



Vision for Bronte's MacPherson and St. Thomas Street Village Centre (which includes Bronte RSL)

Community Workshop

Wednesday 24 October

Introduction

Mike Cullen (Urbacity)



Workshop Agenda

6.30 - 6.40 Welcome & Introductions

6.40 -6.50 Background and purpose of workshop

6.50 -7.15 Use, contextual analysis, council controls,
urban design principles, opportunities and
constraints for future development

7.15 -7.50 Community visioning

7.50 - 8.25 Presentations & Feedback

8.25 - 8.30 Next steps



Background and Purpose of Workshop

Peter Monks (Waverley Council)



Purpose of the Workshop

- To hear your vision for the future of your village centre (which includes the Bronte RSL)
- To present contextual analysis and current controls for future development within the village centre

Background

In March 2012 Council adopted the Waverley Local Environment Plan 2012 with the following recommendation:

Stakeholders be invited to enter into discussions to prepare site specific controls for the Bronte RSL Club Sub-branch site and War Memorial Hospital site.



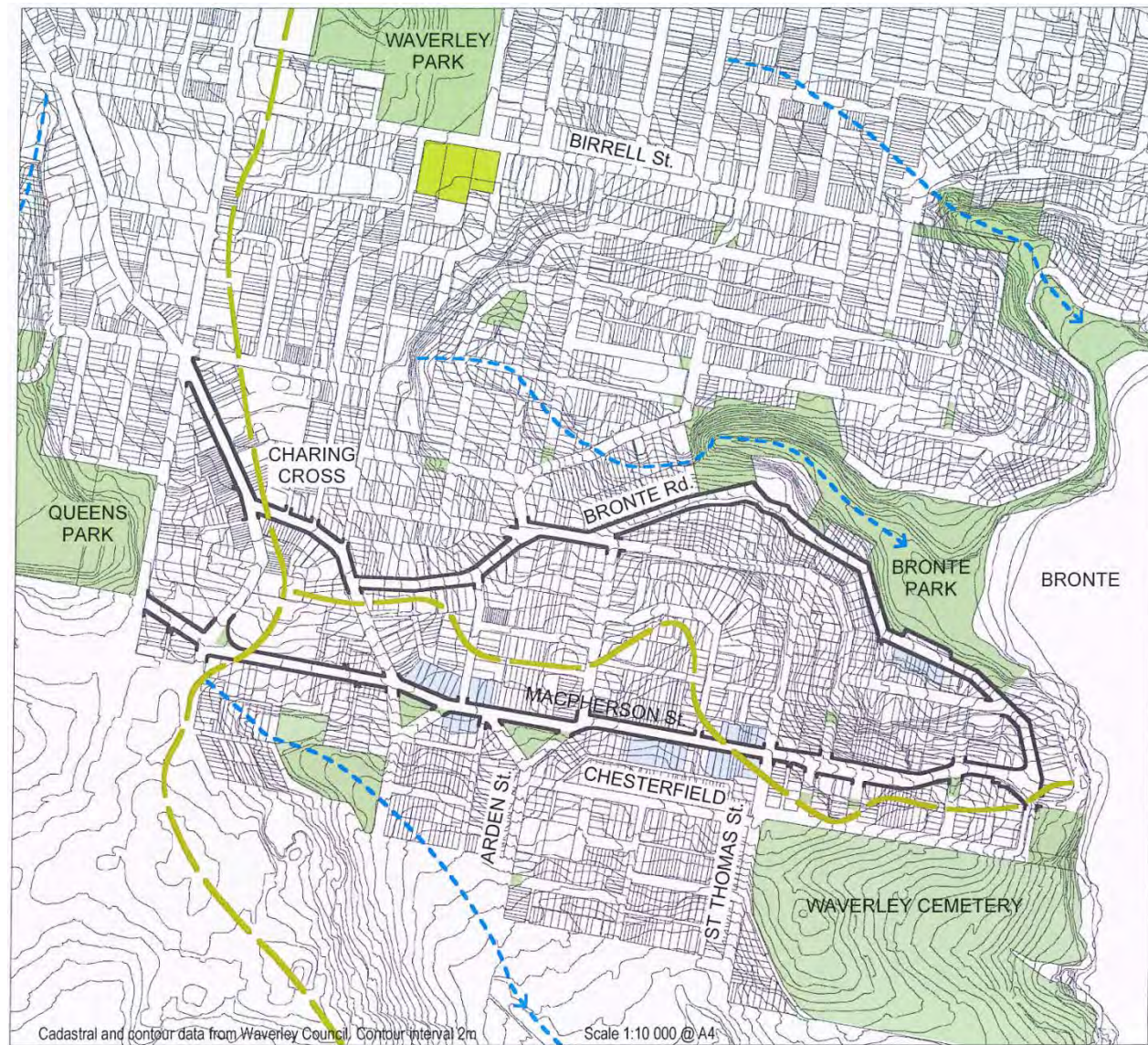
Urban Design Analysis for Macpherson Street & St Thomas Street Centre

