

Community Facilities Needs Assessment

105 Wellington Street, Bondi

June 2013

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1 Introduction

Sports Properties Pty Ltd is proposing to rezone 105 Wellington Street, Bondi from Private Recreation (RE2) to Medium Density Residential (R3). The rezoning seeks to facilitate residential development on site, and a Concept Plan has been prepared as part of the Planning Proposal application. As a result of the proposed rezoning and future residential development, the existing tennis courts and club house on site would be removed. Additionally, some recreation uses permissible under the current RE2 zoning would no longer be able to be provided. This is as a result of being prohibited under the new zone, or being unable to be provided once the site is developed for residential purposes.

1.1 THIS REPORT

Urbis Public Policy has been engaged to undertake a Community Facilities Needs Assessment. The primary purpose of the study is to assess the existing provision of tennis courts and other community and recreation facilities in the local area. This report documents the assessment process and summarises key findings.

1.2 METHODOLOGY

Key tasks undertaken in the conduct of this Community Facilities Needs Assessment include:

- Review of key local and state planning and policy documents, relating to the provision of community and recreation facilities in the local area
- Analysis of the demographic profile of the existing Bondi Beach and Waverley LGA populations, to identify characteristics and trends that are of relevance to the provision of community and recreation facilities in the local area. Available population projections have also been considered
- A desktop review of the provision of community and recreation facilities in the local area
- Interviews with a number of local service providers, a representative of Council and Tennis NSW to understand local demand for tennis and other recreation facilities
- Analysis of facility provision and demand.

2 The site

The subject site (shown in Figure 1 below), privately owned by Sports Properties Pty Ltd, is located at 105 Wellington Street, Bondi in the Waverley Local Government Area (LGA). The site is located approximately 1.5 kilometres to the east of Bondi Junction and approximately 800 metres to the west of Bondi Beach.

The 0.4 hectare site consists of six synthetic surface tennis courts and a three-storey brick clubhouse containing limited gym facilities that extends along the south western edge of the site. The site is operated by Maccabi Tennis on a temporary basis, whose main premises are located in Paddington (Maccabi Tennis White City).

Maccabi Tennis offers a range of services on the subject site, including court hire, coaching and group sessions for adults and children. Courts are available to hire from 7am – 10pm, seven days a week. Peak periods are listed as from 5pm – 10pm on weekdays and weekends, while off-peak periods are identified as weekdays from 7am – 5pm. Hire fees vary by time of day.

FIGURE 1 – SITE LOCATION



3 Policy context

This section summarises relevant policy documents to understand:

- The community and recreation uses currently permissible on the subject site, compared to uses permissible under the proposed future zoning
- Existing recreation trends in the Waverley LGA and in the vicinity of the subject site
- Council's strategic priorities and planned activities relating to community and recreation facilities provision.

3.1 WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012

The Waverley Local Environmental Plan 2012 (LEP) details the objectives and controls for development in the Waverley LGA. Of particular relevance to this study are the permissible uses under the current (RE2 Private Recreation) and proposed future (R3 Medium Density Residential) zonings. Table 1 below compares the objectives and permissible uses under the current and proposed future zoning.

TABLE 1 – CURRENT AND PROPOSED LAND USE ZONES

	CURRENT ZONE	PROPOSED ZONE
Land use	RE2 Private Recreation	R3 Medium Density Residential
Zone objectives	To provide a range of recreational settings and activities and compatible land uses To protect and enhance the natural environment for recreational purposes.	To provide for the housing needs of the community within a medium density residential environment To provide a variety of housing types within a medium density residential environment To enable other land uses that provides facilities or services to meet the day to day needs of residents.
Comparison of community and recreation uses permissible with consent	▪ Child care centres ▪ Community facilities ▪ Information and education facilities ▪ Recreation areas ▪ Recreation facilities (indoor) ▪ Recreation facilities (outdoor) ▪ Registered clubs ▪ Respite day care centres.	▪ Child care centres ▪ Community facilities ▪ Information and education facilities ▪ Recreation areas ▪ Recreation facilities (indoor) ▪ Places of public worship ▪ Respite day care centres.

Comparison of prohibited community and recreation uses	Any use not specified as permissible.	- Recreation facilities (outdoor) - Registered clubs.
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A number of uses will no longer be permissible on the site as a result of the proposed rezoning, in particular *recreation facilities (outdoor)* and *registered clubs*. The LEP defines these uses as:

Recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

Registered club means a club that holds a club licence under the Liquor Act 2007.

While the majority of these uses are not currently provided on the site, it is acknowledged that their potential to be provided on the site in future will be removed. Furthermore, while a range of other community and recreation facilities will continue to be permissible, residential development on site will reduce the likelihood of their being provided in the near future.

3.2 WAVERLEY COUNCIL RECREATION STUDY 2008

Waverley Council's Recreation Needs Study 2008 presents the current trends and provision of recreation facilities within the LGA. The study makes reference to the site and included the tennis club courts in its open space calculations for the LGA. In the preparation of the study, Waverley Council undertook focus groups with local residents regarding local open space and recreational facilities. These focus groups explored current and future recreational activities, barriers to engaging in activities and improvements to the accessibility of activities.

