

Save Bronte Community Meeting

27 March 2013

Clovelly School Hall

All you need to know about DA 72/2013
Bronte RSL site, 113 Macpherson St Bronte



SAVE BRONTE
local shops for local people

NB: all numbers and diagrams in this presentation are
Save Bronte's best estimation of sizes, lengths and
figures. They are our interpretation of the DA.



SAVE BRONTE

local shops for local people

Stephen Lightfoot
Save Bronte Community Group

Save Bronte Community Group

- Diverse group of locals
- Campaigning since Oct 2012
- Interim committee
 - Graham Anderson
 - David Brewster (treasurer)
 - Stephen Lightfoot
 - Mark Redmond
 - Sharon Sanders
 - Keri Spooner
- Larger group of volunteers
- Incorporation coming soon
- Get involved - talk to us



SAVE BRONTE

Planning Jargon

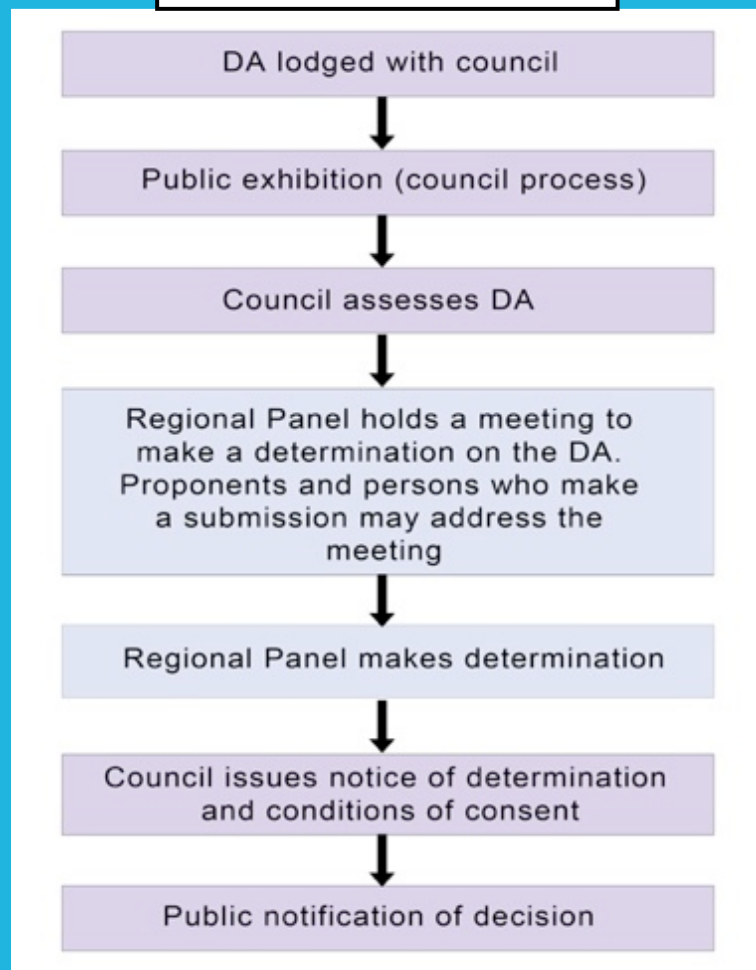
- 2 planning 'instruments' - laws
- LEP - Local Environment Plan
- WLEP - Waverley LEP 2012
- DCP - Development Control Plan - WDCP 2012
- Gazetting - publish official version of legislation
- JRPP - State government consent authority named 'Joint Regional Planning Panel'



Planning Process

DA 72/2013
Bronte RSL site

JRPP process



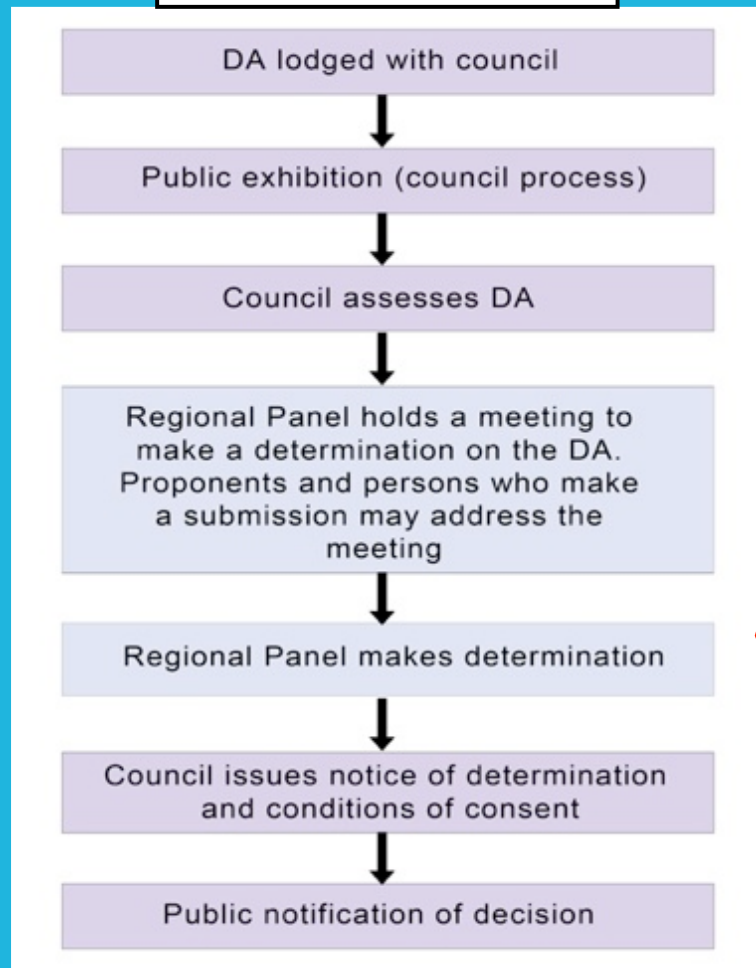
Macpherson & St Thomas St Neighbourhood Centre Site specific review

- Oct 24th 2012 - consultation
- Council planner review
- Draft LEP and DCP amendments
 - LEP - 400 m2 shops
 - DCP - Chesterfield Lane
 - Design features
 - Height limit remained 13 m
 - Permitted FSR 1:1 retained
- State government review
- Community Consultation
- Council and State Government approval

