

# Bronte Surf Club and Community Facilities Consultation Report 2020



Waverley Council acknowledges the Bidjigal and Gadigal people, who traditionally occupied the Sydney Coast and we also acknowledge Aboriginal Elders both past and present

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## Executive Summary

From 6 May to 3 June 2020, Council held an open community consultation on the proposed concept design for the Bronte Surf Club and Community Facilities project. This was the second phase of consultation, the first being an information gathering consultation in 2019.

This phase of community consultation focused on the proposed design concepts. The proposal saw the existing footprint be split into two buildings, with the Community Facilities being placed in the park behind the Surf Club.

The community was notified of the consultation in several ways, including social media, newsletters, flyer letterbox drop, and advertising in local papers.

There was extensive interest in this project, garnering 674 online surveys, 71 long-form submissions, over 5900 petition signatures, as well as holding several public and stakeholder meetings.

The community response demonstrated overall support for the upgrade of the Surf Club and provided detailed feedback for Council and Bronte Surf Life Saving Club to make changes to the design.

There were 10 key issues raised throughout the consultation:

- The surf club building is too big
- The footprint of two buildings in park
- Noise issues from a bigger building / acoustics into residential areas
- Relocation of Dave Brown Place
- Loss of green space and public open space
- Accessibility
- Privatisation of public space
- Excessive height and loss of views
- Impact of increased visitors on site, including parking concerns
- Reasoning behind concept design development and use of space.

To address these issues, it is recommended that a design review process be undertaken of the current concept design that considers the following design review principles:

- Reduction of overall footprint of the building(s)
- Consider relocation of the Public amenities and Council facilities to within existing building curtilage
- Manage noise impacts through function room design, balcony size and acoustic design
- Consider locating Dave Brown Place within existing curtilage

- Minimise net loss of public open space and public green space
- Investigate improved accessibility of the Coast Walk and Bronte Park
- Address perceived privatisation of public space through improved design and lease conditions
- Minimise impacts from building height and subsequent view loss
- Address intensification of site including visitation, event, traffic and parking impacts through design and lease conditions
- Provide justification of proposed bulk and scale, internal configuration and balcony size for any amended design proposal
- Redesign to reduce budget shortfall.



## Background

Waverley Council (Council) and Bronte Surf Lifesaving Club (Bronte SLSC) partnered to deliver a modern and sustainable new surf club and community facilities. There are over 1900 Bronte SLSC members, who, alongside Waverley Lifeguards, use the Club as a hub for rescues, training, storing equipment and first aid.

The building is no longer fit-for-purpose and must be rebuilt to meet the needs of contemporary surf lifesaving and the community, including:

- Balance of female to male facilities
- Compliance for family change rooms and accessible amenities
- Fit-for-purpose lifeguard and lifesaving facilities including adequate storage and training spaces.

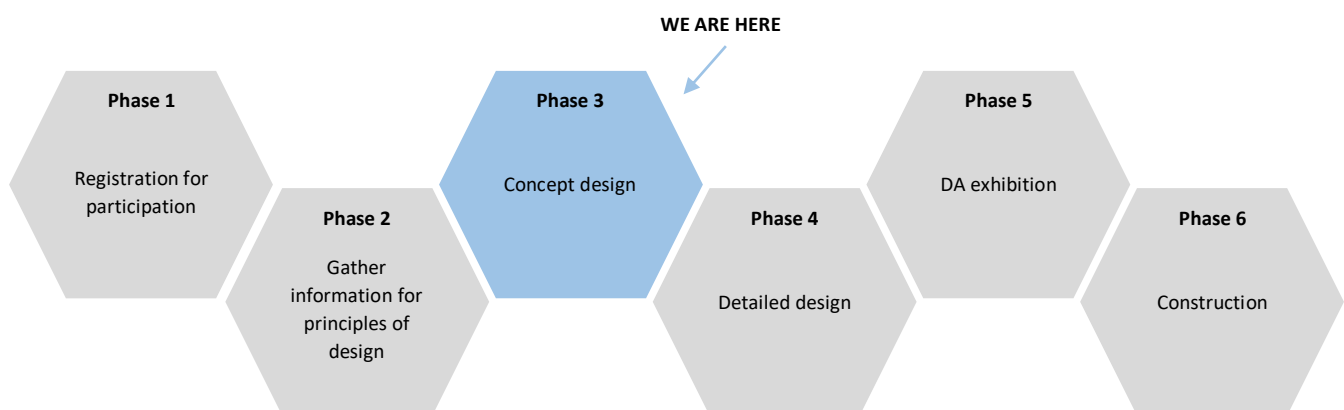
The promenade and community facilities next to the Club is also proposed to be redeveloped.

This phase of community consultation focused on the proposed design concepts. Key aspects from the first phase of consultation in 2019 were that participants wanted the building to be sustainable, integrate and highlight the natural environment, and to use durable materials. They also noted the Club is important to the community as are the services its members provide; however, that lifeguard facilities should be the number one consideration.

Council was presented with four different options of concept design. Each addressed the physical issues raised in the scope and tried to adequately address community concerns. The option selected by Councillors was then presented to the community for consultation.

The proposal saw the existing footprint be split into two buildings, with the Community Facilities proposed to be placed in the park behind the Club.

There are six identified phases of this project, each with different community engagement levels:



## Engagement Approach

Noting the project consultation was affected by COVID-19 restrictions, plans were altered to ensure opportunities for the community to provide feedback. Council was able to provide engagement opportunities via Zoom, use Facebook Live, and created a video to be shared through socials.

Developing an online survey was the best way to communicate with a broad range of people. That launched on 6 May and had high interest. Stakeholders became intermediaries and shared Council's marketing materials creating a very engaged community.

Consultation objectives:

- to inform the public about what is being done with their input to date and provide input
- to demonstrate the partnership of Bronte SLSC, Council, and community.

## Engagement Methodology

A range of engagement methods were used to maximise the opportunity for community participation.

The engagement process aligned with Waverley Council's adapted IAP2 model for community engagement.

Method	Overview	Date	Response
<b>Have Your Say website</b>	Council's 'Have Your Say Waverley' website had a dedicated page for the duration of the project.	Initial launch: July 2019  Concept Design Consultation launched: 6 May 2020	6.1k total visits 2.8k informed (opened or downloaded a document)
<b>Flyer drop</b>	Flyers were dropped to 2200 residences	Complete: 11 May 2020	
<b>Media release</b>	Media release sent out to local and Sydney-based media.	7 May 2020	Featured in Wentworth Courier and the Beast
<b>Social media posts</b>  <b>Facebook</b>	<b>Post 1</b> – Promoted proposed design and encouraged people to complete the survey. <b>Call to action</b> – Promoted the survey	6 May	<b>Reach:</b> 2904 <b>Engagements:</b> 732 <b>Direct to HYS:</b> 554
	<b>Post 2</b> – Promoted second Q&A session <b>Call to action</b> – Promoted the Eventbrite registration and survey	23 May	<b>Reach:</b> 1194 <b>Engagements:</b> 63
	<b>Facebook Live</b> – Mapped out the proposed buildings' footprint. This was done at the request of the community	29 May	<b>Reach:</b> 5715 <b>Engagements:</b> 1094 <b>Views:</b> 3.4k
<b>Joint precinct meeting</b>	Meeting with Bronte and Bronte Beach Precinct Conveners and Members	21 May	<b>Attendees:</b> 7
<b>Zoom meetings (instead of f2f)</b>	<b>Information session</b> – 30 min presentation by Council and Surf Club President with 30 min community questions.	7pm – 8pm 14 May	<b>Attendees:</b> 35
	<b>Q&amp;A</b> – Following feedback, a second Q&A focussed session was hosted by Council	6pm – 7pm 21 May	<b>Attendees:</b> 40
<b>Online survey</b>	A 12-question <a href="#">online survey</a> specific to this project	6 May – 3 June	<b>Respondents:</b> 674
<b>Q&amp;A online</b>	Hosted on the project page on the Have Your Say Waverley website. Participants submitted questions and Council responded to publicly or privately.	6 May – 3 June	<b>Questions:</b> 14
<b>Advertising</b>	Full page ad in May's edition of The Beast	W/C 18 May	

