



**MINUTES OF THE WAVERLEY COUNCIL MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 18 NOVEMBER 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 7.00 pm, those present were as listed above.

Crs Frazer, Nemesh, Spicer, Stephenson, Townsend, Westwood and Wy Kanak attended the meeting by audio-visual link.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

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

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

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

1. Apologies/Leaves of Absence

There were no apologies.

2. Declarations of Pecuniary and Non-Pecuniary Interests

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

3. Obituaries

Graham Richardson

Kevin Brookes

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 W Mouroukas – CM/8.3/25.11 – Strata Parking Enforcement Framework.

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/5.1/25.11 Confirmation of Minutes – Council Meeting – 21 October 2025.

CM/7.1/25.11 Arts, Culture and Creativity Advisory Committee Meeting – 22 September 2025 – Minutes.

- CM/7.3/25.11 Capital Works Review Committee Meeting – 28 August 2025 – Minutes.
- CM/7.4/25.11 Strategic Property Review Committee Meeting – 28 August 2025 – Minutes.
- CM/7.5/25.11 Surf Life Saving Committee Meeting – 13 May 2025 – Minutes.
- CM/7.6/25.11 Annual Report 2024-25.
- CM/7.8/25.11 Investment Portfolio Report - October 2025.
- CM/11.2/25.11 CONFIDENTIAL REPORT – Tea Gardens Hotel, 4A Bronte Road, Bondi Junction – Airspace Lease.
- CM/11.3/25.11 CONFIDENTIAL REPORT – Tender Exemption – Truck Washing Services.

5. Confirmation and Adoption of Minutes

CM/5.1/25.11 Confirmation of Minutes - Council Meeting - 21 October 2025 (A25/0081)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spicer

That Council confirms the minutes of the Council meeting held on 21 October 2025 as a true record of the proceedings of that meeting.

6. Mayoral Minutes

There were no mayoral minutes.

7. Reports

CM/7.1/25.11 Arts, Culture and Creativity Advisory Committee Meeting - 22 September 2025 - Minutes (A25/0279)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconder: Cr Spicer

That Council notes the minutes of the Arts, Culture and Creativity Advisory Committee meeting held on 22 September 2025 attached to the report.

CM/7.2/25.11 Audit, Risk and Improvement Committee Meetings - 12 June 2025 and 28 August 2025 - Minutes (A25/0077)

MOTION / DECISION

Mover: Cr Spicer
Seconded: Cr Stephenson

That Council notes the minutes of the Audit, Risk and Improvement Committee meetings held on 12 June 2025 and 28 August 2025 attached to the report.

CM/7.3/25.11 Capital Works Review Committee Meeting - 28 August 2025 - Minutes (SF25/2137)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Spicer

That Council notes the minutes of the Capital Works Review Committee meeting held on 28 August 2025 attached to the report.

CM/7.4/25.11 Strategic Property Review Committee Meeting - 28 August 2025 - Minutes (SF25/2128)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Spicer

That Council notes the minutes of the Strategic Property Review Committee meeting held on 28 August 2025 attached to the report.

CM/7.5/25.11 Surf Life Saving Committee Meeting - 13 May 2025 - Minutes (SF25/5727)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Spicer

That Council notes the minutes of the Surf Life Saving Committee meeting held on 13 May 2025 attached to the report.

CM/7.6/25.11 Annual Report 2024-25 (A25/1917)

MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh
Seconded: Cr Spicer

That Council notes the Annual Report 2024-25 attached to the report.

CM/7.7/25.11 Q1 Budget Review - 2025-26 (SF25/5979)**MOTION / DECISION**

Mover: Cr Stephenson

Seconder: Cr Spicer

That Council:

1. Notes that the Executive Manager, Finance, as the responsible accounting officer, advises that the projected financial position of Council is satisfactory.
2. Adopts the variations to the 2025–26 Operating and Capital budgets in accordance with the attachments to the report.

CM/7.8/25.11 Investment Portfolio Report - October 2025 (SF25/3747)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Notes the Investment Summary Report for October 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/7.9/25.11 Schedule of Meeting Dates for Council and Council Committees 2026 (A25/2027)**MOTION**

Mover: Cr Nemesh

Seconder: Cr Westwood

That Council adopts the schedule of meeting dates for Council and Council Committees for 2026 attached to the report, subject to the February Committee meetings being held on Tuesday 10 February 2026.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF A NEW CLAUSE 2.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council adopts the schedule of meeting dates for Council and Council Committees for 2026 attached to the report, subject to the following amendments:

1. The February Committee meetings being held on Tuesday 10 February 2026.
2. The February Council meeting being held on Tuesday 24 February 2026.

