

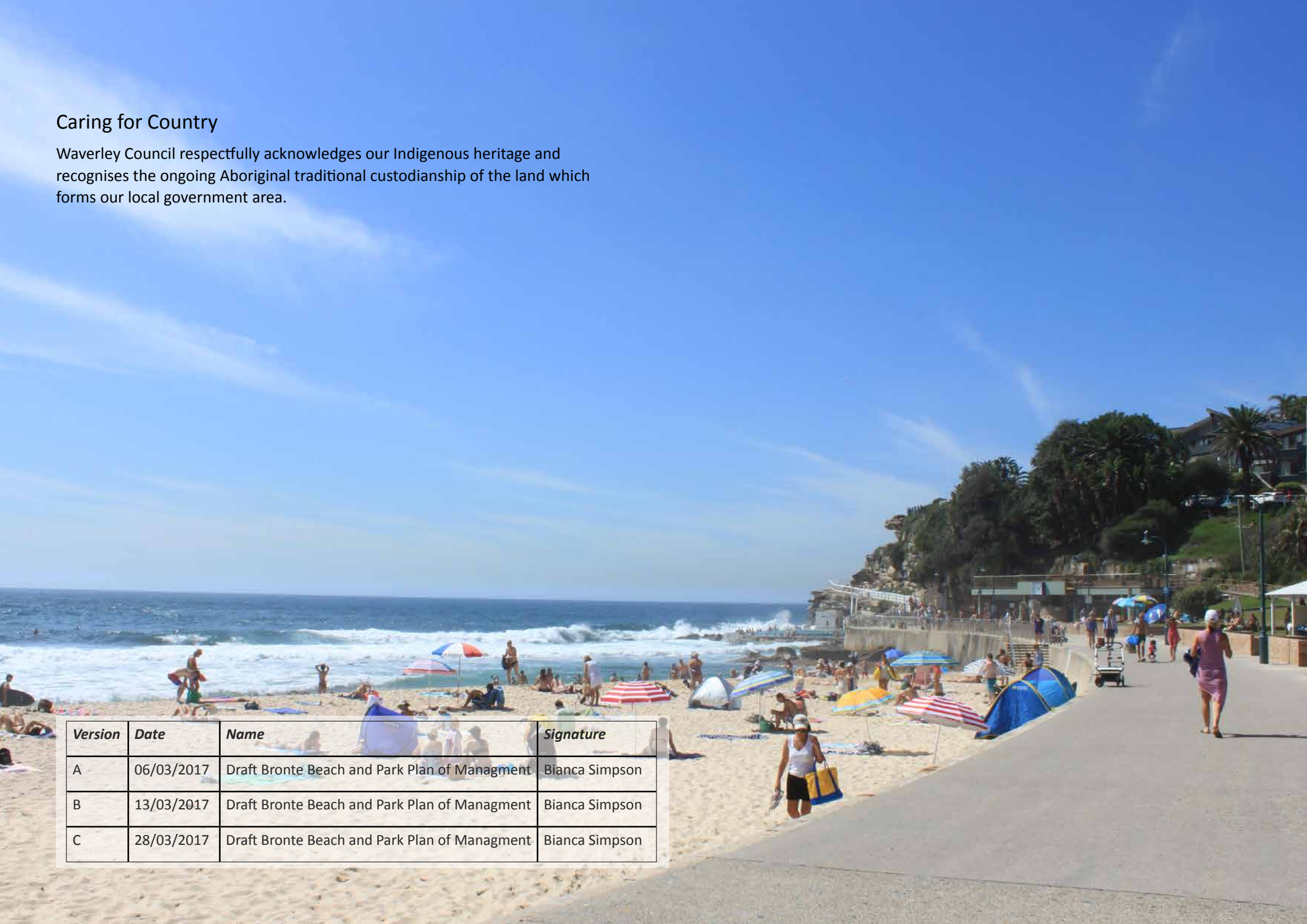
# Draft Bronte Park and Beach Plan of Management 2017





## Caring for Country

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.



<i>Version</i>	<i>Date</i>	<i>Name</i>	<i>Signature</i>
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# Introduction and Purpose

1

# 1 Introduction and Purpose

## What is a Plan of Management and Master Plan?

A plan of management is a document providing a strategic framework to guide the sustainable use, improvement, maintenance and management of public land. The plan provides strategic directions and key actions to achieve what is envisioned for the land. These directions and actions are largely formed through research and consultation with the community to identify future use of the site and management of the varied and changing needs of the users of the reserve. The plan seeks to balance the interests of all users of the park and beachfront, including the local community, businesses and visitors. Plans of management also serve to consolidate information about a reserve and its users.

In conjunction with the Plan of Management, a comprehensive long-term plan illustrating the design direction for the site (Master Plan) has been developed. Together the Plan of Management and Master Plan create a vision and provide strategic and operational direction for the design and management of the Park over the coming decade.

## Why is one needed for the Park and Beach?

Bronte Park and Beach is a valuable recreational and landscape resource to the people of the Bronte area and of the wider Eastern Suburbs and Metropolitan Regions. A Plan of Management for Bronte Park and Beach has been prepared to facilitate and regulate the recreational use and maintain the landscape amenity of the Park and Beach.

The current plan of management is over ten years old, many of the projects and actions identified by this plan have been; completed, investigated and no longer relevant, are underway or are ongoing maintenance and management

items. Projects identified in the plan which were not actioned need to be reviewed and reprioritized.

The existing Plan of Management does not include a Master Plan. A Master Plan provides an overall design direction and layout for a place. The absence of a Master Plan can result in ad-hoc planning and development. As many of Bronte's building assets are due for, or in the process of being renewed, the development of a Master Plan will be critical in guiding these works. Bronte's new Plan of Management will include a Master Plan to ensure a clear design direction which reflects Bronte's shared values and vision.

Furthermore the current plan is based on dated visitor information, we need to see how people currently use the park and beach to make sure we are providing the right facilities the community today, and into the future.

## Purpose of this Plan

This Plan of Management aims to ensure the values of Bronte Park are retained, particularly in respect to its environmental, scenic, recreational, heritage, cultural and social values.

Bronte Park and Beach is much loved and used, large numbers of residents and visitors use the park and beach for recreational experiences. The high level of demand has a considerable impact on the infrastructure and resources of the Park and its surrounding environment. This Plan of Management aims to set out a way to appropriately manage the site and improve recreational facilities to meet current and future demands over the next ten years.

## The Plan's Scope and Process

The Plan of Management has been completed in line with the requirements of the Crown Reserves Act 1989. This Plan has been developed in partnership with key stakeholders and the community and is based on evidence based research and background studies.

A broad range of consultation activities were programmed over two key stages, gaining stakeholder and community feedback to assist in setting the direction, vision and values identified by this plan.

The methodology for developing the Plan of Management is set out below:

**Research and Background Studies:** The first stage focused on information gathering, including mapping and research to understand current issues and opportunities for the site. Specialist studies such as feature and topographic survey, and accessibility audit was undertaken.

**Consultation Stage One:** To clarify the vision, values and design direction for Bronte over the next decade, it is essential to understand the values and use of Bronte and its recreational facilities through locals and visitors. To inform this process, a user survey and consultation was undertaken with Council, stakeholders and the community.

**Draft Plan of Management:** From this basis, the Plan of Management and Master Plan were drafted. The draft plan outlines what future works will take place, their priority, and key actions for delivery.

**Consultation Stage Two:** On approval from Council, the draft Plan of Management was released for a second round of consultation, formally notified as a Public Exhibition.

**Final Plan of Management:** Following exhibition, the Plan of Management will be updated and can be adopted by Council. Crown Lands do not intend to formally adopt the Plan of Management.





Figure 1.1 Study Area







Site Context

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## 2 Site Context

### The Study Area and Surrounds

Bronte Park and Beach comprises Reserved Crown land, managed under the Crown Lands Act, and Council-owned community land, managed under the Local Government Act. The bus terminus, once part of the park, was appropriated for transport purposes in 1910 and 1961 and is managed by Sydney Buses.

Bronte Park and Beach is a major Sydney attraction, featuring headlands, foreshores, baths, parkland and bush. It is highly regarded for its natural and cultural values, and a broad range of recreational opportunities for families, groups and individuals, of all ages. The park, and some of the attractions like the baths, bogey hole and miniature train, have iconic status. Refer to Figure 1.1 for the study area.

Bronte Park is a focal point of the local residential area. Its welcoming green space is overlooked by many local homes, and contributes substantially to the beauty, character, and charm of the local area. Additionally, the park is a community gathering space contributing to the recreational needs and improving the quality of life of local residents.

### Regional and Local Context

Waverley Local Government Area (LGA) offers many attractions to locals and tourists, including the internationally recognised beaches of Bondi, Tamarama and Bronte. Waverley also offers the Bondi to Bronte Coast Walk, an interconnecting walkway with views that attract joggers and walkers daily. Centennial Parklands is next to Waverley and is one of the most visited urban parks in Sydney.

Bronte Park and Beach is located within the inner-eastern suburbs of Sydney, about 8 kilometres by road from the Sydney Central Business District, and is well connected via public transport, particularly the Eastern Suburbs Rail Line. Refer to Figure 2.1 for regional context.

Waverley Local Government Area falls within the Central District of the *Greater Sydney Commission's District Plan*. The Central District which includes City of Sydney, west to Rhodes and Burwood, south to Sans Souci and the eastern and south eastern suburbs and has a population of 1,013,200 people. Residents of the area are attracted to the lifestyle and natural features, including some of Sydney's prime coast line and public parklands. Bondi Junction is a district centre within the Central District accommodating retail, employment and local services for the community and a transit interchange.<sup>1</sup>

Waverley LGA has an existing population of 71,769 and density at 73.96 persons per hectare, which is higher than the Greater Sydney population density of 3.54 persons per hectare.<sup>2</sup> The resident population of Bronte suburb in 2011 was 6,827 residing in 3,040 dwellings, with an average 2.5 people per household.<sup>3</sup>

The age structure of the Waverley LGA provides key insights into the level of demand for age based services and facilities. Compared to Greater Sydney's average, significant differences exist in the proportion of 25 to 49 year olds. The 'young workforce' made up nearly a quarter (24.2%) compared to Greater Sydney's 15.4% has increased by another 800 people since 2006. Waverley also has slightly lower proportions of 5-17 year olds, older workers and retirees but a larger percentage of aged residents over 85.<sup>4</sup> The median age of Bronte is 37, higher than Waverley Local Government Areas of 35 years.

Waverley's population born overseas is higher than Greater Sydney's average. 23,770 residents or 37% of the total

population were born overseas (compared to Sydney's 34%). More than a quarter (28%) of our overseas born residents have arrived here in the last 5 years. About 5,000 of Waverley residents or 8% of the total population were born in the UK (Waverley's largest birthplace group), followed by South Africa (4%), New Zealand (3%), Ireland (2%) and the USA (1%). Waverley is home to people from all over the world, with many small language / birthplace groups.<sup>5</sup>

While 70% of Waverley's population speak English only, 12,000 residents or 19% speak a language other than English at home. Russian remained the largest language group in 2011 but there has been an increase in Spanish, French, Portuguese, and Hebrew language speakers since 2006.

Waverley's community is highly educated. 26,420 people in the Waverley LGA have a tertiary qualification, an increase of 4,600 people between 2006 and 2011. This represents 40% of the total population compared to 24% for Greater Sydney overall. A further 10% have a diploma or advanced diploma as their highest qualification.<sup>6</sup>

Households in Waverley earn a high income (35%) by comparison with the average households of Greater Sydney. Correspondingly, Waverley has a lower than average percentage of low income households, however these households still account for 14% of households within Waverley.<sup>7</sup>

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5    *ibid*

6    *ibid*

7    *ibid*

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1    Greater Sydney Commission, 2016, Draft Central District Plan, p 36

2    Australian Bureau of Statistics, 2006 and 2011 Census Bondi Beach, updated 31 July 2013, viewed July 2013, <http://www.abs.gov.au/websitedbs/D3310114.nsf/home/home?opendocument#from-banner=GT>

3    Australian Bureau of Statistics, 2011 Census QuickStats, updated 9 September 2016, viewed 15 November 2016, [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2011/quickstat/SSC10350?opendocument&navpos=220](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/SSC10350?opendocument&navpos=220)

4    *ibid*



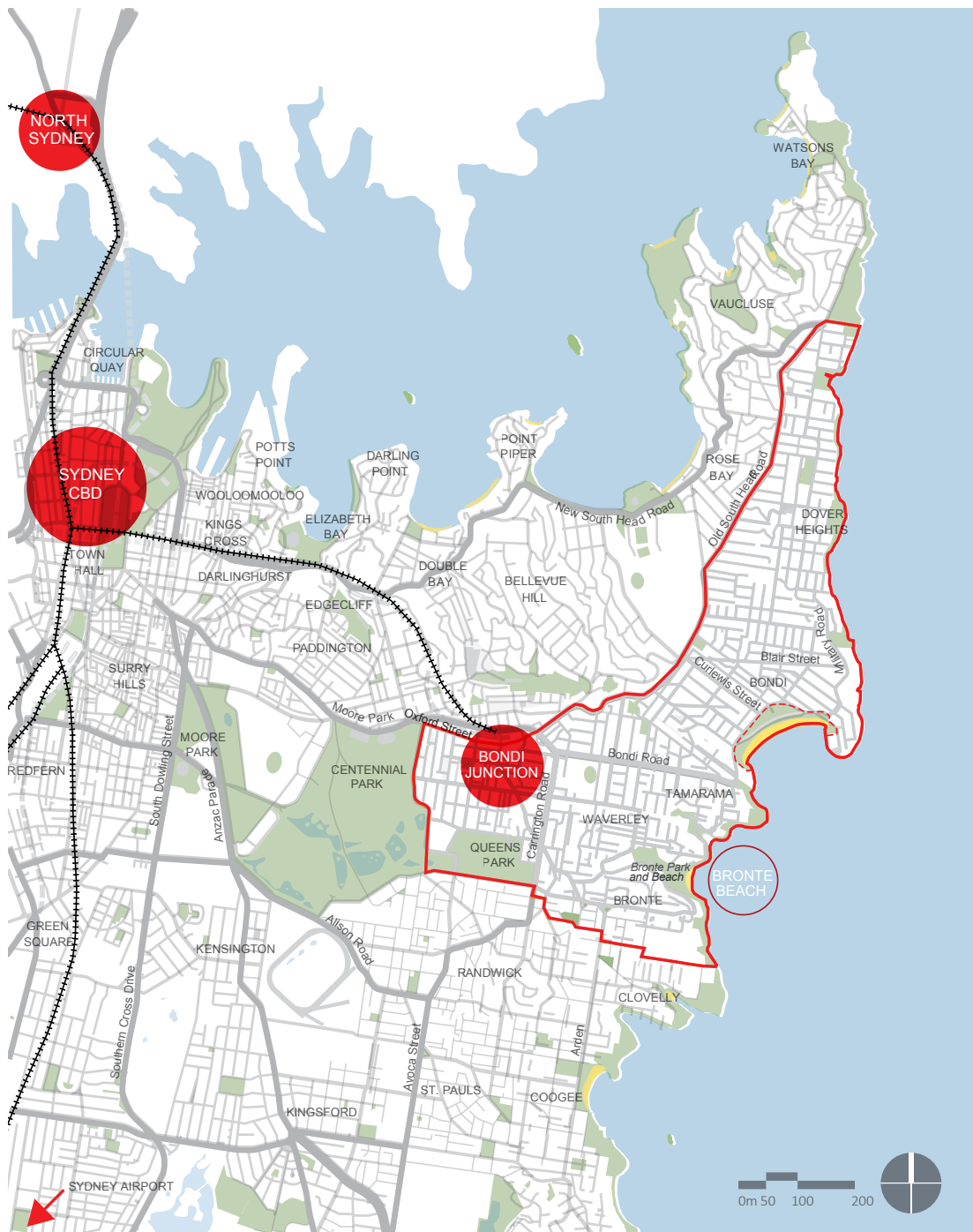


Figure 2.1 Regional Context



## Future Population

With an annual growth rate of between 1.3% and 1.4%, the population is projected to increase by approximately 13,000 to 83,570 by 2026. Waverley's birth rate is predicted to peak between 2020 and 2022 with 1200 to 1300 births expected to occur each year. The natural increase (births minus deaths) is around 800-900 per year.

The proportion of under 15 year olds is set to rise to 18% from 16% in 2013, while the proportion of older people aged 65 and over is predicted to increase from 12%-13%. The proportion of people over 85 is predicted to decrease each year by 1%-2%.

By 2026, Waverley's working age population is expected to have increase from 51,000 in 2013 to 57, 570.<sup>8</sup>

A greater future demand on Waverley's recreation and park resources can be deduced from the projected local population growth. The working population of Waverley is also growing; this age group will seek active and passive recreation opportunities, particularly on weekends. It can be expected Bronte Park and Beach will continue to be heavily used for recreation and exercise.

Accessible facilities and walkways around the Park and Beach remain an important planning consideration for Council, particularly with a growing family demographic. While the population is not aging as rapidly as had been predicted, Waverley's proportion of older people is substantial and requires careful consideration in the upgrade of the Park.

Furthermore an increase in population density in the Central District, as identified by the *Greater Sydney Commission's District Plan*, indicates that Sydney's parks and recreation spaces will be under greater pressure from a growing population. As a regional parkland Bronte Park and Beach can expect an increase of visitors.

<sup>8</sup> Resource for Ageing Population Planning, Local Government NSW 2012

## Users of the Park

Waverley Council's estimate for beach visitation is 500,000 per annum with 10,000 visitors estimated on the busiest days.<sup>9</sup> Pedestrian counters in the Bronte Calga cutting capture pedestrian volumes of the Coast Walk Bronte Section, which continues to the Bronte beach promenade through the park. Annual data collected during 2015 to 2016 indicates 931,952 pedestrians used this route. The daily average counted 2,757 users, the busiest time of the week being the weekend. Sunday contributing 24.2% of users and 21.4% on Saturdays. Most pedestrians use the walk during the middle of the day. Anzac Day was the busiest day within the data collection period.<sup>10</sup>

The Bronte Surf Lifesaving Club and the Swimming Clubs are local institutions of the park and organises regular club activities. The Surf Club currently has 1,800 members with over 800 nippers and junior surf lifesaving members.<sup>11</sup> Notably the Surf clubhouse is open and widely used on Sunday mornings to provide amenity to the nippers and their parents. The club stores lifesaving equipment, including rescue boards, patrol equipment, and first aid equipment, within the clubhouse.

In preparation of this Plan of Management the *Bronte Park User Survey 2016* was conducted to investigate pedestrian and stakeholder behaviour at Bronte Park and Beach. The survey was undertaken during July and August 2016 and involved different mechanisms including intercept surveys, online survey, site observations, and consultation events with park users and stakeholders.

Key findings from the *Bronte Park User Survey 2016* regarding visitation are detailed below:

- The type of people who visit are notably varied in their age and gender.

<sup>9</sup> Bronte Lifeguards Visitor Information

<sup>10</sup> Eco Counter, 5, March 2016, Eco Counter Report.

<sup>11</sup> Bronte Surf Life Saving Club, Letter dated 29 September 2016, Basil Scaffidi, President.

- The surveys suggest a high proportion of visitors are locals. Suggested by the higher number of respondents walking to the study area, 56% of intercept respondents and 74% of online survey respondents. Face-to-face conversations conducted during the intercept surveys also indicate high levels of people who are either local (from Bronte) or from the Eastern suburbs.
- A wide range of visitors, comprised of young and older families, singles and couples.
- Results indicate high levels of people visiting the park and beach area alone. However, it was observed that while many people do visit alone, most are in groups of two, walking or exercising together.
- Small groups of five adults or less are common.
- The most popular length of stay is one to two hours.
- A high proportion of carers with prams.
- Notable numbers of dog walkers.
- Limited numbers of cyclists.
- Limited numbers of those who use a mobility aids such as wheelchairs, walking frames, electric scooters.
- Generally, an even proportion of park and beach users will visit cafes along Bronte Road. 40% of intercepted respondents, and 50% of online survey respondents said they planned to visit one of the cafes.



