

BUNNERONG CREEK

BUNNERONG CREEK LOCAL CHARACTER STATEMENT

DRAFT



Aboriginal and Torres Strait Islander statement

Randwick City Council acknowledges that Aboriginal and Torres Strait Islander peoples are the First Australians of this land, and the Bidjigal and Gadigal people who traditionally occupied the land we now call Randwick City.

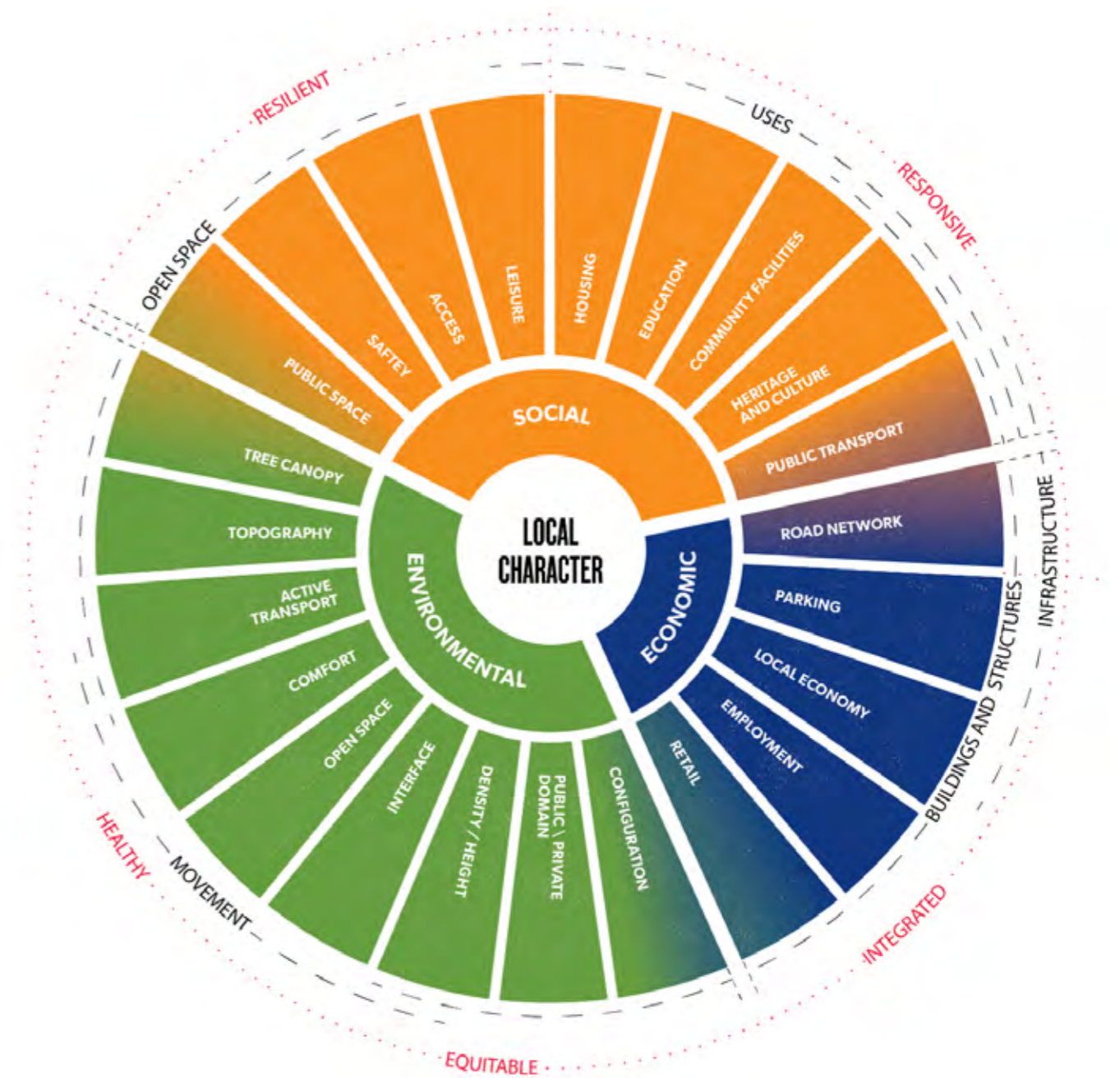
Randwick City has a rich and unique Aboriginal cultural history, with La Perouse being the only area in Sydney where the local Aboriginal community have had an unbroken connection to the land.

We recognise and celebrate the spiritual and cultural connection Aboriginal and Torres Strait Islander people have with the land which long pre-dates European settlement and continues today.

Building on our Statement of Recognition and commitment to Reconciliation, Council wishes to support the vision and plans of our local Aboriginal and Torres Strait community in order to close the gap on disadvantage, build stronger local and regional economies and support culturally rich and healthy communities.

Our Approach

Local character is the identity of place and what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history and culture and looks at how these factors interact to make the character of an area.



The Department of Planning, Industry and Environment's Local Character Wheel.



Council's methodology for identifying local character has involved two main streams of research – expert and local knowledge. Our expert knowledge is drawn from Council's databases and is based on the three indicators of local character – environmental, social and economic. Local knowledge is drawn from extensive community consultation conducted in 2019 and social media analytics. By mapping and overlaying all of this data, we have generated spatial representations of local character and have identified draft Local Character Areas (LCAs) and draft Special Character Areas across the LGA.