CM/7.10/25.11 Code of Conduct Complaint Statistics - Annual Report (SF25/6165)**MOTION / DECISION**

Mover: Cr Stephenson

Seconder: Cr Westwood

That Council notes the statistics on Code of Conduct complaints about Councillors and the General Manager for the period 1 September 2024–31 August 2025 attached to the report.

CM/7.11/25.11 Williams Park and Hugh Bamford Reserve - Licence to Sydney Water (A13/0485)**MOTION / DECISION**

Mover: Cr Stephenson

Seconder: Cr Frazer

That Council:

1. Grants a licence to Sydney Water for part of Williams Park and Hugh Bamford Reserve for two years on the terms and conditions set out in the report, to allow Sydney Water to continue upgrade works to its facilities.
2. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.

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

CM/7.12/25.11 Tender Evaluation - On-Demand Home Recycling Services (A21/0322)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson

Seconder: Cr Westwood

That Council:

1. Treats the tender evaluation attached 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 tender evaluation contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person(s) who supplied it.
2. Under section 178(1)(a) of the *Local Government (General) Regulation 2021*, accepts the preferred tenderer Recycle Smart for the supply of on-demand home recycling services for the sum of \$223,376.10 (excluding GST).
3. Authorises the General Manager or delegate to enter into contract on behalf of Council with the preferred tenderer for three years with two one-year options.
4. Notifies unsuccessful tenderers of the decision in accordance with section 179 of the *Local Government (General) Regulation 2021*.

8. Notices of Motion

CM/8.1/25.11 Halloween - Reducing Synthetic Spider Web Decorations (A24/0553)

MOTION

Mover: Cr Fabiano
Seconder: Cr Wy Kanak

That Council:

1. Notes community concern about the use of synthetic spider web and fake snow decorations (commonly made from polyester fibres) during Halloween, which can pose risks to local wildlife and contribute to microplastic pollution.
2. Requests the General Manager to develop and implement an annual public education campaign during October to discourage the use of such decorations, and to promote environmentally friendly alternatives.
3. Officers, as part of the campaign, consider:
 - (a) Communications through Council's website, social media, and local publications (such as The Beast).
 - (b) Engagement with local schools through information packs or talks by Council's Environmental Education Officers.
 - (c) Partnerships with community groups to raise awareness and model sustainable celebration practices.

FORESHADOWED MOTION

Mover: Cr Stephenson
Seconder: Cr Westwood

That Council:

1. Notes that Halloween has become a much-loved, family-friendly community event on the annual Waverley community calendar.
2. Notes that Waverley residents are environmentally responsible and there is no evidence to suggest that litter from Halloween decorations is an issue within the Waverley community.
3. Notes that there have been no recorded complaints received about Halloween decorations through Council's Customer Service.
4. Continues to promote and curate our hugely successful Halloween at the Boo! Factory community family event attended by over 800 residents in October.

THE MOTION WAS PUT AND DECLARED LOST.

Division

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

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

THE FORESHADOWED MOTION THEN BECAME THE MOTION.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 4 SUCH THAT IT NOW

READS AS FOLLOWS:

‘Continues to promote and curate our hugely successful Halloween at the Boot Factory community family event attended by over 800 residents in October.’

AMENDMENT

Mover: Cr Fabiano
Seconder: Cr Wy Kanak

That the following clause 5 be added to the motion:

‘Discourages the use of synthetic spider web decorations at the Boot Factory and throughout the Waverley local government area due to the harm that may be caused to local fauna.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

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

DECISION

That Council:

1. Notes that Halloween has become a much-loved, family-friendly community event on the annual Waverley community calendar.
2. Notes that Waverley residents are environmentally responsible and there is no evidence to suggest that litter from Halloween decorations is an issue within the Waverley community.
3. Notes that there have been no recorded complaints received about Halloween decorations through Council’s Customer Service.
4. Continues to promote and curate our hugely successful Halloween at the Boot Factory community family event attended by over 800 residents in October.

