

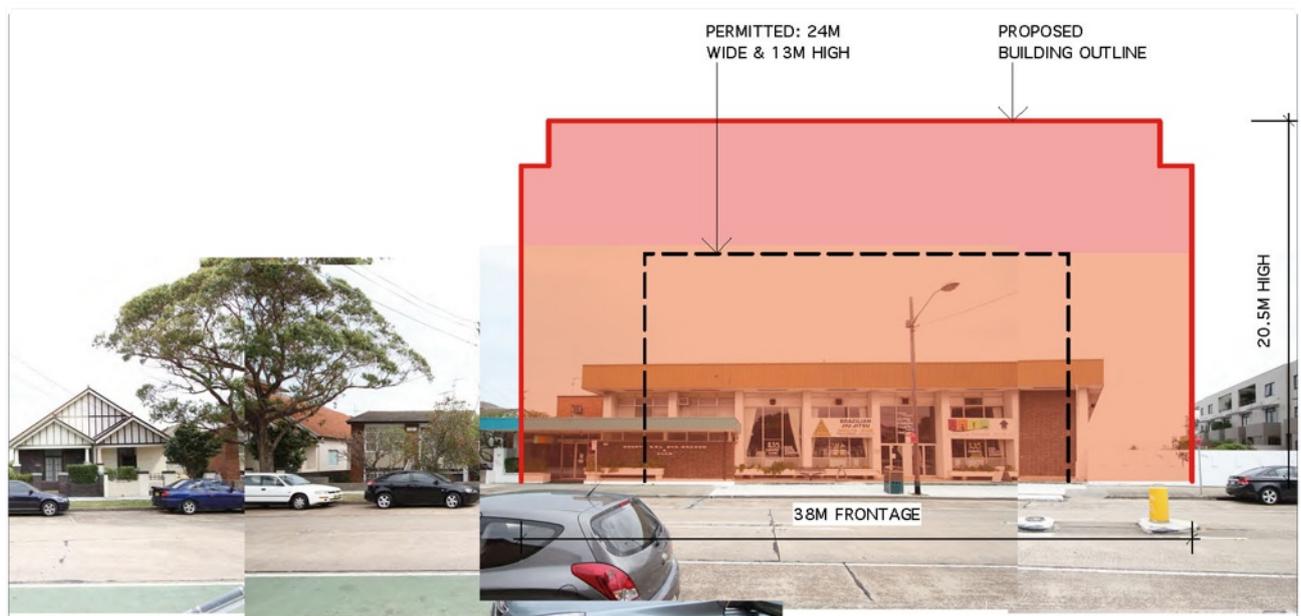


SAVE BRONTE VILLAGE

Save Bronte Village Newsletter

Welcome to the first edition of the Save Bronte Village newsletter. The Save Bronte Village group is a community action group made up of local residents who are opposed to the oversize re-development of the Bronte RSL site in Macpherson St Bronte. The purpose of this newsletter is to keep the community informed on our progress, to give you information about what you can do to help stop the overdevelopment of the RSL site and to let you know of upcoming Save Bronte Village events. The newsletter will hopefully appear in your inboxes and letterboxes fortnightly or more often if a significant event occurs that you need to hear about. We hope you enjoy reading this newsletter and that it will motivate you to actively oppose this threat to our peaceful beachside community.

WLB Shopping Mall Proposal



Note: This preliminary sketch is based on the limited information provided to the community by the developers and may be revised when the DA is lodged

The massive size of the proposed WLB development is clearly shown in this diagram. The scale of the building will dwarf the buildings to the east in the Bronte Village Centre.

Key points about WLB proposal

Save Bronte Village has conducted a review of the developer's proposal, including his traffic study. We presented this information at a community meeting at the Clovelly Public School hall on Wednesday 7 November.

