



**MINUTES OF THE WAVERLEY EXTRAORDINARY COUNCIL MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 4 MARCH 2025**

Present:

Councillor Will Nemesh (Mayor) (Chair)	Hunter Ward
Councillor Keri Spooner (Deputy Mayor)	Waverley Ward
Councillor Ludovico Fabiano	Waverley Ward
Councillor Dov Frazer	Hunter Ward
Councillor Steven Lewis	Hunter Ward
Councillor Paula Masselos	Lawson Ward
Councillor Margaret Merten	Bondi Ward
Councillor Joshua Spicer	Waverley Ward
Councillor Michelle Stephenson	Bondi Ward
Councillor Lauren Townsend	Lawson Ward
Councillor Katherine Westwood	Lawson Ward
Councillor Dominic Wy Kanak	Bondi Ward

Staff in attendance:

Emily Scott	General Manager
Sharon Cassidy	Director, Assets and Operations
Tara Czinner	Director, Corporate Services
Fletcher Rayner	Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

At the commencement of proceedings at 6.03 pm, those present were as listed above, with the exception of Cr Merten who arrived at 6.05 pm during apologies and Cr Spooner who arrived at 6.06 pm after apologies.

Cr Wy Kanak attended the meeting by audio-visual link.

Cr Townsend initially attended the meeting by audio-visual link.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Mayor read the following Opening Prayer and Acknowledgement of Indigenous Heritage:

God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.

1. Apologies/Leaves of Absence

There were no apologies.

2. Declarations of Pecuniary and Non-Pecuniary Interests

The Chair called for declarations of interest and none were received.

3. Addresses by Members of the Public

There were no addresses by members of the public.

4. Closed Session

CM/4/25.03E Closed Session

MOTION / UNANIMOUS DECISION

Mover: Cr Spicer
Seconded: Cr Masselos

That:

1. Council moves into closed session to deal with the matters listed below, which are classified as confidential under section 10A(2) of the *Local Government Act* for the reasons specified:

CM/4.1/25.03 CONFIDENTIAL REPORT - Affordable Housing Purchase

This matter is considered to be confidential in accordance with section 10A(2)(c) of the *Local Government Act*, and Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

2. Pursuant to sections 10A(1), 10(2) and 10A(3) of the *Local Government Act*, the media and

public be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2) of the *Local Government Act*.

3. The correspondence and reports relevant to the subject business be withheld from the media and public as provided by section 11(2) of the *Local Government Act*.

At 6.05 pm, Council moved into closed session.

CM/4.1/25.03E CONFIDENTIAL REPORT - Affordable Housing Purchase (A07/0597)

MOTION

Mover: Cr Nemesh

Seconder: Cr Frazer

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(c) of the *Local Government Act 1993*. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
2. Purchases the property identified in section 4 of the report (the Property) as part of its affordable and social housing program, subject to:
 - (a) The due diligence reports being to the satisfaction of the General Manager.
 - (b) The maximum bid or offer to purchase the Property being the amount agreed to at the Council meeting or a lower figure as determined by the General Manager.
3. Authorises the General Manager to appoint an agent or delegate to bid on the Property on Council's behalf at the auction, or make an offer, up to and including the maximum bid.
4. Should it be successful at the auction, authorises the General Manager and the Mayor to execute, and affix Council's seal to, the contract for sale and any other documentation to finalise the matter.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO CLAUSE 2(a) AND 3.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

UNANIMOUS DECISION

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(c) of the *Local Government Act 1993*. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
2. Purchases the property identified in section 4 of the report (the Property) as part of its affordable and social housing program, subject to:
 - (a) The due diligence reports being to the satisfaction of the General Manager, Mayor and

Deputy Mayor.

- (b) The maximum bid or offer to purchase the Property being the amount agreed to at the Council meeting or a lower figure as determined by the General Manager.
- 3. Authorises the General Manager to appoint an agent or delegate to bid on the Property on Council’s behalf at the auction, or make an offer, up to and including the maximum bid as agreed at the meeting.
- 4. Should it be successful at the auction, authorises the General Manager and the Mayor to execute, and affix Council’s seal to, the contract for sale and any other documentation to finalise the matter.

5. Resuming in Open Session

CM/5/25.03E Resuming in Open Session

MOTION

Mover: Cr Nemesh
Seconder: Cr Townsend

That Council resumes in open session.

At 6.46 pm, Council resumed in open session.

Resolutions from closed session made public

In accordance with clause 14.21 of the Waverley Code of Meeting Practice, when the meeting resumed in open session the chair announced the resolutions made by Council while the meeting was closed to members of the public and the media.

6. Meeting Closure

THE MEETING CLOSED AT 6.49 PM.

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SIGNED AND CONFIRMED
MAYOR
18 MARCH 2025