



# SAVE BRONTE

## **Bronte Betrayed - only your help will save Bronte The Bronte RSL DA (72/2013) looks set to be approved**

On 27 November, the Department of Planning (DoPI) referred the planning proposal of Bronte RSL development partner Winston Langley Burlington (WLB - directed by David Hynes and Sam El-Rahim) to yet another planning panel known as the Planning Assessment Commission (PAC). The WLB planning proposal requests a 7m height increase and doubling of the floor space ratio (floor area) at the RSL site. It also opposes Waverley Council's new restriction on shop size and 'Bronte RSL only' limitation for registered clubs on the site. It is designed to allow the DA (DA72/2013) to be approved. This planning proposal was unanimously rejected by our Councillors on July 16th.

The DoPI submitted an assessment of the WLB planning proposal to the PAC which is biased against the community in the extreme. In our opinion it presents the developer's arguments as fact whilst comprehensively ignoring our community's views and vision for Bronte. The PAC hearings are closed to the community. We have now been pushed aside and shut out of this planning process which is central to our neighbourhood and our community. Our advice is that the PAC will likely recommend the planning proposal and, following that decision, the Bronte RSL DA (72/2013) will eventually be approved sometime in 2014.

Both Save Bronte and Mayor Sally Betts had asked Planning Minister Hazzard to dismiss the WLB rule change request without further investigation. We have just been through a year long review of the rules at the site so we don't need to reinvent the wheel here. We were both ignored and our Council has been treated with contempt by the bureaucrats in the Department and by the Minister.

The O'Farrell state government has promised to 'prioritise community input into planning' and to elevate the importance of 'community consultation'. With this PAC referral they have broken these promises by putting a developer first and our community last in the Bronte RSL site planning process. It is just not right.

**Proposed building**



*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 twice the permitted size (FSR). It will be approved if the WLB planning proposal is accepted by the state govt. (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
<b>Planning Proposal for Macpherson St neighbourhood centre: Waverley Council</b>	Oct 2012	New planning controls in the Waverley LEP/ DCP including limiting shop size & no trucks in Chesterfield Lane	Approved by Council 16 July. <b>State Government is delaying signing it into law</b>	<b>Will be pushed aside and ignored when developer's planning proposal accepted</b>
<b>Bronte RSL site DA (72-2013): lodged by RSL developer WLB</b>	March 2013	Non-complying building that breaks height limit by over 7m and has an FSR (floor space ratio) more than twice allowed	Unanimously refused consent by state planning panel (JRPP) on 25 July	Developer has until 25 January to appeal the decision to the Land & Environment Court
<b>Planning Proposal for RSL site: lodged by RSL developer WLB</b>	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	<b>Appeal in process</b>  <b>Dept of Planning referred the WLB proposal to the Planning Assessment Commission</b>	<b>The WLB-RSL DA will most likely be approved and built when developer's planning proposal accepted by Minister Hazzard</b>

This table prepared by Save Bronte

[www.savebronte.com](http://www.savebronte.com)

### Action you can take today: We can only defeat the DA together

Write to the Premier Mr O'Farrell ([kuringgai@parliament.nsw.gov.au](mailto:kuringgai@parliament.nsw.gov.au)), [Minister Hazzard](#) and the Director-General of the DoPI ([Mr Haddad](#))

#### Tell them:

- That that the Department of Planning is biased against our community and their assessment report shows this bias. Tell the Minister he must rescind the biased DoPI report.
- They should stop saying they are giving the community priority in strategic planning because in Bronte they have put the community last. Say you have lost faith in the government and the system.

**Ask them to:** Immediately dismiss the WLB planning proposal at the 'Pre-gateway review' stage

 Save Bronte

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