

BONDI WARD
BONDI BEACH PRECINCT

Waverley Council Response Report to requests from April 2025 Bondi Beach Precinct meeting

Meeting Date	Motion	Council Officer Response	Directorate	Status
April 2025	That Bondi Beach Precinct expresses strong opposition to the recent decision of Council to reinstate the massively disruptive New Years Events at Bondi Beach and expresses alarm at the failure of Council to properly consult with the community as required by Council's instruments.	<p>At the 29 April Council Meeting, Council resolved the following:</p> <p>DECISION That Council:</p> <ol style="list-style-type: none"> 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. Notes the evaluation of expressions of interest for a suitably qualified organisation to be granted a licence to deliver a New Year's Eve event at Bondi Beach, as set out in the report. 3. Grants a licence to Fuzzy Operations to deliver the New Year's Eve event at Bondi Beach on 31 December 2025. 4. Notes the following inclusions as part of the Fuzzy Operations submission: <ol style="list-style-type: none"> (a) Free, family friendly community event, adjacent to the 18+ ticketed event, from 6 pm to 9 pm. (b) 9 pm fireworks and midnight countdown with fireworks. (c) Local community presale access. (d) Local creatives engagement for paid event performance opportunities. (e) Partnerships with local businesses for dining/attendance packages. (f) Community charity fundraising opportunities. (g) First Nations engagement and accessibility and inclusion attendance provisions. (h) Well-known international festival partnership will carry multiple levels of audience engagement from locals to visitors to internationals. 5. Authorises the General Manager or delegate to complete negotiations and execute a licence agreement with Fuzzy Operations to deliver the 	Community, Culture and Customer Service	Complete

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		<p>New Year's Eve event at Bondi Beach in 2025 and 2026, with an option for one further year, subject to Fuzzy Operations complying with the terms and conditions of the licence.</p> <p>The Director of Community, Culture and Customer Experience noted that Council is working very closely with the event producer to minimise impact on the local community including a strict finish time of 12.30pm, and extensive transport to move attendees out of the area swiftly following the event. Council and the event producers will keep the local community informed of any impacts and measures in place to minimise any impact on the community.</p>		
	<p>That BBP asks Council to investigate the absence of Street trees that have been required to be planted as a condition of the development approvals (eg, the tree outside the Pipi development on Hall Street).</p>	<p>On 14 March 2017, the Land and Environment Court approved DA-462/2015 for the site at 10-14 Hall Street, Bondi Beach.</p> <p>The development consent provided for demolition of the existing site and the construction of a building that incorporated basement parking levels, three ground floor retail tenancies and residential apartments above.</p> <p>As part of the development consent, the applicant was required to satisfy the public domain works. The Conditions of Consent specified the number of trees on the public domain which included 'the provision of 3 tree pits and 3 street trees planted to Council specifications to the Hall Street frontage'.</p> <p>The applicant satisfied the requirements of the Conditions of Consent. Council confirms this matter is not a development issue, rather a compliance related matter. Trees are being vandalised in this location and this has occurred on a number of occasions.</p> <p>Council will monitor the area and replace the vandalised trees.</p>	<p>Planning, Sustainability and Compliance</p>	<p>Complete</p>

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	That BBP expresses serious alarm about the potential irreversible damage to the quality of life here in Bondi Basin that is threatened by the blanket increase in building height to six stories, and specifically urges Council to act quickly to restrict new development to the wider streets in this area (eg Curlewis Street and Blair Streets) instead of the narrower Hall Street.	<p>NSW Government Low and Mid-Rise Housing Reforms</p> <p>On 28 February 2025, the NSW Government implemented the final stage of the Low and Mid-Rise Housing Reforms (LMR Reforms). The changes will apply to ‘station and town centre’ precincts.</p> <p>The only town centre identified in the Waverley LGA is Bondi Junction. Part of Rose Bay in the Waverley LGA is included in the 800 m radius of Rose Bay town centre on New South Head Road, in the Woollahra LGA. Bondi Beach is not included as part of the LMR Reforms.</p> <p>Council has prepared a webpage explaining the reforms and a simplified brochure which is accessible via our website.</p> <p>Council’s webpage provides access to the NSW Government indicative mapping tool which provides an indication of lots that may be eligible to use the policy.</p> <p>NSW Government Affordable Housing Reforms</p> <p>In 2023, the NSW Government introduced amendments that allow more residential developments to use the in-fill affordable housing bonuses. The NSW Government introduced these reforms to encourage private developers to build more affordable housing and more housing in general. Projects that include at least 10–15% affordable housing will be eligible for height and floor space ratio bonuses of 20–30%.</p>	Planning, Sustainability and Compliance	Complete