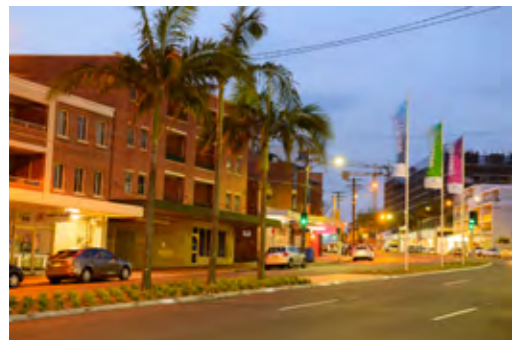
Eleven draft Local Character Statements have been prepared that will outline the key features and desired future character of each LCA. In addition, Council has identified draft Special Character Areas where local character indicators and community engagement outcomes emerge as a dense layer based on the methodology. Each LCA has one Special Character Area, while the Maroubra Central and Bunnerong Creek LCAs each have two.

For more information on local character, please refer to the the Department of Planning Industry and Environment's *Local Character and Place Guideline*.



Bunnerong Creek Local Character Area

Bunnerong Creek Local Character Area (LCA #07) is located in the south east of the LGA and includes the northern part of Matraville, Chifley and the western part of Little Bay. It is characterised by low density residential housing stock and large areas of open space.



Bunnerong Creek LCA Key Features



Matraville town centre is the commercial core of the southern part of Randwick City

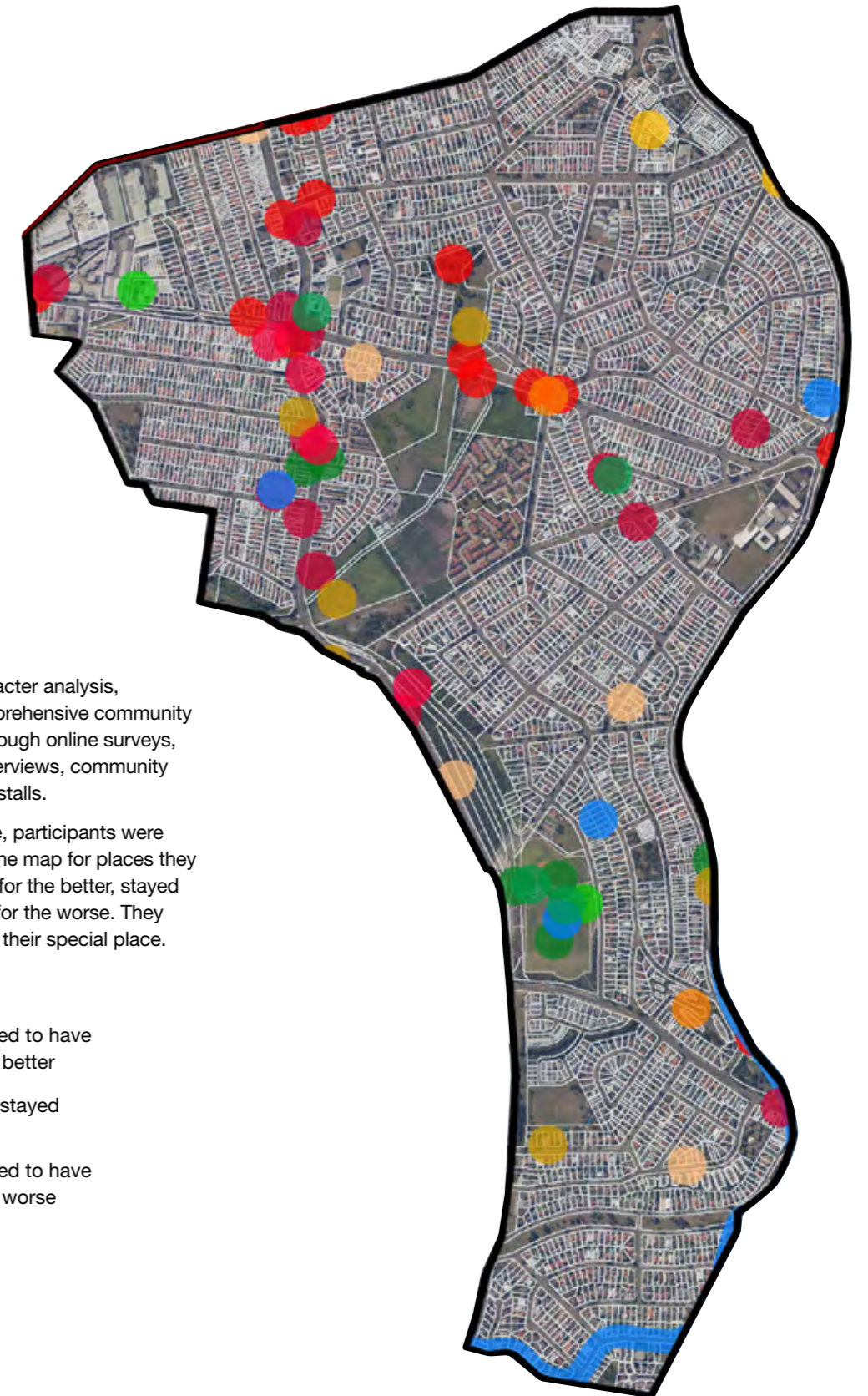


Larger lots and wider streets that often lack trees and greenery



The environmental and recreation land uses of Bunnerong Creek and Chifley Sports Reserve

Community Feedback



To inform our local character analysis, Council undertook comprehensive community engagement in 2019 through online surveys, interactive mapping, interviews, community workshops and pop up stalls.

In workshops and online, participants were asked to put points on the map for places they consider have changed for the better, stayed the same and changed for the worse. They were also asked to map their special place.

- Places considered to have changed for the better
- Areas that have stayed the same
- Places considered to have changed for the worse
- Special place

Matraville

Participants of the community workshops were asked to consider their suburb both now and into the future.

