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4 September 2020

Mr Ross McLeod
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 1355

Email – info@waverley.nsw.gov.au

Dear Mr McLeod

Bondi Junction Strategic Centre Planning Proposal – Protecting and Promoting Non-Residential Floor Space (Council Ref: PP-3/2019)

The Property Council welcomes the opportunity to provide Council with comments on the above planning proposal.

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. We are pleased to provide the following comments for your consideration.,

The intent of this planning proposal, being the creation of provisions to protect non-residential floor space capacity in the Bondi Junction Strategic Centre, is noted. The aims of the planning proposal will be implemented by amending the *Waverley Local Environmental Plan 2012 (WLEP2012)* as follows:

- 1) Prohibition of serviced apartments within the B3 Commercial Core zone; and
- 2) Insertion of a new Additional Local Provision to implement a minimum non-residential floor space provision to apply to the B4 Mixed Use zone

We understand the proposed amendments to WLEP2012 seek, in a general sense, to reverse some of the zoning changes in respect of Bondi Junction's commercial centre made by Council in 2012. Under the previous instrument, *Waverley Local Environmental Plan (Bondi Junction Centre) 2010*, Bondi Junction had a much larger B3 Commercial Core and a smaller B4 Mixed Use zone.

Prior to 2012, tourist and visitor accommodation had been a use permissible within the B3 zone. Given Waverley's proximity to the CBD and visitor attractions, it is important that opportunities for new tourist accommodation can continue in a post-COVID environment.

The Property Council does not have any specific comments to make in respect of the changes being made by this planning proposal. However, we encourage Council to fully consider the relevant directions of the Eastern City District Plan, including both housing and employment targets. It is imperative that Council's strategic planning response is balanced and provides adequate capacity for growth of employment floor space and new housing.

Earlier this year Council undertook exhibition of its draft Local Housing Strategy which indicated that Bondi Junction has delivered much of Waverley's short to medium term housing supply through the development of new residential apartments. It is not clear from the planning proposal whether these changes will have an impact upon any of the draft strategy's outcomes or actions and would welcome further clarity around how this proposal interacts with the LHS.

We would welcome Council investigating opportunities for future housing supply in existing low-density residential areas surrounding the Bondi Junction Strategic Centre, particularly areas well served by public transport and other community services.

Should you have any questions regarding the content of this submission, please contact Troy Loveday, NSW Policy Manager, on 0414265152 or tloveday@propertycouncil.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Belinda Ngo', with a stylized flourish at the end.

Belinda Ngo
Acting NSW Executive Director
Property Council of Australia