Key findings relevant to the proposed rezoning are outlined below, however it is noted that these findings date from 2008:

- Tennis was a popular physical activity among residents of the LGA. It was estimated that 11.6% of the Waverley resident population participated in tennis, compared to 8.8% for NSW
- 1% of respondents stated that lack of tennis court facilities and services prevented them from taking up the sport
- At the time of writing, the tennis courts at 105 Wellington Street were the only tennis facilities in the Local Government Area
- There was some concern from residents regarding the loss of the tennis courts at Wellington Street due to redevelopment
- Participants suggested that Council look at developing new tennis courts
- Council intends to increase the use of Waverley Park through redesigning or upgrading facilities
- Hugh Bamford Reserve and Rodney Reserve were also highlighted as potential sites for future tennis facilities.

The study suggested that priorities for improvements to recreational facilities should focus on the maintenance and upgrades of existing facilities, including the provision of an indoor swimming pool, more tennis courts and access for people with disabilities.

3.3 WAVERLEY PARK PLAN OF MANAGEMENT

The Waverley Park Plan of Management 2012 – 2022 acknowledges the former provision of three tennis courts at Waverley Park, reduced in 2000 to one multi-purpose court due to deterioration. Noting the need for tennis facilities locally, the Plan of Management notes that *“a minimum of four courts, floodlighting, evening operating hours and a long-term lease may be necessary for a tennis operation to be viable”*.

The Plan of Management outlines an Expression of Interest process that was undertaken for the construction and operation of a four court tennis facility. A key action in the Plan is to continue feasibility studies relating to the provision of three to four tennis courts at Waverley Park over the next five years. A concurrent investigation appears to be planned for netball courts to be collocated or provided instead.

3.4 WAVERLEY TOGETHER 2 COMMUNITY STRATEGIC PLAN 2010-22

The Waverley Together 2 Our Community Strategic Plan for 2010 – 22 sets the direction and overarching strategies for the future of the area. A key strategy is ensuring ‘health and quality of life are improved through a range of recreation and leisure opportunities’. This involves improving the quality, flexibility and useability of parks, reserves and other green spaces to meet recreational needs. The strategy also focuses on the provision of facilities and activities to improve the physical and mental health of the community and the need to prioritise future recreation and leisure needs. Key partners associated with this strategy include local sporting clubs and associations and NSW Sport and Recreation.

The plan outlines 12 focus areas, the most relevant of which to this study is ‘renewing our health and wellbeing’. Key points of relevance include:

- The plan acknowledges the need for recreation facilities and the importance that residents place on passive recreation
- The Waverley population is generally more active compared to the broader NSW population. The community is aware of the importance of active and passive recreation in promoting physical, mental and spiritual health
- The plan outlines a need for multi-use spaces, facilities and infrastructure and aims to:
 - Maintain community services to help people stay in their homes for longer
 - Maintain open spaces and infrastructure that are key components to passive recreation, enjoyment of natural beauty and spiritual renewal
 - Develop the current provision of open spaces to meet growing demands for sporting and active recreational activities, especially those that encourage participation by young people and women.

3.5 WAVERLEY TOGETHER 3 COMMUNITY STRATEGIC PLAN 2013 – 25

The draft Waverley Together 3 Community Strategic Plan 2013 – 2015 updates Waverley Together 2. Additional information includes ways how NSW 2021 will assist in achieving the directions of Waverley Together 3.

3.6 WAVERLEY COUNCIL SOCIAL PLAN 2005 – 2010

Waverley Council Social Plan 2005 – 2010 outlines the LGAs community profile, current social concerns and priorities, and associated actions. The plan is broken down into key issues associated with specific community groups including young people, older people, people with a disability and people from Culturally and Linguistically Diverse Backgrounds (CALD).

The Plan identified, at the time of writing, a number of gaps in recreation provision for particular demographics:

- **Young people:** There are gaps in the provision of affordable active recreation and leisure facilities for young people, particularly in Bondi Junction. The primary existing recreation opportunities for young people include shopping, cafes, Greater Union cinemas in Westfield and a weekly basketball program. While these opportunities exist, the Plan does not consider them sufficient to meet the needs of young people. Consultation with 11-18 years age groups has highlighted a desire for multiple activities in the area, including tennis courts.
- **People with disabilities:** The plan outlines barriers that prevent people with a disability from taking part in recreation and sporting activities, which is essential to maintaining good health and social involvement. Affordable recreation is a major issue for people with an intellectual disability, as a large proportion of this group are low-income earners. There are also limited options for quality recreational activities during evenings, weekends, public holidays and term breaks – the time when people with intellectual disability experience increased loneliness and isolation.
- **People from CALD backgrounds:** The plan identifies a need for community centres, library and recreational activities to cater for people from CALD Backgrounds. Older people of CALD backgrounds expressed need for more culturally appropriate social activities to reduce isolation and access to culturally specific community centres.

Fewer gaps were identified for older residents. This group was described as placing a high value on the cultural and recreational activities available in the LGA, and as actively enjoying the beaches and parks, festivals, markets, the Waverley Community and Seniors Centre events and outings, and organised events at Bondi Junction. Older people were reported to place importance on well-equipped playgrounds and parks where they can spend time with their grandchildren.