Matraville area character: **now**



Matraville area character: **future**

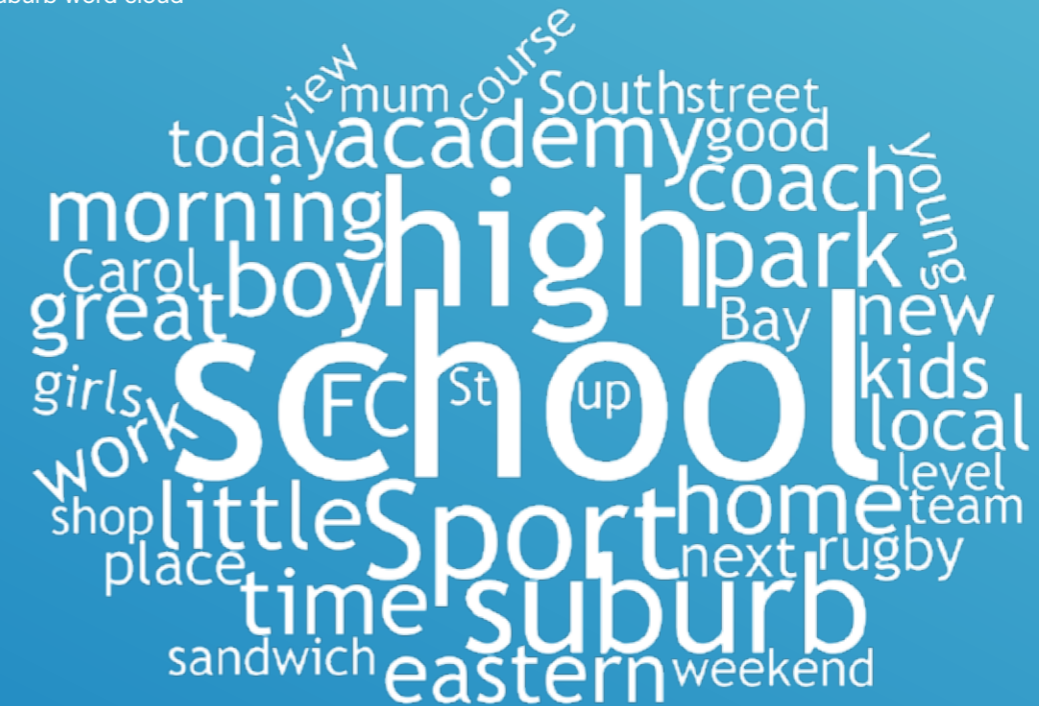


Matraville

Council engaged a consultant to conduct social media analytics on Randwick City to better understand residents and visitors sentiment toward the key features in each suburb. The analysis drew key words from social media relating to each suburb, which are displayed in a word cloud according to frequency of use.

222 social media mentions

Matraville suburb word cloud



10 most frequently used words





Key findings from our community engagement on Bunnerong Creek LCA include:

- The community values the Chifley Sports Reserve and open space of the LCA
- The community would like to see more street tree planting, particularly native species
- Conflict between the neighbouring port-related industrial area and some residential areas
- Public domain improvements are needed to revitalise the Matraville town centre
- Matraville has its own ecological corridor that needs protecting
- Mixed responses in regards to dual occupancy development

Environmental characteristics

Bunnerong Creek LCA is largely low-lying land which develops into moderate slopes and undulating terrain near Anzac Parade toward La Perouse.

Industrial land uses west of Bunnerong Road are dominant elements within the landscape, forming a backdrop to local views over Yarra Bay and Frenchmans Bay and marling the foreground to more expansive views over Botany Bay.

The LCA's major environmental feature (and namesake) is the area of largely undeveloped land extending from Barwon Park southward, referred to as Bunnerong Creek. This swathe of green open space extends south to the Chifley Sports Reserve and onto Woomera Reserve adjacent to the Chinese Market Gardens in LCA 11. It includes the La Perouse Pony Club lands as well as large areas of road reserve along Bunnerong Road.

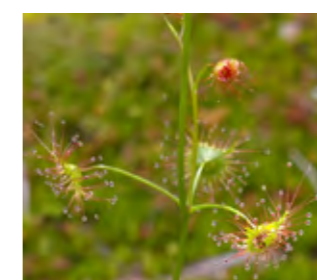
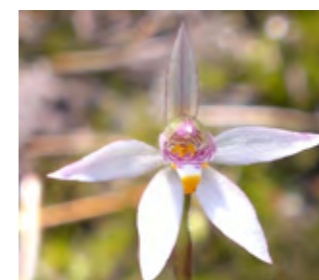
The Bunnerong Creek area contains the critically endangered Eastern Suburbs Banksia Scrub (ESBS), particularly along Bunnerong Road and at Wassell Street. The area also contains a large population of the endangered sunshine wattle. Over ninety other indigenous plant species have been identified in this area, many of which are considered to be rare in Randwick City. Some species are still being identified today, which indicates that bush regeneration activities are having a positive impact on the plant communities' recovery.

A riparian zone and creek at Woomera Reserve lies adjacent to Bunnerong Road and extends northward from the intersection at Woomera Road. Using remnant species and

historical photos as a guide, the reconstructed woodland would have typified the original plant community and would have extended towards Yarra Bay. Though located next to a busy thoroughfare, once immersed in the native vegetation fringing the creek, the tranquillity of the slow-flowing water and visiting animals make this place a special haven within the LCA.

The creek at Woomera Reserve is also an important water source for native animals and provides a natural water filtration system upstream from the Chinese Market Gardens in The Bays LCA (LCA #11). Grassed areas adjacent the bushland are an excellent place to relax and unwind. The ESBS at Wassell Street is a fine example of original vegetation once extending across change to Randwick City's undulating dune-fields and gives one a sense of how this place would have looked pre-1788.