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		<p>State Environmental Planning Policies (SEPPS) such as the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) overrides <i>Waverley Council's Local Environmental Plan 2012</i>. As such, Council cannot impose restrictions on new developments if such development complies with the in-fill affordable housing controls.</p> <p>For more information on the affordable housing bonuses, please visit the Department of Planning, Housing and Infrastructure website here.</p>		
	That the BBP ask Council to report in some detail on the parameters around the Affordable Housing SEPP and to indicate whether Council considers the extent to which that policy is meeting the objectives that it was intended to address.	<p>In 2023, the NSW Government introduced amendments that allow more residential developments to use the in-fill affordable housing bonuses. The NSW Government introduced these reforms to encourage private developers to build more affordable housing and more housing in general. Projects that include at least 10–15% affordable housing will be eligible for height and floor space ratio bonuses of 20–30%.</p> <p>These reforms introduced by the NSW Government endeavour to tackle the housing crisis by facilitating the increased supply of affordable housing for low-income households and essential workers.</p> <p>As you may be aware, there is a limited availability of affordable housing across NSW and the Waverley LGA. Since the implementation of the reforms, there have been several applications that have utilised the reforms. Chapter 2, Part 2 of the Housing SEPP states that “[t]he objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low-, low- and moderate-income households” (Clause 15A). Many developers in the Waverley area have been applying the bonus, in exchange for providing affordable housing to be leased by a community housing provider on their behalf for a period of 15 years, in accordance with the NSW Affordable Housing Ministerial Guidelines</p>	Planning, Sustainability and Compliance	Complete

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		<p>2023-24. The Guidelines require the affordable housing to be leased below market equivalent value. This housing stock is being leased to moderate income households in Waverley. For more information on these applications, please refer to Council's DA tracker.</p> <p>Alternatively, for more information on the affordable housing bonuses, please visit the Department of Planning, Housing and Infrastructure website here.</p>		
	That BBP asks Council to provide and update on its FOGO trial and urges it to roll this out across the LGA as soon as possible	<p>The FOGO collections began at the end of October 2024, being available to nearly 2000 households across 13 streets in the Waverley LGA.</p> <p>Council is monitoring bin presentation and material tonnage collected. Each week we collect on average 4 tonnes of FOGO, with bin presentation ranging from 35% to 65% of the FOGO bins available at each street. We started delivering information sessions on the ground and have been communicating directly with residents to troubleshoot issues and obtain feedback about the service.</p> <p>The mid trial FOGO Report is currently being prepared for Council. We will be able to share this with the precinct committees post the Council meeting. Estimated to be post July 2025.</p> <p>Please follow https://haveyoursay.waverley.nsw.gov.au/fogo to respond to our survey and stay up to date on the trial.</p>	Assets & Operations	In progress

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	<p>That BBP asks Council to provide an update on its plans for Bidigal reserve which has been closed off and neglected for too long and an indication of when Council might embark on renewal and rectification works for this area.</p>	<p>Our Infrastructure Services Team have advised the following:</p> <p>Biddigal Reserve</p> <p>Council officers have been consulting with residents regarding Biddigal Reserve for a few months now. Council have already managed a lot of the issues residents have raised including regular landscape maintenance and general repairs to improve the short-term condition of the park, including the recent swing and spinner play equipment replacement in the playground.</p> <p>However, some issues raised require specialist trades to be engaged which is in progress, including fencing repairs and retaining wall works</p> <p>Council investigated recent tree deaths, determined they occurred naturally, and replaced the trees. Unfortunately, some of the new plantings were recently vandalised, but Council will monitor the health of the trees and replace them if needed, adding more trees where possible without obstructing views.</p> <p>Additionally, Council have informed key residents that trees behind the old timber 1970's retaining walls will not be replaced as the retaining walls are due for replacement in the coming years requiring substantial earthworks and removal of vegetation behind the walls.</p> <p>In the meantime however, Council is looking at additional tree plantings in the upper park as part of our spring tree planting program, with consideration of not blocking "historical views" to residents along Ramsgate Avenue.</p>	<p>Assets and Operations</p>	<p>Complete</p>

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		<p>At residents request, we are also helping to facilitate a public gardening group at Biddigal in accordance with a Public Gardening Policy and Guidelines.</p> <p>Some other issues raised by residents are longer-term / larger scale park redevelopment projects already covered under the Bondi Park Plan of Management with \$4.1 million allocated in the Draft Long Term Financial Plan over 5 years with design and consultation to commence in 2026/27 followed by construction funding over next 4 years. A new amenities building is supported in the Bondi Park PoM, however this is an unfunded project in the Draft LTFP.</p> <p>The Draft LTFP is currently on public exhibition, along with the Community Strategic Plan, where you can see the funding allocation for Biddigal Reserve here: Waverley Council Integrated Planning and Reporting Draft Documents Have Your Say Waverley</p> <p>At this stage there are no architectural / landscape plans Council can share with the Precinct. Council will not start consultation on a new masterplan for a bigger redevelopment of Biddigal Reserve until funding is approved in the LTFP.</p> <p>Ideas and directions for Biddigal are discussed in the Bondi Park, Beach and Pavilion Plan of Management and the Play Space Strategy. These will be used as the foundation for master planning work in the future.</p> <p>Ray O’Keefe Council are looking at minor upgrades Ray O’Keefe, such as fencing repairs, combined with works at Biddigal Reserve.</p> <p>We ask for your patience as we seek funding to commence these works.</p>		

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		Bigger plans for this park will form part of ideas to be tested through the Coastal Reserves Plan of Management. We will be coming to the community seeking feedback in a few months' time once Council has approved us to commence consultation and we will let the Precinct know. More information on this project is available on Council's Have Your Say website here: Coastal Reserves Plan of Management Have Your Say Waverley		
Next meeting: 2 June 2025				