



**MINUTES OF THE WAVERLEY COUNCIL MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 16 SEPTEMBER 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 7.01 pm, those present were as listed above, with the exception of Cr Wy Kanak who arrived at 7.04 pm.

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

*At 8.41 pm, following the vote on item CM/7.7/25.09, the meeting adjourned for a short break.
At 8.48 pm, the meeting resumed.*

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 the following were received:

- 2.1 Cr Spicer declared a less than significant non-pecuniary interest in item CM/10.1/25.09 – CONFIDENTIAL REPORT – Bondi Pavilion 2026 – Summer Programming and Financial Assistance and informed the meeting that he has a relative who works for Sydney Festival.

3. Obituaries

Marianna Phitidis

Blossom Silver

Council rose for a minute's silence for the souls of people generally who have died in our local government area.

4. Addresses by Members of the Public

- 4.1. D Handley (on behalf of Sculpture by the Sea Incorporated) – CM/7.9/25.09 – Sculpture by the Sea 2025.
- 4.2. D Francia – CM/7.10/25.09 – Planning Proposal – 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach.
- 4.3. E de Cambiaire – CM/7.10/25.09 – Planning Proposal - 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach.
- 4.4. L Kosnetter (on behalf of HSN Property Group) – CM/7.10/25.09 – Planning Proposal – 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach.

ITEMS BY EXCEPTION**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spicer

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

- CM/5.1/25.09 Confirmation of Minutes – Council Meeting – 19 August 2025.
- CM/7.1/25.09 Capital Works Review Committee Meeting – 24 July 2025 – Minutes.
- CM/7.2/25.09 Multicultural Advisory Committee Meeting – 12 August 2025 – Minutes.
- CM/7.3/25.09 Strategic Property Review Committee Meeting – 24 July 2025 – Minutes.
- CM/7.4/25.09 Delivery Program 2022-26 – Six Monthly Progress Report.
- CM/7.6/25.09 Investment Portfolio Report – August 2025.
- CM/7.8/25.09 Arts, Culture and Creativity Advisory Committee – Membership.
- CM/7.11/25.09 Planning Agreement – 1-7 Andrews Avenue and 26 Glen Street, Bondi.
- CM/8.3/25.09 Signage Manual Update.
- CM/8.5/25.09 Oxford Street between Leswell Street and Ruthven Street – 15-Minute Free Parking.
- CM/8.6/25.09 Dover Heights Coastal Reserves – Regular Bushland Maintenance.
- CM/11.1/25.09 CONFIDENTIAL REPORT – Procurement Exemption – Commercial Business Service Reviews.

5. Confirmation and Adoption of Minutes**CM/5.1/25.09 Confirmation of Minutes - Council Meeting - 19 August 2025 (A25/0081)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council confirms the minutes of the Council meeting held on 19 August 2025 as a true record of the proceedings of that meeting.

6. Mayoral Minutes

CM/6.1/25.09 ACON 40th Anniversary (A19/0036)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

That Council:

1. Notes the significant contribution of ACON over the past 40 years.
2. Writes to Dr Justin Koonin (President of ACON) to congratulate the organisation on this important milestone.
3. Continues to work with ACON for the betterment of the Waverley community.
4. Continues to support the Marks Park Sunrise Memorial during Mardi Gras.

Background

In 1985, at the height of the HIV/AIDS epidemic, the AIDS Council of New South Wales (now known as ACON) was established to provide vital information, support, and advocacy for those affected by the crisis. At that time, fear, stigma and misinformation about HIV was widespread, and the gay community in particular was facing devastating loss of life. ACON emerged as a grassroots response, bringing together activists, health workers and community members determined to save lives and demand compassion and justice for people living with HIV.

Throughout the late 1980s and 1990s, ACON became a leading force in HIV prevention, care and education. The organisation pioneered campaigns promoting safe sex and harm reduction, often using bold and innovative messages that cut through stigma to reach those most at risk. It also played a crucial role in lobbying governments for increased research funding, treatment access and anti-discrimination protections. These efforts not only saved lives but also laid the foundations for broader recognition of LGBTQ+ rights and health in Australia.

As treatments for HIV improved in the 1990s and 2000s, ACON adapted its mission to reflect changing needs. While continuing to support people living with HIV, the organisation expanded its focus to include a wide range of health and wellbeing services for LGBTQ+ communities. This included programs addressing mental health, alcohol and drug use, sexual health, cancer screening and domestic and family violence. ACON's inclusive approach ensured that diverse voices within the LGBTQ+ spectrum, including trans and gender-diverse people, women and culturally diverse communities, were recognised and supported.

Over the decades, ACON also emerged as a cultural and political leader, amplifying LGBTQ+ visibility and pride. From its involvement in Sydney's Mardi Gras to its advocacy for marriage equality, ACON has continually stood at the forefront of movements for equality, inclusion and respect. Its work has demonstrated that health is not only about medicine but also about dignity, connection and the right to live free from discrimination.

Waverley is home to a proud LGBTQ+ community, and Waverley has an ongoing relationship and support of ACON. This is best demonstrated through the Bondi Memorial, which was a collaborative project between ACON and Waverley Council, to establish a permanent memorial site dedicated to the gay men and trans women that were assaulted, tortured or killed in the 1970s to 1990s in Sydney. The cliffs and surrounding areas around the coastal walk from Bondi to Tamarama, including Marks Park, are the sites of horrific acts of violence towards LGBTQ+ people. Each year a sunrise memorial is held during Mardi Gras to commemorate the lives lost.

In 2025, ACON marks its 40th anniversary, a milestone that reflects both its legacy and its ongoing commitment to community health and justice. From its origins in the darkest days of the HIV epidemic to its role today as Australia's leading LGBTQ+ health organisation, ACON's history is one of resilience, innovation, and unwavering advocacy. The anniversary is not only an opportunity to honour those who built and sustained the organisation but also a reminder of the ongoing work needed to achieve true health equity for all LGBTQ+ people.