Planning Process

DA 72/2013
Bronte RSL site

JRPP process

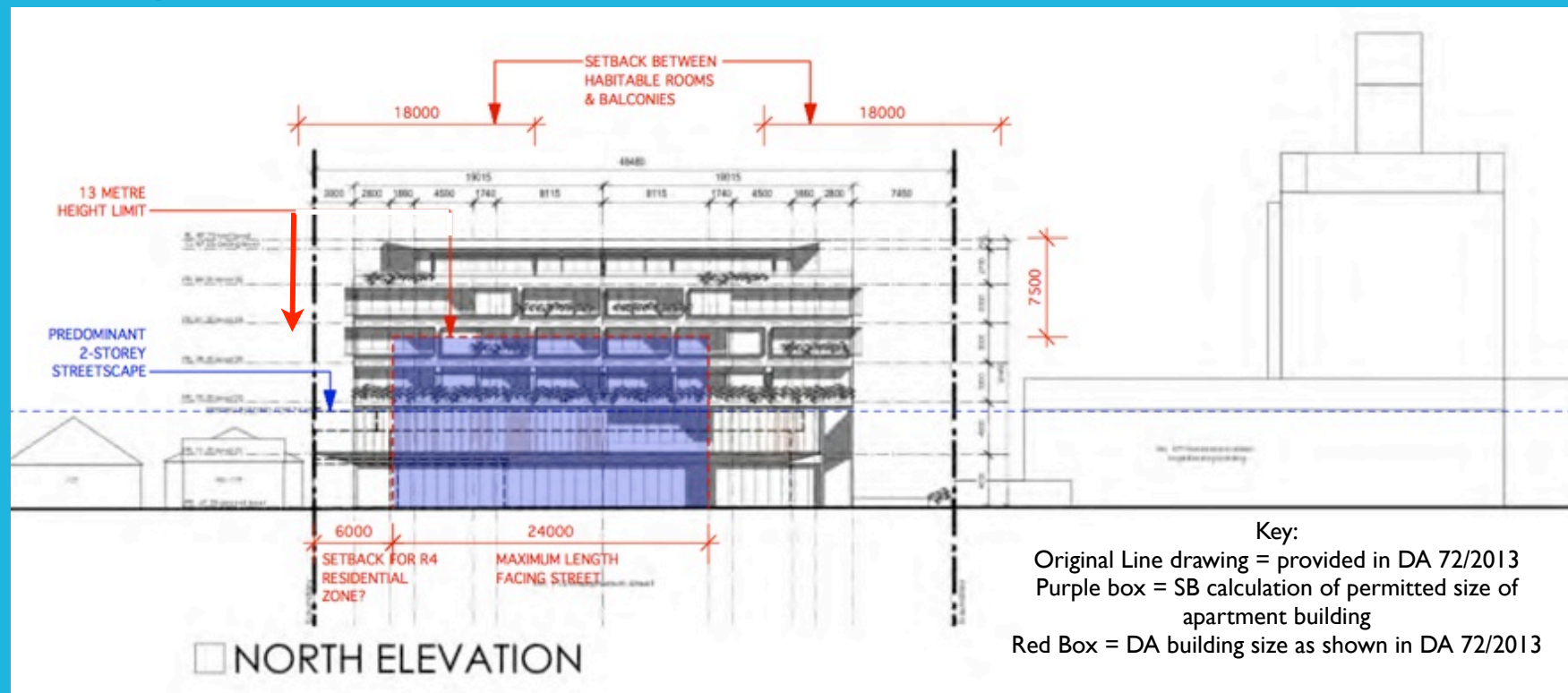


Macpherson & St Thomas St Neighbourhood Centre Site specific review

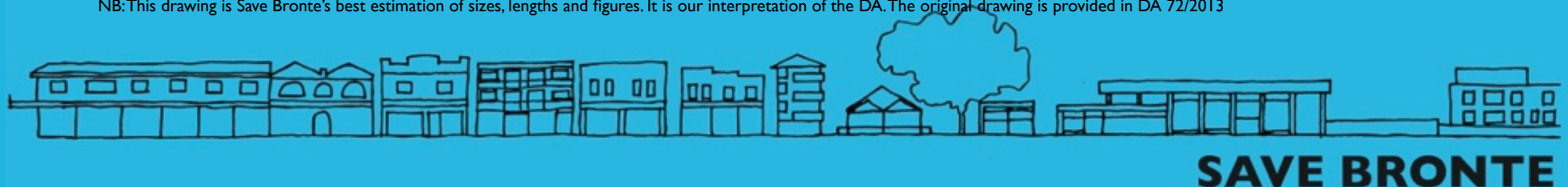
- Oct 24th 2012 - consultation
- Council planner review
- Draft LEP and DCP amendments
 - LEP - 400 m2 shops
 - DCP - Chesterfield Lane
 - Design features
 - Height limit remained 13 m
 - Permitted FSR 1:1 retained
- State government review
- Community Consultation
- Council and State Government approval

DA 72/2013 Bronte RSL Site

20.5 m, FSR more than 2:1, supermarket mall approx 1200 m², large catchment, lots of traffic

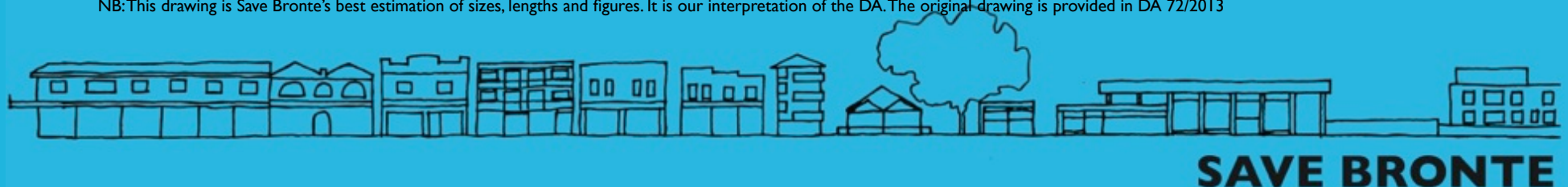
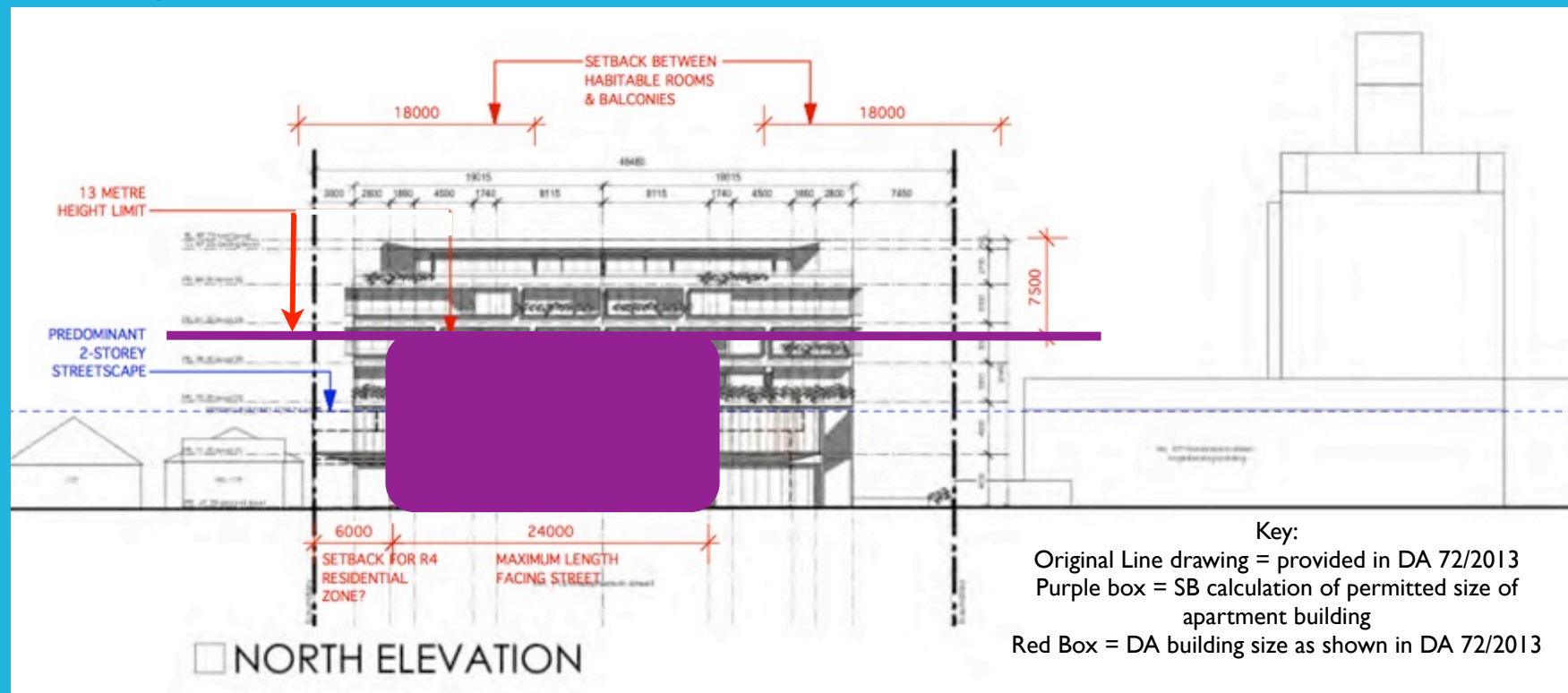


NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA. The original drawing is provided in DA 72/2013

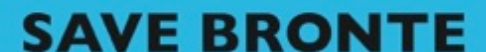


DA 72/2013 Bronte RSL Site

20.5 m, FSR more than 2:1, supermarket mall approx 1200 m², large catchment, lots of traffic

