

New submissions on the future of the Bronte RSL site needed

And now for the next stage in the continuing Bronte RSL saga....

The deadline has passed for objections to the Development Application by WLB/Bronte RSL and it is now with the Council planners.

Meanwhile and separately, you may recall that Council has also drafted a series of proposed amendments to the existing planning controls governing the Macpherson and St Thomas Street Neighbourhood Centre (including the Bronte RSL site). These are also known as the draft LEP and DCP amendments and the process of change is called a 'Planning proposal'.

It's important that we now respond to Council on their proposed amendments. **We have until 5pm on Friday 17 May to submit our comments.** And be certain that the developer will be submitting his own!

Council's proposed amendments can be sourced [here](#). In essence, however, the draft amendments approved by Council contain the following:

- Retaining a 13 m height limit for any building at the RSL site
- Allowing for a max 400 m² per shop retail area anywhere in the Neighbourhood Centre
- No trucks in Chesterfield Lane - protecting Clovelly Public School and Bronte Child Care
- Better design features for any RSL redevelopment

While these are a step in the right direction, we need to tell Council that there is more that could be done to protect this site, and our Neighbourhood Centre.

We suggest that they:

1. Rezone 113 Macpherson St (Bronte RSL site) to R3 (medium density residential) NOTE: This was recommended for consideration in the Dept of Planning and Infrastructure Gateway Determination (Dept Ref: PP_2013_Waver_001_00) on amendments to the Waverley LEP 2012. Click [here](#) to see the document.
2. Restore the height limit for any building at 113 Macpherson Street to 9 metres (that was the limit until the Waverley LEP 2012 planning controls came in on 26 October 2012)
3. If the zoning is kept as B1, Council should only allow small neighbourhood shops in this neighbourhood centre. Large supermarket style shops and malls should be prohibited.

We support the following elements of their proposed amendments:

1. The rezoning of 107 Macpherson St (Oceanview) to the residential zoning R3
2. The LEP amendment allowing only the Bronte Returned Services Club (and no other licensed club) to operate on the site
3. Other site-specific changes such as the restricted use of Chesterfield Lane for residential traffic only and the reduction of the solar access angle from 45 degrees to 32 degrees.

Please submit your comments on the 'Planning Proposal to amend the Waverley LEP/DCP' to Mr Tony Reed at waver@waverley.nsw.gov.au or to Waverley Council, PO Box 9, Bondi Junction NSW 1355.

Background:

Since talk of re-development at the Bronte RSL site began in October last year, there have been two separate and parallel processes around the site (see figure on the next page).

'A' is what is known as a site specific review of the Macpherson & St Thomas Street Neighbourhood Centre and has resulted in the 'Planning Proposal'. Council has been looking at the planning controls governing the Centre. After consulting with the community, Council passed a series of recommended changes to the local planning controls for the Centre including for the Bronte RSL site. They are now seeking community reaction to those recommended changes.

'B' is the DA that was submitted under EXISTING planning laws (the ones passed last October). It is now with Council who will then refer it to what's known as the JRPP (a state government committee). The JRPP will then initiate public hearings on the DA.

So, please write to Council once again to have your say before it's too late!



SAVE BRONTE

Process A

**Site Specific Review
Macpherson & St Thomas St
Neighbourhood Centre**

Council initiated and run

Community Consultation

- Community meeting 24/10/12
- Website survey
- Community submissions
- Save Bronte petition Version 1



Expert reports

Council planners' report

Waverley Council
Meeting 19/2/2013

**Council voted for draft LEP and DCP
amendments:**

- Retained 13 m height limit
- max 400 m2 per shop retail area
- No trucks in Chesterfield Lane
- Better design features

we are here

Draft LEP/DCP amendments
on display for public comment

Public comment ends 17 May 5pm

Council review of public comment

State Government review

Becomes new planning law

Process B

Development proposal RSL site

Developer initiated

Developer presentation 1/11/12

DA 72/2013 lodged 7/3/13

DA Assessment process

Council planners assess DA:

- Compliance with existing LEP/DCP
- Community submissions
- Save Bronte petition Version 2

we are here

Council planner report and
recommendation given to JRPP

JRPP Assessment

Public hearings.

Those that can appear:

- The developer
- Council planners
- Council itself
- Individuals who made a submission
- Experts may be called

JRPP Decision

Land and Environment Court appeal

- Only the developer can appeal
- Has 12 months to appeal