

**BONDI WARD
BONDI PRECINCT**

Waverley Council Response Report to requests from the August 2025 Bondi Precinct meeting

Meeting Date	Motion	Council Officer Response	Directorate	Status
August	Bondi Precinct requests a status report on the stormwater audit of Waverley Council's stormwater pipes and that Council's detailed map of Council pipes be made available for public information.	The maps are available to the general public on the Waverley Discover site. Link: Waverley Council GIS: Discover . Residents will have to toggle the menu on the right hand side and close the environment layer and turn on the stormwater layer to view the pipes.	Assets and Operations	Complete
	Trees are an essential part of Bondi's landscape. Bondi Precinct requests an update on Waverley Council's tree policy to better understand Council's strategy for managing trees on verges, footpaths, ratepayer complaints and the impact on residential dwellings.	<p>This is addressed in Council's Tree Management Guidelines https://www.waverley.nsw.gov.au/media/documents/council/guidelines/Tree_Management_Guidelines.pdf</p> <p>Residents with any tree related issues should contact Customer Service or log on to snap send solve and report the issue if damage is to public assets, either the Civil or Tree Team will inspect depending on the nature of the request.</p> <p>If reporting suspected damage to private property residents should contact Customer Service who will lodge a request and also inform our claims team.</p> <p>4.4 Tree Issues</p> <p>Street trees are planted along road reserves and verges, laneways and occasionally footpaths and in the road itself, usually chosen for their shade and visual appeal. However, at times, there can be conflict between trees and the urban environment. Where damage to public spaces including footpaths and streets is suspected to have been caused by street tree roots, residents are asked to contact Council's Customer Service Centre to and request further investigation.</p> <p>Suspected Damage to Private Wastewater or Stormwater Network</p>	Assets and Operations	Complete

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		<p>Tree roots will not enter a private wastewater or stormwater network that is intact and not leaking. Unfortunately, many properties in Waverley have old terracotta pipes that have degraded, subsided, or have perished jointing seals. If a pipe has subsided or a seal has broken the repair of these pipes is considered a maintenance issue and the responsibility of the property owner to repair (refer to Waverley Council's Drain Blockage Guidelines).</p> <p>Suspected Damage to Property Infrastructure</p> <p>If damage to private property infrastructure is suspected to have been caused by street tree roots, property owners are asked to contact Council with supporting evidence to substantiate the alleged damage. An initial inspection is then made by the Tree Operations Supervisor from outside the premises to determine if street tree roots may be the cause of the damage. If the area of damage is located within the property, the owner is required to show proof of the presence of tree roots. This may involve excavating or exposing the affected area to show if tree roots are present, what size the roots are, and their exact location.</p> <p>This is standard procedure due to</p> <ul style="list-style-type: none"> • Many residences are structurally very old with shallow or non-existent footings to foundations and old earthenware drainage pipes • Wastewater and stormwater lines or foundations may have collapsed due to deterioration or subsidence and not from tree root damage • Other trees on the resident's or neighbour's property may be the cause of damage • All liability disputes require an onus of proof which remains with the property owner 		