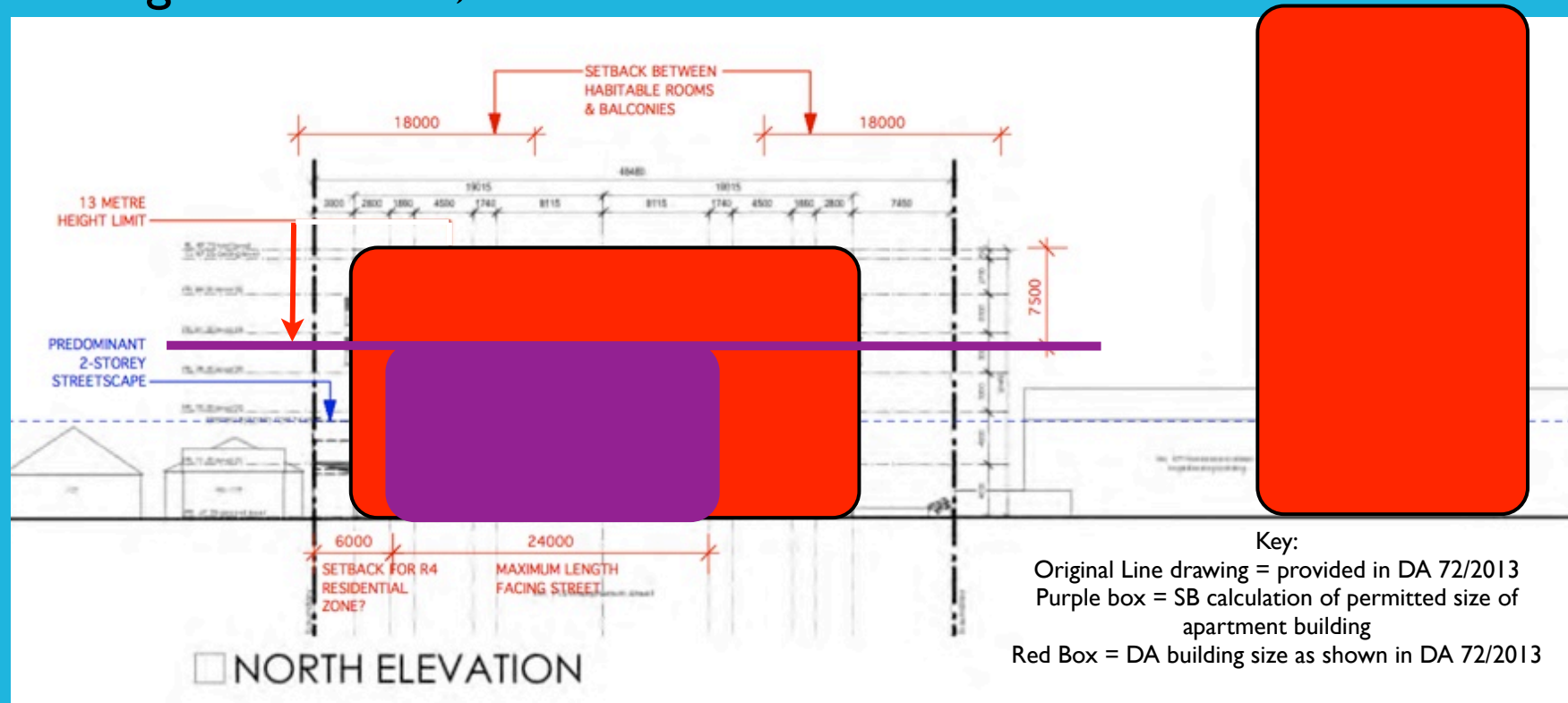


20.5 m, FSR more than 2:1, supermarket mall approx 1200 m², large catchment, lots of traffic

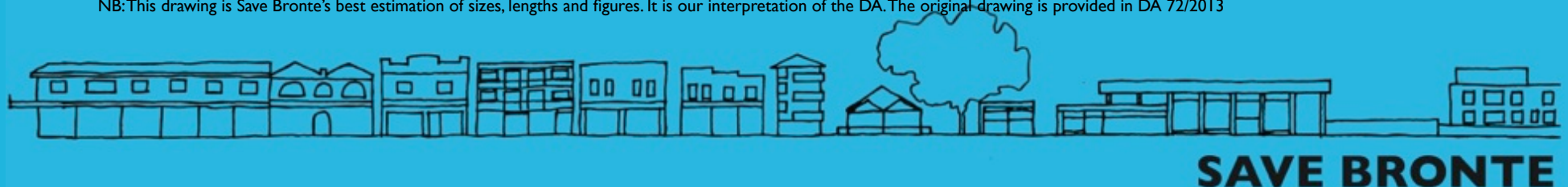


DA 72/2013 Bronte RSL Site

20.5 m, FSR more than 2:1, supermarket mall approx 1200 m², large catchment, lots of traffic




NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA. The original drawing is provided in DA 72/2013



Save Bronte Development Objectives

- Re-development necessary
- Would like
 - Local shops for local people
 - Adds amenity
- Don't want to see
 - Traffic
 - Impact on schools
 - Excessive Scale



SAVE BRONTE

COMMUNITY RESPONSE TO THE RE-DEVELOPMENT OF BRONTE RSL SITE
Local Shops for Local People

The following principles must govern any development at the Bronte RSL site:

Traffic
Traffic and pedestrian safety must not be compromised and traffic congestion must be minimised. Residential streets and lanes (including Chesterfield Lane) are for residential use only and not for commercial traffic, and Macpherson Street must not be subject to excessive traffic and congestion.

Schools
The safety of children and their families using existing community facilities and local schools, in particular Clovelly Public School, Clovelly Scout Hall and the Bronte Child Care Centre, must be maintained and protected from delivery trucks and increased traffic.

Scale
Any development must be sympathetic to the character of the existing Neighbourhood Centre and maintain its low height and small scale. The Oceanview apartment building is an anomaly within the whole suburb and does not provide a precedent for future development.

Shops
The existing character of the commercial strip must be respected with shops addressing and reinforcing the street, activating the public space rather than forming an internal arcade.

Neighbourhood Centre
Any development of the RSL site must comply with the objectives of the Neighbourhood Centre zoning and be consistent with the Neighbourhood Centre criteria in the Metropolitan Plan for Sydney 2036.

Local business
Any development of the RSL site must complement and protect existing local businesses which are small scale.

Community interest



Where to now?

- Urban Planner
- Legal expertise
- Objections
- Objections
- Objections
- Stay in touch
 - email list
 - facebook
 - twitter



SAVE BRONTE

How to object to DA 72/2013

- Submit ASAP
- General Manager,
Waverley Council
- 'I object to DA 72/2013'
- Write from your heart
- Personal & Community
- Be nice!



SAVE BRONTE

DA 72/2013 Bronte RSL site

This Building:

- Oversized
- Out of character
- Not wanted
- Breaks the rules
- Couldn't be more wrong
- Turning point for Bronte



SAVE BRONTE



SAVE BRONTE

local shops for local people











Mr Roger Rajaratnam
BArch (Hons) UNSW
Registered Architect ARB NSW No.8456

Metropolitan Plan for Sydney 2036, Centres and Corridors East, page 4



SAVE BRONTE

TABLE 8 CENTRE TYPES AND METRO ELEMENTS

	CENTRE TYPE	RADII	SUMMARY
STRATEGIC CENTRES	 GLOBAL SYDNEY	2 km	The main focus for national and international business, professional services, specialised health and education precincts, specialised shops and tourism, it is also a recreation and entertainment destination for the Sydney region and has national and international significance.
	 REGIONAL CITY	2 km	Providing a full range of business, government, retail, cultural, entertainment and recreational activities, they are a focal point where large, growing regions can access good jobs, shopping, health, education, recreation and other services and not have to travel more than one hour per day.
	 SPECIALISED CENTRE	approx 1 km	Areas containing major airports, ports, hospitals, universities, research and business activities. These perform a vital economic and employment role which generate metropolitan-wide benefits.
	 MAJOR CENTRE	1 km	Major shopping and business centre serving immediate subregional residential population usually with a full scale shopping mall, council offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs.
LOCAL CENTRES	 TOWN CENTRE	800 m	Town Centres have one or two supermarkets, community facilities, medical centre, schools, etc. Contain between 4,500 and 9,500 dwellings. Usually a residential origin than employment destination.
	 STAND ALONE SHOPPING CENTRE	N/A	Internalised, privately owned centres located away from other commercial areas, containing many of the attributes of a Town Centre but without housing or public open space—may have potential to become a traditional town centre in the long-term.
	 VILLAGE	600 m	A strip of shops and surrounding residential area within a 5 to 10 minute walk contains a small supermarket, hairdresser, take-away food shops. Contain between 2,100 and 5,500 dwellings.
	 SMALL VILLAGE	400 m	A small strip of shops and adjacent residential area within a 5 to 10 minute walk. Contain between 800 and 2,700 dwellings.
	 NEIGHBOURHOOD CENTRE	150 m	One or a small cluster of shops and services. Contain between 150 and 900 dwellings.
	 RURAL TOWN, VILLAGE OR NEIGHBOURHOOD CENTRE	as above	Located in rural zones outside metropolitan urban areas with similar roles to towns, villages and neighbourhoods but rural in character with a wider driving catchment.