Figure 2.2 Local Context





**SURFERS CODE**  
RESPECT EVERYONE

**RIGHT OF WAY**

**DO NOT**

**PADDLING OUT**

**REMEMBER TO COMMUNICATE**

**ALWAYS**

**DANGER**



Planning Context

3

## 3. Planning Context

### Ownership and Management

Bronte Park comprises both land owned by Council and Crown reserve. Respectively this Plan of Management has been prepared in accordance with the *Crown Lands Act 1989* (CLA), the *Crown Lands Regulation 2006*, and the *Local Government Act 1993*. Refer to Figure 3.1 for land ownership.

All Crown Land is cared for by Bronte Park Reserve Trust and is managed by Waverley Council.

### Leasing and Licencing on Crown Reserves

There are a number of existing licenses and leases on Bronte Park Crown Reserve for the Kiosk, Surf Club, and Bronte Beach Community Centre. These leases and licences are consistent or ancillary to the purpose of the reserve being for public recreation.

The *Crown Lands Management Bill 2016* passed through the NSW Parliament on 9 November 2016. Once introduced into law, will amend the current approvals process for leases and licenses on crown reserves. All future leasing and licensing will be managed in accordance with legislation active at the time of submission.

The *Crown Lands Policy for Food and Beverage Outlets on Crown Reserves 2004*, outlines additional requirements which are relevant to the Surf Club and Kiosk.

The *Crown Lands Act 1989* also allows a reserve trust to grant a lease or licence to enable a filming project, whether or not this use is consistent with an adopted plan of management, or the purpose of the reserve.

The proceeds from any leases or licenses on crown reserves are received into Councils general fund and are directed back into the maintenance and upkeep of the park through the expenditure of operational budgets linked to the delivery of Council's annual Operational Plan.

### Heritage Significance

Bronte Park is within a locally significant Landscape Conservation Area, as identified in the *Waverley Local Environmental Plan 2012* (LEP). Additionally the LEP classifies Bronte Ocean Pool (I280) as a heritage item.

Bronte House and grounds are also within the Bronte Beach and Park Landscape Conservation Area. Bronte House and grounds, identified as items I508 and I278 in the LEP, have State level significance. A Conservation Management Plan (CMP) prepared for Bronte House by Clive Lucas, Stapleton and Partners dated October 2014, states that:

"For clarity and planning purposes the extent of the setting of the place should be clearly defined. In this case, the setting should be the area within which all new development should be controlled in consideration of the significance of the place and should encompass those parts of the former Bronte Park, Bronte Beach and the section of Bronte Road from the junction of Murray Street (to the west) through to the junction of Pacific Street (to the southeast)."

Therefore, any works within the parklands should refer to the CMP for Bronte House.

The Bronte Beach and Park Landscape Conservation Area and Bronte House and grounds are not listed on the Register of the National Estate and therefore are not affected by the provisions of the *Environmental Protection and Biodiversity Conservation Act 1999*. However, the provisions of the *NSW Heritage Act 1979* are applicable in relation to Bronte House and grounds, the significance of which has implications for the Bronte Beach and Park Landscape Conservation Area. As such, this document should be guided by the *NSW Heritage Act 1979* and the provisions contained in *Waverley Local Environmental Plan 2012*, in particular Clause 5.10 Heritage conservation and the provisions contained in Part B of *Waverley Development Control Plan 2012*.

### State Planning Context

The principle planning legislation in New South Wales is the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) that governs planning and development assessment. The Act requires a determining authority to have written consent from the legal owner of any affected land before granting consent for development. Development on Crown Land in Bronte Park would require Crown Land approval for any Development Application.

The *NSW Environmental Planning and Assessment Act 1979*, regulations, state planning policies and the *Waverley Local Environmental Plan 2012* apply to all development in Bronte Park. This legislation defines the process that any development in the park must follow.

When managing Bronte Park, Council must comply with all relevant laws that apply to the use of the community land. These include:

- *State Environmental Planning Policy (Infrastructure) 2007*; provides for development permitted without consent and exempt development on State land.
- *State Environmental Planning Policy (Exempt and Complying Development Codes 2008)*; provides for development permitted without consent and exempt development of State Land. Exempt development includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecue and signs.
- *State Environment Planning Policy No71 - Coastal Protection (SEPP71)*; protects the NSW coastal zone, by establishing model provisions and objectives for local environmental plans. It seeks to ensure a consistent approach to development assessment within the coastal zone.<sup>12</sup> Bronte Park and Beach falls within a coastal zone protected under the Coastal Protection Act 1979. As such, SEPP71 applied to works within this area and would need to be considered by any consenting authority in an

12 Nicole Gurrin, 2007, Australian Urban Land Use Planning, Sydney University Press





Figure 3.1 Land ownership

application made under the EP&A Act. The aim of SEPP 71 which are relevant to this plan are listed below:

- Protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast;
- Protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore;
- Ensure the new opportunities for public access to and along coastal foreshore are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore;
- Ensure the visual amenity of the coast is protected;
- Protect and preserve beach environments and beach amenity;
- Protect and preserve native coastal vegetation;
- Protect and preserve rock platforms;
- Manage the coastal zone in accordance with the principles of ecologically sustainable development; and
- Ensure the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area.
- *State Environmental Planning Policy 19 – Bushland in Urban Areas*; Bronte Park contains bushland covered by this Policy. In this Policy, ‘bushland’ means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation. The plan of management should not be inconsistent with the aims of this Policy.
- *The Disability Discrimination Act (DDA) 1992*; applies to existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building to include outdoor spaces in Bronte Park. This Act recognises the importance of providing equality, dignity and

independence to people with a range of abilities. This Act means it is unlawful to discriminate against people with a disability in the provision of access to premises.

- *Local Government Act 1993*; requires plans of management to be prepared for public land and reserves under the responsibility of local councils. Requires that Council owned community land be ‘categorised’ according to the function desired by the community. Councils must manage this land in accordance with the ‘core objectives’ specified in the Act. The previous Plan of Management provided three categories for Bronte Park including ‘Natural area bushland’, ‘Area of cultural significance’, and ‘Park’.
- *Crown Lands Act 1989*; requires plans of management to be prepared for all public reserves. As well as needing to consider relevant plans of management when undertaking a strategic land use planning process for a locality, these plans of management may be considered when assessing development or activities under the *Environmental Planning and Assessment Act* in relation to certain activities on or near Crown Lands.<sup>13</sup> The *Crown Lands Act* applies to all Crown Land in the study area (refer to figure 3.1 illustrating land ownership of Bronte Park and Beach). The objects and principles of Crown land management are listed in Sections 10 and 11 of the Act and require that:
  - Environmental protection principles be observed in relation to the management and administration of Crown land;
  - The natural resources of Crown Land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
  - Public use and enjoyment of appropriate Crown Land be encouraged;
  - Where appropriate, multiple use of Crown Land be encouraged;
  - Where appropriate, Crown Land should be used

and managed in such a way that both the land and its resources are sustained in perpetuity; and

- Crown Land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.
- *NSW Coastal Protection Act 1979 No 13*; this act provides for the protection of the coastal environment. The objectives of the act is to:
  - Protect, enhance, maintain and restore the environment of the coastal region;
  - Encourage, promote and secure the orderly and balanced utilisation and conservation of the coastal region...having regard to the principles of ecologically sustainable development;
  - Promote public pedestrian access to the coastal region; and
  - Promote beach amenity.
- *The Companion Animals Act 1998*; requires environmental initiatives by Councils to promote responsible animal ownership. The park and gully is heavily used by dog walkers.

13 Nicole Gurran, 2007, Australian Urban Land Use Planning, Sydney University Press



## Regional and Local Planning Context

### Regional and Metropolitan Planning

The following regional and metropolitan plans are relevant to this Plan of Management.

*The Sydney Regional Coastal Management Strategy 1998* aims to ensure that; ecological integrity is maintained and when available, coastal zone resources are fairly and equitably used by the public and commercial interests alike, so that the long-term benefits derived by the community can be optimised. The Strategy also aims to maintain adequate and appropriate access to the coast, so that it is possible to enjoy a range of recreational opportunities.

The NSW Department of Planning and Environment sets out metropolitan plans which inform *Waverley's Local Environmental Plan* and Councils policy position by providing direction on matters including housing, jobs, affordable housing and open space. Relevant metropolitan plans include:

- *A Plan for Growing Sydney*; sets a path to ensure Sydneysiders have greater access to the things they value such as outdoor spaces. Some relevant directions in the plan include:
  - Direction 3.2: Create a network of interlinked, multipurpose open and green spaces across Sydney
  - Direction 3.3: Create healthy built environments
- *Draft Central District Plan*; provides the “district-level planning that connects local planning with the longer-term metropolitan planning for Greater Sydney”. Some key actions and outcomes include:
  - L15: Support planning for shared spaces (Action), Increase in the provision of community facilities, including open space (Outcome)

### Local Planning Context

*The Waverley Local Environmental Plan (2012)*; Bronte Park and part of the Beach are zoned RE1 Public Recreation, a section of the beach is Zoned E2 Environmental Conservation Zone, Landscape Conservation Area / Heritage Items. The Local Environmental Plan makes provision for development of land within the coastal zone for the purpose of implementing the principles in the NSW Coastal Policy. The LEP outlines conditions of development consent within the coastal zone such as; providing and maintaining public access along the foreshore, suitability of the development in relation with the surrounding area and the natural scenic quality (including the location and bulk, scale, size), impact on the amenity including overshadowing and view loss, visual amenity and scenic qualities of the coast, biodiversity and ecosystems.

*Waverley Development Control Plan 2012*; Bronte has recognised habitat, habitat corridor and habitat buffer (see Figure 4.4). The park includes areas identified as Coastal Inundation Risk Lots which require a Coastal Risk assessment and / or Geotechnical Risk Assessment to be submitted with a Development Application.

*Waverley Together 3: Community Strategic Plan 2013 – 2025*; is Council's overarching strategic plan. This guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. Several directions within this plan apply to Bronte Park and Beach.

Other Council Policies and Guidelines of relevance to Bronte Park and Beach are outlined below:

- The Access and Mobility Policy 2011-2015;
- Waverley Coastal Risk Management Policy 2012;
- Bronte Gully Ecological Restoration Framework Action Plan 2015 - 2045;
- Bike Plan 2001;
- Waverley Council Recreation Needs Study 2008; and
- Play Space Strategy 2014-2029.

The implication of these plans are detailed in the following section, Site Analysis.





# Site Analysis

4



## 4 Site Analysis

The following chapter brings together information gathered from site investigations and specialist reports. In an effort to coordinate information and ensure key aspects are adequately addressed, the chapters have been organised into key themes:

- Design and Setting;
- Getting to and Around the Park;
- Playing and Relaxing;
- Enhancing the Environment;
- Community, History and Culture; and
- Management and Maintenance.

### Design and Setting

This section provides an analysis of the sites visual and physical characteristics. Such characteristics are considered to be defined by the design of spaces and buildings, planting types and design, the types of materials used. People's experience of the place is also considered, consequently safety, community values, views and setting are also considered to characterise a site.

### The Setting

The suburb of Bronte is characterised by its coastal location and beach, the medium to high density suburb surrounds the urban beach and village centre. Bronte Village Centre located to the south of Bronte Road directly interfaces with the Park and consists of a strip of cafes and take-aways popular amongst park and beach goers. People love the openness of the park and beach, and the relaxing atmosphere. Refer to Figure 2.2 for local context.

The western portion of the park is flanked by the steep slopes of the gully area, heavily treed, with remnant planting (groups of Norfolk Island Pines and Morton Bay Figs) of the 'wild garden' of Bronte House. The gully transitions at its

eastern end to an open grassed space with a playground as the centrepiece.

East of the playground, the park is more open providing a popular picnic, sunbathing, and games setting with a beach backdrop. The central lawn is bounded by a series of public amenities. The surf club, kiosk and amenities building to the north. The Sea baths, and community centre to the south. And the picnic shelters and barbecue facilities to the west.

Natural elements also define the space. Groupings of Norfolk Island Pines, palms, figs and Eucalypts enclose the picnic area. Canary Island Palms define the parks edge, and the presence of the ocean can be felt throughout the space, through the smell of salt and sound of waves.

Extending to the north and south of the central area the headlands enclose the beach and form narrow corridors of public land overlooking the surf from elevations of up to 30 metres. North of the surf club, the shoulder of the northern headland forms a spectacular, if windswept, viewpoint across the beach and surf. Bordering Bronte Park at its southern end is the clifftop area of Bronte Cutting, excavated for the old tramway and now provides car parking for the Village Centre, Beach and Park.

### Landscape Character

Bronte's unique topography and size consists of a variety of areas with distinct landscape characters. The characters lend themselves to various recreational uses, and consideration of these characters in planning and design is essential in reducing conflicts between users.

The park divides readily into two parts; the protected western area focused internally onto the vegetated slopes and floor of the gully and the open eastern area exposed to the elements oriented towards the beach and ocean.

The two sections may be further divided into areas of specific function and enclosure. Figure 4.1 illustrates the landscape character areas of Bronte Park and Gully. These

areas are generally well defined by topography and site elements, such as planting and pathways. The areas suit various uses such as picnicking, relaxing, walking, dog walking, or informal ball games and exercising. The site has been defined by five landscape character areas, the Gully, Park, Beach and the two Headlands. These areas are further defined below:

#### *Bronte Gully*

A narrow, grassed valley floor, steep treed side slopes with a central stormwater channel with the waterfall at the gully head. The space is sheltered, quiet, shaded, and intimate. The playground area is found at the eastern end. The gully can be further broken down into the following subareas:

- Upper Gully, has the greatest amount of shade and shelter. The trees and waterfall are the main features, with less of a connection to the ocean.
- Lower Gully, has a broader valley floor and greater connection to picnic area and ocean. The children's play area is the main feature.
- Slopes are heavily vegetated by weeds and tree cover. With very limited access, however, demand for access is shown by desire lines in more cleared areas.

#### *Central Park*

The low-lying level area immediately behind the beach provides beach access. The park is well used by picnickers and people relaxing. Subareas of the central park include:

- Central Lawn. An open, sunny lawn area used for sunbathing, games and strolling. Has immediate access from main parking area and bus terminus, and to surf club and kiosk. Picnic shelters and children's train at south end.
- Main Picnic Area. Consists of eighteen picnic shelters extending across the lawn area with a choice of shaded or open locations. Groups of Norfolk Island Pines strongly feature and divide the area from the accessible car park.



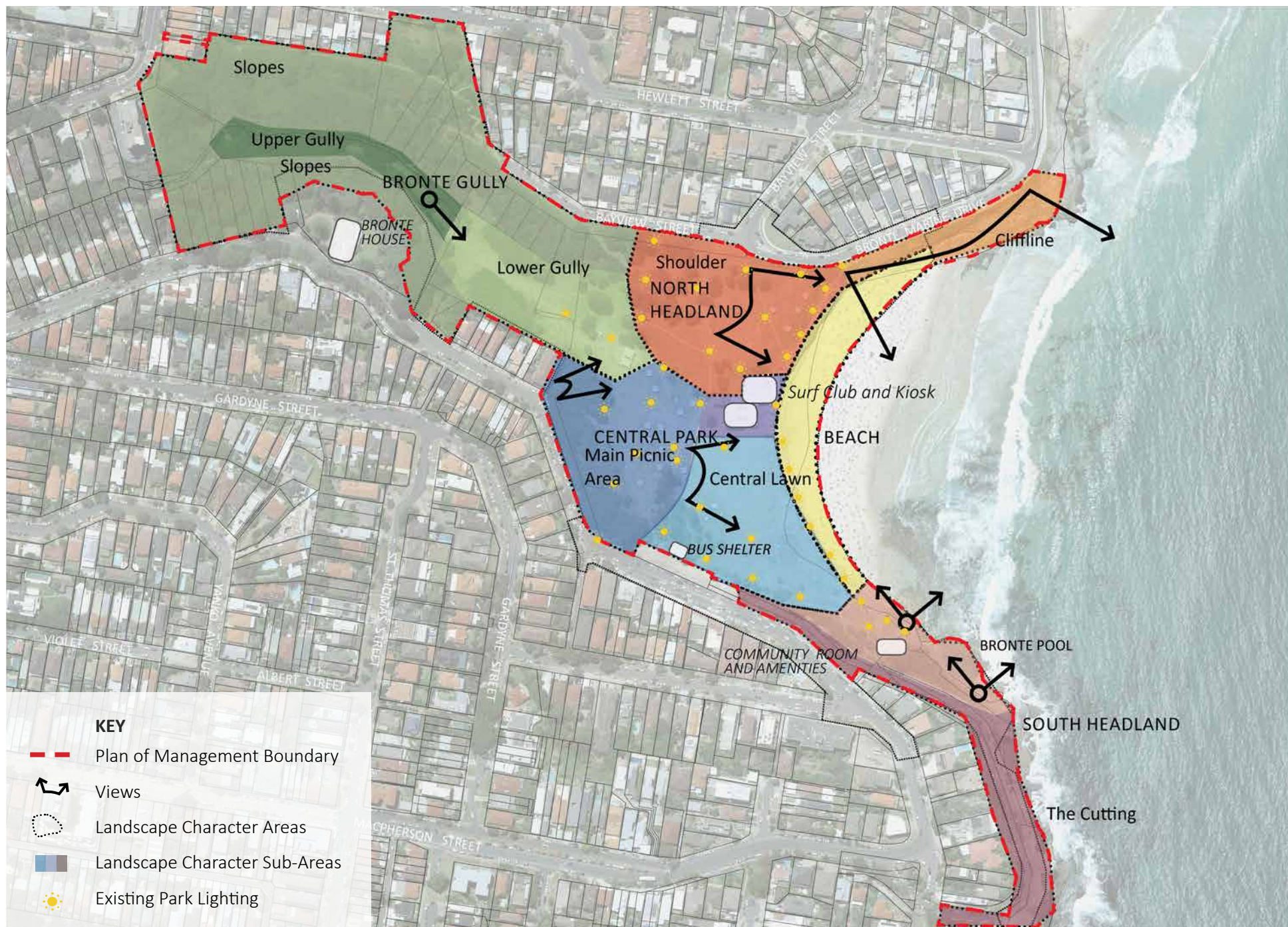


Figure 4.1 Design and Setting - existing conditions



- Surf Club and Kiosk. Hard edged space with courtyard and dominating brick building of the Surf Club, Kiosk and amenities building. Immediate access to beach and promenade and central land. Heavily used but not visually pleasing.

#### *Beach*

The focal point of park, a deeply embayed beach, gaining privacy and drama from the close spacing of its headlands. Protected from strong southerlies, with sheltered swimming in the natural 'Bogey Hole' at its southern end.

#### *North Headland*

High open area with spectacular views. Major access route to beach from north. This area is further broken down into the following subareas:

- Cliff line. Exposed narrow high access route containing coast walk. Highly exposed with spectacular views of ocean and dramatic rock formations. Remnant heath vegetation along the cliff.
- Shoulder. Open grassed hill, with spectacular views. Contains picnic shelters and settings and is traversed by paths providing access from residential areas. Bare of planting except at rear.

#### *South Headland*

High headland area with access at several levels. Encloses beach dramatically to south. Includes heavily used Community Centre and Pool, short walk around cliff line.