<b>Waverley Weekly newsletter</b>	<b>Call to Action (CTA):</b> Complete the survey	7 May	26 link clicks to HYS
	<b>CTA:</b> Complete the survey	14 May	3 link clicks to HYS
	<b>CTA:</b> Survey is open	21 May	5 link clicks to HYS
	<b>1 x CTA:</b> Register for Q&A session <b>1 x CTA:</b> Complete the survey	28 May	3 link clicks to Eventbrite 3 link clicks to HYS
<b>Engagement newsletter</b>	Engagement newsletter informing the recipients of the open consultation.	28 May	<b>Received email:</b> 2484
<b>Stakeholder outreach</b>	Internal and external stakeholders were contacted at the start of the consultation period inviting them to have a meeting with Council's project team or partake in any of our other activities.	6 May–3 June	4 stakeholder meetings



## Data Overview

<p><b>Online – Have Your Say Waverley:</b></p> <p><b>Survey</b></p> <p><b>Q&amp;A</b></p>	<ul style="list-style-type: none"> <li>The dedicated project page on Have Your Say Waverley was visited 6000 times.</li> <li>A total of 688 people engaged through submitting a survey (674 respondents) or submitting a question (14 respondents).</li> <li>674 people completed the survey. Below are two highlights from the most significant questions: <ul style="list-style-type: none"> <li>Question 1 – Do you like what we have planned for the Surf Club building? <ul style="list-style-type: none"> <li>46.9% – Yes</li> <li>33.2% – No</li> <li>19.8% – Yes but with changes</li> </ul> </li> <li>Question 8 – Do you like what we have planned for the Community Facilities? <ul style="list-style-type: none"> <li>53.3% – Yes</li> <li>31.8% – No</li> <li>15.1% – Yes but with changes</li> </ul> </li> </ul> </li> <li>14 questions asked by 13 participants</li> <li>Key themes: <ul style="list-style-type: none"> <li>Accessibility</li> <li>Functions</li> <li>Noise</li> <li>Specific footprint and layout</li> </ul> </li> </ul>
<p><b>Stakeholder meetings:</b></p> <ul style="list-style-type: none"> <li>Info session</li> <li>Precinct meeting</li> <li>Q&amp;A session</li> <li>2 x on-site walk through</li> </ul>	<ul style="list-style-type: none"> <li>Over 90 community members participated in stakeholder meetings where they provided feedback and asked questions of the project team. The common issues and benefits raised were: <ul style="list-style-type: none"> <li>Needs an upgrade</li> <li>Design was too large for site</li> <li>No loss of green space</li> <li>No loss of public space</li> <li>Concern over privatisation</li> <li>Liked the design</li> <li>Issues raised over moving the Cubes.</li> </ul> </li> </ul>
<p><b>Long form responses</b></p>	<ul style="list-style-type: none"> <li>71 long form submissions: <ul style="list-style-type: none"> <li>38% – supportive of concept design as is</li> <li>58% – not fully supportive of concept design</li> <li>4% – not clear supportive/not supportive of concept design</li> </ul> </li> <li>Key themes: <ul style="list-style-type: none"> <li>Surf club too big</li> <li>Don't take the green space</li> <li>Objected the upgrade</li> <li>Supported the upgrade</li> <li>Both buildings should be in existing footprint</li> <li>Commercial exploitation</li> <li>Don't separate the buildings.</li> </ul> </li> </ul>

**Petition**

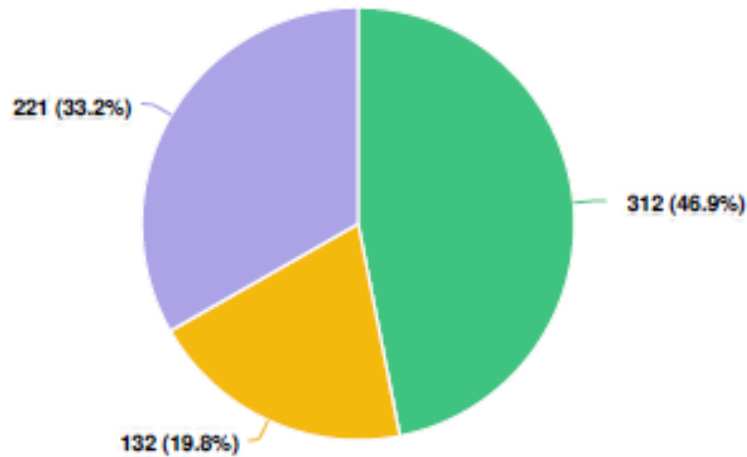
- Via [change.org](https://change.org)
- 5905 signatures (as at 10 June 2020)
  - Key themes:
    - Size of the building is too big
    - Concern over loss of public space, including existing park shelters and a barbeque
    - Concern over perceived commercialisation and privatisation of public space
    - Concern over relocation and redesign of Dave Brown Place.

## Detailed Results – Online Engagement

674 people participated in the online survey at [haveyoursay.waverley.nsw.gov.au/Bronte-Surf-Club-upgrade](https://haveyoursay.waverley.nsw.gov.au/Bronte-Surf-Club-upgrade).

The following questions were both integral to the consultation process:

- **Question 1: Do you like what we have planned for the Surf Club?**



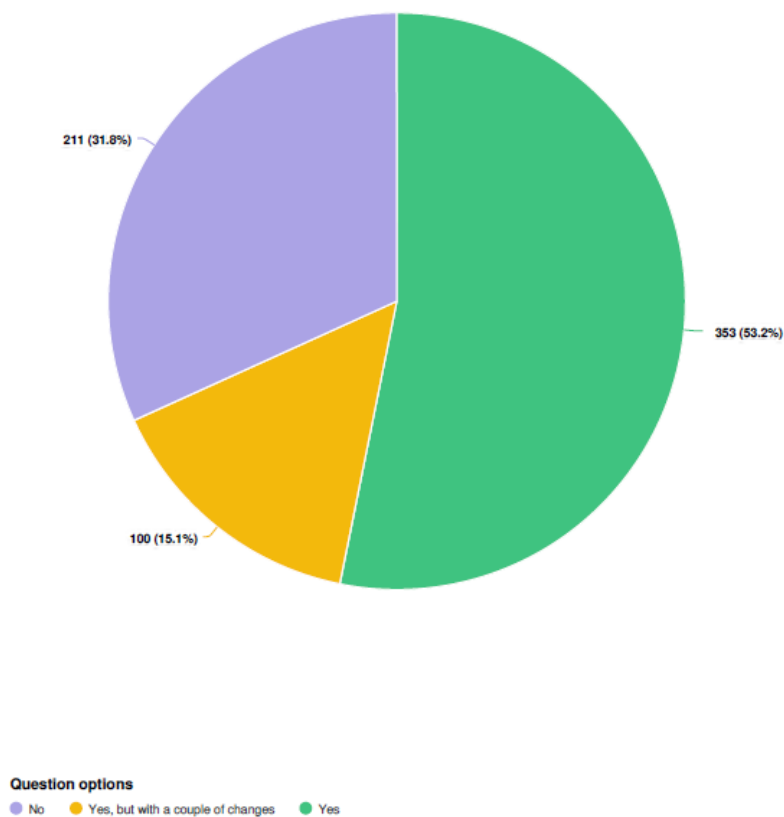
### Question options

● Yes
 ● Yes but with changes
 ● No

*Optional question (665 response(s), 9 skipped)*

Response	Amount	Identified as
Yes	312 (46.9%)	<ul style="list-style-type: none"> <li>• Surf Club members: 190</li> <li>• Work at Bronte: 12</li> <li>• Live locally: 248               <ul style="list-style-type: none"> <li>◦ Bronte: 125 (52.7%)</li> </ul> </li> <li>• Like to visit: 207</li> <li>• Other: 29</li> </ul>
No	221 (33.2%)	<ul style="list-style-type: none"> <li>• Surf Club members: 34</li> <li>• Work at Bronte: 11</li> <li>• Live locally: 195               <ul style="list-style-type: none"> <li>◦ Bronte 119 (61%)</li> </ul> </li> <li>• Like to visit: 146</li> <li>• Other: 54</li> </ul>
Yes, but with changes	132 (19.8%)	<ul style="list-style-type: none"> <li>• Surf Club members: 36</li> <li>• Work at Bronte: 10</li> <li>• Live locally: 122               <ul style="list-style-type: none"> <li>◦ Bronte 88 (72.13%)</li> </ul> </li> <li>• Like to visit - 82</li> <li>• Other - 19</li> </ul>
Didn't respond to question	9	

### Question 8: Do you like what we have planned for the Community Facilities?



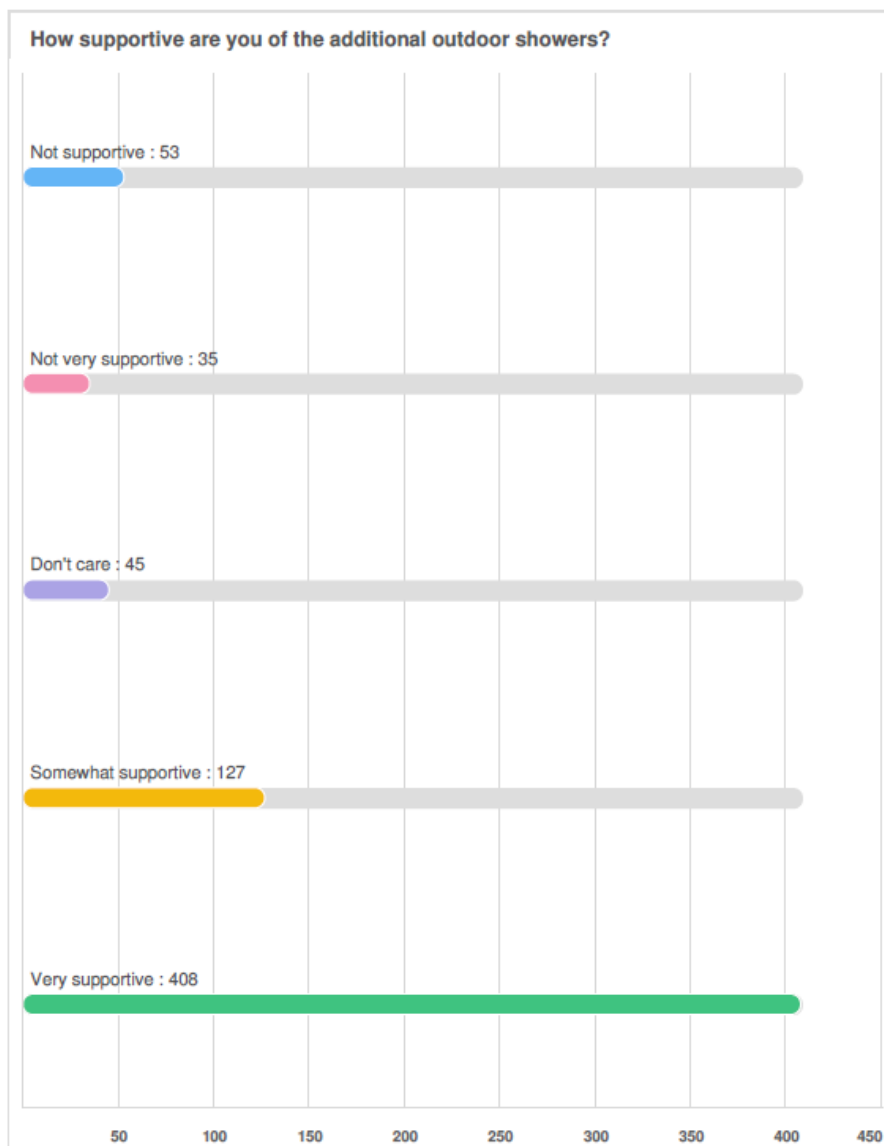
Optional question (664 response(s), 10 skipped)

Response	Amount	Identified As
Yes	353 (53%)	<ul style="list-style-type: none"> <li>• Surf Club members: 195 (148 also live locally)</li> <li>• Work at Bronte: 12</li> <li>• Live locally: 285 (195 also Club members) <ul style="list-style-type: none"> <li>◦ Bronte: 155 (55%)</li> </ul> </li> <li>• Like to visit: 229</li> <li>• Other: 34</li> </ul>
No	211 (32%)	<ul style="list-style-type: none"> <li>• Surf Club members: 32 (30 also live locally)</li> <li>• Work at Bronte: 10</li> <li>• Live locally: 193 (32 also Club members) <ul style="list-style-type: none"> <li>◦ Bronte: 119 (62%)</li> </ul> </li> <li>• Like to visit: 139</li> <li>• Other: 49</li> </ul>
Yes, with changes	100 (15%)	<ul style="list-style-type: none"> <li>• Surf Club members: 33 (29 also live locally)</li> <li>• Work at Bronte: 10</li> <li>• Live locally: 87 (33 also Club members) <ul style="list-style-type: none"> <li>◦ Bronte: 58 (67%)</li> </ul> </li> <li>• Like to visit: 68</li> <li>• Other: 19</li> </ul>
Didn't respond to question	10	

The participants who selected 'Yes, but with changes' or 'No' to the above questions were then prompted to provide further explanatory feedback.

