

Jannali Survey Report

24 November 2023



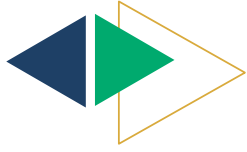
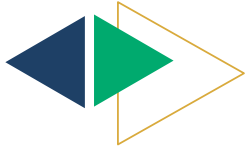


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1. Introduction

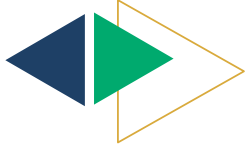
A Planning Proposal has been prepared on behalf of Jannali No.1 Pty Ltd for two properties at 544-546 and 548-550 Box Road Jannali. The subject site is on the southern side of Box Road and at the corner of Roberts Street in the Jannali Town Centre. The Town Centre itself dates from the mid – twentieth century and mainly comprises one and two storey retail shops and offices.

Its proximity to Jannali Train Station – one of the busiest on the Cronulla T4 line – provides an opportunity to increase density, through shop-top housing. This has already been achieved through the development of the old Jannali Inn site and is the subject of a planning proposal from Woolworths for its properties on the north side of Box Road to provide a full line supermarket and residential units. This proposal complements the proposed Woolworths redevelopment.

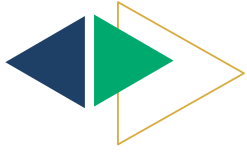
There is a general view in the community that Jannali is in need of regeneration. The Town Centre is showing its age. Recently a number of businesses have closed. Four businesses have either closed or announced their closure in the coming months:

- Jannali Fruit and Vegetable shop has closed after nine years;
- Jannali Newsagency has closed after many years of operation;
- The owner of the longstanding Wilsons Shoes shop has announced her retirement and is closing her business; and
- The longstanding Shoe Repair shop owner retired and closed his business.

A Stakeholder and Community Engagement Strategy has been prepared for the Planning Proposal. Prior to this and to test the above assumptions, some preliminary informal interviews were arranged with a range of local residents to ascertain their views about Jannali. Additionally monitoring of local residents' social media sites also provides some insights into residents' views.



To supplement this engagement, a quantitative survey was prepared and distributed to residents living in close proximity to the subject site. A copy of the brochure is found in Appendix 1. The Survey questions and responses are found in Appendix 2. A summary of these responses is found below.



2. Survey Area

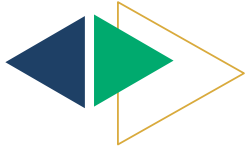
The survey area is outlined below. The area was chosen because of its proximity to the subject site and also based on shadow diagrams to be found in the planning proposal.

The survey area is as follows and was distributed to residential properties only in this area:

- Box Road – Southern side from Rossford Avenue to Roberts St. Northern side from Wattle Rd to opposite Roberts Street;
- Rossford Avenue – western side only;
- Wattle Road from Box Road to Buller Street – both sides;
- Roberts Street – both sides from Box Road to Buller Street;
- White Street – residential properties only;
- Railway Parade – from White Street to Buller Street; and
- Buller Street – north side from Wattle Road to Railway Parade.

There are approximately 120 residential properties in this area, all with a 2226 postcode address. Once properties that displayed a “No Junk Mail” sign or similar were deducted from the total, approximately 100 brochures were distributed.

A map of the distribution area is to be found in Appendix 3.



3. Summary of Responses

As at 24 November 2023, twenty-two responses were received out of a total of the 100 brochures distributed (22% response rate). Of these responses, 17 were from residents in the 2226 postcode area (the survey distribution area) and 5 from the 2225 postcode area (Oyster Bay).

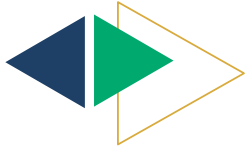
The survey sought responses on two broad areas – residents' views on Jannali Town Centre itself and residents' views on housing needs in the area and attitudes towards increased height and density in the Jannali Town Centre.

The responses can be summarised as follows:

3.1 Views on Jannali itself

With regard to Jannali Town Centre:

- a. 86% rated the convenience of the Jannali retail precinct highly. Approximately half rated variety of retail offering, friendliness and easy access highly.
- b. When it came to the type of business that respondents would like to see in Jannali numbers were evenly spread across a range of retail offering but “delicatessen” rated very highly at 73% followed by “newsagent” at 64%.
- c. 73% wanted more car parking in Jannali with 68% wanting parking with direct pedestrian access to Box Road.
- d. Overwhelmingly respondents thought that Jannali was showing its age (77%) and it was dilapidated (59%). Only 4.55% thought it was crowded.
- e. When asked to rank the 4 biggest issues facing Jannali from most important to least important the response was as follows:
 - i. Age and condition of shops and buildings (most important)
 - ii. Traffic congestion
 - iii. Age and condition of public infrastructure



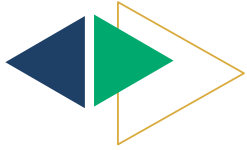
iv. Lack of retail diversity (least important)

- f. Respondents were also asked what they thought was lacking in the Jannali Town Centre in terms of community space and they mostly indicated a preference for retail and café/ restaurants and playgrounds.

3.2 Housing Diversity

With regard to housing diversity:

- a. 95% lived in a detached house (given the area this was not surprising as there are some villa townhouse development but relatively few)
- b. 40% said that 4 people currently lived in their dwelling followed by more than 4 people (36%).
- c. When asked whether they agreed or disagreed with high density housing in Jannali Town Centre those who either strongly agreed or agreed numbered 54.5% (split evenly). Those who strongly disagreed or disagreed numbered 45.5% (those who strongly disagreed numbered 40.9%)
- d. 77% disagreed with the statement that "Jannali should remain as it is now".
- e. 72.3% agreed with the statement that "Mixed residential and retail development is acceptable development in Jannali Town Centre."
- f. 77% disagreed with "Apartment only development is acceptable in Jannali Town Centre".
- g. Respondents were split 55% to 45% against 3-5 storey residential (20 metres height) developments on top of retail BUT
- h. Respondents were more in favour of 5-8 floors (30 metres height) development on top of retail by 55% - 45%.
- i. When asked what was most important to the respondent if they were to downsize 90% said proximity to shops and public transport. There were a



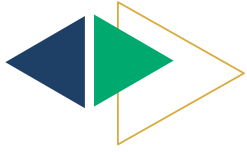
range of answers to this question which is laid out below in the complete survey.

- j. 81% wanted their adult children to stay in the area
- k. While 50% indicated that units or apartments would be suitable for their adult children, 40% said that a detached dwelling would be suitable.
- l. 64% indicated that they saw living in an apartment as being a short-term lifestyle choice and 36% said it was a long term lifestyle choice.
- m. 73% saw apartments an investment but on the question as to who they saw apartments as being most suitable for – 41% indicated couples, 32% single people, 18% older people and only 9% for families.

3.3 Demographics

Respondents were asked their gender and age bracket. 20 responded to this question and it was 60% male and 40% female. On the question of which age bracket the respondents fell into, it was broken down as follows:

- 18-24 (10%)
- 25-34 (5%)
- 35-44 (25%)
- 45-54 (35%)
- 55-64 (20%)
- 65+ (5%)



4. Conclusion

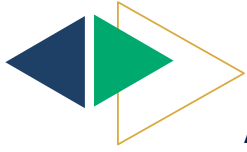
This survey was distributed to those residences that were considered to be in close proximity to the proposed redevelopment as well as those residences that could be considered to be close to the site but not immediately impacted by the development. All residences are within walking distance of the Jannali Town Centre and so the results need to be read in that context. The majority of residences in the distribution area are detached houses with some townhouse and villa development.

With regard to the Town Centre itself, the views expressed largely reflected those expressed in the qualitative survey that was undertaken earlier in August. That is:

- Jannali is showing its age and condition of shops and buildings are seen as being dilapidated and in need of renewal.
- Traffic congestion is an issue.
- Public infrastructure is showing its age and in poor condition.
- There is a lack of retail diversity in Jannali. Most respondents said there as a need for a delicatessen and a newsagent along with a supermarket together with fruit and vegetable outlet, a fish outlet and a meat outlet. While there is still a butcher in Jannali, the fruit and vegetable shop closed recently and the fish shop closed approximately two years ago.

Regarding the issue of housing diversity, more respondents agreed with the need for high density housing than those who were opposed in the Jannali Town Centre. Notably the majority were not in favour of apartment-only development but indicated that “mixed residential and retail development is acceptable development in Jannali Town Centre.”

