

Mr Mitchell Reid,
Manager, Building Waverley
Waverley Council
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August 2019

**RE: Bronte Place, 113 Macpherson St Bronte NSW 2024
DA- 231/2019**

Dear Mr Reid

I object to DA-231/2019 for the Bronte RSL site and make the following comments:

1. A Woolworths supermarket is not an appropriate use of this site in our Neighbourhood Centre. The use is contrary to the objectives of a B1 Zoning under the Waverley LEP.

The LEP B1 Zone objectives are:

- *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 having regard to building design, operation and activities, transport, traffic generation and the car parking capacity of local roads.*
- *To strengthen the viability of Waverley's existing business centres as places of vitality for investment, employment and cultural activity.*
- *To provide retail facilities and business services for the local community commensurate with the centre's role in the local retail hierarchy.*

The application seeks to allow a large supermarket chain to open a supermarket in our small neighbourhood centre, which is the smallest type of centre in the zoning/retail hierarchy.

Such a supermarket will have negative impacts on our community that are contrary to the LEP objectives including:

- 1) The local businesses in the neighbourhood centre will be put under extreme financial hardship and some will likely close. These include, amongst others, our florist, newsagent, takeaway stores, convenience stores and butcher.
- 2) Put extreme pressure on the residential uses of Macpherson St. This includes increasing the difficulty of parking for residents and customers of the existing businesses, and increasing the traffic on this already gridlocked street.

- 3) There will be unacceptable impacts on the residents that surround the site on all sides. This will include evening and early morning noise from staff, customers and delivery vehicles. There will be noise from garbage trucks attending more than the usual once a week.
2. This building has a large area of open space behind the proposed supermarket. This space has been specifically allocated to the residents of Bronte Place by the Land and Environment Court (*Appeal No: 2017/273413*). It must be made clear to the applicant that no expansion of the retail space will be allowed at any time in the future.
3. The use of the car park by retail customers of Bronte Place has been specifically forbidden by the Land and Environment Court (*Appeal No: 2017/273413*). It must be made clear to the applicant that use of the car park by customers will be not allowed at any time in the future.

It is important to note that the site is surrounded on all sides by residential zoning. This site is not connected to the rest of the Macpherson St Neighbourhood Centre and the amenity of the surrounding residents must be respected.

The Land and Environment Court ruling approving three separate smaller commercial lots on Macpherson St is a much more appropriate use of this site. The use of the site in this way would be of greater benefit to our community. The ruling by Commissioner Dickson must be respected.

The application by a large supermarket chain to open a supermarket in the Macpherson St Neighbourhood Centre is an inappropriate use of the site which is contrary to the objectives of the B1 Neighbourhood Centre zoning. As such, it should be refused.

Yours sincerely

Signature: _____

Printed name: _____

Phone: _____ Address: _____

Suburb: _____ Postcode: _____