



Business Activity Report

June 2009

- **Bondi Beach Commercial Centre**
- **Hall St Town Centre**
- **Gould St**
- **Campbell Pde (Francis St to Warners Ave)**
- **Glenayr Ave Neighbourhood Centre**
- **North Bondi Neighbourhood Centre**
- **Murriverie Rd Neighbourhood Centre**
- **Old South Head Rd Neighbourhood Centre**
- **Bronte Beach Neighbourhood Centre**
- **Rose Bay Small Villages – North & South**

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Measuring commercial activity – economic health

The retail industry is an important employment generator for the Greater Sydney Metropolitan Region generally compared to other regions in NSW. (See Appendix 1).

In the Waverley LGA the retail industry is the sector currently generating the highest employment opportunities.

Ground floor commercial activity exists in those areas where it can be sustained by adequate visitations and dollar spend, supported by a strong infrastructure, adequate parking and/or easy access by public transport.

Ground level commercial space is generally taken up by the retail trade along with medical centres and real estate agents whilst more specialised destination services not requiring street exposure and inherent higher rents, will trade above ground level for example medical specialists, tax officers, accountants, lawyers, etc.

A measure of ground floor commercial activity is therefore a realistic and plausible indicator of the economic activity in a commercial centre as a whole.

The tenancy mix of a centre together with its size is a major determinant of its role in the retail hierarchy.

The tracking of a commercial centre's tenancy mix highlights the opportunities for the promotion of niche retail precincts to increase its attraction especially to outside visitors for example young eclectic fashion in Gould Street and bespoke fashion boutiques in Charing Cross.

Waverley's Business activity reports

Business activity reports for Waverley's major commercial areas are conducted by the Bondi Junction Place Management Office and the Bondi Beach Place Management Office.

Business Activity reports are produced at least twice a year for the major commercial centres and villages.

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Methodology

An audit by means of a physical count is carried out of ground floor tenancies (the total marketable stock) in each street in each the defined areas. The current occupancy status of the marketable stock, current use and any other changes are noted against the data collected at the last audit.

The data is collated and a business activity report is produced.

The information contained a Business Activity Report is considered an important data source and Management tool for the Place Management function of Waverley Council.

Occupancy rates and business mix are reported as a percentage against the total marketable stock for the defined commercial areas.

Any new additions to marketable stock (eg new building/development) is noted and added to the total marketable stock .

The number of Development Applications received and approved are recorded as a further indicator of commercial activity and investment in the defined commercial areas.

The audit purpose:

- to identify occupancy status of ground floor marketable stock in the commercial centres
- to identify the retail/commercial useage of the ground floor marketable stock

Report outcomes:

- to identify emerging strengths and issues in Waverley's commercial areas
- to assist in developing marketing and promotional strategies
- to determine if targeted tenancy strategies are required to improve business activity and/or retail mix and to meet the needs in servicing residents
- to increase and/or update information on Council's property and planning data bases
- to increase and improve Council Officers' knowledge and understanding of the commercial environment to appropriately plan and/or respond to changes/issues and strengthen relationships with business operators and other relevant stakeholders
- to assist with informed response to enquiries from the public, business investors and the media

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Definitions

Business types/useages are categorised in accordance with ABS and CLUE categories which are:

- **BS** Business Services (including printers, real estate agents, accountants, lawyers etc)
- **HS** Health Services (including pharmacies, doctors, dentists, surgeries, veterinary clinics)
- **CRB** Cafes, restaurants and bars (including hotels)
- **CF** Clothing and footwear
- **FR** Food retailing (including: bakery, grocery, convenience stores, butcher, delicatessens and specialised foods)
- **PS** Personal services (including: banks, hairdressing, nail bars, gym, opticians, laundromats)
- **GR** General Retail (including: newsagent, bookshop, music shop)

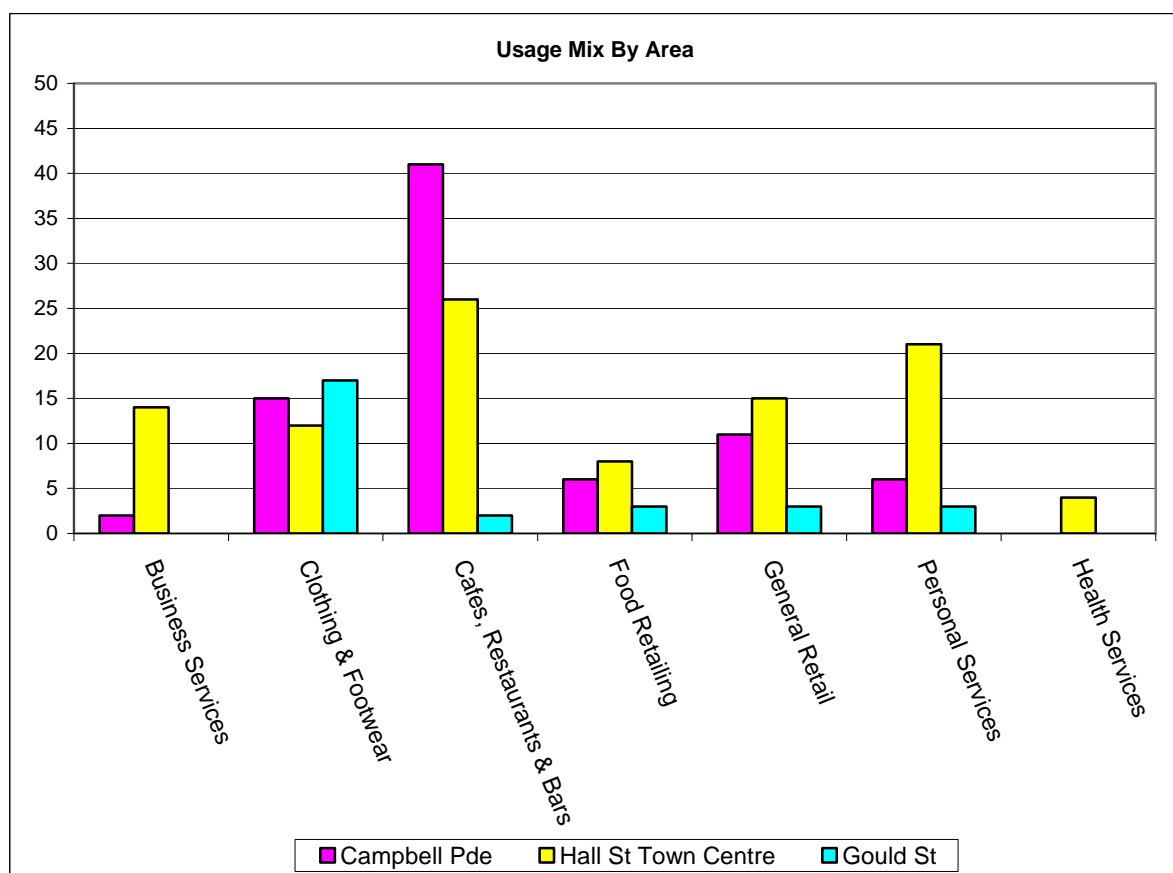
Parameters

*(CBRE, Property Council of Australia and Census of Land Use and Employment CLUE 2006 definitions)

Total marketable stock:	Total amount of leasable ground floor street frontage space, in a designated commercial district, easily identified as one intended for commercial use.
Unable to be occupied space:	Areas not available for occupation at the time of the survey eg demolished or under construction. These areas are not included in total marketable stock. Should these areas either become available or should previously marketable stock be removed during an audit cycle (one year) a separate category for the new or withdrawn stock will be created.
Vacancy rate:	$\text{Vacancy Rate} = \frac{\text{Vacant space}}{\text{total marketable stock in defined area}}$
Vacant space:	Areas of ground floor shop frontage available for occupation at the time of audit where no apparent commercial activity is occurring or which looks empty and unoccupied. Properties undergoing renovation to be classified as vacant regardless of whether there is a lease in place.