Notably respondents were split 55% to 45% against 3–5 storey residential (20 metres – the current height limit) on top of retail but were more in favour of 5 – 8 storeys (30 metres height) by 55% to 45%. This last issue probably needs more exploration. However, there would appear to be a willingness on the part of residents to at least consider higher density development on top of retail/commercial in Jannali Town Centre.



Appendix 1 – Brochure



What's your view on revitalising Jannali Town Centre?



Jannali Town Centre needs rejuvenation

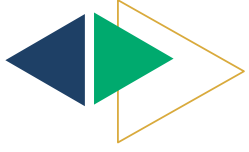
The Town Centre is showing its age and there is a need to redevelop Jannali and upgrade the public amenity in the Jannali Town Centre. Woolworths has already announced the proposed redevelopment of part of the northern side of Box Road where it is planning a new development that will include a full-line supermarket, ancillary shops, and residential units above.

Jannali No. 1 proposes to submit a planning proposal to Sutherland Shire Council to redevelop the site it owns that is currently covered by two properties at 544-546 and 548-550 Box Road Jannali (on the corner of Roberts St). This will initially involve a rezoning to allow for a mixed development of shops and apartments.

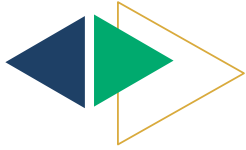
We want this project to best suit the needs of the community, and have put together a survey to gauge local resident's attitudes towards the revitalisation of Jannali Town Centre.

Scan the QR code to complete the survey. For any enquires, please contact 1800 268 460.





Appendix 2 – Survey Questions and Responses



Jannali No. 1

Jannali Town Centre needs rejuvenation. The Town Centre is showing its age and there is a need to redevelop Jannali and upgrade the public amenity in the Jannali Town Centre. Woolworths has already announced the proposed redevelopment of part of the northern side of Box Road where it is planning a new development that will include a full-line supermarket, ancillary shops, and residential units above.

Jannali No.1 proposes to submit a planning proposal to Sutherland Shire Council to redevelop the site it owns that is currently covered by two properties at 544-546 and 548-550 Box Road Jannali (on the corner of Roberts St). This site is currently zoned for shops and apartments, however we are looking to increase height and density in Jannali Town Centre to kickstart the revitalisation.

The purpose of this survey is to ascertain the views of residents' who live in the immediate vicinity of the site. Jannali No.1 wishes to work with residents' to ensure that any issues that residents' may have are considered and incorporated, where possible, in the final design of the proposed redevelopment.

This survey forms part of the preliminary engagement with the local community. The process will be ongoing and further community engagement will take place as the project progresses.

The purpose of this survey is to gauge local residents' attitudes toward what is acceptable development and views regarding Jannali Town Centre itself. Those residents who live in the immediate vicinity of the Jannali Town Centre and the site have been asked for their views in the first instance.

PLEASE RESPOND TO THE QUESTIONS BELOW AS INDICATED.

Jannali Town Centre

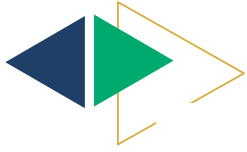
These questions are concerned with Jannali Town Centre itself. Please respond as indicated.

1. What is your postcode?

2225

2226

Other (please specify)



* 2. What do you value about the Jannali retail precinct? Tick all that apply.

- Convenience
- Variety of local businesses
- Friendliness
- Easy access
- Easy on-street parking for picking up bread/takeaway etc
- Other (please specify)

* 3. What additional retail services or businesses would you like to see in Jannali? Tick all that apply.

- Large Supermarket
- Fruit and vegetable
- Meat retail
- Fish retail
- Delicatessen
- Pharmacy
- Takeaway food
- Newsagent
- Other (please specify)

* 4. Are additional carparking spaces required in Jannali Town Centre?

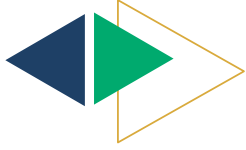
- Yes
- No

* 5. With direct pedestrian access to Box Road?

- Yes
- No

* 6. Thinking about Jannali, which of the following best describes its character? Tick all that apply.

- Ageing
- Dilapidated
- Community vibe
- Crowded
- Other (please specify)



* 7. In your opinion, which of the following is the biggest issue facing Jannali? Rank from most important to least important.

- Traffic congestion
- Lack of retail diversity
- Age and condition of shops and buildings
- Age and condition of public infrastructure

Housing Requirements

These questions are concerned with housing requirements in Jannali. Please respond as indicated.

* 8. Do you currently live in:

- Detached house
- Villa/Townhouse
- Secondary dwelling
- Unit/Apartment
- Duplex

* 9. How many live in your dwelling at present?

* 10. The Premier has indicated his governments preference for innovative developments to sustain higher density housing. To what extent do you agree with high density housing in Jannali Town Centre?

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Given Question 9, do you agree or disagree with each of the following statements?

* 11. Jannali should remain as it is now.

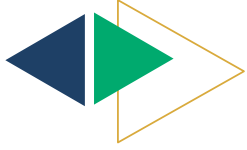
- Agree
- Disagree

* 12. Mixed residential and retail development is acceptable development in Jannali Town Centre.

- Agree
- Disagree

* 13. Apartment only development is acceptable in Jannali Town Centre.

- Agree
- Disagree



* 14. 3-5 storey developments on top of retail (max 20 metres height) is acceptable.

- Agree
 Disagree

* 15. 5-8 storey developments on top of retail (max 30 metres height) is acceptable.

- Agree
 Disagree

* 16. What would be important to you if you were to downsize? Tick all that apply.

- Number of bedrooms
 Balconies
 Sunlight access
 Larger communal open space area if all the family were to visit
 Ability to lock up and go away without worrying about a garden, security, maintenance, etc
 Proximity to shops and transport
 New and modern fixtures, fittings, and facilities
 Lifts
 Getting to know neighbours
 Other (please specify)

* 17. If you have adult children, would you want them to stay in the area?

- Yes
 No
 I don't have adult children
 Unsure

18. What type of housing would be suitable for them?

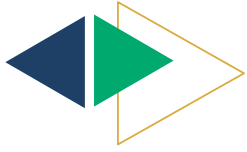
- Detached house
 Villa/townhouse
 Secondary dwelling
 Unit/apartment
 Duplex

* 19. Would you see living in an apartment as a short-term or long-term lifestyle choice?

- Short-term
 Long-term

* 20. Would you see an apartment as an investment?

- Yes
 No



* 21. Do you see apartments as being for

- Single people
- Couples
- Families
- Older people

Community Space

This question is concerned with community spaces in Jannali. Please respond as indicated.

* 22. Which of the following do you think is lacking in the Jannali Town Centre in terms of community space? Tick all that apply.

- Playgrounds
- Retail stores
- Libraries
- Café/ restaurants
- Electric vehicle charging infrastructure
- Other (please specify)

Optional Questions

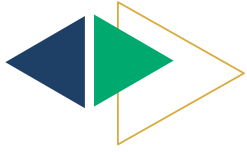
These questions will help inform the demographics that make up the local Jannali community. These questions are not compulsory.

23. What is your gender?

- Female
- Male
- Other (specify)

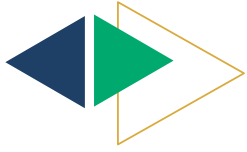
24. What is your age group?

- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+



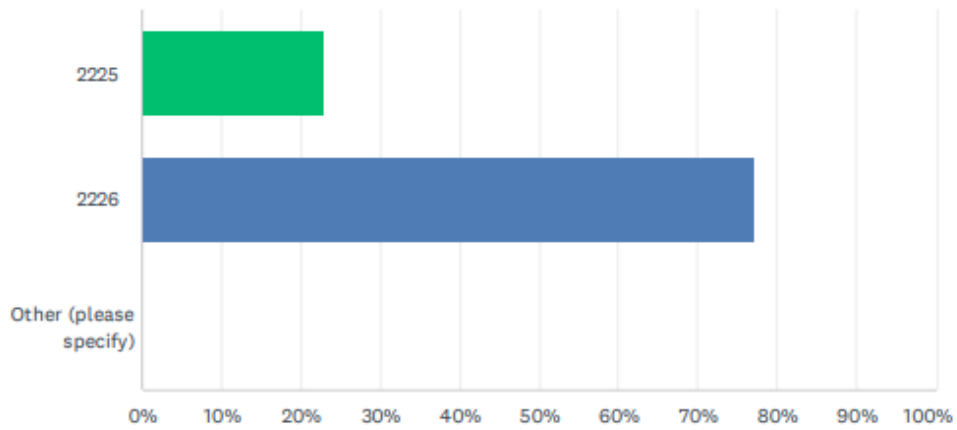
25. If you would like to keep in touch to find out more about the project please fill in the following:

Name	<input type="text"/>
Company	<input type="text"/>
Address	<input type="text"/>
City/Town	<input type="text"/>
State/Province	<input type="text"/>
ZIP/Postal Code	<input type="text"/>
Email Address	<input type="text"/>
Phone Number	<input type="text"/>

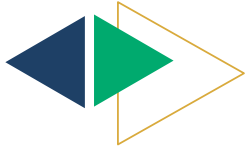


Q1 What is your postcode?

Answered: 22 Skipped: 0

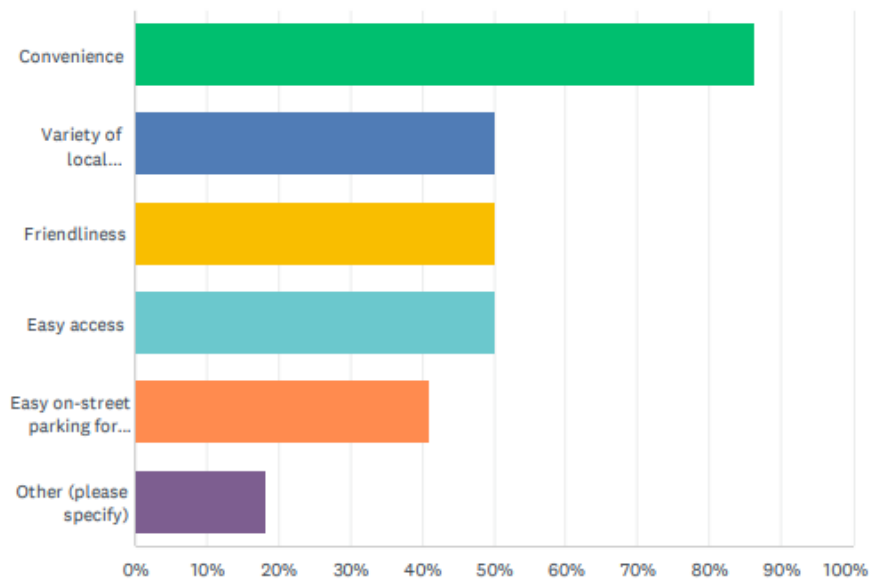


ANSWER CHOICES	RESPONSES	
2225	22.73%	5
2226	77.27%	17
Other (please specify)	0.00%	0
TOTAL		22

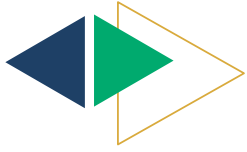


Q2 What do you value about the Jannali retail precinct? Tick all that apply.

Answered: 22 Skipped: 0

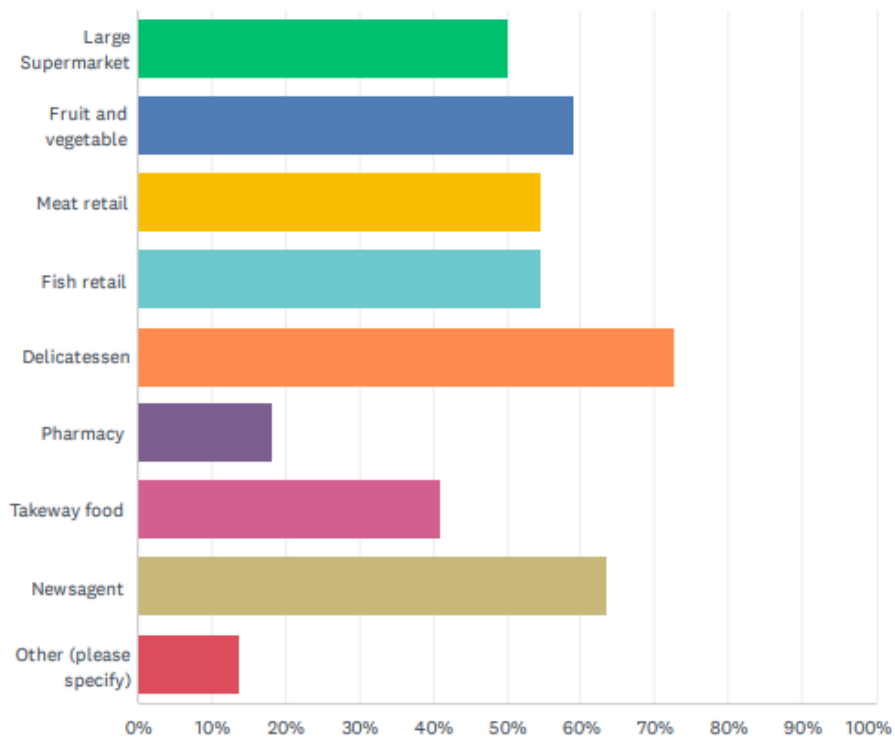


ANSWER CHOICES	RESPONSES	
Convenience	86.36%	19
Variety of local businesses	50.00%	11
Friendliness	50.00%	11
Easy access	50.00%	11
Easy on-street parking for picking up bread/takeaway etc	40.91%	9
Other (please specify)	18.18%	4
Total Respondents: 22		

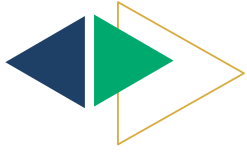


Q3 What additional retail services or businesses would you like to see in Jannali? Tick all that apply.

Answered: 22 Skipped: 0

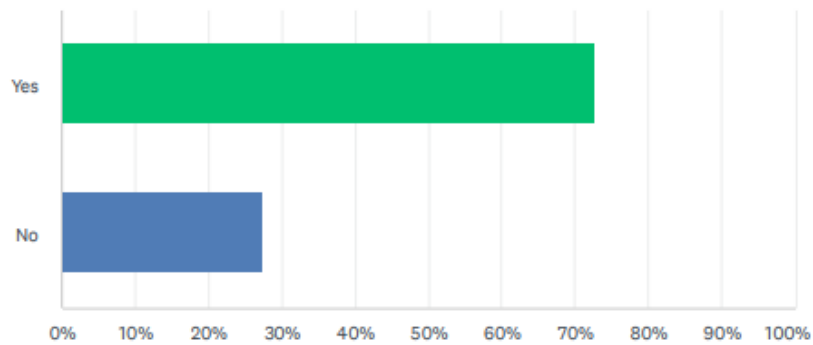


ANSWER CHOICES	RESPONSES	
Large Supermarket	50.00%	11
Fruit and vegetable	59.09%	13
Meat retail	54.55%	12
Fish retail	54.55%	12
Delicatessen	72.73%	16
Pharmacy	18.18%	4
Takeaway food	40.91%	9
Newsagent	63.64%	14
Other (please specify)	13.64%	3
Total Respondents: 22		



Q4 Are additional carparking spaces required in Jannali Town Centre?

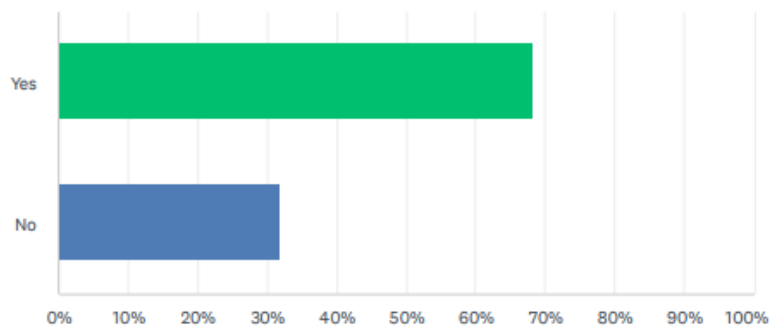
Answered: 22 Skipped: 0



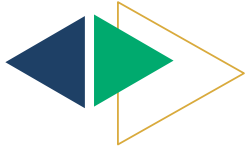
ANSWER CHOICES	RESPONSES	
Yes	72.73%	16
No	27.27%	6
TOTAL		22

Q5 With direct pedestrian access to Box Road?