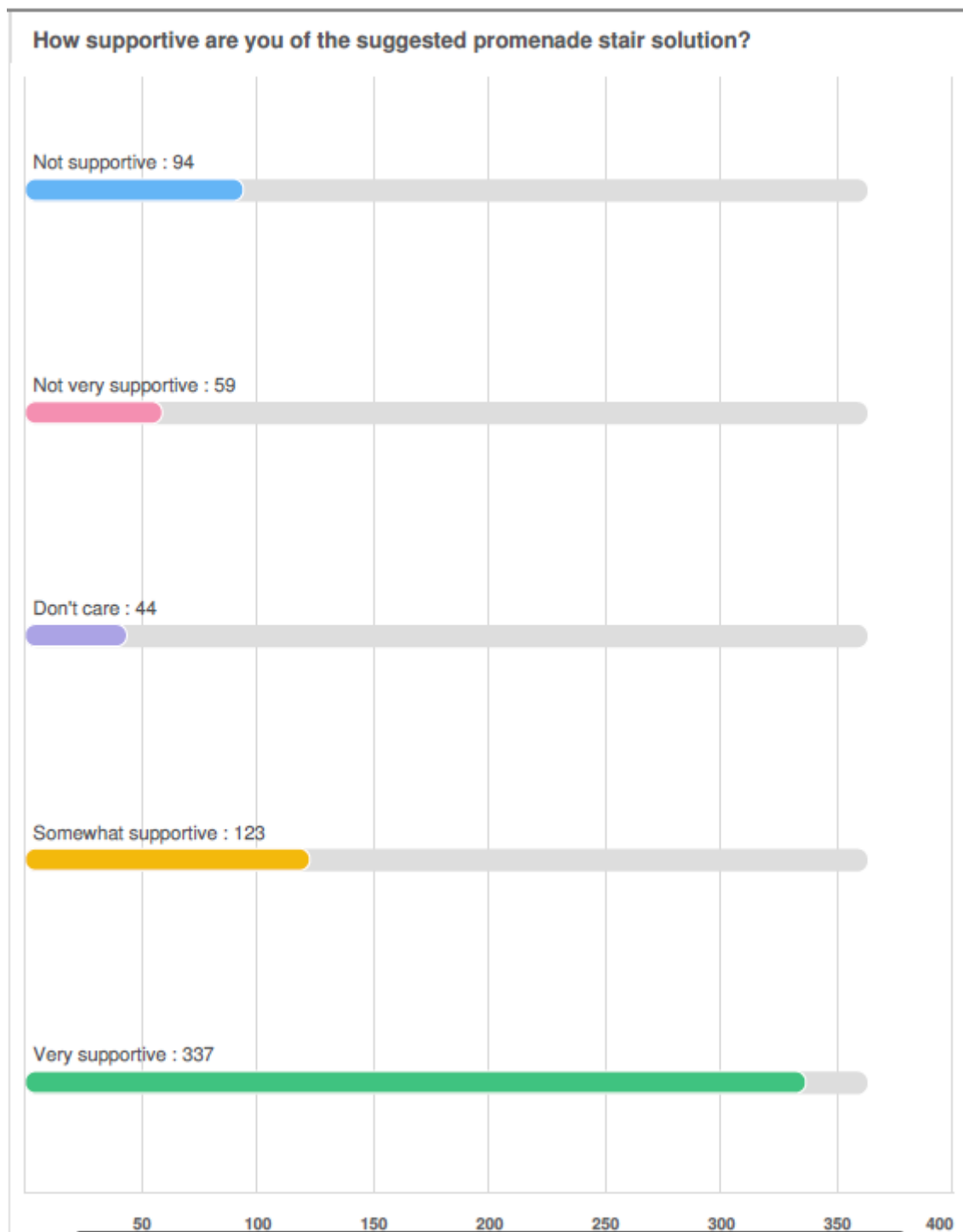
The supporting questions were rating scales from Very Supportive – Not Supportive. Below is summary data for consideration in detailed design:

#### *Around the Club*



Further themes/ideas:

- Think about drainage and it being wet and damp
- Outdoor showers included in Community Facilities
- Outdoor showers included near the Cubes.

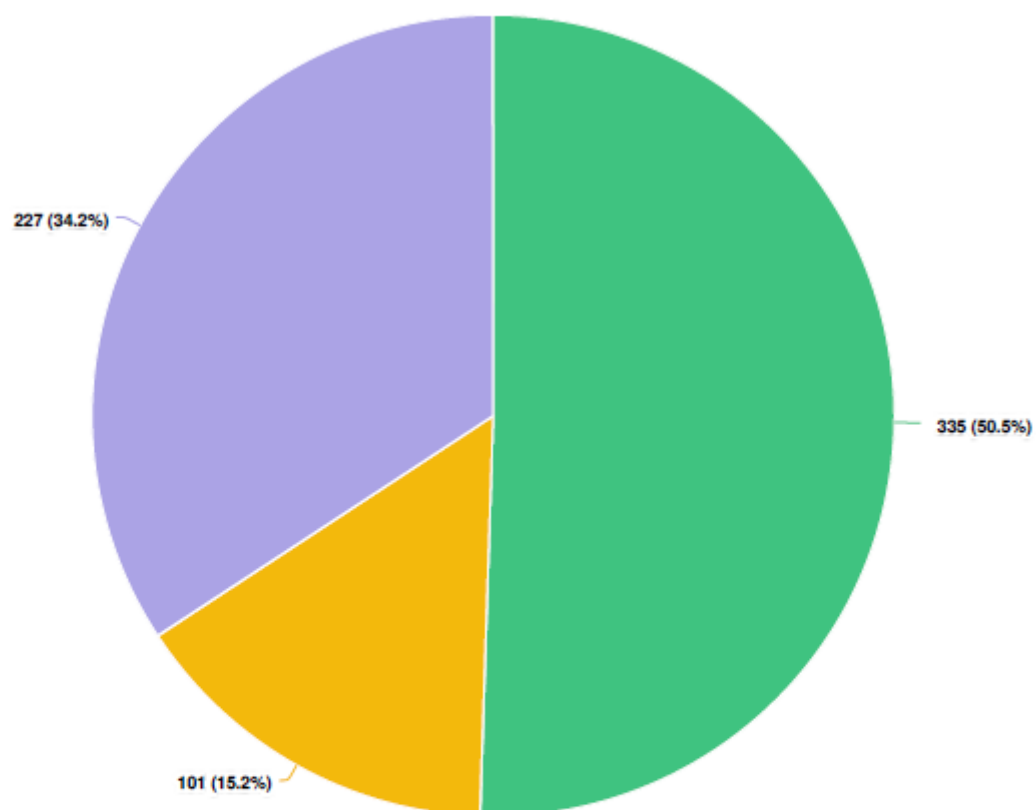


Further themes/ideas:

- It's a bit of a plain wall
- Would like larger entrance to Surf Club under stairs.



*Do you think the Club building integrates into the park and existing environment?*