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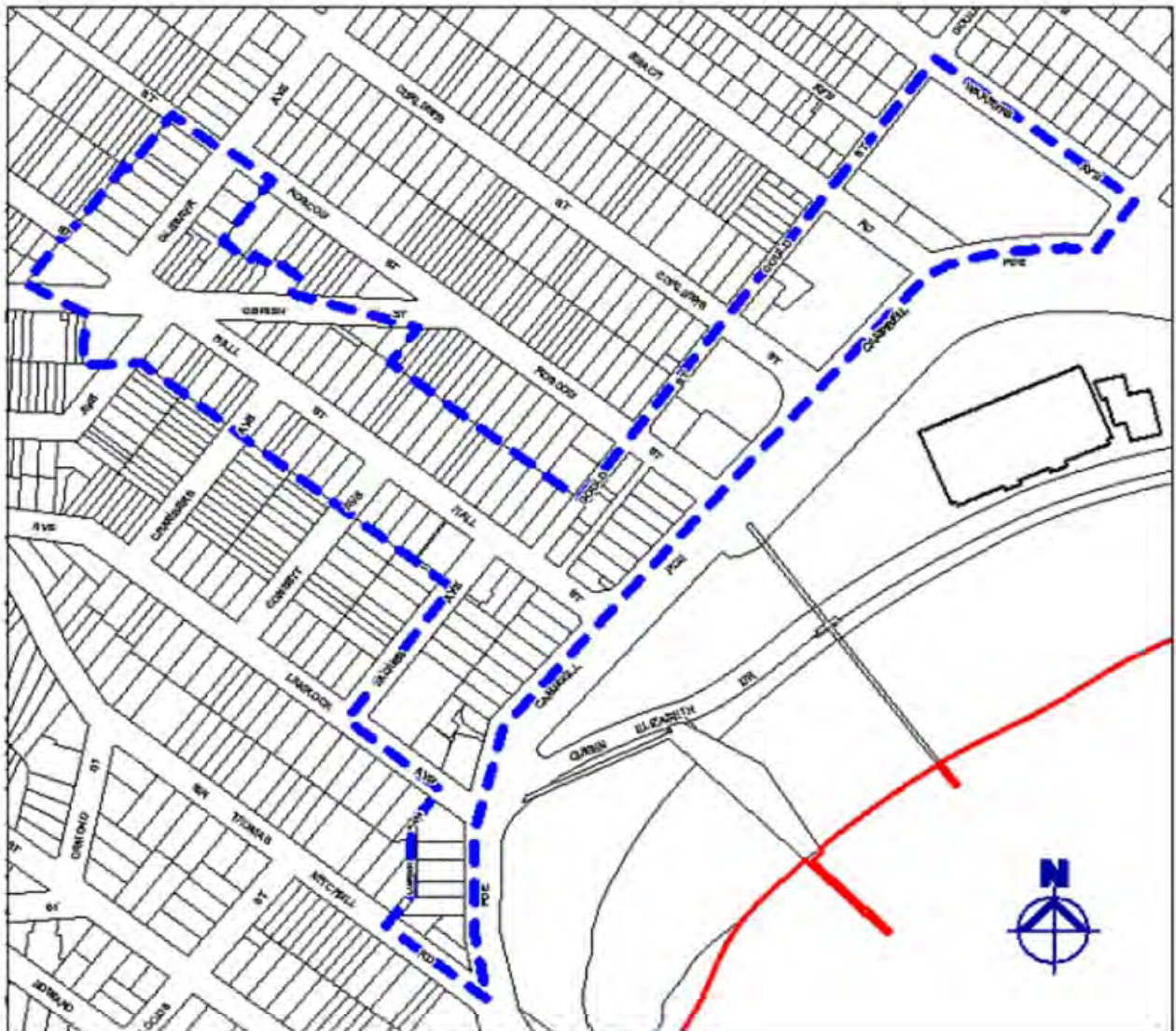
Bondi Beach Place Management portfolio



Bondi Beach Commercial Centre

The Bondi Beach Commercial Centre audit was conducted by counting visible marketable commercial floor stock at ground floor level in the Bondi Beach Commercial Centre area as defined and zoned in the Waverley DCP 2006 (see Appendix for Bondi Beach demographics).

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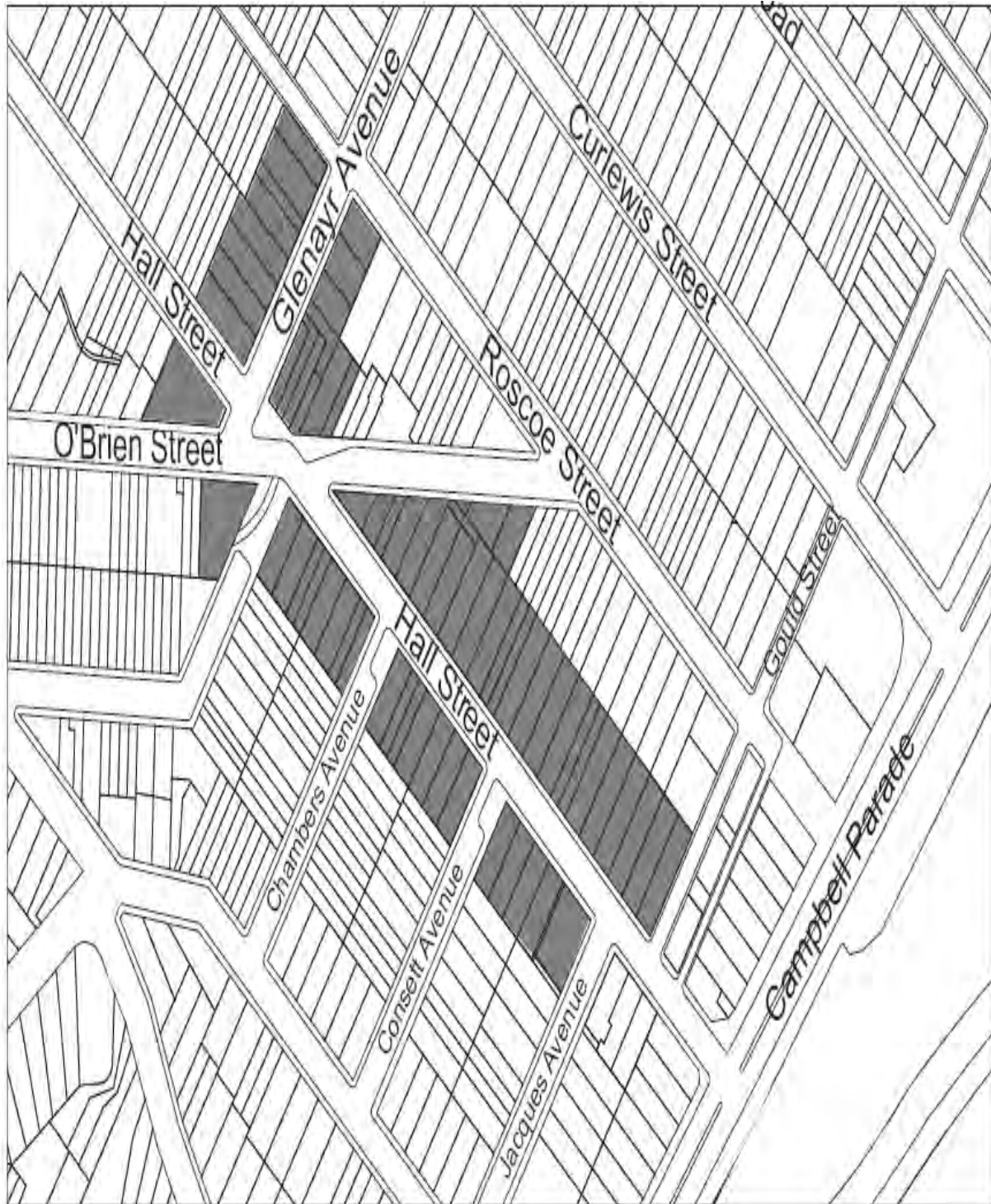
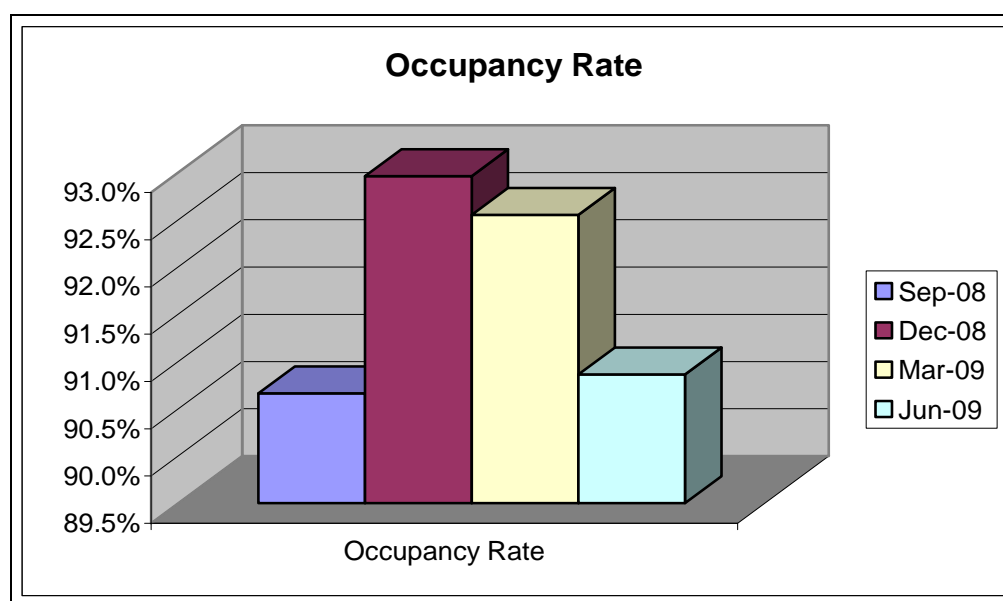


Figure 35: Local Village Centre: Hall Street, Town Centre.