This area is further broken down into the following subareas:

- Community Centre and Pool. Built area at the base of the cliff, backed by dense vegetation. Heavily used facilities, for swimming, sunbathing, and meeting of community groups. Sunny, open, wind sheltered. Dramatic location beneath cliff and adjacent to surf. Main features; pool, community centre building and forecourt, cliff pathway and railings and dense planting behind. Major park entry.
- Cutting. Dominated by car parking and dramatic rock face. Access at two levels; clifftop along old tram

cutting with narrow strip of remnant heathland and spectacular views.

## **Views**

The topography of the site presents spectacular views of the beach, headlands and ocean. Views are revealed across the park to the beach and respective cliff lines upon arrival from Bronte Road or Bronte Marine Drive. And once in the space the many vantage points can be discovered from the floor of the lower gully and park area, with views out to the ocean across the beach. The views from these locations are framed by the cliff line and capture the activity of the park. Arriving from the gully affords glimpses of the beach and park before the entire view is revealed in the lower gully. There are some viewing locations provided where visitors are able to stop, sit, and absorb the view. Additionally, there is a viewing location from the end of the southern headland which provides spectacular 180 degree views of the park, beach, ocean, and the shoreline to Tamarama Beach and Mackenzies Point.

## **Park and Planting Design**

Within the Park are some remnants of the old colonial garden, overlain with Victorian additions. Portions of stone steps and terracing still remain from Bronte House's original garden design. These elements are historically important in association with Bronte House.

The small naturally formed cave below the house is likely to have been a focal point of the old garden. This cave once had an arbour style seat looking down to the creek, however this is no longer remaining and the supporting stone retaining wall has deteriorated.

It is likely that some existing trees in the Park today were part of the original Bronte House garden. Some of the significant trees planted at this time included the Morton Bay Figs, Norfolk Island Pines, Camphor Laurels, and Palms.

Planting in the open park is sparse and limited to open lawn.

Native vegetation forms majority of the planting selected for their capability to survive the front line coastal conditions.

## **Built Form**

The Surf Club building is a two storey brick and concrete structure located in the central area of the park. It was completed by Waverley Council in 1974, replacing a series of earlier buildings. This is the largest single structure within the park. The building accommodates surf club facilities, public toilets including accessible toilets, cold water showers, change rooms, a kiosk, room for park staff, and Life Guard facilities. A brick building with tiled roof adjacent to the Surf Club houses sewage pumping equipment operated by Sydney Water.

The Community Centre building is a single storey brick and concrete building located at the southern end of the promenade. The building sits below the sandstone headland and contains public toilets, change facilities, showers, and Clubroom with storage facilities. The flat roof area is an observation deck and sunbaking area which was dedicated to the public in 1985.

Picnic shelters have been a part of the fabric of the park since Councils 1914 – 16 program of works. The general location and style of the timber framed picnic shelters currently found on site date back to the 1940s. Three of the earlier dated shelters were replaced in 1994. In addition a series of five concrete roofed shelters located in the south eastern corner of the park, were replaced with the pitched sheet metal roofing following a damning report on the structural condition of the concrete roof slabs in 2011.

On the southern boundary of the park below the bus terminus is a bus shelter. It is an open weatherboard structure with tiled roof, previously built as a tram shelter.



## Urban Furnishing / Materials and Finishes

The Park features an assortment of urban furnishings including; seating, rubbish bins, bollards, dog waste bag dispensers, bubblers, barbecues, bicycle racks, and lighting. The circular concrete shelters in the south-east of the park were building in the 1970's

The primary paving material throughout the Park is concrete with various finishes. Sandstone flagging is used within Bronte Gully.

Fencing and balustrades typically use arris rail fencing and stainless steel balustrades.

## Lighting

There are two types of pole lighting within the study area; lighting to the park and the promenade. Ausgrid owns all the existing lights within the park and along the promenade. Currently the Cutting is not lit, these areas have been identified to be suitable for lighting. There is an identified gap in lighting provision within the amenities buildings and outdoor beach showers at the southern end of the promenade.

## Safety

Findings from the *Bronte Park User Survey 2016* suggest that most people felt safe in the park and on the beach.

## Community Values

During the *Bronte Park User Survey 2016* the following values were consistently identified when asked 'What do they like about the area?'

- The natural beauty;
- The strong sense of community;
- Undeveloped quality of the space;
- The variety of different characters and environments across the Gully, the Park, Bronte Baths and the Beach; and
- The heritage and connection to local history.<sup>14</sup>

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<sup>14</sup> Straight Talk, October 2016, Bronte Park User Survey Report

## Key Issues

- There are gaps in lighting provision. I.e. in bathrooms, the Cutting, and outdoor showers.
- Upgrade pathways and bear pit.
- Planting design within the park lacks structure and form.
- Buildings within the Park are dated, and design is not complementary to the Park setting.
- The style of furniture and fixtures is inconsistent throughout the site.
- Planting design is not coherent and lawn is worn with dead patches.
- There are many distinct areas of use, the in-between spaces could be better considered to provide some visual cues of changing use and behaviour.

## Getting to and Around the Park

This section looks at the various modes of transport to and from the park, entry and exit points, wayfinding and circulation in and around the park. Refer to Figure 4.2 for the location of paths, entries and routes of travel.

### Getting to the Park

The results of the *Bronte Park User Survey 2016* show that most people who visit the Park and Beach walk or otherwise travel by bus, car, motorbike, or bicycle.

Key pedestrian access points to the park include the main entrance to the south at Bronte Road, Bronte Cutting, and to the North, Bronte Marine Drive, Bayview Street and Hewlett Street. A number of entrances also exist in the west of the park through the gully which link to unpaved tracks.

Park entrances range from formal sign posted access ways to informal tracks. These include steps, step free access, kerb ramps, sloping concrete paths, informal dirt and grass tracks, shared vehicle and bike access ways. Entrances in the north predominantly consist of steps or are linked to steep pathways which are not deemed compliant with Australian Standards. Entrances in the south provide more accessible options.

There are some car share pods in the Bronte area, as an alternative to travelling by bus, private vehicle, or walking. The Randwick Waverley Community Transport (RWCT) also provides transport services for the frail, aged, people with disabilities and the transport disadvantaged. Presently RWCT owns and operates seven vehicles and provides around 25,000 trips per year.

### Walking

The Coastal Walk continues through Bronte on the promenade. Connecting to the north via the Bronte Marine Drive footpath, and to the south by a path leading to the cutting. The Cutting is a designated 10km/hr zone and includes a section without footpaths where coastal walkers share the carriageway with traffic.

Green Links was initiated by Waverley Council to promote walking in the area. There is a Green Link connection from Queens Park to Bronte Beach.

### Public Transport

Waverley is serviced by a comprehensive and popular public transport system with regular trains to Bondi Junction and numerous bus routes connecting the site to the City, Bondi Junction, Dover Heights, and Bronte. Bondi Junction is on the Eastern Suburbs and Illawarra train line operated by CityRail. Frequent suburban train services operate to and from Bondi Junction Bus and Rail Interchange.

Sydney Buses currently run 3 regular bus services from Bondi Junction to Bronte. Route 378/440 from the Bus Terminus on Bronte Road, route 364 from Bronte Marine Drive and Hewlett Street, and route 360/361 service from Murray and Alfred Streets. There is currently no equal access path between these stops and the park due to topographical constraints.

### Cars and Parking

Waverley Council operates marked and metered parking in the Bronte Cutting which has 140 bays, 3 Mobility Parking Spaces, and motorbike parking. Residents with a Beach Parking Permit can use this facility for free. The cutting carpark is rarely used to full capacity.<sup>15</sup>

Surrounding streets provide additional parking. Bronte Road operates unmarked pay and display metered parking.

There are 5 accessible parking spaces in a car park in the Park adjoining the Bus Route Terminus. There is currently no accessible pathway grade connecting these spaces with the beach and town centre.

There are currently no taxi ranks servicing Bronte Park, Beach, and Village Centre.

### Bike Routes

A bike and pedestrian shared path runs through Bronte Park, connecting Bayview Street and Bronte Road. This path forms part of the Coastal cycleway route which runs along the coast line, identified in the *Waverley Bike Plan 2013*. This bike path also connects mixed traffic cycle routes on Bronte Road and Cutting with Centennial Park and Bondi Junction.

Entrances for bicycles is via the vehicle share way and Bayview Street. Bike parking is provided on Bronte Road between the pedestrian crossing and Cutting carpark entry. Bike racks are also provided adjoining the heritage tram shelter in the accessible car parking area.

### Getting Around the Park

The *Bronte Park User Survey 2016* revealed that a high proportion of people said they did not have difficulty getting around the area. However some commonly cited reasons for impediments across the park and the beach include the steep gradient in front of the bus stop on Bronte Road and up the hill for parking, as well as the longer distance between facilities which can make things difficult for elderly users.

### Walking

Within the park there are several formal pathways leading from the park entry points to key destinations such as the promenade, beach, surf club, amenities building, and community rooms. Access to the playground, picnic shelters and barbecues are not currently formalised by pathways. There is also a popular dirt track at the bottom of Bronte Gully connecting to the waterfall and down towards the beach.

Formal paths within the park are typically concrete with the exception of sandstone flagging stairs and paths in the upper gully. Paths are typically narrow, most paths measuring 1.3 metres wide. The promenade is typically 5.7 metres wide.

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<sup>15</sup> Waverley Council, 2016, Bronte Cutting Parking Statistics 1 Dec 2014 to 30 November 2016.





Figure 4.2 Getting to and Around the Park- existing conditions

## Universal Access

Universal Access in the built environment takes into account the needs of a wide range of community members so that each visitor has an equally satisfying experience.<sup>16</sup> As part of the development of the Plan of Management an Access Study was undertaken. This study revealed that many of the entries, stairs, paths, and beach access points in the park did not comply with standards such as the *National Construction Code 2015* and *Australian Standards 1428 Design for Access and Mobility*. Furthermore, the condition of many paths and stairs is poor with cracked and uneven surfaces.

Many of the facilities provided within the park are not accessible from a path and did not cater for those with mobility impairments. These facilities include basic amenities such as seating, picnic shelters, barbecues, playground, toilet facilities, and baths. For a complete analysis of the access report please refer to *Funktion Making Life Fit, October 2016, Universal Access Study DRAFT*. Key issues and actions identified in the Universal Access Study have been integrated into this document.

## Vehicle Access in the Park

The primary service vehicle access point is located on Bronte Road. A secondary service vehicle access point is located on Bronte Marine Drive, adjacent to a pedestrian access point.

The following vehicles typically access the park:

- Garbage trucks, to empty garbage bins from the bin collection area;
- Truck to empty the Gross Pollutant Trap every couple of months;
- Parks maintenance vehicles, to deliver supplies such as mulch and remove green waste;
- Service vehicles, to maintain existing building assets such as the amenities buildings, community rooms, kiosk and surf club;
- Emergency vehicles; and
- Helicopter, in the case of medical emergency.

## Signage and Wayfinding

Bronte Park and Beach has an existing suite of signage. Park Welcome Signs are found at most pathway entries to the park, refer to Figure 4.2 for locations. These signs provide a map showing the current location and places of interest in the park and information on prohibited activities. A single Visitor Information sign is located along the promenade at the nexus of the entry path and promenade, surf safety information is also displayed on this sign. The existing park signage is old and faded, is difficult to read, and contains incorrect information.

In addition, there are several standalone compliance signs detailing dog compliance, no alcohol, no commercial trainers, and no smoking on beach. There are also Beach Regulation signs and the Surfers Code signs at beach access ramps and adjoining the promenade. Pool safety signs are also located at Bronte Pool.

Interpretative signage can be found in the gully and along the promenade providing information on both the aquatic and terrestrial environment.

Wayfinding throughout the park can be unclear as path entrances are often obscured with destination points not being within line of sight. Coastal walk directional signs are located towards the end of the promenade directing pedestrians to the coast walk.

## Beach and Pool Access

The beach can be accessed from the promenade via beach ramps or stairs. There are three stairs and two ramped access points. The surf club and lifeguards share a ramped access with the public. None of these access points are compliant with Australian Standards.

The Bronte Baths are accessed from two points, both entries have stairs so are not accessible to wheel chairs. Currently the stairs do not have Tactile Ground Surface Indicators

(TGSIs) or contrast strips on the nosing for the visually impaired. There is a separate stair access to the beach pool pump which is closed to public use. The pool has a split level seating area elevated from the pool. Seating and balustrades in this location are also non-compliant with Australian Standards.

There is ladder access to the ocean from the pool area. This ladder needs to be regularly cleaned due to build-up of algae.

<sup>16</sup> Funktion Making Life Fit, October 2016, Universal Access Study DRAFT



## Key Issues

- The southern end of the promenade can cause confusion, with the path splitting into two. One path culminating as a dead end just past the baths, and the other as the continuation of the Coastal Walk near the community centre and up the embankment.
- There is no accessible pathway connection between the accessible parking spaces in the Park to the beach and café area.
- Key pathways in the park need to be wider and better designed to accommodate passing of prams, wheelchairs and bicycles.<sup>17</sup>
- Key pathways do not link entrances directly to the park facilities such as the playground, barbecue and picnic shelters.<sup>18</sup>
- The barbecues and picnic shelters are not accessible for wheelchairs.
- Stairs at the northern end forming part of the Coast Walk are difficult to use.<sup>19</sup>
- Older visitors noted the distance from picnic areas to park amenities is too long.<sup>20</sup>
- Visitors with prams found it difficult to identify a path free of steps.<sup>21</sup>
- Safety issues were identified due to vehicle-pedestrian conflict outside the surf club and the park storage area.<sup>22</sup>
- Some visitors have difficulty accessing the baths and bogey hole due to uneven stairs, slippery stairs and rails.
- Pedestrian access from Bronte Road bus stop and car parking is not at an accessible grade and entrance into the park and beach is difficult to identify.
- Create better access around Bronte Baths (pool and toilets) in consideration of the elderly and those who use wheelchairs.
- The shared traffic and pedestrian system in the cutting can be difficult to negotiate. The narrow space causes conflict between pedestrians and vehicles, particularly when vehicles are passing pedestrians.
- Existing signage is faded and some information is outdated

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17 Funktion Making Life Fit, October 2016, Universal Access Study DRAFT

18 ibid

19 ibid

20 ibid

21 ibid

22 ibid

## Playing and Relaxing

Bronte Park and Beach is a highly used space and supports a wide variety of active and passive recreational activities such as swimming, surfing, nippers, beach-goers, walking, jogging, bike riding, picnicking, barbecuing, beach viewing and relaxing. Refer to Figure 4.3 for the location of recreation facilities and park uses. Feedback from the *Bronte Park User Survey 2016* indicated that the community appreciate the provisions at Bronte, particularly the pool, picnic shelters, open grass areas, amount of gathering space and access to coffee shops.

## Recreation Facilities

Important facilities in Bronte Park which support recreation include:

- Bronte Surf Lifesaving Club; The surf club occupies the northern portion of the building with the ground floor consisting of primarily storage facilities, gymnasium, change rooms, members area, office, first aid room. An undercroft storage area is located at the rear of the ground level. The first floor consists of members rooms which includes a bar and toilets, a narrow veranda is located on the east elevation orientated towards Bronte Beach. Presently the surf club is accessed from the ground floor via Bronte Beach Promenade, south side access ramps and steps or via the storage room located at the rear of the building. The first floor of the surf club is accessed via internal stairs or from the Bronte stairs and veranda at the buildings east elevation. Bronte Surf Club has no on-site car parking however has dedicated parking spaces within the cutting.

- Attached to the Bronte Surf Club is a single storey building consisting primarily of;
  - Male change area with five toilets, ambulant/accessible toilet, and urinals. Communal shower area with six shower heads;
  - Female change facilities with sixteen toilets and one ambulant/accessible toilet. Shower area with four shower cubicles;
  - Parks Staff lunch room with lockers, female and male toilets;
  - Rangers office; and
  - Bronte Kiosk.
- The building in the southern section of the Park accommodates;
  - Bronte Beach Community Centre;
  - Bronte south amenities building. There are no designated accessible showers or male / female toilets in this facility.

Bronte Park also accommodates:

- Picnic shelters and barbecues
- Miniature train track
- Playground in Bronte Park
- Playground in Hewlett Street Reserve
- Heritage bus shelter
- Bronte Baths

## Recreation Activities

The findings of a *Bronte Park User Survey 2016* indicated that:

- The most common activities were swimming and walking. As expected, the beach is the most highly used element of the area.
- Jogging, exercising, relaxing and socialising were also very popular activities.
- Activities are spread across all areas of the park and beach.
- Most people say they generally stay for one to two hours.
- Some people come multiple times per day.
- There is a strong underlying community network based on the presence of intergenerational residents and a number of active clubs and organisations. These groups drive regular visitation, and provide a vehicle for the consistent use of the facilities and an appreciation of the natural beauty of the area.
- Some activities are more common in certain areas and at certain times of the day.
- Many people enjoy the use of the grass areas as this provides open space for small and large group activities. This is popular through midday and into the afternoon in daylight.
- Most activities are self-organised. People appear to bring all the items they require to entertain themselves but rely on the use of amenities (toilets, showers and change rooms) and sometimes purchase food. Around 50% of those surveyed said they make use of the Bronte Road cafes on their visit to the park and beach.<sup>23</sup>

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23 Straighttalk, 2016, Bronte Park User Survey Report





Figure 4.3 Playing and Relaxing- existing conditions



## Passive Recreation

Bronte Park and Beach is very popular for people to stop and relax, enjoying the sun, outdoors and view of the beach and ocean. People also frequently use the area to socialise with friends, take photographs, and sunbake or quietly recline with a book.<sup>24</sup> Generally these activities are spread throughout the park and beach however the park beyond the promenade, including the open grass area and slopes are very popular spots for people to enjoy the park with a view of the beach. Occasionally the park is used for larger gatherings and parties.

## Swimming

The most popular places for the public to swim are at the northern end of the beach, the rock pools (bogey hole) and baths.

The Baths are located at the southern end of the promenade and are accessed by stairway only. There are a number of organised swimming clubs which use the pool and the community rooms adjoining the southern amenities building, these clubs include, Bronte Splashes Swimming, Bronte Swimming club, Bronte RSL Swimming Club, Bronte Breakers Women's Swimming Club and Dr Bronte Swim and Discussion Club.

The beach is also popular for swimming, the northern end and the centre of the Beach are typically the safest for swimming. The Life Guard patrol flags are usually set up at the northern end. Submerged rocks at the southern end make swimming there undesirable. The natural rock pool known as the 'bogey hole' on the southern end of the beach is protected from strong currents, deep water and waves (unless there is big surf) by outlying rocks. Anecdotal evidence from lifeguards indicates that the areas where most rescues occur are in the northern corner of the beach where a topographical rip flows. Strong currents and a rock platform that is popular with Rock Fishermen make this a notorious spot for people getting into trouble. There is also

a strong rip that runs out against the southern rocks that results in frequent rescues required by lifeguards.<sup>25</sup>

Waverley Council employs professional lifeguards to protect visitors at Bronte. The lifeguards patrol the beach and bogey hole.

## Surfing and Paddling

The south end of the Beach is popular for board riders. Bronte is home to the Bronte Board Riders Club.

## Snorkelling and Fishing

The beach and bogey hole are also popular for snorkelling and fishing. Fishing is also popular from the headland north of the beach. Bronte Beach is the major access point to the northern part of the Bronte-Coojee Aquatic Reserve.

## Volunteer Surf Life Saving

The volunteer lifesavers wear red and yellow uniforms and assist the lifeguards on the Beach on weekends and public holidays during the summer period. The Bronte Surf Lifesaving Club organises regular activities (Daily surf training, surf patrols and Sunday Nippers training) and special events such as surf carnivals, Nippers fun swim days, the Christmas Scramble, Carols nights, Bondi to Bronte Swim, barbecues, Bronte Biathlon and fund raising initiatives.

