

**BONDI WARD**  
**BONDI BEACH PRECINCT**

**Waverley Council Response Report to requests from the March Bondi Beach Precinct meeting**

Meeting Date	Motion	Council Officer Response	Directorate	Status
20 March 2023	<p>MOTION 1: Bondi Beach Precinct requests Council to:</p> <ol style="list-style-type: none"> <li>1. Immediately move to replacing all petrol leaf blowers used by Council staff with electric ones.</li> <li>2. Investigate how to ban the commercial use of petrol leaf blowers in the Waverley LGA.</li> <li>3. Based on that investigation, take action to ban the commercial use of petrol leaf blowers in the Waverley LGA.</li> </ol> <p>This request is based on the following: Waverley Council prides itself on taking action to ensure it is environmentally responsible Petrol leaf blowers have an evidence based strong impact on global warming Petrol leaf blowers have an evidence based strong physiological and psychological impact on residents and the person using them</p> <p><a href="https://ww2.arb.ca.gov/sites/default/files/2018-11/Health%20and%20Environmental%20Impacts%20of%20Leaf%20Blowers.pdf">https://ww2.arb.ca.gov/sites/default/files/2018-11/Health%20and%20Environmental%20Impacts%20of%20Leaf%20Blowers.pdf</a></p> <p>Many cities in the USA have banned the use of petrol leaf blowers, including Washington DC Banning petrol leaf blowers in California will go into effect on 1 July 2024 In Montreal Canada, the Cote-des-Neiges—Notre-Dame-de-Grâce council unanimously approved a</p>	<p>Council is currently transitioning to electric handheld blowers for use within our parks and playgrounds as our petrol blowers come to the end of life. Our street cleaning team currently utilise larger backpack blowers as stronger airflow is required to blow debris from in and around parked cars. Council will be trialling the new STIHL BGA300 Backpack Blower when available.</p> <p>Bans of petrol leaf blowers are not possible under the Local Government Act.</p> <p>Use of petrol leaf blowers is permissible however the time of use is dealt with by the NSW EPA Noise Guidelines.</p> <p>Council has updated its website with the times being 8am-8pm Sunday and P/H, and 7am-8pm any other day.</p> <p>This was raised as a Council motion in July 2021.</p>	Assets and Operations	Complete

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	<p>bylaw to outright ban all two-stroke gas-powered leaf blowers in the borough. Leaf blowers blow leaves dust and debris from one place to another, usually onto the street clogging up the gutters, or onto the neighbours property.</p> <p>TO BE SENT TO ALL COUNCILLORS, THE GENERAL MANAGER AND THE DIRECTOR OF ASSETS AND OPERATIONS, SHARON CASSIDY</p>			
20 March 2023	<p>MOTION 2: Bondi Beach Precinct again requests Council and Councillors to consider the following facts:</p> <p>(a) that most of Bondi Beach’s buildings have been constructed on foundations of shallow sandstone blocks resting on sand hills, and</p> <p>(b) that most of the DA’s being approved by the WLPP include one, two or even more level of underground parking, and</p> <p>(c) that the current controls on excavation for these new developments have been insufficient to prevent these existing properties from visible structural damage.</p> <p>In view of the above, Bondi Beach Precinct requests</p>	<p>1.</p> <p>i) <i>It is most appropriate to determine the radius of properties that are required to have Dilapidation Reports completed on a case by case basis, subject to the scale of development proposed and specific terrain conditions</i></p> <p>ii) <i>In 2022, Clause 6.2 of the WLEP 2012 was updated to include requirements for earthworks to consider the structural integrity of adjoining properties. Section B13 of the Waverley DCP 2022 was adopted in December last year, updated to include excavation volume controls.</i></p> <p><i>Objectives</i></p> <p><i>(a) To set maximum acceptable volumes of excavation which achieve the following objectives.</i></p> <p><i>(b) To minimise the impact of excavation on the natural environment, neighbouring properties, and streetscape.</i></p> <p><i>(c) To ensure the physical environment is preserved and enhanced through minimal site disturbance and the geotechnical stability of landfill and excavations.</i></p>	<p>Planning, Sustainability &amp; Compliance</p> <p>Assets &amp; Operations</p>	Complete