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Bondi Beach Commercial Centre

Occupancy Rate

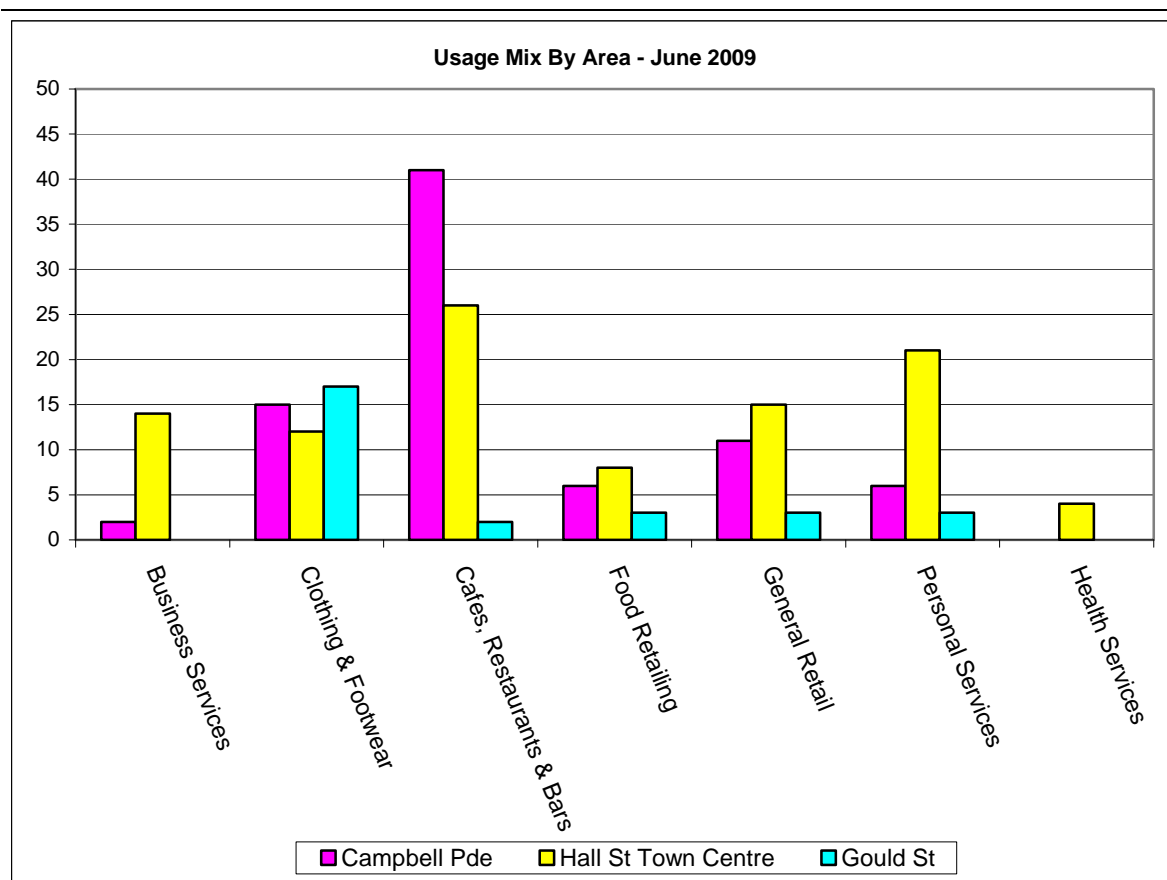


	Vacant premises	Total number of ground floor businesses	Occupancy Rate
Sept 08	21	225	90.66%
December 08	18	225	92.96%
March 2009	16	227	92.95%
June 2009	21	230	90.86%

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Bondi Beach Commercial Centre

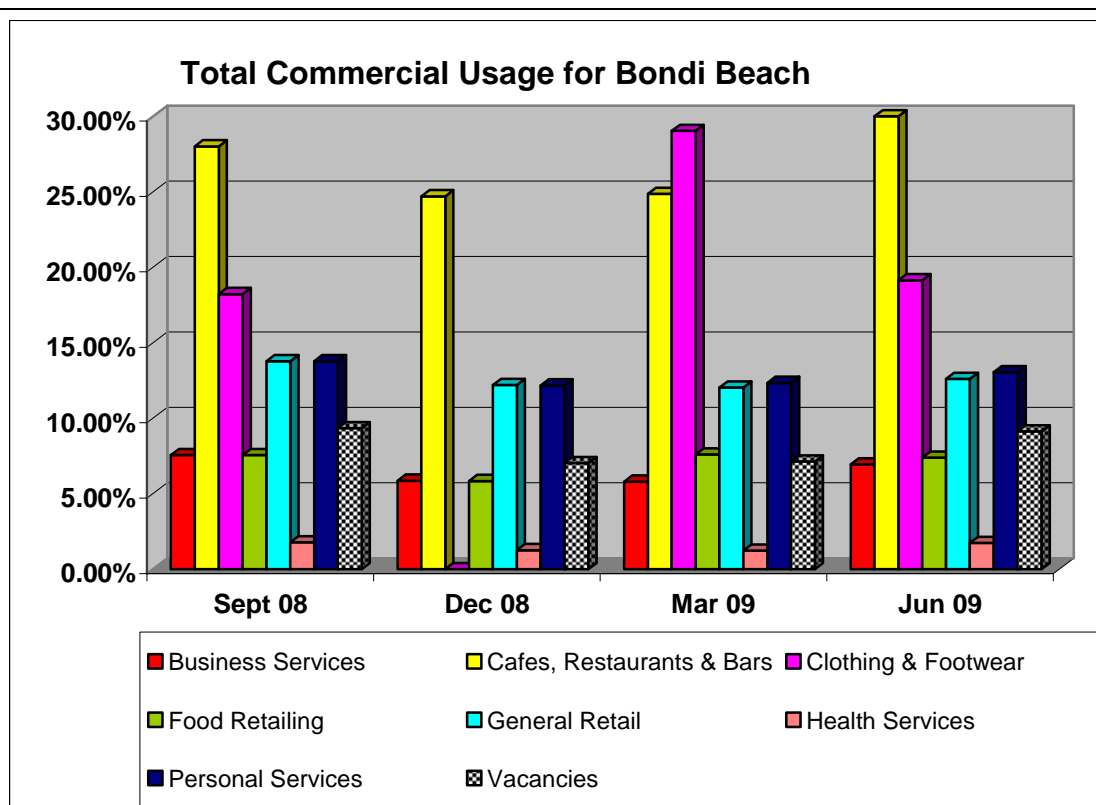
Tenancy mix



Total usage

Usage Type	September 08	December 08	March 09	June 09
Business Services	7.55%	5.85%	5.79%	6.95%
Cafes, Restaurants & Bars	28.00%	24.70%	24.86%	30.00%
Clothing & Footwear	18.22%	29.03%	29.03%	19.13%
Food Retailing	7.55%	5.83%	7.60%	7.39%
General Retail	13.77%	12.20%	12.03%	12.60%
Health Services	1.77%	1.26%	1.23%	1.73%
Personal Services	13.77%	12.16%	12.33%	13.04%
Vacancies	9.33%	7.03%	7.13%	9.13%

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Hall St Town Centre

Occupancy Rate

	Vacant premises	Number of ground floor businesses	Occupancy Rate
Sept 08	2	106	94.3%
Dec 08	7	106	93.4%
March 09	4	107	96.3%
June 09	8	108	92.6%