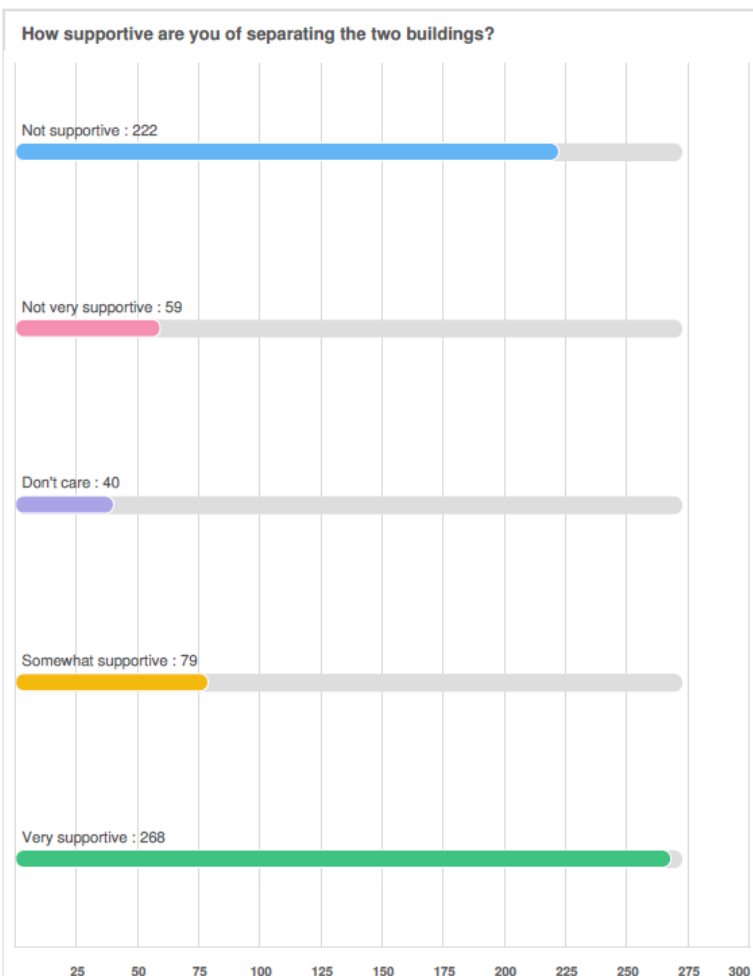
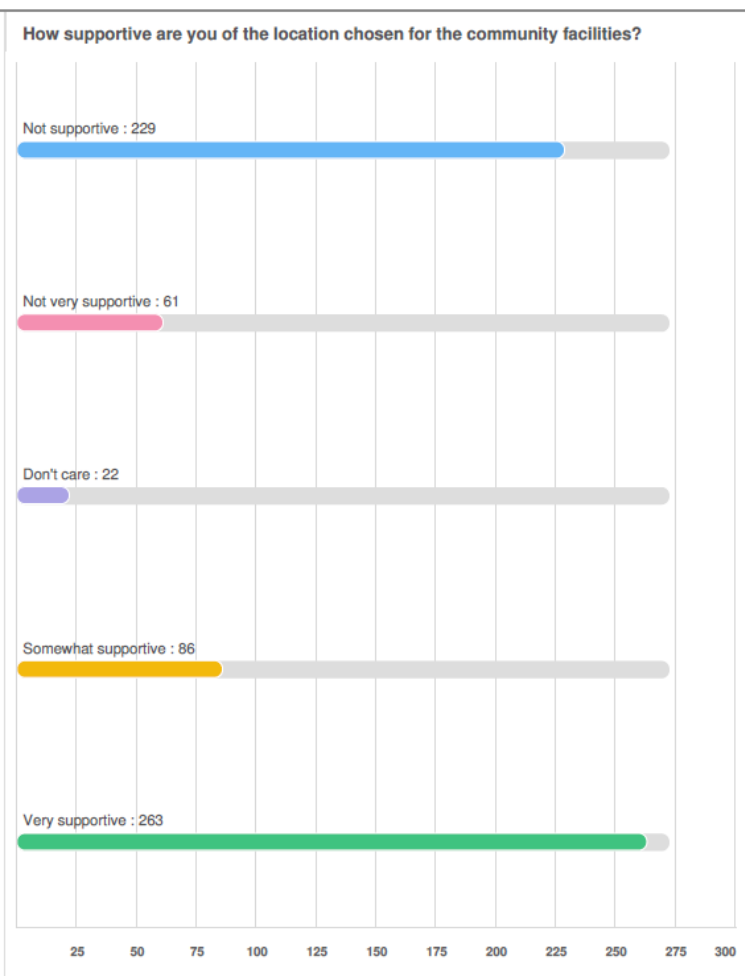


**Question options**

☐ No ☐ Yes, but with changes ☐ Yes

*Optional question (663 response(s), 11 skipped)*

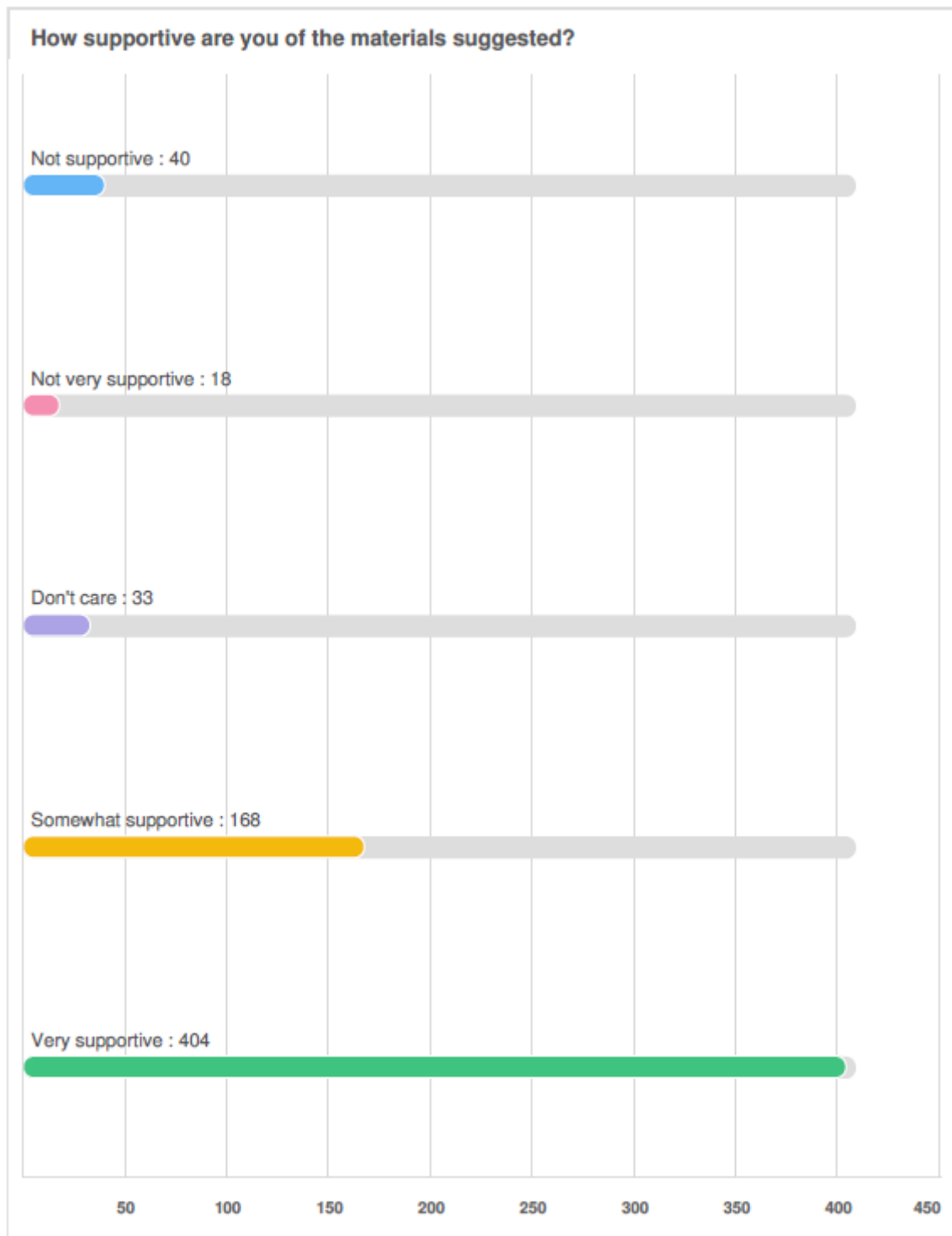
## Separating the Buildings



### Further themes/ideas:

- Don't take away green space
- Too far from the Beach
- Should fit inside Surf Club building.

