



W A V E R L E Y
COUNCIL

STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE will be held at the Boot
Factory, Spring Street, Bondi Junction at:

7.30 PM, TUESDAY 10 FEBRUARY 2026

Emily Scott
General Manager

Waverley Council
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Bondi Junction NSW 1355
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Delegations of the Waverley Strategic Planning and Development Committee

On 18 March 2025, Waverley Council delegated to the Strategic Planning and Development Committee the authority to determine any matter other than:

1. The matters in s 377(1) of the *Local Government Act 1993*, which are as follows:
 - (a) The appointment of a general manager.
 - (b) The making of a rate.
 - (c) A determination under section 549 as to the levying of a rate.
 - (d) The making of a charge.
 - (e) The fixing of a fee.
 - (f) The borrowing of money.
 - (g) The voting of money for expenditure on its works, services or operations.
 - (h) The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - (i) The acceptance of tenders to provide services currently provided by members of staff of the council.
 - (j) The adoption of an operational plan under section 405.
 - (k) The adoption of a financial statement included in an annual financial report.
 - (l) A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - (m) The fixing of an amount or rate for the carrying out by the council of work on private land.
 - (n) The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - (o) The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*.
 - (p) The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
 - (q) A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
 - (r) A decision under section 234 to grant leave of absence to the holder of a civic office.
 - (s) The making of an application, or the giving of a notice, to the Governor or Minister.
 - (t) This power of delegation.
 - (u) Any function under this or any other Act that is expressly required to be exercised by resolution of the council.

Statement of Ethical Obligations

Councillors are reminded of their oath or affirmation of office made under section 233A of the Act and their obligations under Council's code of conduct to disclose and appropriately manage conflicts of interest.

Live Streaming of Meeting

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and/or voice being live streamed and publicly available.

AGENDA

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Chair will 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

2. Declarations of Interest

3. Confirmation of Minutes

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4. Mayoral Minutes

5. Reports

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PD/5.3/26.02	Bondi Local Area Traffic Management Project - Wellington Street and Penkivil Street, Bondi	23
PD/5.4/26.02	Bronte Pool Pump House Upgrade and Pump Replacement - Review of Environmental Factors (REF) - Consultation Outcomes	74

6. Urgent Business

7. Meeting Closure

CONFIRMATION OF MINUTES PD/3.1/26.02



Subject: Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 2 December 2025

TRIM No: A25/0079

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That Council confirms the minutes of the Strategic Planning and Development Committee meeting held on 2 December 2025 as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of committee meetings must be confirmed at a subsequent meeting of the committee, in accordance with clause 20.23 of the Code of Meeting Practice.

Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 2 December 2025 .



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 2 DECEMBER 2025**

Present:

Councillor Michelle Stephenson (Chair)	Bondi Ward
Councillor Will Nemesh (Mayor)	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 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 7.55 pm, those present were as listed above.

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

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Chair 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

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

- 3.1. J Nolan – PD/5.6/25.12 – Bondi Local Area Traffic Management Project – Martins Avenue at Ocean Street and Denham Street at Edward Street, Bondi.
- 3.2. J White – PD/5.6/25.12 – Bondi Local Area Traffic Management Project – Martins Avenue at Ocean Street and Denham Street at Edward Street, Bondi.
- 3.3. M McMurchie – PD/5.6/25.12 – Bondi Local Area Traffic Management Project – Martins Avenue at Ocean Street and Denham Street at Edward Street, Bondi.
- 3.4. P Preller - PD/5.6/25.12 - Bondi Local Area Traffic Management Project – Martins Avenue at Ocean Street and Denham Street at Edward Street, Bondi.

ITEMS BY EXCEPTION

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson
Seconder: Cr Spicer

That the recommendations for the following items be adopted as recommended in the business paper:

- | | |
|--------------|---|
| PD/4.1/25.12 | Confirmation of Minutes – Strategic Planning and Development Committee Meeting – 4 November 2025. |
| PD/5.3/25.12 | Planning Agreement – 34 Military Road, North Bondi. |

PD/5.4/25.12 Emissions, Energy and Water – Annual Report.

PD/5.5/25.12 Fingleton Reserve Playground Upgrade.

4. Confirmation of Minutes

PD/4.1/25.12 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 4 November 2025 (A25/0079)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Spicer

That Council confirms the minutes of the Strategic Planning and Development Committee meeting held on 4 November 2025 as a true record of the proceedings of that meeting.

5. Reports

PD/5.1/25.12 Waverley Business Forum Meeting - 18 August 2025 - Minutes (A24/0997)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council notes the minutes of the Waverley Business Forum meeting held on 18 August 2025 attached to the report.

PD/5.2/25.12 Excavation Controls and Vibrations from Construction Sites (A24/0031)

MOTION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council does not make any changes to its local planning controls and processes regarding excavation, demolition and construction, as controls and processes are operating as intended and deemed fit for purpose.

FORESHADOWED MOTION (LAPSED)

Mover: Cr Masselos

That given the amount of excavation across Waverley, Council defers this item to review the Development Control Plan and Local Environmental Plan to provide more comprehensive protection of our built environment where excavations and vibrations may occur, with officers to prepare a report to Council in the new year.

THE MOTION WAS PUT AND DECLARED CARRIED ON THE CASTING VOTE OF THE CHAIR.

DECISION

That Council does not make any changes to its local planning controls and processes regarding excavation, demolition and construction, as controls and processes are operating as intended and deemed fit for purpose.

PD/5.3/25.12 Planning Agreement - 34 Military Road, North Bondi (SF25/3891)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson
Seconder: Cr Spicer

That Council:

1. Approves the planning agreement attached to the report applying to land at 34 Military Road, North Bondi, offering a total monetary contribution of \$132,600 to be allocated to the Bondi Park, Beach Plan of Management and the Campbell Parade Streetscape Upgrade.
2. Authorises the General Manager to execute the agreement.

PD/5.4/25.12 Emissions, Energy and Water - Annual Report (A20/0266)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson
Seconder: Cr Spicer

That Council notes the progress towards its emissions reduction and water conservation targets for 2024–25, as set out in the report.

PD/5.5/25.12 Fingleton Reserve Playground Upgrade (SF25/6397)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson
Seconder: Cr Spicer

That Council:

1. Approves the design for the Fingleton Reserve Playground Upgrade attached to the report (Attachment 2) and proceeds to detailed design and construction.
2. Authorises the Director, Assets and Operations, to approve non-significant changes that may result during the detailed design, noting that any significant changes will require further Council approval.

PD/5.6/25.12 Bondi Local Area Traffic Management Project - Martins Avenue at Ocean Street and Denham Street at Edward Street, Bondi (A24/0300)**MOTION**

Mover: Cr Stephenson
Seconder: Cr Nemesh

That Council:

1. Approves the amended designs for traffic management treatments in Martins Avenue at Ocean Street and Denham Street at Edward Street, Bondi, as set out in the report and addressing the further community feedback on Denham Street at Edward Street.

2. Proceeds to procurement for the construction phase of the treatments at Martins Avenue at Ocean Street, funded from the current budget.
3. In respect of the treatments in Denham Street at Edward Street:
 - (a) Proceeds to detailed design, including engagement with residents as required.
 - (b) Applies for grant funding to deliver the works.
 - (c) Proceeds to procurement for the construction phase, once funded.
4. Authorises the Executive Manager, Infrastructure Services, to modify the designs should detailed design information and on-site circumstances warrant changes.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO CLAUSES 1 AND 2.

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

UNANIMOUS DECISION

That Council:

1. Approves the designs and proceeds to procurement for the construction phase of the traffic management treatments at Martins Avenue at Ocean Street, Bondi, as set out in the report, funded from the current budget.
2. In respect of the treatments in Denham Street at Edward Street:
 - (a) Amends the concept plans by removing the car space on the northern corner (outside 62 Denham Street) and extending the kerb into this space to preserve clear sightlines and driveway access for adjoining properties.
 - (b) Proceeds to detailed design, reflecting the changes outlined in the report, including engagement with residents.
 - (c) Applies for grant funding to deliver the works.
 - (d) Proceeds to procurement for the construction phase, once funded.
3. Authorises the Executive Manager, Infrastructure Services, to modify the designs should detailed design information and on-site circumstances warrant changes.