CM/6.2/25.09 Oxford Street Mall - Antisocial Behaviour and Homelessness (A02/0464)

MOTION

Mover: Cr Nemesh

That Council:

1. Notes the concerns raised by the community regarding antisocial behaviour (of which homelessness is a factor) in Oxford Street Mall, Bondi Junction.
2. Notes that homelessness is a complex issue that is the responsibility of the State Government.
3. Notes the ongoing extensive work of local support providers, including Jewish House, Wayside Chapel and Missionbeat to assist those facing homelessness.
4. Notes that it has committed to implementing and installing CCTV within Oxford Street Mall in financial year 2025–26.
5. Requests appropriate representatives of the NSW Government, Local Area Command Police and local Members of Parliament to attend a listening forum to hear directly from businesses, residents and Precinct Committee members on their experience of antisocial behaviour in Oxford Street Mall.
6. Notifies the following individuals of this resolution:
 - (a) Minister for Water, Housing, Homelessness, Mental Health and Youth – The Hon. Rose Jackson MLC.
 - (b) Member for Wentworth – Allegra Spender MP.
 - (c) Member for Coogee – Marjorie O'Neill MP.
 - (d) Landowners and tenants (businesses) of Oxford Street Mall.
 - (e) Lawson Ward Precincts.
 - (f) Local Area Command Police.
 - (g) Bondi and Districts Chamber of Commerce.
 - (h) Waverley Business Forum representatives.

Background

Homelessness in Bondi Junction, as in many urban centres, is a complex issue shaped by economic, social and housing pressures. While the area is well known for its shopping precinct, transport hub, and proximity to Bondi Beach, it also faces challenges that are often less visible to visitors. Rising property prices and high rents across Sydney, including the eastern suburbs, have placed enormous strain on low-income earners, leaving many at risk of housing insecurity. As a result, rough sleeping and temporary homelessness have become increasingly evident in public spaces around Bondi Junction.

One of the key drivers of homelessness in the area is the lack of affordable housing. For those on low or fixed incomes—such as pensioners, people with disabilities or casual workers—finding and keeping stable housing is extremely difficult. This affordability gap pushes vulnerable individuals into precarious living arrangements, overcrowded housing, or onto the streets.

Another contributing factor is the high incidence of mental health challenges, substance dependence and family breakdown among those experiencing homelessness. Bondi Junction's busy transport interchange and commercial centres attract people seeking safety in public visibility, but these spaces can also exacerbate vulnerability. Without adequate support services in place, many people cycle between temporary shelters, hospitals and the streets, making it difficult to break free from entrenched disadvantage.

Local businesses and residents have also grappled with the social impacts of homelessness. While there is widespread compassion, visible homelessness in Bondi Junction has raised concerns around safety, public amenity and access to services. Balancing these concerns with the need for dignity, respect, and care for people sleeping rough remains a challenge. These tensions highlight the need for an approach that addresses both immediate needs and long-term solutions.

Waverley Council has a Homelessness in Public Places Protocol that guides Council officers in providing support to people experiencing homelessness. Council is a member of the Eastern Suburbs Homelessness Assertive-outreach Collaboration (ESHAC) that coordinates outreach and specialist services for people experiencing homelessness.

With limited resources, Council provides support and referrals to vital local support services such as Jewish House, Wayside Chapel and Missionbeat. Ultimately, this issue is a state issue and the NSW State Government has just released its new NSW Homelessness Strategy 2025-2035.

To hear directly from local businesses, residents, precinct committees, local support services and other interested parties, it is proposed to invite State Government officials, NSW Police Local Area Command and local members of Parliament to a listening forum to hear concerns directly from the community.

Efforts to tackle homelessness in Bondi Junction require sustained state and federal investment in affordable housing, wraparound support services and outreach. Systemic action is needed from state and federal governments to achieve change. By ensuring that housing is treated as a human right rather than a market commodity, and by delivering targeted support for those most at risk, the community can move toward reducing homelessness and building a more inclusive Bondi Junction for everyone.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO CLAUSES 1, 5 AND 6.

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

UNANIMOUS DECISION

That Council:

1. Notes the concerns raised by the community regarding antisocial behaviour and homelessness in Oxford Street Mall, Bondi Junction.
2. Notes that homelessness is a complex issue that is the responsibility of the State Government.
3. Notes the ongoing extensive work of local support providers, including Jewish House, Wayside Chapel and Missionbeat to assist those facing homelessness.
4. Notes that it has committed to implementing and installing CCTV within Oxford Street Mall in financial year 2025–26.
5. Requests appropriate representatives of the NSW Government, Local Area Command Police and local Members of Parliament and Councillors to attend a listening forum to hear directly from businesses, residents and Precinct Committee members on their experience of antisocial behaviour in Oxford Street Mall.
6. Notifies the following individuals of this resolution:
 - (a) Minister for Water, Housing, Homelessness, Mental Health and Youth – The Hon. Rose Jackson MLC.
 - (b) Member for Wentworth – Allegra Spender MP.
 - (c) Member for Coogee – Marjorie O'Neill MP.
 - (d) Member for Vaucluse – Kellie Sloane MP.
 - (e) Landowners and tenants (businesses) of Oxford Street Mall.
 - (f) Lawson Ward Precincts.
 - (g) Local Area Command Police.
 - (h) Bondi and Districts Chamber of Commerce.
 - (i) Business Forum representatives.
 - (j) Jewish House.
 - (k) Wayside Chapel.
 - (l) Missionbeat.
 - (m) Relevant First Nations organisations.

CM/6.3/25.09 Development Applications - Owner's Consent (A25/1963)**MOTION**

Mover: Cr Nemesh

That Council:

1. Notes that owner's consent for development applications is mandatory and is uploaded via the Planning Portal.
2. Officers ensure rigorous compliance checks on establishing that owner's consent has been lawfully given for development applications and especially in relation to applications from strata buildings.
3. Requires all future applications for strata buildings, where owner's consent is required, to be accompanied by supporting documentation that demonstrates that owners corporation consent has been lawfully granted by both the strata (using the common seal) as well as the strata manager.
4. Will automatically return a development application if owner's consent has not been duly obtained or given.

