



SAVE BRONTE

Amended RSL DA still too big Submissions needed now - deadline Dec 2

Bronte RSL developer WLB has submitted amended plans for the Bronte RSL (DA 264/2015). A submission period for these amended plans has now commenced.

We need you to make a submission today. You have made a difference in the past with your submissions and you will make a difference again with this one.

The proposed building still does not comply with the height and floor space ratio limits.

The major change in the amended plans for this non-complying DA is that the sole entrance for commercial, retail and residential traffic has been moved to Chesterfield Lane. This change is contrary to the Waverley Development Control Plan (DCP) controls for the site which state that only residential traffic can enter the site from the Lane.

The Waverley DCP and Local Environmental Plan (LEP), that were implemented in 2013 after an extensive strategic planning process, must not be changed by stealth. The democratic and orderly strategic planning process of the last few years must be respected. This DA must comply with the existing Waverley DCP and LEP.

Email the council today and tell them to make this DA truly comply with the rules. Then we can finally have a development that benefits the Bronte RSL subbranch and the Bronte community.

What you can do now - Make a submission

The deadline for submissions to Waverley Council on the DA is **Wednesday 2nd December**. Your submissions are needed to ensure that the development actually complies with our planning rules (and doesn't just pretend to). Use our example to write a submission or take a photo of it and email it to waver@waverley.nsw.gov.au. Remember to include your contact details.

Mr Arthur Kyron,
General Manager, Waverley Council
waver@waverley.nsw.gov.au, PO Box 9, Bondi Junction NSW 1355
November, 2015

RE: Amended Bronte RSL DA 264/2015

Dear Mr Kyron

The amended plans for the Bronte RSL DA do very little to make the proposed building more compliant with the existing planning controls. It remains non-compliant with significant parts of the planning controls for the site and, in terms of traffic, it is now less compliant than previously.

I write to object to the amended DA for the Bronte RSL site for the following reasons:

Too Big – The building is still of a size and scale that is inappropriate for the site. The claimed FSR is incorrect and must be correctly calculated by the Council.

Too Tall – The height limit is broken by up to 30%.

Too Close – I believe the setbacks from surrounding properties do not fit the planning controls.

Too Tricky – The large area of covered open space at ground level could easily be converted into a shopping mall at some future date.

In addition the DCP controls regarding commercial and retail traffic for this site must be respected and complied with. They must not be changed for this DA.

It is obvious that the proposed development does not comply with important parts of the WLEP and WDCP. These variations do not lead to a 'better outcome' and have negative effects on the neighbourhood and neighbouring properties. They should be refused.

The controls for this site have been determined in detail over the last 3 years. The controls have recently been confirmed as appropriate by the head of the Department of Planning, Secretary McNally. Secretary McNally's ruling must be respected and the DA must be made to comply with all the controls for the site.

Your sincerely

 Save Bronte

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