BONDI WARD
BONDI PRECINCT

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		Removal of a street tree is only undertaken as a last resort and only if the tree is assessed as not being a valuable part of the streetscape and only if there are no feasible alternatives or if all previous treatments have failed to abate the nuisance. Council will continue its current policy of requiring proof of property damage where street trees are alleged to have damaged private property		
	<p>That the Bondi Precinct requests Council to prepare concept designs of the proposed pedestrian crossing and other options considered to improve pedestrian safety and slow vehicles in Glenayr Ave at the intersection of Warners Ave and then use them for community consultation, including:</p> <p>(a) The design for a pedestrian crossing to the south of Warners Ave on Glenayr Ave developed by GHD consultants.</p> <p>(b) A raised pedestrian crossing suitable for a bus route.</p> <p>(c) Extension of the existing 40kph High Pedestrian Activity Area in Glenayr Ave.</p>	<p>Council is currently working on an urgent matter concerning flooding issues at this intersection.</p> <p>At this stage, it would not be appropriate for Council to consider item a). The pedestrian crossing design to the south of Warners Ave on Glenayr Ave, prepared by GHD Consultants, until the related flood mitigation design and implementation works have been completed.</p> <p>Item (b) will also be affected by the comment above, however Infrastructure Services Team has confirmed that due to the flood risk in this area, the crossing would need to remain at grade with the road.</p> <p>(c) An extension of the 40kmh is in progress under the Stage Two roll out of 40kmh, with a signage plan currently in development, the plan will be submitted to Transport for NSW for approval early next year</p>	Assets and Operations	Complete
	Bondi Precinct opposes measures by Waverley Council's Traffic Management plan for the corner of Denham and Edward Streets. BP believes the option chosen for this intersection fails to slow traffic around the corner and will only exacerbate speeding and dangerous conditions. BP is also concerned about the cycle path down	<p>The Precincts feedback has been shared with the Assets and Operations to be included in the Bondi LATM - Denham Street & Edward Street (Intersection) Consultation feedback.</p> <p>The community consultation report was included on the November Finance, Operations and Community Services Committee meeting agenda. Council deferred the item for further review. It is intended to report to the December Finance & Operations Committee in December 2025.</p>	Assets and Operations	Complete

BONDI WARD BONDI PRECINCT

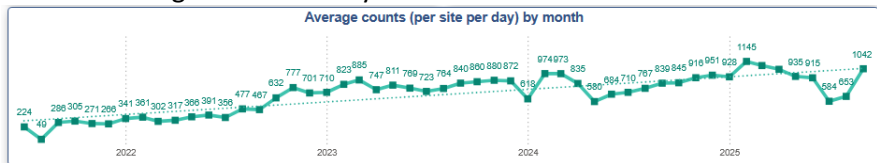
Waverley Council Response Report to requests from the August 2025 Bondi Precinct meeting

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	Denham St and its continued path from there. Bondi Precinct believes some streets are not suitable for bike paths. Bondi Precinct requests greater community consultation.	See further information here Denham Street & Edward Street (Intersection) Bondi LATM Have Your Say Waverley		
	Bondi Precinct is increasingly concerned about the serious deterioration of the road network throughout the precinct. There are dangerous potholes and water damaged streets, and these are not being repaired. BP requests an update on where precinct streets are positioned in the capital works program. We would particularly like to highlight O' Brien St, Francis St, Sir Thomas Mitchell Road, Edward St, Lamrock St and Consett and Chambers Avenues.	The capital works program is developed based on condition. Roads are assessed on an annual basis for inclusion in the program. The below are included in this year's budget. The 2026/27 program has not yet been developed, and the remaining streets will be considered through that process. 2025/26 - RC -Wellington Street - O'Brien St. to Hall St. 2025/26 - RC -Hall Street- O'Brien St. to Consett Av. 2025/26 - RC -Chambers Avenue	Assets and Operations	In progress
	Bondi Precinct requests PDF access to the strategic asset management plan as soon as possible.	The Precinct can view the Strategic Asset Management Plan on Council's website at https://www.waverley.nsw.gov.au/council/policies_plans_strategies_and_reports/strategic_asset_management_plan This was endorsed by Council on 17 June 2025.	Assets and Operations	Complete
	Bondi Precinct requests an update on when improvements will be made to the pedestrian crossings in O'Brien and Hall Streets.	Consultation on the project is ongoing through the Bondi LATM project. A detailed consultation for the location is going to be run in early 2026 and a placeholder on the main LATM have your say page has already be added. Have a look at the main page with the "coming soon" section for the specific locations consultation. https://haveyoursay.waverley.nsw.gov.au/bondi-latm	Assets and Operations	In progress
	Bondi Precinct requests the most up-to-date bike path plan for Bondi Beach and Bondi	Council's Bicycle Strategy was endorsed by Council in September 2025. The maps / routes are available in the Strategy which can be viewed at	Assets and Operations	Complete