Background

Under the *Environmental Planning and Assessment Act 1979* (EP&A Act) and *Environmental Planning and Assessment Regulation*, a development application (DA) must be accompanied by the consent of the owner(s) of the land to which the application relates. The requirement for owner's consent is a jurisdictional precondition; without it, the consent authority has no power to determine the DA.

In the context of strata schemes, where works affect common property, a resolution of the owners corporation is required. This requires the owners corporation at a duly convened general meeting, not merely the signature of an individual lot owner or strata managing agent.

The purpose of these provisions is to ensure that DAs proceed only with the knowledge and authority of all landowners. Failure to obtain consent exposes a DA, and any development consent issued, to the risk of being declared invalid.

Council staff have a statutory obligation to ensure that all DAs are accompanied by the required owner's consent. This includes rigorous compliance checks for strata applications to conform that common property consents have been properly obtained. However, the NSW Planning Portal has introduced uncertainty by allowing declarations of owner's consent at lodgement rather than requiring written evidence. This places the onus on Council staff to require the submission of this information as required on Council's lodgement form and development assessment guide.

THE MOVER OF THE MOTION ACCEPTED AN AMENDMENT TO CLAUSE 2.

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

UNANIMOUS DECISION

That Council:

1. Notes that owner's consent for development applications is mandatory and is uploaded via the Planning Portal.

2. Officers ensure rigorous compliance checks on establishing that owner's consent has been lawfully given for development applications and especially in relation to applications in respect of strata schemes.
3. Requires all future applications for strata buildings, where owner's consent is required, to be accompanied by supporting documentation that demonstrates that owners corporation consent has been lawfully granted by both the strata (using the common seal) as well as the strata manager.
4. Will automatically return a development application if Owner's consent has not been duly obtained or given.

CM/6.4/25.09 Prohibited Activities on Beaches (A25/1940)

MOTION

Mover: Cr Nemesh

That Council:

1. Notes that on 8 September 2025, a horse was ridden on and across Bondi Beach without permission or consent of Council
2. Officers review park and beach entry signage at all Waverley beaches to ensure the prohibition of all unauthorised modes of transport on beaches, which are regulated under the *Crown Lands Management Act 2016*, including horses (police horses excluded).
3. Investigates if changes are required to the following plans of management to better regulate unlawful activities:
 - (a) Bondi Park, Beach and Pavilion Plan of Management
 - (b) Bronte Park and Beach Plan of Management.
 - (c) Tamarama Park and Beach Plan of Management.
4. Officers prepare a report to Council in October 2025 with the findings of the review and recommendations for better regulation.

Background

On the evening of 8 September 2025, a horse was ridden on Bondi Beach without the permission of Council. Council did not receive any application or request for such activity, nor did it provide approval. NSW Police responded to the matter directly on the beach and it is being managed as a police issue.

Waverley's beaches are subject to the *Crown Lands Management Act 2016* and relevant plans of management. Beach entry and signage also sets out a range of activities that are not permitted. This is regulated under the *Local Government Act 1993*.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF A NEW CLAUSE.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Notes that on 8 September 2025, a horse was ridden on and across Bondi Beach without permission or consent of Council
2. Officers review park and beach entry signage at all Waverley beaches to ensure the prohibition of all unauthorised modes of transport on beaches, which are regulated under the *Crown Lands Management Act 2016*, including horses (police horses excluded).
3. Investigates if changes are required to the following plans of management to better regulate unlawful activities:
 - (a) Bondi Park, Beach and Pavilion Plan of Management
 - (b) Bronte Park and Beach Plan of Management.
 - (c) Tamarama Park and Beach Plan of Management.
4. Officers and the General Manager review the ability to take enforcement action and, on identifying any breach of ordinance or regulation, issue a fine to the person responsible for riding a horse on Bondi Beach on 8 September 2025.
4. Officers prepare a report to Council in October 2025 with the findings of the review and recommendations for better regulation.

Division

For the Motion: Crs Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Crs Fabiano and Wy Kanak.

7. Reports

CM/7.1/25.09 Capital Works Review Committee Meeting - 24 July 2025 - Minutes (SF25/2136)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council notes the minutes of the Capital Works Review Committee meeting held on 24 July 2025 attached to the report.

**CM/7.2/25.09 Multicultural Advisory Committee Meeting - 12 August 2025 - Minutes
(A25/0221)**

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Spicer

That Council notes the minutes of the Multicultural Advisory Committee meeting held on 12 August 2025 attached to the report.

**CM/7.3/25.09 Strategic Property Review Committee Meeting - 24 July 2025 - Minutes
(SF25/2127)**

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Spicer

That Council notes the minutes of the Strategic Property Review Committee meeting held on 24 July 2025 attached to the report.

CM/7.4/25.09 Delivery Program 2022-26 - Six Monthly Progress Report (A23/0573)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Spicer

That Council notes the six-monthly progress report on the Delivery Program 2022–2026, as set out in the report.

CM/7.5/25.09 Draft Financial Statements 2024-25 (A24/0933)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Westwood

That:

1. Council, in relation to the financial statements required by section 413(2)(c) of the *Local Government Act 1993*, resolves that in its opinion the General Purpose Financial Statements, Special Purpose Financial Statements and Special Schedules for the year ending 30 June 2025 attached to the report:
 - (a) Have been properly drawn up in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2021*, the Australian Accounting Standards and professional pronouncements, and the Local Government Code of Accounting Practice and Financial Reporting.
 - (b) To the best of Council's knowledge and belief, present fairly Council's operating result and financial position for the year and accord with Council's accounting and other records.
2. Council is unaware of any matter that would render the financial statements false or misleading

in anyway.