3.7 TENNIS NSW STATE MASTER PLAN FOR FACILITIES – EXECUTIVE SUMMARY

The Tennis NSW State Master Plan for Facilities was developed to address current issues, and outline future directions in facility provision, quality and funding throughout New South Wales. The publicly available Executive Summary indicates that:

- New South Wales has higher levels of participation in tennis compared to Australia
- Over the last ten years, national tennis participation rates have been in decline, however a slight resurgence has been seen since 2007
- Over the next 10 to 15 years state-wide population increases will result in a growth in tennis participation rates in over half (53%) of New South Wales' Local Government Areas
- In 2012 there were approximately 3,675 tennis courts provided at an estimated 925 community accessible tennis facilities in New South Wales
- The current mix of facilities provided across New South Wales is dominated by small scale facilities, with over 88% of facilities providing seven or less courts
- The focus for Tennis NSW is to encourage development and funding of medium and sub-regional sized facilities
- Over 65% of courts in New South Wales are surfaced with synthetic grass, a surface that is not included in Tennis Australia Court Surface policy
- 55% of participants are satisfied with the current provision of tennis facilities
- The quality of tennis facilities across NSW is declining, with facility improvement becoming a key priority.

3.8 KEY FINDINGS

- As a result of the proposed rezoning and future residential development, the existing tennis courts on site will be removed
- A number of uses will no longer be permissible on the site as a result of the proposed rezoning, including recreation facilities (outdoor) and registered clubs
- A number of other uses, though still permissible, will be less likely to be provided on site in the near future as a result of residential development facilitated by the rezoning
- In 2008, Council's Recreation Needs Study identified that:
 - Gaps in recreation opportunities for young people, people with disabilities and people from CALD backgrounds
 - A number of recreation facilities were undersupplied in the LGA, including indoor swimming pools and tennis courts
 - The affordability of recreation facilities in the LGA for some groups was an issue
 - Tennis was a popular physical activity among residents of the LGA.
- Tennis NSW plans to further develop and fund state and regional non-synthetic grass courts and facilities
- Council have commenced, and plan to continue, investigations into the provision of tennis courts at Waverley Park.

4 Community profile

This section provides a summary of the demographic characteristics of the local population to consider current and potential future demand for community and recreation services.

Data sources include the Australian Bureau of Statistics 2011 Census of Population and Housing (ABS Census 2011), and the Department of Planning New South Wales Statistical Local Area Population Projections, 2006-2036.

4.1 CURRENT POPULATION

A review of the existing characteristics of Bondi Beach suburb, Waverley LGA and Sydney GCCSA has been undertaken. Data considered is available at Appendix A, and is summarised in Table 2 below.

TABLE 2 – OVERVIEW OF EXISTING POPULATION

	BONDI BEACH SUBURB	WAVERLEY LGA	GREATER SYDNEY GCCSA
Total Population	10,748	63,487	4,391,674
Median age	33	35	36
Family households	48.1%	58.4%	73.1%
Group	16.7%	11.2%	4.3%
Flat, unit or apartment dwelling	81.1%	60.5%	25.8%
Average household income (weekly)	\$1,856	\$1,912	\$1,447
Labour force	91.1%	95.9%	94.3%
Unemployment rates	4.4%	4.1%	5.7%
Motor vehicle ownership	69.9%	76.5%	84.9%

Source: ABS 2012

Key features of the existing population include:

- A younger population, with the dominant age group in Bondi Beach suburb being 25 – 34 year olds. This is reflected in a lower median age of 33 years. The Waverley LGA population is also younger, with a median age of 35 years
- A high proportion of group households in Bondi Beach suburb and Waverley LGA, and a lower proportion of family households
- Higher average weekly household incomes in Bondi Beach suburb and Waverley LGA, and a lower unemployment rate
- A high proportion of flat, unit or apartment dwellings in Bondi Beach suburb and Waverley LGA

- A lower proportion of vehicle ownership in Bondi Beach suburb and Waverley LGA when compared to broader Sydney, though still over two thirds of the population own a car.

4.2 PROJECTED FUTURE POPULATION

As shown in Table 3, the population of the Waverley LGA experienced low growth (4.6%) from 2006 to 2011, compared to the Sydney Metropolitan area, which increased by 11.2%. The Bondi Beach suburb experienced the lowest growth at 3.6%.

TABLE 3 – POPULATION CHANGE 2006 – 2011

YEAR	BONDI BEACH SUBURB	WAVERLEY LGA	GREATER SYDNEY GCCSA
2006	10,373	60,715	3,948,015
2011	10,748 (+3.6%)	63,487 (+4.6%)	4,391,674 (+11.2%)

Source: ABS 2012

Population projections are not available for the Bondi Beach suburb. According to Department of Planning New South Wales *Statistical Local Area Population Projections, 2006-2036* however, Waverley LGA will experience increased growth. The population of the Waverley LGA will increase from 64,700 in 2006 to 68,300 by 2016, a growth of approximately 5.6%. By 2021 the LGA will have grown by approximately 7.1%, to 69,300 people.

Meanwhile, Waverley Together 3 predicts the population of the Waverley LGA will decline over the next 22 years, as the population ages.