## Walking

Walking is one of the most popular activities in the park. As mentioned earlier, the Bronte Promenade forms part of the Coast Walk, refer to Getting to and Around the Park.

## Dog Walking

Dog walking is a very popular exercise. Bronte Park and Gully have designated off-leash areas, refer to the Management and Maintenance section for details.

## Picnicking and Barbecuing

The picnic shelters and barbecues are very popular for meeting friends and family. Council provides two barbecue

stations with four barbecues in each. Many people use benches and the picnic shelters to rest as they provide space to put items like books, bags and food.<sup>26</sup>

## Exercising

Bronte Park, Beach and Pool are popular for individuals to come and exercise. Visitors typically exercise in the morning. Waverley Council sets guidelines and manages commercial training permits. Individuals utilise the Park and Beach for activities such as running, walking and swimming.

## Ball Games

The open grassed area between the promenade and picnic shelters is often used as an informal kick about area, Frisbee is also popular. Informal ball games are permitted in this area on the lawn, however, organised ball sports are not permitted.

## Children's Play

The playground in Bronte Park was upgraded in 2013 and is very popular. The playground is identified as a District Level Play space in Waverley Council's *Play Space Strategy 2014-2029* meaning that it is a 'destination' play space and services a substantial residential area. This play space currently provides play experiences for toddlers up to senior children (10-14 years old), however the full age range for senior children is not entirely catered. Play equipment includes a large climbing unit, boat, hammock, slide, spinning carousel, swings and toddler area. As this play space was recently upgraded it is not due for replacement for some time. In developing the play strategy a gap in play provision for young people was identified. As Bronte Park and Beach currently is identified as a district level play space, providing additional activities for senior children (10-14 years) and young people (15 to 19 years) at Bronte would be beneficial and assist in closing the gap in play provision.

A smaller playground is located in Hewlett Street Reserve, this playground is much smaller and identified as a Pocket

24 ibid

25 Waverley Council, Bronte Beach Lifeguard Tower Draft Proposal, 2016

26 Straighttalk, 2016, Bronte Park User Survey



Play Space in Council's *Play Space Strategy 2014-2029* catering to the immediate residents in the area. This playground currently has a climbing cubby house, spring animal, see-saw, spin pole and swing set. It is used by toddlers (0-4 years) and junior children (5-9 years). The play space has seating facilities but is not connected by a formal path. The *Play Space Strategy 2014-2029* has identified this play space to be upgraded as a medium term priority to a Neighbourhood Level play space.

A miniature train track is located adjacent to the open grassed area which operates on weekends during the summer months and daily during school holidays. The train has been in operation for many years with locals having fond childhood memories of riding the train.

Bronte Gully is often used by senior children and young people as a space to hang out. With the exception of other park facilities there are no other facilities or activities aimed to cater for this age range exclusively.

### Events

Based on the Council's approved Fees and Charges, the approval for the use of Bronte Park and Beach for 'one off temporary events' is based on impact and time of the proposed activity as detailed under *Waverley Council Events Policy 2015*. Currently the Surf Club hosts an annual event that uses Bronte Park and Beach to accommodate their major ocean swim event.

### Key Issues

- Limited shade trees.
- Conflict of dogs off leash with other users.
- There is a gap in provision of activities for junior and senior children.
- The miniature train located in an area which would otherwise be well utilised for passive recreation and has no shade protection.
- The picnic area in the upper section of the park is underutilised.
- There are two barbecue units of four barbecues, there are times where larger groups take over the barbecue zone making it difficult for others to use.
- Not enough bubblers.

## Enhancing the Environment

This section analyses the key intrinsic natural assets of the site including micro-climate, geology and soils, topography, hydrology, flora and fauna, and sustainability, refer to Figure 4.4 for more detail. Results from the *Bronte Park User Survey 2016* showed that people love the natural setting, unspoilt beaches and undeveloped feel. People also appreciated the environment in the gully and work done to maintain this setting.

## Micro Climate

Bronte Park and Beach are within a bay flanked by sandstone cliffs, the beach is east facing. The coastal environment presents some extreme weather conditions such as salt spray, strong winds and high tides.

Sydney's climate is temperate, with four seasons. It is mainly sunny throughout the year with cool, mild winters and hot, humid summers. Sydney's mean annual rainfall is 1,212mm. Average temperatures range from between 20.3-14.13o<sup>c</sup> in winter, to 29-23o<sup>c</sup> in summer.<sup>27</sup>

## Geology and Soils

Bronte is underlain by a varied thickness of Quaternary aged beach sands overlying Triassic Hawkesbury Sandstone, with outcrops at the northern and southern extents of the beach.<sup>28</sup>

Large parts of Bronte Park and Gully appear to have fill material. Fill would have been used following the construction of the sea wall to create a level site for the park.

The site is located in an area of acid sulphate soils (class 5), with a pocket of class 4 acid sulphate soils central to the open lawn and picnic area.

## Topography

In its original form Bronte Beach comprised a natural valley that channelled surface water run-off towards the ocean. Beach sands extended up to 100m into the valley. Between 1914 and 1917, a 250m long seawall and promenade were constructed, effectively reducing the beach depth. A set of stairs were constructed in the north, providing access from the beach level to the headland. The land behind the wall was drained, backfilled and converted to public open space.<sup>29</sup>

## Hydrology and Services

Bronte Creek remains a viable watercourse and serves as an urban stormwater channel. The creek funnels the natural base flow of the 135 hectare Bronte Water Catchment. The watercourse is comprised of an open concrete channel from the base of the waterfall to the western extent of the main grassed section of Bronte Park, from here it is undergrounded and directed to the discharge point at the northern end of Bronte Beach.<sup>30</sup>

The mean tidal range in Sydney is approximately one metre and the tidal period is around 12.5 hours. Tides in spring are higher and lower from the mean sea level than other times of year. The average spring tidal range is 1.3 metres and the maximum range reaches 2 metres.<sup>31</sup>

Sea level rise is a gradual process and will have medium to long term impacts. National and international projections of sea level rise along the New South Wales coast estimate a rise of up to 40cm by 2050 and 90cm by 2100, relative to 1990 mean sea levels. There is no scientific evidence to suggest that sea levels will stop rising beyond 2100 or that the current trends will be reversed. It is expected that sea level rise will reduce the shore line and cause recession

and shortening of the beach. Increasing sea levels have the potential to increase coastal hazards such as beach erosion, and flood risks during major storm events. This may affect buildings, infrastructure, recreational facilities and amenity.<sup>32</sup>

The seawall along Bronte Beach is approximately 250m long. It retains the beach and promenade, and protects the foreshore buildings from inundation. With consideration of predicted sea level rise and more frequent extreme storm events, the Bronte Beach seawall is at a potential risk of:

- Excessive scour due to wave action in front of the wall.
- Wave overtopping causing structural damage behind the seawall (higher for 20 year ARI or more extreme event).
- Impact on the seaward face and produce significant volumes of splash water or wave overtopping of the sea wall.

Not unlike the damage caused in the 2016 storms, these events are likely to cause damage to infrastructure along or immediately behind the seawall and undermine the sea wall itself.<sup>33</sup>

The site is identified as a risk of coastal inundation in the Coastal inundation risk map detailed in Part B4 of the *Waverley Development Control Plan 2012*. Accordingly, a coastal risk assessment will need to be done alongside any development applications.

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32 ibid

33 ARUP, 2016, Waverley Council Bronte Seawall Technical Study Report, Sydney

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27 <http://www.weatherzone.com.au/climate/station.jsp?It=site&lc=66062>, viewed 21/01/17

28 1:100000 Geological map for Sydney

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29 2011, Coastal Risk Hazard Vulnerability Study

30 Total Each Care Pty Ltd, 2015, Bronte Gully Ecological Restoration Action plan 2015-2045

31 Worley Parsons, Coastal Risks and Hazard Vulnerability Study, Sydney





Figure 4.4 Enhancing the Environment- existing conditions

## Sustainability

The aim of the Bronte Gully Stormwater Harvesting System is to save water, improve beach water quality, reduce pollution and better manage water resources. The system uses the reliable stormwater flow travelling down the channel in Bronte Gully that would otherwise be discharged straight out to sea. The system was installed and completed in September 2008. It uses a 120 kilolitre underground storage tank. The harvested and treated water is:

- Used for cleaning Bronte Pool and other public spaces,
- The sole source of water for park irrigation and bush care activities,
- The primary supply of water to both amenity blocks (toilet and urinal only),
- Provided to the Bronte Surf Lifesaving Club for use.

The system is estimated to save 16 megalitres of water every year, it improves the beach and water quality by providing water to the park and amenities, reducing stormwater flowing into Bronte Beach, and reduces risk of pollution.

The Bronte Surf Club and the adjoining public amenities are currently supplied treated stormwater from Council's Bronte Stormwater Reuse System for toilet flushing.<sup>34</sup>

## Fauna and Flora

Bronte Gully located inland from the Park and Beach is one of the largest areas of urban bushland in Sydney's Eastern Suburbs.<sup>35</sup>

Bronte Gully supports approximately 3.5ha of mixed native and exotic vegetation on the north and south-facing slopes surrounding Bronte Creek. The original native vegetation that once occurred over Bronte Gully would have been a

mixture of Coastal Heath and Scrubland vegetation on the upper slopes and more open areas to the east, with Wet Sclerophyll Forest / Gallery Rainforest vegetation present within the riparian zone of Bronte Creek.<sup>36</sup>

Land management practices over the past 100 years have resulted in the degradation of the native bushland in the Gully. Currently existing vegetation is a combination of native and exotic plantings (historic and recent), exotic weeds and restored / reconstructed native bushland communities.<sup>37</sup>

Waverley Council has adopted and is implementing an *Ecological Restoration Action Plan* (ERAP) to re-establish native species within the bushland dominated by invasive exotic weeds. The aim of the ecological restoration of Bronte Gully is to;

- Increase the quality of the habitat availability for native fauna and attract more species into the area,
- Restore and increase the occurrence of native vegetation in the Eastern Suburbs and provide higher quality passive recreation and educational opportunities,
- Greatly increase the visual amenity of the area, and
- Reduce a major source of exotic weed seed spreading into surrounding remnant native bushland patches.<sup>38</sup>

There are patches of remnant vegetation on the northern and southern cliffs. The vegetation community is known as Sea-cliff Heath and Sea-cliff Grassland. The remnants range in ecological condition from heavily weed infested to low levels of weed occurrence. All patches were identified as being in Very Poor Vegetation Condition by SBR (2010). Bush regeneration works are routinely undertaken within the larger remnants. Connectivity planting is recommended to

support the remnant vegetation in numerous locations.<sup>39</sup>

Bronte Park and Gully forms a critical link in a habitat corridor identified in the *Waverley Development Control Plan 2012*. The corridor facilitates wildlife movement, interbreeding and recolonization through the provision of habitat and buffer vegetation. Bronte Gully is a large habitat resource for a wide range of native fauna species. The gully is a temporary refuge for transient bird species and a permanent home for native frogs, reptiles and small to medium sized birds and mammals.<sup>40</sup>

The cliff line supports low to moderate levels of native flora and fauna habitat. Vegetation generally occurs as sparse to dense shrub layer with few areas of dense native understorey / groundcovers. The shrubby vegetation provides moderate perching and foraging habitat of value to small passerine birds, there is little food resources for nectar feeding species. Large areas of open sandstone provide basking and foraging habitat for small skinks.<sup>41</sup>

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39 Biodiversity Action Plan 2014-2020

40 Total Each Care Pty Ltd, 2015, Bronte Gully Ecological Restoration Action plan 2015-2045

41 Biodiversity Action Plan 2014-2020

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34 [http://www.waverley.nsw.gov.au/environment/water\\_and\\_coast/our\\_projects/bronte\\_gully\\_stormwater\\_harvesting\\_and\\_reuse](http://www.waverley.nsw.gov.au/environment/water_and_coast/our_projects/bronte_gully_stormwater_harvesting_and_reuse), viewed November 2016

35 Total Each Care Pty Ltd, 2015, Bronte Gully Ecological Restoration Action plan 2015-2045

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36 UBM, 1993, Bronte Gully Bushland Survey and Rehabilitation Strategy, Sydney

37 Total Each Care Pty Ltd, 2015, Bronte Gully Ecological Restoration Action plan 2015-2045

38 ibid



## Key Issues

- From time to time foxes and other pests require management.
- Planting selection and design in the Park does not currently consider the biodiversity corridor.
- The crib retaining wall in the upper gully needs to be backed filled and planted.
- There is some evidence of soil contamination.
- From time to time stormwater quality needs to be managed.
- Weed control is difficult to manage on steep slopes in the gully
- Park and pool infrastructure is not currently set up for climate change being vulnerable to storm and extreme weather damage.
- The entry to the underground stormwater pipe (trapezoid) in the gully is not secure posing a safety risk for people or animals being washed into the pipe.
- Some remnant vegetation is in poor condition.
- Tree replacement is currently unplanned.

## Community, Culture and Heritage

People like the sense of community, local atmosphere, and ambiance of Bronte. Many people commented that Bronte Park and Beach felt like home.

### Statements of Heritage Significance

The following are the existing Statements of Significance for the *Bronte Beach and Park Landscape Conservation Area* and *Bronte House* and grounds as provided in their respective inventory sheets:

#### Statement of significance for Bronte Beach and Park:

The developed park behind the beach is a rare example of a beachside park retaining much of its 1920-1940 period character and layout. It is also unusual for a Sydney beach park not to have its beach and park elements separated by a road. Historical, cultural, natural and scenic value. Important aesthetic and historical associations with “Bronte House”. State significance. Date significance updated: 07 Feb 00

#### Statement of significance for Bronte House and grounds:

Bronte House is of a style not commonly found in Australian Colonial architecture, with its superb siting and substantial garden it is a significant essay in the picturesque. The property has connections with colonial architect Mortimer Lewis and more importantly with Robert Lowe, later created Viscount Sherbrooke. It is especially notable stylistically as an individual mid-Victorian design reflecting a romantic and picturesque interpretation of the medieval past. It is substantially intact and retains its outstanding original setting. Bronte House is the oldest known residence in the Waverley Council area.<sup>42</sup>

A historic, extremely rare, picturesque garden constructed in a naturally irregular site as a setting for an equally picturesque colonial house by one of the colony’s rarest

inhabitants - a cultivated lady. (James Broadbent for National Trust of Australia, 1981)

Bronte House is one of Australia’s most picturesque surviving colonial residences and dates back to 1845. Built in the ‘Gothick’ taste so fashionable in the late 18th & early 19th centuries it is a perfect example of the cottage ornee, not a mansion but a romantic retreat from more formal city life. Its restored and adapted garden is now a small scale botanic garden, a repository for rare and beautiful plants, and one of Australia’s best new private gardens. (Schofield, 2002) Date significance updated: 08 Dec 03

### European Heritage

In preparation for the 1995 Plan of Management, a heritage study was prepared by Mayne Wilson and Associates the following information has been summarised from this report.

The land on which Bronte Park has developed is part of four land grants totalling 42 acres acquired by Colonial Architect Mortimer Lewis in 1836. Although he laid the foundations for a modest house, he did not build it, and sold his estate to barrister Robert Lowe and his wife Georgiana in 1843. They designed and built what became known as Bronte House in 1844-46, and laid out elaborate landscaped grounds influenced by the picturesque theory, exploiting the many natural features of the site.

After their return to England in early 1850, the estate passed through several hands, the only two families to reside there for any length of time being the Holdsworths (1861-1882) and Ebsworths (1882-1948). The subdivision of the estate in 1882 reduced the land on which Bronte House is situated to only 4 acres. Most of the landscape elements – sandstone stairways, the bridge over the waterfall, and some pathways that remain within the Park today were constructed during the Lowe’s relatively short occupation, and have a high degree of historical significance.

The Estate’s second phase began in 1886, in response to public pressure, Waverley Council resumed 14 acres of it for a public park. The following year saw the construction of Public baths near the Bogey Hole, and women’s dressing sheds. From then on the Park grew into a favourite seaside resort, taking its name from historic *Bronte House* on the ridge behind it.

Bronte Surf Life Saving Club was established in 1903, and a Swimming Club building erected above the baths the following year. A tram service opened in 1911, bringing hundreds of beach-goers to the Park at weekends and public holidays. Facilities such as pathways, dressing sheds, toilets, picnic shelters and kiosk were provided and upgraded as required.

The sea wall, promenade, and turfed area were constructed between 1914-16. Waverley Council progressively acquired additional land for the Park, purchasing Bronte House itself in 1948.

Bronte Park has historical significance as a cultural landscape still containing elements that demonstrate its origin as a *picturesque* landscape fashioned on the late 18<sup>th</sup> – early 19<sup>th</sup> century English model. The presence of Bronte House on the ridge reinforces the interpretation of the park as a former mid 19<sup>th</sup> century gentry estate.

Since 1887, Bronte Park has acquired high social significance as a favourite seaside resort for both local and regional visitors. Some of its 19<sup>th</sup> century and early 20<sup>th</sup> century plantings have a moderate degree of aesthetic significance, as do the many view corridors and visual catchments available from both the gully and the coastal walkways.

Although much modified, the waterfall and the gully through which its creek flows has some residual natural heritage significance, as do the rock benches, cliffs and steep slopes of the gully walls. The seaside structures within the Park have little or no heritage significance. The sites of the swimming pool, the surf club, and the old tram shelter have a moderate degree of social significance because of their consistency of use for the better part of a century or more.

