

# Council's Community Workshop

## on Wednesday 24th October

### At the community workshop

#### Council asked:

- What is your vision for the village centre?
- What land uses do you want in your centre?
- How big do you want your centre to be?
- What do you want your centre to look like?

We asked you these questions because we are reviewing the planning controls for the village centre. Planning controls help protect community amenity and shape the desired character of the area.

**A development application for the Bronte RSL site has not been lodged with Council.**

### What you told us at the workshop...

**Residents provided many, varied and conflicting views on how the Macpherson and St. Thomas Street village centre should be planned and the Bronte RSL site developed.**

**All views expressed were recorded. The top five issues were:**

## 1. Traffic

**Traffic was the most pressing issue for many who attended the workshop particularly if the RSL site was to be developed to include a retail operator with a district wide draw.**

#### Chesterfield Parade / Chesterfield Lane access

Most commented on:

- Problems with the dimensions of Chesterfield Lane for trucks and access generally
- Problems accessing Chesterfield Parade and Lane due to the tree canopy
- Heritage qualities of Chesterfield Parade being compromised by increased traffic and service vehicles.

#### Traffic management

Macpherson, St Thomas and Yanko streets were seen to require better management now – which led to comments about the problems being worsened if additional traffic was generated as a consequence of the development.

#### Seasonal traffic increases

Many commented on the major increase in traffic in summer (especially on weekends) and the existing effects on neighbourhood amenity and parking because of it.

## 2. District wide retail destination

**People are worried about the effect on the amenity of the surrounding environment due to a district wide retailer opening in the centre. Most mentioned increases in traffic volumes as their main concern.**

## 3. Bronte RSL Site

**Although the community were informed that Council was interested in the wider village centre, understandably the RSL site received the most comments.**

**The comments in relation to the RSL site though are a reasonable indication of the views about the role of the centre and how it is used and built.**

#### Oppose redevelopment

There was concern that larger retail development of the site would compromise or compete with the existing centre, not complement it.

#### Support redevelopment

Those that were comfortable with the site being developed saw the site as:

- An extension of the role of the centre
- The relationship of local versus district catchments
- Tired and in need of renewal to attract more patrons
- An opportunity to provide some housing (responses varied on type of housing, amount of units and its effect on the resultant height of the building).

#### Impacts

The following issues pertaining to neighbourhood impact were also raised:

- Traffic (volumes, noise and safety)
- Character, size and scale and the immediate effects on the amenity and value of properties in Chesterfield Lane and Chesterfield Pde
- Impacts of a large scale food retailer (odours, vermin, servicing hours etc).

## 4. Land Use / Vision for the village centre

#### Retail

**Comments ranged from:**

- No more shops
- Only small shops on the site
- More green space – gardens and open space.

#### Residential

**Views on residential on the RSL site ranged from:**

- No development at all
- Community development / community garden / open space
- Residential only (rezone site)
- Mixed use with residential
- Many want the RSL facility retained in any new development.



### Local focus

**Where commercial / retail development was seen as acceptable on the RSL site there was general agreement that:**

- Land use should have a local focus and not attract visitation from the wider district
- Current centre is generally walk-to and if a major retailer was included this would change the functional characteristics from walk-to to drive-to
- Bondi Junction and Randwick are seen as the appropriate locations for this wider catchment type of activity.

### Other

**Some thought:**

- The residential zoning between the shops and RSL site should also be retail
- There is enough retail already in the centre
- No more cafes and restaurants
- More cafes and restaurants
- Retain the gym as well as community space for a range of community and creative activities.

Many referenced land use and development in terms of neighbourhood impact.

## 5. Built form and controls

**Many commented on the need to ensure that the future character of the centre is:**

- Reflective of the village nature
- Low scale
- Shops are small
- Low impact in terms of overshadowing and overlooking of existing housing (especially those in Chesterfield Parade and Lane)
- Retaining current height limits
- No development bonuses for retention of RSL and building shops.