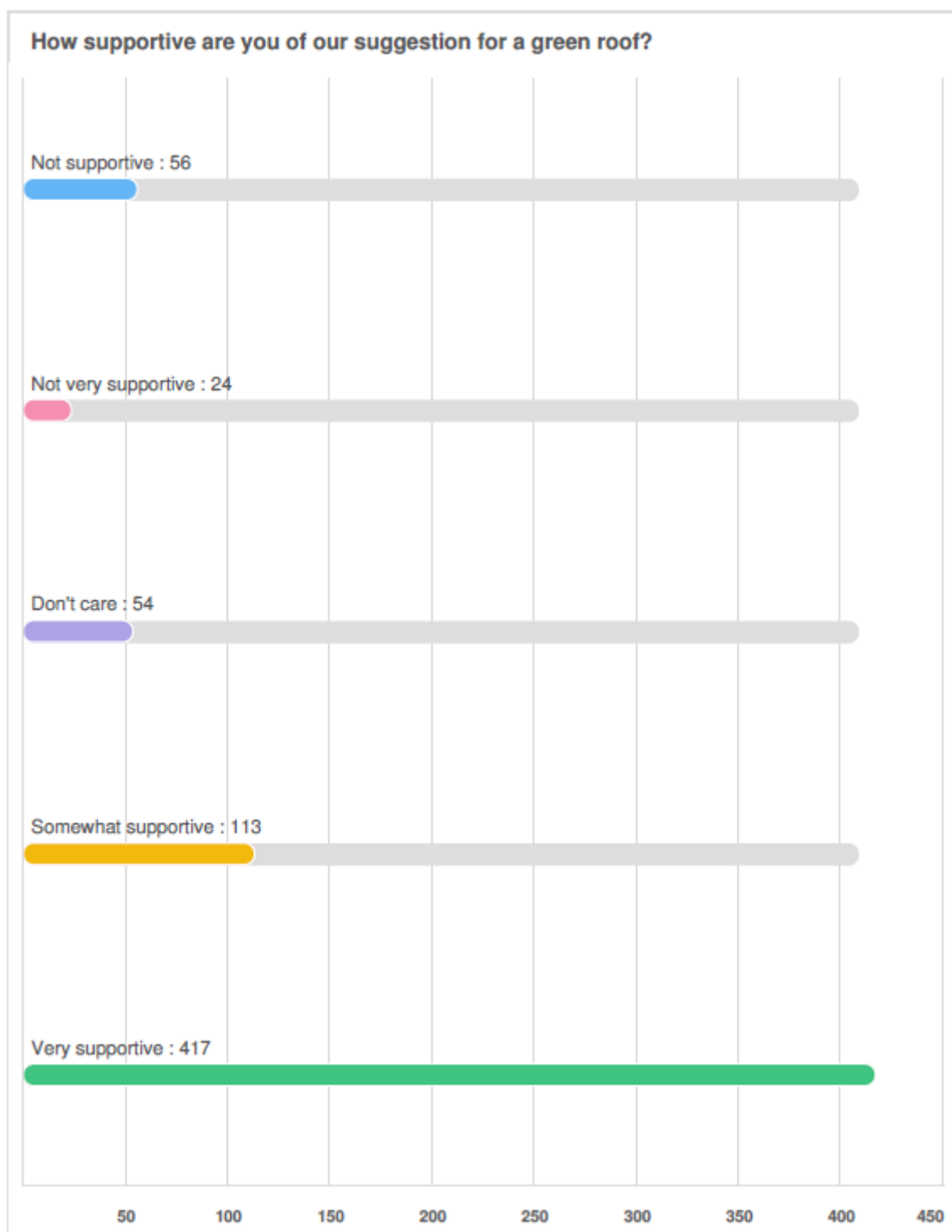
## Materials



Further themes/ideas:

- Sandstone cladding instead of real sandstone
- Green landscaping.

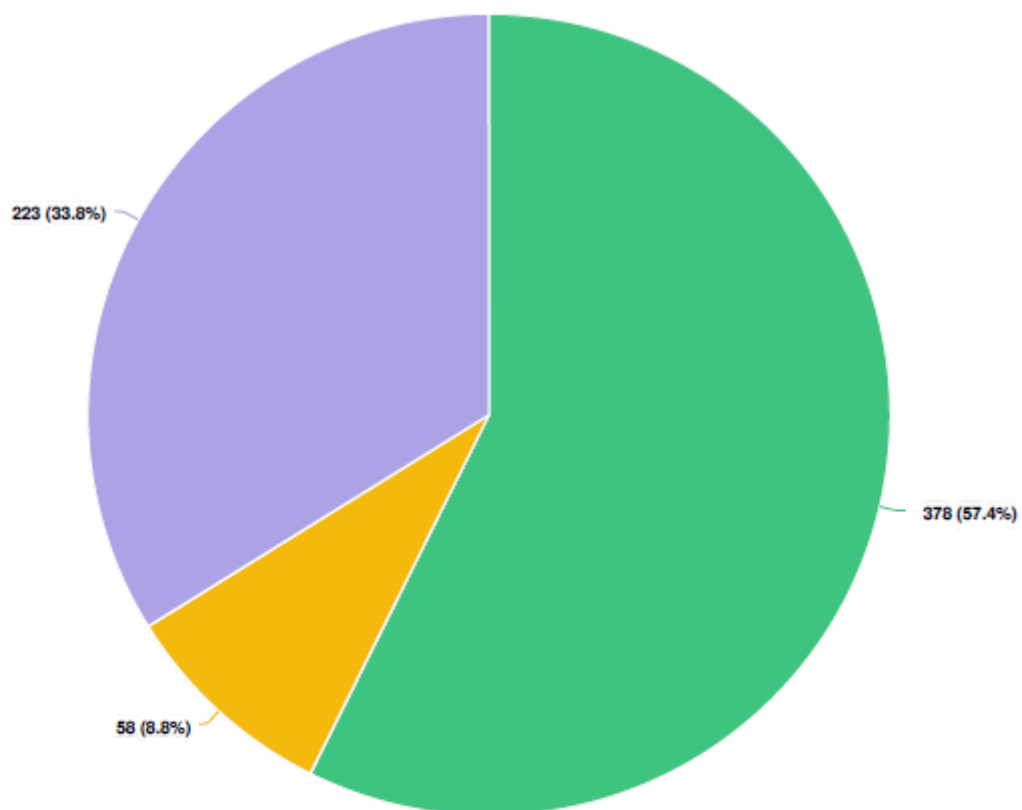
## Green Roof



Further themes/ideas:

- Make it trafficable on surf club
- Doesn't replace green space lost.