42 Dowd, pp. 154-161. Kerr J, Broadbent J, Gothic Taste in the Colony of New South Wales, p. 107.



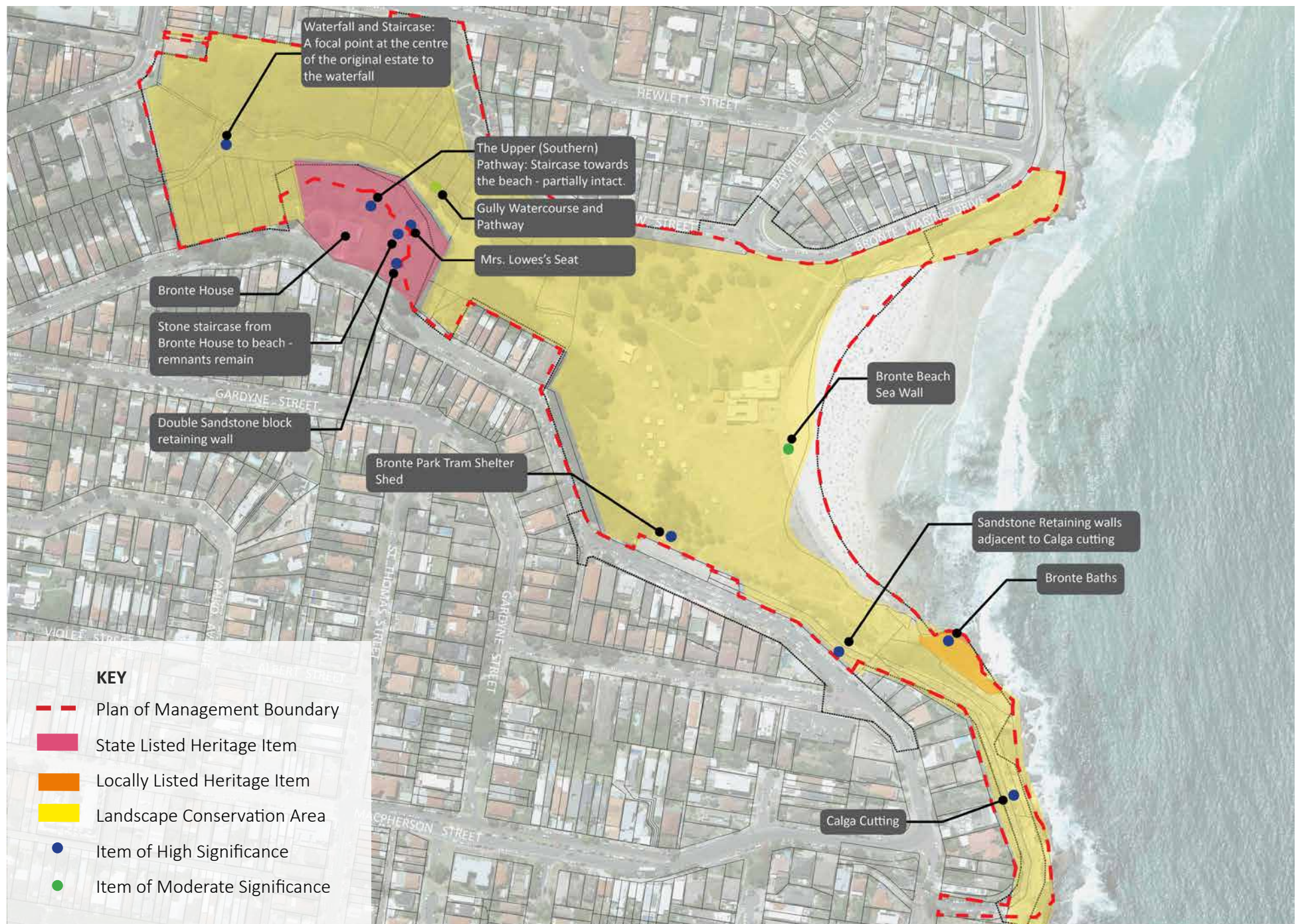


Figure 4.5 Community, Culture and Heritage- existing conditions

The Mayne-Wilson and Associates heritage study identified the following heritage items of high and moderate significance within Bronte Park:

- The Waterfall and Staircase: A focal point at the centre of the original Bronte Estate, this staircase was built alongside the waterfall by the Lowes to allow access from the upper cultivated zone of the estate down into the lower gully area.
- The Upper (southern) Pathway: Formed by the Lowes to provide access around the northern perimeter of the homestead gardens and to service the stone staircase towards the beach.
- Gully Watercourse and Pathway: The drainage channel marks the approximate alignment of the original watercourse through the gully, alongside which a pathway was constructed by the Lowes. The present stone and concrete channel was built in the 1970's.
- Stone Staircase from Bronte House: Remnants of this staircase remain above the former tennis court platform and was created to provide access from Bronte House into the gully and towards the beach. Two flights of stairs are identifiable.
- Mrs. Lowe's seat: Carved out of a rock overhang, this seat is located alongside the steps built by the Lowes to access the gully. Commonly referred to as Mrs. Lowe's 'woodland boudoir', it was reputedly a favourite location from which she would paint.
- Stone retaining wall: Actual date of construction not reliably known. Stone blocks may be recycled from elsewhere e.g. from farmlett cottage or other stone cottages once nearby.
- Double sandstone block retaining wall, judged by its type of construction, it appears to be very old. It was possibly used to contain the lower south-facing slopes of the knoll on which the farmlet cottage was built.
- Bronte Park Tram Shelter Shed and Calga Cutting,

Calga Cutting was built during 1910 to provide access for the tram line to Bronte, which was opened in May 1911. The existing bus shelter was the second tram shed, built c1912/1913 to replace an earlier smaller structure.

- Sandstone retaining walls adjacent to Calga Cutting, these sandstone block walls were constructed c1910's – 1920's to prevent sand from the dunes upslope drifting onto the tram tracks, and to consolidate the slopes between the tram tracks and the paths below them down to the baths.
- Bronte Baths: First built in 1887. Women's and men's dressing sheds were built abutting the baths in 1887 and 1910 respectively and the first swimming club building was built above the baths c.1904. Two bogey holes were created to the north of the baths. The sandstone block walls just above the baths should be continuously monitored and conserved.
- Bronte Beach sea wall: Built between 1914-1917 to prevent large seas from sweeping into the park. It enabled a promenade around the beach to be built above the wall, and backfill to be installed behind creating the present grassed picnic area.<sup>43</sup>

Refer to Figure 4.5 for the approximate location of heritage items.

<sup>43</sup> Mayne-Wilson and Associates, 2003, Heritage Study of Bronte Park, p 139, Sydney.

## Aboriginal Heritage

Aboriginal people have inhabited the greater Sydney region for over 20,000 years. A number of communities were associated with the land between Sydney Harbour and Botany Bay. The surrounding coastal strip contains a range of Aboriginal sites including middens, art sites, axe grinding grooves and rock engravings. It is likely most of the Aboriginal people who occupied the land around the study area would have been of the Cadigal clan.<sup>44</sup>

They would have used the marine, riverine and land resources of the area. In the gully, the original watercourse flowed over the waterfall and ponded in a series of lagoons which meandered through the coastal vegetation down to the beach. Fishing was observed to have formed a significant part of Aboriginal subsistence activities in the eastern Sydney area at European contact, and this environment provided a variety of fresh and saltwater fish and shellfish.<sup>45</sup>

Following European contact, the Sydney Aboriginal population was quickly reduced in numbers, and dispersed by European settlement. Traditional groups were broken up and reconfigured.<sup>46</sup>

There are no documented Aboriginal sites recorded for the study area. However, archaeological evidence may potentially remain undetected in Bronte Park.<sup>47</sup> Aboriginal use of sheltered coastal places like Bronte Gully and the adjoining hinterland likely commenced after the sea stabilised at the current shoreline several thousand years ago. It is highly probable that Aboriginal people were regularly using Bronte Gully and its coastline before the first settlers who arrived with an intention to stay increased in number from the 1830s.<sup>48</sup>

<sup>44</sup> Dominic Steele Consulting Archaeology (2003).

<sup>45</sup> ibid

<sup>46</sup> ibid

<sup>47</sup> ibid

<sup>48</sup> (Aboriginal Heritage Assessment –Bronte House April 2015 p,83)



## Community and Cultural History

Many community groups, particularly the swimming and surf clubs, hold a significant place in the cultural history of the site. Additionally the volunteer bush care groups established in 1998, have been an active community group but have also contributed to the environmental restoration of the gully.

The first Council works within the park included the baths and adjoining women's dressing sheds completed in 1887. The baths were first managed by private leases.<sup>49</sup> It wasn't until 1904 the first swimming club buildings was established for the 'Eastern Suburbs Headquarters Swimming Club', a male only club. The ladies branch of the club was established in 1905.<sup>50</sup> Other clubs have since opened including the Bronte Splashers Swimming Club in 1921 which is still operating today. Swimming at Bronte Baths has remained an integral part of the place. Today the Bronte Baths and community rooms which the clubs operate from is an active node within the park.

The Surf Club is also key part of the social heritage of the park. The clubhouse was constructed in 1910 in much the same location as it stands today. The Bronte Surf Life Saving Club was established in 1903 and the club building was expanded in the early 1920s and rebuilt in 1931. The 1930's building burnt down and was again rebuilt in 1974, in the form which currently stands today. The Surf Club has remained an active club, providing a surf lifesaving service to the community and hosting many community events. Membership numbers have increased over the years placing greater demands on the existing club facilities and building. The Surf Club and surrounding area is also an active hub within the park, particularly on weekends and when running the Sunday nippers program.

## Key Issues

- Many of the historic elements of the site remain a mystery including Aboriginal and European history.
- Community groups such as the Surf Club and Swimming Clubs have identified that the existing facilities do not meet their current needs.
- There are incomplete details for a number of heritage items listed by the Office of Environment and Heritage.
- Not all heritage items identified by Mayne-Wilson and Associates in the Heritage Study of Bronte park dated 2003 are identified as items of local significance in Councils Local Environmental Plan.

49 Mayne-Wilson and Associates, 2003, Heritage Study of Bronte Park, p 139, Sydney.

50 Ibid, p 56-68

## Management and Maintenance

Bronte Park and Beach with all of its associated buildings and stormwater infrastructure is maintained and managed by Waverley Council. The high level of use requires careful management and intensive maintenance of infrastructure and resources. The *Bronte Park User Survey 2016* indicated that visitors are generally satisfied with the cleanliness and maintenance of the beach, water and park. Notwithstanding the community have high expectations for management and maintenance of the park and beach.

Details of the on-site facilities and their use is documented in the preceding chapter. This section of the report details the services which Council provides in managing and maintaining the site to ensure the place is well kept, refer to Figure 4.6 for location of facilities and services.

In maintaining and managing the Park and Beach the following activities take place:

- **Activities and Events:** Licenced fitness trainers are permitted to use Bronte Park in accordance with Councils Commercial Fitness Training Policy. Bronte Park is also used for 'one off temporary events', the approval for events is assessed on the potential impact and time of the proposed activities, detailed under Councils use and Hire of Public Open Spaces. The Surf Club upper level has a function venue with a liquor licence and small kitchen. The Surf Club has an annual event using Bronte Park and Beach to accommodate a major ocean swim event. The Park and Beach are highly used for commercial photography.
- **Waste Services:** Garbage is collected from a central bin collection area in the centre of the park. Bins are collected by garbage trucks daily, both garbage and recycling trucks enter the park. Currently bins are located throughout the park, when full the bins are wheeled to a central bin collection point behind the Amenities Building and Kiosk for collection.

- **Lifeguards:** Waverley Council employs professional lifeguards to protect visitors to Bronte Beach. These professional lifeguards work 365 days of the year. The lifeguards are responsible for patrolling the Beach, Bogey Hole and Bronte Pool. The lifeguards put out flags, rescue equipment, surf crafts, patrol designated public surf bathing and closely monitoring dangerous swimming areas. When necessary they perform rescues and resuscitations.
- **Park Maintenance:** Council oversee all the maintenance requirements of the Park and Beach. To facilitate maintenance, a Parks Works Yard is located at the rear of amenities building. The yard accommodates hand tools and a four wheeled bike. A staff room is located on the beach side of the amenities building. Council is generally responsible for maintaining assets such as turf, gardens, paving, roads, fences, handrails and cleaning the beach. Council is also responsible for cleaning the facilities and amenities throughout Bronte Park.
- **Pool Maintenance:** The Bronte Park pool is drained and cleaned weekly during daylight savings and fortnightly for the rest of the year. Pool maintenance teams require light vehicle access to the pool.
- **Playground Maintenance:** Council maintains the playgrounds in Bronte Park and Hewlett Street Reserve. Play Softfall is routinely patched and cleaned. Equipment is maintained and parts replaced from time to time. Council audits playgrounds annually to ensure they meet safety requirements.
- **Building Maintenance:** Council maintain and repair the existing buildings on site including the Surf Club, Kiosk, Amenities Buildings, Community Rooms, Picnic Shelters and Heritage Bus Shelter. The amenities buildings are cleaned three to four times a day. Light vehicle access is required to the southern amenities block for this purpose.
- **Parking:** Parking is managed by Council, refer to Getting to and Around the Park for details.
- **Environmental Services:** Council is responsible for identifying and implementing energy, water savings and renewable opportunities within the Park and Beach. Including identifying ways to reduce waste to landfill, encouraging visitors to use sustainable transport options, educating the community on environmental significance of the area and preparing for the future impacts of climate change. Bronte Gully vegetation is currently maintained by specialist contractors supplemented by two active community volunteer groups undertaking bush regeneration. There are two Gross Pollutant Traps which are cleaned and managed every two months.
- **Safety and Regulations:** Council Park Rangers patrol Bronte Park and Beach daily enforcing regulations to promote safety and equitable access for visitors. Activities which adversely affect other patrons pleasure of the park are regulated. On occasion rangers and other Council staff need to manage anti-social behaviour particularly in the park and gully. Controlled activities include dog walking, consumption of alcohol, commercial training, ball games, bicycle riding, skateboard riding, use of portable barbecues and littering. Dogs are allowed off leash in Bronte Gully between 3pm and 10am daily. Dogs must be on-leash in all other areas of the park and gully. Dogs are prohibited near Bronte Ocean Pool, on the Beach, within 10 metres of the children's playground and near the barbecues. The following regulations are enforced in the park:
  - No Alcohol
  - No camping or staying overnight
  - No organised ball games
  - No commercial activities
  - No skateboards or rollerblades
  - No kites or kite activities
  - No portable barbecues or open fires
  - No collecting or harvesting invertebrates in the intertidal area
  - No smoking on the beach





Figure 4.6 Management and Maintenance - existing conditions



- Dogs are prohibited on the beach, in the bushland of the gully, on the Coast Walk promenade and near children's play areas and food preparation areas such as barbecues and the kiosk.
- ***Leases Licences and Hire:*** Various licences exist within the park to deliver services and products including those for mobile vendors and fitness trainers. Commercial tenancies occur in the Kiosk to deliver take away food.

Service vehicles access the park from Bronte Road. Access is gated however typically the gate is open. Vehicles which require access include the Garbage truck, Parks Staff with utes, and deliveries to the surf club. Occasional access is required by a large truck to the Gross Pollutant Trap located in the vehicle/pedestrian shared path in the centre of the park.

Emergency vehicles require access to the grassed area adjoining the Surf Club. This area is also used as the helicopter landing site in the event of a medical emergency.

## Key Issues

- Accommodation for Parks Staff is not adequate, additional storage space is required for tools and green waste.
- Bin management in the park is ad hoc and is labour intensive with high turnover of bins.
- Driveways and turn around areas are insufficient for the size of trucks servicing the bin area.
- Some picnic shelters are currently in a poor state of repair.
- Vehicle access into the park is unsecured as the gate is typically left open allowing unauthorised vehicles to access the park.
- There are frequent reports of vandalism and anti-social behaviour in the gully.
- Maintenance vehicle access to the southern amenities building via the promenade poses a risk to pedestrians.
- Large sections of the irrigation system is not in working order.
- Wide spectrum of views about dog use, from too lenient or too strict.
- Community expectation that there should be more frequent, more focused maintenance of amenities.
- The location of the pool pump house is a safety issues for staff who need access via the pool edge.





# Vision and Directions

5

## 5. Vision and Directions

### Vision Statement

A vision was drafted based on Community feedback on what people liked and wanted to see in the future. The vision is essential as it sets the tone for all future works and practices within the park and beach. The following statement captures the aspects of what people love about Bronte Park and Beach and want retained in the future:

Bronte Park, Beach and Gully is a unique and varied landscape. An oasis hemmed in between sandstone cliffs and a grassy park, it allows visitors to escape the hustle and bustle of the Eastern Suburbs.

The natural landscape provides a stunning contrast to the suburban backdrop. The spectacular views of the coast and beach combined with the close proximity to nature and wildlife leaves a lasting impression on everyone who visits. It embodies all that is Sydney, the perfect balance between the city and the beach.

Low key buildings at Bronte Park, Beach and Gully recede into the landscape of the area and allow the natural beauty of Bronte to shine. The facilities are understated, convenient, comfortable, clean and accessible to all everyone. Best of all, it can be easily accessed by foot, bike, public transport or car.

Bronte is a seaside gem that holds many treasures. The waterfalls, creek and bush support diverse plant and wildlife, appreciated on a stroll or by taking a quiet moment to reflect. The Park is vibrant, welcoming, clean and safe. It's a place to relax with friends and family, picnic, play or relax while enjoying Sydney's beautiful weather and the impressive view. The Beach's sand, surf and spectacular cliffs provide an immersive natural experience to all who visit. It has the ability to stimulate all of our senses, drawing us into the beauty that is Bronte.

Bronte is a place for locals and visitors alike. Its unique character is loved by all, from surfers searching for the ultimate wave; to families looking for a quiet place for a picnic. It's a place where people can partake in a diverse variety of activities such as walking, swimming, surfing, exercising and relaxing – all against the stunning backdrop that is Bronte.

The community feel a very strong connection to the area and have many personal memories connecting them to the land – from celebrating birthdays and holidays, to participating in sport tournaments or popping down with the family after school on a Friday and enjoying some fish and chips.

Bronte is a cared for and much loved asset. It's the pride of the community and will be preserved and cherished for many generations to come.



## Directions

These value statements will guide the future development and management of Bronte Park and Beach to achieve the vision for the site. The values have been tested and are responsive to the site analysis, consultation feedback and best practice principles outlined throughout this report. For ease of reference and consistency the values are focused under the same themed headings as previous chapters.

## Design and Setting

A1. Maintain the natural and casual feel.

A2. Reinforce the variety of different landscape characters across the gully, park, beach and headlands in future design and planning.

A3. Ensure the landscape and architectural design reflects best practice and design excellence and integrates within the landscape.

A4. Provide a memorable experience for all users by celebrating the sites unique character and scenic qualities.

A5. Ensure materials and finishes are of high quality, robust and designed to befit the setting.

A6. Reinforce the sense of arrival to the site.

## Getting to and Around the Park

B1. Provide easily identified, distinct arrival points into the park and designated pedestrian pathways that allow safe and continuous movement.

B2. Provide a hierarchy of pathway networks that link to destination points and facilities.

B3. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.

B4. Provide an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel.

B5. Provide a universally accessible beach access point and improve the safety and amenity of the existing stairs to the beach and Bronte Baths.

## Playing and Relaxing

C1. Provide adaptable and flexible spaces to accommodate a variety of interest groups.

C2. Provide high quality amenities and facilities which support Bronte's recreational values and users.

C3. Prioritise activities which are intrinsic to the place, its cultural values and draws value from being in a beachside location.

## Enhancing the Environment

D1. Enhance and conserve the natural heritage of the site such as vegetation, land form and hydrology.

D2. Monitor and adapt to the effects of climate change.

D3. Promote environmentally sustainable practices in the management and maintenance of the place.

D4. Consider whole of life cycle cost in the selection of materials and construction techniques.

D5. Educate the community about the value of the sites unique environment.

## Community, Culture and Heritage

E1. Interpret and tell the story of the place including Aboriginal themes and 'story-lines'.

E2. Strengthen and express the cultural values through supporting community groups and activities.

E3. Ensure the cultural landscape is expressed in the design and management of the site.

E4. Conserve and maintain the heritage fabric of the Park.

## Management and Maintenance

F1. Ensure that the Park and Beach environment are safe for users at all times.

F2. Ensure facilities are well maintained and appropriately serviced.

F3. Review and reinforce compliance and regulations which enable a range of users to enjoy the park and beach safely.

F4. Manage vehicle access in the Park.



# The Master Plan and Action Plan

6



## 6. The Master Plan and Action Plan

The Master Plan illustrates how the vision and directions may be realised over the next 10 years. Where specific proposals may turn out to be impractical due to changing circumstances, reference would be made to the vision and values in formulating amendments. The Master Plan has been broken down into a series of maps which address each theme.

The Master Plan and Action Plan is the working part of a plan of management. It details the key actions and implementation priorities needed to achieve the vision of the Plan of Management for Bronte Park and Beach. The following tables describe the objectives of the Action Plan, how they will be achieved, who will be responsible, the time frame, the availability of funding, the desired outcomes and the monitoring and reporting required. Each table detailing the Action Plan is broken down into the following headings:

**Directions:** In order to achieve the vision for Bronte Park and Beach, a series of values were developed as identified in Section 5. The values provide the key reference point for each set of actions and combine to achieve the vision.

