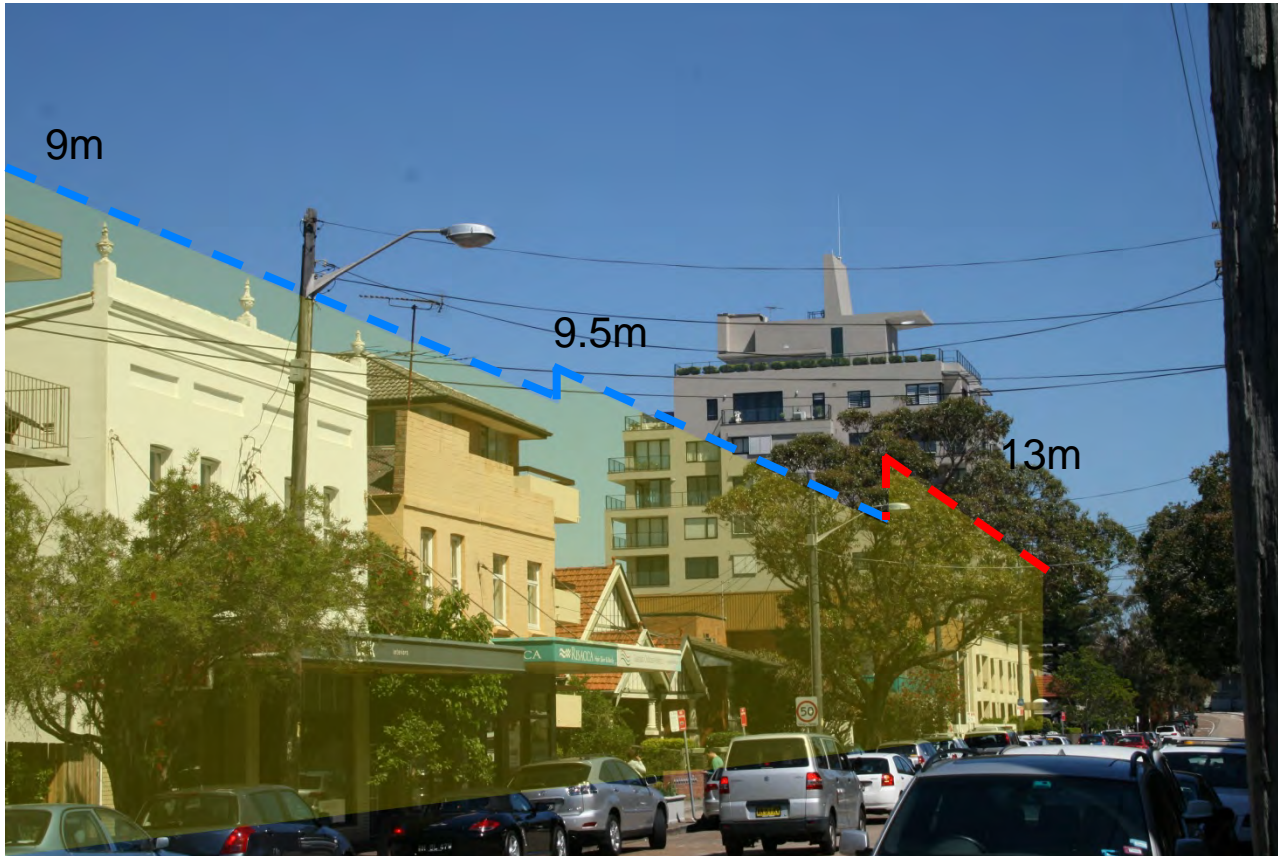


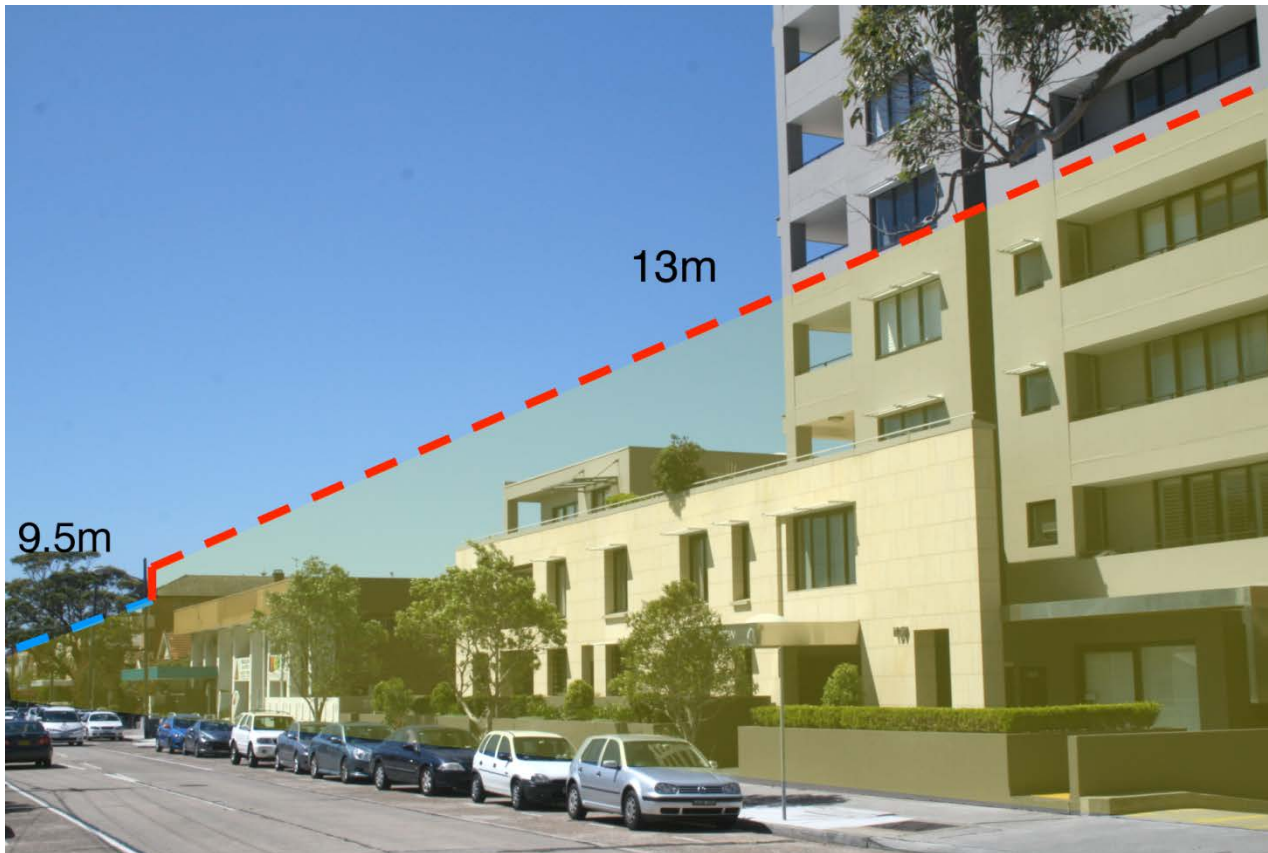
9m, 9.5m and 13m LEP Height Limit



View from Macpherson Street

Recommended Building Envelopes

9.5m and 13m LEP Height Limit



View from Macpherson Street

