects –Director of Assets & Operations, Sharon Cassidy</p> <p>Bronte Pool Upgrade</p> <p>February 2024:</p> <ul style="list-style-type: none"> • Finance, Operations and Community Services Committee resolved that the Bronte Pump House Upgrade and Pump Replacement project commence to Detailed Design. • The Detailed Design for the pool lining removal works are complete. • Council is seeking a suitably qualified Head Contractor via a Request for Tender to undertake the works in the winter months of 2024. <p>Spring 2024:</p> <ul style="list-style-type: none"> • The Detailed Design for the Pump House Upgrade and Pump Replacement will continue to completion. • The Review of Environmental Factors will be publicly exhibited. <p>Summer 2025:</p> <ul style="list-style-type: none"> • Council will seek a suitably qualified Head Contractor via a Request for Tender to undertake the Pump House Upgrade and Pump Replacement Works in the winter months of 2025. <p>Surf Club Projects Update</p> <p>Tamarama</p> <ul style="list-style-type: none"> • Schiavello Construction (NSW) Pty Ltd were appointed in June 2023 as the Construction Manager after the previous Head Contractor (Lloyd Group) entered liquidation. • Schiavello has now completed all remediation works and has commenced the fit out stages of the project. • Schiavello are on program to handover the completed project back to Council and the Club on 28 June 2024. <p>Bronte</p> <p>Development Application</p> <ul style="list-style-type: none"> • Feb 2024 submitted additional information on coastal assessment and Sydney Water pumphouse in response to Sydney Eastern City Planning Panel (SECPP) Request for Information. • DA determination anticipated on 3 April SECPP Meeting. <p>Detailed Design</p> <ul style="list-style-type: none"> • March 2024 80% design documentation review workshop • Awaiting confirmation of Sydney Water design requirements <p>Head Contractor Demolition and Construction</p> <ul style="list-style-type: none"> • Two-step process to enable more competitive pricing and concurrent procurement with detailed design. • March 2024 Expression of Interest for the full package based on 80% detailed design open to all service providers to shortlist 4-6 contractors. • May 2024 Tender to the shortlisted 4-6 contractors based on 100% detailed design documentation. <p>Bondi Bathers</p> <ul style="list-style-type: none"> • The BSBLSC scope of works consists of restating the existing heritage building, removing the

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	<p>intrusive elements and constructing a new building at the rear to accommodate the surf club's operations.</p> <ul style="list-style-type: none"> • Shortly commence a procurement process to engage a Head Contractor under an Early Contractor Agreement (ECI) • The ECI involves the Head Contractor completing the remaining detailed design documentation before commencing construction works. <p>Boot Factory + Mill Hill Restoration</p> <ul style="list-style-type: none"> • Schiavello Construction (NSW) Pty Ltd were appointed in June 2023 as the Construction Manager after the previous Head Contractor (Lloyd Group) entered liquidation. • Schiavello has commenced fit out works in the Mill Hill Centre with internal finishes currently being installed <p>Boot Factory</p> <ul style="list-style-type: none"> • Boot Factory roof structure has been completed including the installation of the rafters, zinc roofing, services and skylight. • Link bridges connecting the Boot Factory to the Mill Hill Centre building is in progress and on program. • 16.2kW PV (Solar) system has been installed. • The project is on schedule to be completed in mid-2024. <p>Charing Cross Streetscape</p> <ul style="list-style-type: none"> • March 2024 - Council signed a contract with Quality Management & Construction Pty Ltd (QMC) to undertake the electrical works to move the powerlines underground along Bronte Road. QMC are currently in the preliminaries phase of the contract before they mobilise on site to start the cabling, conduits, and connections. • Autumn 2024 - Once the preliminaries phase is complete, QMC will notify the community at least four weeks prior to the works starting, which is tentatively scheduled for early April 2024. Charing Cross businesses will remain open throughout the electrical works, with pedestrian and vehicle movements maintained and safely managed by QMC's traffic control team. • Winter 2024 - Council will seek a suitably qualified Head Contractor via a Request for Tender to undertake the Civil & Landscape Works which are to commence in the winter months of 2024. <p>Curlewis Street Streetscape</p> <ul style="list-style-type: none"> • Construction commencement 4 March 2024 • Works will be split into six different stages with each stage further divided into smaller sub-stages to minimize impact to the community • All work is expected to be completed by the end of March 2025 (weather permitting) <p>Clifftop Walkway</p> <p>Diamond Bay Boardwalk</p> <ul style="list-style-type: none"> • Following the Council Meeting on 21 November another report was submitted to the Council meeting in December 2023. • In response to the council resolution, the Head Consultant has provided design options investigating the boardwalk height and stairs. These options were received in February. • The Head Consultant has engaged specialists to carry out privacy and visual impact assessments and risk assessments on the options which will take approximately 4 weeks. • A report to Council on the outcomes is targeted to be submitted in April. • The timing for completion of the project is dependent on the outcome of the Council meeting in April. The longest lead time for completion is if it is confirmed that the lookout be removed, then due to new planning requirements the approximate date for completion will be December 2024.

