BCA Bronte Community Association

Townhall & AGM

29 October 2026



Welcome, and tonight's agenda

1	**Introductions**	D'Leanne Lewis
2	**BCA update**	Greg Ruddock
3	**Our proposed response to SSDA**	Greg Ruddock
4	**How to prepare your response**	Greg Ruddock
5	**A decision isn’t the end**	Greg Ruddock
6	**State government presentation**	Dr Marjorie O'Neill MP
7	**Questions**	Dr Marjorie O'Neill MP & the BCA
8	**AGM: voting on the accounts**	Greg Ruddock

The BCA and tonight's speakers

WHO IS THE BCA?

PRESIDENT
D'Leanne Lewis

VICE PRESIDENT
Scott Doble

TREASURER
Greg Ruddock

SECRETARY
Shannon Ruddock

MEMBER
Helen Barrow

MEMBER
Mathew Kuppe

MEMBER
Jamie Mitchell

MEMBER
Andrew Buchanan

GUEST SPEAKER



Dr Marjorie O'Neill MP

Member for Coogee

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PART 2

BCA Update

Greg Ruddock

Where it started: the Expression of Interest (EOI)



Key issues from the EOI

- No material view impacts
- Height 20-25m (no height in storeys)
- FSR 3.5 - 4.8:1
- 120 dwellings
- 5% affordable housing

Our meeting with Paul Scully MP, Minister for Planning

When
4 June 2026, NSW Parliament House

Who attended
Shannon Ruddock

Mathew Kuppe

Belinda Aspinall

Paul Scully MP, Planning Minister

Dr Marjorie O'Neill MP

Members of DPHI

What we raised

- The HDA panel's note "*OK - but bit isolated*"
- NSW Coastal Guidelines and visual impact on the Bronte Headland
- Need for an Independent Review - SDRP
- Extended public exhibition

What followed

- **Additional SEARs requirements granted which included SDRP review requirement, height and FSR to be reconsidered**
- **Public exhibition extension NOT granted**

What the SEARs require

SEARs

Secretary's Environmental Assessment Requirements

The list of issues the developer's Environmental Impact Statement (EIS) must address, set by the NSW Planning Secretary.

Standard SEARs must address visual impact, view loss, overshadowing, traffic, parking and transport

ADDITIONAL REQUIREMENTS

Sent by the Department in the SEARs letter, 5 June 2026

1. Height and floor space ratio should be reconsidered.
2. Consider the Bronte headland's future character and the precedent this would set.
3. With lower height limits around the site, show strategic merit and public benefit.
4. Attend a State Design Review Panel. The EIS must show how its feedback was used.

Sources: DPHI SEARs letter, 5 June 2026 · Fortis SEARs request

Fortis response to SEARs requirements

	EOI	SEARs Request	Now
Height	20-25m	Not Given	**37m**
# of Storeys	Not Given	9 Storeys	**9 Storeys**
FSR	3.5 - 4.8:1	3.8:1	**3.6:1**
# Dwellings	120	100	**84-85**
% Affordable	5%	10%	**5%**

No Meaningful Change post SEARs Letter and SDRP Review

- Development is **STILL 9 Storeys** – 37m from Hewlett St to top of lift overrun
- **Reduced to 84-85 dwellings but** …
- **Floor Space Ratio** - FSR in SEARs 3.8:1 now around 3.5 - 3.6:1
- **All they have done is make fewer, bigger apartments** – no meaningful reduction in scale
- AND affordable houses from 10% to 5%

Public consultation: falling short of SEARs

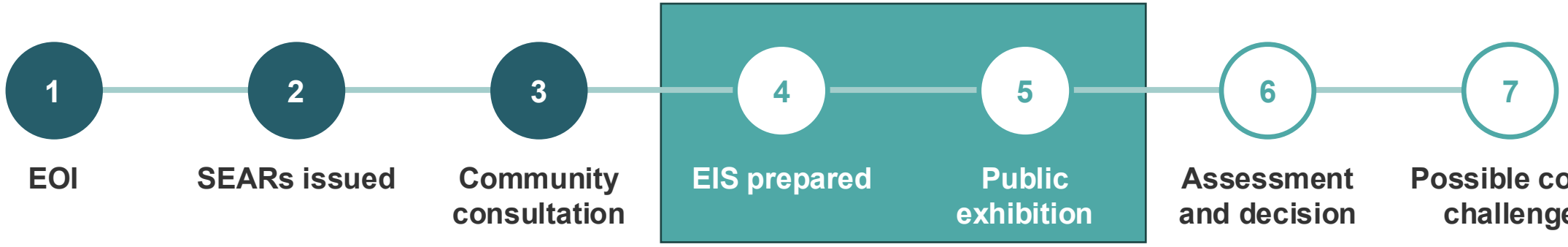
Consultation Issues

- Webinars deficient in questions management
- A few of the slides are unclear – “Local Form Slide” an example
- Wouldn’t be drawn on issues of height and visual impact despite high volume of questions
- Survey was deficient – no questions on height, FSR or affordable housing
- BCA ran its own survey – results will be part of our EIS response
- BCA letter to the DPHI on the consultation deficiencies

Our Fortis Meeting

- We met the developer’s team on 22 October. Our record of the meeting goes into our objection.