Recommended Building Envelopes

7.8m DCP Lane Frontage Height Limit



View from Chesterfield Lane

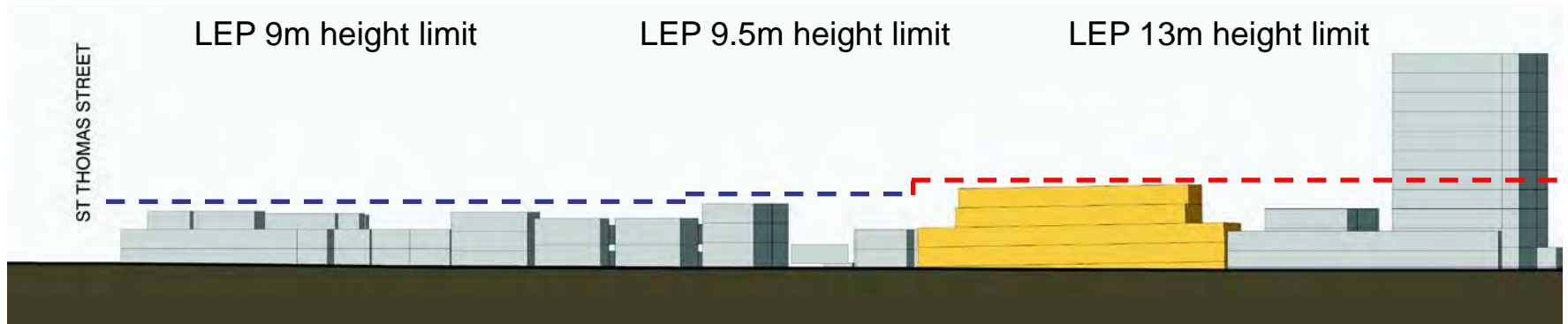
Recommended Building Envelopes

7.8m DCP Lane Frontage Height Limit



View from Chesterfield Lane

Recommended Building Envelopes