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	<p>Eastern Reserve Boardwalk</p> <ul style="list-style-type: none"> • Demolition works are nearing completion early March. • The works at Eastern Reserve are scheduled for completion in August 2024. <p>Bondi LATM</p> <ul style="list-style-type: none"> • Council officers engaged GHD Pty Ltd to carry out the Bondi LATM study. The first phase of the project involves data and background information analysis and review. • Phase 2 has commenced and GHD will provide treatment options to address the outcomes of the background report for review in April. <p>A Q&A session followed. The Director of Assets and Operations was thanked for her presentation.</p>
4.	<p>Presentation from Ale Torres, Environmental Sustainability</p> <p>Ale Torres presented on the Council’s sustainability and circular economy program and covered the following areas:</p> <p><i>Vision: ‘Waverley Council and its staff are leaders in making positive impact on our local environment, people and the planet.’</i></p> <p>Leadership spectrum on sustainable development – Council is aiming to have sustainable development hardwired into the culture of the organisation, where it’s in everything that we do without the need to think about it.</p> <p>Our sustainable targets are linked to:</p> <ul style="list-style-type: none"> • Reduce emissions and prepare for Climate Risks • Conserve water and improve water quality • Circular, resilient and sustainable Council • Zero waste community + Circular Economy • Protect and increase local bushland, parks, trees and habitats <p>Net Zero Targets:</p> <ul style="list-style-type: none"> • Net Zero Council emissions by 2030 (scope 1,2 and 3) • Net Zero community emissions by 2035 <p>Waverley Council launched its Net Zero Alliance in August 2023 to assist the Council to achieve its community net zero target in partnership with founding members Sydney Roosters, Waverley College, St Catherine’s School, Sydney and the Bondi & Districts Chamber of Commerce.</p> <p>These partners work with the Council and, as a network, to help make sustainability second nature within their own organisations to the benefit of the Waverley community and Sydney’s east at large.</p> <p>View the Environmental Action Plan (2022 – 2023) for more information.</p> <p>ACTION: CLC will send the Internal Sustainability Program and Council’s annual report performance to all.</p> <p>ACTION: JM (Charing Cross) to send CLC Waverley Action Group event invitations to share with Precinct Executives.</p>
5.	<p>Subcommittee Reports</p> <p>Engagement by Julie McAlpin – No update</p> <p>Planning Report by Margaret Merten</p> <p>The following DAs and were addressed and background information was provided:</p>

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	<ul style="list-style-type: none"> • 26 – 32 Hall St • 59 Campbell Pde <p>Margaret also highlighted the following matters as issues to watch:</p> <ul style="list-style-type: none"> • NSW Planning Reforms • Understanding how Town Centre will be defined / How it will override Council’s plans • 14 – 18 Campbell Pde – L& E in Feb – no outcome yet. This is a contentious development that could take views from Francis St. <p>War Memorial Site / Men’s Shed</p> <ul style="list-style-type: none"> • Concern about the location of the future Men’s Shed. The only other site is in Randwick. • 3 Eastern Beaches Councils are working together to find a suitable location. <p>ACTION: Precinct Executives would like to work with the CPA to understand how decisions are made in the Planning system. They would like clarification about what happens from a process perspective to understand how decisions are made. They would like to look at the following DAs as examples:</p> <ul style="list-style-type: none"> • 26 – 32 Hall Street, Bondi Beach • 13 Calga Avenue, Bronte • 161 McPherson Street, Bronte