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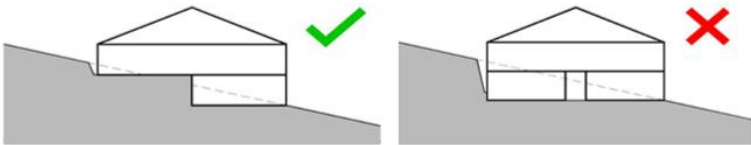
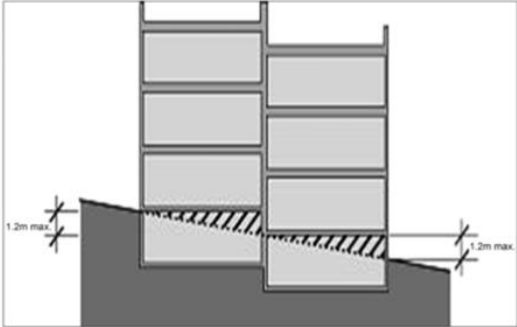
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	<p>1. Council and Councillors to take action to establish more powerful controls specific to this sandy basin that will ensure excavations for new developments do not cause damage to our valuable properties.</p> <p>Specifically, Bondi Beach Precinct requests</p> <p style="padding-left: 40px;">(I) that dilapidation reports be required to extend to all properties with boundaries that are at least 50 meters from the boundaries of those excavation sites, and</p> <p style="padding-left: 40px;">(II) that regulations for all excavations are enforced more stringently than is currently the case.</p> <p>2. That a geotechnical report for the whole of the Bondi Basin be prepared by Council, along the lines of the Waverley LGA Flood Study</p> <p>TO BE SENT TO ALL COUNCILLORS, THE GENERAL MANAGER AND THE DIRECTOR OF PLANNING</p>	<p><i>(d) To minimise cut and fill on sloping sites.</i></p> <p><i>(e) To encourage good quality internal environments including natural light and ventilation.</i></p> <p><i>(f) To prevent use of subterranean spaces as habitable rooms.</i></p> <p><i>(g) To prevent development exceeding the maximum car parking controls.</i></p> <p><i>(h) To ensure excavation does not adversely impact land stabilisation, ground water flows and vegetation.</i></p> <p><i>(i) To minimise structural risks to adjoining structures.</i></p> <p><i>Controls</i></p> <p><i>(a) The total volume of excavation permitted is to be no greater than the volume shown in Figures 26 and 27.</i></p> <p><i>(b) The maximum volume of excavation permitted for basement storage is 8 cubic metres per dwelling.</i></p> <p><i>(c) The maximum volume of excavation permitted for a plant room is the minimum required to meet Australian Standards, accommodate typical dimensions of equipment required and the associated circulation space to access the equipment for maintenance. DA plans should show the approximate location and size of equipment within the plant room.</i></p> <p><i>(d) Excavation should not add to the visual bulk and scale of the building.</i></p> <p><i>(e) Excavation should not result in the loss of naturally occurring sandstone. (f) Avoid cutting into the natural stone wall of a street.</i></p> <p><i>(g) Avoid and minimise excavation where possible.</i></p> <p><i>(h) Minimise the inclination of any resulting sloping landscaping.</i></p> <p><i>(i) Existing natural features including trees and sandstone walls should be retained and incorporated as landscape features on the site in order to maintain the natural character of the landscape.</i></p> <p><i>(j) Step retaining walls in response to the natural landform to avoid creating monolithic structures, particularly where visible from the neighbouring dwellings and the public domain.</i></p>		