REMNANT BUSHLAND SITE	ITEMS
Woomera Reserve Creek	Indigenous plant species, native revegetation, riparian corridor/creek
Bunnerong Rd Chifley	Threatened species, indigenous plant species rare in Randwick LGA, sandplain heath, sandstone heath, intermittent swamp, sandstone outcrop, lichen and mosses
Wassell Street Reserve ESBS	Threatened species, indigenous plant species rare in Randwick LGA, sandplain heath, sandstone heath



From left to right:
Caladenia alata
Drosera peltata
Calochilus robertsonii





Eastern Suburbs Banksia Scrub in Wassell St

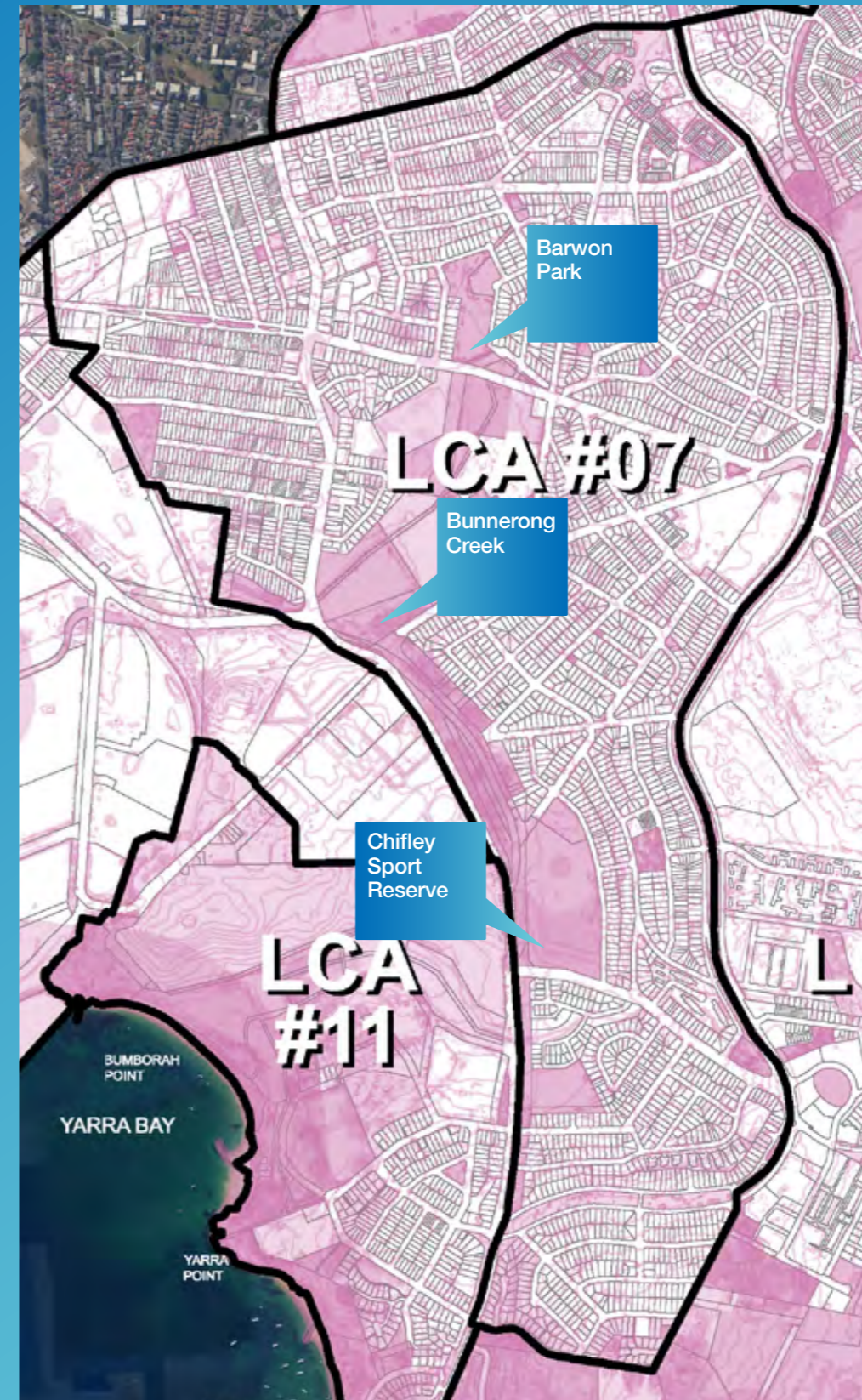


Opportunities for bushland and biodiversity in Bunnerong Creek LCA:

- Further extension of native vegetation, replacing weeds throughout Bunnerong Road bushland, Wassell Street and Woomera Reserve
- Improve ecological condition of creek and riparian zone on the Crown Land between Franklin Street and Bunnerong Road
- Connect areas of high biodiversity at Kamay Botany Bay National Park (La Perouse), Malabar Headland National Park and Botany Wetlands through strategic habitat reconstruction along the Bunnerong Road and Franklin Street corridors
- Continue to resource ecological restoration efforts at Council managed sites
- Continue to mitigate threats affecting bushland and biodiversity



Surveying regenerating scrub along Bunnerong Rd



Environmental indicators density map

The following map is the spatial representation of the environmental indicators mapping overlay. It shows the concentration of indicators such as topography and tree canopy, hydrography, open space and protection areas. It provides evidence of nodes where environmental indicators emerge as a dense layer (i.e. dark pink) along the green corridor of Bunnerong Creek, from Barwon Park until Chifley Sport Reserve.

Social characteristics

Bunnerong Creek LCA contains many open spaces which are utilised for a variety of recreational and leisure activities by local residents and visitors.



