



**MINUTES OF THE WAVERLEY COUNCIL MEETING  
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON  
TUESDAY, 19 MAY 2026**

**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, Planning, Sustainability and Compliance
Tara Czinner	Director, Corporate Services
Shane Smith	Acting Director, Assets and Operations
Ben Thompson	Director, Community, Culture and Customer Experience

*A public forum chaired by the General Manager and the Mayor was held at 6.30 pm before the meeting.*

*At the commencement of proceedings at 7.34 pm, those present were as listed above.*

*Following the prayer and acknowledgement of Indigenous heritage, a motion moved by Cr Nemesh and seconded by Cr Westwood to allow Cr Frazer to attend the meeting by audio-visual link due to unforeseen caring responsibilities, noting that a statutory declaration has been provided, was put and declared carried.*

*A motion moved by Cr Nemesh and seconded by Cr Fabiano to allow Cr Wy Kanak to attend the meeting by audio-visual link due to medical reasons, noting that a medical certificate has been provided, was then put and declared carried.*

*At 8.32 pm, during the consideration of item CM/6.10/26.05, the meeting adjourned for a short break. At 8.33 pm, the meeting resumed.*

*At 9.30 pm, during the consideration of item CM/6.10/26.05, the meeting adjourned for a short break. At 9.37 pm, the meeting resumed.*

*At 9.45 pm, during the consideration of item CM/6.10/26.05, the meeting adjourned for a short break. At 9.49 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 Interest**

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

### **3. Obituaries**

There were no obituaries.

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

**ITEMS BY EXCEPTION****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

The Council adopts the following items as set out in the agenda:

- CM/4.1/26.05 Confirmation of Minutes – Council Meeting – 21 April 2026.
- CM/6.1/26.05 First Nations Advisory Committee Meeting – 11 March 2026 – Minutes.
- CM/6.2/26.05 Multicultural Advisory Committee Meeting – 18 March 2026 – Minutes.
- CM/6.3/26.05 Resident Parking Scheme Review Committee Meeting – 17 March 2026 – Minutes.
- CM/6.4/26.05 Q3 Budget Review – 2025-26.
- CM/6.5/26.05 Investment Portfolio Report – April 2026.
- CM/6.6/26.05 Code of Meeting Practice – Briefing Papers.
- CM/6.7/26.05 High Impact Events 2026-2027.
- CM/6.8/26.05 Small Grants Program 2025-26 – Round 2.
- CM/6.9/26.05 Waverley Citizen of the Year.
- CM/6.13/26.05 Petition – Transport for NSW Bondi Road Bus Lane.
- CM/7.5/26.05 Celebrating 2026 in 2026 in the Context of Historical Events.
- CM/7.6/26.05 Solar and Battery Upgrades for Council Buildings.

**4. Confirmation of Minutes****CM/4.1/26.05 Confirmation of Minutes - Council Meeting - 21 April 2026 (A26/0030)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council confirms the minutes of the Council meeting held on 21 April 2026 as a true record of the proceedings of that meeting.

## 5. Mayoral Minutes

### CM/5.1/26.05 Australian Local Government Association - National General Assembly 2026 - Strategic Motions (A13/0314)

#### MOTION / UNANIMOUS DECISION

Mover: Cr Nemesh

That Council notes that its motions to the Australian Local Government Association's National General Assembly in June 2026 on active transport and combatting antisemitism have each been combined with similar motions from other councils into Strategic Motions.

#### Background

At its meeting in February 2026, Council resolved to submit two motions to the Australian Local Government Association (ALGA) 2026 National General Assembly to be held in June 2026.

Council was advised by the ALGA President on 6 May 2026 that Council's motions have each been combined with similar motions from other councils into Strategic Motions. The President has welcomed Council to attach its name to each Strategic Motion.

As outlined in the Assembly discussion paper, multiple motions on a similar issue may be combined into a single overarching Strategic Motion, and councils are invited to attach their name to that Strategic Motion. This enables meaningful debate in the time allowed.

Council's motion on Active Transport within Australia's Integrated Transport Infrastructure Framework (CM/8.2/26.02) was as follows:

*This National General Assembly calls on the Australian Government to:*

- 1. Recognise active transport as essential components of Australia's transport infrastructure system and to strengthen Commonwealth investment supporting local governments to deliver safe and accessible networks.*
- 2. Establish a nationally coordinated funding framework for active transport aligned with existing transport infrastructure programs.*
- 3. Provide long-term, predictable funding streams enabling councils to plan and deliver integrated networks across communities.*
- 4. Embed active transport within national transport planning, infrastructure investment and productivity frameworks.*
- 5. Work with local government and state associations to develop a nationally consistent approach that aligns active transport initiatives.*

This has been combined into the following Strategic Motion:

*This National General Assembly calls on the Australian Government to establish an ongoing, nationally coordinated active transport and green infrastructure funding program that enables local councils to plan and deliver safe, accessible and connected walking, wheeling and cycling network, including paths, trails, green infrastructure and supporting amenities, across urban, regional and rural communities, improving safety, accessibility, environmental outcomes, public health and low-emissions transport.*

Council's motion on a National Framework to Combat Antisemitism and Promote Social Cohesion (CM/5.1/26.02) was as follows:

*This National General Assembly calls on the Australian Government to:*

1. *Acknowledge the importance of all levels of government working collaboratively and constructively to combat antisemitism and all forms of racism, hatred and bigotry as well as promote social cohesion in Australia.*
2. *Initiate and fund a national framework and civic education program and facilitate the role of local government in fostering social cohesion in local communities.*

This has been combined into the following Strategic Motion:

*This National General Assembly calls on the Australian Government to lead the development and funding of a national co-ordinated framework including education and partnerships to combat antisemitism and all forms of racism, hatred and bigotry and to strengthen social cohesion. This should be done in partnership with Local Government recognising Local Governments' role in fostering safe, inclusive and connected communities.*

**CM/5.2/26.05                    Housing Delivery Authority Criteria - Updates and Implications for Bondi Junction (A11/0500)**

**MOTION**

Mover:     Cr Nemesch

That Council:

1. Notes that on 29 April 2026, the NSW Department of Planning, Housing and Infrastructure (DPHI) released the Summary of Housing Delivery Authority 12 Month Review, which sets out a series of updated criteria and operational changes to the Housing Delivery Authority (HDA) expression of interest (EOI) pathway, to take effect immediately and to apply to all EOIs yet to be considered.
2. Notes the key changes to the HDA State Significant Development (SSD) Criteria include but are not limited to:
  - (a) Excluding EOIs in the commercial cores of the Parramatta, North Sydney and Sydney CBDs.
  - (b) Requiring affordable housing offerings to demonstrate alignment with the NSW Affordable Housing Ministerial Guidelines and any applicable State or council policy.
  - (c) Requiring that, where a concurrent rezoning is sought, the affordable housing offering exceed the requirements already in place in council or State policy, with the rate proportional to the level of uplift sought.
  - (d) Requiring that, where the uplift sought through a concurrent rezoning is significant, the affordable housing offering be provided in perpetuity.
  - (e) Requiring EOIs to specify the percentage rate, form, ownership and tenure of any affordable housing contribution.

- (f) Allowing EOIs for SSD only (with no concurrent rezoning) in areas where the Department has completed a State-led rezoning since the beginning of the National Housing Accord period or where a local Master Plan has been finalised, which replaces the Transport Oriented Development (TOD) planning controls in State Environmental Planning Policy (Housing) 2021.
  - (g) Refusing resubmission of previously unsuccessful EOIs where there is no material difference to proposed outcomes.
3. Notes that seven EOIs have been declared as SSD through the HDA pathway in the Waverley local government area to date, representing approximately 1,769 dwellings.
  4. Notes that the change identified at clause 2(f) above is of particular significance to Waverley, as it provides a clear mechanism for a finalised local Master Plan to be given weight in consideration of new HDA applications within the Bondi Junction Master Plan area.
  5. Notes that in other Sydney local government areas where a Council-endorsed Master Plan has been in place, the HDA has been less likely to declare projects within those precincts, demonstrating the effectiveness of a finalised local Master Plan in returning strategic planning decisions to the local level.
  6. Notes the considerable work already undertaken by Council officers and the consultant team in progressing the draft Bondi Junction Master Plan, and the strategic, economic, environmental and community case for finalising the Master Plan as a matter of priority.
  7. Writes to the Minister for Planning and Public Spaces and the Secretary of the DPHI:
    - (a) Acknowledging the release of the Summary of Housing Delivery Authority 12 Month Review and welcoming the recognition given to local master plans.
    - (b) Advising of Council's firm commitment to finalising the Bondi Junction Master Plan as the appropriate strategic framework for housing and employment growth in the centre.
    - (c) Indicating Council's intention to engage constructively with the DPHI on a State-assessed pathway for Bondi Junction following exhibition of the Master Plan.

## Background

Since the HDA was established in December 2024, it has considered over 620 EOIs and recommended approximately half for declaration as SSD by the Minister. Around 80% of declared projects have used the concurrent rezoning option, with most seeking uplift on existing planning controls. Within the Waverley local government area, seven EOIs have been declared as SSD through the HDA pathway, representing approximately 1,769 dwellings. The updated HDA SSD Criteria expressly recognise local master plans that replace the Transport Oriented Development (TOD) planning controls under State Environmental Planning Policy (Housing) 2021. Specifically, in centres where a council has finalised such a master plan, EOIs may only be submitted for SSD (no concurrent rezoning).

The experience to date demonstrates the value of having a Master Plan in place. In other Sydney centres where councils have had a recently adopted Master Plan, the HDA has not declared projects within those precincts. The presence of a council-endorsed master plan, supported by current strategic analysis, is an opportunity to shift the planning conversation back to the local level—where built form, height, public benefit, community infrastructure and affordable housing can be weighed strategically rather than on an applicant-by-applicant basis.

Bondi Junction is a strategic centre with high public transport accessibility, established commercial activity and the urban structure to accommodate well-designed density. The Bondi Junction Master Plan is the right vehicle to proactively contain growth in the most appropriate location in Waverley, at appropriate heights, with appropriate transitions to surrounding heritage and lower-scale residential areas. A finalised Master Plan would allow Council to set the terms of growth—height, floor space, public domain outcomes, affordable housing, community infrastructure—and would close the concurrent rezoning door under the HDA for the centre.

Failing to finalise the Master Plan in a timely manner leaves Bondi Junction, and other parts of the local government area, exposed to continued site-by-site EOs under the HDA pathway, with the prospect of significant uplift being granted without the benefit of a Council-led plan.