SAVE BRONTE

CENTRE TYPES

Local Centres

Town Centres

A Town Centre is large group of shops and services, with a mix of uses and good links with the surrounding neighbourhood. It provides the focus for a large residential population.

Town Centre criteria

- Comprise more than 50 retail premises and services, generally with supermarkets, sometimes a shopping mall, a variety of specialist shops, restaurants, schools, community facilities such as a local library, and a medical centre.
- Tend to be a residential origin location, rather than an employment destination. Contain medium and high density housing, typically containing around 4,500–9,500 dwellings within the walking catchment of the centre.
- Are serviced by heavy rail and/or strategic bus and local bus networks, and some have ferry services.
- Ideal elements are a town square, a main street, sports facilities and reasonable access to parkland.
- Have a walking catchment radius of approximately 800 metres.

Stand-alone Shopping Centres

The Metropolitan Plan does not provide for the establishment of new stand-alone shopping centres. Existing stand-alone shopping centres are typically internalised, privately owned centres away from other commercial areas, containing many of the attributes of a Town Centre without housing or open space. Through a process of good local planning, existing stand-alone shopping centres may have potential to be converted into more traditional Town Centres over time.

Villages

A Village is a group of shops and services for daily shopping, with a mix of uses and good links with the surrounding neighbourhood.

Village criteria

- Comprise retail premises and services for daily shopping, such as supermarkets, butchers, banks, hairdressers, cafes, restaurants, and take away food shops, as well as child care centres, schools and other compatible activities in the immediate vicinity.
- Typically contain up to 5,500 dwellings within the walking catchment of the centre and contain medium density housing.
- Are serviced by strategic bus and local bus networks as a minimum.
- Have a walking catchment radius of approximately 400–600 metres

Neighbourhood Centres

A Neighbourhood Centre is the smallest recognised centre type in this hierarchy. It is a small group of shops, typically focussed on a bus stop.

Neighbourhood Centre criteria

- Comprise a few shops and services, such as a corner shop, petrol station/convenience store, café and newsagent.
- Typically contain up to 1,000 dwellings within the walking catchment of the centre, including some medium density housing such as townhouses and villas.
- May have childcare centres, schools and other compatible activities located close together.
- Are serviced by local and/or strategic bus networks.
- Have a walking catchment radius of approximately 150–200 metres.


SAVE BRONTE

Waverley Local Environment Plan 2012

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To ensure that non-residential uses do not result in adverse impacts on the amenity of existing and future residential premises.
- To strengthen the viability of Waverley's existing business centres as places of vitality for investment, employment and cultural activity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Group homes; Home industries; Hostels; Medical centres; Neighbourhood shops; Respite day care centres; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Bulky goods premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