J Nolan, J White, M McMurchie and P Preller addressed the meeting.

6. Urgent Business

There was no urgent business.

8. Meeting Closure

THE MEETING CLOSED AT 8.20 PM.

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SIGNED AND CONFIRMED
CHAIR
10 FEBRUARY 2026

REPORT

PD/5.1/26.02



Subject: Sustainability and Transport Expert Advisory Panel Meeting - 23 October 2025 - Minutes

TRIM No: A24/0996

Manager: Sam McGuinness, Executive Manager, Environmental Sustainability

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council notes the minutes of the Sustainability and Transport Expert Advisory Panel meeting held on 23 October 2025 attached to the report.

1. Executive Summary

This report provides information about the minutes of the Sustainability and Transport Expert Advisory Panel (STEAP) meeting held on 23 October 2025 for Council's noting. The minutes are attached to the report.

2. Introduction/Background

The objective of the Sustainability and Transport Expert Advisory Panel is to provide advice and assist Council to implement its strategic vision and targets related to environmental sustainability and transport as outlined in Council's Community Strategic Plan, Environmental Action Plan (EAP), Waverley Bike Strategy and Action Plan 2025-2035 and People, Movement and Places Strategy in an efficient and effective manner.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 26 November 2024	CM/7.7/24.11	That Council: <ol style="list-style-type: none"> 1. Adopts the terms of reference for the Sustainability and Transport Expert Advisory Panel attached to the report. 2. Appoints Cr Westwood (Chair), Cr Merten (Deputy Chair), Cr Fabiano and Cr Townsend to the Committee until the next mayoral election on 15 September 2026. 3. Invites expressions of interest for 28 days for up to six community experts in sustainability and/or transport to be appointed to the Committee.

4. Discussion

The draft minutes were distributed by email to members of the STEAP for confirmation and will be published on Council's website.

5. Financial Impact

Nil.

6. Risks/Issues

Nil.

7. Attachments

1. STEAP - 23 October 2025 - Minutes [↓](#) .

Sustainability and Transport Expert Advisory Panel (STEAP) Minutes



Thursday 23 October 2025
6:00pm to 7:15pm

Waverley Council
Cloud Room, Boot Factory
Level 2, 27-33 Spring St, Bondi Junction

Councillors in attendance

- Cr Westwood (Chair)
- Cr Merten (Deputy Chair)

(note all Councillors invited)

Panel members in attendance

- Mark Worthington
- Ben Peacock
- Dr Mathieu Pernice

Staff in attendance

- Fletcher Rayner Director, Planning, Sustainability and Compliance
- Simon Mueller Manager, Integrated Transport
- Rachel O'Leary Sustainability and Resilience Coordinator

Apologies

- Cr Will Nemesh
- Cr Ludovico Fabiano
- Warren Salomon
- Sam McGuinness
- Wendy Adam
- Peter McCue

Agenda

	<i>Item</i>	<i>Presenter</i>	<i>Minutes</i>
1	Welcome	Chair	Welcome and introductions.

Sustainability and Transport Expert Advisory Panel (STEAP)

2	Attendance and actions arising	Chair	Discussion: <ul style="list-style-type: none"> • Several apologies (noted above)
3	Presentation from BIKEast on short term priorities proposed for consideration as part of ongoing work	Mark Worthington, President BIKEast	Discussion: <ul style="list-style-type: none"> • Presentation from BIKEast on short term priorities to be explored. Keeness from the panel to understand potential quick wins. • Henrietta St as a potential for more delineation, including bicycle wands. • Consider contraflow travel – not a delineated lane, but one that facilitates travel contra to slow speed vehicular flow. • Some challenges with Penkivil LATM parking from a cycling perspective, and Martins Ave continues to be a challenge. • Discussed what could be the foremost priority of the quick wins: possibly a connection from Waverley Park to Bondi Junction. • Wayfinding with bespoke line marking – a blue continuous line for example. • Discussed other potential priorities not noted in the BIKEast presentation, including the notion of improving Bronte Marine Drive – and also how it has a lack of further connections.
4	Environmental targets and business support (This item was presented first)	Rachel O’Leary	Overview presentation provided by Rachel O’leary Discussion: <ul style="list-style-type: none"> • Presentation on Net Zero Community Target, broken down by sectors. • Expanded on initiatives in the Environmental Action Plan for electrification, community solar, and the upcoming plan for business engagement including the upcoming Energy Smart Business grants.
5	General Business	All	None raised

Meeting Schedule

2026 Dates to be confirmed

Sustainability and Transport Expert Advisory Panel (STEAP)

REPORT
PD/5.2/26.02

Subject: Waverley Business Forum Meeting - 3 November 2025
- Minutes

TRIM No: A24/0997

Manager: Tim Sneesby, Executive Manager, Urban Planning Policy and Strategy

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council notes the minutes of the Waverley Business Forum meeting held on 3 November 2025 attached to the report.

1. Executive Summary

This report provides information about Council's Waverley Business Forum meeting held on 3 November 2025. The minutes of the meeting are attached to the report.

2. Introduction/Background

The Waverley Business Forum (WBF) serves as a platform for local businesses, Council representatives and industry leaders to engage in discussions on economic development, innovation, sustainability and key local projects.

3. Relevant Council Resolutions

Nil.

4. Discussion

Minutes of the WBF meeting dated 3 November 2025 have been endorsed by panel members who were in attendance and are attached to this report for Council's noting.

5. Financial Impact

The operations of the Waverley Business Forum are covered in Council's operational budget.

6. Risks/Issues

Nil.

7. Attachments

1. Waverley Business Forum - 3 November 2025 - Minutes [↓](#) .

Waverley Business Forum

Panel Meeting



Minutes

Monday 3 November 2025

7:15pm to 8:15pm

Waverley Council

Seagull Room, Bondi Pavilion

Level 1, Queen Elizabeth Drive, Bondi Beach

Waverley Business Forum Committee Members

Councillors

Will Nemesh	Mayor / Chair
Keri Spooner	Deputy Mayor
Ludovico Fabiano	Councillor
Dov Frazer	Councillor
Dominic Wy Kanak	Councillor
Steven Lewis	Councillor
Paula Masselos	Councillor
Margaret Merten	Councillor
Joshua Spicer	Councillor
Michelle Stephenson	Councillor
Lauren Townsend	Councillor
Katherine Westwood	Councillor

Panel members

Anthony Brooks	East's Group
Luke Caleo	Scentre Group
Emmanuel Constantinou	Chamber of Commerce
Ross Dawson	Bondi Innovation
Jay Fink	S'wich
Miriam Guttman-Jones	Resident
Sarah Hudson	Hudson Bakery
Marina Makhlin	LJ Hooker
Victor Negrine	Richardson & Wrench Bondi Junction
Joshua Roach	Consume Planning
Fay Theiss	HR Seekers
Debbie Weiss	HelloBronte

Waverley Business Forum Minutes – 3 November 2025

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		<ul style="list-style-type: none"> The Mayor declared the meeting open and delivered the Acknowledgement of Country. Minutes of the previous meeting were circulated. Minutes adopted. Moved and seconded by Cr Westwood. 	
2	Panel member Updates	<ul style="list-style-type: none"> Easts Group has been exploring opportunities with Bondi Innovation. Supporting business connections through collaborative initiatives such as Lunch & Learn. Investigating shared working spaces for local business collaboration. Thanks, Council, for implementation of the free parking spot. Positive feedback from Business Awards. Great atmosphere and strong attendance from new businesses. 	Anthony Brooks
		<p>Christmas Programming – Council Update</p> <ul style="list-style-type: none"> Most extensive Christmas program in Waverley to date. Christmas Markets and Spring Street Festival to proceed. Businesses encouraged to engage with festive activities. Decorations to be put up across the LGA. Hanukkah event at Boot Factory confirmed. Strong program planned with increased activities. Council seeking more business participation in Christmas Lights Awards. Requested Christmas event schedule be provided to businesses. 	Ben Thompson
		<p>Regulatory and Place Management Updates</p> <ul style="list-style-type: none"> Footpath Dining – online permit form under development; launch early 2026. Work being done on footpath seating changes awareness. Website to be updated with information and existing permit holders sent letter Existing permits remain valid; upgrades to permit are optional. LEP amendments relating to goods on footpaths to allow flexibility for businesses (e.g., menu boards). 	Fletcher Rayner

