

Fact Sheet

Bronte's MacPherson and St. Thomas Street Village (including the Bronte RSL site)

Waverley Council is currently reviewing the vision for the village and would like to know what the community wants at the site and how it should look and feel in the future. Separately to this, the owner of Bronte RSL wishes to re-develop the RSL. This fact sheet provides and clarifies information on the two processes.

What will the revised vision be used for?

The vision will inform the planning controls for the site, which outline our objectives for the future character of the area, and control future uses, types of development that can be built, and the bulk, scale and height of development.

Why is this process being carried out?

Council resolved in March 2012 to carry out a review of the planning controls for the Bronte RSL site. We held a community workshop to gain a better understanding of the community's aspirations for the area to work out whether our planning controls need amendment to be more closely aligned with your vision.

The purpose of planning controls is to protect community amenity and shape the desired future character of the area. The controls in Waverley Local Environmental Plan (LEP) 2012 and Development Control Plan (DCP) 2012 will be used in the assessment of any Development Applications relevant to the village.

What will be done with my comments from the meeting on Wednesday 24 October 2012?

Council will use the comments to inform the review of the current planning controls of the centre (which includes Bronte RSL).

If following the review, Council resolves that the existing planning controls need to be revised or refined then updated draft planning controls will be placed on public exhibition for community comment. Following consideration of the matters raised during public exhibition, Council will consider the planning controls for adoption.

The updated planning controls will then be used whenever a Development Application is submitted for the site.

The collated comments (no contact details) will also be given to the developer of the Bronte RSL for their use and we will put on a display board at the meeting next Thursday night a summary of the key issues raised for your reference.

When will there be other opportunities for me to have my say?

With regard to the vision for the area and the resulting updated planning controls, the community are encouraged to answer our online survey at www.haveyoursaywaverley.com.au by Thursday 8 November 2012.

If the existing planning controls are to be updated, then revisions to the planning controls will be placed on public exhibition for community comment during 2013. Following consideration of the matters raised during public exhibition, Council will consider the planning controls for adoption.

Information on the draft Waverley LEP 2012 and Draft Waverley DCP 2012 was provided at the community meeting on Wednesday 24 October 2012. What does this have to do with the planning controls for the village and why weren't we consulted about it?

Council has just been advised by the State Government that the Draft LEP for the Waverley Local Government Area will be gazetted on Friday 26 October 2012 at 5pm. The Draft DCP will also come into effect at that time.

The draft LEP and DCP provide overarching controls on what can be built in certain areas. The new LEP and DCP may be amended as a result of the feedback received at the community workshop.

Extensive consultation on the draft LEP and DCP occurred in 2012 through exhibition at Council's Customer Service Centre and Library, notification of all residents and presentations to the Precinct Committee Meetings.

Why has the village been called the MacPherson and St Thomas Street Village Centre? I have never heard that name before.

There is not a formal name for the study area. The area in question covers the shops and houses that run along MacPherson Street from its intersection with St. Thomas Street to its intersection with Baglin and Evans Street, which includes the Bronte RSL site.

Any suggestions from the community on a more appropriate name for this precinct would be appreciated.

FSR keeps being used. What does that mean?

The term FSR refers to Floor Space Ratio. This is a measurement of the total amount of floor area of a development to the total site area and is usually expressed as a 'maximum FSR'. This development control is one way of controlling the 'bulk' of a proposed building (and the associated impacts that come with this) as well as to ensure that sufficient floor space can be accommodated to meet future residential and commercial needs of the community.

Where can I get more information on this process?

More information can be found at www.waverley.nsw.gov.au or by contacting Council's Project Manager Valerie Giammarcco on 9369 8072 or via bronteplanning@waverley.nsw.gov.au

Proposed Re-development of Bronte RSL

How does the developer's proposed redevelopment of Bronte RSL fit in with this consultation process?

The developer's proposal is separate to Council's consultation on the vision for the village. The developer wishes to re-develop Bronte RSL and has a draft concept which he will present to the community on Thursday 1 November from 6.30–8.30 at Bronte RSL Club.

The developer has not lodged a Development Application (DA) with Council and has advised Council he will review the concept following consideration of the feedback from last night's meeting and at next week's meeting before submitting a DA.

What is Council's role in the developer's proposal?

Some Council officers have been briefed on various concepts being considered by the developer but have never been given any detailed plans to consider or respond to, nor has any assessment of the concepts been undertaken.

Once a DA is submitted, Council will consider it the same way it does all other DAs.

What will happen when the developer lodges a DA to Council?

If a DA is lodged for the RSL site, it will be treated in the same way as any other DA. The DA assessment process includes the following:

- DA lodgement
- DA information placed on Council's website (DA tracking section) for viewing
- Notification process undertaken. This will be in accordance with the requirements of the Council's notification policy (DCP) and will likely involve letters to neighbours and surrounding property owners, a site notice and a notice in the local paper
- Assessment of DA by Council planning staff and report prepared. DA assessment process includes consideration of any submissions / objections as well as relevant development controls, inspection of site and assessment of environmental impacts of proposal.
- DA assessment report referred to the relevant consent authority for determination.

(Note: the 'consent authority' would be Waverley Council if the cost of the development is less than \$20 million or the Joint Regional Planning Panel if the cost is \$20 million or more).

Who will determine the Development Application – Council or another body?

If the Capital Investment Value (this is the total cost of the development but does not include the land value) of any proposed development is \$20 million or more, then the Sydney Joint Regional Planning Panel (JRPP) will be the consent authority. This means that the DA assessment report will not go to a Council meeting for determination – it will go to the JRPP.

If the Capital Investment Value is less than \$20 million then the Council is the consent authority and the DA assessment report will be referred to a Council meeting (called the Development Control Committee) for determination.

Will a Harris Farm Market be built at the site?

Until a DA is submitted with details of what is proposed, we simply do not know this. If a Harris Farm or any other form of market is included in the developer's DA, it will be considered as part of the development assessment process.

Will there still be an RSL at the site?

The developer has indicated to Council that some form of RSL operation would be proposed but until a DA is submitted with details of what is proposed, we simply do not know this. Once the proposal is submitted as a DA, it will be considered as part of the development assessment process.

Where can I get more information on the developer's proposal or next week's meeting?

The developer is Winston Langley. For more information go to their website: www.bronterslproject.com.au