### Other Comments

**In no particular order, other comments included:**

- Retain taxi rank
- Move bus stops away from retail edges
- Bring back tram
- Improve landscape (more trees, benches) and streetscape
- Tighten DCP controls to ensure village character architecture
- Shared bike / pedestrian paths / bike racks
- Library sub branch
- Wine bar(s)
- Boutique hotel
- Child care
- Arts, yoga
- More takeaways
- Healthy food
- Retain existing setbacks

- Green design (where is it in the LEP?)
- Natural spring in Chesterfield Lane
- Look at management devices in Macpherson Street to slow traffic
- Post office
- No chain stores, local businesses only
- Want a public Swimming pool
- Stormwater runoff an issue
- Service only off Macpherson Street.

## What you told us in the community survey

**300 surveys have been filled out. The results listed below were collated on Thursday 8 November.**

### 1. How often do you use the village centre?

Daily 67.9%    Weekly 24.9%    Other 8.1%

### 2. What services / shops do you use at the village centre?

General store, newsagent, Iggy's Bread, cafes, chemist, bottleshop, Indian takeaway, medical.

### 3. How do you usually get to the village centre?

Walk 85.5%    Car 14.2%    Bus: 0.3%

### 4. What do you like about the village centre?

Walkable, personable, supporting variety of small businesses, quiet, small scale.

### 5. What improvements could be made to the village centre?

More street trees and seating, better maintenance of roads and footpaths, calmed traffic and safer intersections, a general 'face lift' and better variety of strip shops.

### 6. Do you want to see more types and other types of development encouraged at the village centre?

Yes 33.7%    No 66.3%

### 7. What sort of development would you like to see at the village centre?

More shops / variety of shops including bookshop, fresh fruit, vege, fish and deli. Something for the community, such as a community garden, open space for gathering, market, and performance. Inclusive for all ages.

### 8. Council is considering extending the village centre zoning to allow for more shops between the RSL site and existing shops, do you agree?

Yes 29.9%    No 70.1%

### 9. What is your overall vision for the Macpherson and St. Thomas Street village centre (which includes the RSL site)?

Retain village 'strip shopping' which is low rise development. A community precinct with good community amenities such as a pool, tennis court. More street trees and greenery.

### 10. What are the key things that you would like to see taken into consideration in any future redevelopment of the Bronte RSL site?

Adequate parking, development to be considered independently on its own merits, low building heights, increased traffic, noise, trucks and loading, overshadowing, retain community feel, keep village local, retain beach character.



# Where to from here...

There are two separate processes occurring

## 1. Council's vision for the centre

### November

Collate feedback from the community workshop and from questionnaires and submissions.

### December

Report feedback and expert consultant advice to Council.

### 2013

- Should a decision be made that changes are required, council will amend and or refine planning controls for the centre and incorporate them into future LEP / DCP amendments.
- **Opportunity for the community to comment when new planning controls are exhibited.**

### Late 2013

New planning controls in force. These new controls will be used when considering any DAs submitted from this time.

## 2. Developer's proposed redevelopment of the Bronte RSL Site

Developer lodges Development Application (DA).

DA information placed on Council's website (DA tracking section) for viewing.

**Notification process undertaken (per notification policy). Chance for community to make submissions.**

Assessment of DA by Council planning staff and report prepared  
DA assessment report referred to relevant consent authority for determination.

Note: The consent authority is council if the development costs up to \$20 million.  
The consent authority is the Joint Regional Planning Panel if the development costs more than \$20 million.

Additionally, the developer has two other options for assessment of his proposal being:

- A. Planning Proposal
- B. Deemed refusal and determination via the Land and Environment Court.

## How to keep informed and have more input

Further information can be found on the Council website at [www.waverley.nsw.gov.au](http://www.waverley.nsw.gov.au) or by contacting Council's Project Manager, Valerie Giammarco on 9369 8072 or via [bronteplanning@waverley.nsw.gov.au](mailto:bronteplanning@waverley.nsw.gov.au)