

**WAVERLEY WARD  
BONDI HEIGHTS PRECINCT**

**Waverley Council Response Report to requests from February 2026 Bondi Heights Precinct meeting**

Meeting Date	Motion	Council Officer Response	Directorate	Status
February 2026	<b>MOTION [202509M1] ADOPTION OF PREVIOUS MEETING MINUTES – THAT, THE TABLED DOCUMENT BEING THE MINUTES OF THE BONDI HEIGHTS PRECINCT MEETING HELD ON 20<sup>th</sup> NOVEMBER 2025, IS ADOPTED AS BEING A TRUE RECORD OF THAT MEETING.</b>	Noted.	Precinct	Complete
	<p><b>MOTION</b></p> <p><b>1 That Council re-initiate Development Compliance Order (DCO 5941) immediately should DA-655/2025 fail to receive approval or be withdrawn by the applicant.</b></p> <p><b>2 Conduct a formal investigation to determine if the existing building heights and levels are illegal based on the originally approved plans.</b></p> <p><b>3 Formally establish and record the true GL for the site to ensure any future Das strictly adhere to Waverley Development Control Plan 2022 heights and scale.</b></p> <p><b>4 Provide a written report to the precinct regarding the status of these investigations and verify site levels.</b></p>	<p><b>Background</b></p> <p>In February 2026, Waverley Council assessed and the Waverley Local Planning Panel approved the proposal at 1 Ewell Street, Bondi (DA-655/2025) for the demolition of existing structures and torrens title subdivision to create two (2) lots.</p> <p>The WLPP determined this application on 25 February 2026. Council assessed the application under section 4.15(1) of the <i>Environmental Planning and Assessment Act 1979</i> and it was recommended for approval subject to conditions of consent.</p> <p><b>Ground level – Existing building height</b></p> <p>In the delegated report, Council identified the following issues raised by objectors “Reliance on erroneous baseline data, unlawful ground levels and non-compliance with S4.15 of the Environmental Planning and Assessment Act 1979”.</p> <p>On page 10 and 11 of the report, Council stated the following: <i>It is noted that a development control notice No-5941 was issued in relation to concerns regarding unauthorised works and associated excavation to existing ground levels on site. Following, completion of remedial works to restore the area to conditions prior to the unauthorised works, a compliance with order inspection was conducted by Council on 26 June 2025. Accordingly, Council issued a letter of satisfaction on 28 June 2025</i></p>	Planning, Sustainability and Compliance	Complete

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		<p><i>confirming that order reference NO-5941 for demolition and restoring works had been complied with.</i></p> <p><i>In response, the survey plan prepared by a registered surveyor reflected the updated levels of the backyard on 9 September 2025 in accordance with Councils requirements. The survey plan therefore represents a lawful depiction of the sites existing ground levels. The argument that the application relies on erroneous baseline data and unlawful ground level, has no bearing on the assessment of this application, noting that the relevant compliance issue has been resolved and is reflected in the most recent survey amendment.</i></p> <p>The panel heard concerns from the submitters in relation to historical and current ground levels on the site. Whilst these are not directly related to the subject application, for clarity, the Panel has imposed the following additional condition removing reference to ground levels from the approved subdivision plans:</p> <p><i>a) All ground levels are to be removed from the Subdivision Plan as approved in Condition 1 of this consent.</i></p> <p>For more information regarding Council’s assessment of the application, please visit the <a href="#">DA tracker</a>.</p>		
	<p><b>MOTION</b></p> <p><b>That the BHP request Waverley Council to address excessive e-bike speed on shared pedestrian paths in Waverley Park, assessing key blind spot locations and implement appropriate safety treatments such as speed bumps, warning signage and/or a convex safety mirrors and report back to BHP.</b></p>	<p>Council continues to work toward balancing the needs of a number of users on streets and footpaths. This includes improving how e-bike use is managed, while continuing to recognise how road-legal e-bikes can and do contribute to the overall mobility mix in the LGA, particularly at a time of higher fuel costs.</p> <p>We typically do not place speed humps or similar on shared paths, given that shared paths are intended to support a number of wheeled-modes and to remain universally accessible. The linemarking, which includes shared path signage, was refreshed earlier this year.</p>	<p>Planning, Sustainability and Compliance / Assets and Operations</p>	<p>Compete</p>