3. The Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign:
 - (a) The Statement by Councillors and management for the General Purpose Financial Statements and Special Purpose Financial Statements on page 7 of the Annual Financial Statements attached to the report.
 - (b) The Statement by Councillors and management for the Special Purpose Financial Statements on page 3 of the Special Purpose Financial Statements attached to the report.
 - (c) The financial statements attached to the report.
4. Council sends the signed financial statements to Council's auditor for final clearance.
5. Council forwards a copy of the audited financial statements to the Office of Local Government.
6. Council gives public notice of the audited financial statements and presents them at a Council meeting, in accordance with sections 418 and 419 of the *Local Government Act 1993*.

CM/7.6/25.09 Investment Portfolio Report - August 2025 (SF25/3747)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Notes the Investment Summary Report for August 2025 attached to the report.
2. Notes that the Executive Manager, Finance, as the Responsible Accounting officer, advises that all investments have been made in accordance with the requirements of section 625 of the *Local Government Act 1993* and directions from the Minister for Local Government, including Ministerial Investment Orders, and Council's Investment Policy.

CM/7.7/25.09 Council Resolutions - Status Update (SF25/4815)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Stephenson

That Council notes the status of outstanding resolutions from October 2019 to August 2025, as set out in the attachment to the report.

CM/7.8/25.09 Arts, Culture and Creativity Advisory Committee - Membership (A25/0913)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Treats the attachment to 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)(d)(i) of the *Local Government Act 1993*. The attachment contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Appoints the following individuals to the Arts, Culture and Creativity Advisory Committee for two years from November 2025 to October 2027:
 - (a) Members:
 - (i) Aleema Ash.
 - (ii) Joanne Been.
 - (iii) Alexandra Bowen.
 - (iv) Rachael Coopes.
 - (v) Susan Freeman.
 - (vi) Sam Marshall.
 - (vii) Clare Sawyer.
 - (viii) Josephine Skinner.
 - (b) Reserve members:
 - (i) Rebecca Bushby.
 - (ii) Miriam Leiberman.
 - (iii) Izabella Nantsou.
 - (iv) Marco Rinaldi.
 - (v) Vivienne Webb.
 - (vi) Anna Friedman.

CM/7.9/25.09 Sculpture by the Sea 2025 (A25/0499)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Notes that the five-year licence agreement for Sculpture by Sea has expired.
2. Enters into a memorandum of understanding with Sculpture by the Sea Incorporated to recognise the terms of the expired licence for the upcoming 2025 exhibition.
3. Includes in the memorandum of understanding an additional commitment of \$15,000 to contribute to Sculpture by the Sea's Access and Inclusion Program, and the other financial assistance set out in the report.
4. Enters into negotiations with Sculpture by the Sea Incorporated to extend the licence for a further five years, concurrently with the delivery of the 2025 exhibition.
5. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.

*D Handley (on behalf of Sculpture by the Sea Incorporated) addressed the meeting.***CM/7.10/25.09 Planning Proposal - 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach (PP-1/2025)****MOTION**

Mover: Cr Nemesh

Seconder: Cr Lewis

That Council:

1. Defers its decision regarding the planning proposal for 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach (PP-1/2025).
2. Concurrently exhibits the planning proposal attached to the report (Attachment 1) and the development application (DA-327/2025) for the site, in accordance with division 3.5 of the *Environmental Planning and Assessment Act 1979*.
3. Officers prepare a report to Council on the outcome of the public exhibition, to be included as part of Council's future consideration of the planning proposal.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO THE MOTION.

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

UNANIMOUS DECISION

That:

1. Council defers its decision regarding the planning proposal for 69-71 Roscoe Street and 49-59 Hall Street, Bondi Beach (PP-1/2025) for consideration at the next available Councillor briefing.

2. The Councillor briefing notes the submissions made by members of the public to Council at its meeting on 16 September 2025.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend, Westwood and Wy Kanak.

Against the Motion: Nil.

D Francia, E de Cambiaire and L Kosnetter (on behalf of HSN Property Group) addressed the meeting.

CM/7.11/25.09 Planning Agreement - 1-7 Andrews Avenue and 26 Glen Street, Bondi (SF25/3518)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Approves the planning agreement attached to the report applying to land at 1–7 Andrews Avenue and 26 Glen Street, Bondi, offering a total monetary contribution of \$597,240 to be allocated to the Tamarama Sea Wall Renewal, the Marks Park coastal walk landslip and the Campbell Parade Streetscape Upgrade.
2. Authorises the General Manager to execute the agreement.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend, Westwood and Wy Kanak.

Against the Motion: Nil.

CM/7.12/25.09 Planning Agreement - 150-152 Glenayr Avenue, Bondi Beach (SF25/3520)

MOTION / DECISION

Mover: Cr Nemesh

Seconder: Cr Stephenson

That Council:

1. Approves the planning agreement attached to the report applying to land at 150–152 Glenayr Avenue, Bondi Beach, offering a total monetary contribution of \$342,720 to be allocated to the Bondi Park Plan of Management and the Local Villages Centres Strategy for the Bondi Beach area.
2. Authorises the General Manager to execute the agreement.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Cr Wy Kanak.

**CM/7.13/25.09 Council Chambers Redevelopment - Concept Options - Exhibition
(SF25/3189)**

MOTION

Mover: Cr Nemesh
Seconded: Cr Stephenson

That Council:

1. Publicly exhibits the following four high-level concept (test fit) options for the Council Chambers Redevelopment attached to the report (Attachment 1):
 - (a) Option 1 – New building (2,259 sqm gross floor area) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 810 sqm.
 - (iii) Café – 50 sqm.
 - (iv) Other amenities – 779 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
 - (b) Option 2 – New building (2,933 sqm GFA) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 1,410 sqm.
 - (iii) Café - 50 sqm.
 - (iv) Other amenities – 862 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
 - (c) Option 3 – New building (2,836 sqm GFA) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 1,230 sqm.
 - (iii) Café – 50 sqm.
 - (iv) Other amenities – 869 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
 - (d) Option 4 – Existing building (3,000 sqm GFA) comprising:
 - (i) No multi-purpose court/civic hall.
 - (ii) No public domain upgrades.
 - (iii) Council Chambers – 120 sqm.