		<ul style="list-style-type: none"> • Positive outcomes from Street Fair with noticeable business uplift. • Notes that council events produce strong economic flow-on benefits. 	Jay Fink
3	Waverley update – Bondi Junction Vision update	<p>Bondi Junction Vision and Masterplan Presentation</p> <ul style="list-style-type: none"> • Acknowledgement of Country noted. • Presentation of <i>Bondi Beyond</i> draft vision. <p>Overview of engagement methodology:</p> <ul style="list-style-type: none"> • 259 surveys completed • Strong online participation • Effective pop-ups, workshops (community and business) • Further consultation to occur during Masterplan phase. <p>Key Challenges Identified:</p> <ul style="list-style-type: none"> • Limited night-time vibrancy • Connectivity issues • Sparse and heat-prone public realm • Housing affordability and diversity <p>Identified Community Priorities:</p> <ol style="list-style-type: none"> 1. Cafes & restaurants 2. Greener streets 3. Walkability & connectivity 4. Better safety 5. Cultural and community facilities 6. Stronger retail 7. Community activities 8. Housing options <p>Vision Pillars</p> <ul style="list-style-type: none"> • Place & Identity • People & Community • Connection & Stewardship <p>High-Level Outcomes</p> <ul style="list-style-type: none"> • A destination – alive from day to night • An urban oasis – open spaces and greenery woven into daily life 	Fletcher Rayner

		<ul style="list-style-type: none"> • A world class interchange – a seamless people focused gateway • The civic heart of the east – the civic cultural and economic core <p>Next Steps</p> <ul style="list-style-type: none"> • Vision exhibition period open until 23 November • Council Report – December 2025 • Draft Masterplan – April–June 2026 <p>Questions were invited</p> <ul style="list-style-type: none"> • Comment from Marina Mahklin: Majority of businesses supportive of vision. 	
		<p>Westfield Bondi Junction Upgrade Announcement</p> <ul style="list-style-type: none"> • Board approval for level 6 of Westfield upgrade. • Will be taking a “whole mall approach”. • Work to commence very soon (November 2025) and continue through to March 2026. • Upgrades to Entertainment offering, high end restaurant options. • Amenities currently being upgraded in level 1. • Upgrades to valet parking and Premium drop off area. • Customer focus groups used for consultation. 	Luke Caleo
		<ul style="list-style-type: none"> • Supports vision/masterplan direction. • Notes it needs greater emphasis on attracting future-focused tech employment. • Notes importance of startup ecosystem and major employers locating locally. • Notes the need for conference/event spaces to support growth. 	Ross Dawson
4	Bondi Chamber update	<ul style="list-style-type: none"> • Thanks Council and staff for development of vision; noting good first steps. • Noted progress/completion on streetscape upgrades (e.g., Charing Cross). • Raised ongoing safety and anti-social behaviour concerns. Referencing Listening Forum. • Commended faster response times from Council. 	Emmanuel Constantinou

5	Bondi Innovation update	<ul style="list-style-type: none"> • Projects in the pipeline to further develop Bondi Innovation. • Key Bondi Innovation initiatives: <ul style="list-style-type: none"> ○ Staff expansion to scale operations ○ AI Collective & WhatsApp groups successful • Annual Christmas Party continuing this year 	Ross Dawson
6	Q&A	No questions posed.	
7	General Business	<ul style="list-style-type: none"> • Precinct planning important before attracting more hospitality businesses. • Emphasised cluster effect for restaurant success. 	Jay Fink
		<ul style="list-style-type: none"> • Thanks, Council, for promptly putting up street flags in support of the Roosters Women making the Grand Final. 	Anthony Brooks
		Meeting Closed 8:07pm.	

REPORT
PD/5.3/26.02

Subject: Bondi Local Area Traffic Management Project - Wellington Street and Penkivil Street, Bondi

TRIM No: A24/0300

Manager: Nikolaos Zervos, Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Approves the concept design for angled parking and a continuous footpath treatment in Wellington Street, Bondi, between Francis Street and O'Brien Street, as set out in the report (Option 1).
2. Approves the concept design for a combined pedestrian and active transport crossing in Penkivil Street and Martins Avenue, Bondi, as set out in the report.
3. Applies for grant funding to deliver the works.
4. Authorises the Executive Manager, Infrastructure Services, to modify the designs should detailed design information and on-site circumstances warrant changes.

1. Executive Summary

This report provides an update on the progress of the Bondi Local Area Traffic Management (LATM) project for two locations: Wellington Street, between Francis Street and O'Brien Street, and Penkivil Street, between Bondi Road and Old South Head Road, Bondi.

Community consultation concluded at both locations in October 2025. This report provides a summary of the consultation and recommends approval of the proposed concept designs to proceed to detailed design.

2. Introduction/Background

The Bondi LATM project originated from a Council resolution in May 2021, which noted the commencement of a LATM scheme to start in late 2021. Initial planning and preliminary investigations were undertaken. Subsequently, in August 2022, Council requested to expand the scope of the LATM study area to address broader traffic and pedestrian concerns.

Following this decision, community consultation was conducted throughout November and December 2022. This consultation provided residents within the expanded study area with the opportunity to provide feedback regarding specific pedestrian and traffic issues impacting their local area. The feedback received during the period has been instrumental in shaping the development of the proposed LATM solutions presented in this report.

In 2023, Council officers issued tenders to the market to engage a consultant to carry out the LATM study. Following a competitive process, GHD Pty Ltd was engaged in late 2023 to undertake the work.

The study investigated the existing road network and traffic management facilities and provided recommendations to improve the road environment for vulnerable road users, manage traffic operations, as well as increase the quality, amenity and safety of community space.

Following the background report provided by GHD in March 2024, an initial treatments report was submitted to Council officers in July 2024. That report outlined potential traffic management interventions for the study area, considering the community feedback received, and the technical analysis conducted by GHD.

In August 2024, Council officers reviewed the initial treatment options provided by GHD and commenced a series of workshops to further develop concept plans and specific options for the locations identified in the GHD reports. These workshops focused in refining the proposed treatments, considering practical implementation challenges and ensuring alignment with Council's broader objectives.

At the April 2025 Strategic Planning and Development Committee meeting, Council approved proceeding to community consultation with the initial concept designs for all locations, with officers to prepare a report to Council on the outcome of each community consultation and the recommended treatments for implementation.

The first two community consultations, Martins Avenue at Ocean Street and Denham Street at Edward Street, were carried out in July–August 2025. At the Strategic Planning Development Committee meeting on 2 December 2025, Martins Avenue at Ocean Street was approved and Denham Street at Edward Street approved subject to refinements.

Community consultation took place between September and October 2025 for Wellington Street, between Francis Street and O'Brien Street, and Penkivil Street, between Bondi Road and Old South Head Road. Two concept design options were presented for each location.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 2 December 2025	PD/5.4/25.12	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approves the designs and proceeds to procurement for the construction phase of the traffic management treatments at Martins Avenue at Ocean Street, Bondi, as set out in the report, funded from the current budget. 2. In respect of the treatments in Denham Street at Edward Street: <ol style="list-style-type: none"> (a) Amends the concept plans by removing the car space on the northern corner (outside 62 Denham Street) and extending the kerb into this space to preserve clear sightlines and driveway access for adjoining properties. (b) Proceeds to detailed design, reflecting the changes outlined in the report, including engagement with residents. (c) Applies for grant funding to deliver the works.