4.3 KEY FINDINGS

Key findings include:

- Bondi Beach suburb and the Waverley LGA are characterised by a younger population, a high proportion of group households and a lower proportion of families compared to broader Sydney
- Bondi Beach suburb and the Waverley LGA contain a high proportion of flats, units and apartments, which places a need on public domain to perform a backyard function
- There is a lower proportion of vehicle ownership in the Bondi Beach suburb and Waverley LGA. Despite this however over two-thirds of the population own a motor vehicle
- Noting that tennis attracts a diverse range of players, varying in sex, age and ability, it is difficult to comment on whether the Bondi Beach or Waverley populations have greater or lesser demand for tennis facilities as a result of their characteristics.

5 Review of community facilities

The following provides an overview of the community facilities currently available in the Waverley LGA. The review has considered the availability of tennis courts, as well as a range of other recreational and community facilities. The review is based on GIS data and a desktop review of the services and facilities operating in the local area¹.

While all permissible uses under the RE2 Private Recreation zone were considered, not all were present in the LGA or region, nor is the site suitable for these uses (e.g. sports stadium). The following comments on those that, in simple terms, could reasonably be supported on site. Further discussion surrounding the potential for these uses to be accommodated within the site is understood to be provided in the Planning Proposal report.

5.1 TENNIS COURTS

Table 4 and Figure 2 show tennis court facilities available in the Waverley LGA and neighbouring Randwick and Woollahra LGAs, which together comprise the Eastern Suburbs (as identified in 2011 document provided by Tennis NSW).

There are three tennis facilities in the Waverley LGA – at the subject site, at Bondi Tennis Centre at 1A Warners Avenue, Bondi and at Kesser Torah College in Dover Heights. Together these facilities provide 11 tennis courts. There are seven tennis centres beyond Waverley, in neighbouring LGAs, providing a further 68 courts. There are a total of 79 courts across the three LGAs.

TABLE 4 – TENNIS CENTRES WITHIN WAVERLEY, WOOLLAHRA AND RANDWICK LGAS (EASTERN SUBURBS)

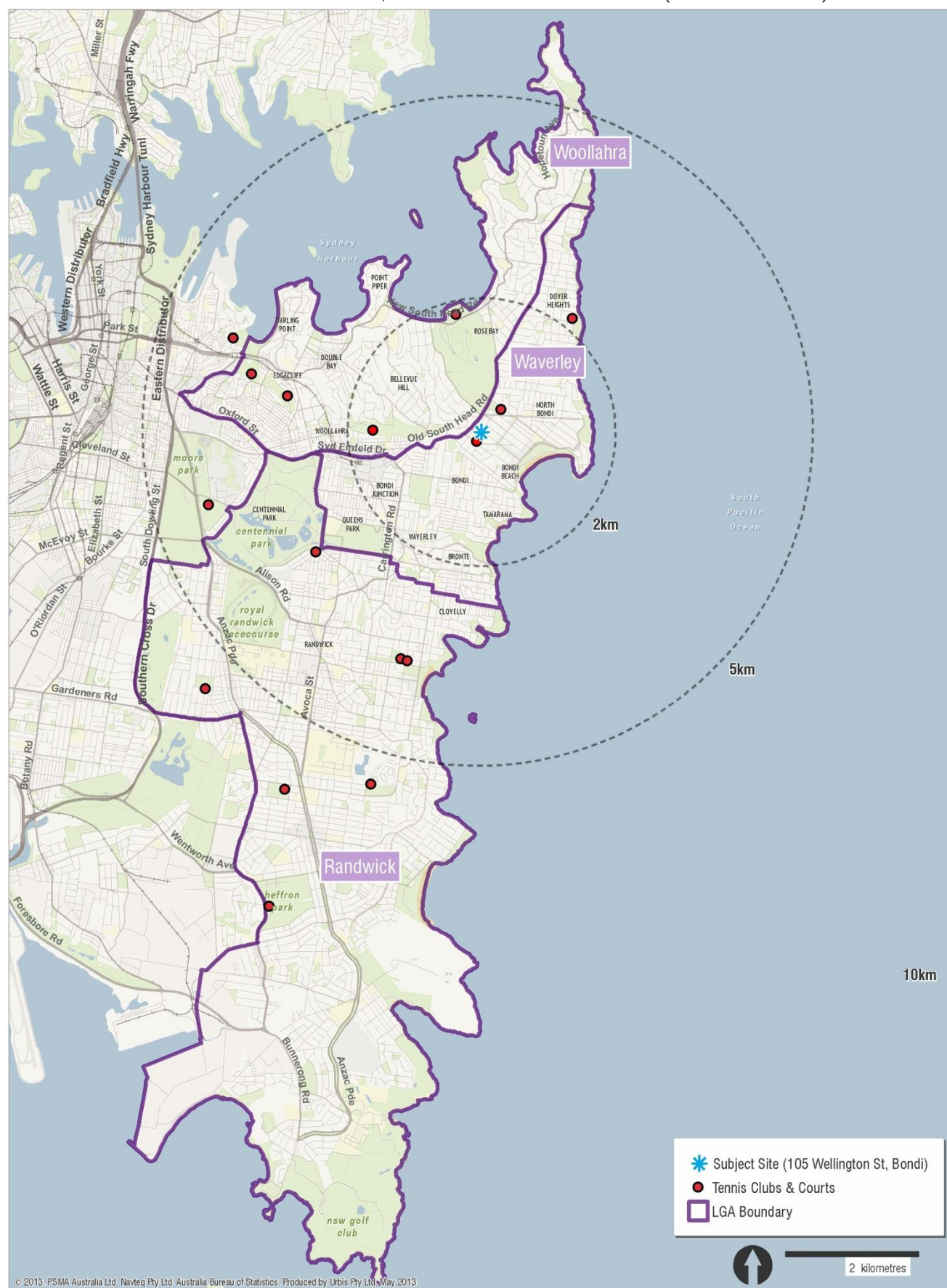
FACILITY NAME	LOCATION	LGA	NUMBER OF COURTS
--	105 Wellington Street, Bondi	Waverley	6
Bondi Tennis	1A Warners Avenue, Bondi	Waverley	3
Dover Heights Tennis Centre (At Kesser Torah College)	Rodney Reserve, Blake St, Dover Heights	Waverley	2
Cooper Park Tennis Centre	1 Bunna Place, Woollahra	Woollahra	8
Lynne Park Tennis Centre	New South Head Road, Rose Bay	Woollahra	6
Palms Tennis Centre	Trumper Park, Quarry Street	Woollahra	6
White City Tennis Centre	30 Alma Street, Paddington	Woollahra	14
Coogee Tennis	Cnr Brook & Bream St Coogee	Randwick	5
Latham Park Tennis Centre	3 Henning Ave, South Coogee	Randwick	6