Prepared by

olsson &
associates architects PTY LTD

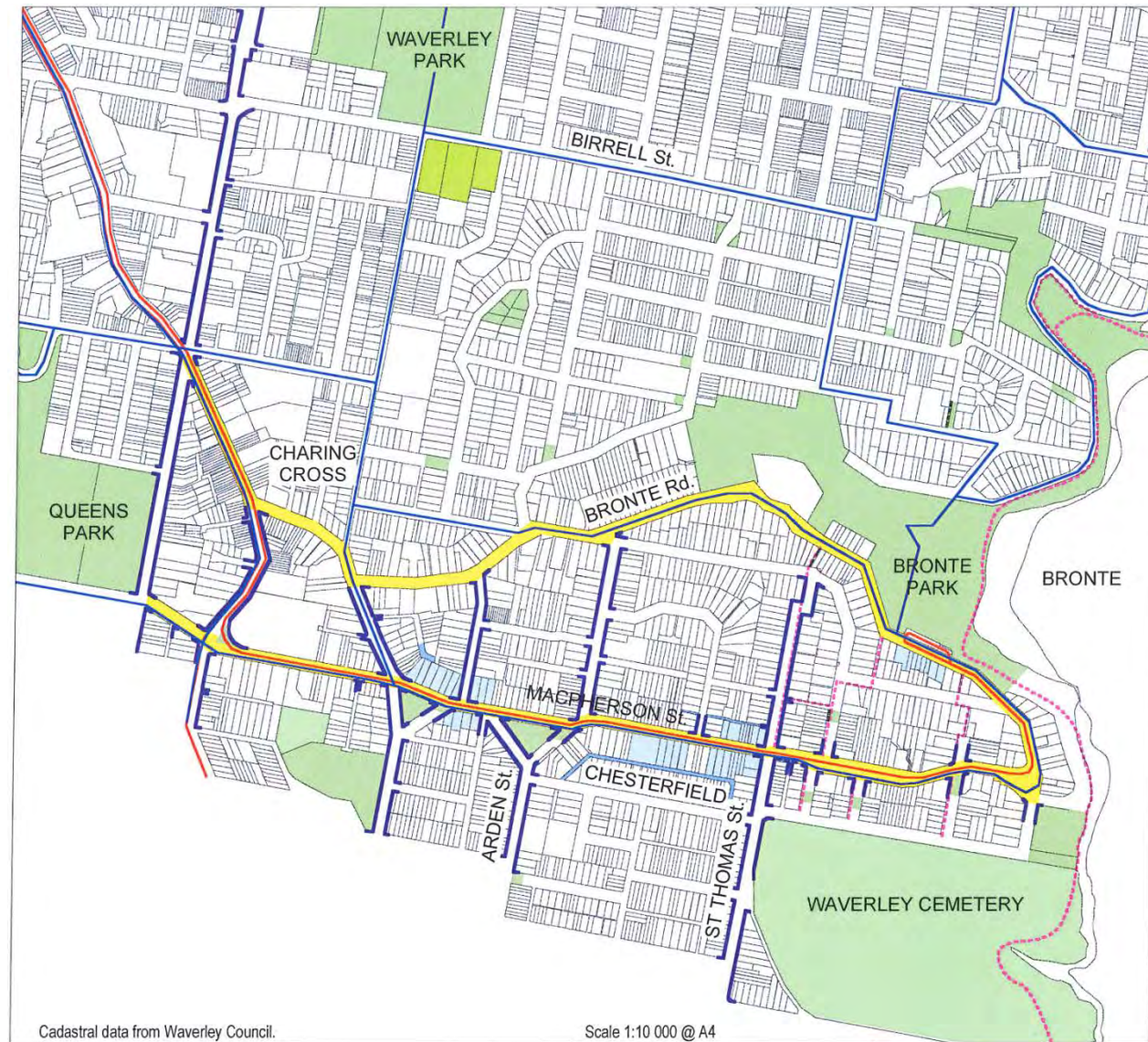
For Waverley Council

24th October 2012



Source: Bronte Commercial Centres Draft DCP (Hill Thalys +Jane Irwin for Waverley Council)

