

Maroubra Beach Town Centre DCP

Community workshop 22 October 2012

Table notes and community suggestions

Table 2 (page 1)	
Dislike	Likes
• Marine Parade as one long wall @ 16m • Open space being in the middle only. • Lack of articulation (set back) to Marine Parade	• Pedestrian plaza on McKeon Street • Open Community space, but not achieved well enough.

Table 2 (page 2)	
Dislike	Likes / Recommendations
• Big supermarket chain threat to small retail & diversity 600sqm is too big.	• Late trading; • OK with commercial use on Level 1 if restaurant/café. • Community facilities eg. Art gallery, dance studio, with a view. • Open air cinema, to encourage positive evening activities. • Recommend sustainable, growers market in plaza. • Like sustainable buildings. • Good public transport.

Table 3	
Dislike	Likes / Recommendations
• Open space/ drunks and anti-social behaviour. • Eye soar • Overlooking on neighbours to west/blend in.	• Community Centre / Library in Area. • Public car parking.

Table 4 Retail / Car spaces (page 1)	
Dislike	Likes

• Supermarket does not need to be that big. We would prefer something smaller. • Concern over servicing a 600m² supermarket, trucks etc. • Concern over car spaces.	• 5m frontage for retail outlets. • Encouraging independent retailers. • Deep soil planting (for trees) • The element of security the public retail space will hopefully bring. • Commercial use on 1st floor.
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Table 4 (page 2)	
Dislike	Likes
• How to get best use of ground level Marine Parade. • How to manage night time safety/public safety.	• Close off McKeon Street / increase public space. • Thoroughfare from Fenton to Marine. • Not necessary that the central courtyard is 'public'. • Modulisation of façade. • Retail Ground or Level 1. • Supermarket.

Appearance	
Dislike	Likes
• Concern over 16m frontage on Marine Parade without setback. • Concern some of the photos of building design looked like Pacific Square. • We agree that it is important not too many restrictions are placed on design to allow creativity of architects/designers.	• Some of the photos, however (one with wooden seating structure out the front and one with windows at different angles creating an interesting form) were promising. • Walk through access important. • Would like to reinforce the importance of use of natural materials.

Table 6 (Page 1)	
Dislike	Likes
• Worried about local traffic congestion with supermarket.	• Position of supermarket, size and parking and loading dock underneath.

	• Have to walk through plaza to get to it. • More explanation on amalgamation/non amalgamation in making community decisions. • Like no franchise companies. • Hall room. • Library. • Randwick Council Community schools for adult education. • Bigger shop so they can survive the economic.
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Table 6 (Page 2)	
Dislike	Likes
• Think that the centre will all be shaded. • Don't want 4 stories straight up (especially on Marine Parade) • If there is public open space? How will it be second?	• Like the centre area because it will be looking into a garden/open space. • Like the idea of step back frontage on Marine Parade. • Like Marine Parade buildings to look uniform and not like its present appearance. • Wavy frontage. • Arcades running through site from Marine Parade to Fenton Avenue. • Broken up street frontage not one long façade – maybe not a colonnade.

Table 7	
Dislike	Likes
• No setback on Marine Parade. • Confusion about amalgamated and non amalgamated options. • No clarity re DCP Objectives.	• Stipulation re choice/s of building materials eg 50% natural especially on street frontages. • Open space on McKeon Street. • Maximized public open space.

Table 8	
Dislike	Likes / Recommendation
- Size of supermarket – reduce size by at least half <550sqm>. - It shouldn't dominate and it should encourage other food shops bring on trader eg Joes & whole foods.	- Supermarket hidden away - Small diverse shops. - Small bars. - Aim for best green star rating. - A landmark development for A super B site. - Pedestrian priority esp. along McKeon Street. - A car free 2_____ 1st floor for bars/coffee shops – take advantage of views. - Rental assistance to encourage a variety of shops.

Table 9	
Dislike	Likes / Recommendation
Supermarket floorspace way TOO BIG. Should be like "Foodworks" in Clovelly or certainly no more than 300m²	- Supermarket's hidden or internal placement - Attain highest (6 star) "Green Star" rating for building - Rent subsidies to encourage diversity

Table 9	
Dislike	Likes / Recommendation
Dislike 3m distance for single level. (distance between non-owners and owners)	- Like colonnade and balconies above - Undulation towards Marine Pde - Open space excellent

Suggestions and comments from the Suggestion Box

1. Sandstone look

If there is a mall created along mckeon St, where will potential customers park? (easy parking). If chemist, people need easy quick access. Not need to to park too far away.

2. Good work guys!

Supermarket + limit delivery. Hidden – good.
Enough parking?

Retail/ commercial first floor to be allowed to entice amalgamation eg restaurants with views

Agree need trade-offs

Not 5 star environmental if means not financially viable

Controls shouldn't be detrimental to project viability but still need architecture to be of high standard, i.e. not too many conditions/ restrictions in order to avoid failure.

Make it happen!

3. Aim for 6 star green rating and make any development a landmark one in terms of sustainability

Aim for diversity of commercial and retail premises eg wholefoods not just supermarket

4. I would like to make sure that with 16m height are no shadows late afternoon when the sun is lower.

More cafes shops on McKeon Street.

5. Shared pedestrian/ vehicle zones on all four street frontages not only (but specially) McKeon Street.

6. Thanks, think AJ+C have done a really good job – good luck.

7. Do not develop the site at all. Leave it as it is. It is such a welcome change (and a relief) from Bondi, Coogee etc

8. Is there much risk that the new apartments would become holiday lets, and continue/ enhance behaviour issues? Can there be restrictions on use of apartments?

9. I want the 600sqm supermarket.

Commercial on the first floor

Car park below water table level? Eg flooding, below sea level, tides.

Extra parking for supermarket and shops is required.