Here is a summary of our initial findings:

- The proposal includes 28 units, c 1,200m² of shopping space (approx. 800m² for Harris Farm or similar supermarket) and 106 car spaces – this is a large development.
- The height permitted under the Local Environment Plan (LEP) is 13m – the proposed height is 20.5m on Macpherson Street or close to 7 stories. The middle of the site is c 10m above the permitted height.
- The allowable Floor Space Ratio (FSR) under the LEP is 1:1. The FSR of this proposal is 3.09:1 which is over 3 times greater than the LEP limit.
- Targeted catchment of the shopping mall is 30-35,000 people which captures shoppers from Bondi Road to Randwick to Queens Park to Coogee.
- There will be 200 – 300 transactions per hour expected at the supermarket alone leading to a significant increase in traffic. Parking will only be supplied for 70 cars for the RSL and retail shoppers. This will lead to traffic gridlock and parking chaos for residents.
- Shops will be open 14 hours per day (7am to 9pm), 7 days a week.
- Numerous delivery trucks (up to 2 per hour) will be accessing the site 7 days a week via Chesterfield Parade (a heritage listed landscape) and Chesterfield Lane.
- Additional traffic adjacent to the Clovelly Public School and the Bronte Child Care Centre on St Thomas St will be a danger to children.
- The developer contends he can control delivery times for the shopping mall but this will be impossible to enforce.

The size and scale of this development exceeds all local planning regulations and is far too big for our quiet residential neighbourhood. It is at odds with the 'neighbourhood centre' zoning of the site, which clearly allows for small scale shops serving the surrounding neighbourhood that do not result in an adverse impact on local residents.



COMMUNITY MEETING

It was a packed hall at Clovelly Public School on Nov 7.



COMMUNITY ACTION

Residents throughout the suburb are showing their opposition



HARRIS FARM NOT WANTED

We don't need, nor want, a supermarket in our suburb.

What you can do now!

1. Write to Waverley Council and local MPs

- Addresses on following page.
- Be sure to mention how this proposal impacts on you. For example traffic and parking chaos, air and noise pollution, safety issues for local children, no need for shopping mall in our neighbourhood, adverse visual impacts, and potential damage to heritage listed Chesterfield Pde fig trees.

2. Write to Harris Farm Markets

- Write a formal letter to Harris Farm outlining your opposition to a Harris Farm in Bronte.
- Post a comment on the Harris Farm facebook page.

3. Use Social Media

- Join and like our "Save Bronte Village" facebook page
- Join and like our "No Harris Farm in Bronte" facebook page
- Post messages opposing the redevelopment on your wall and your friends' facebook wall
- Follow @savebronte and join the #savebronte conversation on twitter

4. Connect with the community

- Talk to your neighbours and friends and share this information, get them to join our mailing group via savebrontevillage@hotmail.com
- Join our mailing list or email us your details – if you have done so recently but don't receive any emails from us by 21/11/12, please email us as we may have entered your address incorrectly: savebrontevillage@hotmail.com
- Let us know if you have time to help and you have any expertise we could use
- Sign our petition (at the hairdresser Pandora's, Iggy's bakery, convenience stores on Macpherson St and Burnie St)
- Write letters to local media eg The Beast, The Wentworth Courier
- Help us with letterbox drops and poster runs

