



Submission for Waverley Council Meeting 19.2.2013 by Save Bronte Village

Agenda Item: **1302.12.1 MACPHERSON & ST THOMAS STREET NEIGHBOURHOOD CENTRE PLANNING CONTROLS**

The community strongly supports the following recommended planning controls:

1. Amend the Oceanview apartments to R3 Medium Density Residential zoning.
2. Maintain the dwellings east of the RSL site as R3 Medium Density Residential zoning.
3. Formalise the use rights in the zoning for the Bronte RSL club.
4. A maximum wall height fronting Chesterfield Lane of 7.8m or two storeys, whichever is less.
5. A 32 degree setback angle to protect solar access to properties on Chesterfield Lane
6. Restrict access for loading facilities at the RSL site to Macpherson Street only, and locate it within the site.
7. Restrict access to the RSL site for non-residential parking to Macpherson Street only. We urge Council to extend it to apply to the shops west of the RSL site, as a future amalgamation of shops could significantly increase non-residential traffic in the lane and defeat the objective of this control.

The community does not support two recommended planning controls and would like councillors to strengthen these controls in light of the community's views:

1. Control allowing for a number of 500sqm retail spaces in the Neighbourhood Centre.
2. Control for a 13m or 4-storey height limit at the RSL site.

500sqm Retail Cap

The community strongly believes 500sqm is excessive and out of place in our neighbourhood centre. We believe there is no economic or planning imperative to justify 500sqm. The following responds to the proposed 500sqm cap:

1. The "500sqm retail cap per retail unit" applies to the whole neighbourhood centre, and could result in two 500m² shops on the RSL site, and two more 500sqm shops near St Thomas St, with a combined floor area of 2000sqm. The Hill PDA review of their 2006 Report states: "there is nothing to stop two units of 500sqm being provided rather than



one unit of 1000sqm”, and the trading impact of two 500sqm stores on the RSL site would be identical to that of one 1000sqm store.

2. 500sqm is more than 5 times the size of the existing small-scale shops which are typically 50-100sqm.
3. The 500sqm cap is intended to provide an anchor tenant, to enhance the viability of the centre. Yet according to the Hill PDA review, there is a low vacancy rate in the centre, and it has a “good level of footfall and a good range of shops and services commensurate with its role as a small centre serving a localised shopping need...”
4. In the Sydney Metropolitan Strategy, a neighbourhood centre can have a convenience store as an anchor tenant or no anchor tenant at all. The two existing convenience stores already anchor the centre, and Iggys and Three Blue Ducks provide an additional anchor.
5. Council’s planning report provides 6 comparable retail shops to justify the 500sqm cap. However, these shops are in centres larger than our neighbourhood centre according to the Sydney Metropolitan Strategy. Two IGAs are in Bondi Town Centre (3 categories larger). Comparable Town Centres are Auburn, Ryde and St Mary’s. Franklins is in Rose Bay Village (2 categories larger). Kemeny’s on Bondi Road and Thomas Dux in Paddington are in Small Villages, which are also larger. The only valid comparison is Foodworks in Clovelly, which is in a Neighbourhood Centre. However, contrary to the report, this shop is not 400sqm. It is less than half this area: only 195sqm.

There is no justification to claim that the viability of the centre is in need of enhancing by a large anchor tenant. 70% of residents who responded to Council’s survey said they do not want any more shops in our neighbourhood centre. The community is fundamentally opposed to 500sqm retail spaces on Macpherson Street because they will overwhelm the neighbourhood with excessive traffic. The potential of four 500sqm retail spaces to a total of 2000sqm is almost twice the area of the current developer’s proposal at the RSL site, which the community has overwhelmingly rejected.

13m or 4-Storey Height Limit at the RSL Site

The community does not support the 13m or 4-storey height limit at the RSL site.

1. Council’s planning report states there is “a dominant two storey neighbourhood centre”.



2. The height analysis diagram by Ollson & Associates shows a predominantly 1-2 storey streetscape.
3. The planning report justifies a 4 storey height limit in a 2-storey streetscape because “the Bronte RSL site is a key site within the area and ripe for redevelopment”. This justification is inadequate.
4. The community understands the FSR control of 1:1 can still be achieved with a 3-storey height limit and the recommended setback controls for the site.

There is no justification for 4-storeys in a 1-2 storey streetscape, especially when the development potential of the site can be achieved at 2-3 storeys. While there is a setback requirement at the streetfront, this is minor and still maintains a 3-storey wall almost across the full width of the site. This is clearly not in keep with the 1-2 storey streetscape.

Conclusion

The community strongly urges councillors to at very least, reduce the retail cap to no more than 200sqm. This is similar to the Foodworks in Clovelly and typical of other small shops in neighbourhood centres. The Hill PDA review provides examples of similar floor space restrictions in LEPs:

- Willoughby LEP has a cap of 100sqm for shops.
- Wyong LEP has a cap of 125sqm for neighbourhood shops, and 200sqm for commercial premises.
- Bankstown LEP has a cap of 250sqm for convenience stores.

A retail cap of 200sqm provides certainty to the community that our neighbourhood will not be overwhelmed by excessive traffic and congestion, and its existing character will be maintained.

We also strongly urge councillors to reduce the height limit to 9m or 3-storeys, with a 2-storey frontage on Macpherson Street. This is consistent with the streetscape, and still maintains the FSR of 1:1 and the development potential of the site.

Save Bronte Village Committee
savebrontevillage@hotmail.com