		<p>(d) Proceeds to procurement for the construction phase, once funded.</p> <p>3. Authorises the Executive Manager, Infrastructure Services, to modify the designs should detailed design information and on-site circumstances warrant changes.</p>
Strategic Planning and Development Committee 4 November 2025	PD/5.4/25.11	That Council defers this item to the November Council meeting to allow officers to consider residents' submissions from tonight's meeting and to incorporate relevant suggestions.
Strategic Planning and Development Committee 1 April 2025	PD/5.3/25.04	That Council: <ol style="list-style-type: none"> 1. Prepares refined concept plans for the Bondi Local Area Traffic Management treatments for community consultation, in accordance with the attachments to the report. 2. Seeks grant funding from State and Federal sources to implement the treatments. 3. Officers prepare a report to Council on the outcome of each community consultation and the recommended treatments for implementation.
Council 16 August 2022	CM/7.9/22.08	That Council: <ol style="list-style-type: none"> 1. Defers this item to the August 2022 Traffic Committee meeting for officers to present alternative options for the Glenayr, O'Brien and Hall Street intersection and Roscoe Street to allow better two-way access to the Hub Hall Street Retail Precinct car park and Roscoe Street from O'Brien Street. 2. Officers prepare a report to the September 2022 Finance, Operations and Community Services Committee on the alternative options. 3. Brings forward, as a matter of urgency, an expanded local area traffic study bounded by Warners Avenue, Campbell Parade, Francis Street and Old South Head Road, with officers to prepare a report to Council.
Council 25 May 2021	CM/8.1/21.05	That Council: <ol style="list-style-type: none"> 1. Commences plans to extend the current 40 km/h pedestrian zone in Bondi Beach to cover the area: <ol style="list-style-type: none"> (a) Up to but not inclusive of Bondi Road.

		<p>(b) Up to but not inclusive of Wellington Street.</p> <p>(c) Up to and including a section of Blair Street at an appropriate location.</p> <p>(d) Inclusive of the Ben Buckler streets of Hastings Parade, Bay Street, Brighton Boulevard and Ramsgate Avenue.</p> <p>2. Contacts Transport for New South Wales at the appropriate time to seek support and funding for this project.</p> <p>3. Notes that a local area traffic management study is planned to commence in the second half of 2021.</p>
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4. Discussion

Wellington Street between Francis Street and O'Brien Street

Community consultation

From 23 September to 21 October 2025, residents in Wellington Street (between Francis and O'Brien) and surrounds, were invited to comment on proposed designs for this location. Forty-two submissions were received.

The communication and engagement approach to enlist feedback included resident letters, a Have Your Say (HYS) online survey and emails to HYS subscribers, Councillors, relevant Precinct representatives and key staff. A Have Your Say informal pop-up on the corner of Wellington Street and O'Brien Street took place from 12.30–2.30 pm on Tuesday 14 October. Communications to promote awareness focused on social media, electronic newsletters and the Wentworth Courier.

At the close of the consultation for Wellington Street, a significant majority preferred the Option 1 (angled parking) concept design: 36 (86%) people. Six (14%) people preferred the Option 2 design (speed humps). See Attachment 1 (Consultation Report) for further details. For the Option 1 concept design, see Attachment 2.

Recommendations for Wellington Street between Francis Street and O'Brien Street

Council officers carefully reviewed both individual and collective concerns. Given the significant proportion of community members in support of Option 1, Council officers recommend proceeding to detailed design of Option 1.

Benefits of Option 1:

- Reduces the speed of vehicles through implementing alternating sections of existing parallel parking modified to 45-degree angled parking and narrowing the road travel lanes.
- Improves pedestrian safety at the intersections of Edward Street east and west and O'Brien Street roundabout by implementing continuous footpath treatments, which also slow vehicles.
- Additional parking spaces. The number of spaces is to be confirmed during detailed design phase.

- Street beautification works with new planting and trees. Visibility and sightlines will be assessed during the detailed design phase.

Council officers will address the community concerns regarding visibility with angled parking next to driveways and make amendments during the detailed design phase.

Penkivil Street, between Bondi Road and Old South Head Road

Community consultation

From 23 September to 21 October 2025, residents in Penkivil Street, between Bondi Road and Old South Head Road and surrounds, were invited to comment on proposed designs for this location. Sixty-seven submissions were received.

The communication and engagement approach to enlist feedback included resident letters, a Have Your Say (HYS) online survey, and emails to HYS subscribers, Councillors, relevant Precinct representatives and key staff. A Have Your Say informal pop-up on the corner of Wellington Street and O'Brien Street took place from 12.30–2.30 pm on Tuesday 14 October. Communications to promote awareness focused on social media, electronic newsletters and the Wentworth Courier.

At the close of the consultation, the Option 1 (angled parking) concept design was preferred by 45 people (67%), while 22 people (33%) preferred the Option 2 design (speed humps). See Attachment 3 (Consultation Report) for further details. For the Option 1 concept design, see Attachment 4.

Recommendations for Penkivil Street, between Bondi Road and Old South Head Road

The main difference between Option 1 and Option 2 is the type of traffic calming treatment located along the street. In Option 1, this was proposed mainly through angled parking. In Option 2, this was proposed mainly through speed humps and median islands. Both types have unique challenges. Angled parking has additional downstream technical challenges, whereas speed humps and median islands are technically straightforward; however, as in this case, tend to have lower support. Council officers carefully reviewed both individual and collective concerns against these known challenges. As such, Council officers recommend proceeding with elements common to both options and those generally supported in either case.

There was strong support for an improved crossing at Martins Avenue across Penkivil Street. The preference was for the Option 2 design, a combined pedestrian and active transport crossing (which simplifies the crossing design presented in Option 1). Therefore, Council officers recommend proceeding with this design element. See Figure 1 below for the combined pedestrian crossing details. Pedestrian crossing lighting will be reviewed during the detailed design phase.

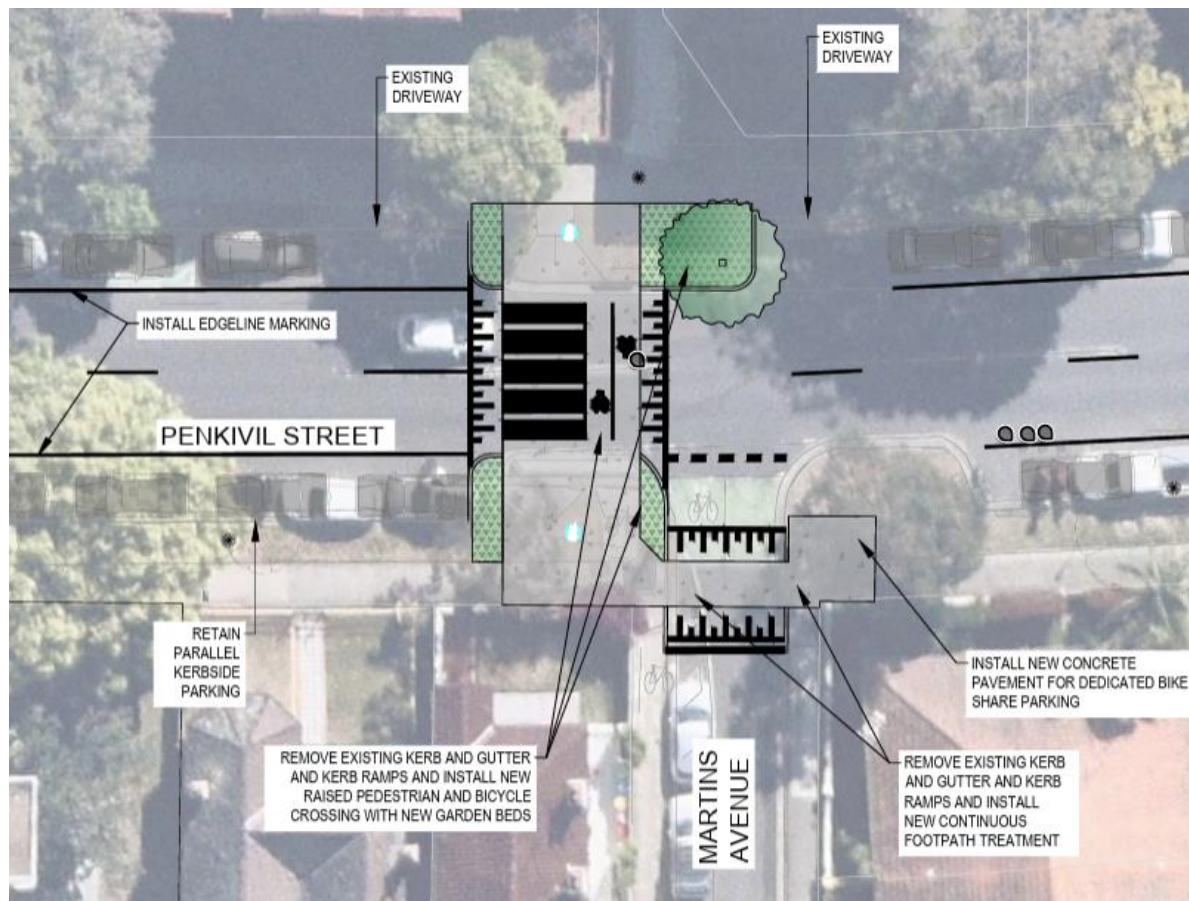


Figure 1. Pedestrian crossing at Martins Avenue/ Penkivil Street.