5. MEET THE MAYOR

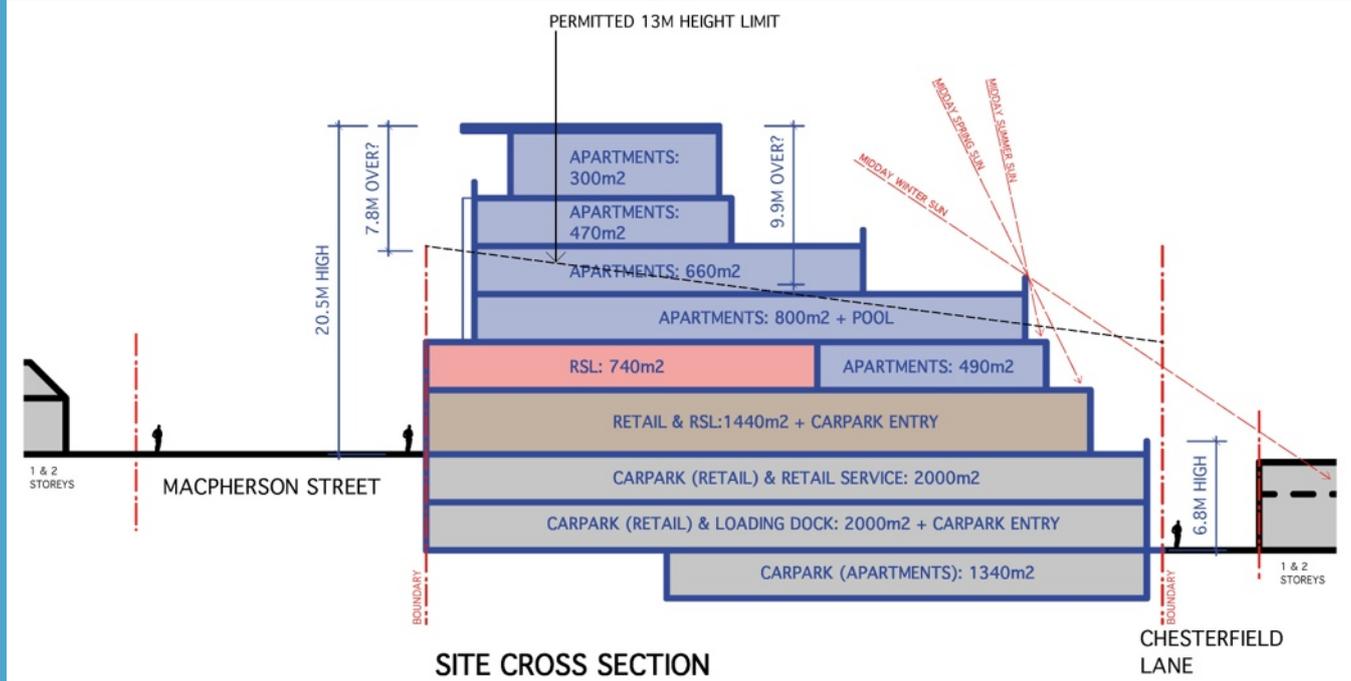
Mayor Betts will be hosting a "Mayor's Mobile Office" on Sunday 25 November. She and the 3 Lawson Ward Councillors will be at the Bronte Bowling Club, 18 Wallace St Waverley, from 10 am to 12 noon. We should all attend to tell the Mayor that we oppose this proposed WBL shopping mall development.

6. BUY STICKERS AND PLACARDS

We will be selling Save Bronte Village stickers for your car or anywhere else you may choose. We will also have large placards for for sale. These are designed to be displayed on your property. Please register your interest with us via email. Costs will be finalised soon.

7. JOIN OUR RALLY

We will be holding a rally to oppose the shopping mall development outside the Bronte RSL on Saturday 8th December. The rally will commence at 10 am. More details to follow.



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The full size and scale of the proposed shopping mall is shown here. Note at the centre of the building it is almost 10 metres above the current LEP height limit.

Address List

Mr Peter Monks, Director Planning & Environmental Services Waverley Council

Email: info@waverley.nsw.gov.au

Address: PO Box 9, Bondi Junction 1355

Waverley Councillors – three local ward councillors and Mayor listed.

Address: Waverley Council Chambers, Bondi Road and Paul Street, Bondi Junction NSW 2022

Mayor Sally Betts - sallyb@waverley.nsw.gov.au

Angela Burrill - angela@waverley.nsw.gov.au

Andrew Cusack - andrew@waverley.nsw.gov.au

Paula Masselos - paulam@waverley.nsw.gov.au

Mr Bruce Notley-Smith MP, Member for Coogee

Email: coogee@parliament.nsw.gov.au

Address: PO Box 612, Bondi Junction NSW 1355

Mr Malcolm Turnbull MP, Federal Member for Wentworth

Email: malcolm.turnbull.mp@aph.gov.au

Address: PO Box 545, Edgecliff NSW 2027

Ms Catherine Harris, Chair Harris Farm Markets

Address: Warehouse W, Sydney Markets Flemington NSW 2129



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