¹ The review is limited to these sources and there is potential for inaccuracies to exist due to out of date data or services not having a 'web presence'.

FACILITY NAME	LOCATION	LGA	NUMBER OF COURTS
Eastern Suburbs Tennis Association	Bunnerong Road, Matraville	Randwick	12
Da Silva Tennis Academy	1 Court Avenue, Kingsford	Randwick	4
Snape Park Tennis Centre	Maroubra	Randwick	6
Beraglow Pty Ltd	109 Darley Road, Randwick	Randwick	1
TOTAL		79	

Source: *Urbis 2013, Tennis NSW 2011.*

FIGURE 2 – TENNIS CENTRES WITHIN WAVERLEY, WOOLLAHRA AND RANDWICK LGAS (EASTERN SUBURBS)



Source: Urbis 2012

5.2 OTHER COMMUNITY FACILITIES

There are a number of community and recreation facilities that will no longer be able to be provided on site following the rezoning, either as a result of being prohibited under the new R3 zone or because the site may be occupied by residential development in future.

Facilities assessed include:

- Recreation facilities (outdoor)²
- Registered Clubs
- Recreation areas³
- Recreation facilities (indoor)⁴
- Child care centres
- Information and education facilities⁵.

² A building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

³ A place used for outdoor recreation that is normally open to the public, and includes:

(a) a children's playground, or

(b) an area used for community sporting activities, or

(c) a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

⁴ A building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

⁵ A building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like. Within this use category, consideration has been given to libraries only.