**Who:** There are many Council divisions involved in carrying out the actions of this Plan. The Executive Managers of these areas are responsible for ensuring the actions are undertaken, these include:

- Creating Waverley
- Clean and Attractive Waverley
- Project Waverley
- Shaping Waverley
- Sustainable Waverley
- Safe Waverley
- Enriching Waverley
- Caring Waverley

Other organisations responsible for the implementation of the Plan of Management include:

- Bronte Surf Life Saving Club (BSLSC)

**Time:** The actions are prioritised and will be achieved in the:

- Short term (S) 0-1 year
- Medium (M) 1-5 years
- Long Term (L) 5-10 years
- Ongoing (O)

**Funding implications (\$):**

- Existing funding (E) is mainly associated with recurrent Park maintenance costs, planning and development. Works identified need to be prioritised annually and take into account the maintenance and upgrades required in all of the parks in the Waverley Local Government Area.
- Other works are to be included in the Long Term Financial Plan (LTFP). These LTFP projects will need to be prioritised by Council.
- To-be-determined funding (TBD) involves an initial investigation and preparation of a business case to Council. Further details of funding opportunities are outlined in Chapter 7.
- Opportunities to obtain grant funding (G) are also noted.

## Design and Setting

Bronte Park and Beaches is defined by its setting and varied landscape character, to conserve and enhance the place future design works will need to carefully consider both the function and respond to the sites natural characteristics. There is however much work which can be done to reveal more of Bronte's character and charm. The plan aims to draw from the existing character areas, planting types and views to reinforce the entries and upgrade the park infrastructure as required, refer to Figure 6.1.

While park amenities and services such as the bin storage, vehicle access requirements and amenities facilities are very important in their provision, these functional aspects detract from the sites visual amenity. The design and rationalisation of these services and buildings will be key in enhancing the qualities of the site. In addition, to guide future development building controls have been drafted in the following section. Future building works must comply with these controls and guidelines.

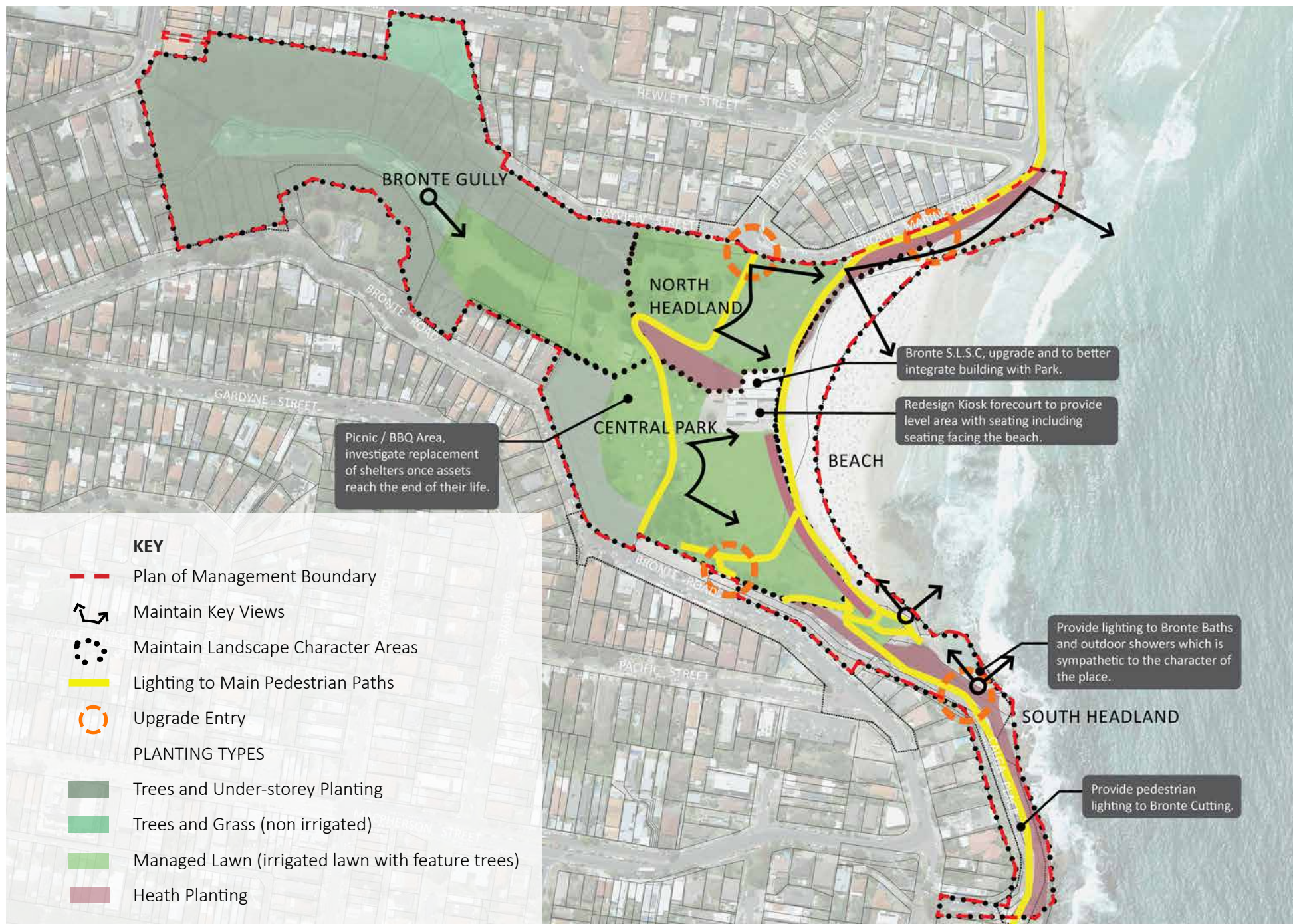


Figure 6.1 Design and Setting- The Master Plan



## Buildings in the Park – Building Controls

This plan allows for building upgrades and includes guidelines for the design of building work.

### General Requirements

Development consent must not be granted to development within Bronte Park unless the consent authority considers that the development exhibits design excellence. In determining the development exhibits design excellence, the consent authority must have regard to the following matters:

- Development Applications should be referred to the Design Excellence Panel.
- Whether the form and external appearance of the development will improve the quality and amenity of the public domain,
- Whether the development detrimentally impacts on view corridors,
- How the development addresses the following matters:
  - The suitability of the land for development.
  - Existing and proposed uses, and mixing uses.
  - Heritage issues and site constraints.
  - The relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form.
  - Bulk, massing and modulation of buildings.
  - Environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
  - The achievement of the principles of ecologically sustainable development, refer to actions D2.2, D3.4, D3.6, D4.1 under Enhancing the Environment for guidance.
  - Pedestrian, cycle, vehicular and service access, circulation and requirements,
  - The impact on, and any proposed improvements to the park.

### Life Guard Facilities Building Development Controls

In addition to the General Requirements, the following controls must be adhered to. Provision should be made for Lifeguard facilities to include patrol room, first aid room, outdoor lookout, coffee and tea making facilities, toilet and shower amenities, and modest storage space. Additionally, the following provisions must be made in any future development:

- Lifeguards must have a facility which provides good views (180 degrees) of the beach.
- Any lifeguard facility on the beach must not compromise views from the surf club.
- Minimise visual intrusiveness to the beach and landscape.
- If deemed suitable life guard facilities could be provided in a separate structure to the Surf Club.

### The Bronte Surf Club /Kiosk and Amenities Building Development Controls

In addition to the General Requirements, the following controls must be adhered to. Future development of the existing Surf Club and Amenities Building must ensure the provision of support facilities for the Bronte Surf Club and Kiosk. Support the recreational activities in the park by providing toilets and staff amenities with space for tool storage for the Parks Operations team. Additionally future development must:

- Ensure a minimum setback from the first floor building level of 6 metres from the sea wall.
- Maintain direct pedestrian access along the promenade.
- Not encroach on the park further to the south.
- Provide an upper level setback on the southern elevation of 5 metres
- Maintain space for a functional pedestrian plaza

space at the front of the building to facilitate movement between the Park, Promenade, Kiosk and Amenities building and provide seating.

- Provide an upper level setback to the eastern elevation adjoining the pedestrian plaza space of 5 metres and the southern elevation of 2 metres.
- Building heights (with the exception of any balustrade or lift overrun) must not exceed the height of the rock escarpment to the north of the building at RL13.135.
- Not impede on the operational function or access to the existing Sydney Water pump house.
- Contain all vehicle manoeuvring and access into the surf club within the existing hardstand area to the west.
- Provide direct access for life saving equipment from the building to the beach.
- Not allow vehicle manoeuvring or parking to cross main pedestrian building entrances and paths of travel.
- Consider key view corridors from the park to the beach.
- Consider providing a publically accessible roof for passive recreation and viewing.
- Provide a publically accessible lift (with dual access from the promenade/coast walk and within the building) from the ground to the first floor.



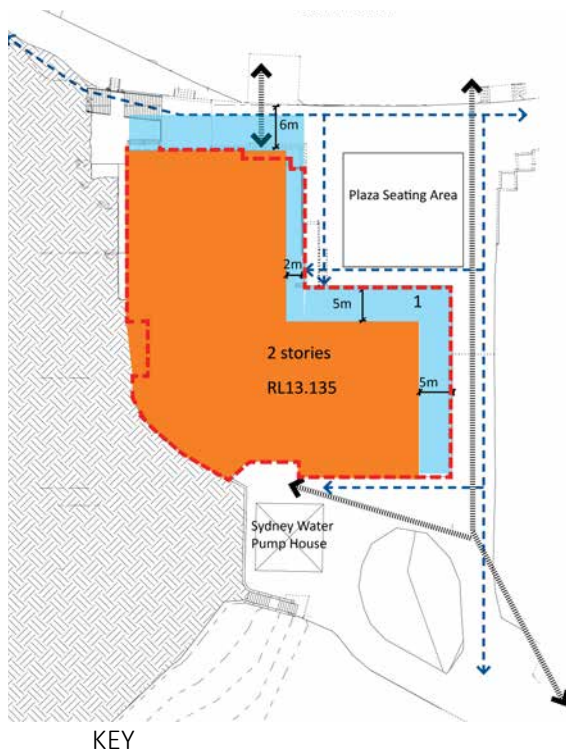


Figure 6.2 Surf Club Building Controls

## South Bronte Amenities and Community Rooms Development Controls

In addition to the General Requirements, the following controls must be adhered to. Future development of the existing South Bronte Community Rooms and Amenities must only provide facilities which support recreational uses of the park. Facilities to include space to accommodate the swimming clubs, public toilets and change rooms. Outdoor showers should also be located in close proximity to the building. Additionally future development must:

- Provide an accessible toilet
- Provide ambulant toilet facilities
- Provide an increased Gross Floor Area of no more than 10% of the existing area.

## Action Plan

Category	Action	Time	Who	\$
A1. Maintain the natural and casual feel				
A1.1	Ensure building design reduces its bulk and scale	O	Shaping Waverley, Creating Waverley BSLSC	LTFP
A1.2	Ensure landscape design: <ul style="list-style-type: none"> <li>• Maintains the natural topography</li> <li>• Maintains and reveals views through the park and to the beach and cliff line</li> <li>• Maintains areas of exposed natural rock where practical</li> <li>• Uses semi-formal and informal planting design in the park</li> <li>• Uses informal planting design in the gully</li> <li>• Maintains the openness of the park area</li> <li>• Maintains the sense of enclosure and intimacy of the gully while ensuring key views are revealed.</li> </ul>	O	Creating Waverley	LTFP
A2. Reinforce the variety of different landscape characters across the gully, park, and beach in future design and planning.				
A2.2	Ensure future planting design is consistent with the character areas identified in the Master Plan.	O	Creating Waverley, Clean and Attractive, Sustainable Waverley	LTFP
A2.3	Maintain and reveal views through the site.	O	Creating Waverley, Clean and Attractive, Sustainable Waverley	LTFP / E
A2.4	Ensure the selection of materials is appropriate to its setting.	O	Creating Waverley	E

A3. Ensure the landscape and architectural design reflects best practice and design excellence and integrates within the landscape.				
A3.1	<p>Ensure future building works are complimentary to their surroundings. Works to ensure:</p> <ul style="list-style-type: none"> <li>Compliance of new building works to the building controls outlined in the Master Plan.</li> </ul>	O	Shaping Waverley, Creating Waverley, Project Waverley, BSLSC	E
A3.2	<p>Develop a detailed landscape Master Plan for the site. Works must ensure:</p> <ul style="list-style-type: none"> <li>Design meets objectives outlined in the Plan of Management</li> <li>Existing and new tree planting is incorporated detailing trees to be removed, replaced and new tree planting locations with a detailed species list. Works will require an arborist report to assess health of existing trees and their life expectancy. Significant trees must also be identified and maintained, refer to action E3.2.</li> </ul>	S	Creating Waverley	E
A3.3	<p>Develop a planting schedule and materials palette based on Councils Public Domain Manual that preserves the integrity of the site and considers key view corridors.</p>	S	Creating Waverley, Sustainable Waverley, Clean and Attractive Waverley	E
A3.4	<p>Develop a lighting plan for the Park, Promenade and Cutting which considers:</p> <ul style="list-style-type: none"> <li>Pole or bollard lighting to key pathways</li> <li>Lighting to the coast walk connection through Bronte cutting.</li> <li>Lighting to buildings and particularly the amenities buildings.</li> <li>Creative lighting to trees, the baths and other park features.</li> </ul>	S	Creating Waverley	LTFP
A3.5	<p>Upgrade the sunken seating area in front of the Kiosk, which considers:</p> <ul style="list-style-type: none"> <li>Providing seating along the promenade facing the beach.</li> <li>Levelling the area to ensure ease of access.</li> <li>Provision of shade in summer</li> </ul>	S	Creating Waverley	LTFP
A4. Provide a memorable experience for all users by celebrating the sites unique character and scenic qualities.				
A4.1	<p>Conserve view corridors from key arrival points to and within the park by ensuring future design considers views in the design and planning.</p>	S	Creating Waverley	LTFP
A4.2	<p>Retain and build on existing materials on site such as concrete, sandstone, timber and stainless steel.</p>	S	Creating Waverley	LTFP



A5. Ensure materials and finishes are of high quality, robust and designed to befit the setting.				
A5.1	Consider materials which are graffiti resistant.	O	Creating Waverley, Clean and Attractive Waverley	E
A5.2	Ensure materials are selected to withstand the coastal environment to minimise corrosion or degradation.	O	Creating Waverley, Clean and Attractive Waverley	E
A5.3	Replace furniture and fixtures when they reach the end of their life with Councils preferred palette as identified in the Public Domain Technical Manual.	O	Creating Waverley, Clean and Attractive Waverley	E
A6. Reinforce the sense of arrival to the site.				
A6.1	Review the alignment of pedestrian entrances into the site to ensure they are aligned to pedestrian crossings, the coast walk and thoroughfares.	S	Creating Waverley	LTFP
A6.2	Review and where necessary redesign entrances into the Park from Bayview Street and Bronte Road to ensure they are welcoming and easily accessible.	S	Creating Waverley	LTFP



## Getting to and Around the Park

Paths into and through the park do not follow any formal alignment based on a design rationale. Instead paths have been formalised from desire lines over the years, with further desire lines forming over time, evident as bush tracks. As Bronte's topography is steep many paths do not comply with *Australian Standards for Access and Mobility 1428*. Findings from the user survey also suggest that a proportion of people had some difficulty getting around the Park. This plan presents an opportunity to address these issues and plan for improvements. When paths are due for replacement they must be built with consideration of a complete pedestrian network. Some works may need to take place as a priority.

The plan suggests improvements to key arrival points into the park connected by a clear path hierarchy, considering circulation and wayfinding principles. Refer to Figure 4.2 for details. A higher priority is provided to paths which connect to major park facilities such as the beach, swimming pool, surf club, amenities building, playground, and picnic facilities.

New or path re-alignments are suggested at the following locations:

- Along Bayview Street to improve access by providing a footpath adjacent to the street carriageway, formalising a strong desire line and addressing erosion issues. The path connection from the west is suggested to be re-aligned along the desire line, enabling a direct entry route to the park.
- Re-alignment of the step free path to follow a gentler grade. Connecting to the east closer to the coast walk, as it is the desirable destination.
- The park entrance from Bronte Village Centre is identified as a major pedestrian entrance and would require reconfiguration to allow for wheeled access and improved wayfinding.

- To address wayfinding along the coast walk minor path realignments are proposed at the southern end of the promenade to align the coast walk connection directly with the promenade – eliminating the need for what is currently three decision making points to one. Minor works to an existing brick wall would also be required.

Improvements are recommended to Bronte Gully paths using decomposed granite. Sandstone flagging maybe appropriate to the new seating areas along the path. This will ensure the path is more comfortable to use. This treatment is expected to run for the length of the stormwater channel. The informal path at the top of the gully could also have the same treatment.

Both toilet amenities blocks require some work to accommodate toilet facilities for wheel chair users.



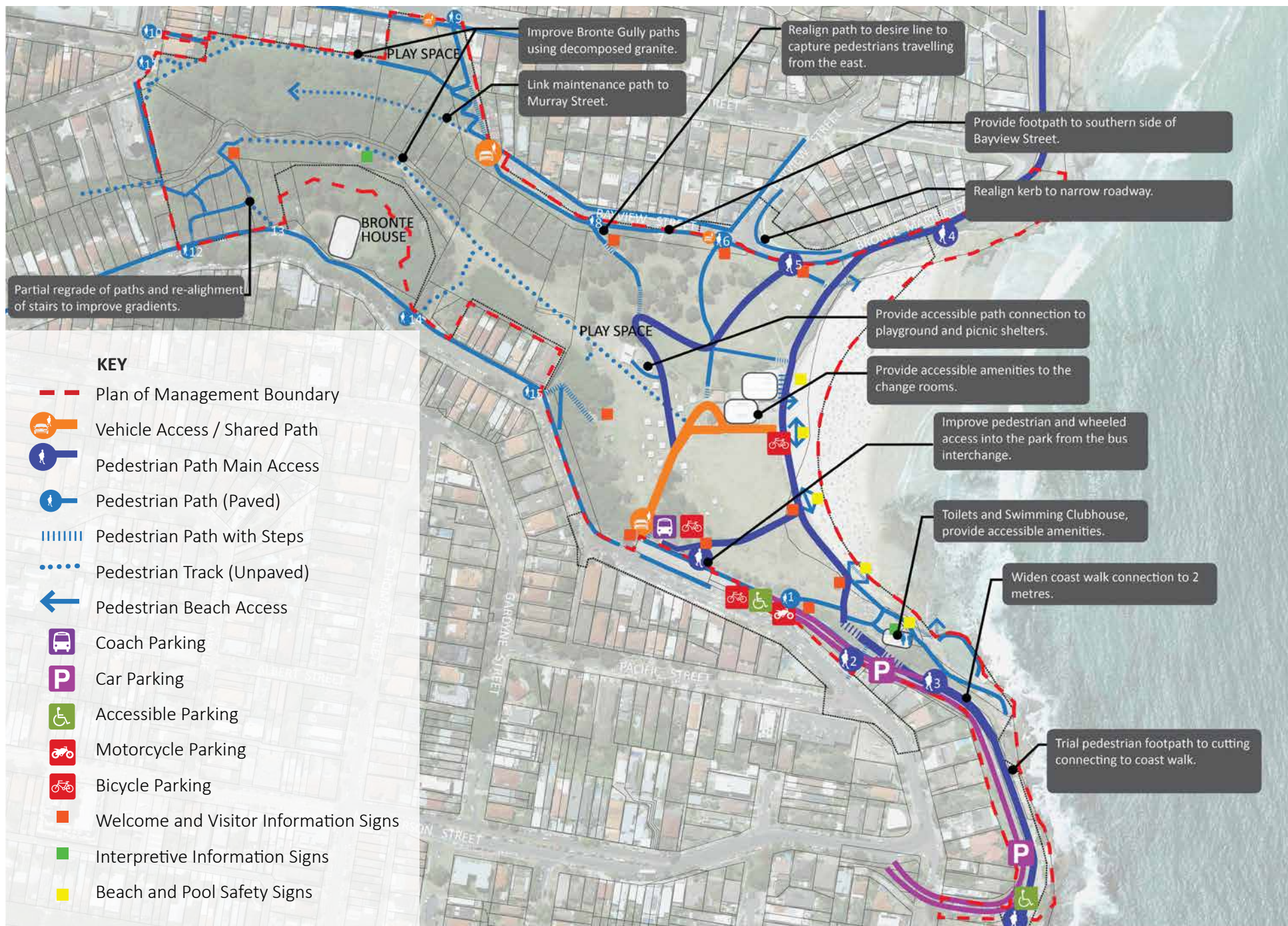


Figure 6.3 Getting to and Around the Park- The Master Plan

## Action Plan

Category	Action	Time	Who	\$
B1. Provide easily identified, distinct arrival points into the park and designated pedestrian pathways that allows safe and continuous movement.				
B1.1	Provide accessible pathway links to accessible parking spaces including compliant kerb ramps and landings.	S	Creating Waverley	TBC
B1.2	<b>Entrances on Bronte Marine Drive</b> <ul style="list-style-type: none"> <li>Provide 1 bus link that is step-free on north side of the park into and through the park, provide TGSIs at the bus boarding point.</li> <li>Provide step free access into the Park from the Coast Walk.</li> </ul>	S	Creating Waverley	TBC
B1.3	<b>North Side Entrances</b> <ul style="list-style-type: none"> <li>Provide 3 step-free entrances into the Park on the north side</li> <li>Primary arrival point for the Coastal Walk – Provide handrails, TGSIs and highlighting on step nosing at stairs.</li> <li>Provide foot path to southern side of Bayview Street along the length of the road to provide access to park entrances and step free access from the park to the Coast Walk. Move fence to park side of footpath to allow access to the path off the road.</li> <li>Upgrade intersection on Bayview Street and Bronte Marine Drive to reduce road width and install kerb ramps linking the park to street.</li> <li>Arrival point at Hewlett St (No.9) - Upgrade ramp so that gradient is constant throughout its length and provide continuous handrails on both sides of switch back ramp. Keep vegetation clear of the ramp. Redesign and upgrade stairway.</li> <li>Redesign stairway entries into park to provide handrails on both sides and highlighting on step nosing.</li> </ul>	M	Creating Waverley	TBC
B1.4	<b>Entrances from Bronte Road</b> <ul style="list-style-type: none"> <li>Provide an accessible bus link on south side of the park.</li> <li>Provide an allocated wheelchair space and seating in the heritage shelter.</li> <li>Provide an accessible link to the heritage shelter from the park entrance.</li> <li>Upgrade the stairs opposite the heritage shelter with highlighting on step nosing, handrails on both sides and tactile ground surface indicators.</li> </ul>	S	Creating Waverley	TBC