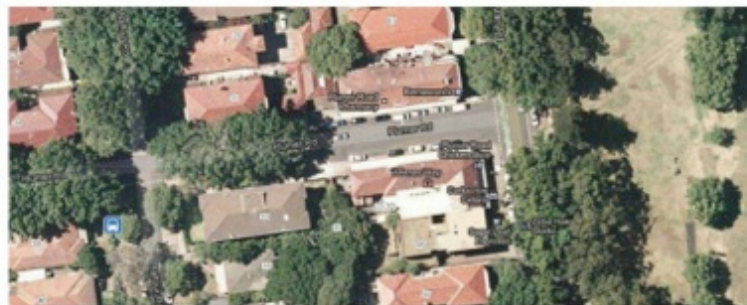


SAVE BRONTE

neighbourhood centre Plumer Road, Rose Bay



16 shops
2 storeys



neighbourhood centre Murrivier Rd, North Bondi



8 shops
1 - 2 storeys



SAVE BRONTE

neighbourhood centre Lugar Street, Bronte



23 shops
2 - 3 storeys



neighbourhood centre Burnie St, Clovelly



22 shops
2 storeys

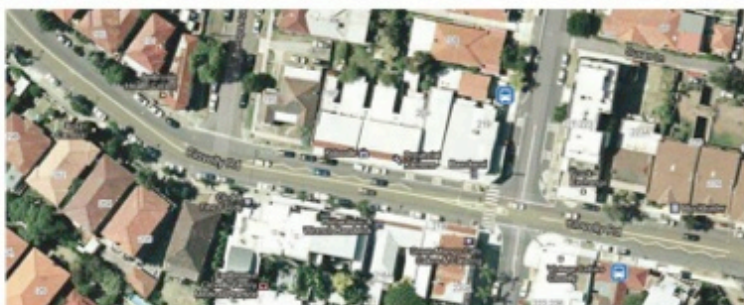


SAVE BRONTE

small village centre Clovelly Rd, Clovelly



37 shops
predominantly
2 - 3 storeys



neighbourhood centre Macpherson St, Bronte



28 shops
predominantly
2 storeys



SAVE BRONTE



‘Charlie’s’ Foodworks, Burnie St, Clovelly
Estimated size = approx 190 m²



SAVE BRONTE



Daily Fresh, Frenchmans Road, Randwick
Estimated size = approx 250 m²



SAVE BRONTE



Maloney's, Coogee Bay Rd, Coogee
Estimated size = approx 360 m²



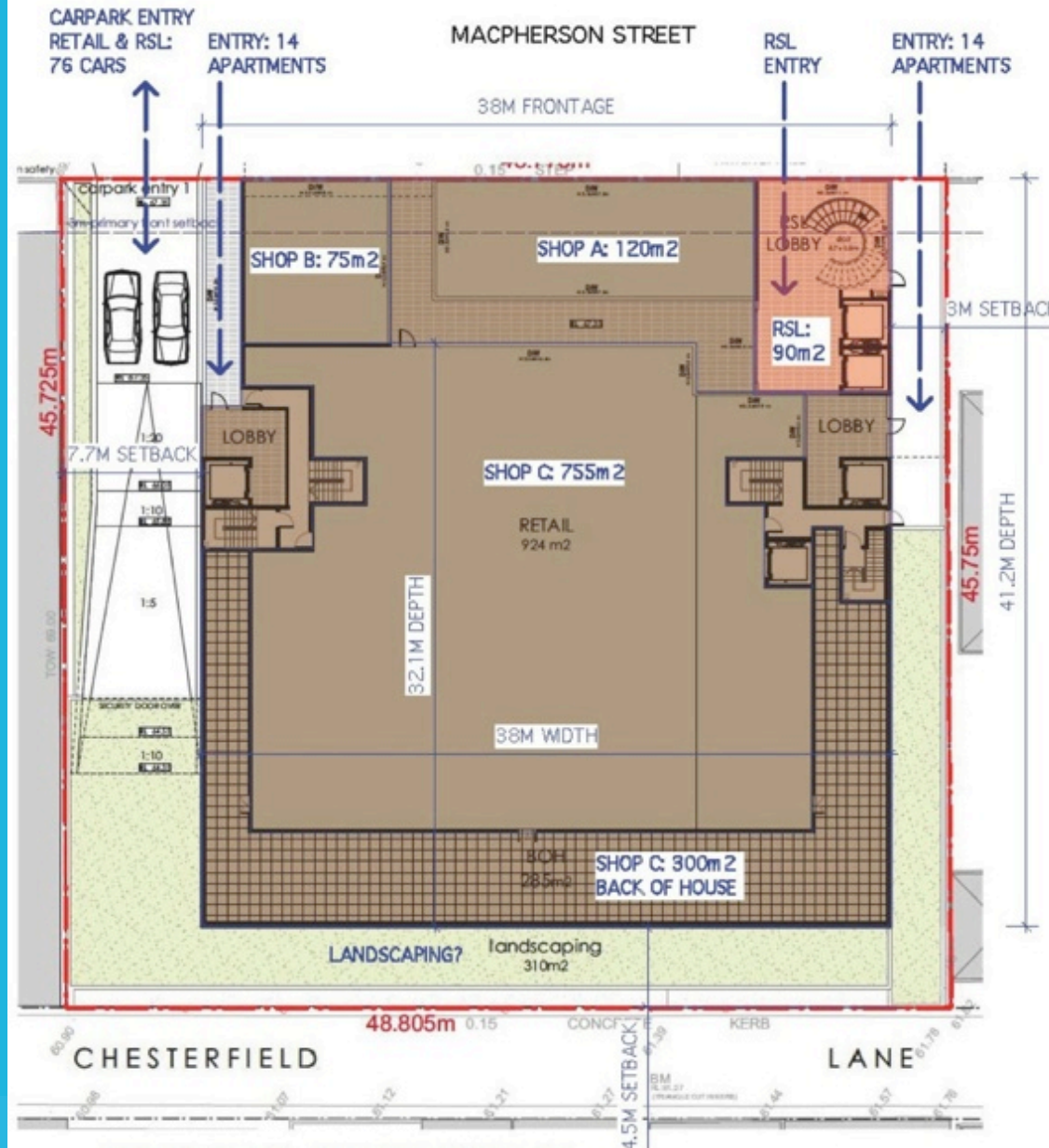
SAVE BRONTE



Woolworths, Coogee Bay Rd, Coogee
Estimated size = approx 825 m²



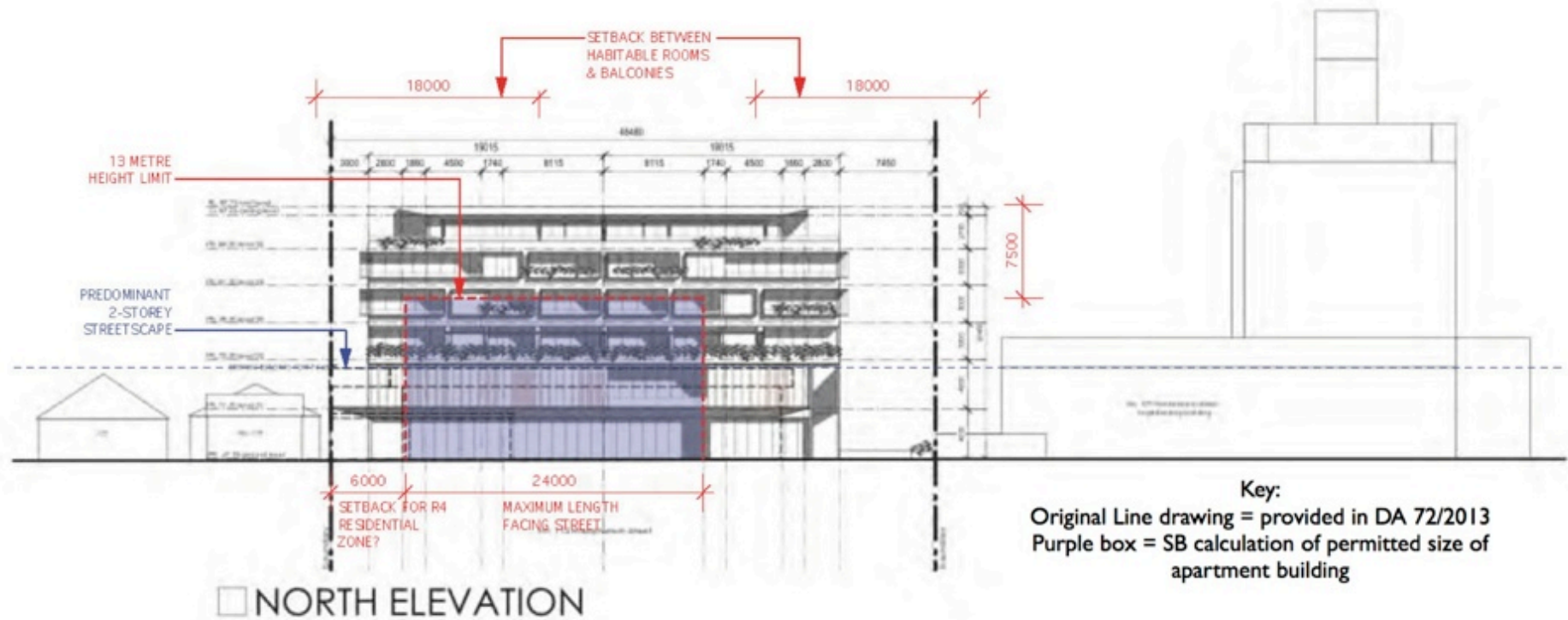
NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the developer's proposal. The original drawing was provided in 2012 by the developer. This drawing is NOT from DA 72/2013



Proposal
presented
to
community
I/I I/I2:
Retail Area
approx
1200 m²



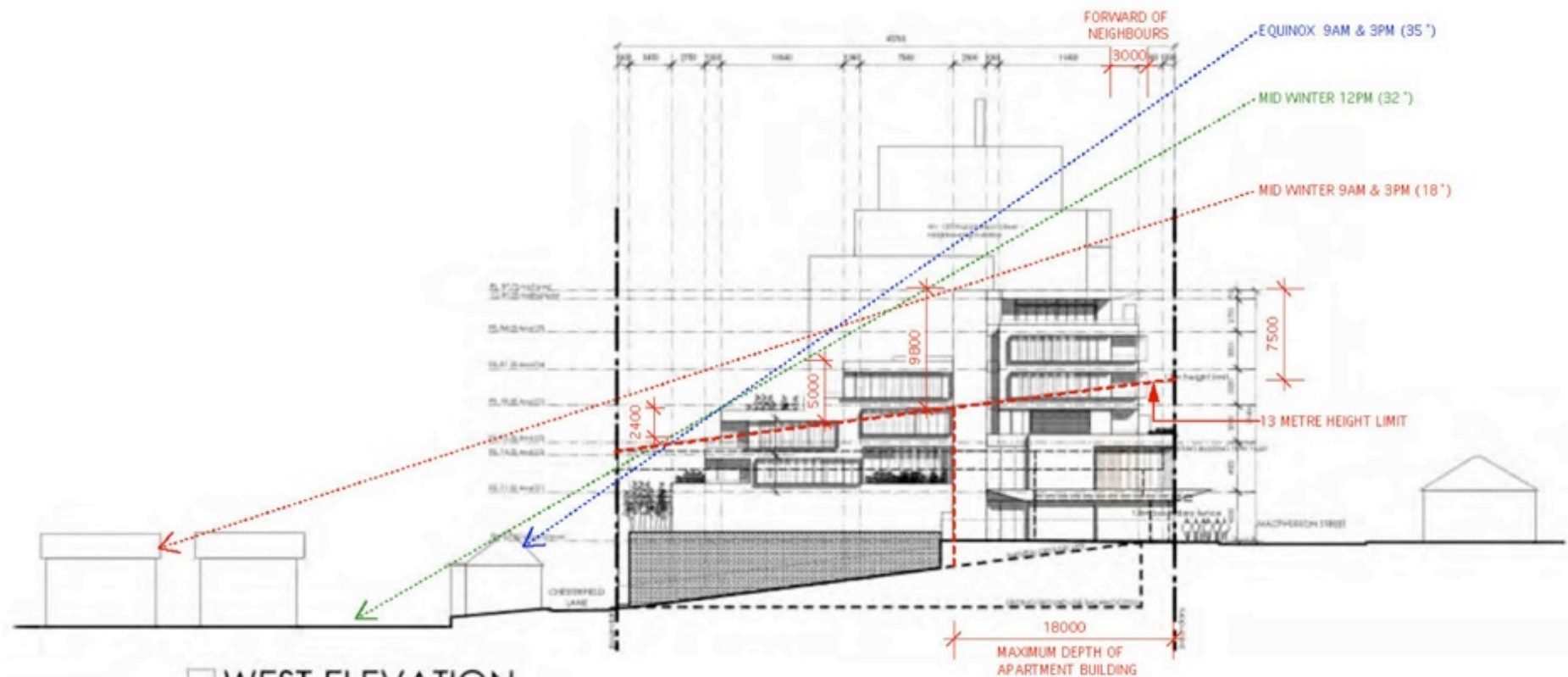
SAVE BRONTE



NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA. The original drawing is provided in DA 72/2013



