



## WAVERLEY COUNCIL

### MINUTES OF THE WAVERLEY EXTRAORDINARY COUNCIL MEETING HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON TUESDAY, 2 JUNE 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

*At the commencement of proceedings at 6.32 pm, those present were as listed above.*

*Following apologies/leaves of absence, 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 was put and declared carried unanimously.*

*At 7.32 pm, following addresses by members of the public, the meeting adjourned for short break. At 7.38 pm, the meeting resumed.*

*At 8.59 pm, following the vote on item CM/3.2/26.06E, the meeting adjourned for a short break. At 9.04 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. Notices of Motion

#### CM/3.1/26.06E Code of Meeting Practice (SF26/2846)

#### MOTION / UNANIMOUS DECISION

Mover: Cr Nimesh  
Seconder: Cr Stephenson

That Council:

1. Notes that the Legislative Council has disallowed the *Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025*.
2. Rescinds the Code of Meeting Practice adopted on 9 December 2025.
3. Readopts the Code of Meeting Practice adopted on 15 July 2025.
4. Fixes the order of business for its ordinary Council and Council Committee meetings as at 15 July 2025 from the June Council meeting onwards.
5. Notes that public forums will not be held before Council and Council Committee meetings from this meeting onwards, with members of the public being able to address Council at the meetings subsequent to the conclusion of this meeting.
6. Notes that Councillors will be able to attend Council and Council Committee meetings by audio-visual link for any reason and without seeking approval.
7. Reinstates Councillor briefings and does not consider briefing papers at Council and Council Committee meetings, noting that a Councillor briefing on the Bondi Junction Master Plan will be held after the Strategic Planning and Development Committee meeting on 2 June 2026.

8. Discontinues the question-and-answer process, as set out in report CM/6.7/26.03, noting that Councillors can still ask questions before and at the meeting and via the formal question with notice process.
9. Re-establishes the Strategic Property Review Committee.
10. Re-establishes the Capital Works Review Committee.
11. Notes that the Office of Local Government is currently drafting a new Model Code of Meeting Practice.

*C Bennell addressed the meeting.*

### **Addresses by Members of the Public**

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

Mover: Cr Nemesh  
Seconder: Cr Stephenson

That Council alters the order of business to allow addresses by members of the public (who have registered) on all items of the extraordinary Council meeting agenda.

1. C Bennell – CM/3.1/26.06E – Code of Meeting Practice.
2. Y Paxinos – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
3. S Wiesener – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
4. K Lunoe – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
5. A McLaughlin – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
6. J Hammond – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
7. J McColl – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
8. C Munro – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
9. N Solomon – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
10. L Kirk – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
11. J Crawford (on behalf of Bondi Junction Veterinary Hospital) – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
12. K Elvish – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition
13. R Massheder – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.
14. G Holloway – CM/3.2/26.06E – Bondi Junction Vision and Master Plan – Exhibition.

**CM/3.2/26.06E      Bondi Junction Vision and Master Plan - Exhibition (A25/0985)****MOTION**

Mover:      Cr Lewis  
Seconded: Cr Merten

That Council extends the public exhibition of the draft Bondi Junction Vision and Master Plan to 9 July 2026.

**AMENDMENT**

Mover:      Cr Masselos  
Seconded: Cr Fabiano

That the following clause 2 be added to the motion:

‘Supplies 3D modelling and shadow diagrams including the 30% bonus for all areas that are planned for uplift as detailed in the Heart of the East on page 57 of the Bondi Junction Vision and Master Plan as a matter of urgency as follows:

- (a) Mixed use – High rise:
  - (i) Bondi Junction Mall area identified as key precinct greater uplift including nine towers at between 30 storeys and 45 storeys.
  - (ii) Areas identified for uplift at 100 metres and add 30% bonus.
  - (iii) Areas identified for uplift at 85 metres and add 30% bonus.
  - (iv) Areas identified for uplift at 75 metres and add 30% bonus.
  - (v) Areas identified for uplift at 62 metres and add 30% bonus.
  - (vi) Areas identified for uplift at 54 metres and add 30% bonus.
  - (vii) Areas identified for uplift at 43 metres and add 30% bonus.
  - (viii) Areas identified for uplift at 36 metres and add 30% bonus.
- (b) Mixed use – Mid-rise shop top housing:
  - (i) Areas identified for uplift at 30 metres and add 30% bonus.
- (c) Residential uses – High-rise apartments:
  - (i) Areas identified for uplift at 62 metres and add 30% bonus.
  - (ii) Areas identified for uplift at 43 metres and add 30% bonus.
- (d) Residential uses – Mid-rise apartments:
  - (i) Areas identified for uplift at 30 metres and add 30% bonus.
  - (ii) Areas identified for uplift at 17 metres and add 30% bonus.
  - (iii) Areas identified for uplift in heritage conservation areas to be highlighted.’