Topography

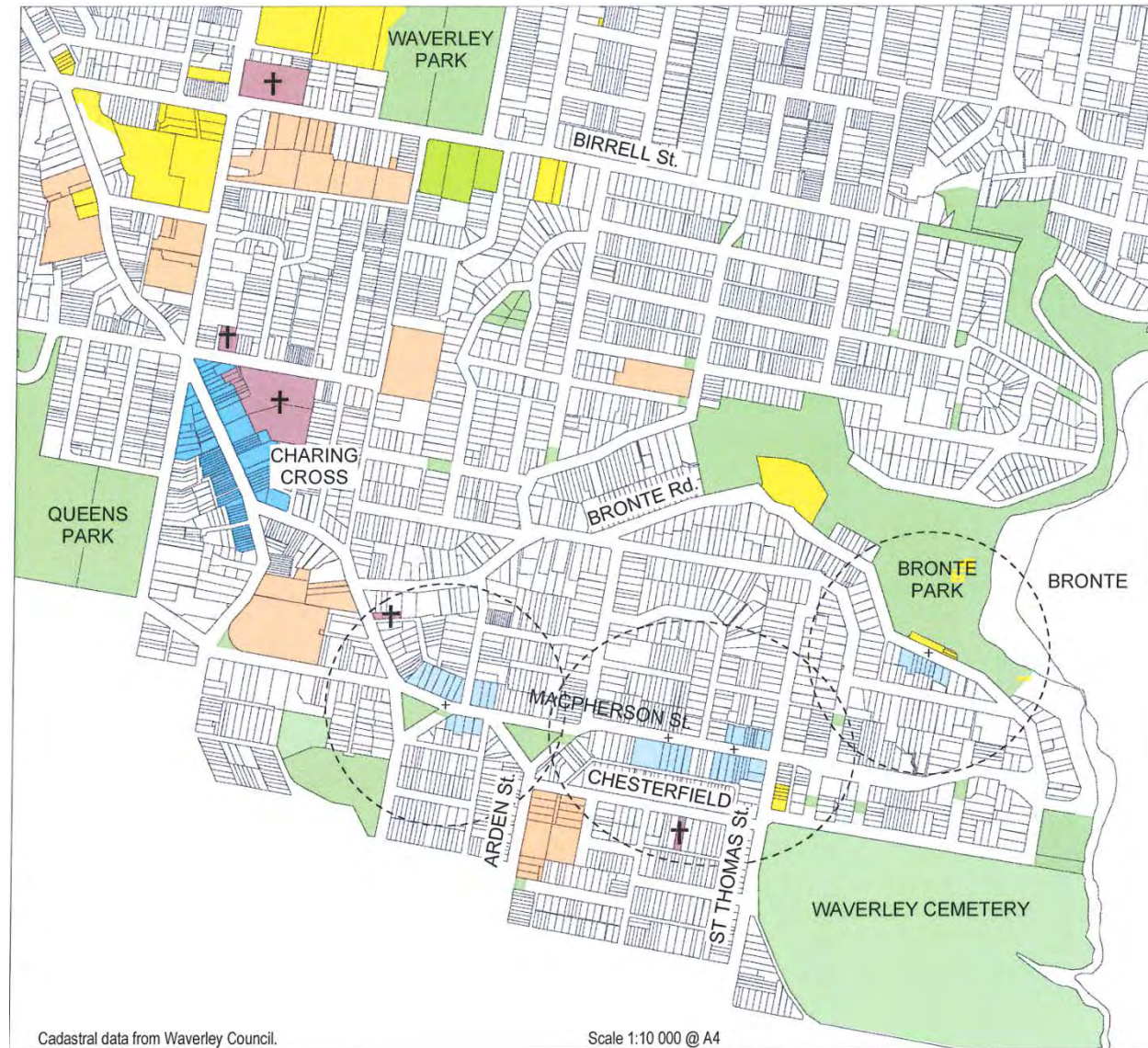


2.3.4 Street hierarchy and transport

- Bronte commercial centres
- Macpherson Street /
Bronte Road spine
- Significant cross streets
- Laneways adjoining
commercial centres
- - - Significant pedestrian
routes
- Bus routes
- Dedicated cycle routes