SAVE BRONTE

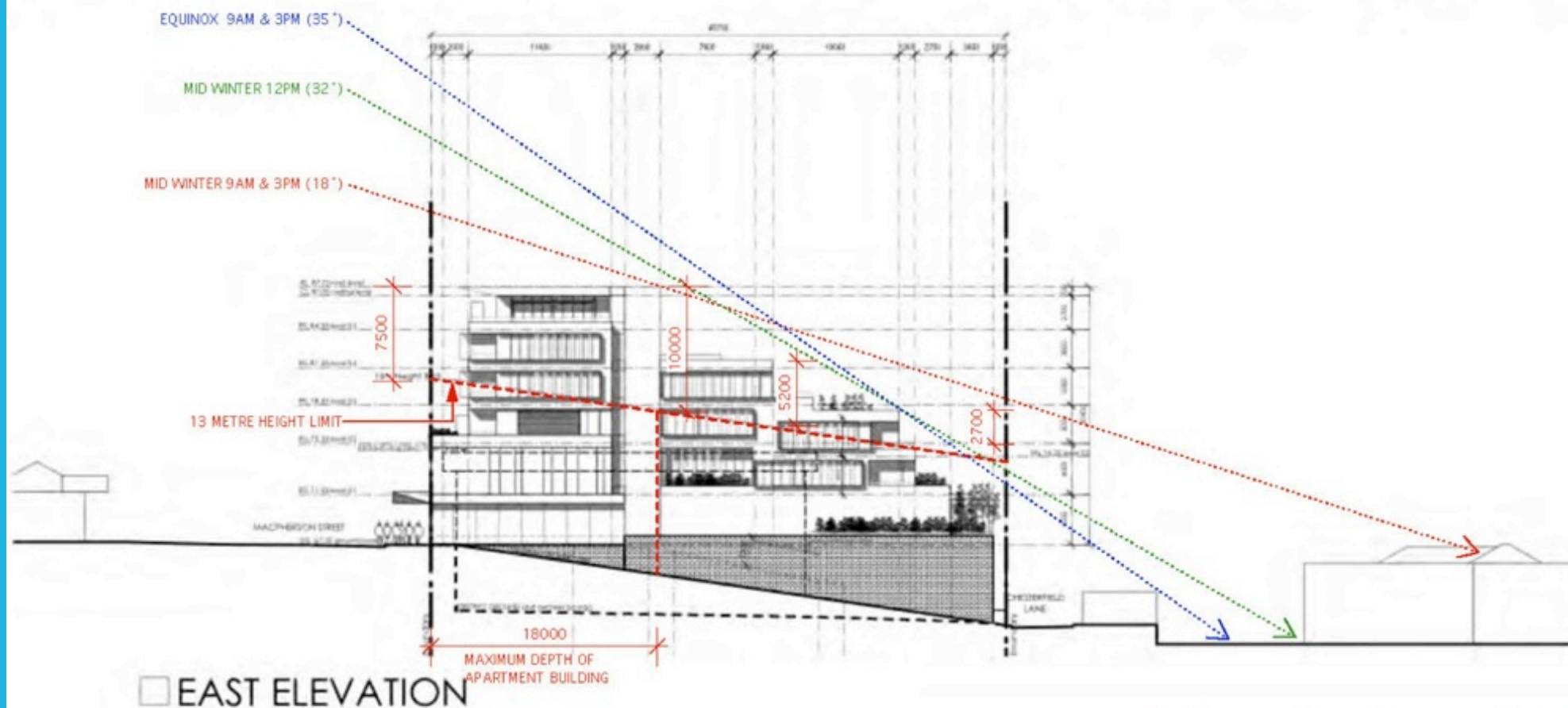


WEST ELEVATION

NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA. The original drawing is provided in DA 72/2013



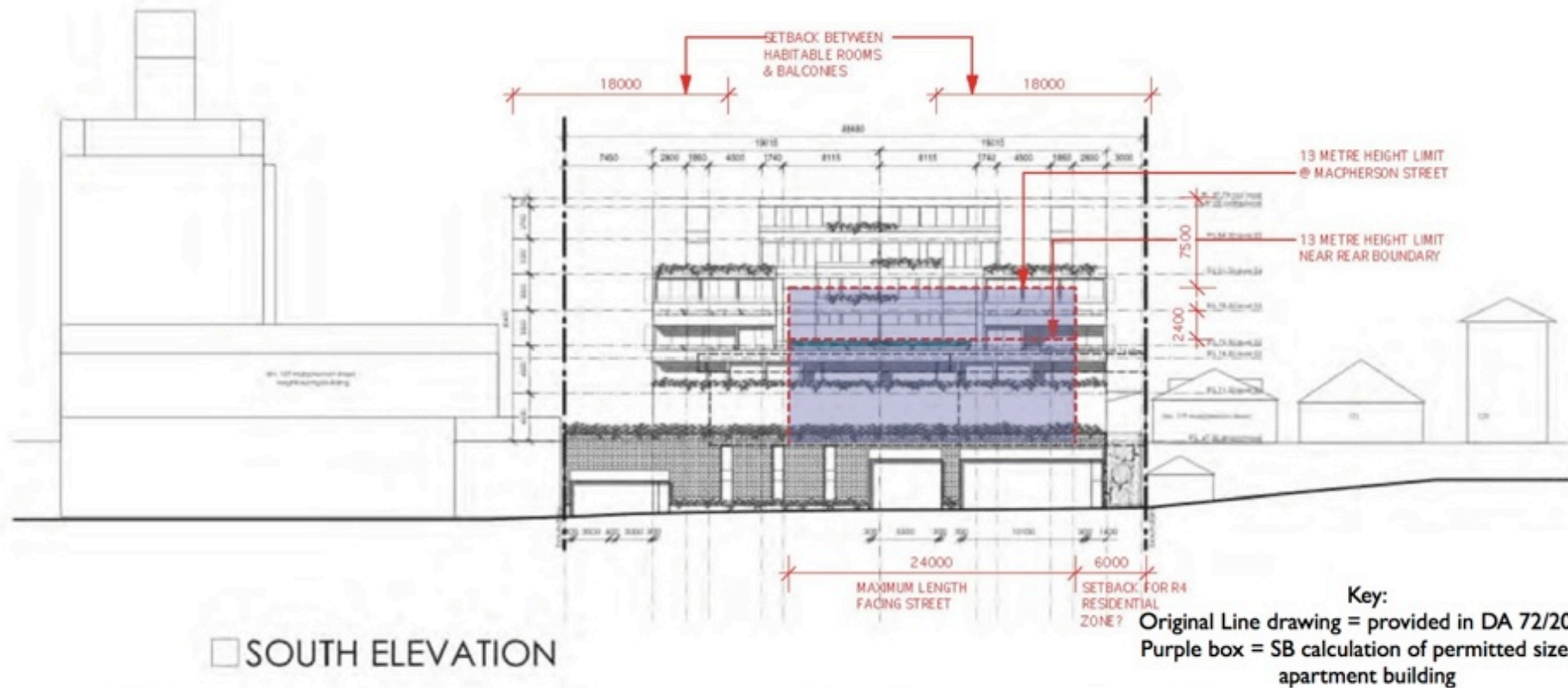
SAVE BRONTE



NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA. The original drawing is provided in DA 72/2013