Chifley Sports Reserve

The primary recreational and leisure open space is the Chifley Sports Reserve, a 7.7 hectare dedicated sport reserve, making it one of the largest in Randwick City. Chifley Sports Reserve is an important space for residents living in the southern suburbs and beyond and was upgraded substantially in 2015. Previously it was known as the Women's Athletics Field and prior to that it operated as a tip. Upgrades to the site included two dedicated baseball fields, one large multipurpose playing field and planting of tens of thousands of native trees and shrubs.



Included within the reserve is the Chifley Reserve Inclusive Playground which includes fun play features and equipment which challenges people of all abilities from toddlers through to adults. The playground has been designed to meet a range of physical, emotional and intellectual abilities and includes a central mound area, sensory space, swing and play units, flying foxes, seating, picnic facilities, shade and shelter.

The popular Chifley Skate Park features a large skate bowl and a large street skate area providing two distinct zones for street and bowl skating. It also includes shade structures, bicycle racks and drinking fountains. The LCA also includes Barwon Park and the Bunnerong Equestrian Park, both of which make up the Bunnerong Creek environmental feature.

Barwon Park is a large grassed park located in the north of the LCA. It is ideal for group activities or ball games and includes a children's playground and a shared bicycle/pedestrian path.



The Bunnerong Equestrian Park

Chifley Skate Park



The Bunnerong Equestrian Park hosts the La Perouse Pony Club. It provides horse stabling and is open to the general public for horse riding. It is a prominent environmental and social feature for the LCA and contributes a rural atmosphere to the LCA. In 2019, the La Perouse Pony Club celebrated its 50th birthday.

In terms of built form, the LCA is predominantly residential, with a mixture of public and private housing developments. The subdivision pattern, built form and materials

used in the area are typical of the Post-War suburbanisation of Sydney, with a mixture of radial and loose street patterns and modest houses. Newer two-storey semi-detached and dual occupancy developments are interspersed with larger dwelling houses on larger lots throughout the LCA.

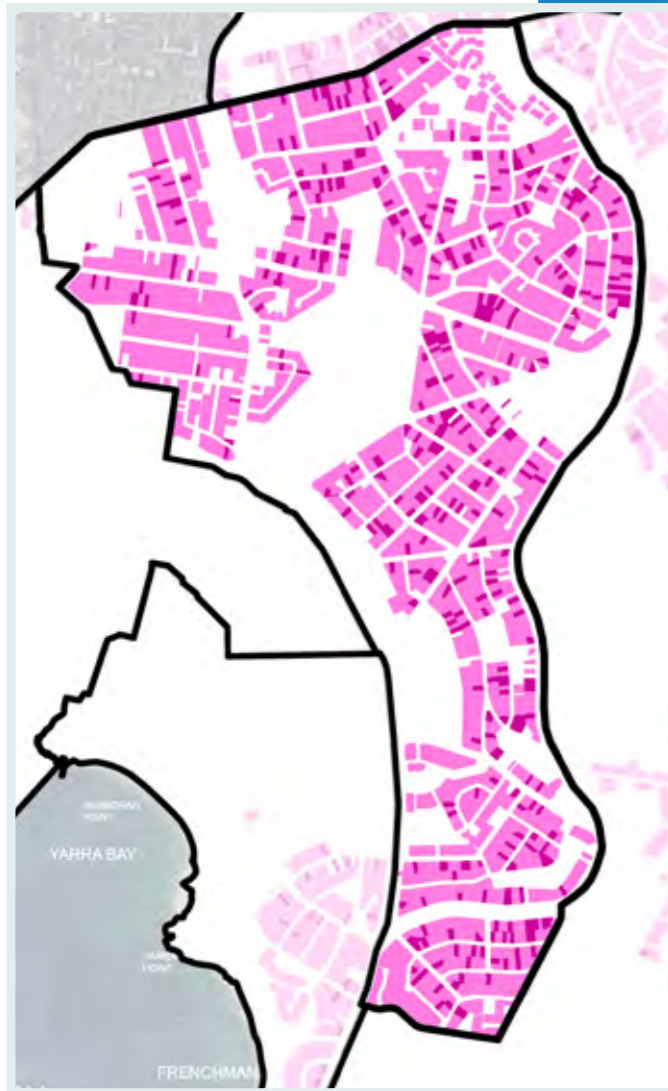
The Soldiers' Settlement area in the north east of the LCA has its own distinct character and was one of the most important historical influences on the development of the area. The area influences and shapes the local streetscape character and forms the focus of the essentially radial street layout in the area between Anzac Parade and Bunnerong Road. The subdivision pattern is typical of the work of the Lands Department in the Post-War period. Street names surrounding the Soldiers' Settlement area reflect battles of World War I (such as Pozieres and Lone Pine Avenues). Standard designs and setbacks were used throughout these developments, resulting in a highly disciplined streetscape.

The area to the south of Pozieres Avenue was subdivided by the Lands Department but developed privately, resulting in a wider range of housing types in this area.

