

FORESTVILLE

– RSL CLUB –

Forestville RSL Club December Information Sessions

The Forestville RSL Club Redevelopment Team held an additional two Information Sessions on Tuesday 2nd and Saturday 6th December in the lead up to the Special General Meeting scheduled for 11 December 2025. Members who attended were provided with an opportunity to ask members of the redevelopment team questions, which we have shared below for the information of our members.

QUESTIONS RECEIVED AT THE REDEVELOPMENT INFORMATION SESSIONS

When was the DA approved?

The Club received DA approval from the Sydney North Planning Panel and Northern Beaches Council in August 2025.

Will there be anything else to vote for?

There will be two resolutions proposed. The First Ordinary Resolution asks members to declare that the Club's land at 20–22 Melwood Avenue is not core property. In simple terms, this step gives the Board the flexibility it needs to deliver the redevelopment that has been openly discussed with members over several years — a new purpose-built clubhouse and a 52-unit independent living village, all delivered in two carefully planned stages.

Do you have to be present to vote?

In accordance with the Club's Constitution, only members in attendance at the Special General Meeting at the Forestville RSL Club will be eligible to vote on this significant proposal.

What is the majority?

A simple majority – 50% +1 eg. Say 80 votes requires 41 to be passed, 90 votes requires 46 etc.

How will the commercial leasing work?

The 52 Independent Living Units (ILU's) will be leased under the Retirement Village Act for a period longer than 10 years. That lease effectively allows the ILU occupier to live in the unit until they decide move on. The final financial model is yet to be confirmed but is most likely to align with current industry practice for new RV developments. That is, a buy-in price, on-going monthly fees, Deferred management fee and Capital Gain treatment.

How is the capital gain split?

The different elements of the retirement village financial model are to be confirmed but are likely to align to the current industry approach for new developments.

Will the courtesy bus be back?

The current Courtesy Bus is fast approaching its end-of-life and probably not big enough for use by the Retirement Village (RV) residents. There will certainly be other transport options

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available to RV residents. Also, we have committed to reconsidering the reintroduction of the club, courtesy bus on certain nights of the week.

When is the approximate starting and finishing time for the units? Wanting to purchase.

This is yet to be determined, however parties (currently 150+) who have expressed interest in Garraway our retirement community will be kept regularly updated on this as it becomes clearer.

How big will the new Club be in comparison to the current Club?

The new club facilities are smaller than the existing club facilities, however there is a lot of rarely used space in the existing Club on the upper floor. The proposed Club floor area is very similar to the existing Club ground floor area and will be much more efficient and member friendly.

How will local traffic be impacted with the development and managed?

As with all projects there will be site related traffic effects.

Per approved DA condition 17 - A construction traffic management plan is required to be prepared and submitted to council for approval which will describe the impacts and the measures. Details of this will be available at that time.

Will there be single sex or unisex bathrooms in the club?

There will be single sex toilets and a Parent's room in the final club design.

In the retirement village do you get your money back the same as an age care facility RAD?

Retirement villages have exit fees so you're likely to get back approximately 70% of your purchase price depending on how long you have lived in the village.