SAVE BRONTE



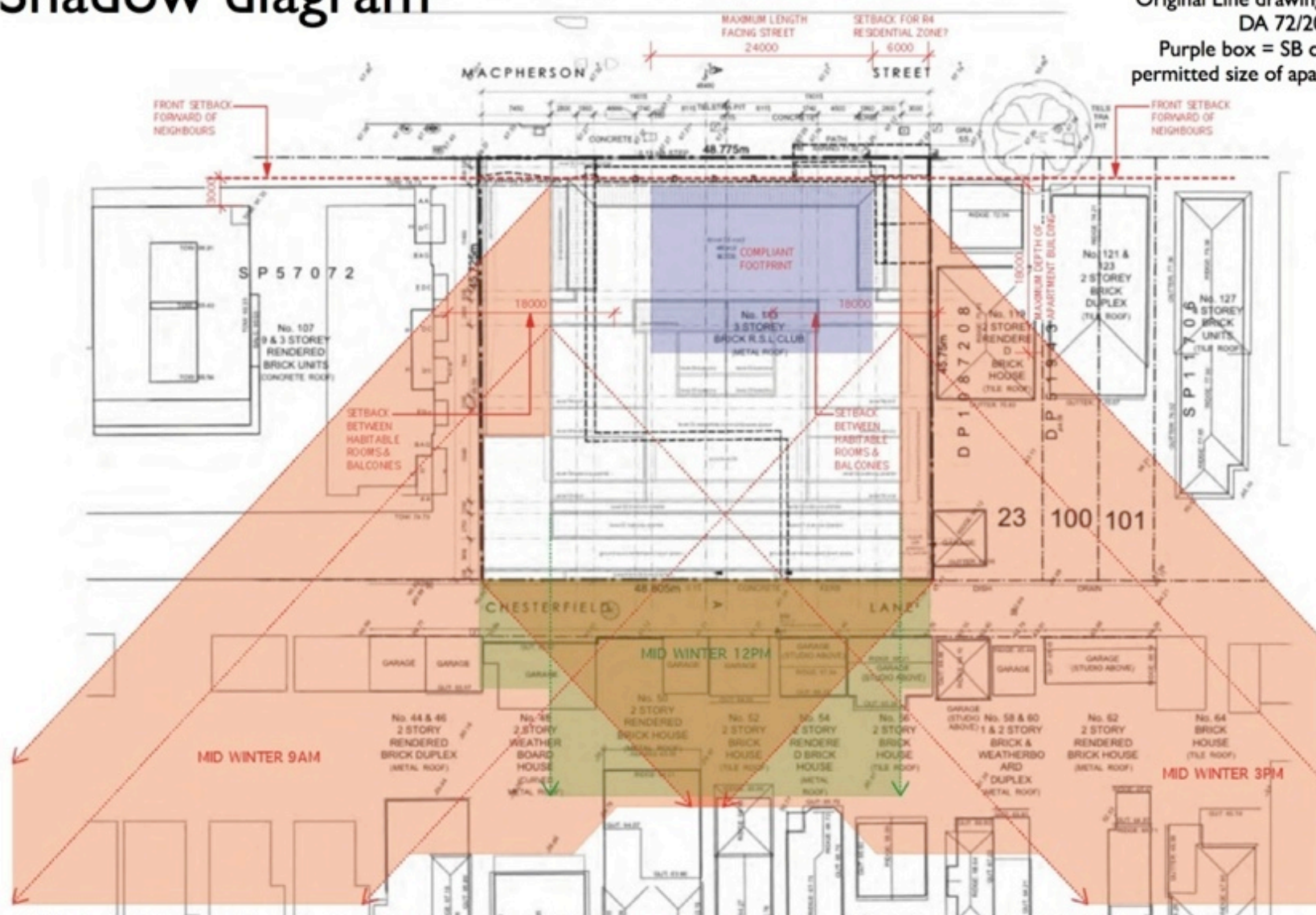
NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA. The original drawing is provided in DA 72/2013



SAVE BRONTE

Shadow diagram

Key:
Original Line drawing = provided in
DA 72/2013
Purple box = SB calculation of
permitted size of apartment building



NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA. The original drawing is provided in DA 72/2013



SAVE BRONTE



NB: This drawing is Save Bronte's best estimation of sizes, lengths and figures. It is our interpretation of the DA.



SAVE BRONTE

NB: This drawing is Save Bronte's best estimation of sizes and figures. Neighbourhood Centre catchment figure taken from the Metropolitan Plan for Sydney 2036. Proposed supermarket catchment area of up to 2 km taken from developer's website <http://www.bronterslproject.com.au/Bronte-RSL-Project-Retail.html> accessed February 2013.



SAVE BRONTE

COMPLIANCE OF THE PROPOSED RSL DEVELOPMENT WITH PLANNING CONTROLS

GUIDE TO POINTS OF OBJECTION

Zone B1 Neighbourhood Centre

The Macpherson & St Thomas Street Neighbourhood Centre is a small centre servicing the local community. The Objectives of the Neighbourhood Centre Zone are for small scale shops and community uses servicing the local neighbourhood, which do not have an adverse impact on the amenity of the local community. The excessive scale of the development and supermarket, and the resulting traffic is completely incompatible with these Objectives.

The supermarket will have a catchment of about 30,000 people with a radius of 2km. A neighbourhood centre has a catchment radius of only 150-200m. This will result in excessive traffic in the neighbourhood. It is out of scale and inappropriate for our neighbourhood centre.

Height of Building

On Macpherson Street, the proposed height is 20.5m, 7.5m higher than the permitted height of 13m. In the middle of the site it is about 23m high, 10m higher than the permitted height. The excessive height is incompatible with the predominantly 2-storey streetscape and results in a loss of amenity to the surrounding homes and to the neighbourhood centre as a whole.

Floor Space Ratio

The proposed floor area of the development is between 2 – 3 times the permitted FSR of 1:1 for the site. This is significantly over the permitted FSR, and a significant overdevelopment of the site. It is excessive in size and incompatible with the streetscape. It results in a loss of amenity to neighbouring homes the neighbourhood centre as a whole.

Solar Access and Overshadowing

The overshadowing of properties to the south will be detrimental. The impact is not likely to complying with the control to maintain 3 hours of direct sunlight in mid-winter to north facing windows of habitable rooms and private open spaces of neighbouring properties. It is also not likely to complying with the control to maintain full solar access to solar panels on roofs of neighbouring properties. The development application does not provide sufficient detail to allow residents and Council to properly assess the impact on their properties.

Impact of Deliveries on Chesterfield Lane

Residents backing on to Chesterfield Lane will be subject to excessive traffic, pollution and noise from delivery trucks. A Waverley Council report states that delivery trucks will emit diesel smoke emissions close to "windows to rooms directly on the lane". There will also be illegal traffic manoeuvres of trucks at the corners of the lane.

Heritage Conservation of Chesterfield Parade

A Heritage Statement has not been submitted to assess the impact of the development and the proposed delivery truck traffic on the heritage street trees in Chesterfield Parade.

Overlooking from Balconies, Communal Open Space and Pool Area

The proposed location of the Communal Open Space and Pool Area is on an upper level of the building overlooking homes to the south. This will result in significant overlooking, loss of privacy and noise for neighbouring homes.

The views from units on the upper levels result in a loss of privacy for neighbouring residents to the rear and sides. Many of the balconies are large and will allow a large number of people to overlook neighbouring homes. The balconies do not maintain privacy of neighbours. The proposal will result in the loss of significant views of residents in the Oceanview apartments.

Noise

The proposal will result in excessive noise from traffic and the loading dock on neighbouring homes. The pool area and large balconies will also result in excessive noise on neighbours.

Retail Design

The proposal does not promote an active street frontage with the majority of the retail area accessible only from within an arcade and with no street presence. The excessive scale of the proposed supermarket results in a significant detrimental impact on surrounding residential streets, in particular Chesterfield Lane and Macpherson Street.

Length and Depth of Buildings

The proposed building has a length of more than 38m facing Macpherson Street. This does not comply with the 24m maximum length control. It is 14m longer than permitted. The proposed depth of the apartment component of the building is about 37m. This does not comply with the 18m maximum depth control. It is 19m deeper than permitted.

Street Front and Side Setbacks

The proposed front setback is forward of the predominant building line of neighbouring buildings. There is no front setback to support mature landscaping. The upper levels are not setback in line with adjacent buildings.

The proposed 3m side setback on the east side boundary is completely inadequate for the 20.5m height at Macpherson Street and the 23m height in the middle of the site along the boundary. It does not protect the amenity of neighbours and detracts from the streetscape. A minimum side setback of 6m or more should apply, similar to the setbacks in the R3 and R4 Residential Zone.

Building Separation

The proposed building does not comply with the 18m building separation control from neighbours habitable rooms and balconies.

Stormwater and Landscaping

The proposal has minimal landscaping and impervious areas for on-site absorption of stormwater. The full site excavation for the basement may have a significant impact on the groundwater flows. The soft landscape area appears to be above ground planters, with no deep soil planting areas.