**AMENDMENT (LAPSED)**

Mover: Cr Wy Kanak

That clause 6 be deleted.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

**DECISION**

That Council:

1. Notes that on 29 April 2026, the NSW Department of Planning, Housing and Infrastructure (DPHI) released the Summary of Housing Delivery Authority 12 Month Review, which sets out a series of updated criteria and operational changes to the Housing Delivery Authority (HDA) expression of interest (EOI) pathway, to take effect immediately and to apply to all EOIs yet to be considered.
2. Notes the key changes to the HDA State Significant Development (SSD) Criteria include but are not limited to:
  - (a) Excluding EOIs in the commercial cores of the Parramatta, North Sydney and Sydney CBDs.
  - (b) Requiring affordable housing offerings to demonstrate alignment with the NSW Affordable Housing Ministerial Guidelines and any applicable State or council policy.
  - (c) Requiring that, where a concurrent rezoning is sought, the affordable housing offering exceed the requirements already in place in council or State policy, with the rate proportional to the level of uplift sought.
  - (d) Requiring that, where the uplift sought through a concurrent rezoning is significant, the affordable housing offering be provided in perpetuity.
  - (e) Requiring EOIs to specify the percentage rate, form, ownership and tenure of any affordable housing contribution.
  - (f) Allowing EOIs for SSD only (with no concurrent rezoning) in areas where the Department has completed a State-led rezoning since the beginning of the National Housing Accord period or where a local Master Plan has been finalised, which replaces the Transport Oriented Development (TOD) planning controls in State Environmental Planning Policy (Housing) 2021.

- (g) Refusing resubmission of previously unsuccessful EOIs where there is no material difference to proposed outcomes.
3. Notes that seven EOIs have been declared as SSD through the HDA pathway in the Waverley local government area to date, representing approximately 1,769 dwellings.
  4. Notes that the change identified at clause 2(f) above is of particular significance to Waverley, as it provides a clear mechanism for a finalised local Master Plan to be given weight in consideration of new HDA applications within the Bondi Junction Master Plan area.
  5. Notes that in other Sydney local government areas where a Council-endorsed Master Plan has been in place, the HDA has been less likely to declare projects within those precincts, demonstrating the effectiveness of a finalised local Master Plan in returning strategic planning decisions to the local level.
  6. Notes the considerable work already undertaken by Council officers and the consultant team in progressing the draft Bondi Junction Master Plan, and the strategic, economic, environmental and community case for finalising the Master Plan as a matter of priority.
  7. Writes to the Minister for Planning and Public Spaces and the Secretary of the DPHI:
    - (a) Acknowledging the release of the Summary of Housing Delivery Authority 12 Month Review and welcoming the recognition given to local master plans.
    - (b) Advising of Council's firm commitment to finalising the Bondi Junction Master Plan as the appropriate strategic framework for housing and employment growth in the centre.
    - (c) Indicating Council's intention to engage constructively with the DPHI on a State-assessed pathway for Bondi Junction following exhibition of the Master Plan.

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

**CM/5.3/26.05            Our Big Kitchen – Sydney Mayors Cook-Off (A20/0173)**

**MOTION**

Mover:    Cr Nemesh

That Council:

1. Partners with Our Big Kitchen to host a Sydney Mayors Cook-Off event in August 2026.
2. Invites mayors from the Sydney metropolitan area to participate in the event.
3. Writes to the President of Local Government NSW, Mayor Darcy Bryne, informing him of this resolution.

**Background**

Our Big Kitchen (OBK) is a registered charity operating out of the Bondi community that nourishes, educates, empowers and supports people in need. OBK prepares and distribute more than 250,000 meals each year and supports over 30 charities and thousands of individuals. This is done through facilitating meaningful volunteering experiences.

OBK undertakes food rescue, working closely with organisations like SecondBite and Foodbank to minimise waste and turn fresh produce into home-cooked meals.

Waverley Councillors and senior staff had the recent privilege of participating in an OBK volunteering session at Our Big Kitchen. Five teams comprising Executive Managers, Directors, the General Manager, the Mayor, Deputy Mayor and Councillors, participated in a 'MasterChef'-style cook-off. Through the session, Council produced 250 meals that were distributed to local charities the next day.

Many opportunities exist for Council to provide a greater level of support to a fantastic charity operating right on our doorstep. Inviting Sydney mayors to participate in a volunteering session is one such opportunity to spread the word about OBK and have some fun.

THE MOVER OF THE MOTION ACCEPTED AN AMENDMENT TO CLAUSE 3.

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

### **UNANIMOUS DECISION**

That Council:

1. Partners with Our Big Kitchen to host a Sydney Mayors Cook-Off event in August 2026.
2. Invites Mayors from the Sydney metropolitan area to participate in the event.
3. Writes to the President of Local Government NSW, Mayor Darcy Bryne, and Rabbi Dr Dovid Slavin from Our Big Kitchen, informing them of this resolution.

## **6. Reports**

### **CM/6.1/26.05 First Nations Advisory Committee Meeting - 11 March 2026 - Minutes (A25/0222)**

#### **MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council notes the minutes of the First Nations Advisory Committee meeting held on 11 March 2026 attached to the report.