CM/8.2/25.11 Celebrate Postcode 2026 in 2026 (A25/0436)**MOTION**

Mover: Cr Stephenson
Seconder: Cr Nemesh

That Council:

1. Notes the unique occurrence of the year 2026 and postcode 2026 coinciding next year.
2. Officers plan a community celebration in 2026 to celebrate residents, community and the places of 2026.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF NEW CLAUSES 3 AND 4 SUCH THAT THE MOTION NOW READS AS FOLLOWS:

That Council:

1. Notes the unique occurrence of the year 2026 and postcode 2026 coinciding next year.

2. Officers plan a community celebration in 2026 to celebrate residents, community and the places of 2026.
3. Officers approach Australia Post for financial assistance for the proposed celebration.
4. Officers prepare a report to the February 2026 Council meeting setting out a proposed community celebration program (which includes the whole Waverley local government area) and budget identifying sources for all expenditure for the celebration.

AMENDMENT

Mover: Cr Wy Kanak

Seconder: Cr Fabiano

That the following clause be added to the motion:

‘That the 2026 in 2026 celebration be inclusive of community discussions that will help our local government area achieve net zero emissions in 2030 or 2050.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

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

DECISION

That Council:

1. Notes the unique occurrence of the year 2026 and postcode 2026 coinciding next year.
2. Officers plan a community celebration in 2026 to celebrate residents, community and the places of 2026.
3. Officers approach Australia Post for financial assistance for the proposed celebration.
4. Officers prepare a report to the February 2026 Council meeting setting out a proposed community celebration program (which includes the whole Waverley local government area) and budget identifying sources for all expenditure for the celebration.

Division

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

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

CM/8.3/25.11 Strata Parking Enforcement Framework (A16/0667)**MOTION**

Mover: Cr Spicer

Seconder: Cr Nemesh

That Council:

1. Notes the previous report on Strata Parking Area Agreements (PD/5.6/23.12) considered on 5 December 2023, which outlined the legislative framework and identified challenges limiting participation in strata parking enforcement agreements under section 650A of the *Local*

Government Act 1993.

2. Recognises that while the earlier trial saw limited uptake due to high cost and resource impact, unauthorised parking in strata properties remains a common concern raised by residents.
3. Investigates an on-demand strata parking enforcement scheme that:
 - (a) Allows strata properties to opt in voluntarily through an initial joining fee, annual participation fee and per call-out fee.
 - (b) Is structured to be at least cost neutral to Council, with all costs recovered through participation and call out fees, and from any infringements issued under the scheme.
 - (c) Limits enforcement under the scheme to on-request call-outs made by the strata manager or another designated representative of the strata property.
4. Officers prepare a report to Council by March 2026 that includes the necessary steps for the commencement of the on-demand strata parking enforcement scheme at that time.

AMENDMENT

Mover: Cr Wy Kanak

Seconder: Cr Fabiano

That the following clause 5 be added to the motion:

‘That the report clarifies Council Parking Officers’ ability to issue infringements to vehicles on private property and also the issue of shared discretion between Council Parking Officers and strata management to begin the investigation of a possible infringement.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Notes the previous report on Strata Parking Area Agreements (PD/5.6/23.12) considered on 5 December 2023, which outlined the legislative framework and identified challenges limiting participation in strata parking enforcement agreements under section 650A of the *Local Government Act 1993*.
2. Recognises that while the earlier trial saw limited uptake due to high cost and resource impact, unauthorised parking in strata properties remains a common concern raised by residents.
3. Investigates an on-demand strata parking enforcement scheme that:
 - (a) Allows strata properties to opt in voluntarily through an initial joining fee, annual participation fee and per call-out fee.
 - (b) Is structured to be at least cost neutral to Council, with all costs recovered through participation and call out fees, and from any infringements issued under the scheme.
 - (c) Limits enforcement under the scheme to on-request call-outs made by the strata manager or another designated representative of the strata property.

4. Officers prepare a report to Council by March 2026 that includes the necessary steps for the commencement of the on-demand strata parking enforcement scheme at that time.

W Mouroukas addressed the meeting.

CM/8.4/25.11 No Sale of Council-Owned Properties (A25/2137)

MOTION

Mover: Cr Masselos

Seconder: Cr Lewis

That Council:

1. Notes that:
 - (a) Council owns a wide range of properties across the local government area, which provide long-term benefit for residents.
 - (b) These properties range from community venues, low-cost accommodation for community organisations and properties leased for a commercial return.
 - (c) Council last financial year had a negative operating performance ratio with a further depletion of reserves, and a recent external financial sustainability service review has painted a challenging financial future for Council.
 - (d) Council needs to put in place a plan for a strong financial future, including a solid base of assets.
 - (e) Selling Council properties may weaken Council's long-term financial sustainability.
2. Resolves not to initiate the sale of Council-owned property during this term of Council.