BONDI WARD

BONDI PRECINCT

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	Basin. Bondi Precinct also requests information about the usage of the current bike paths throughout Bondi to help understand the plan.	<p>https://www.waverley.nsw.gov.au/council/policies_plans_strategies_and_reports/document_library</p> <p>As the Precinct is aware, Curlewis Street is in active construction and as part of the Bondi LATM, Council recently consulted on a treatment for Martins Avenue and Ocean Street that has a bicycle element. The concept can be found here: https://haveyoursay.waverley.nsw.gov.au/bondi-latm/martins-avenue-ocean-street-bondi-latm, note, these are not strictly bikeway concepts.</p> <p>We do not have comprehensive usage data for each route or cycleway. There is publicly available data from TfNSW for the Bondi Junction cycleway. This can be found at the following: https://www.transport.nsw.gov.au/projects/programs/walking-and-cycling-program/walking-and-cycling-counts</p> <p>As an example of content on this page, please see a snippet of up-to-date counts for Spring Street usage (as at 11 September). This represents about a 240% growth over ~4 years.</p> 		
	Bondi Precinct request Waverley Council seek broader community consultation with respect to the formal Waverley Council Chambers proposed repurposing.	<p>Waverley Council is currently seeking community input to inform the potential redevelopment of the Council Chambers site in the Waverley Park Precinct.</p> <p>After being the centre of civic life for over a century, the Council Chambers building on Bondi Road is no longer fit for purpose. The building has been closed, and Council offices and the Chamber have been</p>	Assets and Operations	Complete

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		<p>relocated to Bondi Junction. Future use options have been considered by Council including redevelopment and refurbishment.</p> <p>A refurbishment proposal was developed, and community consultation was held in 2022, this proposal only considered options within the existing zoning of the site, which limited the use to Council administration. Following an open tender process, the proposal proved to not be cost effective. Further investigations were undertaken, reconsidering the future use of the site.</p> <p>Council resolved in September 2025 to consult with the community on the future use of the site and developed four concept options:</p> <ol style="list-style-type: none"> 1. Community and recreational facility including - Full multi-purpose court, flexible community rooms, ancillary spaces and amenities and cafe (with multi-purpose court on ground floor (over 3 storeys) 2. Community and recreational facility including - Full multi-purpose court, flexible community rooms and café (over 4 storeys) 3. Community and recreational facility including - Full multi-purpose court, flexible community rooms and café with multi-purpose court on top floor (over 3 storeys) 4. Refurbishment including services upgrade and soft fit out, to retain site for Council office accommodation and Chamber, with flexible community rooms. <p>You are invited to provide feedback on the future use of the site, review the four concept options and complete the survey at https://haveyoursay.waverley.nsw.gov.au/waverley-council-chambers</p> <p>Feedback closes 6pm, 17 November 2025.</p>		

BONDI WARD
BONDI PRECINCT

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	<p>BP believes the beach and surrounding parklands should be protected for the enjoyment of the many millions of tourists and locals who enjoy the facility. It is a parkland not a commercial venue to be exploited by the council.</p> <p>BP is concerned about the environmental impacts of major events particularly the disruption caused by the bump-in and bump-out of these large-scale events.</p> <p>They can take weeks out of the beach and park calendar and have significant impact on access. Bondi Precinct is particularly concerned about the reintroduction of a New Year's Eve party and its impact on the beach and holiday makers during Christmas, Boxing Day and New Year's holidays.</p> <p>BP requests that an independent review and evaluation be held immediately following the NYE event to gauge any success and issues that will need to be addressed before another event is held.</p> <p>BP requests that Waverley Council seeks broad and full community consultation with respect to these large-scale events and issues.</p>	<p>Thank you for your feedback regarding the New Years Eve Party to be held at Bondi Beach.</p> <p>Following a Notice of Motion at the 18 March 2025 Council meeting, Council officers undertook an EOI process for a suitable partner to hold an event on Bondi Beach for New Years Eve. This EOI process was a rigorous process to ensure the partner selected could manage such an event, and minimise impact as much as possible on the local community.</p> <p>At the 29th April 2025 Council meeting the following decision of Council was made:</p>	Community, Culture and Customer Experience	Complete