Source: Bronte Commercial Centres Draft DCP (Hill Thalys + Jane Irwin for Waverley Council)

Street Hierarchy



2.3.3 Local facilities

- Bronte commercial centres (showing 200m radius or 5 minute walk from each)
- Charing Cross commercial
- Public Parks
- Waverley Cemetery
- Waverley Bowling Club
- Public + community facilities
- Educational facilities
- + Places of public worship

2 Urban Context

Local Facilities

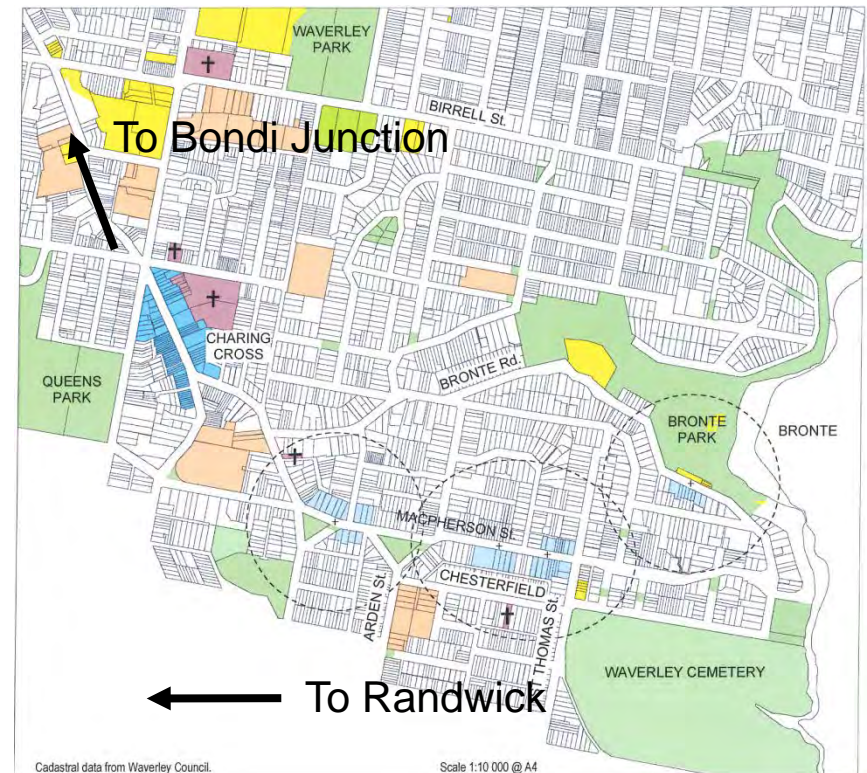
Source: Bronte Commercial Centres Draft DCP (Hill Thalys + Jane Irwin for Waverley Council)