- (iv) Council office space – 2,010 sqm.
- (v) Flexible community room – 130 sqm.
- 2. Notes that the Open Space and Recreation Strategy (2021-2031) calls for additional sports and recreational community facilities within the local government area.
- 3. Further notes that the Boot Factory in Spring Street, Bondi Junction, is the current Waverley Council Chambers.
- 4. Officers prepare a report to Council following the exhibition period.
- 5. Defers its decision on the short-term use of the site pending the outcome of community consultation.

THE MOVER OF THE MOTION ACCEPTED AN AMENDMENT TO CLAUSE 1 AND THE ADDITION OF A NEW CLAUSE SUCH THAT THE MOTION NOW READS AS FOLLOWS:

That Council:

- 1. Publicly exhibits the following four high-level concept (test fit) options for the Council Chambers Redevelopment attached to the report (Attachment 1) for 42 days:
 - (a) Option 1 – New building (2,259 sqm gross floor area) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 810 sqm.
 - (iii) Café – 50 sqm.
 - (iv) Other amenities – 779 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
 - (b) Option 2 – New building (2,933 sqm GFA) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 1,410 sqm.
 - (iii) Café - 50 sqm.
 - (iv) Other amenities – 862 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
 - (c) Option 3 – New building (2,836 sqm GFA) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 1,230 sqm.

- (iii) Café – 50 sqm.
 - (iv) Other amenities – 869 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
- (d) Option 4 – Existing building (3,000 sqm GFA) comprising:
 - (i) No multi-purpose court/civic hall.
 - (ii) No public domain upgrades.
 - (iii) Council Chambers – 120 sqm.
 - (iv) Council office space – 2,010 sqm.
 - (v) Flexible community room – 130 sqm.
- 2. Officers, as part of the exhibition process, undertake comprehensive community consultation, including:
 - (a) The consultation questions including open-ended questions to ensure a comprehensive response from the community.
 - (b) Consultation with stakeholders and users of the Margaret Whitlam Recreation Centre for their feedback and input, given the proximity of the Council Chambers site.
 - (c) Consultation with Precinct Committees.
 - (d) Physical notification to local residents and notice in Council publications as well as digital and social channels to encourage participation in the consultation.
- 3. Notes that the Open Space and Recreation Strategy (2021-2031) calls for additional sports and recreational community facilities within the local government area.
- 4. Further notes that the Boot Factory in Spring Street, Bondi Junction, is the current Waverley Council Chambers.
- 5. Officers prepare a report to Council following the exhibition period.
- 6. Defers its decision on the short-term use of the site pending the outcome of community consultation.

AMENDMENT

Mover: Cr Masselos
Seconder: Cr Merten

That:

- 1. Clause 1(a) be amended to read as follows:

‘Option1 – New building (2,259 sqm gross floor area), estimated total project cost of \$26 million, comprising...’
- 2. Clause 1(b) be amended to read as follows:

‘Option 2 – New building (2,933 sqm GFA), estimated total project cost of \$33.73 million, comprising...’

3. Clause 1(c) be amended to read as follows:

‘Option 3 – New building (2,836 sqm GFA), estimated total project cost of \$33.181 million, comprising...’

4. Clause 1(d) be amended to read as follows:

‘Option 4 – Existing building (3,000 sqm GFA), estimated total project cost of \$16 million, comprising...’

THE AMENDMENT WAS PUT AND DECLARED LOST.

THE MOVER OF THE MOTION THEN ACCEPTED THE ADDITION OF A NEW CLAUSE.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Publicly exhibits the following four high-level concept (test fit) options for the Council Chambers Redevelopment attached to the report (Attachment 1) for 42 days:
 - (a) Option 1 – New building (2,259 sqm gross floor area) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 810 sqm.
 - (iii) Café – 50 sqm.
 - (iv) Other amenities – 779 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
 - (b) Option 2 – New building (2,933 sqm GFA) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.
 - (ii) Flexible community rooms – 1,410 sqm.
 - (iii) Café - 50 sqm.
 - (iv) Other amenities – 862 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
 - (c) Option 3 – New building (2,836 sqm GFA) comprising:
 - (i) Full multi-purpose court/civic hall – 677 sqm.

- (ii) Flexible community rooms – 1,230 sqm.
 - (iii) Café – 50 sqm.
 - (iv) Other amenities – 869 sqm.
 - (v) Public domain upgrades – 1,800 sqm.
- (d) Option 4 – Existing building (3,000 sqm GFA) comprising:
 - (i) No multi-purpose court/civic hall.
 - (ii) No public domain upgrades.
 - (iii) Council Chambers – 120 sqm.
 - (iv) Council office space – 2,010 sqm.
 - (v) Flexible community room – 130 sqm.
- 2. Officers, as part of the exhibition process, undertake comprehensive community consultation, including:
 - (a) The consultation questions including open-ended questions to ensure a comprehensive response from the community.
 - (b) Consultation with stakeholders and users of the Margaret Whitlam Recreation Centre for their feedback and input, given the proximity of the Council Chambers site.
 - (c) Consultation with Precinct Committees.
 - (e) Physical notification to local residents and notice in Council publications as well as digital and social channels to encourage participation in the consultation.
- 3. Notes that the Open Space and Recreation Strategy (2021-2031) calls for additional sports and recreational community facilities within the local government area.
- 4. Further notes that the Boot Factory in Spring Street, Bondi Junction, is the current Waverley Council Chambers.
- 5. Includes indicative high-level cost ranges for each option as part of the consultation process.
- 6. Officers prepare a report to Council following the exhibition period.
- 7. Defers its decision on the short-term use of the site pending the outcome of community consultation.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Crs Masselos and Wy Kanak.