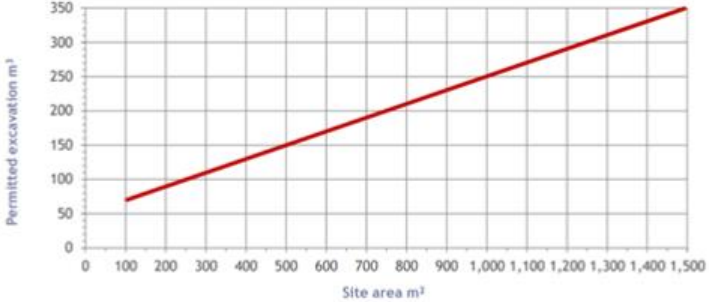
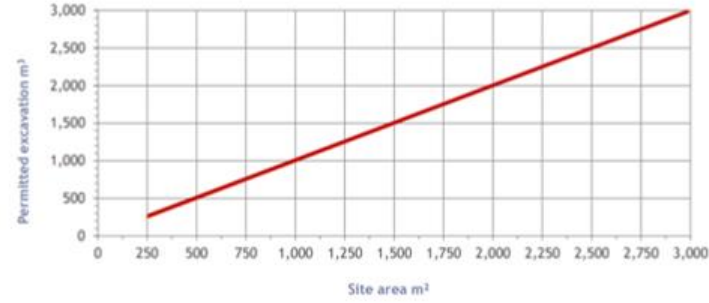
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		<p><i>(k) For sites with significant slopes a split-level building design is to be used to minimise excavation and backfilling.</i></p> <p><i>(l) Fill is not to be used to raise the ground level.</i></p> <p><i>(m) Excavation for garaging within sandstone walls facing the street must be minimised to preserve as much of the original wall as possible.</i></p> <p><i>(n) Development should accommodate stormwater detention tanks and storage systems within the excavated area.</i></p> <p><i>(o) Excavation is not permitted within 900mm of side boundaries and shall only occur within the building footprint, except where access to a basement car park is required.</i></p> <p><i>(p) Basement car parking is to be located fully below natural ground level. Where this cannot be achieved due to topographic constraints, a maximum protrusion above ground of 1.2m is permissible (refer to Figure 25).</i></p> <p><i>(q) Where excavation is proposed for development which is subject to Part C2 of this DCP, it is not to occur within a 1.5m setback from side boundaries and shall only occur within the building footprint except where access to a basement car park is required. Excavation will need to be setback greater where required to comply with Part C2, 2.3.2 Side and Rear Setbacks control (d).</i></p> <p><i>(r) All below-ground structures that are located below the groundwater table are to be fully tanked. These types of structures must not collect and dispose of subsoil/seepage to kerb and gutter.</i></p>		

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		 <p data-bbox="936 547 1563 568">Figure 24 Habitable rooms are to have ample openings to an external wall for air and light.</p>  <p data-bbox="1079 943 1415 963">Figure 25 Basement parking level on sloping sites</p>		

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		 <p data-bbox="947 671 1653 715"><b>Figure 26</b> Maximum volume of excavation for a dwelling house, attached dwelling, dual occupancy development or semi-detached dwelling</p>  <p data-bbox="947 1102 1653 1126"><b>Figure 27</b> Maximum volume of excavation for any building type not mentioned in figure 26</p> <p data-bbox="891 1193 1720 1262">2. <i>A geotechnical report for the Bondi Basin can be a costly exercise that could outdate quickly as land changes all the time.</i></p> <p data-bbox="842 1302 1711 1406"><i>This has also been sent to Councillors, the General Manager and Director of Assets &amp; Operations and the Director of Planning, Sustainability and Compliance.</i></p>		

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QUESTION	<p>How often do Council staff remove built up debris in the gutters? To mention just one instance, there is a bank up of soil in the gutters in Sir Thomas Mitchell Rd near Lucius St which has been there so long there is grass growing in the soil.</p> <p>TO BE SENT TO THE DIRECTOR OF ASSETS AND OPERATIONS, SHARON CASSIDY</p>	<p>The commercial areas of Bondi are cleaned daily. Residential streets are on a 6-week schedule.</p> <p>If you see any build up moving forward please report it via Snap Send Solve.</p>	Assets & Operations	Complete
ACTION	<p>There was general agreement that Bondi Beach and the surrounding streets are not properly maintained. There are problems with the footpaths, the nature strips and the railings (or lack of railings), to name a few. Bondi does not look as if it is cared for by Council, particularly when it is compared to the beaches in other municipalities and even compared to Bronte and Tamarama. A unanimous decision was made to invite the Director responsible for Planning, Sustainability &amp; Compliance, Fletcher Rayner, to our next meeting, The date for this meeting will be determined according to the Director's availability. The Director will be asked to give a presentation on the Masterplan for Bondi Beach and its immediate environs</p> <p>ACTION: LK to contact Council and invite the Director of Planning, Fletcher Rayner, to a Bondi Beach Precinct meeting on a date when he is available.</p>	<p>The issues you mentioned fall into our Assets &amp; Operations directorate (not Planning).</p> <p>The Director of Assets &amp; Operations will attend the next Bondi Beach Precinct Meeting in June 2023.</p>	Assets & Operations	Complete

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ACTION	It was proposed that Bondi Beach Primary P&F be contacted to see if Bondi Beach Precinct meeting dates could be advertised in their newsletter  ACTION: LK to contact Bondi Beach Primary School	With Precinct to contact Bondi Beach Primary.	Precinct	TBC

**Next meeting: 5 June 2023**