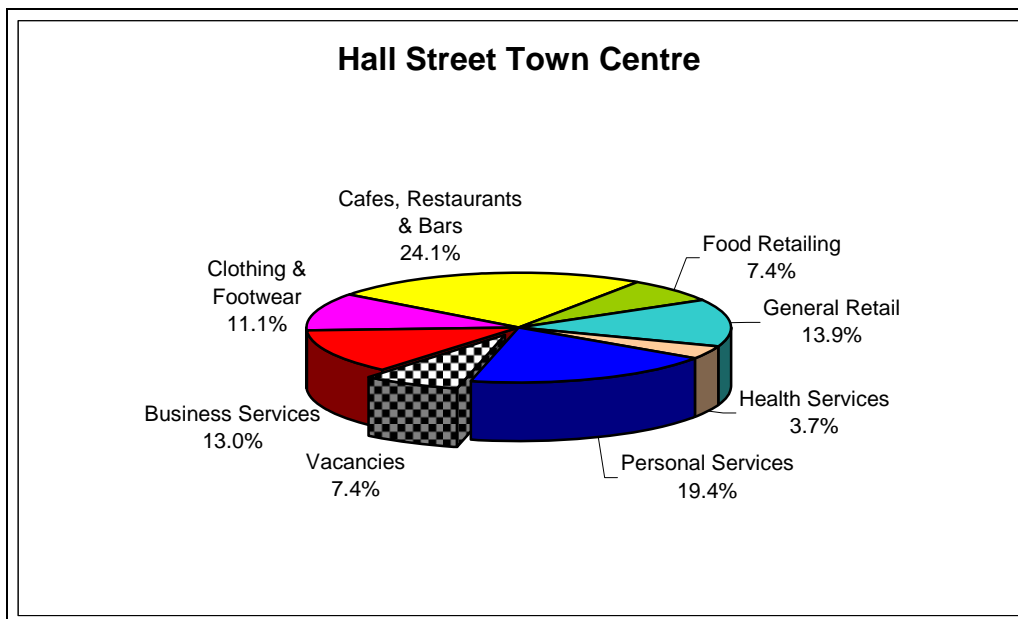
Unoccupied premises

- Shop 1/148 Glenayr Ave (previously occupied by La Briyot cafe), remains vacant but is currently being fitted out as a Deli/Café
- Shop 3/137 (previously occupied by Love Police) has been vacated
- Shop 5/18 Hall St (premises is in Jaques Ave) is a newly constructed leasable commercial premises
- The site at 40 Hall St (previously Quick Brown Fox), is currently being redeveloped and is near completion. There are two new leasable commercial spaces on the ground floor of this development
- Shop 8/23 O'Brien St (previous tenant unknown) remains vacant however there is a DA for a Change of Use to a Kosher liquor outlet. The DA was rejected by Council and an appeal has been lodged by the applicant with the LEC.
- 95 Hall St (previously occupied by Starks Kosher Deli) remains vacant

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Sept 08	14.2%	11.3%	21.7%	7.5%	16.0%	3.8%	19.8%	5.7%
Dec 08	14.2%	11.3%	22.6%	7.5%	14.2%	3.8%	19.8%	6.6%
March 09	14.0%	12.1%	24.3%	7.5%	14.0%	3.7%	20.6%	3.7%
June 09	13.0%	11.1%	24.1%	7.4%	13.9%	3.7%	19.4%	7.4%

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Gould St

Occupancy Rate

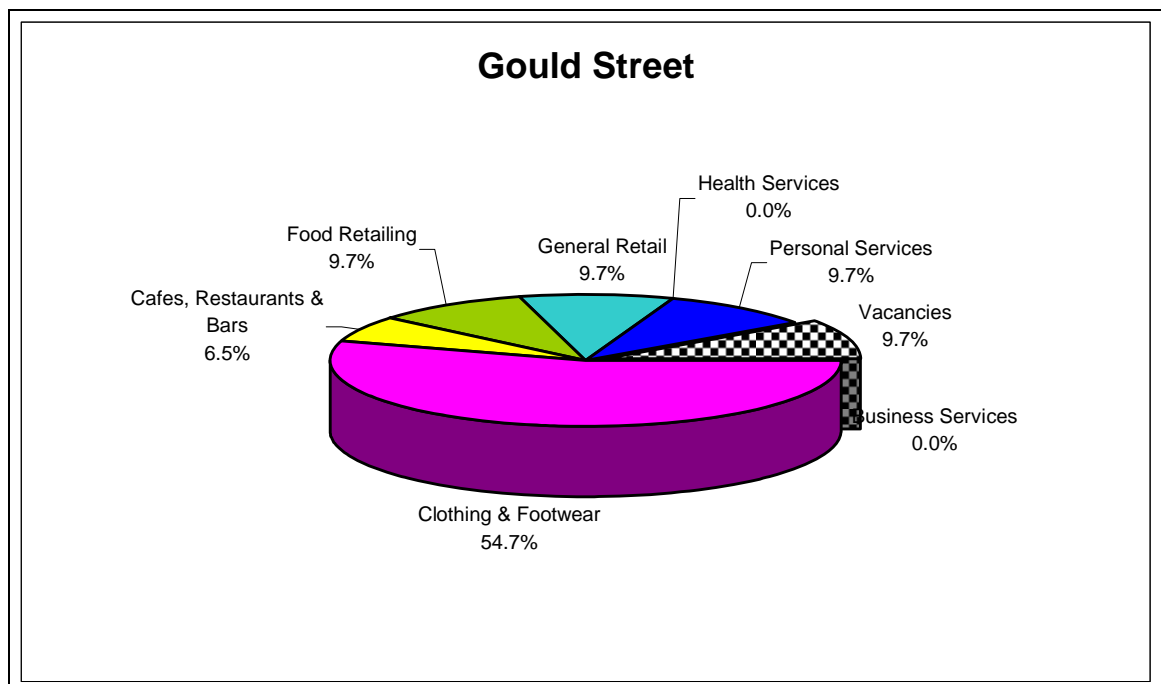
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Sept 08	4	30	88.12%
Dec 08	1	30	96.70%
March 09	2	30	93.33%
June 09	3	31	90.32%

Unoccupied premises

- 45 Gould St (previously Bamboo Café) remains vacant
- 87 Gould St (previously Smurphett) has been vacated and is currently being fitted out as a takeaway pizza outlet
- Shop 6/157 Curlewis St, in Gould St (previously Sage Design) has been vacated

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Sept 08	0.0%	46.7%	10.0%	10.0%	10.0%	0.0%	10.0%	13.3%
Dec 08	0.0%	56.7%	10.0%	10.0%	10.0%	0.0%	10.0%	3.3%
March 09	0.0%	58.1%	6.5%	9.7%	9.7%	0.0%	9.7%	6.5%
June 09	0.0%	54.7%	6.5%	9.7%	9.7%	0.0%	9.7%	9.7%



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Campbell Pde (Francis St to Warners Ave)

Occupancy Rate

	Vacant premises	Number of ground floor businesses	Occupancy Rate
Sept 08	11	89	87.6%
Dec 08	10	89	88.8%
March 09	10	89	88.8%
June 09	10	91	89.0%

Unoccupied premises

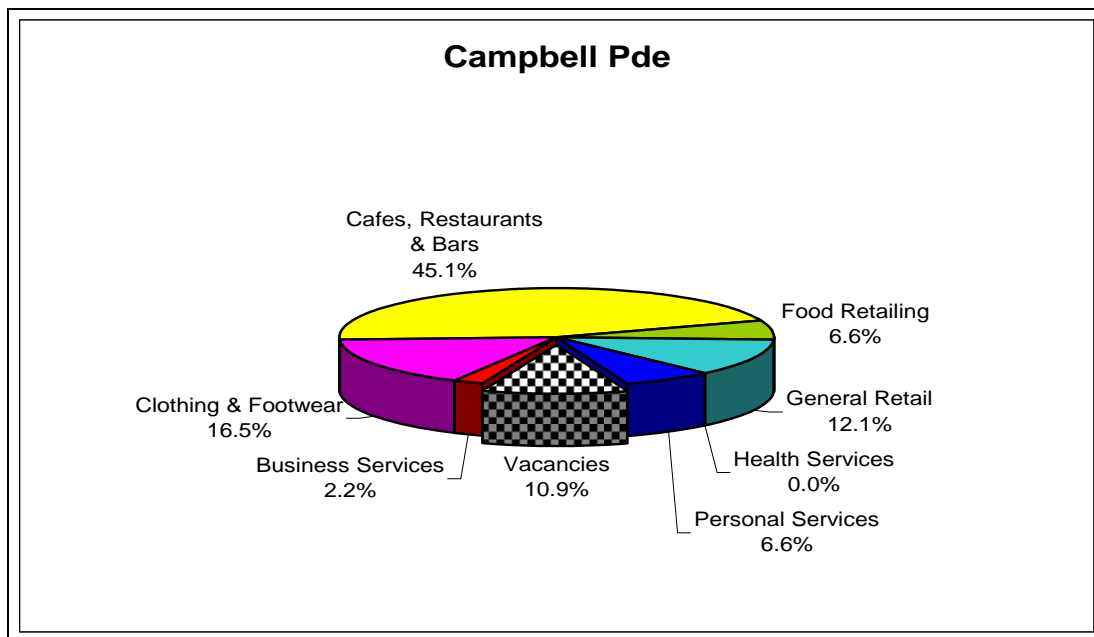
- 6 Campbell Pde (previously The Bondi Smoke Gallery) remains vacant
- 1/72 Campbell Pde (previously the Lamrock Café) has been vacated and is being fitted out as another cafe
- 96 Campbell Pde (previously Sunglass Hut) remains vacant
- 100 Campbell Pde (previously Mojito Bar & Grill) remains vacant
- 112 Campbell Pde (previously The Italian Job) remains vacant
- 152 Campbell Pde – there are three new leasable commercial spaces in this new development
- 180 Campbell Pde (previously the sales and marketing office for the Bondi Apartments) has been vacated
- 4/222 Campbell Pde (previously the Dripping Wet Hire shop) has been vacated