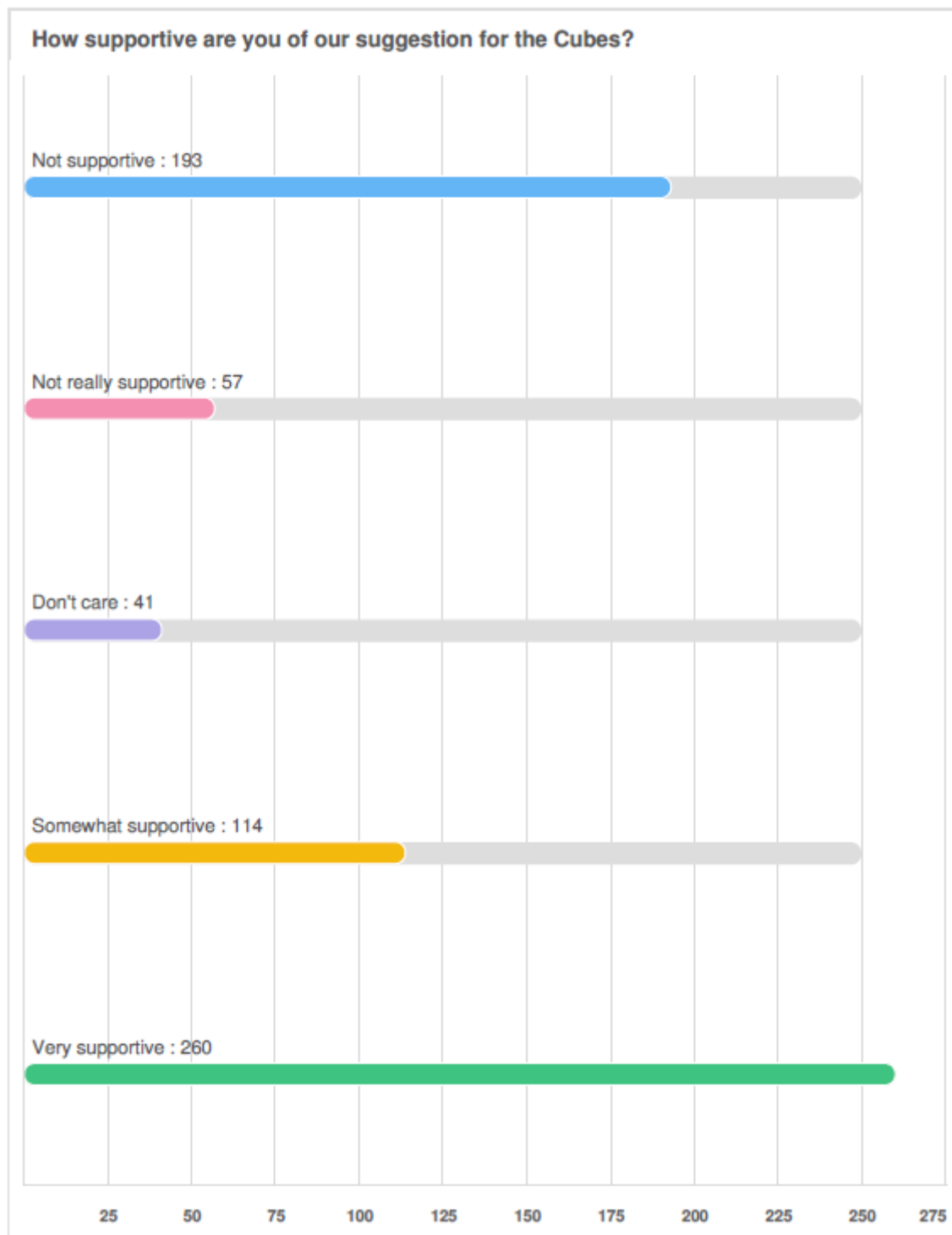
*Do you think the community facilitates building integrates into the park and existing environment?*



**Question options**

☐ No ☐ Yes, but with changes ☐ Yes

*Optional question (659 response(s), 15 skipped)*

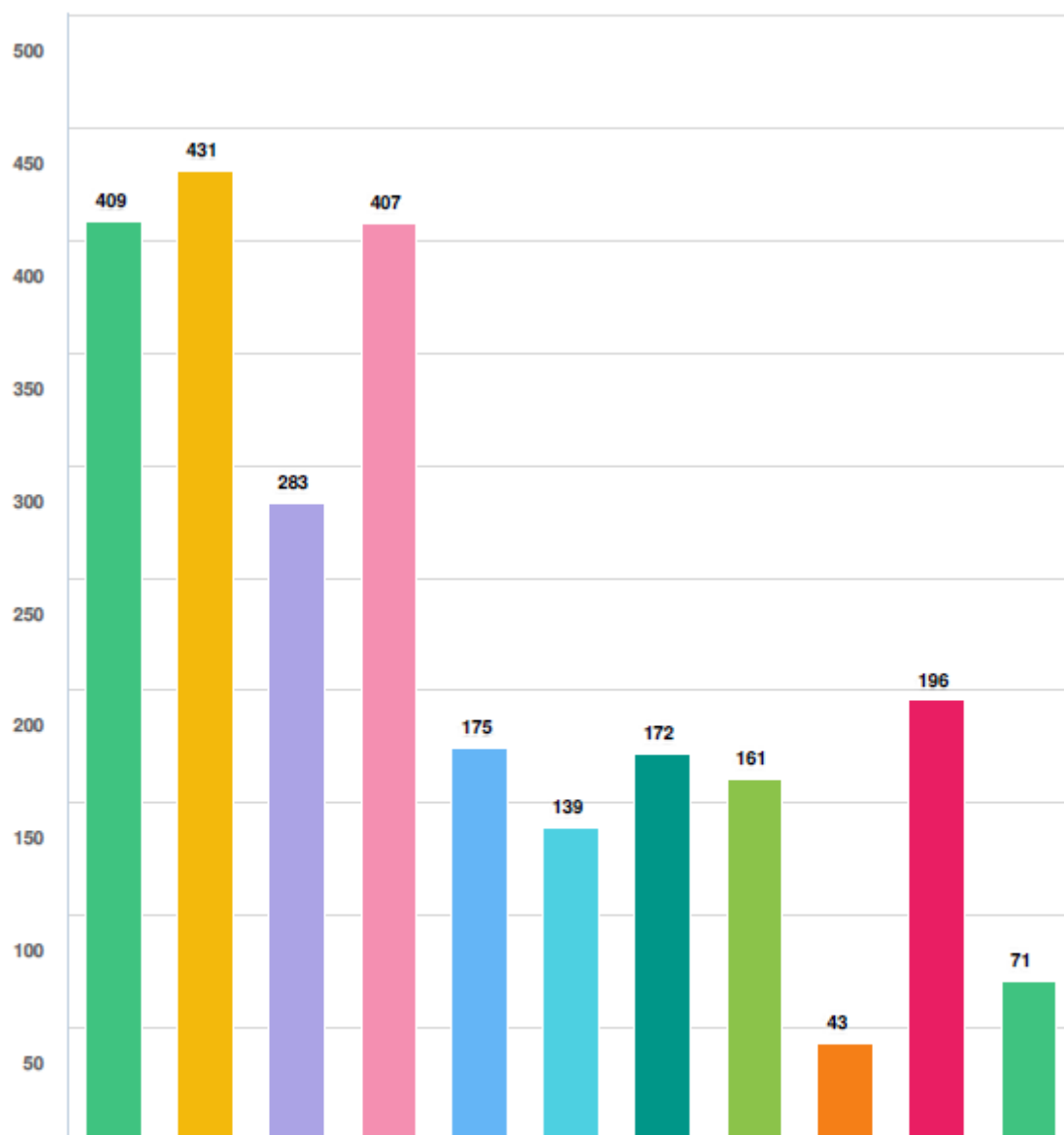


Further themes/ideas:

- Would like to see shade
- Closer to the kiosk
- Don't move at all
- Complete lack of respect to move them
- Put a memorial at the back of the proposed space for ANZAC Day
- Backs on the seats needed.