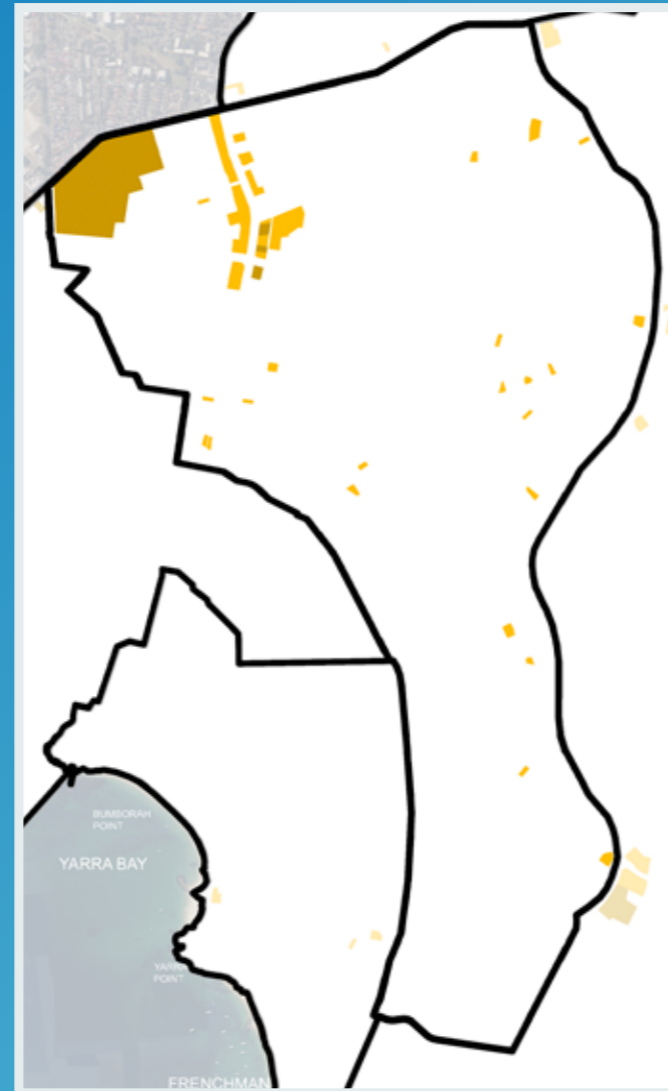


Bunnerong Creek LCA is predominantly residential and consists mainly of detached brick, single-storey bungalows reflected in the strong grid subdivision pattern and prevalent lot sizes. The most prevalent lot sizes are 500m-600sqm (34.7%), with some larger 600-650sqm (15.2%) and 650-800sqm (13.1%) lot sizes. The predominant frontage widths are 15-30m (53.4%) and 12-15m (26.6%).

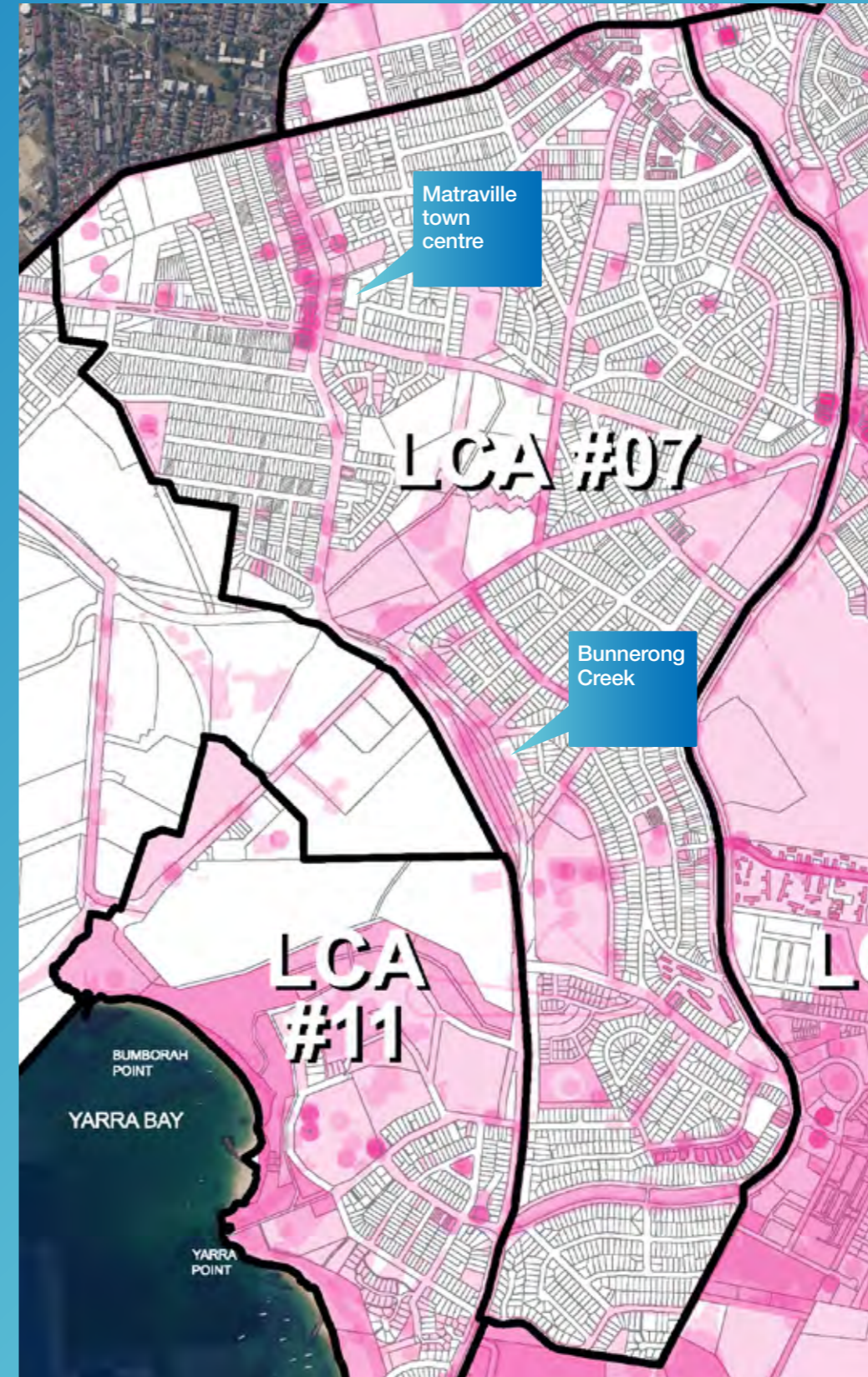
The LCA's built form and streetscape character is strongly characterised by 1-2 storeys buildings (with single dwellings accounting for 79.4%, dual occupancies accounting for 10.4% and semi-detached dwellings accounting for 4.6% of all dwellings). There are a higher number of newer dual occupancy development in this LCA in comparison with the rest of Randwick City, which is reflective of the larger lot sizes and frontage widths that are prevalent. The proportion of multi-storey flats (1.8%) and mixed use development (3.1%) are predominantly located in and around the Matraville town centre.