FIGURE 3 – SOCIAL INFRASTRUCTURE IN THE WAVERLEY LGA

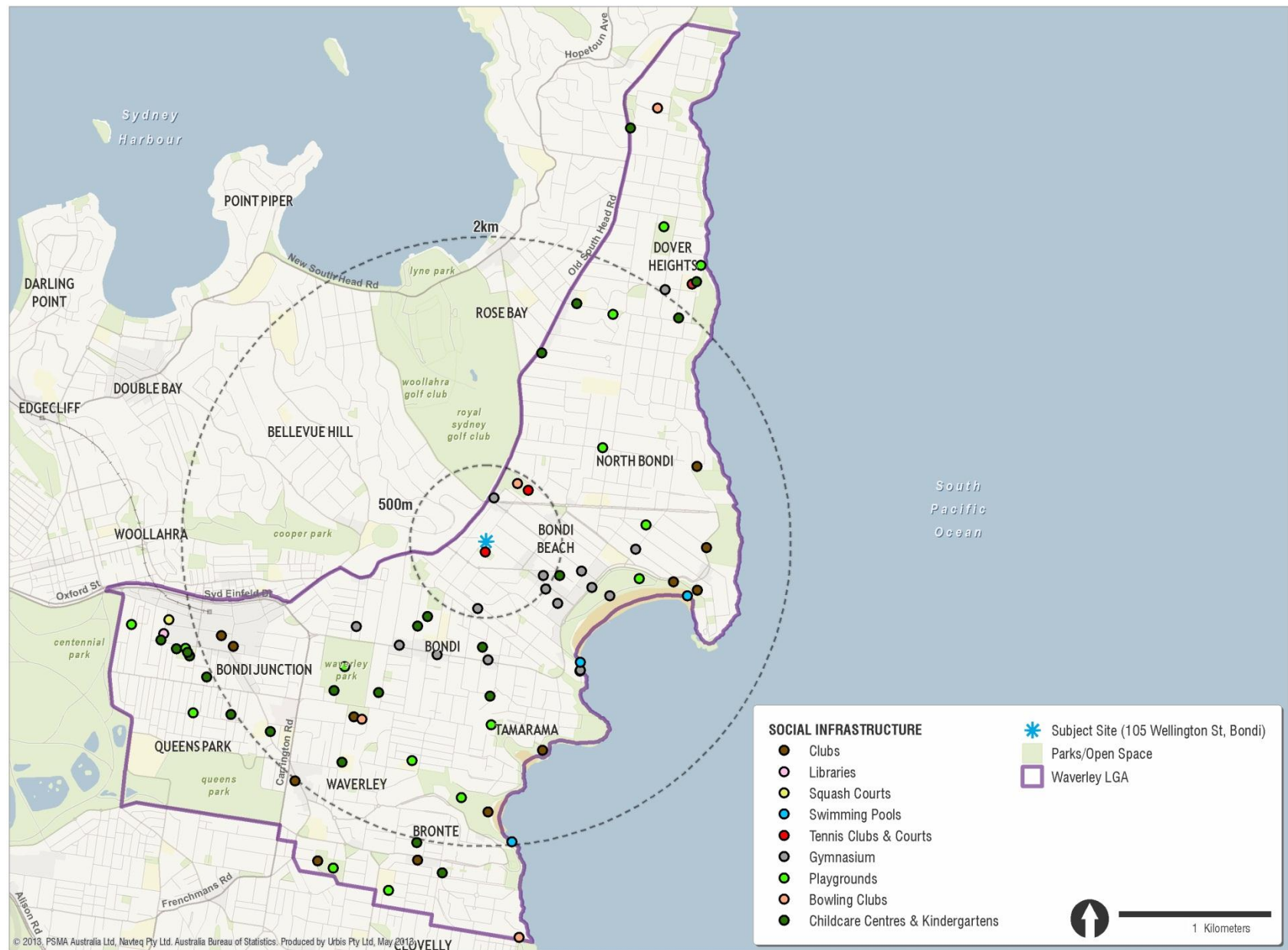


TABLE 5 – RECREATION FACILITIES AVAILABLE IN THE WAVERLEY LGA

USE	USES INCLUDED	COMMENT
Recreation area	Parks	Three parks – Barracluff Park, Thomas Hogan Reserve and Dickson Park – are located within a 500m radius from the site. A number of small and larger district parks are located within a 2km radius of the site including Woollahra Park and ovals, Cooper Park and Waverley Oval and Park. The LGA contains 99 parks and open space areas overall, as well as a considerable stretch of interconnected foreshore open space, which is well linked to areas beyond.
	Playgrounds	There are 15 playgrounds located within the LGA.
Recreation facility (indoor)	Squash courts	There are no squash courts, table tennis centres, bowling alleys or ice rinks in the LGA.
	Table tennis centres	
	Bowling alleys	
	Ice rinks	
	Indoor swimming pools	There are no publicly accessible indoor pools in Waverley LGA.
	Gymnasiums	14 gymnasiums are located in the LGA, including the small gymnasium on site, and a further four located within 500m radius of the site. One health studio is also located 1km of the site.
Recreation facility (outdoor)	Tennis courts	Discussed at Section 5.1 above.
	Lawn bowling greens	There are four bowling clubs in the LGA, one of which (Bondi Bowling Club) is located within 500m of the site.
	Outdoor swimming pools	Four outdoor ocean swimming pools are located within a 2km radius of the site.
Registered Clubs	Registered Clubs	The area is well serviced by Clubs. There are currently 14 located in the LGA, including the Bondi Golf Club and Woollahra Golf Club.
Child care centres	-	The area is well serviced by child care centres, with 22 currently operating within the LGA.
Information and education facility	Libraries	Waverley Library is located just over 2km from the site.

5.3 KEY FINDINGS

- The Waverley LGA is well serviced in relation to the majority of community facilities considered, including parks, playgrounds, gymnasiums, bowling greens, outdoor swimming pools, child care centres and registered clubs

- A small number of facilities are fewer in quantity, including libraries and indoor swimming pools
- Pertinent to this study, there are a total of eleven tennis courts currently provided in the Waverley LGA. Facilities are comparably better provided, but still in small numbers, in neighbouring LGAs, with 68 courts in Randwick and Woollahra.

6 Stakeholder interviews

A number of telephone interviews were undertaken with key stakeholders and recreation facilities providers, as part of the assessment. The following documents the interview process and provides an overview of feedback received.

6.1 INTERVIEW PROCESS

Interviews were conducted with:

- Maccabi Tennis, operator of the tennis courts currently on site
- Tennis NSW, Facility Development Manager
- A representative of a tennis centre in the local area
- Waverley Council, Coordinator – Urban Design and Heritage, Strategic and Landuse Planning Department

Urbis Public Policy also sought to interview a number of other stakeholders, including:

- Waverley Council, Recreation planner
- Bondi Icebergs
- Cooper Park Tennis Centre.

Interviews were conducted over the telephone and were approximately 30 minutes in duration. Stakeholders and providers were asked to comment on:

- The availability of tennis courts and other recreation facilities locally
- Any trends in demand for facilities
- The operation of existing facilities, including their capacity, the profile of users and any plans for expansion.