### **CM/6.2/26.05 Multicultural Advisory Committee Meeting - 18 March 2026 - Minutes (A25/0221)**

#### **MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council notes the minutes of the Multicultural Advisory Committee meeting held on 18 March 2026 attached to the report.

**CM/6.3/26.05 Resident Parking Scheme Review Committee Meeting - 17 March 2026 - Minutes (SF26/1817)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council notes the minutes of the Resident Parking Scheme Review Committee meeting held on 17 March 2026 attached to the report.

**CM/6.4/26.05 Q3 Budget Review - 2025-26 (SF25/5979)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

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/6.5/26.05 Investment Portfolio Report - April 2026 (SF25/3747)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council:

1. Notes the Investment Summary Report for April 2026 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/6.6/26.05 Code of Meeting Practice - Briefing Papers (SF25/332)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council notes that briefing papers will be considered at Council and Council Committee meetings, commencing in June 2026.

**CM/6.7/26.05 High Impact Events 2026-2027 (A26/0673)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconded: Cr Stephenson

That Council:

1. Approves the following program of High Impact 2 events scheduled for the period 1 July 2026 to 30 June 2027 as set out in the report:
  - (a) Bondi Festival (including extended tenure of Ferris wheel).
  - (b) City2Surf.
  - (c) Festival of the Winds.
  - (d) Sculpture by the Sea.
  - (e) Glenayr Ave Street Party.
  - (f) 2026 in 2026 Dance Event.
  - (g) Outdoor Cinema (Dolphin Court).
  - (h) Carols by the Sea.
  - (i) Bondi Beach New Year's Eve Party.
  - (j) Dudley Page New Year's Eve.
  - (k) Golden Hour and Mighty Hoopla.
  - (l) Ocean Lovers Festival.
  - (m) North Bondi RSL ANZAC Day Dawn Service Ceremony.
2. Authorises the General Manager or delegate to complete negotiations, including determining the final fees, dates and timing, and to execute licence agreements with event organisers.

**CM/6.8/26.05 Small Grants Program 2025-26 - Round 2 (A26/0260)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconded: Cr Stephenson

That Council, under the Small Grants Program 2025–26 (Round 2), grants \$65,786 to the individuals and organisations as recommended in Table 1 of the report, subject to any conditions specified in Attachment 1 of the report.

**CM/6.9/26.05            Waverley Citizen of the Year (A26/0275)****MOTION / UNANIMOUS DECISION**

Mover:     Cr Nimesh  
Seconded: Cr Stephenson

That Council implements the Citizen of the Year awards, to be presented on Australia Day annually, as set out in the report.

**CM/6.10/26.05            Bondi Junction Vision and Master Plan - Exhibition (A25/0985)****MOTION**

Mover:     Cr Nimesh  
Seconded: Cr Westwood

That Council:

1. Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for 28 days.
2. Officers prepare a report to Council no later than July following the exhibition period.
3. Holds a Councillor briefing at the Strategic Planning and Development Committee meeting on 2 June 2026

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO THE MOTION SUCH THAT IT NOW READS AS FOLLOWS:

That Council:

1. Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for five weeks.
2. Officers hold a joint Precinct briefing and information session on the Bondi Junction Vision and Master Plan within 14 days.
3. Officers hold a minimum of two public information sessions on the Bondi Junction Vision and Master Plan within the public exhibition period.
4. Publicly exhibits the draft Bondi Junction Vision and Master Plan in the Waverley Library foyer.
5. Holds a Councillor briefing at the Strategic Planning and Development Committee meeting on 2 June 2026.
6. Officers prepare a report to Council no later than July following the exhibition period.

**AMENDMENT 1**

Mover:     Cr Lewis  
Seconded: Cr Masselos

That clause 1 be amended to read as follows:

‘Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for five weeks, subject to the following amendment:

- (a) Page 39 of the attachments under separate cover, section 1, “Calmed and greener city streets”, second sentence – Add the words “and lower speeds” after “tree planting” to read as follows:

“...upgrade with elements such as raised thresholds, tree planting and lower speeds to support safer and more comfortable walking.”

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

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

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

**AMENDMENT 2 (WITHDRAWN)**

Mover: Cr Lewis

Seconder: Cr Masselos

That clause 1 be amended to read as follows:

‘Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for five weeks, subject to the following amendment:

- (a) Page 39 of the attachments under separate cover, section 4, “Revitalised arcades and lanes along Oxford Street Mall” – Delete “Site through links and laneways will be strengthened to support pedestrianisation and walkability” and add:

“Existing arcades and laneways will be strengthened as fine-grain retail and pedestrian spaces that support activity and walkability.”

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 1 TO READ AS FOLLOWS:

‘Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for five weeks, subject to the following amendment:

- (a) Page 39 of the attachments under separate cover, section 4, “Revitalised arcades and lanes along Oxford Street Mall” – Amend to read as follows:

“Site through links and laneways will be strengthened to support pedestrianisation, fine-grained retail and walkability.”

**AMENDMENT 3**

Mover: Cr Lewis

Seconder: Cr Spooner

That the following clause 1(b) be added to the motion:

‘Page 42 of the attachments under separate cover, “Connectivity Action Plan”, item C.2 – Add the words “and reduced traffic speeds” after “tree planting” to read as follows:

“Upgrade key intersections with raised thresholds, tree planting and reduced traffic speeds along Oxford Street, Spring Street and Ebley Street.”