Answered: 22 Skipped: 0

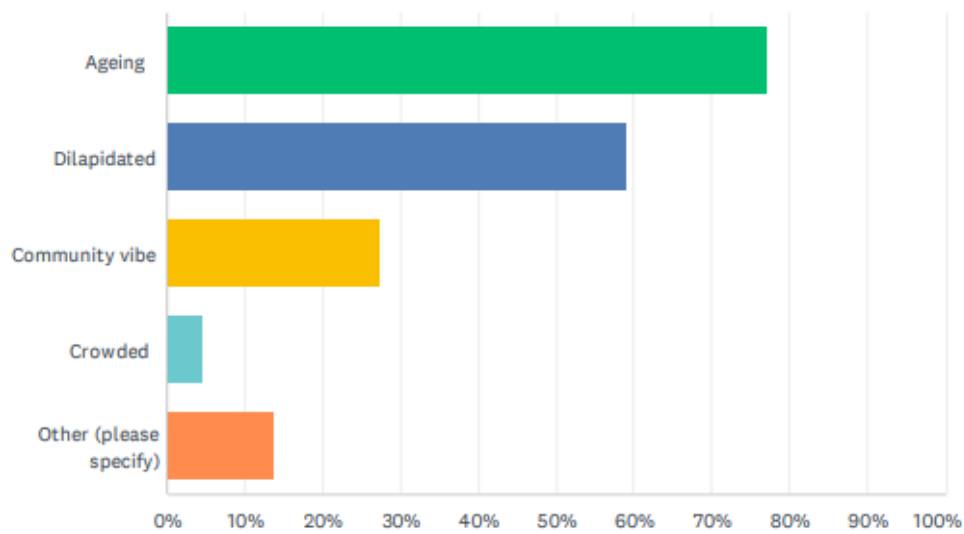


ANSWER CHOICES	RESPONSES	
Yes	68.18%	15
No	31.82%	7
TOTAL		22

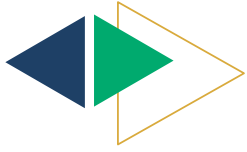


Q6 Thinking about Jannali, which of the following best describes its character? Tick all that apply.

Answered: 22 Skipped: 0

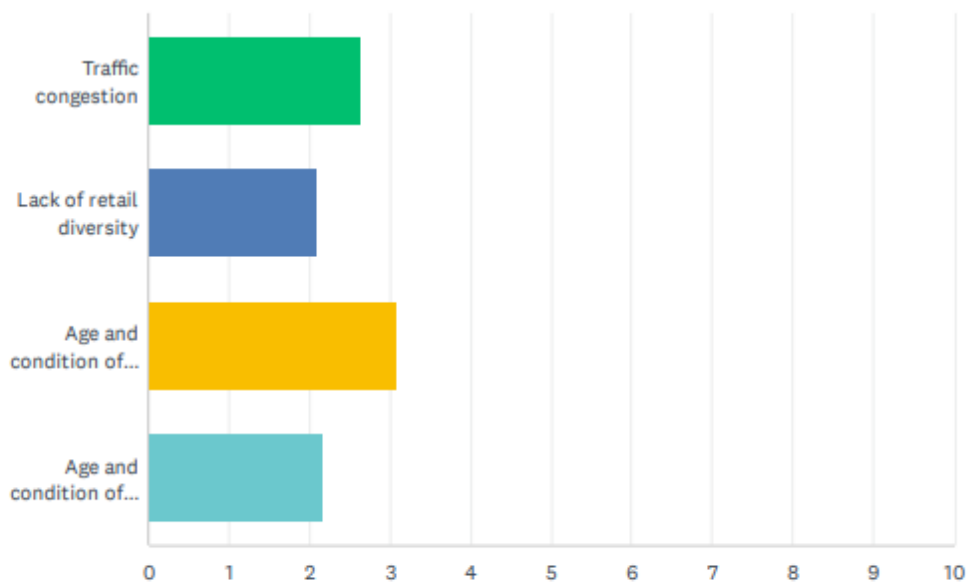


ANSWER CHOICES	RESPONSES	
Ageing	77.27%	17
Dilapidated	59.09%	13
Community vibe	27.27%	6
Crowded	4.55%	1
Other (please specify)	13.64%	3
Total Respondents: 22		

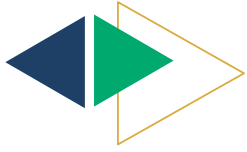


Q7 In your opinion, which of the following is the biggest issue facing Jannali? Rank from most important to least important.

Answered: 22 Skipped: 0

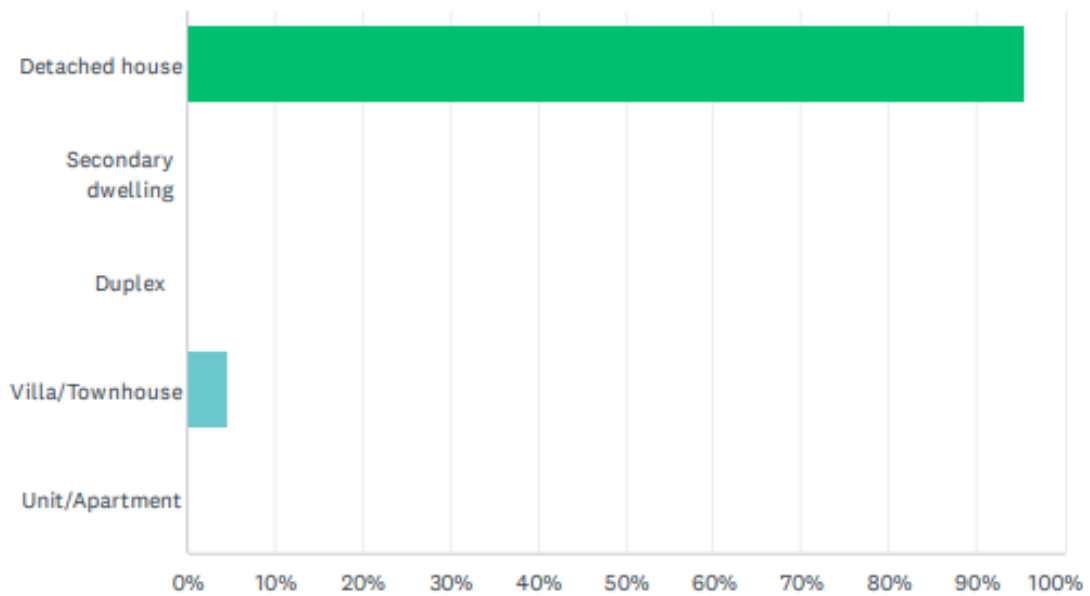


	1	2	3	4	TOTAL	SCORE
Traffic congestion	31.82% 7	27.27% 6	13.64% 3	27.27% 6	22	2.64
Lack of retail diversity	22.73% 5	0.00% 0	40.91% 9	36.36% 8	22	2.09
Age and condition of shops and buildings	36.36% 8	40.91% 9	18.18% 4	4.55% 1	22	3.09
Age and condition of public infrastructure	9.09% 2	31.82% 7	27.27% 6	31.82% 7	22	2.18

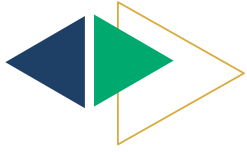


Q8 Do you currently live in:

Answered: 22 Skipped: 0

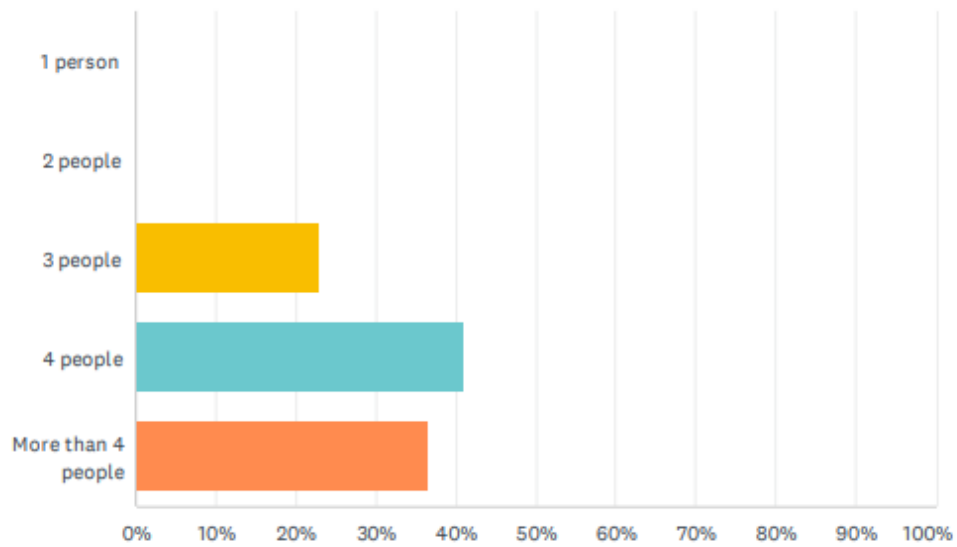


ANSWER CHOICES	RESPONSES
Detached house	95.45%
Secondary dwelling	0.00%
Duplex	0.00%
Villa/Townhouse	4.55%
Unit/Apartment	0.00%

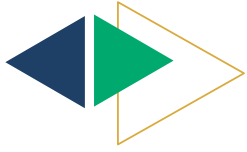


Q9 How many live in your dwelling at present?