Enhance the Macpherson Street local centre as a walkable, sustainable centre

Provide a range of food shopping opportunities within the centre

Minimise external trips to larger centres such as Bondi Junction and Randwick

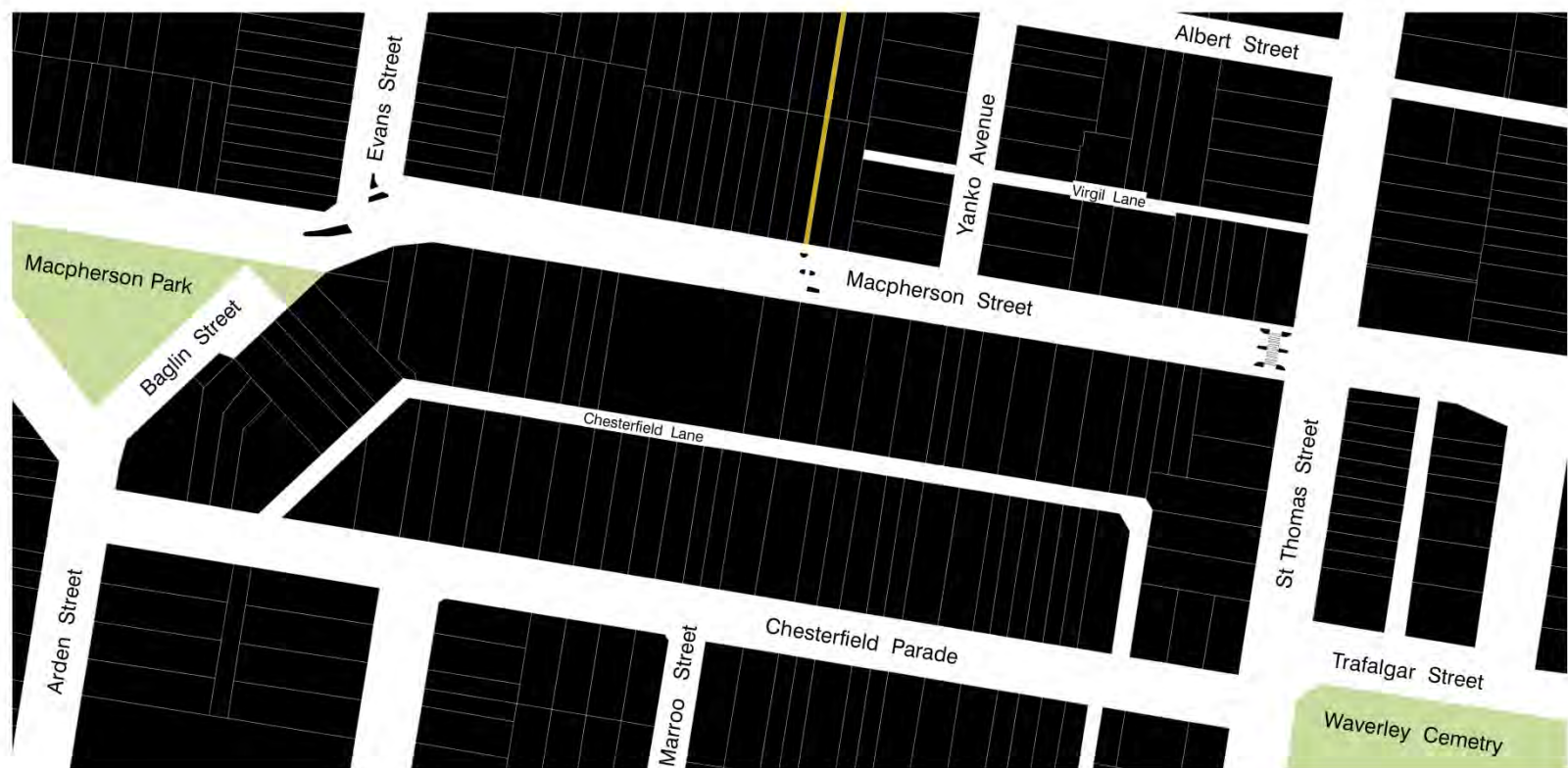
Create a hierarchy of local shopping centres as recommended in Council's Waverley Local Village Centre DCP Study