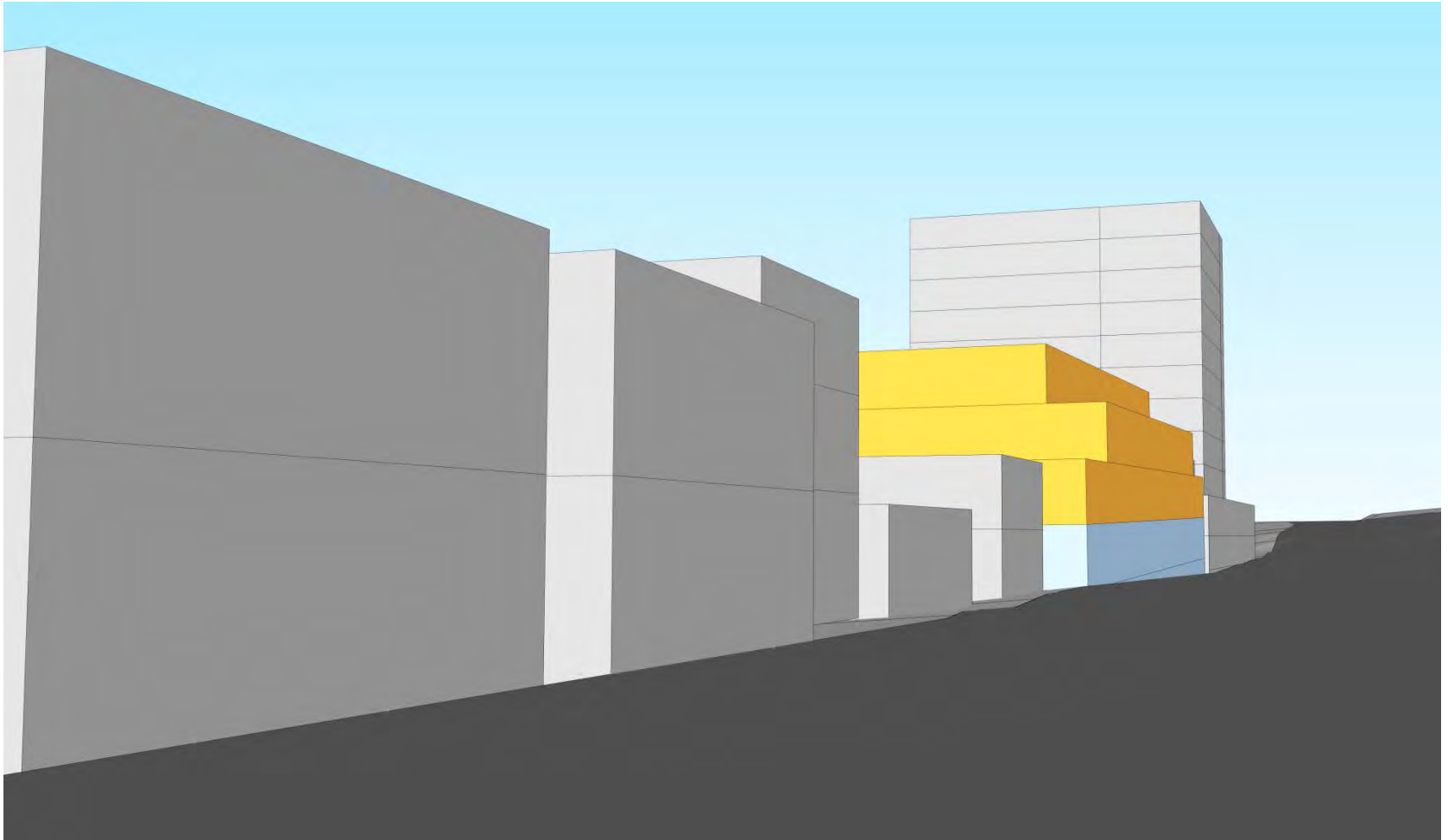


Section along Macpherson Street

Recommended Building Envelopes

3d View from Macpherson Street

13m LEP Height Limit



Recommended Building Envelopes

3d View 1 from Chesterfield Lane

