

Fact Sheet

Bronte's MacPherson and St. Thomas Street Village (including the Bronte RSL site) Wednesday 20 February 2013

Following extensive consultation with the community in October and November 2012, Council has resolved to amend sections of the Waverley Local Environment Plan 2012 (WLEP 2012) relating to Bronte's MacPherson and St Thomas Street Neighbourhood Centre (which includes Bronte RSL).

This fact sheet explains the changes and what they mean for the community.

How were the changes agreed?

Taking on board feedback from the community, Council staff prepared a report to Council making recommendations for changes to the current planning controls for the sites. It is important that we get the planning right for our communities that we care about and the places where we live. Council worked hard to get an outcome that reflects the core values of this neighbourhood centre.

The changes aim to reduce traffic congestion, protect community amenity and deliver on the community vision for the area. The changes were approved by Council at its ordinary meeting on Tuesday 19 February 2013.

What are the key changes?

The key changes Council resolved to amend include:

- Cap on retail premises to 400 m² to retain the area as a neighbourhood centre zone. Neighbourhood centre zones permit retail and business premises but with facilities provided for residents and for local use only.
- Site specific traffic controls for the Bronte RSL site, with restricted access from Chesterfield Lane to minimise traffic congestion.
- Height controls above street level on Chesterfield Lane to minimise overshadowing of existing residential properties.
- The inclusion of public art in any future development.

Residents called for the Bronte RSL site to be zoned 'residential only'. Why was this not reflected in the amendments?

Council does not have an option for this type of zoning under the current LEP. Council believes some commercial or retail activity to be an appropriate opportunity for the site.

What traffic controls are being introduced?

Access to the Bronte RSL site car park from Chesterfield Lane will be limited to residents only. Deliveries, commercial customer parking and Bronte RSL member parking will be accessed from MacPherson Street only. This is to minimise the traffic impact on Chesterfield Parade and Chesterfield Lane.

Will there be any changes to the height controls for the Bronte RSL site?

No. New height controls were introduced in October 2012, when the new Waverley Local Environment Plan 2012 came into effect. The height control is 13 metres from street level.

The 13 metre height limit which was previously listed in the Waverley Development Control Plan 2006 and is currently listed in the Waverley Local Environment Plan 2012 will be retained to protect the site from high rise development.

How does this height limit relate to current building?

The current Bronte RSL building is two storeys high at MacPherson Street (approximately 6–8m).

What are the practicalities of the height restriction?

Under this height restriction, a proposal could include a three storey building with a fourth storey element setback from the street frontage.

Council sets height restrictions on the basis of sound urban design advice from consultants and our own professional staff that can be considered reasonable if tested in the Land and Environment Court. The

independent urban design advice is that a three storey building with a fourth storey setback from the Macpherson street was appropriate in the streetscape.

Council has made a resolution on height controls from Chesterfield Lane:

- Maximum height of 7.8m or two storeys street height above the level of the lane, anything higher than that must be built at 32 degree angle.

The benefits of this resolution are that rear of properties across the lane will have less overshadowing effects. The 32 degree angle correlates with the angle of the sun at noon on the winter solstice.

Will there be a Harris Farm on the Bronte RSL site?

No decision on what will be built at the site has been made. If a Harris Farm is included in the developer's DA, it will be considered as part of the development assessment process.

Council resolved that the maximum retail space be 400 m2. This resolution respects the retail hierarchy of centres within the LGA, meaning Bondi Junction is a major centre and MacPherson and St Thomas street shops is a neighbourhood centre with 'one or a small cluster of shops and services contained between 150 and 900 dwellings' (NSW Government's Metropolitan Strategy). This recognises that retail space needs to be limited in this area.

What will be able to be built on the Bronte RSL site as a result of the changes?

Any redevelopment of the Bronte RSL site should be mixed use and may include a retail or commercial component, the RSL and residential. There is a number of combinations that can be adopted on the site while maintaining community amenity and the character of the area.

What happens to the developer's proposal for Bronte RSL?

Council is yet to receive a development application or planning proposal from the developer. Until this is received, we cannot comment. Once a DA or planning proposal is submitted, Council will consider it the same way it does all other applications.

What are the next steps in this process?

The next steps in this process are as follows:

1. The proposal to amend the LEP will be sent to the Department of Planning and Infrastructure (DoPI) for review.
2. Upon approval from the DoPI, the new controls will be publicly exhibited, where the community will have 28 days to make comment on the recommendations.
3. Council will review the recommendations in accordance with submissions received from the community.
4. Revisions will be made to the recommendations if necessary.
5. The updated report goes to Council for final consideration.
6. If adopted the report is sent to the Department of Planning and Infrastructure, which will in turn gazette the changes.
7. The changes will then come into effect.

Any Development Application received in relation to the site, including the Bronte RSL, would be subject to the new planning controls if they are implemented.

Will I have any further opportunity to have my say?

The community will have the opportunity to submit comments on the LEP amendments when they are publicly exhibited, following an assessment from the Department of Planning and Infrastructure.

The amendments will be on public exhibition for 28 days. All submissions will be considered following the 28 days and reported on in a final report to Council.

Updates will be available on Council's website: www.waverley.nsw.gov.au and www.haveyoursaywaverley.com.au/bronte

Who can I contact for more information?

More information is available on Council's website at www.waverley.nsw.gov.au or www.haveyoursaywaverley.com.au/bronte. Alternatively, email your questions to bronteplanning@waverley.nsw.gov.au