Residential Entries and Safety

The two entries to the residential units on either side of the building are setback from the street and to the sides of the building. They are potentially unsafe entries.

Hours of Operation

The proposed use of the club on the first floor level should be restricted to the RSL only. Clubs are not permitted in the Neighbourhood Centre zone, but the RSL has existing use rights to the property. The DA submission does not clarify the intended hours of operation of the RSL club. More restrictive hours should be enforced given the close proximity of neighbouring homes.

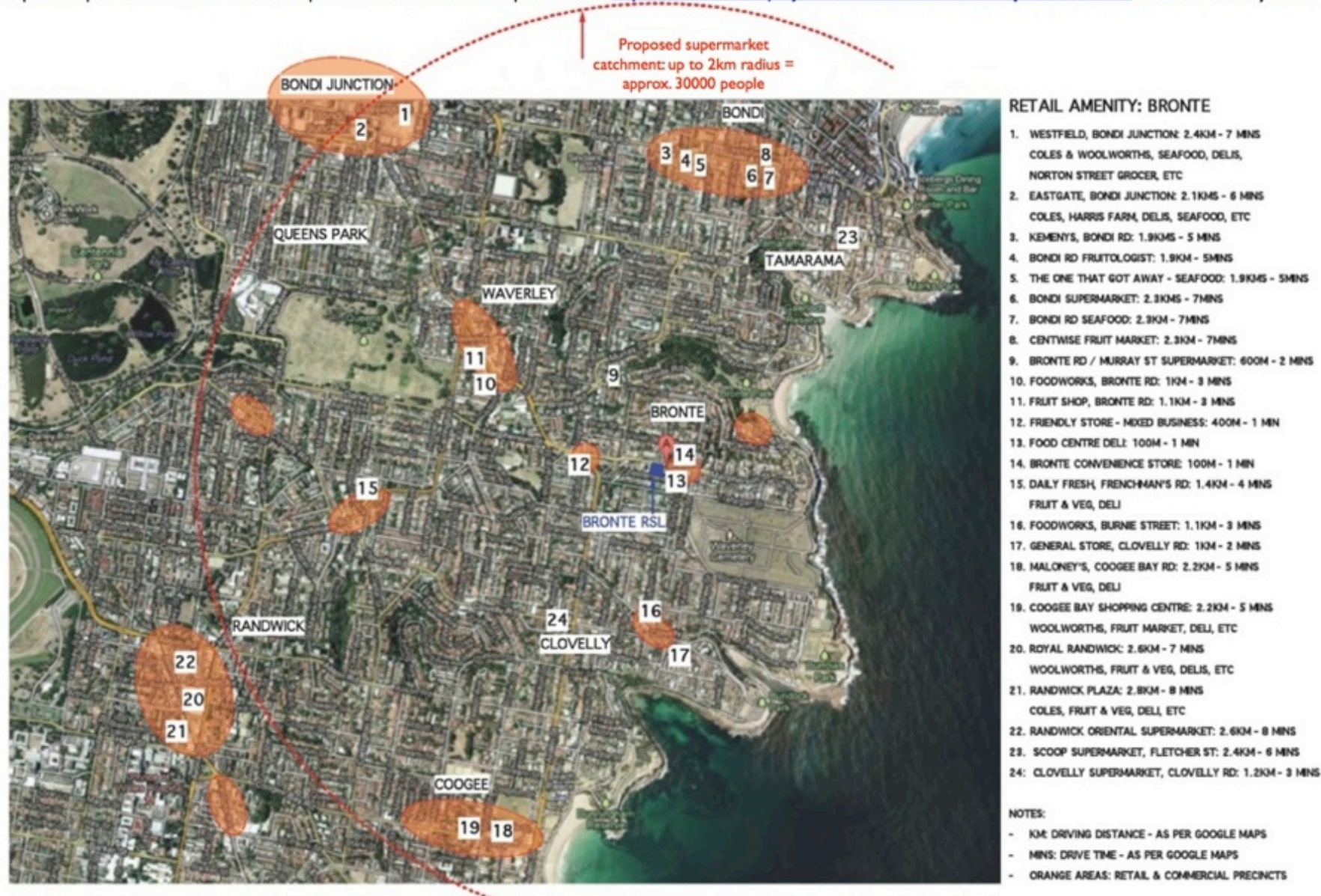
Basement Carpark

The two upper levels of the basement carpark, which are above Chesterfield Lane contributes to the overall bulk of the building and should be considered as part of the FSR calculation.



SAVE BRONTE

Proposed supermarket catchment area of up to 2 km taken from developer's website <http://www.brontersproject.com.au/Bronte-RSL-Project-Retail.html> accessed February 2013.



SAVE BRONTE



SAVE BRONTE

local shops for local people

Mr David Ryan
BTown Planning (Hons)
Executive Director, Planning
City Plan Services



SAVE BRONTE

local shops for local people

Treasurer's Financial Statement
Mr David Brewster

Save Bronte Financial Statement

Current financial position
Positive balance: \$3030

Revenues	To 24/3/13
Donations	\$4080
Sales	\$2687
Total	\$6767
Outgoings	To 24/3/13
Merchandise	\$3737
Total	\$3737



SAVE BRONTE

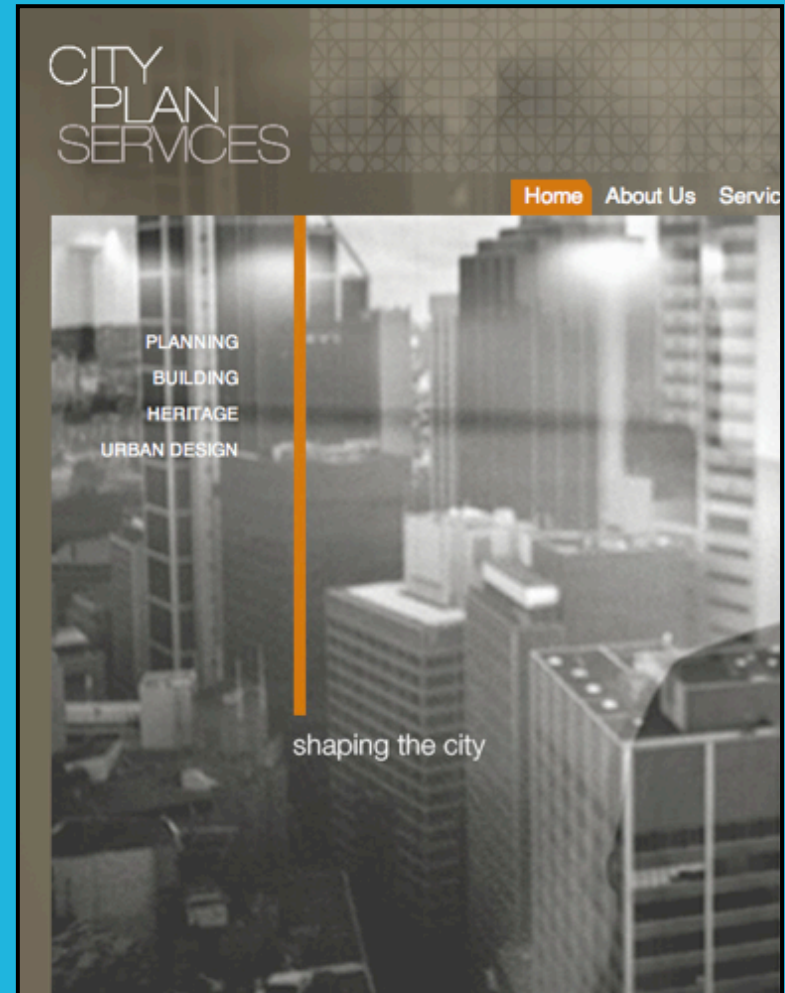
Save Bronte Financial Statement

Ongoing Expenses

- City Plan Urban Planners
- Legal expertise
- Printing costs
- Approximately \$10,000

What you can do

- Donations
- Purchase merchandise



SAVE BRONTE

Q&A session

Write your objections now and we will deliver it:

Mr Tony Reed

General Manager, Waverley Council

PO Box 9, Bondi Junction

NSW 1355

Dear Mr Reed

RE: DA 72/2013, 113 Macpherson St Bronte

I wish to lodge an objection to DA 72/2013 for the following reasons:



SAVE BRONTE