CM/7.14/25.09 Coastal Reserves Plan of Management - Round 2 Consultation (A22/0322)**MOTION**

Mover: Cr Frazer
Seconder: Cr Nemesh

That Council:

1. Publicly exhibits for 28 days the key ideas and master plans attached to the report (Attachment 1) for the draft Coastal Reserves Plan of Management.
2. Includes in the public exhibition the concepts presented at the Councillor briefing on 26 August 2025 comprising:
 - (a) A lookout viewing platform to enable interpretation of the former CSIRO antenna.
 - (b) Interpretation of the CSIRO astronomical instrument through landscape art.
3. Officers prepare a report to Council following the exhibition period.
4. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

AMENDMENT

Mover: Cr Wy Kanak
Seconder: Cr Spooner

That the following clause be added to the motion:

‘Officers be proactive in the consultation process regarding the CSIRO astronomical instrument and include the information presented by Richard Davies on this topic.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

Division

For the Amendment: Crs Fabiano, Masselos, Merten, Spooner and Wy Kanak.

Against the Amendment: Crs Frazer, Lewis, Nemesh, Spicer, Stephenson, Townsend and Westwood.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Publicly exhibits for 28 days the key ideas and master plans attached to the report (Attachment 1) for the draft Coastal Reserves Plan of Management.
2. Includes in the public exhibition the concepts presented at the Councillor briefing on 26 August 2025 comprising:
 - (a) A lookout viewing platform to enable interpretation of the former CSIRO antenna.
 - (b) Interpretation of the CSIRO astronomical instrument through landscape art.
3. Officers prepare a report to Council following the exhibition period.

4. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

Cr Wy Kanak requested that his vote against the motion be recorded in the minutes.

CM/7.15/25.09 Petition - Tuckeroo Trees in Myuna Road, Dover Heights (SF19/2986)

MOTION

Mover: Cr Frazer
Seconder: Cr Townsend

That Council:

1. Notes the petition to remove and replace the tuckeroo trees between 1 and 23 Myuna Road, Dover Heights.
2. Removes the tuckeroo trees between 1 and 23 Myuna Road and replaces them with native grevillea trees that will not grow beyond 2.5 metres in height.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO THE MOTION.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Refers the petition to remove and replace the tuckeroo trees between 1 and 23 Myuna Road, Dover Heights, to the Director, Assets and Operations, for consideration.
2. Removes and replaces the tuckeroo trees with suitable vegetation that would not grow beyond 2.5 metres in height.

8. Notices of Motion

CM/8.1/25.09 Thomas Hogan Reserve - Flooding and Amenity Upgrades (A25/1834)

MOTION / UNANIMOUS DECISION

Mover: Cr Spicer
Seconder: Cr Nemesh

That Council:

1. Notes community concerns regarding recurring flooding at Thomas Hogan Reserve during periods of heavy rainfall, impacting amenity, accessibility and safety for park users.
2. Officers prepare a report to Council on:
 - (a) The causes of flooding at Thomas Hogan Reserve and options to reduce future flooding impacts, building on the 2022 report and incorporating the outcomes of the Flood Planning report due in November 2025.

- (b) Opportunities for further park improvements to enhance amenity, accessibility, and usability, noting that the short-term recommendations from the 2022 report have been completed.
- (c) Findings and recommended actions, including indicative costings and potential funding, following the outcomes of the November 2025 Flood Planning report.

CM/8.2/25.09 Flower Bike Wands (A14/0193)

MOTION

Mover: Cr Westwood

Seconder: Cr Townsend

That Council:

1. Notes the importance of bike infrastructure to Council, specifically under the People, Movement and Places strategy, the Community Strategic Plan, the Environmental Action Plan, and the Bike Strategy and Action Plan.
2. Investigates the creation of bike wands in the style of Westminster City Council's recently installed tulip cycle wands, but with a native Australian flower.
3. Officers prepare a report to Council investigating and making recommendations on:
 - (a) The feasibility of 3D printing or otherwise creating durable, soft plastic flowers to attach to the top of commercially available local bike wands.
 - (b) In particular, the suitability of using these wands along the Spring Street bike path, where it meets the footpath, to provide clearer delineation and improve pedestrian safety.
4. Informs the following stakeholders of this resolution:
 - (a) Bike East.

THE MOVE OF THE MOTION ACCEPTED THE ADDITION OF A NEW CLAUSE.

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

UNANIMOUS DECISION

That Council:

1. Notes the importance of bike infrastructure to Council, specifically under the People, Movement and Places strategy, the Community Strategic Plan, the Environmental Action Plan, and the Bike Strategy and Action Plan.
2. Investigates the creation of bike wands in the style of Westminster City Council's recently installed tulip cycle wands, but with a native Australian flower.
3. Officers prepare a report to Council investigating and making recommendations on:
 - (a) The feasibility of 3D printing or otherwise creating durable, soft plastic flowers to attach to

the top of commercially available local bike wands.

(b) In particular, the suitability of using these wands along the Spring Street bike path, where it meets the footpath, to provide clearer delineation and improve pedestrian safety.

(a) The cost of fabricating and installing the wands on the bike path, including cost per unit.

4. Informs the following stakeholders of this resolution:

(a) Bike East.

CM/8.3/25.09 Signage Manual Update (A24/0538)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Considers options for 'Welcome to Waverley' local government area entry signage, as well as suburb entry signage.
2. Considers options for the relocation of the 'surfboards' entry artwork currently located at the corner of Syd Einfeld Drive and Oxford Street to a more prominent location.
3. Considers the feasibility of including QR codes on new or existing beach signage to provide information on beach safety and suburb information in the top six most popular visitor languages.
4. Prioritises planning for signage upgrades in parks and reserves, including interpretive panels at Dudley Page Reserve, Thomas Hogan Reserve, Sam Fiszman Park, Hugh Bamford Reserve and Ray O'Keefe Reserve, with funding to be allocated in the 2026–27 Capital Works Program.
5. Offices prepare a report to Council by December 2025 on the options and feasibility of these items.