6	<p>Minutes of previous meeting and matters arising</p> <p>Minutes</p> <ul style="list-style-type: none"> • Confirmation of previous minutes (December 2023) Moved: James G (Vaucluse / Diamond Bay) Seconded: John B (Bronte) Carried <p>NB: 1 minor amendment to wording by PQ (North Bondi) in Motion 4.</p> <p>Response Report</p> <ul style="list-style-type: none"> • Confirmation of December Response Report (December 2023) <p>MOTION 1: That the Mayor and Councillors inform the Combined Precincts as to what methodology and metrics were applied to determined that the community had lost confidence in Cr Fabiano and Cr Wy Kanak.</p> <p>Moved: Simon Swifte (Queens Park) Seconded: Alma Douglas (Bronte) Carried</p>
7.	<p>Precinct Operational Matters</p> <p>Precinct Review Committee Re-election</p> <p>What is the PRC?</p> <ul style="list-style-type: none"> • The PRC is a subcommittee (advisory only), of the Combined Precincts Meeting (CPM) that meets on a needs basis. • The membership of the PRC is 7 with one alternate. A quorum is 5. It is to comprise representatives from different Precincts. • The period of office for the PRC is 2 years* • Issues that the Combined Precincts meeting cannot resolve are referred to the PRC for consideration and reporting back to the next scheduled CPM.

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	<p>*Due to Covid-19, the PRC re-election is overdue but is usually conducted every 2 years.</p> <p>NB: As per the motion from the July 2019 CPM - Any person who is an executive member of one Waverley's Precinct is entitled to attend PRC meetings but is not entitled to vote.</p> <p>How the election will run</p> <ul style="list-style-type: none"> • At the next Combined Precincts Meeting on 4 July, we will call for nominations from the floor. • Members of the PRC are elected by those eligible to vote at the Combined Precincts meeting. • People nominated for election must have agreed to stand. • All those nominated must be present or provide a written nomination signed by the both the nominee and nominator. • Should the number of nominations exceed the number of positions available on the Committee (7 with 1 alternate), an election will be held.
8.	<p>General Business</p> <ul style="list-style-type: none"> ○ AD (Bronte) noted that General Business should be in the middle, and a 20 min presentation is too long. ○ CLC will amend the agenda so that General Business occurs earlier in the meeting. <p>MOTION 2: The Combined Precincts move that this meeting support the "return & earn" facility be returned to where it was previously at the back of Bondi Beach on Queen Elizabeth Drive.</p> <p>Moved: PQ (North Bondi) Seconded: JM (Charing Cross) Carried</p> <p>ACTION: That the Floodplain Committee commence and report back to the Combined Precincts at our next meeting and ensure there is adequate coverage to the areas that experience flooding.</p> <p>MOTION 3: The Combined Precincts strongly encourage Ward Councillors to attend Precinct meetings.</p> <p>Moved: JB (Bronte Beach) Seconded: SS (Queens Park)) Carried</p> <p>MS (Manager of Executive Services) noted that in the Precinct Policy, Precinct meetings are for residents, they are not Council meetings. There is no formal requirement for Councillors to attend.</p>
8.	<p>Close of meeting</p> <p>The next Combined Precinct Meeting will be chaired by Margaret Merten (Bondi Beach). Date: Thursday 4 July 2024.</p>
9.	<p>Meeting closed 8.39pm</p>