Answered: 22 Skipped: 0

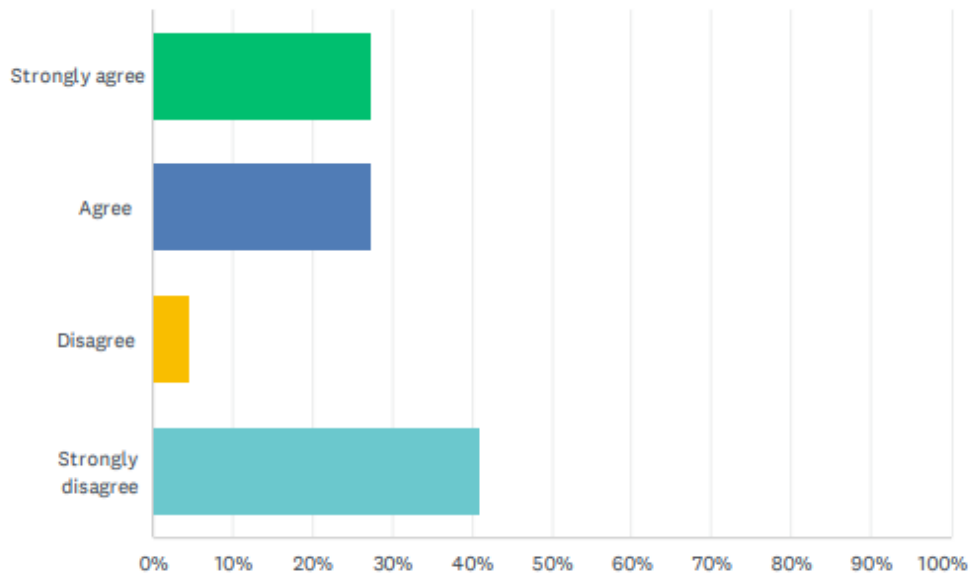


ANSWER CHOICES	RESPONSES	
1 person	0.00%	0
2 people	0.00%	0
3 people	22.73%	5
4 people	40.91%	9
More than 4 people	36.36%	8
TOTAL		22

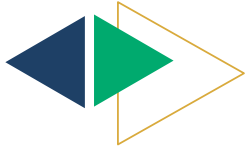


Q10 The Premier has indicated his governments preference for innovative developments to sustain higher density housing. To what extent do you agree with high density housing in Jannali Town Centre?

Answered: 22 Skipped: 0

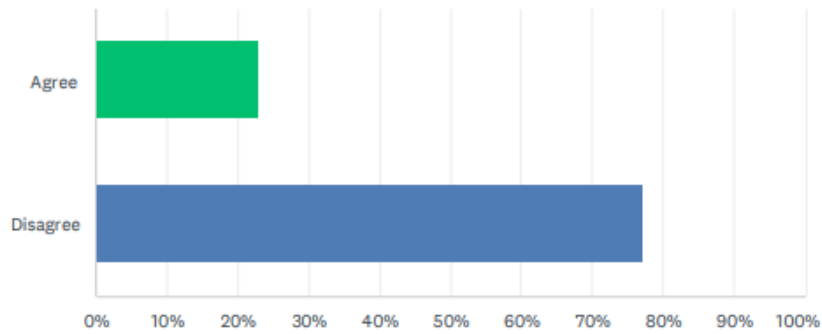


ANSWER CHOICES	RESPONSES	
Strongly agree	27.27%	6
Agree	27.27%	6
Disagree	4.55%	1
Strongly disagree	40.91%	9
TOTAL		22



Q11 Jannali should remain as it is now.

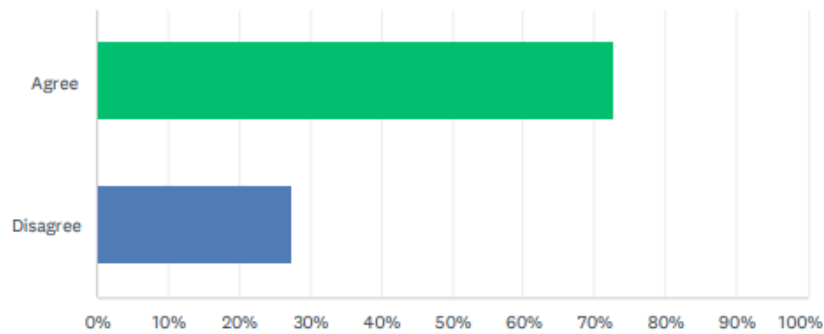
Answered: 22 Skipped: 0



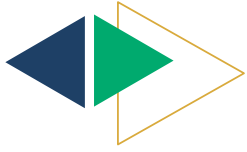
ANSWER CHOICES	RESPONSES	
Agree	22.73%	5
Disagree	77.27%	17
TOTAL		22

Q12 Mixed residential and retail development is acceptable development in Jannali Town Centre.

Answered: 22 Skipped: 0

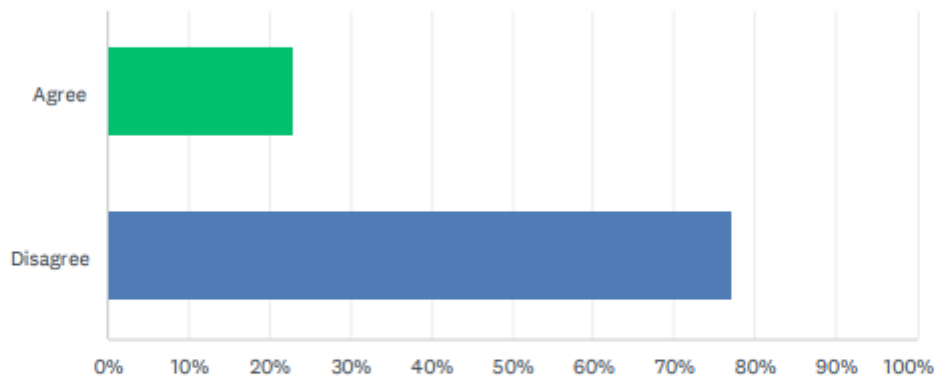


ANSWER CHOICES	RESPONSES	
Agree	72.73%	16
Disagree	27.27%	6
TOTAL		22

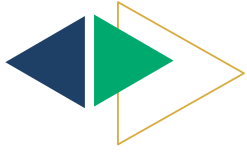


Q13 Apartment only development is acceptable in Jannali Town Centre.

Answered: 22 Skipped: 0

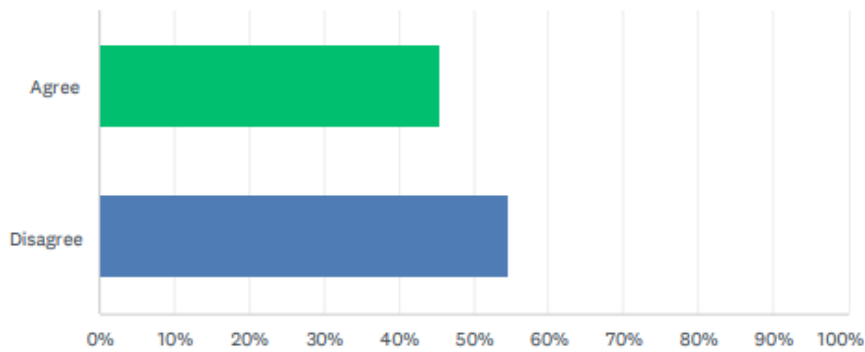


ANSWER CHOICES	RESPONSES	
Agree	22.73%	5
Disagree	77.27%	17
TOTAL		22



Q14 3-5 storey developments on top of retail (max 20 metres height) is acceptable.