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		<p>A report on the e-bike share management and parking trial will be presented to Council this month. The report will outline ongoing roles and responsibilities, including current understanding of emerging State-level regulations. A number of functions will continue to lay with the State. It is understood that Councils will have the authority to implement No and Go-Slow zones. These tools are anticipated to help address some of the issues observed with the current e-bike share systems.</p> <p>For further information on Council roles and responsibilities, Council has developed a specific webpage and FAQs:  <a href="https://www.waverley.nsw.gov.au/environment/transport/shared_e-bikes">https://www.waverley.nsw.gov.au/environment/transport/shared_e-bikes</a></p>		
	<p><b>MOTION</b>  <b>BHP requests Waverley Council and NSW Police investigate ways to patrol the use of e-bikes.</b>  <b>The use of e-bikes is becoming increasingly common. Many e-bike riders are ignoring regulations and are causing danger to pedestrians, motorists and themselves.</b>  <b>BHP requests that all e-bikes be registered and be required to display a registration number/s that can be easily recognised to allow authorities to enforce regulations.</b></p>	<p>As noted above, Council continues to work toward balancing the needs of a number of users on streets and footpaths. This includes improving how e-bike use is managed, while continuing to recognise how road-legal e-bikes can and do contribute to the overall mobility mix in the LGA, particularly at a time of higher fuel costs.</p> <p>E-bike registration or similar would be a state and police matter. This is not Council jurisdiction. Council does not have a formal position on this matter; however, from a technical perspective, this is likely to be problematic and counter to the high-level goals of the recently adopted Waverley Bike Strategy. The Waverley Bike Strategy does contain actions to continue to work toward and encourage the safe and appropriate use of e-bikes. To this end, we continue to develop educational materials and community workshops.</p> <p>For further information on Council roles and responsibilities, Council has developed a specific webpage and FAQs:</p>	<p>Planning, Sustainability and Compliance / Assets and Operations</p>	<p>Complete</p>

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		<a href="https://www.waverley.nsw.gov.au/environment/transport/shared_e-bikes">https://www.waverley.nsw.gov.au/environment/transport/shared_e-bikes</a>		
	<p><b>MOTION</b>  <b>BHP requests Waverley Council and NSW Police investigate the lack of helmet use on rental e-bikes.</b>  <b>Residents have noticed that riders of rental e-bikes rarely wear helmets.</b>  <b>1 Has law enforcement decided it is too difficult to enforce this requirement?</b>  <b>2 Rental e-bikes have GPS tracking; can Police investigate the use of suppliers GPS to track offenders to enable them to issue fines?</b>  <b>3 Bike riders should have to pass a mandatory test before riding a bike (all bikes)</b>  <b>4 All e-bike riders to be licenced</b></p>	<p>As noted above, Council continues to work toward balancing the needs of a number of users on streets and footpaths. This includes improving how e-bike use is managed, while continuing to recognise how road-legal e-bikes can and do contribute to the overall mobility mix in the LGA, particularly at a time of higher fuel costs</p> <p>A report on the e-bike share management and parking trial will be presented to Council this month (April 2026). The report will outline ongoing roles and responsibilities, including current understanding of emerging State-level regulations. A number of functions will continue to lay with the State.</p> <p>It is understood that Councils will have the authority to implement No and Go-Slow zones. These tools are anticipated to help address some of the issues observed with the current e-bike share systems.</p> <p>For further information on Council roles and responsibilities, Council has developed a specific webpage and FAQs:  <a href="https://www.waverley.nsw.gov.au/environment/transport/shared_e-bikes">https://www.waverley.nsw.gov.au/environment/transport/shared_e-bikes</a></p>	<p>Planning, Sustainability and Compliance / Assets and Operations</p>	<p>Complete</p>
<b>Requests to Council</b>				
	<p><b>DA-480/2025 75-77 Old South Head Road and 2-4 Bondi Road</b>  <b>BHP requests update on below from Council,</b></p>	<p>Feedback has been sent to <a href="mailto:dasubmissions@waverley.nsw.gov.au">dasubmissions@waverley.nsw.gov.au</a></p> <p>DA-480/2025 is currently under assessment by Council's officers.</p> <p>As such, the applicant must be afforded due process and Council is unable to comment until the matter has been assessed.</p>	<p>Planning, Sustainability and Compliance</p>	<p>Complete</p>

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	<p><b>“BHP is concerned this proposed development will place pressure on Ben Eden Street; a narrow 2-way Street, and passing is only possible where garages are located. DA-480/2025 proposes 68 parking spaces accessed through Ben Eden Street at the Bondi Road end which will place additional traffic pressure on the Street.”</b></p>			

**Next meeting:** 16 April 2026