CM/8.4/25.09 Motion for the 2025 Local Government Conference - Artificial Intelligence - Research and Support for Ethical, Values-Led Use in Local Government (A13/0314)

MOTION

Mover: Cr Fabiano

Seconder: Cr Merten

That Council submits the following motion for consideration at the 2025 Local Government NSW Conference:

That LGNSW advocates for the NSW Government and Australian Government to:

1. Undertake coordinated research into the use of artificial intelligence (AI) in local government to ensure it is values-led, with a focus on:

- (a) Achieving sustainability outcomes (climate action, waste reduction, circular economy initiatives).
 - (b) Improving equity of access to services and information.
 - (c) Strengthening democracy and community involvement in decision-making.
 - (d) Embedding ethical guardrails around privacy, transparency, accountability and environmental impacts.
2. Provide resources, funding and guidance for councils to trial AI tools in a safe, transparent and community-centred way.
3. Develop a state-wide framework for ethical AI use in local government, building on the NSW Government's Artificial Intelligence Framework, with practical guidance and resources to help councils apply these principles effectively at the local level.

THE MOVER OF THE MOTION ACCEPTED AN AMENDMENT TO CLAUSE 1 AND THE DELETION OF CLAUSE 2.

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

UNANIMOUS DECISION

That Council submits the following motion for consideration at the 2025 Local Government NSW Conference:

That LGNSW advocates for the NSW Government and Australian Government to:

1. Undertake coordinated research into the use of artificial intelligence (AI) in local government, with a focus on embedding ethical guardrails and protections around civil liberties, privacy, government transparency, accountability and environmental sustainability.
2. Develop a state-wide framework for ethical AI use in local government, building on the NSW Government's Artificial Intelligence Framework, with practical guidance and resources to help councils apply these principles effectively at the local level.

CM/8.5/25.09 Oxford Street between Leswell Street and Ruthven Street - 15-Minute Free Parking (A03/0779)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spicer

That Council:

1. Installs a 15-minute free parking space on the north side of Oxford Street, Bondi Junction, between Leswell Street and Ruthven Street on a six-month trial basis.
2. Notes that the parking space can be made permanent under delegation if it is effective in managing parking.

**CM/8.6/25.09 Dover Heights Coastal Reserves - Regular Bushland Maintenance
(A22/0383)**

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Notes the significant investment in bush regeneration along the northern coastal reserves (Diamond Bay, Eastern, Weonga, Rodney, Raleigh and Bulga pocket reserves) since 2008.
2. Notes that the lack of investment in regular landscape maintenance of these bushland areas, particularly along the cliff line, has resulted in the excess vegetation growth of both native and weed species that now blocks public access and enjoyment of coastal views.
3. Officers develop specifications to restore and preserve historical view corridors through the regular maintenance and ongoing management of the bushland areas in Diamond Bay Reserve, Eastern Reserve, Weonga Reserve, Rodney Reserve, Raleigh Reserve and Bulga Reserve, as well as the removal and ongoing management of excess weed growth.
4. Officers prepare a report to Council in October with the specifications and the cost and proposed timetable to undertake works.

CM/8.7/25.09 Charing Cross Streetscape Upgrade and Festival (A23/0580)

MOTION

Mover: Cr Masselos

Seconder: Cr Merten

That Council:

1. Notes:
 - (a) The progress on the Charing Cross Streetscape upgrade.
 - (b) The delays in completing the upgrade due to external factors, and that works are tentatively due for completion this coming November.
 - (c) That in previous years, the Charing Cross Festival had been held in two consecutive years.
 - (d) The resolution passed at the Council meeting on 10 October 2019 calling for the re-introduction of the Charing Cross Festival and a regular laneway activation was put on hold because of COVID.
 - (e) That it has supported local businesses in Charing Cross with a locally based promotions campaign.
2. Upon completion of Charing Cross Streetscape:
 - (a) Waives footpath seating fees for businesses in Charing Cross for 12 months to assist businesses to recover.
 - (b) Launches the upgraded Charing Cross streetscape with a footpath festival featuring local

businesses, community organisations, Precincts and family friendly activities, with Victoria Street Car Park also to be included in the planning.

- (c) Funds the launch of the streetscape upgrade through existing operational budget allocations.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO THE MOTION.

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

UNANIMOUS DECISION

That Council:

1. Notes the progress of the Charing Cross Streetscape Upgrade, with a forecasted on-time completion date of November 2025
2. Notes the overall reduction in cost of the upgrade by removing the SP2 portion of works, which retains a left-hand slipway from Bronte Road into Carrington Road.
3. Notes that in previous years the Charing Cross Festival had been held in two consecutive years.
4. Notes the resolution passed at the Council meeting on 10 October 2019 calling for the reintroduction of the Charing Cross Festival, which was reaffirmed by Council in discussions with local businesses this year.
5. Notes that it has supported local businesses in Charing Cross with a locally driven marketing campaign.
6. Writes to Charing Cross businesses informing them of Council's new Footpath Seating Policy.
7. Commits to a Charing Cross Festival in 2026, with officers to prepare a report to Council in February 2026 outlining:
 - (a) The date of the festival.
 - (b) Cost and funding sources.
 - (c) Proposed activities.
 - (d) Consultation with stakeholders, including local businesses and the Bondi and Districts Chamber of Commerce.
8. Requests the Mayor write to the following stakeholders informing them of this resolution:
 - (a) Charing Cross businesses.
 - (b) Bondi and District Chamber of Commerce
 - (c) Local Precincts.
 - (d) Member for Coogee – Marjorie O'Neill MP.
 - (e) Member for Wentworth – Allegra Spender MP.

CM/8.8/25.09 Financial Statements in Annual Report - Executive Summary (A25/1917)**MOTION / UNANIMOUS DECISION**

Mover: Cr Spicer

Seconder: Cr Nemesh

That Council:

1. Notes the importance of providing clear and accessible financial reporting to the community and Council's stakeholders as a matter of good governance and transparency.
2. Officers consult the Audit, Risk and Improvement Committee, as appropriate, in developing a succinct summary of Council's financial position to be included in the Annual Report, commencing from the 2024–25 financial year. This summary should highlight key financial outcomes, ratios, significant events and the overall financial position in plain language.
3. Includes this summary in all future Annual Reports to support ongoing transparency and community engagement.