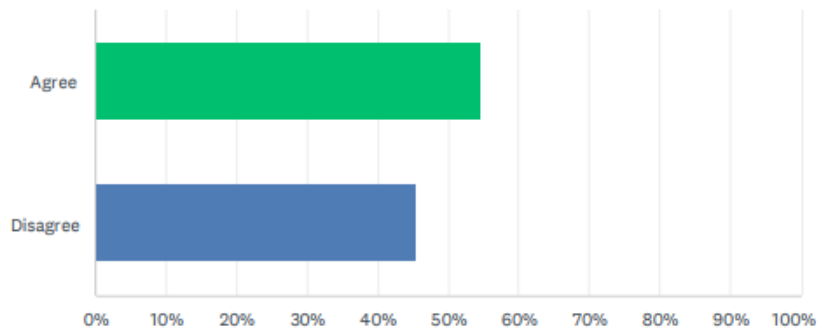
Answered: 22 Skipped: 0



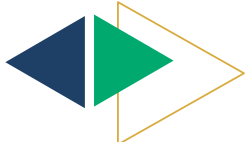
ANSWER CHOICES	RESPONSES	
Agree	45.45%	10
Disagree	54.55%	12
TOTAL		22

Q15 5-8 storey developments on top of retail (max 30 metres height) is acceptable.

Answered: 22 Skipped: 0

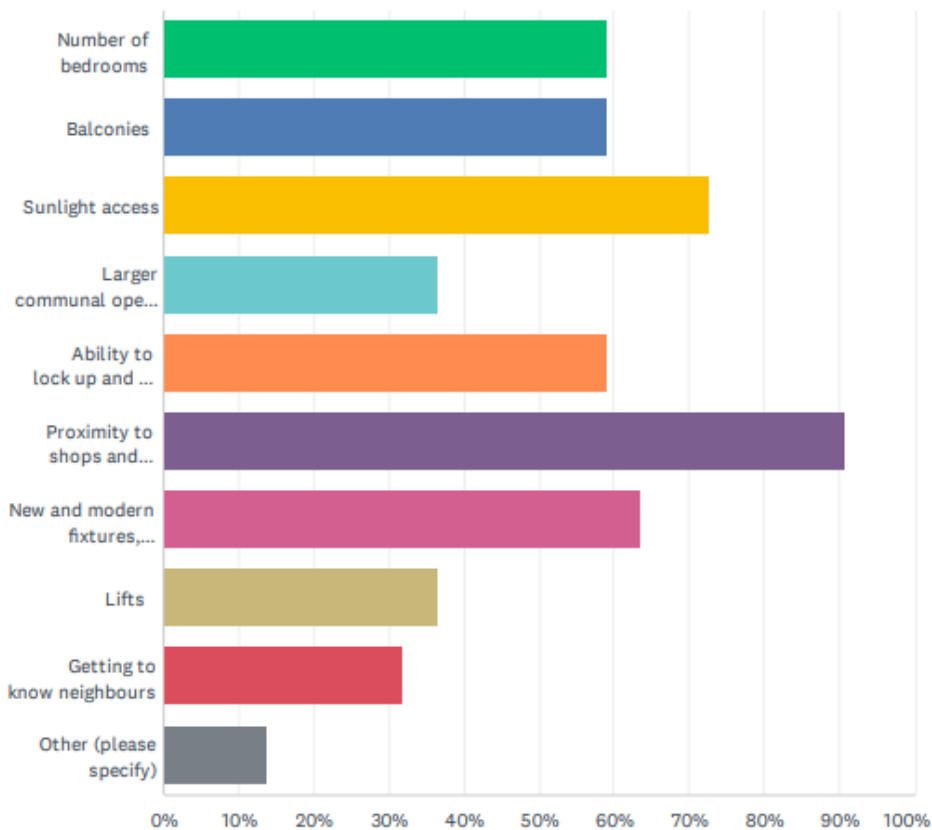


ANSWER CHOICES	RESPONSES	
Agree	54.55%	12
Disagree	45.45%	10
TOTAL		22

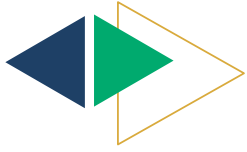


Q16 What would be important to you if you were to downsize? Tick all that apply.

Answered: 22 Skipped: 0

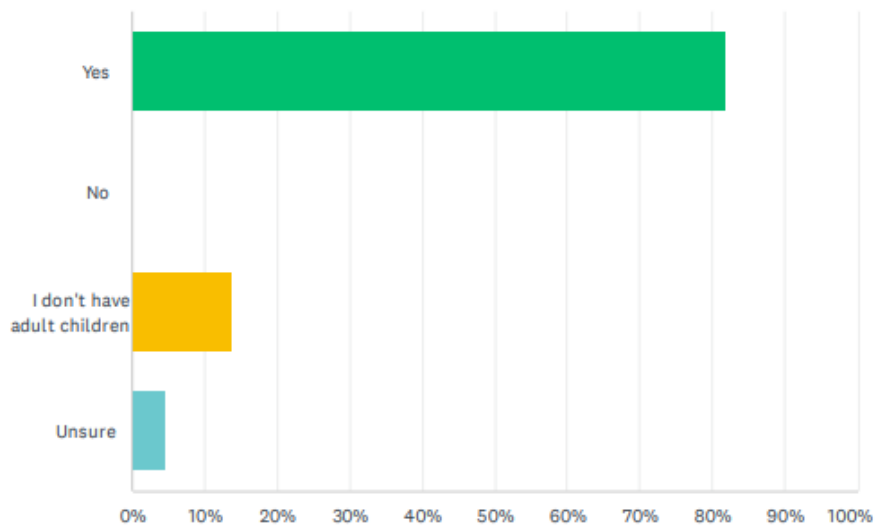


ANSWER CHOICES	RESPONSES	
Number of bedrooms	59.09%	13
Balconies	59.09%	13
Sunlight access	72.73%	16
Larger communal open space area if all the family were to visit	36.36%	8
Ability to lock up and go away without worrying about a garden, security, maintenance, etc	59.09%	13
Proximity to shops and transport	90.91%	20
New and modern fixtures, fittings, and facilities	63.64%	14
Lifts	36.36%	8
Getting to know neighbours	31.82%	7
Other (please specify)	13.64%	3
Total Respondents: 22		

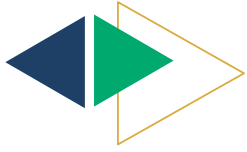


Q17 If you have adult children, would you want them to stay in the area?

Answered: 22 Skipped: 0

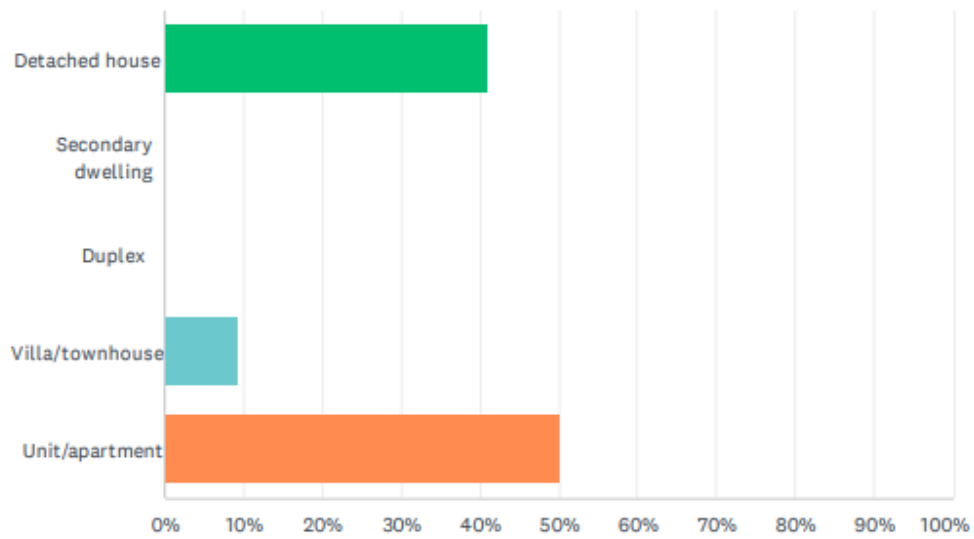


ANSWER CHOICES	RESPONSES	
Yes	81.82%	18
No	0.00%	0
I don't have adult children	13.64%	3
Unsure	4.55%	1
TOTAL		22

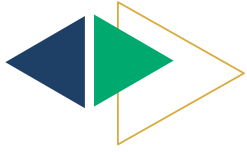


Q18 What type of housing would be suitable for them?