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Sept 08	2.25%	16.9%	41.6%	6.7%	12.4%	0.0%	7.9%	12.4%
Dec 08	3.37%	19.1%	41.6%	5.6%	12.4%	0.0%	6.7%	11.2%
March 09	3.37%	16.9%	43.8%	5.6%	12.4%	0.0%	6.7%	11.2%
June 09	2.2%	16.5%	45.1%	6.6%	12.1%	0.0%	6.6%	11.0%

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Glenayr Ave Neighbourhood Centre

Occupancy Rate

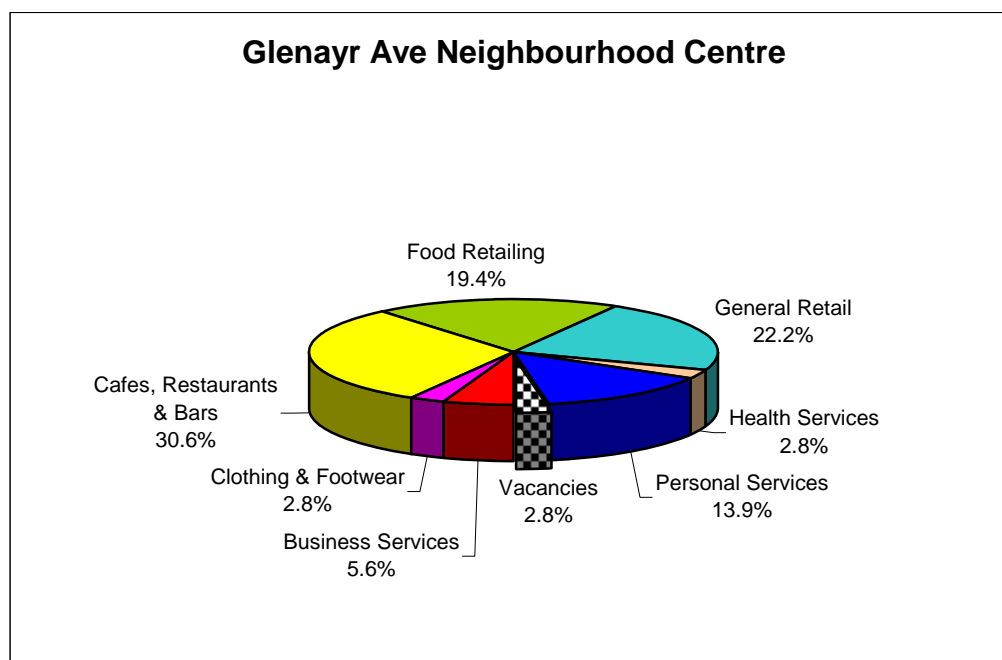
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Dec 08	4	38	89.5%
June 09	1	36	97.2%

Unoccupied premises

- 96 Glenayr Ave (previously Ken's Store) remains vacant
-

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Dec 08	2.6%	5.3%	26.3%	21.1%	21.1%	2.6%	10.5%	10.5%
June 09	5.6%	2.8%	30.6%	19.4%	22.2%	2.8%	13.9%	2.77%



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North Bondi Neighbourhood Centre

Occupancy Rate

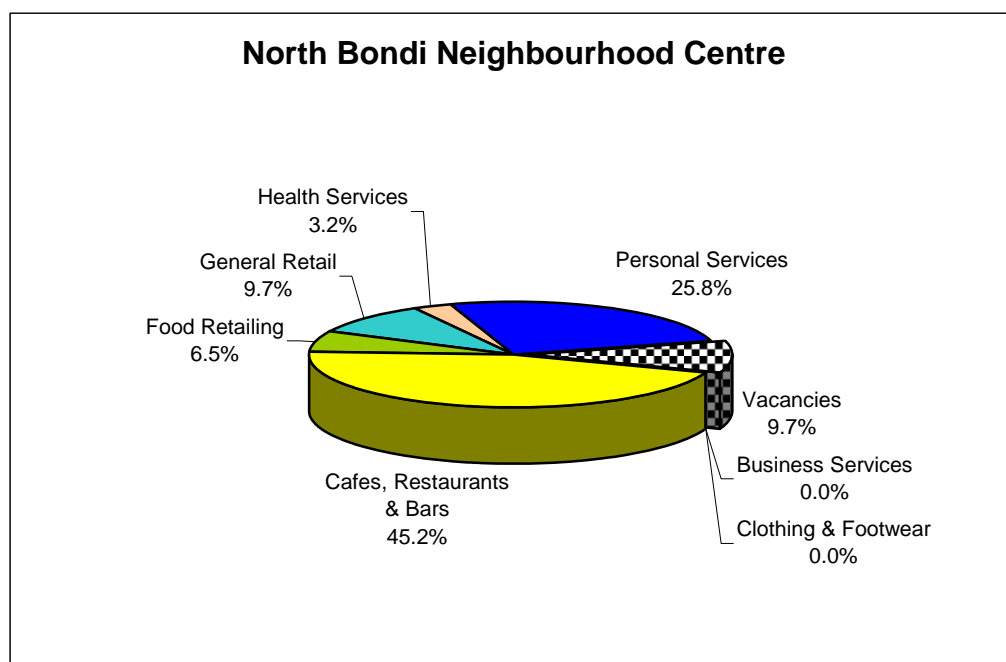
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Dec 08	0	31	100%
June 09	*3	31	100%

Unoccupied premises

- ***The three vacant commercial spaces are no longer considered leasable ground floor stock as they have been vacated at the end of their leases and the building is due to be demolished to make way for a new mixed residential/commercial development**

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Dec 08	0.0%	0.0%	51.6%	9.7%	9.7%	3.2%	25.8%	0.0%
June 09	0.0%	0.0%	45.2%	6.5%	9.7%	3.2%	25.8%	0.0%



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Murriverie Rd Neighbourhood Centre

Occupancy Rate

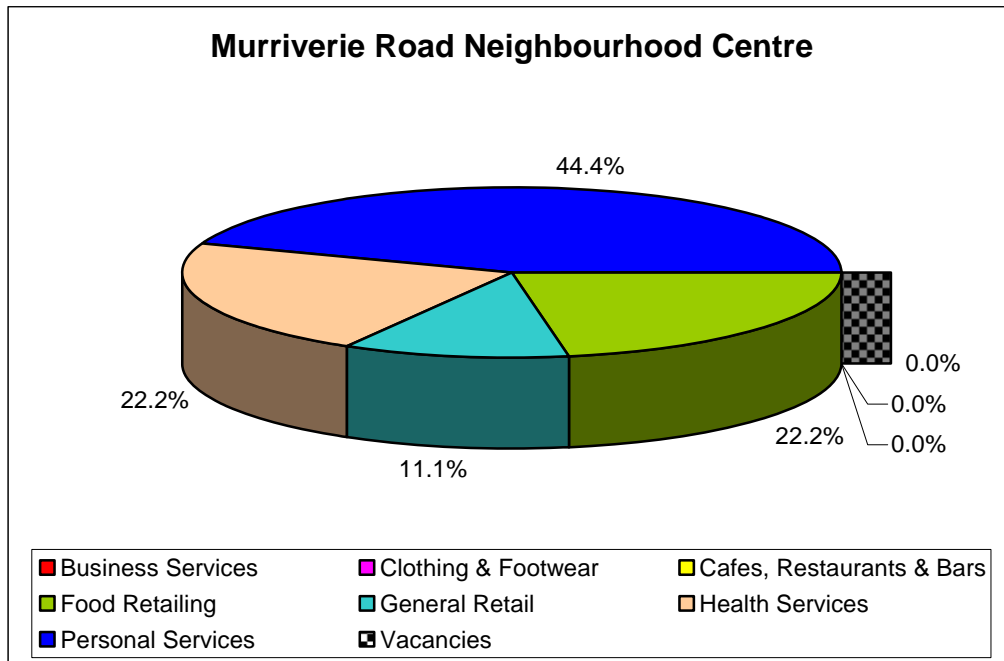
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Dec 08	0	9	100%
June 09	0	9	100%

