



SAVE BRONTE

Bronte RSL redevelopment process:

Future of the site still in limbo

The future of the old Bronte RSL site is still very much in limbo. We are waiting for the Minister for Planning Pru Goward, or her delegate Carolyn McNally (Head, Dept of Planning), to make a decision on the developer's request to raise the site's height limit by more than 7 metres and more than double its floor space ratio. If the request is approved, the DA unanimously rejected in 2013 by the JRPP could be consented and built. The associated traffic nightmare on Macpherson St could become a reality.

Liberal/National state government policy, Waverley Council, Mayor Sally Betts, local member Mr Bruce Notley-Smith MP and our community all agree on what should happen at the Bronte RSL site. We all want a development that complies with the Waverley Council drafted and implemented planning controls for the site. Rather than implement government policy and act in accordance with that overwhelming consensus, the Department of Planning is intent on forcing an overdevelopment on our community. We are unable to comprehend why this is happening. It is fundamentally unfair and unjust.

Minister Goward has the chance to do the right thing at Bronte. She can dismiss the developer's request to change the rules and that is what she should do. The Bronte RSL sub-branch should reciprocate the community's respect for the national RSL organisation by submitting a complying DA.

3D model of Bronte RSL DA 72/2013. Prepared by Waverley Council

Proposed building



The proposed building has been described by the Waverley Council planners as being of "excessive bulk" and "is simply too big..". Now it's back and could be built if the WLB planning proposal is approved by the state govt.

Three planning processes - Bronte RSL Site

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 & allowing only the Bronte RSL Club on the site	Approved by Council 16 July 2013. State Government is delaying signing it into law	Will be pushed aside and ignored if developer's planning proposal approved
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	Unanimously refused consent by state planning panel (JRPP) on 25 July 2013	Appeal time has lapsed. This DA may be resubmitted if the developer's planning proposal is approved
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 2013	Developer appeal successful in Feb 2014 Dept of Planning overturned Council's 16 July 2013 decision & ignored the community	The WLB-RSL DA could be approved and built if developer's planning proposal is approved by Minister Goward & the Dept of Planning

This table prepared by Save Bronte

WHO IS SAVE BRONTE?

Save Bronte is a group of local residents from all over the suburb. We are apolitical. There is a committee who meet weekly to plan our campaign 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

Documents show Department's true colours

Recently the NSW Labor party, supported by Waverley Councillors Masselos and Strewe, successfully moved to have Department of Planning documents related to the RSL development made public. The documents showed the Department's bias against our community. They contained false and misleading statements and omitted key information. The entire strategic planning process run by Waverley Council over the last 2 years is glossed over and ignored. We agree with Mayor Sally Betts who recently stated that the Dept's behaviour has been "unacceptable".

Residents for Waverley Cemetery

There is currently a lot of talk about future developments in Waverley Cemetery including a proposal to put a function centre along the cliff at the bottom of the cemetery. No decisions have been made yet so now is the time to get involved if you have an interest in the future of the cemetery. Please contact

residentsforwaverleycemetery@yahoo.com.au

and like their Facebook page [Residents for Waverley Cemetery](#)

WHAT IS A PLANNING PROPOSAL?

A planning proposal is a document that sets out a proposed change to the planning controls at a particular site or area. It explains the intent of, and the purported need for, the requested changes. If rejected by the local council, developers can pay a fee to the Dept of Planning and ask it to overturn that decision. This is what happened at the Bronte RSL site.

I'm so confused!

Are you confused by all the terms involved with the Bronte RSL redevelopment? You are not alone. One of the most confusing things is the distinction between the RSL sub-branch and the RSL Club. We hope the following helps you understand the difference.

Bronte RSL sub-branch - This is the Bronte branch of the NSW RSL. It is one of 376 such sub-branches throughout NSW. Only serving and ex-service people can join an RSL sub-branch. The Bronte RSL sub-branch owns the RSL site indirectly through three people who hold the land in trust for it. The sub-branch controls what happens on the RSL site.

Bronte RSL Club Ltd - this is the registered company that used to run the RSL club in the Bronte RSL building. Anyone could join this club. The club does not own the Bronte RSL site and has no control over what happens on the site. After the club closed the company still remained registered. Recently it held a vote to wind up the company but the sub-branch ensured this didn't happen. There is now a dispute about who runs the company.

What you can do now!

We need your help to be successful in our campaign for appropriate re-development at the RSL site. Working together we are sure that we can win this struggle for a better future for our neighbourhood and community.

1. Use Social Media

It is very important that we have a strong presence on social media. We know that the Department of Planning is watching us on Facebook and Twitter. Politicians take note of our posts. So we need more supporters to 'like' and 'follow' us. Please do it today and invite your family & friends to do the same.

- 'Like' [Save Bronte](#) on Facebook
- Share our Facebook posts
- Comment on our Facebook posts
- Post messages opposing the redevelopment on your wall and your friends' Facebook wall
- 'Follow' [@savebronte](#) and join the #BronteRSL conversation on twitter

2. 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

3. Get ready to object (again!)

If the WLB planning proposal reaches the next stage, the community will again be asked to give feedback to the Department of Planning. We will need all our supporters to write voicing our strong objection to the developer's request to change the planning rules. Remember, such changes would allow a large development with traffic impacting on our neighbourhood including our school, the Clovelly Public School. We will provide information on our website and Facebook page to assist the community in this task when the time comes.



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