Single dwelling and dual occupancy (pink and purple)



Mixed use and commercial (yellow and beige)



Social indicators density map

The following map is the spatial representation of the social indicators mapping overlay. It shows the concentration of indicators such as community facilities, heritage and culture, leisure and recreation, public transport and social housing. It provides evidence of nodes where social indicators emerge as a dense layer (i.e. dark pink) at the Matraville town centre and Bunnerong Creek open space area east of Bunnerong Road.

Economic characteristics



The economic characteristics of the area consist of the Matraville town centre and a pocket of industrial land in the north west of the LCA.

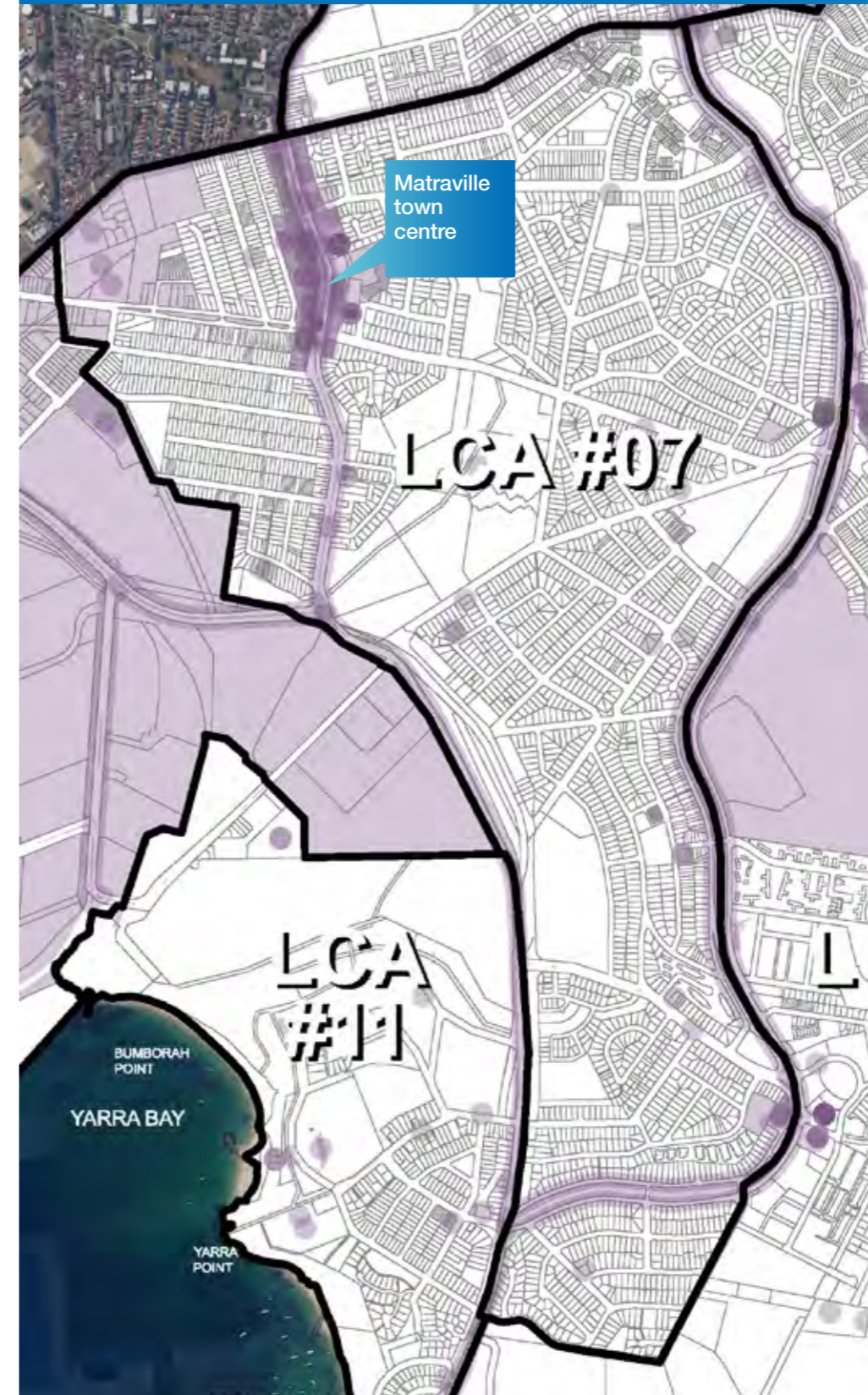
The Matraville town centre is focused predominantly on Bunnerong Road between Beauchamp Road and Perry/Franklin Streets. There are a number of takeaways and restaurants and the centre is anchored by the Peninsula Village Shopping Centre, which includes a Woolworths and some specialty shops. The town centre also contains services, the Matraville Hotel and the Matraville RSL

Club. There are large areas of inactivity in the town centre, with a number of businesses closed or vacant.

The Matraville industrial area supports food manufacturing and light industrial uses. It does not contain heavy manufacturing uses which reduces the potential for land use conflict with the surrounding residential area.