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		<p>DECISION</p> <p>That Council:</p> <ol style="list-style-type: none"> 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. 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. Grants a licence to Fuzzy Operations to deliver the New Year's Eve event at Bondi Beach on 31 December 2025. Notes the following inclusions as part of the Fuzzy Operations submission: <ol style="list-style-type: none"> Free, family friendly community event, adjacent to the 18+ ticketed event, from 6 pm to 9 pm. 9 pm fireworks and midnight countdown with fireworks. Local community presale access. Local creatives engagement for paid event performance opportunities. Partnerships with local businesses for dining/attendance packages. Community charity fundraising opportunities. First Nations engagement and accessibility and inclusion attendance provisions. Well-known international festival partnership will carry multiple levels of audience engagement from locals to visitors to internationals. Authorises the General Manager or delegate to complete negotiations and execute a licence agreement with Fuzzy Operations to deliver the 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>Waverley Council actively consults on its strategic direction through community consultation conducted on our Community Strategic Plan, and on other relevant policy documents which guide our delivery programs, such as the Council's Events Policy and Arts and Culture Plan.</p>		

BONDI WARD
BONDI PRECINCT

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		<p>The event provides significant opportunities for engagement with Waverley's local businesses and creative industries, arts and culture networks, community organisations and the Waverley community at large.</p> <p>Noting the precinct has a different view, other consistent community feedback indicates a desire for Bondi to be enlivened with more fun and events. Local businesses including bars and restaurants frequently convey their interest in Council doing more to increase visitation and patronage during a difficult economic climate. Council's recent partner-delivered Sydney Gay and Lesbian Mardi Gras Bondi Beach Party has demonstrated Council's capability to balance high impact events of this nature with minimised impact to residents through various controls and mitigation strategies including a strict curfew time for events, cleaning and waste disposal and effective transport and traffic management.</p> <p>The recent beach party events also demonstrated that these activations reinforce recognition of the Waverley local government area as a significant destination for world-class, inclusive arts, culture and recreation.</p> <p>Answering Council's strategic objectives of financial sustainability and vibrant places and spaces, events of this nature also provide Council with revenue to invest in arts, culture, events and place activation to further enhance Council's offerings to the local community. This also provides further opportunities for Council to support the thriving local arts community in Bondi and Waverley.</p> <p>We strive to minimise impacts on residents in delivering these events, and to communicate openly on all issues and challenges. The Precincts</p>		

BONDI WARD
BONDI PRECINCT

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		feedback is noted and appreciated and hopefully the above information assists.		
Action				
	<p>Sustainability</p> <p>A resident asked Cllr Merten where council was at with the trial on apartment solar that finished at the end of 2024. What was the status and was it going to continue?</p> <p>Cllr Merten took the question on notice and will report back to the Precinct.</p>	<p>The program closed in December 2024 and is not being continued, due to funding limitations.</p> <p>While the program supported Solar it also supported other net zero technologies for apartments.</p> <p>If the Precinct are interested in learning more about other net zero technologies for apartments, please let the CCL know who can arrange a Presentation from the sustainability team. The Presentation would cover:</p> <ul style="list-style-type: none"> • The results of the rebates trial – what we learned • Net Zero Community pathway in the new Environmental Action Plan • Current initiatives for supporting solar uptake including <ul style="list-style-type: none"> ○ Solar Heritage Guidelines ○ Leveraging solar rebates by state and Federal governments ○ An upcoming Solar webinar https://www.waverley.nsw.gov.au/secondnature/events/events/solar_in_strata_webinar ○ Support for Business energy upgrades and electrification 	PSC	Complete
Next meeting: 12 November 2025				