



SAVE BRONTE

local shops for local people

20 June 2013
Media release

DEVELOPER TO BYPASS WAVERLEY COUNCIL DECISIONS AND COMMUNITY

Bronte RSL property developer Winston Langley Burlington (WLB) has applied to have planning laws changed to allow a building twice the size allowed under current planning laws.

Save Bronte spokesman, Dr Stephen Lightfoot, said today that “Rather than awaiting the outcome of two separate Waverley Council planning processes for the RSL site, both of which have involved extensive community consultation, WLB has moved to bypass the Council’s decisions by lodging their own planning proposal.”

WLB has lodged a direct application to have existing height and floor space ratio (FSR) restrictions lifted, allowing their 20 metre building with a FSR of twice that currently allowed. Current planning laws allow heights of up to 13 metres only and an FSR of 1:1.

WLB is a development company directed by former Stockland and Meriton Apartments executive, David Hynes.

Since October 2012, Waverley Council has been preparing a planning proposal which seeks to amend the planning controls at the Bronte RSL site. This planning proposal is due to be presented for decision by the Councillors at the July 16 Council meeting.

As part of a separate process, WLB lodged a development application (DA 72-2013) in March 2013 to build a new multi-storey apartment block and supermarket on the now defunct RSL club site on Macpherson Street, Bronte.

In response residents and local businesses lodged thousands of pages of objections with Council, as well as a petition with 2060 signatures calling for the redevelopment plans to be rejected and replaced with ones that are sympathetic to the character of the existing neighbourhood centre.

The development application assessment process is still underway and is due to be referred to the state planning panel known as the JRPP in late July.

“With this latest move we can only surmise that the WLB-RSL partnership has come to the conclusion that their oversized building will not be approved under the current planning controls, nor under the new controls that are proposed by Waverley Council for the site. So WLB is now attempting to have the rules changed for WLB’s benefit at the expense of our community.”



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An analysis of the Bronte RSL development application prepared for Save Bronte by urban planning experts City Plan Services, highlighted the many areas in which the DA is non-compliant with the existing planning controls. “Obviously, the new controls proposed in the Council’s planning proposal will make this DA even less likely to succeed, hence the developer’s move to bypass the Council’s current processes altogether,” said Dr Lightfoot.

Save Bronte believes that Waverley Council’s own planning proposal, which has involved a comprehensive community consultation process combined with advice from expert urban planners, should be adopted incorporating the changes outlined in the Save Bronte submission to the Council. The changes requested by Save Bronte include rezoning the RSL site to medium density residential (R3), reducing the height limit to 9.5 metres and allowing only “neighbourhood shops” in the neighbourhood centre.

Dr Lightfoot said, “It is disappointing that the RSL and the developer will not listen to the community or to our Council. Instead of engaging with our community, it appears that they are attempting to ride roughshod over the community and our Council. The people of the Eastern Beaches have a right to control the future of their own suburbs and Save Bronte is calling on our Council and the NSW State Government to protect that right.”

ENDS