By implementing the raised pedestrian crossing, it will improve pedestrian safety and slow vehicles down, both key objectives of this design. Council officers will monitor vehicle speeds once the pedestrian crossing is installed.

The project to reduce the speed limit from 50 km/h to 40 km/h across the Bondi LATM area is also underway.

The new raised pedestrian crossing and the reduction in speed from 50 km/h to 40 km/h should result in no further action required in Penkivil Street. However, if the outcome is that the typical 85th percentile speed is above the speed limit, Council officers will review the need for angled parking and/or speed humps building from the consultation outcomes outlined above.

Time frame

Next stage of the project

Once approved, Council officers will proceed to detailed design phases and seek grant funding for Wellington Street, between Francis Street and O'Brien Street, and Penkivil Street, between Bondi Road and Old South Head Road.

Overall project delivery

Concurrently, Council officers continue to refine concept designs, develop community consultation plans and carry out community consultations for the remaining Bondi LATM locations.

Consultations on O'Brien Street at Barracluff Avenue and Blair Street at Wairoa Avenue will commence in February 2026, followed by O'Brien Street at Hall Street/Glenayr Avenue.

5. Financial Impact

Council has numerous road safety initiatives that are under review and in the priority action status. The quantum of these projects and their estimated costs outweigh Council's budgeted available funds of \$200,000 per annum over the Long Term Financial Plan (LTFP).

In development of the LTFP, it was determined that significant funds need to be allocated to deliver the actions of the draft Walking Strategy and this was accounted for in the unfunded category of the LTFP.

Funding of the program (\$200,000 for 2025–26) will be through the road safety budget allocation in the LTFP (\$2.5m over 11 years) and will also be supplemented with the ongoing annual budget bids, including applying for grants to accelerate the roll-out of the projects.

The existing road safety and traffic calming budget line item within Council's 2025-2026 budget is unable to cover the expected capital cost to deliver the projects in Wellington Street (between Francis Street and O'Brien Street) and Penkivil Street (between Bondi Road and Old South Head Road). As such, funding for these projects will be sought through grants, such as the Safer Local Road Infrastructure Program (SLRIP), Get NSW Active and Blackspot Program.

Council included the projects in the most recent Black Spot funding tranche in 2025 for the traffic calming devices. Unfortunately, these projects were not successful. Black Spot is a continuous open program and officers can continue to resubmit revised applications. Depending on the outcome, funding the projects in the 2026–27 Capital Works Program will be considered.

6. Risks/Issues

As noted above, the Wellington Street and Penkivil Street projects are currently unfunded. Council officers continue to submit projects under multiple applicable grant programs. The programs are typically oversubscribed and are highly competitive. Unfortunately, most grant funding program evaluation criteria also defer to crash history as a key prioritisation parameter or otherwise defer to higher-level council strategic policy to understand network-level contributions. The two projects satisfy the latter condition of being identified in a strategic document (the Bondi LATM study) and as such may be viewed favourably. The delivery schedule is unknown at this stage.

7. Attachments

1. Wellington Street Consultation Report [↓](#)
2. Wellington Street concept designs [↓](#)
3. Penkivil Street Consultation Report [↓](#)
4. Penkivil Street concept designs [↓](#) .

BONDI LATM

Wellington Street



Community Consultation Report

November 2025



WAVERLEY
COUNCIL

Waverley Council acknowledges the Bidjigal, Birrabirragal and Gadigal people, who traditionally occupied the Sydney Coast, and we pay respect to all Aboriginal and Torres Strait Islander Elders both past and present.

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This report was prepared by Leigh Pitkethly, Engagement Officer

Executive Summary

Since May 2021 there has been a Council directive to address community concerns regarding traffic and safety around the Bondi, Bondi Beach and North Bondi areas.

As a result of initial planning, preliminary investigations, community consultation, and further technical work completed by GHD, (a professional services company that specializes in engineering, architecture & construction), as well as council staff to workshop possible solutions - seven locations were identified as priorities for traffic calming. This included Wellington Street (between Francis and O'Brien) and Penkivil Street.

From 23 September – 21 October 2025, residents in Wellington Street (between Francis and O'Brien) and Penkivil Street and surrounds, were invited to comment on proposed designs for these two locations. This report focuses on **Wellington Street which received 42 feedback submissions**

The communication and engagement approach to enlist feedback included resident letters, a Have Your Say (HYS) online survey and emails to HYS subscribers, councillors, relevant precinct representatives and key staff. A Have Your Say informal pop-up on the corner of Wellington Street and O'Brien Street took place from 12:30 – 2:30pm on Tuesday, 14 October. Communications to promote awareness focussed on social media, electronic newsletters and the Wentworth Courier.

At the close of the consultation for Wellington Street, a significant majority chose option 1 concept design 36 (86%) people and 6 (14%) people chose option 2 design.

Each preferred design also enlisted suggested changes from the community, and these will need to be reviewed as to suitability before progressing to the next stage of the project.

Project Background

We want our local streets to be safe and fit for purpose. They need to meet the needs of residents and other users, whether you are a pedestrian, bike rider, public transport user, have a personal vehicle, or drive a service/delivery vehicle.

To help us achieve this goal, the Bondi Local Area Traffic Management (LATM) Project began following a Waverley Council resolution in May 2021.

Some initial planning and preliminary investigations were completed. Then in August 2022, to address broader traffic and pedestrian concerns within Waverley, a community consultation was conducted in November that year.

Residents were asked for feedback on road safety, parking, pedestrian movements and bike riding in the local area.

Around 350 responses were submitted to Council. This valuable feedback then formed part of a subsequent study and treatment report by GHD.

Last year, council staff reviewed and workshopped the traffic calming recommendations by GHD. These workshops refined the proposed treatments, considered how implementing these practically would work, and ensured any changes would align with Council's broader objectives.

Seven locations were identified as priority areas for traffic calming and proposed designs have been completed. Community engagement was identified as the next step.

Engagement in the Bondi LATM will be rolled out in stages - starting July 2025 - and the community has been invited to submit feedback on locations open for consultation during this time.

Community Engagement and Communications

In accordance with Waverley Council's adapted IAP2 model of engagement, various methods were employed to gather community feedback:

1. Online survey on the *Have Your Say* (HYS) platform
2. Emails to latm@waverley.nsw.gov.au
3. Resident letters
4. Have Your Say Pop-Up

A multi-communication channel approach was used to reach and encourage residents to participate.

ENGAGEMENT	AUDIENCE	OVERVIEW
Have Your Say Online Survey	Wellington Street – 441 total visits	There were 42 online completed surveys and 326 unique visitors to the HYS page.
QR Code	Total scans for Bondi LATM overall - 270	During the period of the consultation for Wellington and Penkivil Streets, there were 96 scans of the QR code.
Page Followers	Total followers for Bondi LATM - 142	There were 61 new followers of the Bondi LATM during the consultation period for Wellington and Penkivil Streets.
Have Your Say Pop-Up	15-20 approx.	A two-hour HYS Pop-Up was done on 14/10/25 at the corner of Wellington Street and O'Brien Road. The number of interactions is approximate as the two staff members were fully engaged the whole time and were unable to record exact numbers.
COMMUNICATIONS	AUDIENCE	OVERVIEW
Resident Letters	2901	2901 non-addressed resident letters were distributed via APA (Advertising Printing Australia) GPS tracking was provided.
Social Media		Facebook (25 September) - 7003 , Engagements - 61 . Facebook (13 October) - 6328 , Engagements - 10 . Instagram Story (25 September) - Potential Reach - 607 , Impressions – 746 , Engagements - 7 . Instagram Story (13 October) - Potential Reach - 1066 , Impressions – 1363 , Engagements – 8 .
Waverley Weekly	30/9 – 32,089 7/10 – 32,302	30 Sept – Unique clicks 77 7 Oct (quick link) – Unique clicks 29

Communications Campaign Summary

The LATM campaign achieved solid engagement across channels, with Facebook posts driving the strongest results - particularly the 25 September post, which delivered the highest engagement and link clicks. Newsletters performed very well, with Waverley Weekly open rates around 45% and a combined 158 (non-unique) link clicks, showing strong community interest. QR code scans reached 268 all time, indicating steady

use of physical touchpoints. Overall, Facebook and Waverley Weekly were the key traffic drivers, while Instagram supported reach and awareness.