Business activities at Matraville town centre (Source: SGS Economics and Planning 2019)



Economic indicators density map

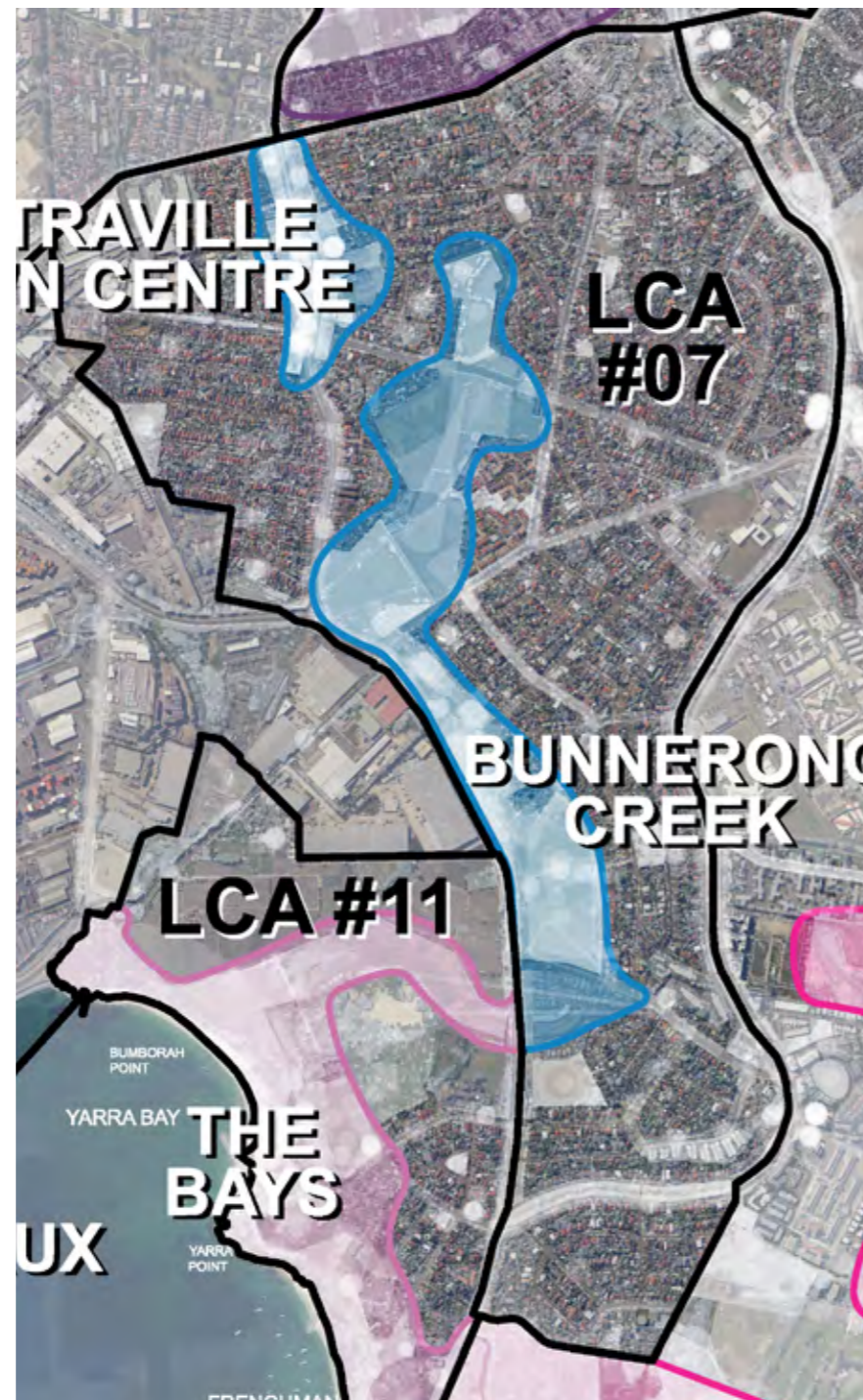
The following map is the spatial representation of the economic indicators mapping overlay. It shows the concentration of indicators such as local economy, commercial areas, food and health-related activities, road network and parking. It provides evidence of nodes where economic indicators emerge as a dense layer (i.e. dark purple) at the Matraville town centre.

Matraville Town Centre and Bunnerong Creek Special Character Areas

Matraville Town Centre and Bunnerong Creek Special Character Areas have been derived from the indicators density overlay analysis and the community shared values and future aspirations.

The Matraville Town Centre has been identified as the commercial centre of the LCA and for much of the south of Randwick City. The characterisation of this Special Character Area is to improve economic vibrancy and enhance the public domain.

The Bunnerong Creek Special Character Area encompasses the sensitive environmental area of the LCA spanning from Barwon Park in the north to Woomera Reserve in the south, including the La Perouse Pony Club and Chifley Sports Reserve. This Special Character Area connects to the high value natural environment in The Bays LCA at the Chinese Market Gardens. The area has a very high natural value and our community engagement demonstrates that the local community strongly values this part of Randwick City. The overall characterisation of this Special Character Area is to protect and maintain the unique natural coastal character of this area for future generations.



Character principles

These character principles have been prepared to set the desired future character of Bunnerong Creek LCA. The character principles have been formulated based on the analysis documented in this statement.

Bunnerong Creek LCA character principles:

- Preservation of existing landscape and open space areas for future generations
- Ensure future development respects the cultural significance of Indigenous landscapes and sites
- Build on existing green grid and biodiversity connections through the LCA
- Maintain the predominantly single and double storey character of the area
- Improvements to the built form and public domain in the Matraville town centre
- Improve the economic vibrancy in Matraville town centre

These character principles will inform the comprehensive review of the Randwick Local Environmental Plan 2012 occurring in 2020 and guide future provisions in the Randwick Development Control Plan 2013 which will be reviewed and updated following the adoption of the new LEP.

By elevating local character in the local planning framework, we will deliver better place-based planning outcomes for the community.



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