Unoccupied premises

- No vacancies were recorded for the quarter

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Dec 08	0.0%	0.0%	0.0%	22.2%	11.1%	22.2%	44.4%	0.0%
June 09	0.0%	0.0%	0.0%	22.2%	11.1%	22.2%	44.4%	0.0%



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Old South Head Rd Neighbourhood Centre

Occupancy Rate

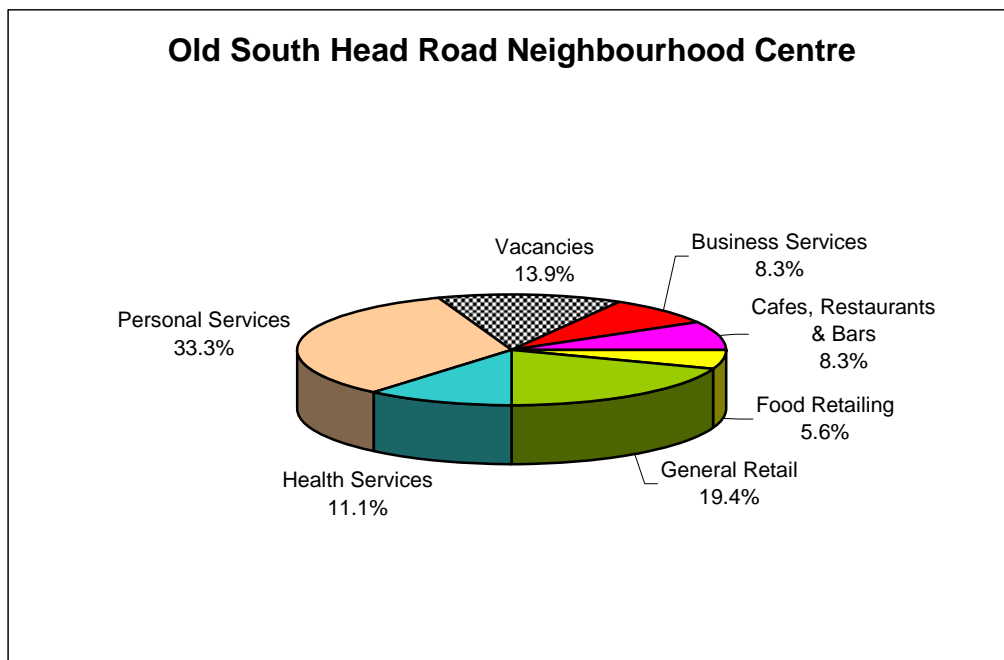
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Dec 08	3	32	90.6%
June 09	5	36	86.1%

Unoccupied premises

- 8 Curlewis St (previously occupied by Delivery Mate) remains vacant
- 10 Curlewis St (previously occupied by Kookaburra Computers) remains vacant
- 23 Curlewis St (previously occupied by Roundabout aka Funkis) has been vacated
- 283 Old South Head Rd (previous tenant unknown) remains vacant
- 331 Old South Head Rd (Previously occupied by Team Event P/L) remains vacant

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Dec 08	9.4%	0.0%	9.4%	6.3%	21.9%	12.5%	31.3%	0.0%
June 09	8.3%	0.0%	8.3%	5.6%	19.4%	11.1%	33.3%	13.9%



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Blake St Neighbourhood Centre

Occupancy Rate

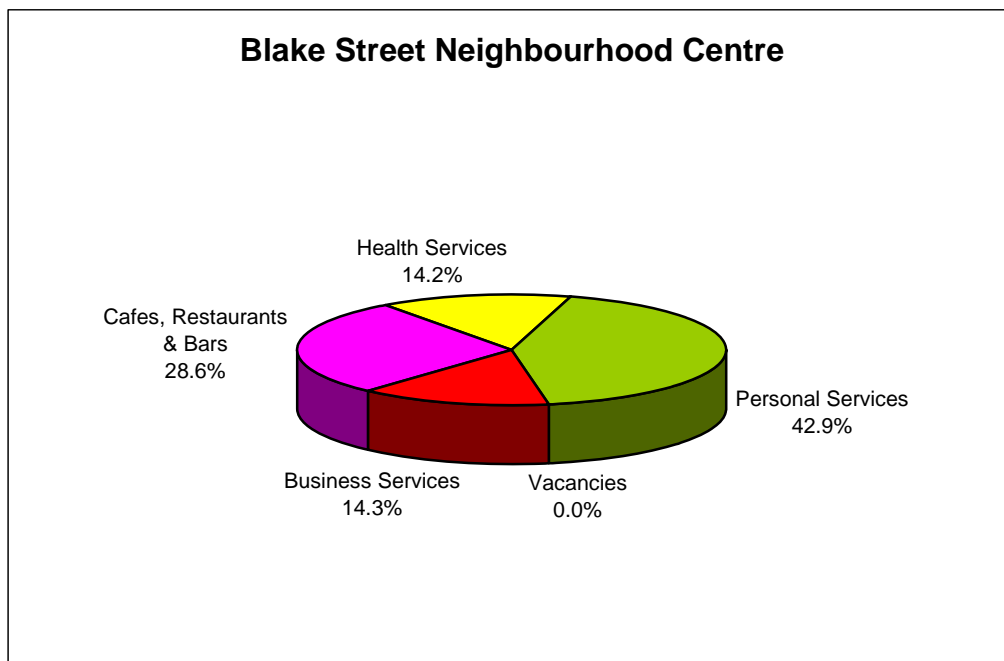
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Dec 08	1	5	80%
June 09	0	6	100%

Unoccupied premises

- There were no recorded vacancies at the time of the 4th quarter audit

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Dec 08	20.0%	0.0%	20.0%	0.0%	0.0%	0.0%	40.0%	20.0%
June 09	14.3%	0.0%	28.6%	0.0%	0.0%	14.2%	42.9%	0.0%



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Bronte Neighbourhood Centre

Occupancy Rate

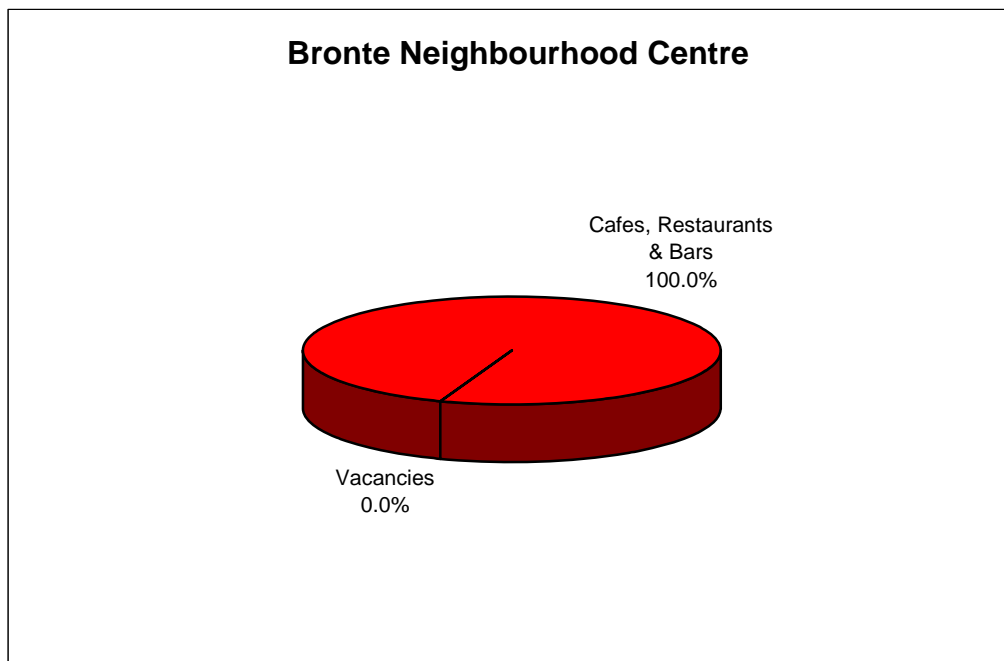
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Dec 08	0	7	100%
June 09	0	7	100%