Answered: 22 Skipped: 0

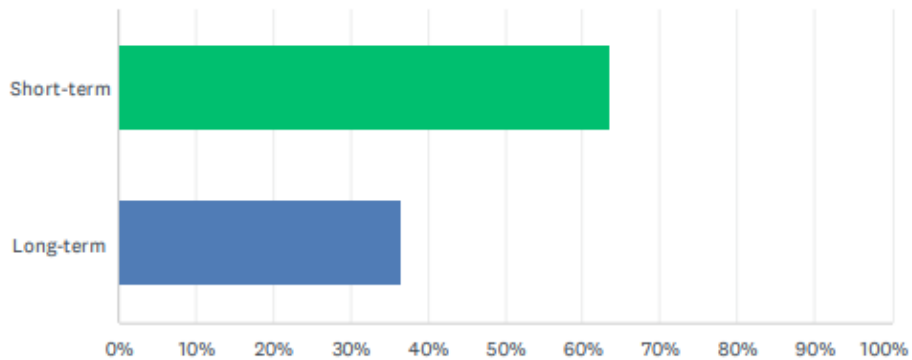


ANSWER CHOICES	RESPONSES	
Detached house	40.91%	9
Secondary dwelling	0.00%	0
Duplex	0.00%	0
Villa/townhouse	9.09%	2
Unit/apartment	50.00%	11
TOTAL		22



Q19 Would you see living in an apartment as a short-term or long-term lifestyle choice?

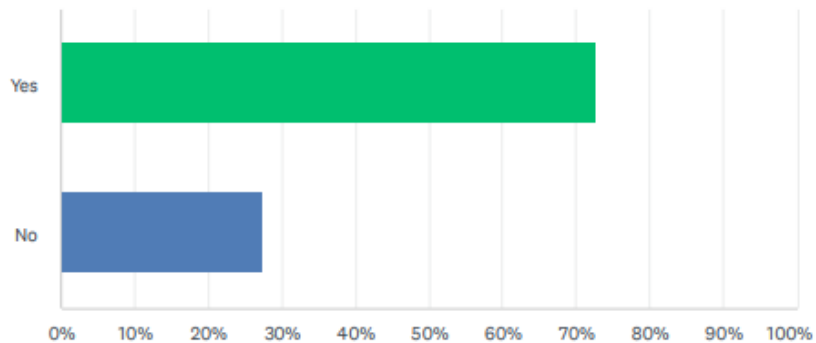
Answered: 22 Skipped: 0



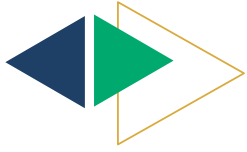
ANSWER CHOICES	RESPONSES
Short-term	63.64% 14
Long-term	36.36% 8
TOTAL	22

Q20 Would you see an apartment as an investment?

Answered: 22 Skipped: 0

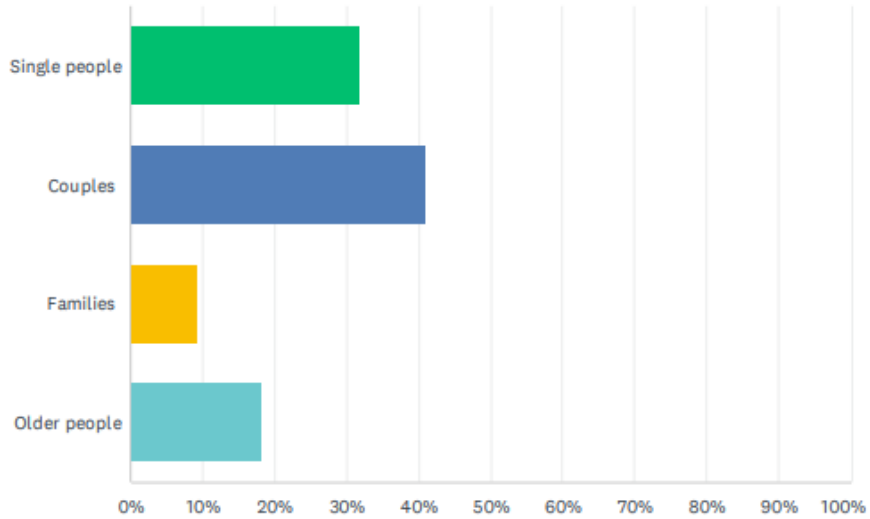


ANSWER CHOICES	RESPONSES
Yes	72.73% 16
No	27.27% 6
TOTAL	22

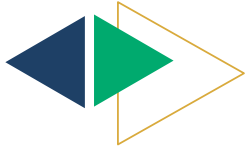


Q21 Do you see apartments as being for

Answered: 22 Skipped: 0

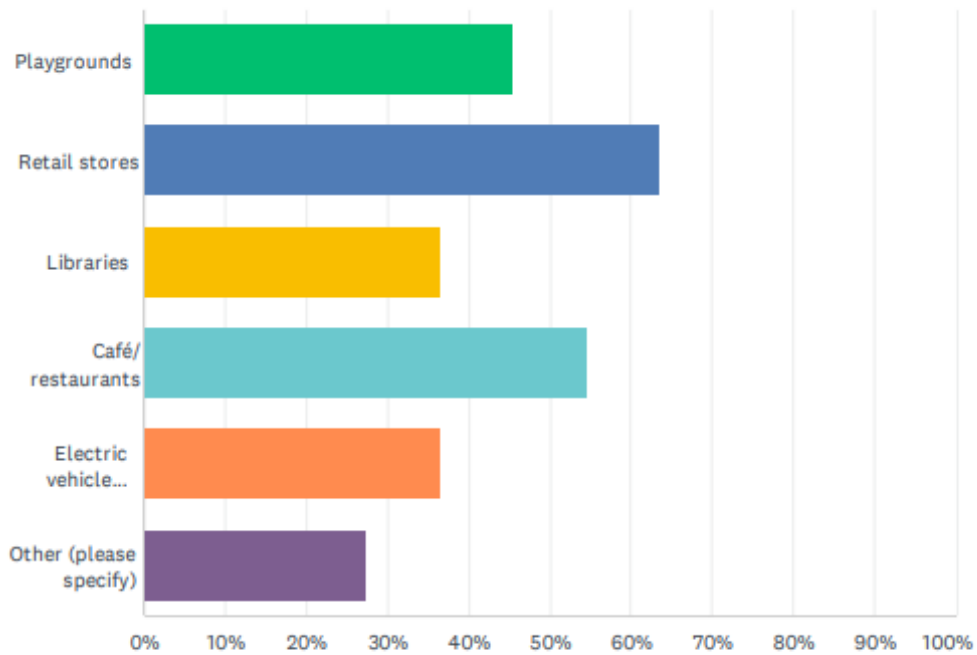


ANSWER CHOICES	RESPONSES	
Single people	31.82%	7
Couples	40.91%	9
Families	9.09%	2
Older people	18.18%	4
TOTAL		22

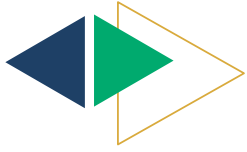


Q22 Which of the following do you think is lacking in the Jannali Town Centre in terms of community space? Tick all that apply.