6.2 FEEDBACK RECEIVED

Key insights expressed by interviewees include:

- The profile of tennis players is diverse, including a range of ages and abilities. This was thought to reflect tennis' appeal as a family-friendly sport that can be played by any age group
- The Waverley LGA has a low level of provision of tennis courts when compared to other LGAs in Sydney. The small extent of the LGA and its existing density are barriers to the provision of new courts and recreation facilities generally. There are however a number of courts in surrounding LGAs
- Tennis courts in the Waverley LGA are more expensive to lease when compared to other LGAs in NSW, and this is in part due to their being privately owned
- Private ownership of tennis courts presents a number of challenges for Council and State regulators as their long term operation cannot be assured and there is limited control over pricing, management and maintenance
- Waverley residents, and Eastern Suburbs residents more broadly, are perceived to have high expectations regarding the quality of tennis facilities. Despite this however, many tennis facilities in the region are of a poor quality and in need of upgrading

- Tennis courts are in high demand in the local area, with a number of facilities at or near capacity. There are some plans to expand amongst existing service providers
- There is perceived to be a degree of mobility when it comes to travelling to use tennis facilities. On the other hand, providers commented that a large proportion of users come from the local area
- The popularity of tennis as a sport locally has remained fairly constant in recent years, despite an increase in the popularity of some other sports
- There is sufficient demand to warrant additional tennis courts in the local area
- Community recreation needs have not changed substantially since the Council's 2008 Recreation Needs Study, the findings of which can be considered an accurate reflection of local needs.

7 Needs assessment

Drawing on the findings of the document review, community profile, community facilities audit and stakeholder interviews, the following assesses the provision of facilities in the Waverley LGA. Consideration is given to tennis courts in particular, as well as a range of other recreation and community facilities.

7.1 TENNIS COURTS

Including the subject site, there are eleven tennis courts available in the Waverley LGA, and 68 in neighbouring LGAs, totalling 79 across the region.

Assessment of local provision

Research indicates that there is demand for tennis courts in the local area. Stakeholders and local providers report that tennis is popular amongst the Waverley population and draws a broad range of demographic groups. Further contributing to demand, there is a higher proportion of apartment dwellings in the LGA, meaning open space is required to perform a backyard function. Reflecting this demand, existing courts in the LGA are reportedly well used. Although usage fluctuates during the day, the providers interviewed in this study indicated they operate at or near capacity at peak periods and some reported plans to expand to cater to demand.

Council reports (i.e. Recreation Need Study 2008, Waverley Park Plan of Management) and input from stakeholders and local providers indicate that tennis courts are undersupplied in the LGA. The number of tennis courts provided relative to the population of the LGA is low based on available benchmarks, at a rate of 1 court per 5,771 people. By way of comparison, the rate of provision in the Sydney Metropolitan Area is 1 court per 2,829 people. Neither meet available benchmarks of 1 court per 1,500 (identified by Tennis NSW) or 1 court per 1,800 people (identified by NSW Department of Planning and Infrastructure).

It is noted that Waverley Council and local providers are aware of the low provision of tennis courts locally and there are a number of activities underway that will help to address this. These include the recent opening of the privately owned Bondi Tennis on Warners Avenue and investigations into courts at Waverley Park (a Council initiative).

Assessment of regional provision

Waverley LGA's small size, close proximity to Randwick and Woollahra LGAs, good public transport and moderate level of car ownership, suggests residents have a reasonable degree of mobility in travelling outside the LGA to meet their needs. Consideration of the regional picture is also significant in the context of Tennis NSW's focus on the provision of medium and sub-regional sized facilities. Facilities of over 8 courts are reported to be most successful.

Tennis courts are comparably better provided in the neighbouring LGAs of Randwick and Woollahra, though provision remains below benchmarks. With 79 courts available across the Randwick, Woollahra and Waverley LGAs, and a combined population of 244,634, the rate of provision regionally is 1 court per 3,096 people.

Limitations of the current site

While recognising the low provision of tennis courts in the LGA, it is also acknowledged that there are a number of limitations associated with the operation of a tennis facility at the site. In particular, privately owned facilities are reported by some stakeholders to be less preferable given there is limited control by Councils over the quality, cost and management of facilities. Tennis court hire fees in Waverley are reported to be high as a result, and this is relevant given that affordability of recreation has been identified as a key issue in the local area.

7.2 OTHER RECREATION FACILITIES

Although the potential loss of tennis courts on site is a primary consideration in the rezoning, this report has also considered the provision of other recreation and community facilities that may no longer be provided on site in future. The assessment is based on desktop research and comments only on those facilities that could reasonably be provided on the site. Furthermore, noting that the site is privately owned, not all uses can be expected of a private entity and their provision does not necessarily correspond with current best practice (co-location of multi-purpose facilities).

Recreation areas

The uses contained within the definition of 'recreation areas' that have been considered include open spaces and playgrounds. The LGA is considered well serviced by both.

According to Waverley Council's 2008 Recreation Needs Study, open space in the LGA is provided at a rate of 2.21 hectares per 1,000 people. 2.38 hectares of open space per 1,000 people is a commonly referenced benchmark in open space planning, however the NSW Department of Planning's *Recreation and Open Space Guidelines* acknowledges that the standard may be unrealistic in more densely populated urban areas. In this regard, the rate of provision in the LGA is reasonable, particularly given the higher densities present and high quality of open space.

Playgrounds are well provided, with 15 available across the LGA. It is also noted that there are a smaller proportion of family households in Waverley and a population dominated by young adults, contributing to reduced demand for these facilities.

The private ownership of the site is also important to consider. Although open space and playgrounds are permissible in the private recreation zone, it is considered unlikely that a private owner, who justifiably would seek to gain from a property, would provide large amounts of public open space on this site.