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.

**FORESHADOWED MOTION**

Mover: Cr Stephenson

Seconder: Cr Westwood

That Council:

1. Notes that the Bondi Junction Vision was endorsed by Council for a 28-day public exhibition in October 2025.
2. Notes that the Bondi Junction Vision was unanimously endorsed by Council in December 2025.
3. Notes that Council increased the public exhibition for the Bondi Junction Vision and Master Plan to five weeks and that this was endorsed by nine out of 12 Councillors.
4. Notes that the total exhibited period for the Master Plan will be nine weeks, and does not increase the exhibition period further.

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 THE ADDITION OF A NEW CLAUSE 5.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

**DECISION:**

That Council:

1. Notes that the Bondi Junction Vision was endorsed by Council for a 28-day public exhibition in October 2025.
2. Notes that the Bondi Junction Vision was unanimously endorsed by Council in December 2025.
3. Notes that Council increased the public exhibition for the Bondi Junction Vision and Master Plan to five weeks and that this was endorsed by nine out of 12 Councillors.
4. Notes that the total exhibited period for the Master Plan will be nine weeks, and does not increase the exhibition period further.
5. Provides the following:
  - (a) A video explanation of the Bondi Junction Master Plan within 10 days of this meeting.
  - (b) Summary documentation, including FAQs, explaining the planning process (including

State Government processes, such as the Housing Delivery Authority and the Low and Mid-Rise Housing Policy) within 10 days of this meeting.

- (c) An additional community consultation session, hosted by the Mayor, to be held at a time, date and location to be advised.
- (d) Four colour printed copies of the Bondi Junction Master Plan to be made available at Waverley Library for members of the public, and that they be easy to locate and access.

#### Division

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

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

*Y Paxinos, S Wiesener, K Lunoe, A McLaughlin, J Hammond, J McColl, C Munro, N Solomon, L Kirk, J Crawford (on behalf of Bondi Junction Veterinary Hospital), K Elvish, R Massheder and G Holloway addressed the meeting.*

#### 4. Urgent Business

There was no urgent business.

#### 5. Closed Session

**CM/5/26.05E Closed Session**

**MOTION / DECISION**

Mover: Cr Nemesh  
 Seconder: Cr Wy Kanak

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/5.1/26.06E CONFIDENTIAL REPORT - Royal Commission on Antisemitism and Social Cohesion - Submission

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 section 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 9.06 pm, Council moved into closed session.

**CM/5.1/26.06E                      CONFIDENTIAL REPORT - Royal Commission on Antisemitism and Social Cohesion - Submission (SF26/1851)**

**MOTION**

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.    Approves the submission to the Royal Commission on Antisemitism and Social Cohesion attached to the report (Attachment 2), subject to the inclusion of matters raised during debate on this item.
3.    Authorises the General Manager, Mayor and Deputy Mayor to finalise the submission prior to the submission deadline.

**AMENDMENT (LAPSED)**

Mover:        Cr Wy Kanak

That clause 2 be amended to read as follows:

‘Approves the submission to the Royal Commission on Antisemitism and Social Cohesion attached to the report (Attachment 2), subject to:

- (a)    The inclusion of matters raised during debate on this item.
- (b)    The following amendment:
  - (i)    Page 10 of the confidential agenda, before section 4.2 and after the word “antisemitism” – Add the following sentence:

“Through diverse Jewish voices putting submissions to Waverley Council, we are aware of other proffered definitions of antisemitism such as the Jerusalem Declaration on Antisemitism.”

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

**DECISION**

That Council:

1.    Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(e) of the *Local Government Act 1993*. The report contains information that would, if disclosed, prejudice the maintenance of law.
2.    Approves the submission to the Royal Commission on Antisemitism and Social Cohesion attached to the report (Attachment 2), subject to the inclusion of matters raised during debate on this item.

- 3. Authorises the General Manager, Mayor and Deputy Mayor to finalise the submission prior to the submission deadline.

**Division**

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

**Against the Motion:** Cr Wy Kanak.

**6. Resuming in Open Session**

**MOTION / DECISION**

Mover: Cr Nemesh

Seconder: Cr Stephenson

That Council resumes in open session.

*At 9.57 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 resumes in open session the chair will announce the resolutions made by Council while the meeting was closed to members of the public and the media.*

**5. Meeting Closure**

**THE MEETING CLOSED AT 9.58 PM.**

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