Answered: 22 Skipped: 0

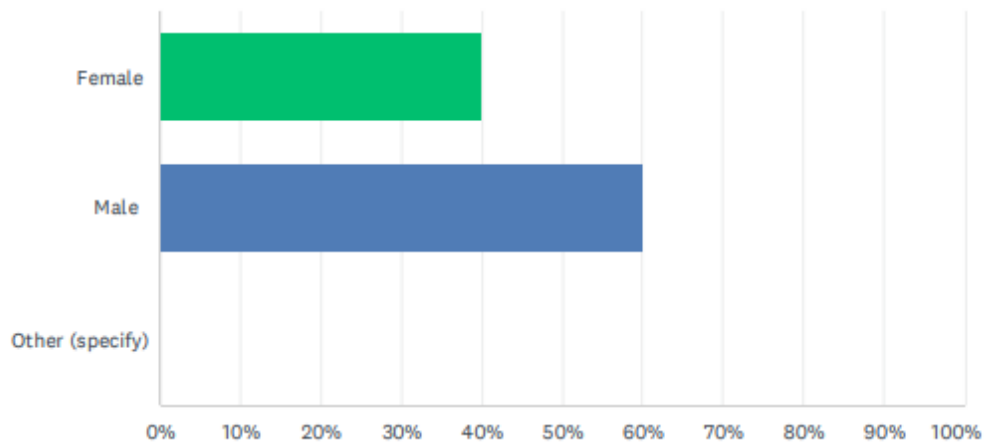


ANSWER CHOICES	RESPONSES	
Playgrounds	45.45%	10
Retail stores	63.64%	14
Libraries	36.36%	8
Café/ restaurants	54.55%	12
Electric vehicle charging infrastructure	36.36%	8
Other (please specify)	27.27%	6
Total Respondents: 22		

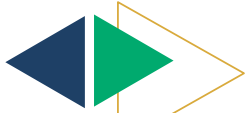


Q23 What is your gender?

Answered: 20 Skipped: 2

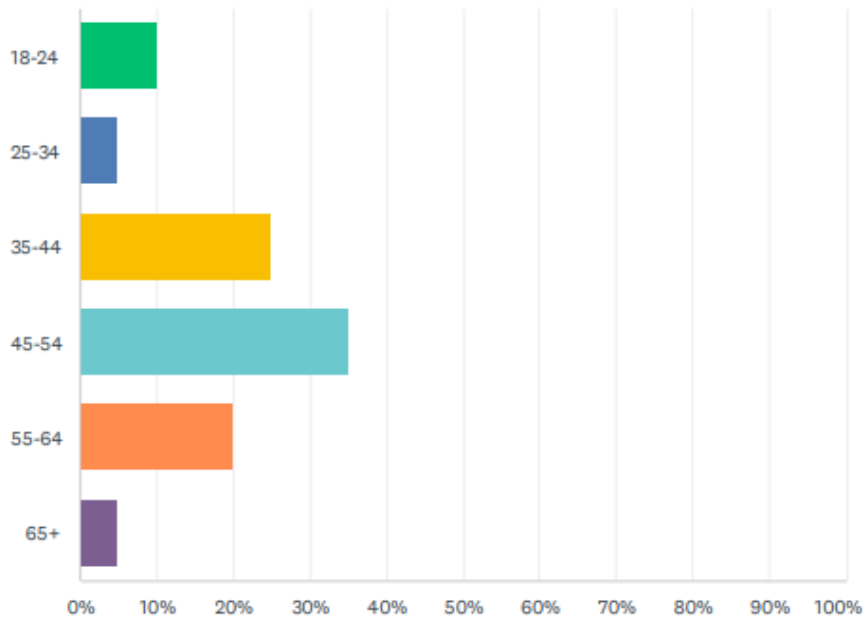


ANSWER CHOICES	RESPONSES	
Female	40.00%	8
Male	60.00%	12
Other (specify)	0.00%	0
TOTAL		20

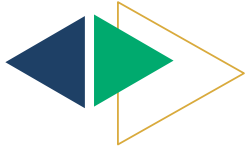


Q24 What is your age group?

Answered: 20 Skipped: 2



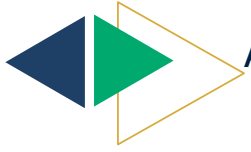
ANSWER CHOICES	RESPONSES	
18-24	10.00%	2
25-34	5.00%	1
35-44	25.00%	5
45-54	35.00%	7
55-64	20.00%	4
65+	5.00%	1
TOTAL		20



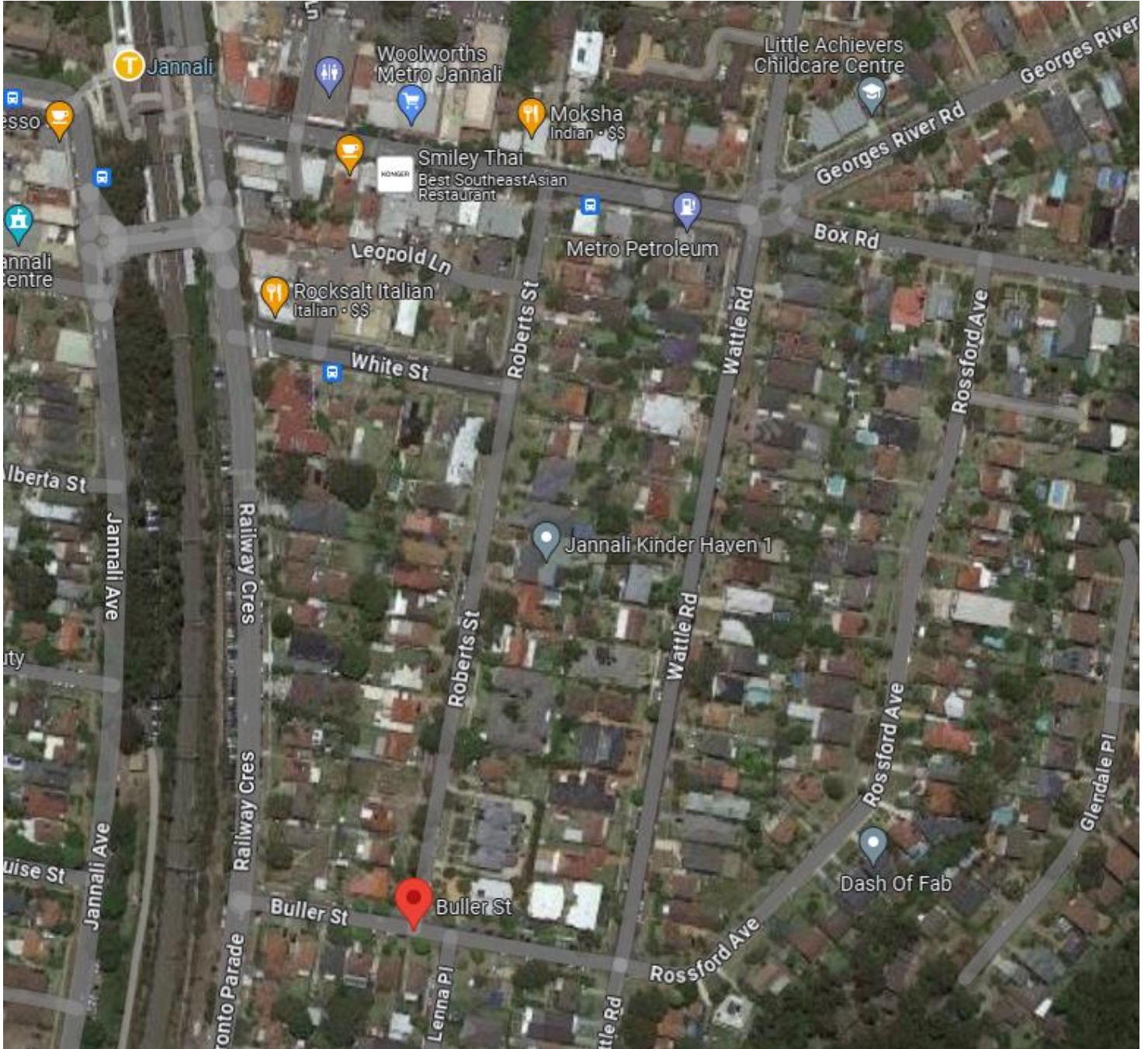
Q25 If you would like to keep in touch to find out more about the project please fill in the following:

Answered: 7 Skipped: 15

ANSWER CHOICES	RESPONSES	
Name	100.00%	7
Company	14.29%	1
Address	71.43%	5
Address 2	0.00%	0
City/Town	71.43%	5
State/Province	71.43%	5
ZIP/Postal Code	71.43%	5
Country	0.00%	0
Email Address	71.43%	5
Phone Number	71.43%	5



Appendix 3 – Map Of Distribution Area





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Key contact:
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