Recreation facilities (indoor)

A range of indoor recreation facilities have been considered, including squash courts, indoor swimming pools, gymnasiums, table tennis centres, bowling alleys and ice rinks.

Squash courts and gymnasiums, are adequately provided in the LGA. While there are no table tennis centres, bowling alleys or ice rinks in the LGA, these have not been identified by Council or other stakeholders to be in high demand.

The primary need identified in the local area is indoor swimming pools, with no publicly available facilities in the LGA.

Recreation facilities (outdoor)

Outdoor recreation facilities considered in this assessment include lawn bowling greens and outdoor swimming pools. While there are no standardly recognised benchmarks for provision, it is considered that these are sufficiently provided within the LGA, with four of each available in addition to swimming opportunities afforded by Waverley's coastline.

Child care facilities

The area is well serviced by child care centres, with approximately 22 operating in the LGA. Again, the comparatively smaller number of families in the area result in reduced demand for these facilities.

Registered Clubs

Registered Clubs are sufficiently provided in the LGA, with 12 available within two kilometres of the site.

Information and education facilities

There is one library in the LGA. While this provision does not meet the Department of Planning and Infrastructure standard of one district library per 40,000 people, the library offers a range of services and activities that extends its reach, including a home library service and inter-library loans system.

7.3 KEY FINDINGS

This section has considered the adequacy of provision of community and recreation facilities in the Bondi area and Waverley LGA. The majority of facilities considered are sufficiently provided, with the tennis courts and indoor swimming pools being the primary facilities provided at lower levels.

8 Discussion and conclusion

The primary focus of this assessment has been the removal of existing tennis courts on the site as a result of the proposed rezoning. Consideration has been given to demand for tennis facilities, as well as existing supply. It has been found that there is demand for tennis courts, and a low level of provision of in the LGA. While lower provision is common across the Eastern Suburbs, the removal of tennis courts at the subject site will further reduce court provision in the LGA. The level of provision of tennis courts is understood by stakeholders and by Waverley Council, and there are a number of actions underway to increase provision.

The secondary focus of this assessment has been demand for and provision of other community and recreation facilities, including those that will no longer be permissible following the rezoning and those that will not be able to be provided should development proceed. Based on desktop research, the majority of facilities are considered adequately provided. The primary shortages relate to indoor swimming pools and libraries. While these uses remain permissible under the proposed new zoning, it is less likely they will be provided on site in the foreseeable future, given the intention to develop the site for residential purposes.

In assessing the acceptability of the loss of the tennis courts and potential community and recreation uses on site, it is important to bear in mind that the site is privately owned. The provision of community and recreation facilities on site is at the discretion of the owner and what they believe is. Furthermore, consideration of the site's size and isolation from other uses also suggests it is not ideal to support community and recreation facilities, particularly in light of current best practice to co-locate multi-purpose facilities.

In summary:

- There is an existing and acknowledged low level of provision of tennis courts in the LGA. Opportunities to offset the loss of tennis facilities associated with the proposal may be explored. For instance, there may be opportunities to contribute to Council's plans for new tennis courts in the LGA (for example, at Waverley Park)
- Separate to tennis courts, other community and recreation facilities are adequately supplied. Libraries and indoor swimming pools have been identified as undersupplied, however, there is not sufficient evidence to suggest the site is suited to these uses or that they are likely to be provided by a private owner in the near future.

Appendix A Community profile

COMMUNITY PROFILE

This section provides full coverage of the data used as part of the analysis of the local community profile in Section 3.

TABLE 6 – DEMOGRAPHIC OVERVIEW, 2011

CHARACTERISTIC	BONDI BEACH SUBURB	WAVERLEY LGA	GREATER SYDNEY GCCSA
Total Population	10,748	63,487	4,391,674
Median age	33	35	36
Australian born	47.3%	51.0%	59.9%
Age			
0-4 years	5.7%	6.8%	6.8%
5-14 years	5.0%	8.6%	12.4%
15-19 years	2.2%	3.7%	6.3%
20-24 years	7.7%	6.2%	7.0%
25-34 years	35.5%	24.2%	15.5%
35-44 years	20.7%	18.1%	14.9%
45-54 years	8.9%	11.5%	13.5%
55-64 years	6.3%	9.0%	10.8%
65-74 years	4.1%	5.8%	6.7%
75-84 years	2.7%	4.0%	4.2%
85 years and over	1.1%	2.2%	1.8%
Household structure			
Family	48.1%	58.4%	73.1%
Group	16.7%	11.2%	4.3%
Lone person	35.3%	30.5%	22.6%

Dwelling type			
Separate house	5.5%	19.9%	60.9%
Semi-detached, row or terrace house, townhouse etc	12.5%	18.8%	12.8%
Flat, unit or apartment	81.1%	60.5%	25.8%
Income			
Average household income/ week	\$1,856	\$1,912	\$1,447
Employment			
Employed	91.1%	95.9%	94.3%
Unemployment rates	4.4%	4.1%	5.7%
Motor vehicle ownership			
No vehicle ownership	26.4%	20.2%	12.1%
One or more motor vehicle	69.9%	76.5%	84.9%

Source: ABS 2012

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