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

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

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

**AMENDMENT 4 (WITHDRAWN)**

Mover: Cr Lewis  
 Seconder: Cr Masselos

That the following clause 1(b) be added to the motion:

‘Page 50 of the attachments under separate cover, “New open spaces and plazas” – Add a new item 16 to read as follows:

“Rooftop open space above Eastgate car park (for investigation).”

THE MOVER OF THE MOTION THEN ACCEPTED THE ADDITION OF NEW CLAUSES 1(b)–(f) TO READ AS FOLLOWS:

- (b) ‘Page 50 of the attachments under separate cover, “New open spaces and plazas” – Add a new item 16 to read as follows:

“General investigation of rooftop open spaces.”

- (c) ‘Page 52 of the attachments under separate cover, “Greening and Open Space Action Plan” – Add a new item O.10 to read as follows:

“General investigation of rooftop open spaces.”

- (d) ‘Page 58 of the attachments under separate cover, updated Growth Strategy Map circulated separately to Councillors, “Existing Tower Heights” breakout box – Amend to read as follows:

- A. Meriton towers – 90 m (25 storeys) and 74 m (21 storeys).  
 B. Eastgate – 85m (22 storeys).  
 C. Westfield towers – 99 m (25 storeys).’

- (e) ‘Page 61 of the attachments under separate cover, Key Principle 3 – Add “moderate” after “while supporting” to read as follows:

“Retain and continue the fine grain character of historical main streets, particularly in the West Oxford Street and Bronte Road village centres while supporting moderate renewal opportunities.”

- (f) ‘Page 69 of the attachments under separate cover, “Bondi Road East Gateway”, section 4 – Amend to read as follows:

“Opportunity to utilise Council-owned assets to integrate a new mixed-use development, which may include recreational facilities and enhancement to Fingleton Reserve.”

**AMENDMENT 5 (WITHDRAWN)**

Mover: Cr Lewis  
 Seconder: Cr Masselos

That the following clause 1(g) be added to the motion:

‘Page 72 of the attachments under separate cover, “Growth Action Plan” – Add an additional item to read as follows:

“Implement a design excellence strategy to ensure high-quality architectural and urban design

outcomes are achieved.”

THE MOVER OF THE MOTION THEN ACCEPTED THE ADDITION OF A NEW CLAUSE 1(g) TO READ AS FOLLOWS:

‘Page 72 of the attachments under separate cover, “Growth Action Plan” – Add an additional item to read as follows:

“Maintains Waverley’s existing design excellence process.”

**AMENDMENT 6**

Mover: Cr Lewis  
Seconded: Cr Masselos

That the following clause 1(h) be added to the motion:

‘Page 72 of the attachments under separate cover, “Growth Action Plan” – Add an additional item to read as follows:

“Require eligible developments to meet minimum building sustainability target, including all electric and lower emissions, as a condition of approval.”

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

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

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

**AMENDMENT 7**

Mover: Cr Lewis  
Seconded: Cr Masselos

That the following clause 1(h) be added to the motion:

‘Page 77 of the attachments under separate cover, “A transformed Oxford Street Mall” – Delete point 11, which reads as follows:

“Increased setbacks at ground level to facilitate a wider Oxford Street Mall.”

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division**

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

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

A PROCEDURAL MOTION THAT THE MOTION BE NOW PUT, MOVED BY CR STEPHENSON, WAS THEN PUT AND DECLARED CARRIED ON THE CASTING VOTE OF THE CHAIR.

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

A PROCEDURAL MOTION TO RECOMMIT THE MOTION FOR FURTHER DEBATE, MOVED BY CR NEMESH AND SECONDED BY CR STEPHENSON, WAS THEN PUT AND DECLARED CARRIED.

**AMENDMENT (LAPSED)**

Mover: Cr Wy Kanak

That clause 1 be amended to read as follows:

‘Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for 61 days...’

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

## DECISION

That Council:

1. Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for five weeks, subject to the following amendments:
  - (b) Page 39 of the attachments under separate cover, section 4, ‘Revitalised arcades and lanes along Oxford Street Mall’ – Amend to read as follows:

‘Site through links and laneways will be strengthened to support pedestrianisation, fine-grained retail and walkability.’
  - (b) Page 50 of the attachments under separate cover, ‘New open spaces and plazas’ – Add a new item 16 to read as follows:

‘General investigation of rooftop open spaces.’
  - (c) Page 52 of the attachments under separate cover, ‘Greening and Open Space Action Plan’ – Add a new item O.10 to read as follows:

‘General investigation of rooftop open spaces.’
  - (d) Page 58 of the attachments under separate cover, updated Growth Strategy Map circulated separately to Councillors, ‘Existing Tower Heights’ breakout box – Amend to read as follows:
    - A. Meriton towers – 90 m (25 storeys) and 74 m (21 storeys).
    - B. Eastgate – 85 m (22 storeys).
    - C. Westfield towers – 99 m (25 storeys).
  - (e) Page 61 of the attachments under separate cover, Key Principle 3 – Add ‘moderate’ after ‘while supporting’ to read as follows:

‘Retain and continue the fine grain character of historical main streets, particularly in the West Oxford Street and Bronte Road village centres while supporting moderate renewal opportunities.’
  - (f) Page 69 of the attachments under separate cover, ‘Bondi Road East Gateway’, section 4 – Amend to read as follows:

‘Opportunity to utilise Council-owned assets to integrate a new mixed-use development, which may include recreational facilities and enhancement to Fingleton Reserve.’
  - (g) Page 72 of the attachments under separate cover, ‘Growth Action Plan’ – Add an additional item to read as follows:

‘Maintains Waverley’s existing design excellence process.’