B1.5	<b>South Side Entrances</b> <ul style="list-style-type: none"> <li>• Provide 1 universally accessible principal entrance and 2 step free entrances on the south side of the park.</li> <li>• Widen and redesign stairway of the primary arrival point for the Coast Walk. Provide alternative step-free pathway link by widening path in the Cutting to 1500mm to allow 2 prams to pass.</li> <li>• The Coastal Walk in The Cutting - provide a dedicated pedestrian pathway that links the Coastal Walk to minimise pedestrian / vehicle conflict.</li> <li>• Stairway that intersects with The Cutting - Upgrade to include even surface on treads, highlighting on step nosing, continuous handrails on both sides and tactile ground surface indicators top and bottom.</li> <li>• Arrival point at service vehicle driveway - provide a separate pedestrian pathway into park behind bus terminus.</li> <li>• Convert existing accessible car parking area into a service vehicle parking area.</li> </ul>	M	Creating Waverley	TBC
B1.6	<b>West Side Entrances</b> <ul style="list-style-type: none"> <li>• Arrival Point on Bronte Rd (No.15) (two entrance points) - Redesign 2 x top stairs with new stairs, handrails and highlighting on step nosing. Investigate stability of retaining wall. On bottom stairs, provide handrails on one side and highlighting on step nosing.</li> <li>• Arrival Point on Bronte Rd (No.12) - Resurface the sandstone paving on the stairway to minimise trip hazards. Provide handrail on one side. Provide kerbs on side of stairs.</li> <li>• Arrival Point on Murray St (No.10) – retain unpaved surface but upgrade so that it is more even.</li> <li>• Arrival Point on Murray St (No. 11) - upgrade landings to make level. Provide handrails on both sides and highlighting on step nosing.</li> </ul>	M	Creating Waverley	TBC
<b>B2. Provide a hierarchy of pathway networks that link to destination points and facilities.</b>				
B2.1	<b>Links to Park and Principal Entrance</b> <ul style="list-style-type: none"> <li>• Provide a hierarchy of pathway networks into and through the park: Refer to figure 6.3.</li> <li>• Provide an accessible pathway (preferably no steeper than 1:20) from the principal entrance linking to the main promenade. Minimum width of accessible pathways is 1800mm.</li> <li>• Provide an accessible pathway link from the new principal entrance that links to the picnic area, playground and amenities buildings.</li> <li>• The path shared with vehicles should be adequately signed to maximise pedestrian safety. Resurface the existing shared way and create gaps in the speed humps for pedestrians. Provide a contrasting colour on speed humps.</li> </ul>	S	Creating Waverley	TBC



B2.2	<b>Pathways within Park</b> <ul style="list-style-type: none"> <li>• Provide an accessible pathway link to amenities buildings</li> <li>• Provide a network of step free, 1500mm wide pathways into and through the park, where topographical constraints preclude accessible paths that are fully compliant with AS1428.1.</li> <li>• Widen pathway that links to step free access into the park from south to 1500mm (entrance no.2) (maintain the existing noncompliant gradient).</li> <li>• Widen pathway that links to step free access into the park from north (to 1500mm entrance no.6) (maintain the existing noncompliant gradient).</li> <li>• It is preferable to separate pedestrians and cyclists. However, if cycle ways are shared with pedestrians, the path should be minimum 2.5m wide.</li> <li>• Provide adequate lighting levels on primary pathways, shared ways and cycle ways.</li> </ul>	M	Creating Waverley	TBC
B2.3	<b>Circulation, Surfaces and Edges</b> <ul style="list-style-type: none"> <li>• Resurface areas of pathway throughout the park that are uneven and potential trip hazards.</li> <li>• Address water pooling / drainage issue on section of path at northern pathway link into park at top of stairs near surf club, leading to a potentially slippery pathway.</li> <li>• At primary arrival point on the north side (Coastal Walk), provide a low wall or kerb along the section of path that has a drop off.</li> <li>• Provide a low wall (min height 450mm) or kerb (min height 150mm) along the section of promenade that is above 1m high.</li> <li>• Gully pathway - remove trip hazard on path where drain is across path. Refinish the sandstone cobbled viewing area at waterfall to provide a more even and consistent surface.</li> </ul>	M	Creating Waverley	TBC
B2.4	<b>Stairways</b> <ul style="list-style-type: none"> <li>• Upgrade stairways in the key access routes into and through the park (see Entrances section)</li> <li>• Primary stairways to include even surface on treads, highlighting on step nosing, handrails on both sides of stairway and tactile ground surface indicators at the top and bottom. These stairs are most likely be used by visitors who may be unfamiliar with the area and may be doing the Coast Walk, arriving by bus to the southern entrance or parking and arriving at the southern entrance.</li> <li>• Secondary stairways to include even surface on treads, highlighting on step nosing and handrail on both sides. These are stairs that are more likely to be used by residents who are familiar with the area.</li> <li>• Tertiary stairs to include highlighting on step nosing and handrail on one side. These link to informal bush tracks.</li> </ul>	M	Creating Waverley	TBC

**B3. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.**

B3.1	<b>General Information</b> Review current distribution of information about Bronte Park and provide information about existing facilities, amenities and activities. <ul style="list-style-type: none"> <li>• Update information as works are completed.</li> <li>• Provide detailed information on Council website in W3C accessible formats.</li> <li>• Provide off-site information on access and mobility to and within the park. Develop an Access Guide which includes information on transport options, accessible parking and transport, drop-off area, access pathways, accessible toilet / shower facilities, seating and shelter, food/drink, beach wheelchair bookings etc.</li> </ul>	M	Creating Waverley	TBC
B3.2	<b>Ocean Pool</b> <ul style="list-style-type: none"> <li>• Provide information on Council website for accessible ocean pool options at nearby beaches of Bondi and Clovelly.</li> <li>• Provide information on swimming groups and classes at Bronte Baths.</li> </ul>	S	Creating Waverley	TBC
B3.3	<b>Beach Wheelchair</b> <ul style="list-style-type: none"> <li>• Review use of beach wheelchairs at Bondi Beach and assess if facilities would be well utilised at Bronte. If beach wheelchair is provided, identify storage location and operational management strategy for booking and accessing the wheelchair (i.e. will it be locked and accessed only by lifeguard). Lifeguard training on using beach wheelchair.</li> </ul>	L	Creating Waverley	TBC

B3.4	<b>Wayfinding System</b> Implement a wayfinding strategy for Bronte Park and Beach with consideration of the following: <ul style="list-style-type: none"> <li>• Support legibility and cohesion to and throughout the park by using consistent sign systems, colour / contrast, street furniture, trees, landmarks and other landscape features.</li> <li>• Improve signage locations so they are placed at major decision making points and all primary and secondary points into the park, especially the Coastal Walk, amenities and viewing areas.</li> <li>• Ensure the physical placement, installation and illumination of signs enhances legibility when viewed from a distance.</li> <li>• Create an informed and complete user experience by ensuring coverage of signage throughout the entire Bronte Park area.</li> <li>• Implement a signage system with relevant content, showing up-to-date maps and information. Help visitors navigate through the Bronte area by offering content in a structured way with clear hierarchy.</li> <li>• Use consistent signage text, graphic style, pictograms and locations. Increase font and map size and contrast, use plain background for printed information.</li> <li>• Improve communication of directional and warning messages for all park users, including people who are blind or have a vision impairment. Consider using Braille and tactile elements / information at major access points.</li> <li>• Incorporate wayfinding technology and Global Positioning System (GPS) into signage and information.</li> <li>• Ensure sign mapping identifies and provides information on accessible paths and step free paths.</li> <li>• Provide information at an optimal height so that it is clearly visible by a person while either seated or standing.</li> <li>• Provide adequate colour contrast between the sign and the symbol and the surface surrounding the sign e.g. wall or background.</li> <li>• On Green Links signage, provide information on accessible pathway networks and links.</li> </ul>	M	Creating Waverley	TBC
B3.5	Incorporate consistent edges that follow the grade of the walkway and provide shorelines for orientation and navigation. Well defined edges like landscaping, walls and building lines provide good shorelines.	L	Creating Waverley	TBC
B3.6	Provide clear delineation between bike and pedestrian areas with adequate sight lines, signage and pavement marking.	M	Creating Waverley	TBC



B4. Provide an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel.				
B4.1	<b>Toilet / shower / change facilities</b> <ul style="list-style-type: none"> <li>• Provide a new unisex accessible combined toilet and shower facility with adult change facility (“changing places facility”) in the northern amenities building.</li> <li>• Provide a new family, unisex accessible combined toilet and shower facility in the community clubhouse, with baby change facilities included.</li> <li>• Provide cubicles suitable for people with an ambulant disability in the male and female toilets in the northern amenities building and community clubhouse.</li> <li>• Clear door width into accessible facility (northern building) needs to be wide enough to accommodate a beach wheelchair (minimum 900 clear door width).</li> </ul>	M	Creating Waverley	TBC
B4.2	<b>SLSC, Kiosk &amp; Community Clubhouse</b> <ul style="list-style-type: none"> <li>• There is currently limited access to the entrance into SLSC and the Life Guard Room. When SLSC is upgraded, provide an accessible pathway link to the principal entrance and within the building in accordance with The Premises Standards.</li> <li>• Provide universally accessible shade and seating area in kiosk courtyard - remove steps and level change.</li> <li>• Regrade the area of pavement linking to the kiosk and at the counter so that it is 1:40 in all directions. Provide a lower height section of counter at kiosk (900mm AFFL).</li> <li>• There is currently no accessible entrance into the Community clubhouse. When the building is upgraded, provide an accessible pathway link into the building and amenities and eliminate changes in level outside the building.</li> </ul>	M	Creating Waverley	TBC
B4.3	<b>Viewing Areas</b> <ul style="list-style-type: none"> <li>• Provide a step-free link to the viewing area at the southern tip of the park (beyond Bronte Baths).</li> <li>• Create an accessible viewing area at the south end of the park on top of the community clubhouse by providing handrails to both sides of the path and ramp landings. This is the proposed accessible alternative viewing area to the viewing area at the southern tip of the park.</li> <li>• Provide an accessible pathway link to the viewing area.</li> <li>• Provide accessible seating at the viewing area.</li> </ul>	L	Creating Waverley	TBC
B4.4	<b>Playgrounds</b> <ul style="list-style-type: none"> <li>• Provide an accessible pathway link to Bronte Park playground.</li> <li>• Provide accessible seating with armrests and backrests at different areas around the playground (20% of seats).</li> <li>• Provide a wheelchair space (hardstand) set back off pathway next to seats (1300mm x 800mm) - in 2 different areas.</li> <li>• Provide an accessible pathway link to one seat in Hewlett Reserve playground.</li> <li>• Provide one seat on a hardstand with backrest and armrests; provide additional hardstand next to seat 1300mm x 800mm to accommodate a wheelchair.</li> </ul>	L	Creating Waverley	TBC

B4.5	<b>Barbecue's and Picnic Shelters</b> <ul style="list-style-type: none"> <li>• Provide accessible barbecue facilities that are linked to accessible pathways.</li> <li>• Provide 2 accessible picnic shelters and picnic tables with linking pathways, with sufficient hardstand and wheelchair seating spaces.</li> </ul>	M	Creating Waverley	TBC
B4.6	<b>Seating and Street Furniture</b> <ul style="list-style-type: none"> <li>• Provide 50% seating in the main park area with backrests and armrests.</li> <li>• Increase the amount of shade with seating underneath throughout the park.</li> <li>• Provide wheelchair/pram space adjacent two seats in two different locations on the promenade.</li> <li>• Provide seats approximately every 60m along the accessible pathway route (set back from footpaths with an allocated hardstand adjacent).</li> <li>• When upgraded, select street furniture (bollards, bins, seats) that provide adequate luminance contrast with the background surface.</li> <li>• Maintain accessible water fountains with hardstands and circulation space.</li> </ul>	L	Creating Waverley	TBC
B4.7	<b>Beach Access</b> <ul style="list-style-type: none"> <li>• Provide one accessible ramp link to beach at southern end, width 1800mm, maximum gradient 1:14 and landings every 9m. Provide handrails on both sides of the ramp.</li> <li>• No TGSIs at beach access stairs and ramps due to other cues -beach, handrails, and set back from path of travel.</li> <li>• Stairway access to beach - provide handrails on both sides of stairs leading to beach, and highlighting on step nosing.</li> <li>• Provide kerb rails to all new balustrades along promenade.</li> <li>• Maintain a clear shoreline along the promenade, with no obstructions, seats set back from pathway.</li> <li>• Redesign and upgrade northern stairway to beach to include increased width, even risers, highlighting on step nosing and handrails on both sides.</li> </ul>	L	Creating Waverley	TBC

B5. Provide a universally accessible beach access point and improve the safety and amenity of the existing stairs to the beach and Bronte Baths.				
B5.1	<b>Pool Access</b> <ul style="list-style-type: none"> <li>Due to the significant level change (approximately 3.5m) and limited space there is no accessible entrance into the Pool.</li> <li>Provide information on Council website for accessible pool facilities at nearby beaches of Bondi and Clovelly.</li> <li>Provide safe stairways into the pool.</li> <li>Extend fixed handrail along pool edge to ocean access stairway.</li> <li>Install continuous handrail at secondary stairway on one side due to narrowness of stairs.</li> <li>Provide highlighting strips on all stair nosings.</li> <li>Provide TGSIs along the top of primary stairway in accordance with AS1428.4.</li> <li>Provide slip resistant treatment to both primary and secondary stairways.</li> </ul>	M	Creating Waverley	TBC
B5.2	<b>Seating Areas</b> <ul style="list-style-type: none"> <li>Investigate safety risk of relocating seats adjacent to balustrades.</li> <li>Remove and relocate 2 bench seats on accessway to viewing area.</li> <li>Provide a range of seating options with back and arm rests at all seating areas.</li> <li>Provide 2 x wheelchair/pram seating spaces next to seating on accessway.</li> <li>Replace hardstand at top level seating area and provide kerb along hardstand edge.</li> <li>Provide identification and wayfinding signage to viewing area.</li> </ul>	L	Creating Waverley	TBC
B5.3	<b>Accessway</b> <ul style="list-style-type: none"> <li>Resurface accessway to Viewing Area and provide level access to new hardstand.</li> <li>Reconfigure stair access to top level seating by setting stairs back from pathway with handrails and highlighting strips on nosing.</li> </ul>	L	Creating Waverley	TBC



## Playing and Relaxing

The intent of the Master Plan is to make allowances to improve existing buildings and park infrastructure which support current activities such as picnicking, playing, relaxing, swimming and the activities associated with the community clubs. There are also some improvements to be made in extending these facilities such as shade, seating, bubblers and rationalising bins and barbecue stations.

Bronte is a vibrant and well-loved place. As with any popular location there can be conflict between user groups. The Master Plan seeks to minimise conflict by providing buffer zones between areas of use and better separation and definition of blurred boundaries. Existing areas such as the open grassed spaces and picnic areas must remain uninhabited by additional infrastructure.

In keeping with the vision for Bronte, overtly commercial activities should not be prohibited in Bronte. The Action Plan below seeks to address these points, refer to Figure 6.4 for the location of activities.

## Action Plan

Category	Action	Time	Who	\$
<b>C1. Provide adaptable and flexible spaces to accommodate a variety of interest groups.</b>				
C1.1	Investigate options to better integrate the miniature train into the park such as removable fencing. Provide shade trees within this area with consideration of views from Bronte Road.	S	Creating Waverley, Clean and Attractive Waverley	TBC
C1.2	Provide a clear through link from the gully to the park and beach by better defining the picnic area and barbecue locations back from this line of travel.	M	Creating Waverley	TBC
C1.3	When the assets reach the end of their life, replace the two barbecue stations of for barbecues with four stations of two. Ensure barbecue stations are located central to picnic shelter and have provision for bins. Locate one station in the upper level of the park. Ensure barbecues are located away from the pedestrian thoroughfare from the gully to minimise conflict and noncompliance issue with dogs.	M	Creating Waverley	TBC
C1.4	Provide additional bubbler facilities near the Bronte Baths and along the gully path and coast walk.	S	Creating Waverley	TBC
C1.5	Focus bin locations adjoining, picnic shelters, entries, pathways and beach access ramps.	S	Creating Waverley, Sustainable Waverley	TBC
C1.6	Review seating locations in the upper park with consideration to views and shade trees, provide additional backed seating under shade trees. Increase shade tree planting where possible.	M	Creating Waverley	TBC
C1.7	Provide shade tree planting to the back of the promenade, plant trees in clusters. Consider views in the placement of trees.	S	Creating Waverley	TBC



Figure 6.4 Playing and Relaxing- The Master Plan

C2. Provide high quality amenities and facilities which support Bronte's recreational values and users.				
C2.1	<p>Monitor and review the provision of amenities including toilets, carer facilities, change rooms and showers to ensure they meet user demand and meet standards.</p> <p>In meeting demand, focus upgrade and new facilities in the following locations:</p> <ul style="list-style-type: none"> <li>• Upgrade / refurbish the southern toilet block.</li> <li>• Upgrade the northern toilet block to provide improved facilities.</li> </ul>	M	Creating Waverley, Project Waverley	TBC
C2.2	<p>Investigate the upgrade or refurbishment of the picnic shelters:</p> <ul style="list-style-type: none"> <li>• Undertake a dilapidation report</li> <li>• Undertake a user survey</li> <li>• Undertake design to consider options</li> </ul>	M	Creating Waverley	TBC
C2.3	Upgrade the playground at Bronte Park in line with direction in the Play Space Strategy	L	Creating Waverley	LTFP
C2.4	Upgrade the playground at Hewlett Street Reserve in line with direction in the Play Space Strategy	M	Creating Waverley	LTFP
C3. Prioritise activities which are intrinsic to the place, its cultural values and draws value from being in a beachside location.				
C3.1	Do not permit overtly commercial use of the park or any high impact events which is inappropriate to the location. Do not permit high impact events as classified in <i>Waverley Councils Events Policy 2015</i> .	O	Enriching Waverley	E
C3.2	Support occasional community events and Not For Profit organizations hosting charity events.	O	Enriching Waverley	E
C3.4	Continue to prohibit the use of Bronte Park and Beach for organised sports activities. Sports related facilities within the park and beach must not compromise the passive recreational values of the place.	O	Enriching Waverley	E





## Enhancing the Environment

In planning for the future one of the intrinsic values of Bronte Beach and Park is the preservation of the unique environment. Consequently environmental values are at the forefront of any future works in the Park and overlay with many proposals identified under other themes and their respective action plans.