Engagement – Have Your Say Survey Questions

- First Name Required
- Last Name Required
- Unit and/or house number Required
- Your street name Required
- Your suburb name Required

Now that you have reviewed both designs, please select either Option 1 OR Option 2 and answer the accompanying questions.

1. Option 1

What do you like about Option 1?

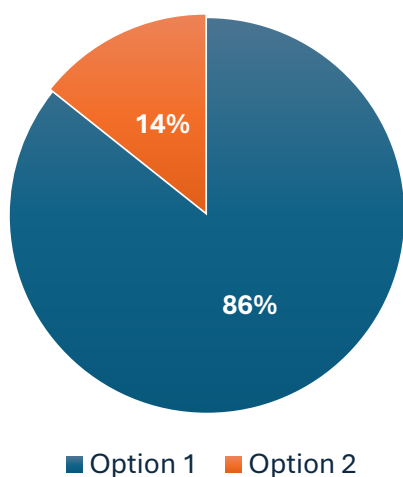
What changes for Option 1 would you like to see and why?

2. Option 2

What do you like about Option 2?

What changes for Option 2 would you like to see and why?

Engagement – Have Your Say Survey Answers, Wellington Street



36 (86%) of the 42 respondents preferred option one, leaving six (14%) who supported option two.

Option 1

Brief details of proposed changes:

- New kerb buildouts at Francis Street and O'Brien Street, with new garden beds and kerb ramps
- Alternating sections of existing parallel parking modified to 45° angled parking
- New planted kerb islands with opportunity for street trees
- New continuous footpath treatments (CFT) at Francis Street north and south and at O'Brien Street.

Option 2

Brief details of proposed changes:

- New kerb buildouts at Francis Street and O'Brien Street, with new garden beds and kerb ramps
- New continuous footpath treatments (CFT) at Francis Street north and south and at O'Brien Street
- New speed humps
- Narrower traffic lanes through edge line marking
- New planted kerb islands with opportunity for street trees
- One additional car parking space with opportunity to allocate as a dedicated car share pod.

What do you like about Option 1?

Of those who chose this design, the most common themes for why people liked this option were **more parking, safer and the angled parking** will slow traffic, **no speed humps** with this options and the proposed **garden beds**.

What changes for Option 1 would you like to see and why?

- Incorporate traffic calming and 30kmph speed restrictions
- The intersection of Wellington and O'Brien needs to be made safer via pedestrian crossings
- 40 km speed limit painted on Wellington Street near each intersection. Load limit placed on vehicles using Wellington Street.
- Speed cameras with signs
- Add speed cameras, warnings, continuous footpath to cross O'Brien Street from the bus stop
- More bicycle safety signage
- Parallel parking, speed minimisation measures
- 45-degree parking
- Add something at Edward Street to slow cars coming down the hill from the school and dog park
- The crossing is not clear enough and nothing is done for safe crossing of O'Brien Street
- A tree should be planted in the roundabout at the junction of Wellington and O'Brian - could be a Palm tree. The same could be done at Barraclough and O'Brien
- Unsure about the angled parking. Having the 45-degree parking on Barracluff Avenue has made it more unsafe due the lack of visibility through the parked vehicles
- Ensure that the width of the road is still safe for two large cars to pass each other
- Include bike road markings
- The parking spaces will make the turn left too narrow
- Make sure that cycle safety is not compromised, particularly between Francis and Edward Street
- Slightly increase access from O'Brien into Wellington Street. Slowing measures could start further south
- At roundabout on Wellington Street and O'Brien Street, mirror the new raingardens with street trees on the west side
- Bike racks or planters in some of the new parking spots
- Add speed humps
- A speed bump before the Francis St corner.

These comments cover all suggested changes to Option 1.

What do you like about Option 2?

Of those who chose this design, the most common themes for why people liked this option were the inclusion of **speed bumps, less parking** (safer for bicycles) and the **kerb build outs** at the road intersections.

What changes for Option 2 would you like to see and why?

- Wellington Street, at Edward Street and Martins Avenue. This is an incredibly dangerous crossing. It needs a pedestrian crossing
- Remove continuous footpath treatments and speed bumps – it will impede traffic flow. Buses already have trouble here
- More consideration for cyclists turning into Francis Street and other side streets. More horizontal deflection points: add more trees and garden beds
- Make the same kerb changes at the intersection of Wellington Street and Hall Street.

These comments cover all suggested changes to Option 2.

Engagement – Have Your Say, Face to Face Pop-Up

A two-hour HYS Pop-Up was held on Tuesday, 14 November, (12:30pm – 2:30pm) at the corner of Wellington Street and O'Brien Road, Bondi. Approximately 15-20 people spoke with staff and there was good interaction throughout the whole period of the activity. Seven residents chose to complete hard copy surveys, while others asked questions or made general comments with a view to completing the survey online.

Of the hard copy surveys completed and general comments received, those that preferred **option 1** cited **no** speed hump proposed outside of property (unlike option 2) and the narrower road. One respondent asked if there could be some blending of option 1 and 2, such as some angled parking and some areas with chicanes.

Those that preferred option 2 cited beautification works, continuous footpath treatment and the presence of speed humps. One person who voted for this option asked if they speed humps could be trialled.

Changes people wanted to see were:

- Pedestrian median at Francis Street. Or out in a Continuous Footpath Treatment (CFT)
- A light or a tree in the middle of the roundabout at O'Brien/Wellington
- Median pedestrian crossing at roundabout instead of CFT
- Where are the exact locations of speed humps
- Some concern about noise in relation to speed humps
- Improve the beach sign for pedestrians at Francis Street.
- More use of small spaces that don't quite fit a parked car – more motorbike spaces.



General comments about Wellington:

- Improved crossing at Edward St
- Use 40kmh flashing lights to help slow cars down
- Lights at the roundabout (Wellington/O'Brien).
- Install digital happy and sad face signs on this street

- New line marking at roundabout as cars speeding through roundabout
- Pedestrian crossing at all four avenues at roundabout
- Resolve the roundabout section – awaiting a crash to happen
- Edward Street speeding issue – between Francis and Edward, can we extend scope up to Edward St?
- Safety first over additional parking spaces
- How much does it reduce speed - a hump verses angled parking – can you quantify this?
- Not noticed any change since the road has gone from 50kmh to 40kmh, cars still travelling fast.
- There are traffic jams at the roundabout of Wellington and O'Brien whenever there are festivals and large activities held at Bondi Beach.
- Bike share parking near O'Brien Street
- Add a raised speed hump before Francis Street
- Add speed cameras.

Engagement – Have Your Say, Emails

During the period of the consultation, emails sent into the latm@waverley.nsw.gov.au covered a range of topics. Some people asked for specific clarification, others included comments about the project or design preferences. Some emails reinforced submissions that were received online via the feedback form. Others asked that the email be considered as a formal feedback submission.

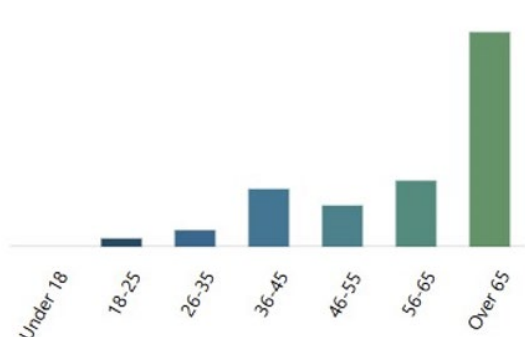
One contribution for Wellington Street via email was sent in outside the engagement period. As it was sent after the closing of the statistical data gathering, a summary is included here below. The resident voted for option 1 citing the inclusion of 10 extra car spaces compared to option 2. A speed hump close to this individual's residence (option 2) would increase noise and exhaust pollution, as well as travel at speed over the speed hump.