2. Officers hold a joint Precinct briefing and information session on the Bondi Junction Vision and Master Plan within 14 days.
3. Officers hold a minimum of two public information sessions on the Bondi Junction Vision and Master Plan within the public exhibition period.
4. Publicly exhibits the draft Bondi Junction Vision and Master Plan in the Waverley Library foyer.
5. Holds a Councillor briefing at the Strategic Planning and Development Committee meeting on 2 June 2026.
6. Officers prepare a report to Council no later than July following the exhibition period.

#### **Division**

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

**Against the Motion:** Crs Fabiano, Masselos and Wy Kanak.

*D Behrens (on behalf of Sydney YIMBY), A Thomsen, G Ruddock (on behalf of Bronte Community Association), S Doble, Emmanuel Constantinou (on behalf of Bondi and Districts Chamber of Commerce), N Solomon, M Arkell, K Marshall, M Main (on behalf of Charing Cross Precinct), V Milson, C Munro, S Hammond, K Chow, R Arthur, G Paxinos and D Fleeting addressed the public forum.*

#### **CM/6.11/26.05      Bondi Road Public Domain Improvement and Placemaking Study (A25/0484)**

#### **MOTION / DECISION**

Mover: Cr Spicer  
 Seconder: Cr Nemesh

That Council

1. Approves the scope, methodology, estimated cost and timeline for the Bondi Road Public Domain Improvement and Placemaking Study, subject to the following amendments:
  - (a) The study be led by an appropriately qualified external urban design and placemaking consultant, procured consistent with Council's Procurement Policy.
  - (b) Procurement commences immediately, with the preferred consultant appointed no later than the end of July 2026
  - (c) Council officers support the appointed consultant by providing internal expertise across town planning, transport, community engagement and policy integration.
  - (d) Council officers provide input to the process through a robust project control group across town planning, transport, community engagement and policy integration.
  - (e) The cost of the external consultant be accommodated within the existing \$200,000 Bondi Road allocation in the 2026–27 Capital Works Program, with any shortfall reported to Council for consideration.
2. Notes that the community will be consulted to inform the study.

3. Notes the status of actions identified in the Bondi Road Scoping Study.
4. Officers provide staged reports to Council at key milestones, including:
  - (a) A draft vision and options report.
  - (b) A preferred concept with high-level costings, including consideration of delivery constraints and required external approvals.
  - (c) A draft study with prioritised projects and an indicative staging, delivery and funding pathway for consultation.
5. Officers prepare a final report to Council following completion of the study.

**CM/6.12/26.05 Virgil Lane, Bronte - Laneway Function (A03/0863)**

**MOTION / DECISION**

Mover: Cr Spooner  
Seconder: Cr Westwood

That Council:

1. Converts Virgil Lane, Bronte, to a 10 km/h shared zone.
2. Notes that the applicant of DA-409/2025 at 118 Macpherson Street, Bronte, has submitted the required Waste Management Plan and Plan of Management to Council, and these have been approved.
3. Monitors lane functionality and community concerns once the implementation of the Waste Management Plan and Plan of Management has commenced.
4. Notes that Council officers are working with residents and the business operator to ensure that emerging issues with the new operation are managed.

**CM/6.13/26.05 Petition - Transport for NSW Bondi Road Bus Lane (A26/0668)**

**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council forwards the petition requesting an immediate pause to the implementation of a proposed bus lane in Bondi Road to Transport for NSW for consideration as part of their consultation process.

**CM/6.14/26.05 Roscoe Street Mall Market (A11/0785)****MOTION**

Mover: Cr Nemesh  
Seconded: Cr Stephenson

That Council:

1. Notes that the licence for the Roscoe Street Mall Market at Bondi Beach has expired.
2. Undertakes a tender process to seek an operator of the market for up to five years, in accordance with the scope set out in the report.
3. Notes that a report will be prepared to Council to grant a licence to the preferred tenderer.

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

**CM/6.15/26.05 Bondi Pavilion Ground Floor Tenancy - Lease - Exhibition Outcome (A26/0352)****MOTION / DECISION**

Mover: Cr Nemesh  
Seconded: Cr Stephenson

That Council:

1. Treats the attachment to this 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. Notes the feedback received to the proposal to grant a lease of up to 10 years for the Welcome Centre and Venue Office spaces at Bondi Pavilion for the provision of beach-related refreshments, as set out in the report.
3. Notes that as objections have been received to the proposal, Council is required to seek the Minister for Local Government's consent to grant a lease.
4. Approves granting a lease should the Minister provide consent.
5. Notes that on receipt of the Minister's consent, a tender process will be undertaken with a report to be prepared to Council to grant a lease to the preferred tenderer.