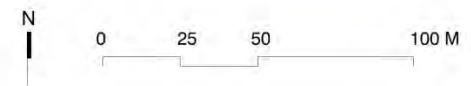
Land Use Principle



Existing Land Use



- STREET BLOCK
- OPEN SPACE / PARK
- THROUGH-SITE LINKS



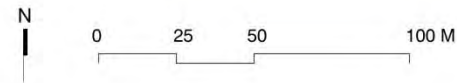
Permeability



Figure Ground



- HERITAGE
- LANDSCAPE HERITAGE
- EXISTING BUILDINGS
- CONSERVATION AREA

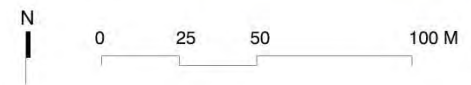


Heritage



BUILDING FOOTPRINT
OPEN SPACE / PARK

1 STOREY
2 STOREY
3 STOREY
6 STOREY
9 STOREY MACPHERSON ST FRONTAGE
11 STOREY CHESTERFIELD LANE



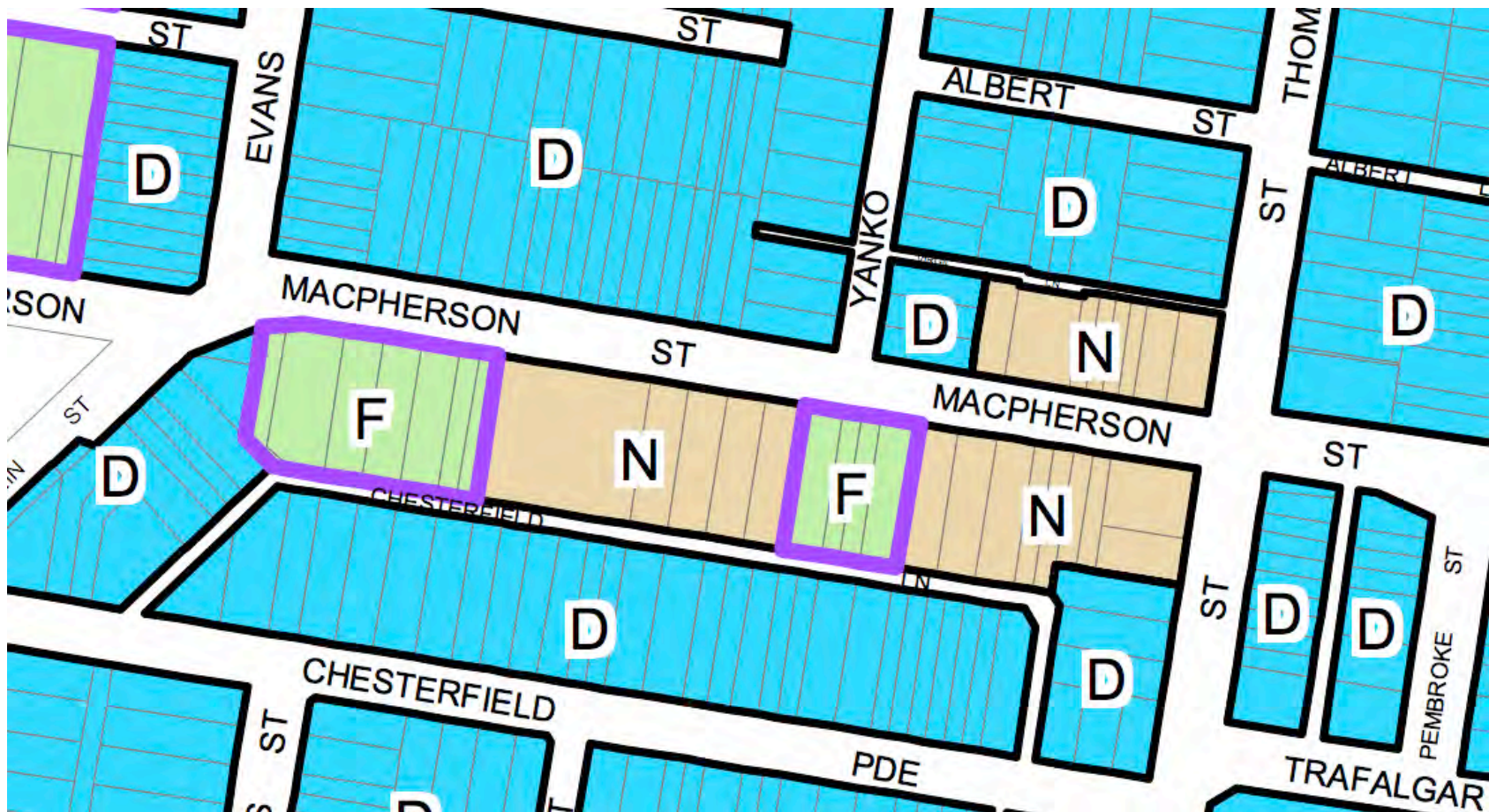
Existing Building Heights



Existing FSRs

| | | |
|--|------------------------------------|--|
| Waverley Local Environmental Plan 2012 | Zoning | B1 Neighbourhood Centre |
| | FSR | 1:1 |
| | Height of Buildings | 13m |
| Waverley Development Control Plan 2012 | Street Frontage Setback | 0m setback from both - primary & secondary streets |
| | Max. Building Depth | 18m max. residential building depth |
| | Min. Building Separation | 12m min. internal separation |