One comprehensive email submission was sent from BikeEAST. This submission commented on the pros/cons and needs of cyclists for both design options offered.

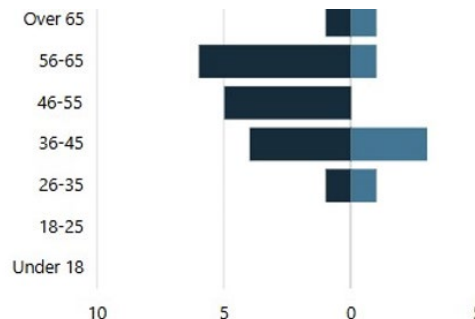
Another suggestion via email: Improved and clearer 40kph signage (by removing the school zone speed limit signage and adding more visible 40kph signage) be implemented by Council (and further speed counts then recorded) prior to any angled parking review.

Respondents and referrers – Wellington Street

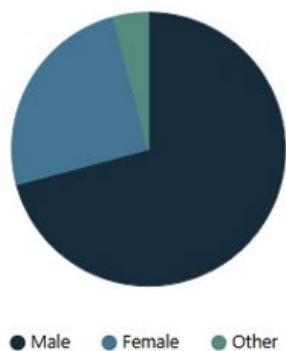
Age groups



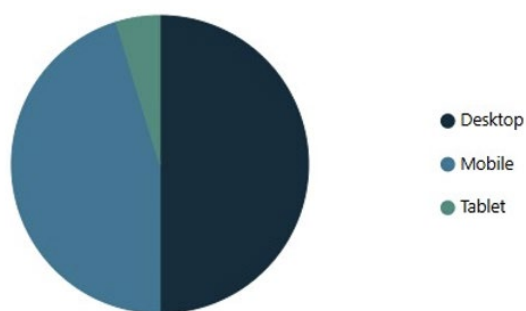
Gender



Member gender by age



Referrers



The data on this page is helpful to know the gender and age breakdowns of respondents. It can also help to inform project discussions and considerations.

Referrer types show what was used to complete the survey directly. In this case a desktop was the primary tool used – by a slight majority - to access the Have Your Say survey.

Conclusions and Recommendations

Good engagement and promotion was conducted, resulting in a strong number of visits to the Bondi LATM Have Your Say pages and subsequent completed surveys.

At the close of the consultation for Wellington Street, a significant majority chose option 1 concept design 36 (86%) people and 6 (14%) people chose option 2 design.

This supports:

- New kerb buildouts at Francis Street and O'Brien Street, with new garden beds and kerb ramps
- Alternating sections of existing parallel parking modified to 45° angled parking
- New planted kerb islands with opportunity for street trees
- New continuous footpath treatments (CFT) at Francis Street north and south and at O'Brien Street.

There were, however, suggested changes to both the preferred designs for Wellington Street. It is recommended that Council officers review and consider the individual and collective concerns of locals, how the practicable implementation of the designs may be affected by the community suggestions, and prepare a report to council.



Our ref: A23/0730

**Re: Bondi Local Area Traffic Management Community Consultation –
Penkivil Street and Wellington Street**

Dear resident / business owner

Waverley Council invites you to 'Have Your Say' during the Bondi Local Area Traffic Management (LATM) Community Consultation – Penkivil Street and Wellington Street, Bondi. **Feedback is open from 23 September – 21 October 2025.**

Background information

During 2022, residents in and around Bondi and Bondi Beach were asked to identify issues and concerns regarding traffic safety, parking, and pedestrian and bike riding movements. This community consultation resulted in quality feedback that was used in a subsequent LATM study commissioned by Council.

This study investigated the existing road network and traffic management facilities and provided recommendations - at locations of high concern and need - to improve the road environment for vulnerable road users, manage traffic operations, as well as increase the quality, amenity, and safety of community space. In conjunction with this, traffic calming measures in seven specific locations in and around Bondi were also recommended to the Council for review.

Designs for these seven areas have now been developed, and we invite you to give feedback about the proposed design options for Penkivil Street and Wellington Street (between Francis and O'Brien Streets).

How to Have Your Say

1. Visit <https://haveyoursay.waverley.nsw.gov.au/bondi-latm> to see the concept designs, more details and complete the survey. You can also scan the QR code on this page.
2. Have Your Say pop up stand during October. Please follow the web page to stay up to date and check in early October 2025.
3. Further enquiries email latm@waverley.nsw.gov.au or call 9083 8000.

To submit your feedback, please scan the below QR code.

We look forward to your feedback.

Amanda Tipping
Senior Project Manager
Infrastructure Services, Waverley Council



Waverley Council
PO Box 9, Bondi Junction NSW 1355
ABN: 12 502 583 608

Customer Service Centre
55 Spring Street, Bondi Junction NSW 2022
Bondi Pavilion Customer Service (Welcome Centre)
Queen Elizabeth Drive, Bondi Beach NSW 2026

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REPORT

PD/5.4/26.02



Subject: Bronte Pool Pump House Upgrade and Pump Replacement - Review of Environmental Factors (REF) - Consultation Outcomes

TRIM No: SF21/4211

Manager: Rodhan Haughton, Executive Manager, Major Projects

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council notes the outcomes of the community consultation on the Review of Environmental Factors (REF) for the Bronte Pool Pump House and Pump Replacement project attached to the report, demonstrating support for the REF.

1. Executive Summary

The purpose of this report is to advise Council on the community feedback received following the exhibition of the Project's Review of Environmental Factors (REF).

2. Introduction/Background

Bronte Pool is a popular and iconic heritage-listed swimming pool. It was constructed in the late 1800s and upgraded in the 1920s to include a pool pump and pump house. Council has undertaken a series of upgrades including in 2018 and 2019. An upgrade of the pool pump electrical, valve, suction line and operational components was undertaken in 2018. In 2019, Council undertook works to improve the pump system, including a remote Wi-Fi operating system.

Following these upgrades, further investigative work was undertaken by PanovScott Pty Ltd to determine the feasible remaining lifespan of the existing pumphouse and pump system. This investigative analysis, which was finalised in 2021, concluded that the pumphouse and pump system was past its serviceable life, and recommended that an upgrade was the best course of action. In continuation of this upgrade trajectory for the project, PanovScott Pty Ltd undertook an options analysis. Of these options, Option 2 (new pump house, stairs and coastal walkway adjustments) was approved by Council in November 2022, with Council approving the 75% detailed design August 2025.

In response to the resolution passed at the August 2025 Council meeting, the materiality options were submitted to the Capital Works Review Committee.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 19 August 2025	CM/7.14/25.08	That Council: 1. Treats the attachment to this report as confidential in accordance with section 11(3) of the <i>Local Government Act 1993</i> , as it relates to a matter specified in section 10A(2)(g) of the <i>Local</i>

		<p><i>Government Act 1993</i>. The attachment contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.</p> <ol style="list-style-type: none"> 2. Approves the 75% detailed design for the Bronte Pool Pump House and Pump Replacement project attached to the report (Attachments 1–3). 3. Presents options for materiality of the fence, stairs and pump house to the Capital Works Review Committee for review and consideration in the detailed design. 4. Notes that the Review of Environmental Factors (REF) for the project, including detailed design progressed from the 75% package, will be publicly exhibited for 28 days. 5. Officers prepare a report to Council on the community feedback following the exhibition period. 6. Notes that: <ol style="list-style-type: none"> (a) The General Manager, under delegation, will review the REF, consider community feedback and feedback from Councillors to determine whether to proceed with the project. (b) Council will tender for construction services should the General Manager decide to proceed with the project. 7. Authorises the Executive Manager, Infrastructure Services, to modify the remaining design should design constraints and on-site circumstances warrant changes.
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4. Discussion

The Project's REF was publicly exhibited from Monday 17 November to Tuesday 16 December 2025. See Attachment 1 for the Community Consultation Report. A summary of the consultation is also provided below.

A comprehensive combination of engagement and communication methods were carried out to ensure the community were aware of the REF exhibition. The engagement and communication methods are summarised in Table 1.

A dedicated Have Your Say (HYS) page was used that provided detailed information on the project and relevant REF associated documentation.

Table 1. Engagement/Communication methods.