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

## 7. Notices of Motion

### CM/7.1/26.05      **Audit, Risk and Improvement Committee - Councillor Workshop (SF26/2526)**

#### MOTION

Mover: Cr Fabiano  
Seconder: Cr Masselos

That Council:

1. Recognises the importance of Councillors having a clear understanding of Council's risk profile, control environment and performance frameworks to support informed decision-making.
2. Requests that a Councillor workshop be convened with members of the Audit, Risk and Improvement Committee (ARIC) and Council officers to:
  - (a) Discuss Council's current risk maturity and review key strategic and operational risks, including financial sustainability.
  - (b) Outline the effectiveness of internal controls and the status of audit recommendations.
  - (c) Explain how Council's governance, risk and performance frameworks support the implementation of the strategic plan and integrated planning and reporting framework.
  - (d) Allow Councillors to ask questions and seek clarification to support their governance and oversight responsibilities.
4. Amends clause 10.1 of the ARIC Terms of Reference to allow ARIC agendas to be provided to all Councillors and deletes the following provision:

'Councillor observers will only be issued an agenda at the meeting, and they must return it to the secretariat at the conclusion of the meeting.'

THE MOTION WAS PUT AND DECLARED LOST.

### CM/7.2/26.05      **Council Meeting Agenda Timing (SF25/6714)**

#### MOTION

Mover: Cr Fabiano  
Seconder: Cr Masselos

That Council:

1. Notes:
  - (a) The increasing size and complexity of Council agendas.
  - (b) The abolition of informal briefing mechanisms and the transition to more formalised processes for Councillor questions and information exchange.
  - (c) The importance of ensuring that Councillors and the community have sufficient time to review agendas, and for Councillors to seek clarification to fulfil their obligations under the *Local Government Act 1993*.

2. Investigates:
  - (a) Reviewing the timing of when Council/Council Committee agendas are issued to Councillors, including issuing agendas 10 working days before meetings.
  - (b) Changes to the question-and-answer process for Council agendas to allow Councillors and the community more time to review the answers.
3. Officers prepare a report to Council on the outcome of the investigation.

THE MOTION WAS PUT AND DECLARED LOST.

*Cr Wy Kanak requested that his vote in favour of the motion be recorded in the minutes.*

**CM/7.3/26.05                      Code of Meeting Practice - Attendance by Councillors at Meetings by Audio-Visual Link (SF26/1841)**

**MOTION**

Mover:        Cr Spooner

Seconder: Cr Merten

That Council follows the Code of Meeting Practice regarding Councillors joining meetings online if they are sick or have carer responsibilities and does not require any additional administrative procedures.

**FORESHADOWED MOTION (LAPSED)**

Mover:        Nemesh

That Council notes the New Code of Meeting Practice – Guidance for Councillors – January 2026 sent to all Councillors on 15 January 2026 that outlines the Council’s process for attending meetings by audio-visual link.

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

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

**DECISION**

That Council follows the Code of Meeting Practice regarding Councillors joining meetings online if they are sick or have carer responsibilities and does not require any additional administrative procedures, such as a statutory declaration and/or medical certificate.

**CM/7.4/26.05            Waverley Park - Preservation of Open Unencumbered Green Space  
(SF25/2027)****MOTION**

Mover:     Cr Spooner  
Seconded: Cr Fabiano

That Council:

1. Officers prepare a report to Council that documents:
  - (a) The areas of green open space at Waverley Park that are currently not built upon or encumbered in any way with structures, including BBQs, tables and chairs, children's equipment and sporting equipment.
  - (b) Those areas currently free of any construction that are proposed for construction, including BBQs, tables and chairs, children's equipment and sporting equipment.
  - (c) How this compares with the distribution of free and encumbered green spaces 10 years ago and 20 years ago.
2. Commits to no further loss of free open space at Waverley Park.

**AMENDMENT 1**

Mover:     Cr Spicer  
Seconded: Cr Nemesh

That the motion be amended to read as follows:

That Council:

1. Notes the Waverley Park Plan of Management adopted by Council in November 2023, which guides the direction and strategic approach applied to managing Waverley Park.
2. Notes the current drainage improvement works that are currently underway giving greater accessibility to green open space within Waverley Park.
3. Officers prepare a report to Council that documents:
  - (a) The areas of green open space at Waverley Park that are currently not built upon or encumbered in any way with structures, including BBQs, tables and chairs, children's equipment and sporting equipment and how this compares to the Waverley Park Plan of Management.
  - (b) Those areas currently free of any construction that are proposed for construction, including BBQs, tables and chairs, children's equipment and sporting equipment.
  - (c) How this compares with the distribution of free and encumbered green spaces 10 years ago and 20 years ago.
4. Reaffirms its commitment to rezone the former Council Chambers from SP2 Infrastructure to RE1 Public Recreation to create the potential for more green open space.
5. Notes its position that when the former Council Chambers site is demolished, Council will make good the site with turf until such time as a future design for the site is approved by Council.

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

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

**AMENDMENT 2**

Mover: Cr Wy Kanak

Seconder: Cr Lewis

That clause 5 be deleted.

THE AMENDMENT WAS PUT AND DECLARED LOST.