Unoccupied premises

- No vacancies were recorded for the quarter

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Dec 08	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
June 09	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%



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Rose Bay Small Villages – North & South

Occupancy Rate

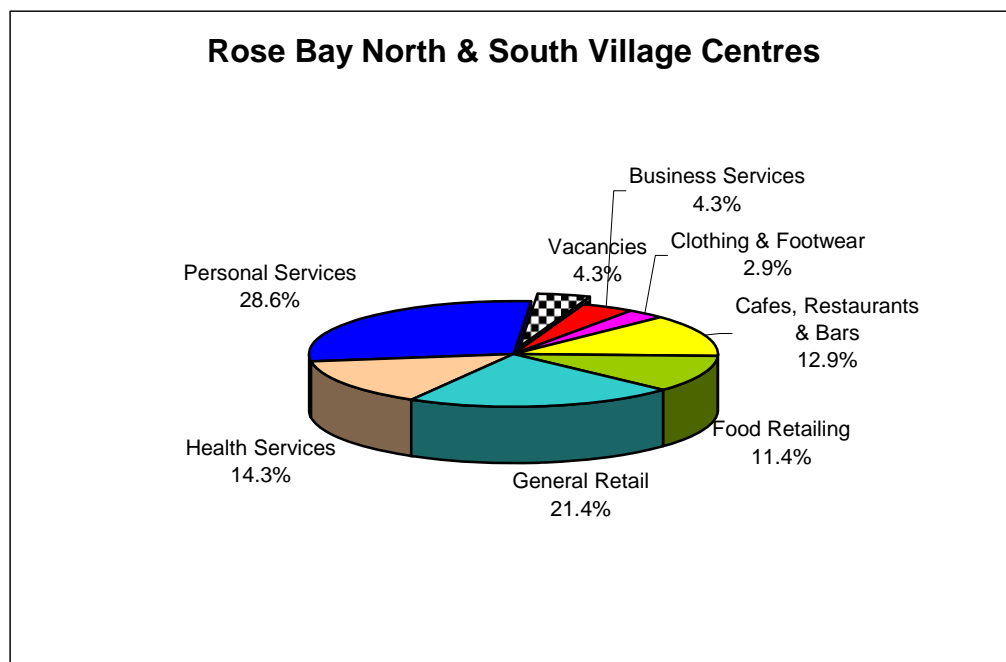
	Vacant premises	Number of ground floor businesses	Occupancy Rate
Dec 08	0	70	100%
June 09	3	70	95.7%

Unoccupied premises

- 517 Old South Head Rd (previously occupied by Cera Stone Gallery) has been vacated
- 519 Old South Head Rd (previously occupied by Foto First Rose Bay) has been vacated
- 665 Old South Head Rd (previously Gloss Nails & Beauty) has been vacated

Tenancy Mix

	Business Services	Clothing & Footwear	Cafes, Restaurants & Bars	Food Retailing	General Retail	Health Services	Personal Services	Vacancies
Dec 08	2.9%	2.9%	12.9%	11.4%	25.7%	0.0%	30.0%	0.0%
June 09	4.3%	2.9%	12.9%	11.4%	21.4%	14.3%	28.6%	4.3%



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Development Applications

Period	March 2008 3 rd quarter - 2007/08	September 2008 1 st quarter – 2008/09	December 2008 2 nd quarter – 2008/09
Bondi Beach Commercial Area	8	4	14
Hall St Town Centre	2	3	6
Gould St	1	0	1
Campbell Pde	5	1	7

Period	March 2009 3 rd quarter - 2008/09	June 2009 4 th quarter – 2008/09	September 2009 1 st quarter – 2009/10
Bondi Beach Commercial Area	5	8	
Hall St Town Centre	0	0	
Gould St	0	0	
Campbell Pde	5	8	

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Waverley LGA - Economic Strength

In the NSW Government's Metropolitan Strategy (City of Cities – A Plan for Sydney's Future), Waverley is included in the East Sub region along with Botany Bay, Randwick and Woollahra. The Eastern subregion has been forecast to accommodate 25,000 new jobs and 20,000 new dwellings by the year 2031.

The Waverley Local Government Area (LGA) is a predominantly residential area, with significant commercial areas. The Council area encompasses a total land area of 9 square kilometres, including substantial foreshore areas and beaches.

Currently 3.5% (30.9 hectares) of the total land in the Waverley LGA is zoned for commercial use. (24% is given over to roads and footpaths, 12% to open space).

Bondi Junction is targeted in the Government's Metropolitan Strategy as a potential Major Centre for economic activities and strength as a transport node.

The Waverley Development Control Plan 2006, Section F deals with site specific areas within the LGA including commercially zoned area. The commercial centres hierarchy within the DCP are based on criteria such as radius, extent of commercial development, proximity to public transport, dwelling range and character of dwellings as defined by City of Cities report.

The 2001 census data shows that the top four employment industries in the Waverley LGA are Retail Trade, Property and Business Services, Health and Community Services.

Waverley's economic strength lies in being a service provider. The service industry sector relies on customer and visitor satisfaction to generate repeat visitation and loyalty. Waverley currently does not support alternative economic generators such as industrial/manufacturing or primary production in its area. It is therefore vitally important that Waverley Council continues to support its service providers by providing a professional and healthy economic climate in which they can conduct their business.

**Basic Sector Employment in the Greater Sydney Metropolitan Region, 2001
Breakdown of the Eastern Core (21 SLAs included)**

Employment sector	Waverley's Ranking
Retailing	2 nd
Finance, insurance & property business	4 th
Health & community Services*	4 th
Technology & knowledge	6 th
Accommodation, cafes & restaurants	7 th
Construction	Not ranked
Electricity, gas and water supply	Not ranked
Transport & storage	Not ranked
Manufacturing	Not ranked

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Source: Bureau of Transport and Regional Economics, Drivers of Economic Growth in
the Greater Sydney Metropolitan Region, Working Paper 67

Waverley Council's commitment to economic sustainability

Waverley Council's Management Plan provides for actions to stimulate and sustain economic growth to ensure general community benefit and employment.

Waverley Council has invested substantially in the improvement, upgrading and maintenance of its public facilities in its commercial areas to reinforce their accessibility, appearance and attraction to visitors eg the upgrade of Oxford Street Mall in Bondi Junction and Campbell Parade in Bondi Beach.

Waverley Council employs two place managers and allocated funds to these areas in recognition of the importance of its commercial centres to the community.

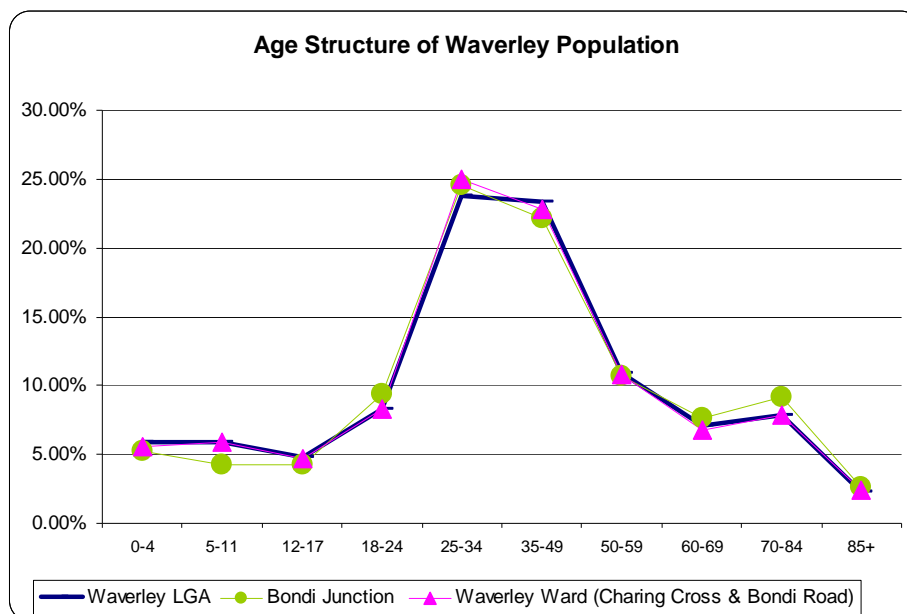
Waverley Residents

Population

	Eastern Suburbs	Waverley LGA	Bondi Junction	Waverley Ward (Charing Cross Village and Bondi Road Village)
Usual Resident Population	59,515	60,713	8,576	16,332
% of total LGA			14.13%	26.90%
Males		49.31%	49.76%	49.56%
Females		50.69%	50.24%	50.44%
Av Household size	2.19	2.19	2.1	2.19

Age Structure

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Source: Australian Bureau of Statistics, Census of Population and Housing, 2006, 2001, 1996, and 1991.

