



SAVE BRONTE

Bronte RSL Developer moves to overturn Waverley Council decision - Take action today!

Bronte RSL development partner WLB (directed by David Hynes and Sam El-Rahim) has lodged an appeal with the NSW government after Waverley Council rejected the developer's request to change the Bronte RSL planning controls. WLB asked that planning controls be changed to allow them to create a building double the size currently allowed on the site. The members of Waverley Council unanimously refused the request on 16 July 2013. WLB have also asked the state government to overturn the recent planning controls approved by our Council which include limiting the shop size on the RLS site and ensuring that the only licensed club on the site is the Bronte RSL social club.

Despite all the community's efforts, if the appeal is successful the proposed "monolithic" * building of "excessive scale" * would then almost certainly be approved. (*Waverley Council planner DA 72-2013 assessment report)

The appeal process is potentially a long one. It starts with a "pre-gateway review" by the Department of Planning and Infrastructure. The appeal can be dismissed at this stage. Under the planning legislation, the community has no opportunity to provide input into this "pre-gateway review". To say this is unfair to the community is an understatement. However, we will not sit idly by to see all the community's efforts to date ignored.

Take action today - write to the Minister for Planning & Infrastructure, Mr Brad Hazzard, and the Director-General of the Department. Details inside.



The proposed building has been described by the Waverley Council planners as being of "excessive bulk" and "is simply too big.." It is more than 2 times the permitted size (FSR). (This picture taken from Waverley Council documents)

Three planning processes - Bronte RSL Site

There are still three planning process underway that involve the RSL site.

They are shown in this table:

| Planning Process | Commenced | Details | Current Stage | Next Step |
|---|------------|---|--|--|
| Planning Proposal for Macpherson St neighbourhood centre: Waverley Council | Oct 2012 | New planning controls in the Waverley LEP/ DCP including limiting shop size & no trucks in Chesterfield Lane | Approved by Council 16 July. Waiting for final approval by the state government | Becomes the law when the state government 'gazettes' the new controls. |
| Bronte RSL site DA (72-2013): lodged by RSL developer WLB | March 2013 | Non-complying building that breaks height limit by over 7m and has an FSR (floor space ratio) more than twice allowed | Consent refused by state planning panel (JRPP) on 25 July | Developer has 6 months to appeal the decision to the Land & Environment Court |
| Planning Proposal for RSL site: lodged by RSL developer WLB | June 2013 | Asks for height limit to be increased to 20m and FSR (floor space ratio) to be doubled - Council refused this request 16 July | Appeal in process. WLB appealed to the state government 26 August | State government can overturn Council's decision. If this occurs, the WLB-RSL DA will most likely be approved and built |

This table prepared by Save Bronte

www.savebronte.com

WHO IS SAVE BRONTE?

Save Bronte is a group of local residents from all over the suburb. We are apolitical. We come from all age groups, different socio-economic backgrounds, and have wide ranging political views. Some are long term and some are short term locals. There is a committee who meet weekly to plan our battle for Bronte's future. There are many more volunteers who letterbox drop, donate their expertise in areas such as the law, planning and communications and help out in other ways. Our many supporters offer ideas and information that helps us to be an effective community action group fighting to take back control of our suburb's future. We always welcome any fresh ideas for action. If you'd like to help or if you have information you think would be useful in our campaign please email us savebronte@hotmail.com

Action you can take today:

Write to the Minister for Planning (Mr Hazzard) and the Director-General of the DoPI (Mr Haddad) today.

Ask them to:

- Dismiss the WLB planning proposal at the 'Pre-gateway review' stage.
- Give priority to the community's input into the strategic planning process for Macpherson St that has taken place over the last 10 months.

Mention in your email that:

- It is government policy (NSW Planning White Paper) to give the community priority in setting the vision and ground rules for local areas
- The community has consistently and overwhelmingly rejected a 20 m height limit and FSR of 2:1 at the Bronte RSL site
- The community does not oppose appropriate development at the RSL site (which would include only small scale shops)
- 86% of submissions on the Waverley Council planning proposal requested a medium density residential zoning for the RSL site
- 98% of submissions on the Waverley Council planning proposal that commented on the height restriction at the site asked for a 9 to 9.5 metre height limit (which was the height limit until October 2012)
- You support the Council restriction on shop size and the 'Bronte Returned Services Club only' limitation at the site

SAVE BRONTE RAFFLE

With total prizes valued at over \$3500, a \$5 ticket in the Save Bronte Raffle is a wise investment! Highlights in the prize packs include vouchers to many local cafes and businesses, a Wallaby rugby ball signed by former coach Robbie Deans and a **Barista Basics Coffee Academy** Master Barista course for 2 valued at \$398. For a full list of prizes see www.savebronte.com

Donations welcome

Members of the community are donating

to our cause via our new bank account. We have spent over \$6500 on planning expertise already. If you'd like to join others in contributing to our efforts to stop this shopping mall ruining our suburb, please donate today!

Account Name: Save Bronte

BSB: 082057 Account Number: 146167663

What you can do now!

1. Write to Minister Hazzard & Director-General Haddad

- Ask for the WLB planning proposal to be dismissed at the “pre-gateway review” stage
- Ask for the community’s views and input to be given priority in this strategic planning issue. This is in line with government policy as stated in the NSW Planning White Paper

2. Write to Mr Notley-Smith MP

- Thank him for the strong support he has given us to date
- Ask him to convey your opposition to the WLB planning proposal to Minister Hazzard and Mr Haddad

3. Write to Mr Turnbull MP

- Ask Mr Turnbull to openly and publicly support our campaign as he has previously done for the people of Rose Bay, Kings Cross and the Harbour suburbs

4. Use Social Media

- Join and like “Save Bronte” and “No Harris Farm in Bronte” Facebook pages
- Follow @savebronte and join #savebronte conversation on twitter

5. Connect with the community

- Talk to your neighbours and friends and share this information, get them to join our mailing list. Put up posters in your windows and stickers on your car.
- Join our mailing list by emailing us your details - savebronte@hotmail.com
- Write letters to local media eg The Beast, The Wentworth Courier
- Please help us with letterbox drops, poster runs and your expertise

Address List

Mr Brad Hazzard, Minister for Planning and Infrastructure

Email: office@hazzard.minister.nsw.gov.au

Address: Level 31 Governor Macquarie Tower, 1 Farrer Place, Sydney 2000

Mr Sam Haddad, Director-General, Department of Planning and Infrastructure

Email: information@planning.nsw.gov.au

Address: GPO Box 39, Sydney NSW 2001

Mr Bruce Notley-Smith MP, Member for Coogee

Email: coogee@parliament.nsw.gov.au

Address: PO Box 612, Bondi Junction NSW 1355

Mr Malcolm Turnbull MP, Federal Member for Wentworth

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 Save Bronte

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