Where to next – EIS response



Plan for the worst!

- Could land early December
- **But we have already started our response**
- **YOU SHOULD TOO!**

How our submission is structured

PRIMARY SUBMISSION

Urban Planning report

1. **Have the SEARs been satisfied?**
   Particularly the reconsideration of height and FSR, incorporation of the State Design Review Panel, and the building's impact on the coastal setting

2. **Does the site-specific rezoning have merit?**
   We will challenge the developer's strategic and site-specific merit case.

3. **The development itself**
   Focusing on height and floor space ratio, design, view and overshadowing impacts, and incorporation of affordable housing.

APPENDICES: EXPERT REPORTS



APPENDIX A

Urban design report

Design, overshadowing, precedent, compatibility with future character of area, and fit with coastal setting



APPENDIX B

View impact assessment

Analysis of view impacts, particularly from iconic public locations.



APPENDIX C

Traffic report

Inadequate infrastructure and functionality of Hewlett St for added pressure.

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PART 4 · HOW TO PREPARE YOUR RESPONSE

Your submission. Your Bronte. Your voice.

Prepare now. Be ready to submit when the exhibition opens.

Greg Ruddock

1. Your own words count

The Department must consider every issue raised in submissions *“regardless of who the submitter is or the number of submissions received”*, and its reasons must say how submissions were taken into account.

NSW Department of Planning, Housing and Infrastructure, Undertaking Engagement Guidelines for State Significant Projects

LEICHHARDT, 2026

A project on the same fast-track pathway was cut from 16 storeys to 12 during assessment. The Department’s report says why: *“The project has been revised in response to concerns raised by submissions, Council and the Department.”* It had 24 unique public submissions.

2. You'll have 14 days, and they could start in early December

14

calendar days

weekends included

Fortis lodges its plans

Expected late this year or early next

Not confirmed. The Department then checks they're complete, about two weeks.

Exhibition: 14 days

Could fall before Christmas, or across the holidays

20 December to 10 January doesn't count, so the clock stops and restarts.

You'll know it has opened

From the Department's "Notify me" alert and, if you're a BCA member, from our email the day it opens.

Have parts 1 to 3 drafted by the end of November.

3. Start now: you can draft most of it before the plans are out

1 DRAFT NOW

YOUR CONNECTION

Where you live, walk, swim or spend time, how you use the area, and how long you've been here.

2 DRAFT NOW

WHAT COULD CHANGE

What you see, how sunlight reaches you, how you experience your street or the headland. Name the place. Name the time of day or the season. Say what changes.

3 DRAFT NOW

WHY IT MATTERS

The impact on your home, your family, your daily life or the character of Bronte.

4 FINISH IN THE 14 DAYS

REVIEW AND REFINE

Your submission isn't finished until you've reviewed the plans. Find what they say about your issues, and refine your draft to respond to what is actually proposed.

COLLECT NOW

- Photos from the places you use, noting where you stood and when
- What traffic and parking are like on a busy day, with the date and time
- Which rooms and outdoor spaces get sun, and when

4. Questions to answer from where you live (1 of 3)

Height and bulk

- **Where do you see the site from? What will you see there that you don't see now?**
- Today's height limit on this site is 9.5 m, and the plans ask for the limits to be raised. Should they be raised here? Why, or why not?

Collect now: a photo from where you'll see it

The character of Bronte

- **What makes this part of Bronte what it is?**
- The headland, the streets, the size of the buildings. What would a nine-storey building change?

Collect now: photos of the street and the headland as they are today

Precedent

- **If this is approved, what would it make easier next time, on other sites along this coast?**
- The Department has asked Fortis to address "the potential precedent" this could set.

4. Questions to answer from where you live (2 of 3)



Sun and shadow

- **Which of your rooms, your garden or the park get sun now, and when? Could a building this size take that away?**

Collect now: a note of when the sun reaches the places you use



Traffic, parking and getting around

- **Which streets do you use, and what are they like on a busy day?**
- Summer weekends, events, school times. Where would residents' visitors park? How would residents reach shops, schools and transport without a car?

Collect now: photos on a busy day, with the date and time



Views from public places

- **Where do you walk, swim or sit? What will you see from there that you don't see now?**
- The beach, the park, the coastal walk.

