

11 June 2013

General Manager  
Waverley Council  
PO Box 9  
BONDI JUNCTION NSW 1355  
FAO: Valerie Giammarco - Strategic Planning

Dear Sir / Madam,

### Planning Proposal Request – 105 Wellington Street, Bondi

This letter and accompanying documents have been prepared on behalf of Sports Properties Pty Ltd and comprise an application to Waverley Council to initiate an amendment to the Waverley Local Environmental Plan 2012 (WLEP 2012) to allow for the future redevelopment of the above land for medium density residential development. The site is currently zoned RE2 Private Recreation under WLEP 2012. The Planning Proposal seeks to rezone the site to R3 Medium Density Residential consistent with the zoning of surrounding lands. No changes are proposed to the existing height and floor space ratio controls which currently apply to the site.

In addition to this letter the application comprises the following:

- Planning Proposal report and accompanying technical reports (4 copies hard copies and 1 CD copy):
  - Survey plan (Appendix A)
  - Indicative concept plan (Appendix B)
  - Preliminary traffic and parking assessment (Appendix C)
  - Community facilities needs assessment report (Appendix D)
  - Communication Plan (Appendix E)
- The relevant application fee: \$23,580

The site is currently occupied by tennis courts and ancillary club house building. While occasionally available for use by the public on a pay per use basis the site is within private ownership. The existing facilities are operated by a private club and former owner of the site (Maccabi Tennis Club) whose main premises are located in Paddington (White City). This Planning Proposal has been triggered as a response to the relocation of the Maccabi Tennis Centre to White City and the opportunity this presents to redevelop the site for an alternative land use.

The loss of the existing tennis courts is considered to be the most significant issue which this Planning Proposal has considered and addressed. A community facilities needs assessment has been undertaken to assess the availability of community and recreational facilities within the LGA, particularly tennis courts. This investigation has identified that:

- There is a good supply of community and recreational facilities within the Waverley LGA with the exception of indoor swimming pools and libraries. Notwithstanding the numerical shortage of such facilities the site is not considered to be ideal for such uses given its location.
- In purely quantitative terms, there is a recognised shortage of tennis facilities within the LGA. The rezoning of the site will result in a further reduction in the availability of tennis facilities within Waverley. Tennis facilities are however available within the neighbouring LGAs of Randwick and Woollahra.
- The need to provide new public tennis facilities within the Waverley LGA is recognised by Council and sites have been identified for the future provision of these facilities as follows:
  - Hugh Bamford Reserve and Rodney Reserve have been identified as potential sites for future tennis facilities.
  - Opportunities to upgrade the existing multipurpose court at Waverley Park are currently being investigated.

While the general shortage of tennis facilities within the LGA is acknowledged, the site is considered to be neither appropriately located, nor of a suitable quality to assist in meeting the LGA requirement for such facilities. Consideration has been given to addressing the resultant loss of the tennis courts from the site should it be redeveloped for housing purposes. In this regard, the applicant offers to enter into a voluntary planning agreement with Council. This could involve a contribution to the development of the facilities identified above.

The proposal is directly consistent with the principles of a range of broader strategic planning considerations contained within the Sydney Metropolitan Plan for Sydney 2036, the draft East Subregional Strategy and the recently released draft Metropolitan Strategy for Sydney to 2031 which support a centres-based approach to managing growth. The site represents a logical location to accommodate new housing opportunities in close proximity to existing services and infrastructure consistent with this approach. Given the size of the site and its location the site could play a key role in assisting in the delivery of the subregion's short term housing target and as such we firmly believe that the Planning Proposal warrants Council's support.

Should you have any queries in respect of this request please do not hesitate to contact me on (02) 8233 9963.

Yours sincerely,



Norelle Jones  
Senior Consultant - Urban Planning