



Bruce Notley-Smith MP

MEMBER FOR COOGEE



Mr Tony Reed
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 2022

Dear Mr Reed,

I write to object to DA-72/2013.

I am firmly of the opinion that this development, as proposed, is not in the public interest and will have a detrimental impact on the Macpherson Street/St Thomas Street Village Centre and the surrounding residential area.

There are many significant impacts that approval of this current development proposal will have including, but not limited to:

- **Village Character**

The proposal, as it stands, will substantially alter the character and amenity of Bronte Village. This area is currently zoned as Zone B1 Neighbourhood Centre, allowing for small shops and local services. Introducing a substantial allocation of new retail space (1209m²) is neither warranted nor beneficial for local residents, the local economy or local infrastructure and is out of character with the existing commercial premises located nearby.

- **Traffic Impacts**

The significant increase in traffic attracted to the development will have a detrimental impact on the amenity of the existing commercial centre and on local residential streets. The significant increase in vehicle movements per hour will increase congestion and place further demand on on-street parking.

- **Truck Movements and Deliveries**

Chesterfield Lane will see a significant rise in use by delivery trucks, increasing pollution and noise for residents in the vicinity of the area. Clovelly Public School is nearby and trucks and cars accessing Chesterfield Lane will have to pass the school in Chesterfield Parade to access the laneway. This will cause a serious compromise in student safety.



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- **Bulk and Scale**

The proposed development greatly exceeds many of the current controls applicable to the site. The proposed building's height on Macpherson Street is 20.5m, which is 7.5m higher than currently allowed. The building climbs to 23m further back from Macpherson Street, almost double the height currently allowed. Facing Macpherson Street, the length of the building is more than 38m; 14m longer than permitted.

- **Floor Space Ratio**

The floor space ratio of the proposed building is 2.09:1, more than double the current limit of 1:1. Such a deviation from the standard cannot be justified.

This proposal will create more problems than it solves for the people of Bronte, and it is for this reason that I cannot support the application as it currently stands. The proposed building is a gross over-development of the site and is detrimental to the amenity of the neighbourhood. I am firmly of the belief that approval of this current design would not be in the public interest.

Yours sincerely,

Bruce Notley-Smith MP
Member for Coogee

Date: 24/4/2013