Existing Planning Controls for the Bronte RSL Site



For FSR definition, refer the Waverley Council Fact Sheet

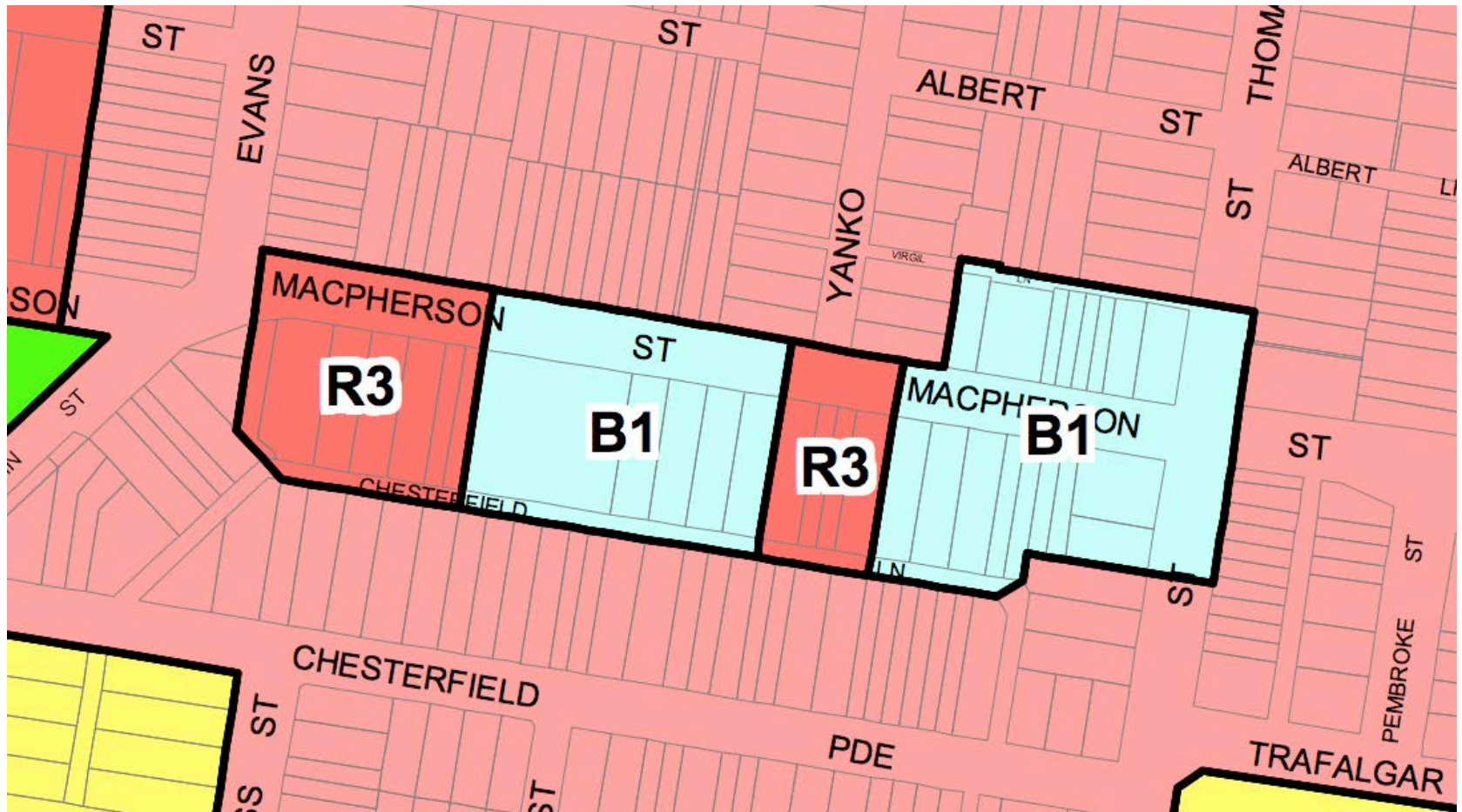
| | |
|---|------|
| D | 0.50 |
| F | 0.60 |
| N | 1.00 |

Waverley Local Environmental Plan 2012 - Floor Space Ratio



| | |
|----|-----|
| I | 8.5 |
| J1 | 9 |
| J2 | 9.5 |
| N | 13 |

Waverley Local Environmental Plan 2012 - Height of Buildings (m)



| | |
|----|----------------------------|
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| B1 | Neighbourhood Centre |

Waverley Local Environmental Plan 2012 - Zoning