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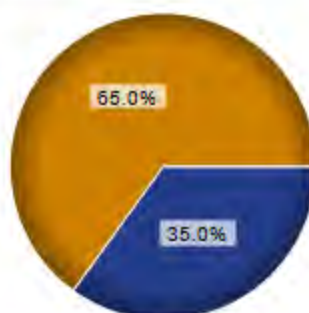
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Waverley Workers

'Workers' refers to the people who work in the Waverley Local Government Area (LGA) but may live elsewhere.

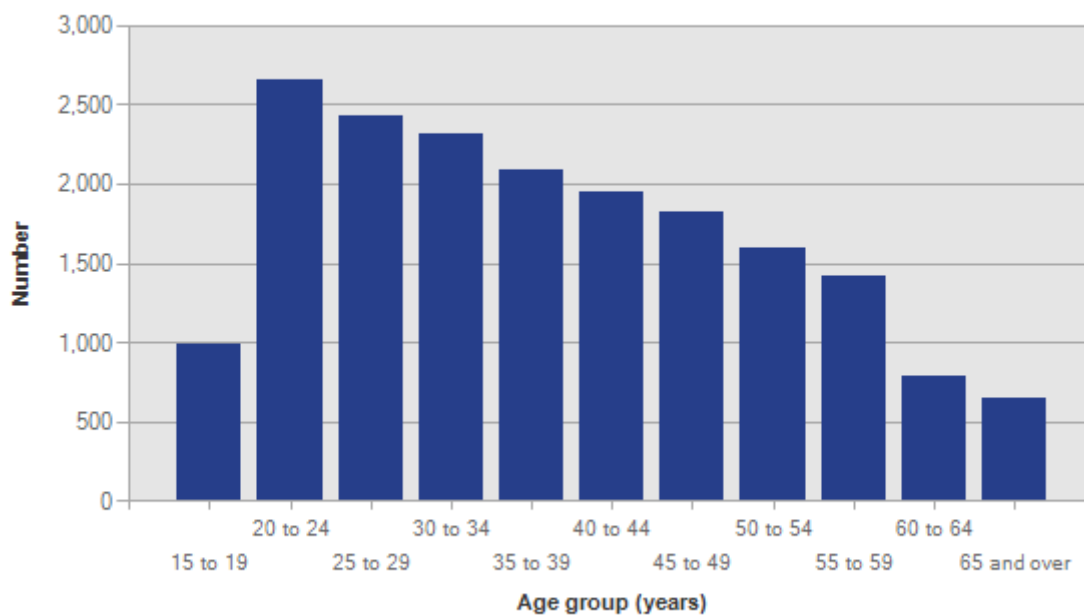
Residential location of workers

■ Live and work within the Council area
■ Live outside, but work within the Council area



Source: Australian Bureau of Statistics, Australian Bureau of Statistics, Journey to work, unpublished data, 2006

Age structure of the working population for Waverley Local Government Area (LGA), 2006



Source: Australian Bureau of Statistics, Working Population Profile, 2006.

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Appendix 2

Waverley Commercial Centres and DCP Hierarchy

DCP Section	Waverley Commercial Centres	Hierarchy	Place Manager
F1	Bondi Junction Commercial Centre <i>1.37% of total land in the LGA (12.2 hectares)ie nearly 50% of all commercially zoned land in LGA</i>	Major Commercial Centre	BJPM
F2	Bondi Beach	Iconic beach and commercial centre	BBPM
F5	Local Villages Centres		
	Hall Street	Town Centre	BBPM
	Bondi Road	Village	BJPM
	Charing Cross Small	Village	BJPM
	Rose Bay (North & South)	Small village	BBPM
	Glenayr Avenue	Neighbourhood Centre	BBPM
	North Bondi	Neighbourhood Centre	BBPM
	Blake Street	Neighbourhood Centre	BBPM
	Murriverie Road	Neighbourhood Centre	BJPM
	Murray Street	Neighbourhood Centre	BJPM
	Bronte Beach	Neighbourhood Centre	BBPM
	Bronte (Macpherson Street)	Neighbourhood Centre	BJPM
	Old South Head Road @ Murriverie Rd, Blair St, Flood St	Neighbourhood Centre	BBPM

(Waverly Development Control Plan 2006)

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Appendix 3

Bondi Beach- Demographics

In 2006, the total population usually resident in Bondi Beach was 10505 or 17% of Waverley LGA's total population.

Age structure

Bondi Beach had fewer children compared with the LGA overall.

Young children 0-4 made up 4.5% of the total population, compared to 5.9% for Waverley LGA. The proportion of children and young people (5-19 year olds) in Bondi Beach is also smaller – 7% compared to 11% for the LGA.

Bondi Beach is home to a large proportion of adults of working age (18-64 year olds), which constitute 79% of the total population, compared to Waverley's 70%.

Families and households

The largest proportion of families in Bondi Beach are couple families without children (55% compared to 44% for Waverley LGA).

In 2006 there were fewer families with children living in Bondi Beach compared to Waverley LGA. Couple families with children made up 29% of all family types (40% for the LGA).

However, couple families with children have increased in Bondi Beach from 37% in 2001 to 40% in 2006. The proportion of one parent families in Bondi Beach is slightly larger than for the LGA overall (13.5% vs 13%), particularly for single parents with children under 15.

Bondi Beach had a larger proportion (11%) of group and lone person (28%) households compared to the LGA (9% and 27% respectively) as well as a smaller proportion of family households, but in 2006 showed a much higher proportion of 'other' households (25% compared to 15% in Waverley LGA).

Cultural diversity

With a substantial number and proportion of people in the census not answering questions relating to country of birth and language spoken at home, it is difficult to report on cultural diversity with great certainty. Compared to the LGA overall, there was a smaller proportion of residents born overseas as well as a smaller proportion of people born in a non-English speaking country.

In 2006, 31% of all residents were born overseas, compared to 34% for the LGA overall. The top ten source countries for were the UK, New Zealand, South Africa, Ireland, France, Germany, US, Ukraine, Hungary, Italy. 14% of Bondi Beach residents indicated that they speak a language other than English at home. The top ten language groups were Russian, Spanish, French, German, Greek, Italian, Hungarian, Hebrew, Cantonese and Portuguese.

Compared to Waverley LGA, Bondi Beach was home to a larger proportion of recent arrivals – those arriving between 2001 and 2006. Overall, 42.6% of the overseas born population arrived before 1991, and 33.3% arrived during or after 2001, compared with 51.0% and 23.9% respectively for Waverley LGA.

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Owning or renting?

Analysis of the housing tenure of the population of Bondi Beach in 2006 compared to Waverley Local Government Area (LGA) shows that there was a smaller proportion of households who owned their dwelling; a smaller proportion purchasing their dwelling; and a larger proportion who were renters. Overall, 14.8% of the population owned their dwelling; 13.6% were purchasing, and 43.8% were renting, compared with 24.2%, 18.9% and 38.1% respectively for Waverley Local Government Area (LGA).

The largest changes in housing tenure categories for the households in Bondi Beach between 2001 and 2006 were:

- Being purchased (+121 households);
- Owned (-276 households);
- Renting - Other (-262 households), and;
- Renting - Total (-252 households).

Rents and mortgages

Looking at the weekly housing rental payments of households in Bondi Beach compared to Waverley LGA, we can see that a smaller proportion of households in 2006 were paying high rental payments (\$450 per week or more) but a similar proportion of households with low rental payments (less than \$140 per week).

Overall, 21.7% of households were paying high rental payments, and 7.2% were paying low payments, compared with 26.4% and 7.4% respectively in Waverley Local Government Area (LGA).

Similarly, compared to Waverley overall, there was a smaller proportion of households in Bondi Beach paying high mortgage repayments (\$2,000 per month or more) but a larger proportion of households with low mortgage repayments (less than \$950 per month).

Overall, 51.9% of households were paying high mortgage repayments, and 14.6% were paying low repayments, compared with 56.8% and 10.6% respectively in Waverley LGA.

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