Engagement	Overview
Have Your Say online survey	The engagement method was primarily aimed at directing people to the survey on Have Your Say. There were 14 online completed surveys and 353 visits to the page and 270 unique visitors to the HYS page.
Emails from community	1 email from the community that was received by major.projects@waverley.nsw.gov.au . 1 email from the community that was received by recordsm@waverley.nsw.gov.au , though was the same community member mentioned above. These have been considered as one submission.
Communications	Overview
Community notification letters	1,924 resident letters were distributed to local businesses and residents.
Business door knock	Approximately 13 local businesses were door knocked and received Have Your Say information.
Digital and print	Overview
Facebook	6,789 reaches. This included one post to promote the survey and HYS. 12 engagements.
Instagram	772 reaches. This included one post to promote the survey & HYS. 12 engagements.
Waverley Weekly e-Newsletter	44 unique clicks. Link to newsletter here .

14 online feedback submissions were received during the exhibition period. Two late submission emails from the same local resident were received sent to the two respective email addresses above, which have been considered as one submission. Accordingly, 15 submissions have been taken into account.

The following results were obtained in response to the question: ‘Do you support the proposed Bronte Pumphouse REF?’

- 47% of responses support the proposed REF with no changes.
- 40% of responses supported the proposed REF with changes.
- 13% did not support the proposed REF.

The survey results indicate there is general support for the proposed REF.

Key themes

The key themes that appeared in the feedback received are summarised below.

Design and visual impact

- Strong preference for a low-profile, recessive, and unobstructive pumphouse.
- Two respondents noted their opposition to the inclusion of tall mesh fencing, providing overall support for the REF with changes.
- Desire to protect views, cliff geology, and the historic character of the pool.

Heritage and character

- Requests to retain existing stairs, rock faces and historical elements.
- Desire to avoid modern design elements altering the traditional look and feel of the pool.

Construction impacts

- Strong emphasis on minimising pool closures and construction duration during warmer months.
- Requests to maintain access to toilets, showers, and pedestrian routes during works for greater accessibility of current amenities within the area.

Safety and amenity

- Mixed views on safety treatments, with some preferring better enforcement and signage over physical barriers.
- Desire to have existing level of quality of stairs and surface issues addressed.
- Suggestions to improve swimming inclusivity, including provision for slower and older swimmers.

Transparency and consultation

- Calls for clearer communication, accurate visualisation, and assurance that additional scope is not introduced without further consultation.

The project's scoping and design has progressed with an experienced consultant team and with consideration of these key themes, while also balancing Council's operational, maintenance, safety and infrastructure needs.

How the project has considered each theme is further detailed below.

Design and visual impact

- **Pumphouse design:** the design of the pumphouse is directly correlated to the operational needs of Council staff to maintain and service the pump system with the optimal internal working spaces. This includes the appropriate internal space to allow for the appropriate operation of the gantry to assist with the lifting and moving of heavy pump components. The raked roof also has the added benefit of ensuring there will be no standing sea water for long periods of time. This occurs with the current pumphouse and was noted to accelerate the concrete cancers throughout the pumphouse.
- **Tall mesh fencing:** the design of the mesh barrier is in direct response to a safety risk assessment undertaken by an external consultant to determine the minimum amount of infrastructure required to deter jumping from the rocks.
- **Protect views and cliff geology:** to reduce the visual impact of the works as much as possible, the colours of sand oxide (top two-third of pumphouse) and grey (bottom one-third of pumphouse) have been chosen. The intent is for the pumphouse to recede into the

surrounding sandstone elements of the cliff face. The choice of non-climbable mesh has also been chosen with a reduction of visibility and cliff geology in mind. It is the most appropriate non-climbable, least visually intrusive solution to satisfy the recommendations of the risk and safety assessment, while still providing as little obstruction to the views and cliff geology as possible.

Heritage and character

- Retain existing stairs: it has been resolved under the Bronte Park Plan of Management (PoM) that the existing stairs are no longer fit for purpose, or suitable to ensure long-term and sustainable operational efficiency. In direct response to the resolutions of the PoM, the existing stairs are included in the scope of this project to be removed in full and replacement with stairs that comply with the Australian Standards, in accordance with the design and scope approved by Council at its meeting in August 2025.
- Modern design elements: while there are modern design elements in the scope of this project (i.e. curvature on the pumphouse corners etc), the visual impact of the pumphouse has been reduced as much as possible using oxide colouring of the concrete (as mentioned in more detail above).

Construction impacts

- Every effort will be made to reduce the impacts of construction as possible. The considerations and notification methods that have been and will be utilised leading into the construction phase are as follows:
 - Council officers to issue letter-drops, place on-site signage, and social media posts at least three and two weeks prior to the commencement of construction respectively.
 - Mark-ups and information be uploaded to the Have Your Say project page indicating alternative ocean pool locations the community can utilise during the construction period.
 - Construction to commence as early in winter 2026 as possible to reduce the impact on the summer months at the end of the construction program.

Safety and amenity

- Physical barriers vs enforcement and signage: though signage and general enforcement has been in place at the pool for some time, this is not satisfactory when it comes to deterring members of the community from jumping off the rocks and into the pool. This has been echoed by the risk and safety assessment undertaken by an external consultant, with physical mesh screening barrier included in the project scope.
- Swimming inclusivity: while this feedback is noted, items relating to the utilisation of the pool is outside the scope of this project. The feedback has been referred to the appropriate Council team.

Transparency and consultation

- Additional scope assurances: the scope as presented in the architectural drawings included in the REF will progress to tender and construction stages, subject to the General Manager's approval to proceed with the project. In that regard, major scope changes are not expected from here until the completion of the project. The Executive Manager, Infrastructure Services, is authorised to make design changes should on-site circumstances warrant it. This will only be exercised when necessary.
- Concern works will not be completed on time: while every effort will be made to reduce the construction program as much as possible, as indicated above, there will be several

notification methods utilised leading up to the commencement of construction including the indication of alternate ocean pools that can be utilised during the construction period.

With the considerations made above and based on the information gathered during the REF exhibition period, there is strong support for the ongoing operation and maintenance of the Bronte Ocean Pool, as well as the acknowledgment there is a need to upgrade the pumphouse to ensure its long-term functionality.

Time frame

The expected time frame for Project delivery is as follows:

- 10 February 2026: Finance, Operations and Community Services Committee meeting.
- February 2026: General Manager's review and determination whether to proceed with the project.
- March 2026–April 2026: should the project proceed, procurement of head contractor for construction services.
- May 2026 onwards: construction of SP1 and SP2, potential for summer break, construction of SP3 (late autumn 2027 an option, as indicated above).

The above construction timelines are an estimate, to be confirmed upon contractor procurement and engagement.

5. Financial Impact

The budget for the project is from the Bronte Pumphouse Upgrade and Pump Replacement in the buildings category of the Capital Works Program.

Council's current Long Term Financial Plan (LTFP) assigns \$1,620,000 of budget across financial years 2025–26 and 2026–27.

Council officers applied for a grant of \$639,890 under the Crown Reserve Improvement Fund. The outcome of this application is expected in May 2026. Should the grant be successful, the deed is expected to be executed no later than June 2026, with the LTFP allocation to be increased accordingly.

The project has been strategically divided into three separable portions (SP) as follows:

- SP1 – Pump House Upgrade and single pump system.
- SP2 – Upgrade to dual pump system.
- SP3 – Stairs, walkway and risk mitigation mesh installation.

These separable portions have been chosen to facilitate a staged approach to the project's implementation; each would have notice to proceed provisions issued by Council to activate it. These provisions will assist Council to manage the construction impacts (i.e. SP1 and SP2 could proceed immediately, with SP3 pushed to winter 2027 if the reconstruction of the stairs impacts the busier summer months of pool usage), as well as managing the budget available from financial year to financial year and subject to increase with grant funding.

6. Risks/Issues

Public perception/closing of pool during works

As indicated by some of the REF exhibition feedback, there is a strong desire to minimise the closure of the pool and the construction duration. There will be several methods of pre-construction notification, including alternative ocean pools that can be used while the works are being executed. Completing the works in an efficient matter will also be an important consideration in the procurement process.

7. Attachments

1. Bronte Pool Pump House Upgrade and Pump Replacement REF - Community Consultation Report - January 2026 [↓](#) .