To date a lot of works have been completed or are underway which aim to conserve remnant vegetation and support and improve the existing bushland of the gully. As such this Plan of Management does not provide actions which relate directly with the management of bushland or remnant vegetation but aims to support these works by aligning the master plan and action plan with the works scheduled particularly in *Biodiversity Action Plan* and *Ecological Restoration Action Plan*.

There is however more work to do, particularly in managing vegetation in the park, considering the environmental performance of buildings in the park and ensuring the sea wall, promenade and landward infrastructure is adapt to both todays and future climatic conditions. Consequently the master plan and action plan focusses on these works. Refer to Figure 6.5 for key interventions.

## Action Plan

Category	Action	Time	Who	S
D1. Enhance the natural heritage of the site such as vegetation, land form and hydrology.				
D1.1	Provide further opportunities to support habitat by increasing planting opportunities and using native and endemic species through the park.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.2	Support actions identified in the Bronte Gully Ecological Restoration Action Plan.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.3	Undertake a risk management strategy for the opening to the underground stormwater pipe (trapezoid) and implement recommendations.	S	Sustainable Waverley, Creating Waverley	LTFP
D1.4	Continue to support the bushcare program to undertake regeneration to remnant vegetation in accordance with the <i>Biodiversity Action Plan 2014 – 2020</i> . Provide planted buffer planting to remnant vegetation as identified in this plan.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.5	Retain the natural landform of the site, minimising any regrading, particularly of the headlands.	O	Creating Waverley	TBC

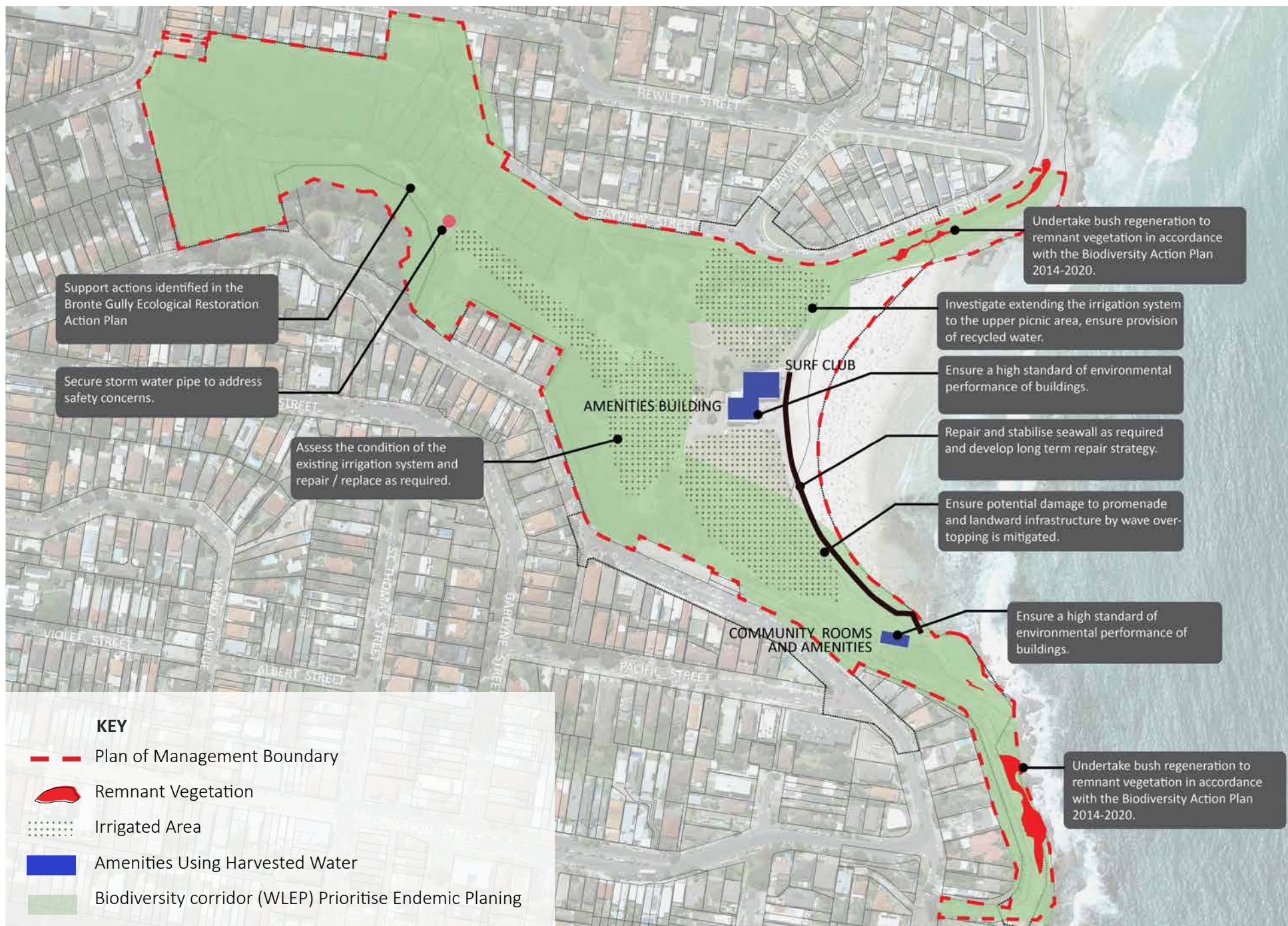


Figure 6.5 Enhancing the Environment- The Master Plan



D2. Monitor and adapt to the effects of climate change.				
D2.1	Implement the findings of the Bronte Seawall Technical Study: <ul style="list-style-type: none"> <li>Repair and stabilise seawall as required and develop a long term repair strategy.</li> <li>Ensure potential damage to promenade and landward infrastructure by wave overtopping is mitigated.</li> <li>Consider moving the Bronte Pool pump house to a more secure location.</li> </ul>	S	Sustainable Waverley, Creating Waverley, Project Waverley	TBC
D2.2	Design buildings and landscape works to consider environmental sustainability and adaptation to future climatic conditions.	O	Sustainable Waverley, Creating Waverley	TBC
D3. Promote environmentally sustainable practices in the management and maintenance of the place.				
D3.1	Assess the condition of the existing irrigation system and repair / replace as required.	O	Clean and Attractive Waverley	TBC
D3.2	Investigate extending the irrigation system to the upper picnic area, ensure provision of recycled water.	S	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	TBC
D3.3	Develop a sustainable waste management plan for the Park.	S	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	LTFP
D3.4	Reduce and minimise water use and waste water generation, works to consider; <ul style="list-style-type: none"> <li>Continue to harvest water from the stormwater system and monitor rates and use to ensure adequate supply for Park irrigation and building use;</li> <li>Ensure staff awareness of the importance of resource conservation;</li> <li>Visitor education on the importance of water conservation through appropriate signage; and</li> <li>Installation of water saving devices on taps and use of water saving appliances.</li> </ul>	S	Sustainable Waverley, Creating Waverley, Project Waverley, Clean and Attractive Waverley	TBC
D3.5	Develop a sustainable Lighting Plan for the whole Park with LED fittings. To be coordinated with action 3.4.	M	Sustainable Waverley, Creating Waverley, Shaping Waverley	TBC
D3.6	Conserve energy and resources throughout the Park and buildings, works should: <ul style="list-style-type: none"> <li>Generate renewal energy</li> <li>Use energy efficient fixtures and appliances.</li> </ul>	M	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	TBC

D4. Consider whole of life cycle cost in the selection of materials and construction techniques.				
D4.1	<p>Explore options for the improvement and implementation of environmental sustainability through such measures as site design, layout and building design.</p> <ul style="list-style-type: none"> <li>Consider the use of local materials in the construction of buildings and infrastructure;</li> <li>Design buildings with the local climatic conditions in mind, with consideration to local heating and cooling requirements and</li> <li>Minimise impact on the environment through appropriate footprint design and techniques.</li> </ul>	M	Sustainable Waverley, Project Waverley, Creating Waverley	TBC
D5. Educate the community about the value of the sites unique environment.				
D5.1	Support programs which provide environmental education on site.	O	Sustainable Waverley	E
D5.2	Incorporate environmental information on promotional materials and signs.	O	Creating Waverley, Sustainable Waverley	TBC

## Community, Culture and Heritage

The Master Plan aims to reveal the sites heritage values by integrating interpretative signage to draw attention to, and explain the origins and the heritage value of the landscape items within the park. This would be particularly appropriate for the gully area, the tram cutting, and the baths precinct. Additionally the plan aims to continue supporting the community use and groups which have long been affiliated with the site to ensure the clubs continue to function and the place is continually used for swimming and surfing. Refer to Figure 6.6 for key interventions.

### Action Plan

Category	Action	Time	Who	\$
<b>E1. Interpret and tell the story of the place including Aboriginal themes and 'story-lines'.</b>				
E1.1	Consider providing heritage information in the signage suite for the site to draw attention to and explain the origins and heritage value of the landscape items within the park. This would be particularly appropriate for the fully area, the tram cutting and the baths precinct.	M	Creating Waverley	TBC
E1.2	Continue consultation with the La Perouse Local Aboriginal Land Council (LALC) on matters regarding conservation and major development of Bronte Park particularly which change existing ground surfaces and the potential to expose rock engravings and axe grinding grooves.	O	Creating Waverley, Project Waverley	E
E1.3	Provide information on the Indigenous heritage of the area and incorporate these stories within the existing Waverley heritage trails network.	M	Creating Waverley, Shaping Waverley	E
<b>E2. Strengthen and express the cultural values through supporting community groups and activities.</b>				
E2.1	Continue Councils bush care program to support the Bronte Bush care Groups, providing materials and volunteer support and training.	O	Sustainable Waverley	E
E2.2	Continue to support the Surf Club to make sure their activities and programs remain an integral part of Bronte.	O	Waverley Life	E
E2.3	Continue to support the Swimming Clubs to make sure their activities and programs remain an integral part of Bronte.	O	Waverley Life	E
<b>E3. Ensure the cultural landscape is expressed in the design and management of the site.</b>				
E3.1	Ensure the visual setting of the Park and Beach are conserved by considering key views when designing new development or rebuilding existing infrastructure in the park.	O	Creating Waverley	TBC
E3.2	Identify significant trees in the park and gully and conserve as required, coordinate with action A3.2.	M	Clean and Attractive Waverley	E





Figure 6.6 Community, Culture and Heritage- The Master Plan

E4. Conserve and maintain the heritage fabric of the Park.				
E4.1	Review the Indigenous Heritage Assessment Report 2003, prepared by Dominic Steele Consulting Archaeology.	S	Shaping Waverley, Creating Waverley	TBC
E4.2	Review the Heritage Study of Bronte Park prepared by Mayne-Wilson and Associates.	S	Shaping Waverley, Creating Waverley	TBC
E4.3	Based on findings from the heritage reviews, update the potential items to be considered for inclusion in Schedule 5 of Waverley LEP 2012.	M	Shaping Waverley, Creating Waverley	E
E4.4	Maintain and repair heritage items to standards as outlined in Section 118 of the heritage Act. Use the items listed in section 4.3 of the Mayne Wilson Heritage Study as a guide.	O	Creating Waverley, Clean and Attractive Waverley	E / TBC





## Management and Maintenance

Bronte Park and Beach have a high level of visitation placing immense pressure on park services and maintenance requirements. The plan proposes to review some of the current management and maintenance practices for the park and beach with the intent of ensuring the safety of park users, a high level of maintenance and reduced visual clutter associated with garbage services and vehicle access.

Some service infrastructure such as the parks storage area, irrigation system, bin collection zone and pool pump house and pipes also require repair or replacement. When these assets are replaced they must ensure they meet both today's and future requirements and where possible be low maintenance. Refer to Figure 6.7 for the location of proposed service infrastructure.

## Action Plan

Category	Action	Time	Who	\$
<b>F1. Ensure that the Park and Beach environment are safe for users at all times.</b>				
F1.1	Provide ramp access for the beach rake directly from the shared vehicle route.	S	Creating Waverley, Clean and Attractive Waverley	TBC
F1.2	Manage and program activities to minimise conflict and ensure that the place can continue to function during events.	O	Enriching Waverley	E
F1.3	Ensure safety is considered in all design projects with the Park and Beach and continue to work with relevant stakeholders (local Police and Safety Committee) to address identified safety concerns.	O	Creating Waverley, Safe Waverley	E
F1.4	Provide information on general beach, sun and surf safety.	O	Safe Waverley	E
F1.5	Improve passive surveillance into the gully to manage anti-social behaviour in the gully. Consider providing a link to Murray Street for the mid access path.	S	Creating Waverley	TBC
<b>F2. Ensure facilities are well maintained and appropriately serviced.</b>				
F2.1	Maintain the Bronte Pool Pump: <ul style="list-style-type: none"> <li>Review the location of the Bronte Baths pump house and relocate pump to an area more accessible for management and maintenance.</li> <li>Replace pipes and other infrastructure as necessary.</li> <li>Consider an automated system to reduce maintenance requirements.</li> </ul>	M	Clean and Attractive Waverley, Project Waverley	TBC
F2.2	Undertake an audit of the irrigation system replace, repair and maintain as necessary.	S	Clean and Attractive Waverley	E
F2.3	Provide additional storage for tools and improved amenities for parks staff.	M	Creating Waverley, Project Waverley	TBC



Figure 6.7 Management and Maintenance- The Master Plan

F2.4	Undertake a Waste Management Study and implement findings with consideration of: <ul style="list-style-type: none"> <li>• Rationalising bin locations.</li> <li>• Management of green waste.</li> <li>• Reducing the frequency of garbage pick up.</li> <li>• As far as possible limiting the requirements for garbage truck vehicles to access the park.</li> </ul>	S	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley.	LTFP
F2.5	With consideration of a dilapidation report (refer to action C2.2), repair and replace materials within the picnic shelters as required.	S	Clean and Attractive Waverley.	E
F2.6	Provide signage notification of cleaning and maintenance routines to the Bronte Baths and amenities buildings.	S	Clean and Attractive Waverley.	E
F2.7	Undertake a regular planned maintenance program for the Park and Beach, including toilets, picnic shelters, rubbish collection, lawns and garden beds.	O	Clean and Attractive Waverley.	E
F2.8	Ensure continual upgrade of lawn, paths and planting areas and other park assets in line with SAMP.	O	Clean and Attractive Waverley.	E
F2.9	Undertake reactive maintenance of the Park such as graffiti removal.	O	Clean and Attractive Waverley.	E
F2.10	Improve surface of mid access path in gully for use by maintenance staff and bush care contractors.	S	Creating Waverley	TBC
<b>F3. Review and reinforce compliance and regulations which enable a range of users to enjoy the park and beach safely.</b>				
F3.1	Continue to monitor the use of the dog off-leash areas. Undertake any necessary campaigns to educate dog-walkers about regulations and dog owner responsibilities. Enforce regulations as required.	O	Safe Waverley	E
F3.2	Integrate compliance signage with a signage and wayfinding strategy and update signs accordingly.	M	Creating Waverley	TBC
F3.3	Review and monitor the Commercial Fitness groups and Personal Trainers use of the park and ensure it is managed to reduce wear and tear on the lawn and park infrastructure.	O	Enriching Waverley	E
<b>F4. Manage vehicle access in the Park</b>				
F4.1	Engage Traffic Consultants and experts to review existing vehicle use and requirements and draft a Vehicle Access Plan with consideration to: <ul style="list-style-type: none"> <li>• Reducing the volume of vehicles travelling through the Park.</li> <li>• Providing adequate turn around spaces.</li> <li>• Minimising the area of hard surfaces required for vehicles.</li> <li>• Ensuring the safety of pedestrians.</li> <li>• Providing a secure entrance to the park to manage vehicle entry.</li> <li>• Recommending an emergency vehicle access plan and process for both ambulance and helicopter access.</li> </ul>	S	Creating Waverley	TBC
F4.2	In line with the Vehicle Access Plan and Waste Management Strategy, review driveways and turn around areas for the vehicle / pedestrian share way and provide appropriate areas and signage.	S	Creating Waverley	TBC







# Implementation and Funding

7



## 7. Implementation and Funding

### Funding Sources

Funding for implementing the Plan of Management will either be allocated for future upgrade works (capital works) or maintenance and management of the Park and Beach. Funding for the management and maintenance is currently provided through Council's annual budget allocation.

To fund the proposed upgrade works Waverley Council plans to in future years set aside Capital Works funds which will cover a number of the proposals in the shorter term plan.

Council's budget for the Plan of Management is not expected to accommodate all proposals in the short or long term plan. Additional funding options which may be investigated include:

- State and Federal Grants
- Voluntary Planning Agreements
- S94 contributions
- Partnerships with community groups or businesses.

The amount of funding through these streams is difficult to anticipate as it is dependent on development and grant programs. Regardless of the type of current or future enterprises Council must also ensure that legitimate costs of upgrading the Park are recouped wherever possible.

### Performance Indicators

To effectively implement the Action Plan performance indicators are required to demonstrate that the desired outcomes from the plan have been achieved.

It is desirable that the values and actions of this plan can be measured by some means. For this purpose the following means are considered practical survey methods of monitoring the progress and performance of the Action Plan:

- Surveys: Carry out surveys and questionnaires periodically (approximately every 5 years) accompanied by a survey of user numbers in various parts of the area; qualitative and quantitative in nature. This survey/questionnaire should establish any changes in Park usage, visitor experience and perceptions etc. Additionally, web surveys could be undertaken to request feedback on the implementation of particular programs and management strategies.
- Register of correspondence: Review of letters, emails and community requests received each year (positive and negative) on various subjects related to the Park, Pavilion and Beach. This register can be used to indicate general trends and changes in issues and opportunities and the management of the space.
- Photographic survey: Taken at key and consistent locations every 5 years to establish degrees of change (either positive or negative). This could be compared with aerial photographs reviewed every 5 years.

### Review and Monitoring

If the Plan of Management is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated. Changes which may need to be addressed include new legislation, changes in community values, project priorities, funding resources and new opportunities for future upgrades.

Given that community expectation and requirements change over time, this Plan also needs to have some flexibility to adapt to any changes of circumstance.

It is recommended that the Plan be reviewed in the following sequences and time spans:

- Annually; review progress of action plan.
- Two Years; review Management and Administration structures and update priorities.
- Five Years; major review of all values based on revised analysis and issues and amended planning legislation. Review outcomes against survey information, photographic record and register of correspondence.
- Ten Years; review Plan of Management.