FORESHADOWED MOTION

Mover: Cr Spicer

Seconder: Cr Nemesh

That Council:

1. Notes the establishment of the Strategic Property Review Committee in November 2024 to provide strategic advice and oversight of Council's property assets.
2. Notes the appointment of Crs Frazer, Merten, Nemesh, Stephenson and Spooner to the Committee as voting members.
3. Notes that the Strategic Property Review Committee has met seven times since its inaugural meeting in 2024.
4. Notes that Council's strategic property portfolio has increased during this term of Council, with the recent acquisition of a residential apartment complex to provide much-needed affordable housing for Waverley residents.
5. Notes that any decisions around the divestment or acquisition of property must go through the Strategic Property Review Committee for consideration and then on to Council for ratification

prior to implementation of any new property-related decisions.

THE MOTION WAS PUT AND DECLARED LOST.

THE FORESHADOWED MOTION THEN BECAME THE MOTION.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 5.

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

DECISION

That Council:

1. Notes the establishment of the Strategic Property Review Committee in November 2024 to provide strategic advice and oversight of Council's property assets.
2. Notes the appointment of Crs Frazer, Merten, Nemesh, Stephenson and Spooner to the Committee as voting members.
3. Notes that the Strategic Property Review Committee has met seven times since its inaugural meeting in 2024.
4. Notes that Council's strategic property portfolio has increased during this term of Council, with the recent acquisition of a residential apartment complex to provide much-needed affordable housing for Waverley residents.
5. Notes that any decisions around the divestment or acquisition of property go through the Strategic Property Review Committee for consideration and then on to Council for ratification prior to implementation of any new property-related decisions.

9. Questions with Notice

There were no questions with notice.

10. Urgent Business

There was no urgent business.

11. Closed Session

CM/11/25.11 **Closed Session**

MOTION / DECISION

Mover: Cr Nemesh
Seconder: Cr Spicer

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/11.1/25.11 **CONFIDENTIAL REPORT - Commercial Waste - Fees and Charges 2026**

This matter is considered to be confidential in accordance with section 10A(2)(d)(ii) 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 competitor of Council.

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 9.18 pm, Council moved into closed session.

**CM/11.1/25.11 CONFIDENTIAL REPORT - Commercial Waste - Fees and Charges 2026
(A02/0162)**

MOTION / DECISION

Mover: Cr Spicer
Seconder: Cr Westwood

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)(ii) of the *Local Government Act 1993*. The report contains information that would, if disclosed, confer a commercial advantage on a competitor of Council.
2. Adopts the fees and charges for commercial waste services as set out in Table 2 of the report for the period 1 January 2026 to 31 December 2026.

CM/11.2/25.11 CONFIDENTIAL REPORT - Tea Gardens Hotel, 4A Bronte Road, Bondi Junction - Airspace Lease (A24/0967)

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)(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. Grants a lease to JM Ryans Hotels Pty Ltd for the balcony airspace (Lot 1 DP 1212830) at the Tea Gardens Hotel, 4A Bronte Road, Bondi Junction, for five years on the terms and conditions set out in the report, subject to the approval of the Secretary of the Department of Planning and Environment.
3. Authorises the General Manager or delegate to complete negotiations and execute all necessary documentation to finalise the matter.

CM/11.3/25.11 CONFIDENTIAL REPORT - Tender Exemption - Truck Washing Services (A17/0399)

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. In accordance with section 55(3)(i) of the *Local Government Act 1993*, approves an exemption to tender to engage United Resource Management (URM) for 12 months to continue to provide truck washing services for the Waverley and Woollahra Council heavy fleet, due to the delayed construction of a wash bay at the Alexandria Integrated Facility (AIF) and the distance of other suppliers.

12. Resuming in Open Session

CM/12/25.11 Resuming in Open Session

MOTION / DECISION

Mover: Cr Nemesh

Seconder: Cr Westwood

That Council resumes in open session.

At 9.21 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 9.24 PM.

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SIGNED AND CONFIRMED
MAYOR
9 DECEMBER 2025