*Cr Wy Kanak requested that his vote in favour of the amendment be recorded in the minutes.*

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

**DECISION**

That Council:

1. Notes the Waverley Park Plan of Management adopted by Council in November 2023, which guides the direction and strategic approach applied to managing Waverley Park.
2. Notes the current drainage improvement works that are currently underway giving greater accessibility to green open space within Waverley Park.
3. Officers prepare a report to Council that documents:
  - (c) The areas of green open space at Waverley Park that are currently not built upon or encumbered in any way with structures, including BBQs, tables and chairs, children's equipment and sporting equipment and how this compares to the Waverley Park Plan of Management.
  - (d) Those areas currently free of any construction that are proposed for construction, including BBQs, tables and chairs, children's equipment and sporting equipment.
  - (c) How this compares with the distribution of free and encumbered green spaces 10 years ago and 20 years ago.
4. Reaffirms its commitment to rezone the former Council Chambers from SP2 Infrastructure to RE1 Public Recreation to create the potential for more green open space.
5. Notes its position that when the former Council Chambers site is demolished, Council will make good the site with turf until such time as a future design for the site is approved by Council.

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

**CM/7.5/26.05 Celebrating 2026 in 2026 in the Context of Historical Events (A25/0436)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconded: Cr Stephenson

That in line with Council's celebration of our 2026 postcode:

1. A display of historical photographs with appropriate explanation be shown at Waverley Library this year, showing the 1967 adoption of postcodes in Australia and its significance for the jobs of postal workers. The introduction of postcodes enabled automated mail sorting, with significant consequences for those engaged as workers in mail sorting and led the way to major technological disputes and academic studies. Ideally, the display would locate the adoption of postcodes in July 1967 within the historical context of the May 1967 referendum, which approved removing discriminatory constitutional references against Aboriginal and Torres Strait Islander peoples.
2. An evening of photograph viewing and guest speakers focused on '2026 and the Impact of Postcodes' be arranged, with invitations extended to the postal workers union, the Communication Workers Union (CWU) division of the Communications, Electrical and Plumbing Union (CEPU).

**CM/7.6/26.05 Solar and Battery Upgrades for Council Buildings (A26/0662)****MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh  
Seconded: Cr Stephenson

That Council:

1. Adopts a 'solar and battery by default' approach for all Council-owned buildings, whereby:
  - (a) New buildings are designed to be all-electric, solar-powered and battery-enabled.
  - (b) Major upgrades incorporate solar photovoltaic and battery storage where feasible.
  - (c) All projects are at minimum 'solar and battery ready.'
2. Develops a Renewable Energy and Storage Implementation Program integrated with the Capital Works Program that:
  - (a) Identifies and prioritises suitable Council facilities.
  - (b) Assesses solar generation, load profiles and battery suitability.
  - (c) Prioritises high-use and after-hours community facilities.
3. Investigates funding options, including government grants and the establishment of a sustainability fund to reinvest energy savings into further projects.
4. Officers prepare a report to Council within six months outlining:
  - (a) Priority sites and staging.

- (b) Indicative costs, savings and emissions reductions.
- (c) Alignment with the Environmental Action Plan targets.

**CM/7.7/26.05            Neighbourhood Canvas Public Art Program (A26/0663)**

**MOTION / DECISION**

Mover:     Cr Merten  
Seconder: Cr Spooner

That Council officers prepare a report to Council within three months developing a program of promoting and matching artists with property owners in the Waverley local government area who want to host artwork on their external (publicly visible) property.

**CM/7.8/26.05            Flood Street, Bondi - Lighting and Safety (A03/0522)**

**MOTION / DECISION**

Mover:     Cr Spicer  
Seconder: Cr Stephenson

That Council:

1. Notes heightened community concern regarding lighting and safety in Flood Street, Bondi, specifically following recently reported safety incidents.
2. Officers prepare a report to Council on suggested improvements to street lighting and any other measures that may improve overall safety for pedestrians in Flood Street between Bondi Road and Old South Head Road.

*Cr Wy Kanak requested that his vote in favour of the motion be recorded in the minutes.*

**8.     Questions with Notice**

There were no questions with notice.

**9.     Urgent Business**

There was no urgent business.

**10. Closed Session****CM/10/26.05 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/10.1/26.05 CONFIDENTIAL REPORT - Tender Evaluation - Bondi Park Safety by Design in Public Spaces - Head Contractor

This matter is considered to be confidential in accordance with section 10A(2)(e) 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, prejudice the maintenance of law.

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 11.05 pm, Council moved into closed session.

**CM/10.1/26.05 CONFIDENTIAL REPORT - Tender Evaluation - Bondi Park Safety by Design in Public Spaces - Head Contractor (SF26/2260)****MOTION / DECISION**

Mover: Cr Nemesh

Seconder: 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)(e) of the *Local Government Act 1993*. The report contains information that would, if disclosed, prejudice the maintenance of law.
2. Under section 178(1)(a) of the *Local Government (General) Regulation 2021*, accepts the preferred tenderer Quality Management & Constructions Pty Ltd for the supply of head contractor services for the Bondi Promenade Safety by Design in Public Spaces Project for the sum of \$1,897,524.23 (excluding GST).
3. Authorises the General Manager or delegate to enter into contract on behalf of Council with the preferred tenderer.
4. Notifies unsuccessful tenderers of the decision in accordance with section 179 of the *Local Government (General) Regulation 2021*.

**11. Resuming in Open Session**

**CM/11/26.05 Resuming in Open Session**

**MOTION / DECISION**

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council resumes in open session.

*At 11.06 pm, Council resumed in open session.*

***Resolutions from closed session made public***

*In accordance with clause 14.17 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.*

**12. Meeting Closure**

**THE MEETING CLOSED AT 11.07 PM.**

.....  
**SIGNED AND CONFIRMED**  
**MAYOR**  
**16 JUNE 2026**