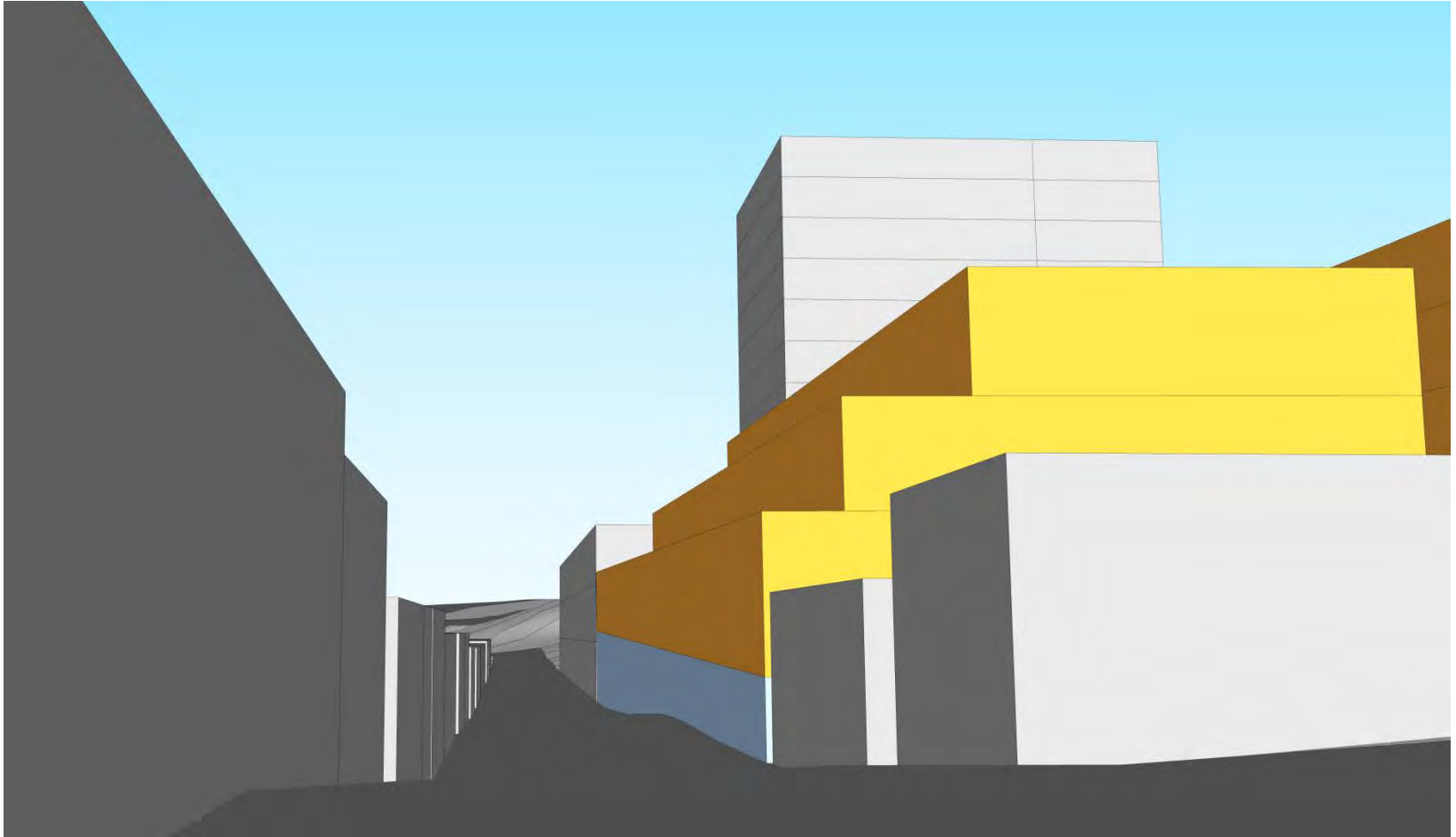
13m LEP Height Limit



Recommended Building Envelopes

3d View 2 from Chesterfield Lane

13m LEP Height Limit



Recommended Building Envelopes

Urban Design Principles for the centre and future development within the centre are to:

1. The centre should be maintained as a neighbourhood centre, as a walkable centre to serve local needs
2. Enhance the shopping strip with continuous, narrow, shopfronts aligned to Macpherson Street at ground level
3. Enhance the public domain with upgraded paving, lighting, street trees and the like to Macpherson Street
4. Enhance the public domain with upgraded footpaths, kerbs and the like to Chesterfield Lane



Neutral Bay

Urban Design Principles

5. Protect the landscape heritage value and existing trees in Chesterfield Parade
6. Encourage new developments that will improve the streetscape, built form and character of Macpherson Street
7. Maintain sun access to the properties on the southern side of Chesterfield Lane, to avoid any further overshadowing than permitted by the current DCP controls
8. Protect properties on the southern side of Chesterfield Lane from overlooking from future development in Macpherson Street



Macpherson Street Bronte



Double Bay

Urban Design Principles

9. Protect properties on the southern side of Chesterfield Lane from overlooking from future development in Macpherson Street
10. Apply built form controls such as building height, building setbacks, sun access and SEPP 65 Residential Flat Design Code recommendations to establish Floor Space Ratio controls
11. Maintain acceptable volumes of traffic on Chesterfield Lane and Macpherson Street at different times of the day and year, through traffic volume analysis



Neutral Bay

Urban Design Principles

OPPORTUNITIES

Create a sustainable local centre

Create a walkable centre with a greater range of neighbourhood retail options

Extend existing pattern of fine grain shops along Macpherson street

Relate to Waverley Council's hierarchy of retail centres



Macpherson Street Bronte

Opportunities & Constraints

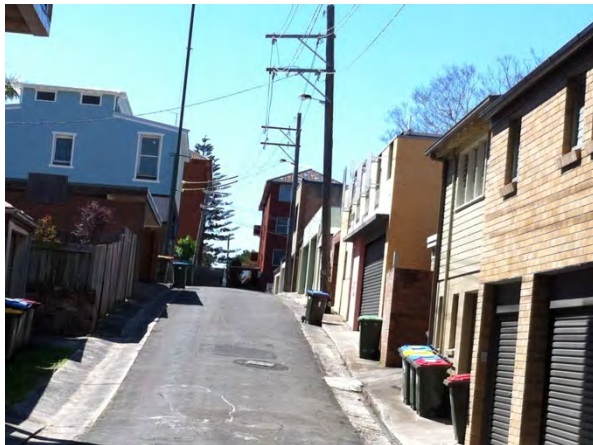
OPPORTUNITIES

Bronte RSL Site

To upgrade the Bronte RSL club premises & facilities

Topography

Locate useable floor area below the level of Macpherson Street in existing excavated area



Chesterfield Lane Bronte



Chesterfield Lane Bronte

Opportunities & Constraints

OPPORTUNITIES

Residential

To provide housing choice with a range of dwelling types

Proposed residential development will also support local shops

Public domain

To enhance the public domain of Macpherson Street / St Thomas Street Centre



Macpherson Street Bronte

Opportunities & Constraints

CONSTRAINTS

Vehicle Access

Future vehicle access from Chesterfield Lane dependent upon truck turning geometry and potential traffic volumes

Future vehicle access from Macpherson Street dependent upon potential traffic volumes and creation of desirable streetscape design



Marrickville

Opportunities & Constraints

CONSTRAINTS

Amenity issues of Bronte RSL Site

9 storey adjacent building has windows and private open space facing the site which must be taken into account in any future development

The Bronte RSL site slopes towards the south which could lead to the overshadowing of the properties located to the south & loss of amenity for those residents

The sloping Bronte RSL site will require the resolution of potential overlooking of the sites to the south by any future development of the Bronte RSL site.

Opportunities & Constraints

Visioning

Mike Cullen (Urbacity)



What uses do you want in your centre?

What built form do you want in your centre?

Next Steps

Peter Monks (Waverley Council)



Nov	Collate feedback from this workshop and from	questionnaires
Dec	Report feedback and expert consultant advice	to Council
2013	Amend and or refine planning controls for the village	centre and
	incorporate into future LEP / DCP amendments	
2013	Opportunity to further comment when planning	controls are
	exhibited.	

How to keep informed



Your contact details have been collected only to forward updates on the project to you

Developer of the Bronte RSL site will hold an information session on Thursday 1st November

Further information and an online questionnaire can be found on the Council website at www.waverley.nsw.gov.au

Questionnaires close 8th November 2012

Regular updates will be posted on Council's website

Thankyou

Thanks to RSL club members who volunteered their time to set up the venue

Thank you for your participation

