



SAVE BRONTE

Submissions on new RSL DA needed Deadline Friday 21 August

Having lost its attempt to rezone the old Bronte RSL site, developer Winston Langley Burlington (WLB) has submitted a new Development Application with Waverley Council. Residents now have the opportunity to make submissions to Waverley Council on the new proposal.

The DA can be viewed at: http://www.waverley.nsw.gov.au/building/development_applications/track_a_da (search for DA 264/2015)

The good news is that scale of the development has been reduced from the previous proposals:

- The height has been reduced from 6 storeys to 4 storeys on Macpherson Street.
- There are four small shops which have a total retail footprint of 300m².

But it's not all good news. **Despite what appears to be a reduced scale of development, we are concerned that, should the DA be approved as is, the potential exists for a significant upscaling of the development in the post-approval stage.** This could lead to a situation where the total retail area is the same as in the refused 2013 DA. There are also some areas in which the building does not comply with the existing planning rules. This DA should be made to obey all the rules.

To finally see an appropriate re-development of the RSL site, **we all need to make a submission before Friday 21 August.** Details over the page.

What you can do now - Make a submission

The deadline for submissions to Waverley Council on the DA is **Friday 21 August**. Your submissions are needed to ensure that the development actually complies with our planning rules (and doesn't just pretend to). See our website for examples.

Submissions should:

- be emailed to **waver@waverley.nsw.gov.au** or mailed to PO Box 9, Bondi Junction NSW 1355
- quote "Bronte RSL - DA264/2015"
- be addressed to Mr Lee Kosnetter, Manager, Development Assessment
- include your name, address, email address and phone number
- tell the council that the DA must be made to comply with the existing planning laws. In particular the height and floor space ratio limits must be obeyed
- tell the council that no up-scaling of the development should be allowed

Issues of concern with the new Bronte RSL DA. (Include in your submissions)

- The proposal exceeds the 13m height limit by up to 3.8m through the middle of the site.
- The floor area calculation seems to be understated, with upper level corridors and covered spaces at ground level, which contribute to the bulk of the building, excluded from the calculation.
- At ground level there is more than 700m² of covered space at streetfront and behind the proposed shops, and about 200m² of uncovered space behind the shops, which could be enclosed as retail space in the future. This would significantly expand the retail footprint to the size of the previous proposed and disallowed supermarket, ie. about 1,200m².
- The drawings of the two levels of basement show lots of empty and unused space, which could provide parking for a much larger development.
- The proposal doesn't appear to comply with required setbacks from the boundaries - meaning that it will overshadow its neighbours more than it should and have more impact on the street than it should.
- The proposal provides less than 30% of the minimum required deep soil area for tree planting.
- There will be a large raised swimming pool at the rear which could have a large impact on residents of Chesterfield Parade and surrounding Macpherson St properties.

 Save Bronte

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