9. Questions with Notice**CM/9.1/25.09 St James Reserve (A04/0319)****QUESTION**

The following questions were submitted by Cr Fabiano:

1. As Council officers are on the record as acknowledging that residents will be consulted on how the \$350,000 planning agreement funding for the park on St James Road will be spent, could you indicate when this consultation will take place, what will be the format for the consultation and how will residents be contacted?
2. Has the Local Parks Plan of Management been finalised and when will it be publicly available?
3. In what years, over the past 10 years, has the park on St James Road been returfed?
4. Considering the degraded state of the main turfed area in this park, when will the next returfing occur?
5. Considering in recent years some play equipment has been removed and not returned or replaced, what are Council's plans to ensure play equipment is returned or upgraded?

General Manager's answer

1. Voluntary planning agreement (VPA) funding for St James Reserve has not yet been received, and it would be premature to commence consultation or planning until the funding is secured. For example, if the developer were to modify the approved DA to a complying development, the VPA may no longer apply, and Council would not receive the funds.

Once VPA funds are received, they are allocated to the designated project and incorporated into Council's Long Term Financial Plan. From there, resources can be organised, and the project can proceed through procurement and delivery.

Project timing is determined by a range of factors, including alignment with adopted strategies and plans, urgency compared to other capital works, and the need to ensure upgrades are delivered equitably across the community. While the VPA funding will be applied to St James Reserve (if received), it does not mean this project will automatically be expedited ahead of other urgent park works.

When significant park or playground upgrades are undertaken, Council engages with the community in line with its Community Engagement Strategy. This includes resident notifications, flyers, onsite posters, letterbox drops, social media announcements, e-news, the Have Your Say website and on-site consultation days.

2. Council will be commencing the Local Parks Plan of Management (PoM) with Round 1 community consultation likely to commence in early 2026. The PoM will provide Council a better understanding of all our local parks to help underpin priorities across the portfolio of parks. This process will be the vehicle to engage with the community to formerly receive feedback on St James Reserve from all residents in the area.

The Local Parks PoM will determine when a major upgrade of St James Reserve should be scheduled. Once the PoM is adopted, St James Reserve can be programmed into the Long Term Financial Plan with appropriate funding allocated to support an upgrade underpinned by any VPA contributions received.

3. St James Reserve was last returfed in 2022.
4. St James Reserve is scheduled to be returfed as part of this year's spring turf improvement program.
5. Some play equipment has been removed as it had reached the end of its serviceable life. Council staff are assessing suitable replacement items that can be delivered within this year's budget. Quotes are currently being obtained for repairs to the softfall matting under the swings, and Council will advise which additional equipment can be replaced once this process is complete. An outcome is expected within the next four weeks.

Sharon Cassidy
Director, Assets and Operations

10. Urgent Business

CM/10.1/25.09 CONFIDENTIAL REPORT - Bondi Pavilion 2026 - Summer Programming and Financial Assistance (A25/0248)

The Chair ruled that this item was urgent.

Cr Spicer declared a less than significant non-pecuniary interest in this item and informed the meeting that he has a relative who works for Sydney Festival.

MOTION / DECISION

Mover: Cr Nemesh
Seconder: Cr Frazer

That Council deals with this item as urgent business.

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
 Second: Cr Stephenson

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. Approves Option 1, as set out in the report and in accordance with section 356 of the *Local Government Act 1993*, as the level of financial assistance to Flickerfest Pty Ltd to support the cost of Flickerfest 2026 at Bondi Pavilion, subject to professional audited financial statements being received by Council.
3. Approves Option 2 for the partnership with Sydney Festival during January 2026.
4. In accordance with section 356(2) of the *Local Government Act 1993*, publicly exhibits for 28 days the proposal to grant up to and not exceeding \$181,044 in financial assistance to Flickerfest Pty Ltd to support the cost of Flickerfest 2026.
5. Officers prepare a report to Council following the exhibition period.

11. Closed Session**CM/11/25.09 Closed Session****MOTION / DECISION**

Mover: Cr Nemesh
 Second: Cr Stephenson

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/11.2/25.09 CONFIDENTIAL REPORT - Organisational Development Program and Structure Review

This matter is considered to be confidential in accordance with section 10A(2)(a) 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 personnel matters concerning particular individuals (other than councillors).

CM/10.1/25.09 CONFIDENTIAL REPORT - Bondi Pavilion 2026 - Summer Programming and Financial Assistance

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 10.32 pm, Council moved into closed session.

CM/11.1/25.09 CONFIDENTIAL REPORT - Procurement Exemption - Commercial Business Service Reviews (SF25/4830)

Council dealt with this item in open session.

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spicer

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)(d)(i) of the *Local Government Act 1993*. The report contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. Approves a procurement exemption to engage AEC Group Pty Ltd to undertake a pricing review of nominated commercial business services, as set out in the report.
3. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.

CM/11.2/25.09 CONFIDENTIAL REPORT - Organisational Development Program and Structure Review (A25/1932)

MOTION / DECISION

Mover: Cr Nemesh
Seconder: Cr Spicer

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)(a) of the *Local Government Act 1993*. The report contains personnel matters concerning particular individuals (other than councillors).
2. Notes the organisational development program, structure review and planned initiatives set out in the report, in accordance with section 333 of the *Local Government Act 1993*.
3. Notes that no change to the high-level organisation structure is proposed, in accordance with section 332 of the *Local Government Act 1993*.

Cr Wy Kanak requested that his vote against the item be recorded in the minutes.

12. Resuming in Open Session

CM/12/25.09 Resuming in Open Session

MOTION / DECISION

Mover: Cr Nemesh
Seconder: Cr Westwood

That Council resumes in open session.

At 11.13 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.

13. Meeting Closure

THE MEETING CLOSED AT 11.16 PM.

.....
SIGNED AND CONFIRMED
MAYOR
21 OCTOBER 2025