Collect now: photos from those places, noting where you stood

4. Questions to answer from where you live (3 of 3)



Views from your home

- **Which view would change, and from which room?**
- Ocean, beach, headland, horizon. A living area, a bedroom, a balcony. Standing or sitting? To the front, back or side? How much of it would go?



Privacy

- **Which of your windows, balconies or garden would be overlooked, and from which levels?**



Night and construction

- **How would light from the upper floors affect your home or the headland at night? What would construction mean for your street?**



What Bronte gets in return

- **Is what the community gains enough, for limits this much higher?**
- The plans will say how many affordable homes there are. Fortis has said they would be run by a community housing provider for 15 years.

5. What makes a submission count

Do

- Say at the start that you object to SSD-124072740, 122–128 Hewlett Street, Bronte
- Use your own words
- Be specific: the place, the time, what changes
- Stick to what the building does: height, views, shadow, traffic, character
- Keep it calm and factual
- Explain one issue well rather than list ten

Avoid

- Copying anyone's words: a form letter, a neighbour's submission, or the questions in this guide
- Signing a petition instead of writing
- Claims about people or their motives

7. What to do now (1 of 2)

1 Register

On the project page, click **“Notify me”** and log in. No account yet? Click **“Create account”** on the login screen and set up a NSW Planning Portal account. The Department will email you when the exhibition opens.

2 Prepare

Draft the first three parts of your submission by the end of November, and gather your photos, noting where and when you took them.

3 Spread the word

Tell your neighbours that each adult can make their own submission.



On the project page, click “Notify me”.

Nothing to lodge yet. “Notify me” and a Portal account don’t lodge anything. They make sure you hear the day it opens.

7. What to do now (2 of 2)

BCA will

- **Email members** the link the day exhibition opens, with reminders
- **Publish images** showing the building's size from several places, once checked against the published plans
- **Share material from our experts' report** with members, on request
- **Arrange time with a shadow consultant** for the homes most affected

Tonight, before you leave

brontecommunityassociation.org.au/prepare

Not a member? Join for $10 a year at brontecommunityassociation.org.au

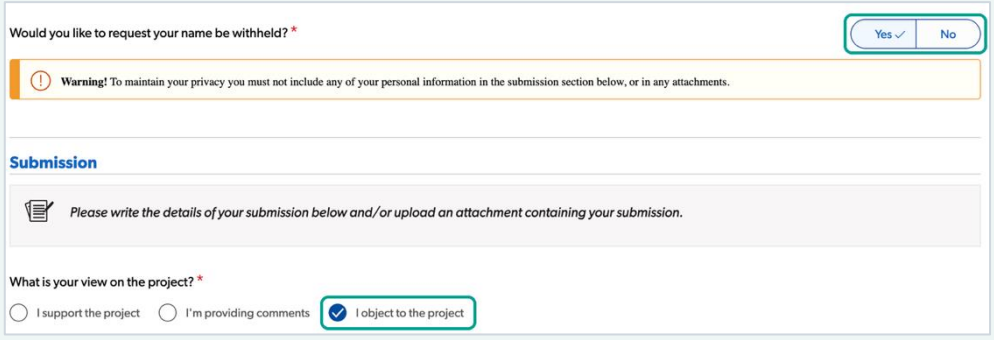
Take the handout home

8. When the 14 days open, not before

When it opens, review what the plans say about your issues, refine your draft, and then:

1. **Open the project page.** Use the link in the Department's alert or BCA's email, or go to **brontecommunityassociation.org.au/submit**.
2. **Click "Make a submission"**, and log in.
3. **Check your details**, choose a personal submission, and answer the political donations question.
4. **Choose whether to withhold your name**, and tick **"I object to the project"**.
5. **Paste in your submission**, or upload it as a document, with any photos.
6. **Review it, tick the declaration and submit.** Keep the confirmation.

An email to the Department is not a submission. It must be lodged on the NSW Planning Portal. It takes about ten minutes once your points are written.



Screens from another project on exhibition. The Hewlett Street form is the same.

Need help with the Portal? Call Service NSW on **1300 305 695**, or contact BCA well before the closing date.

9. A decision isn’t the end

After the decision

- The conditions of approval are published
- A legal challenge is possible within three months of the decision being made public
- BCA is keeping the record so that option stays open

BCA Bronte Community Association

Dr Marjorie O’Neill MP, Member for Coogee

State Government Presentation



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Questions?

Dr Marjorie O'Neill MP and the BCA

BCA Bronte Community Association

Final thoughts

Concerned about the impact on your views, or need help preparing an objection? Get in touch and we'll help.

EMAIL

info@brontecommunityassociation.org.au

Tonight, before you leave

brontecommunityassociation.org.au/prepare

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Take the handout home