## Attendance of community events



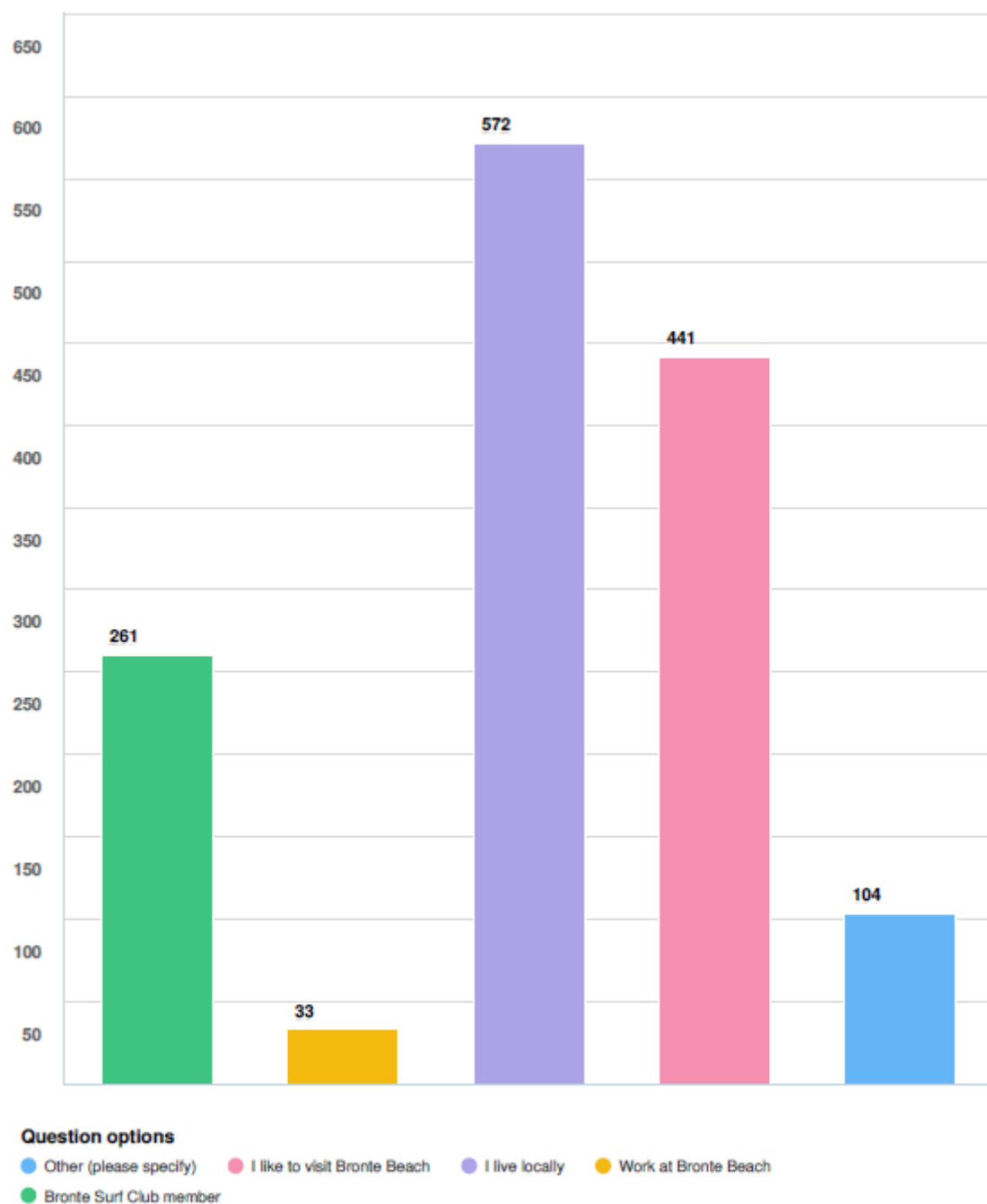
### Question options

- Other (please specify)    Charity    University or government organisation    Local business    Sporting club
- Swim club    School social / general school event    Surf Club social    SLSC training and assessments
- Private events (eg wedding)    Nippers events

Optional question (624 response(s), 50 skipped)

Note: Respondents were able to select more than a single event.

### Interest in the Bronte Surf Club and community facilities



Optional question (672 response(s), 2 skipped)

Note: Respondents were able to select more than a single interest.

## Detailed Results – Long Form Submissions

71 long form submissions were received via email to Council Officers, General Manager and/or Councillors.

### Overall

- 27 supportive
- 41 not supportive
- 3 various

### Key Themes

- Surf club too big
- Don't take the green space
- Both buildings should be in existing footprint
- Commercial exploitation
- Don't separate the buildings.

## Detailed Results – Stakeholder Meetings

Throughout the consultation period, Council Officers ran four online meetings via Zoom and two on-site meetings at request of the Mayor.

The notes from each meeting in the Appendix.

Meeting	Who Attended	Key Themes
Information session via Zoom	35 attendees + 2 x Councillors, 4 x Council Officers and 2 x Bronte PCG members	<ul style="list-style-type: none"> <li>• Great design</li> <li>• Size (justification)</li> <li>• Concern around function spaces</li> <li>• Roof measurements</li> <li>• Amenities should not take green space</li> <li>• Materials</li> <li>• Plans need to be re-examined</li> <li>• The Cubes, unsure if anyone was interested in seeing them upgraded</li> </ul>
Stakeholder Meeting 1	5 x stakeholder representatives, 4 x Council Officers	<ul style="list-style-type: none"> <li>• Recognises the Surf Club needs an upgrade</li> <li>• Not supportive of the current plan. Reasons being: <ul style="list-style-type: none"> <li>○ size of proposed club</li> <li>○ relocation of Dave Brown Place</li> <li>○ relocation of the community facilities taking green space</li> <li>○ taking up community space for private interests</li> </ul> </li> <li>• Would discuss a potential upgrade of the Cubes but only in its current location and with the opportunity to develop any plans with Council.</li> </ul>
Stakeholder Meeting 2	6 x stakeholder representatives, 4 x Council Officers	<ul style="list-style-type: none"> <li>• Public land, don't move the amenities and take away green space</li> <li>• Funding – unsure if this needs to be looked at post-Covid19</li> <li>• It is too big</li> <li>• Commercial entity</li> <li>• Rationalise the design (justify spaces)</li> <li>• The amenities</li> <li>• Too big, bad location, intrusive design, counterproductive to separate</li> </ul>

		<ul style="list-style-type: none"> <li>• Dave Brown Place (the Cubes) shouldn't move into park</li> <li>• Promenade / stairs</li> <li>• Supportive of widening the stairs</li> <li>• Remove the lamppost at the bottom of the stairs</li> <li>• Colour scheme should match sandstone, no more concrete colour</li> <li>• Under POM, this design does not qualify for the 6.1.1.5 Alternative designs</li> </ul>
Q&A Session via Zoom	40 x attendees + 2 x Councillors, 1 x Surf Club PCG Member	<ul style="list-style-type: none"> <li>• Losing too much green space</li> <li>• Make accessibility a priority</li> <li>• Too big</li> <li>• Functions and commercial activities</li> <li>• Green roof</li> <li>• Concerns over footprint</li> <li>• Surf Club requirements – did Council complete a needs analysis</li> <li>• Risk of poker machines</li> <li>• Veranda / balcony has not been accounted for in footprint</li> </ul>
Stakeholder Meeting 3 & 4 via on-site meetings	9 community members + 4 Council staff	<ul style="list-style-type: none"> <li>• Not supportive of increase in function capacity including: <ul style="list-style-type: none"> <li>○ increase in size of main function room or inclusion of a commercial kitchen – do not want a 'Pub' at the beach</li> <li>○ not supportive of training room – why can't the function area serve that purpose, as it does now</li> <li>○ not supportive of an increase in size of the function room nor more frequent &amp; larger functions</li> <li>○ not supportive of Nippers room if it can be used as a further function room (Note: Council Officers clarified that the Nippers Room was for storage)</li> <li>○ impacts to parking a concern if more or larger functions are run</li> <li>○ impacts to Park a concern</li> </ul> </li> </ul>

		<p>if more or larger functions are run and there are increased number of servicing/delivery vehicles through Park and parking at club</p> <ul style="list-style-type: none"> <li>○ not supportive of entry location at the south side and southern balconies opening onto the park due to noise issues</li> <li>• Not supportive of the amenities building located to the rear of the surf club</li> <li>• Questioned Public Private Partnership and process to date</li> <li>• Not supportive of increasing footprint of building – existing footprint, Design excellence doesn't count in this instance, requested to have</li> <li>• Majority of group acknowledged that the look of the design was good and would be an improvement on the current building but was too large and should be limited to existing footprint with the amenities being within the Surf Club Building</li> </ul>
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## Detailed Results – Petition

### **Petition**

On 16 June 2020, Council received an online petition containing 5,905 signatures (as at 2.30pm on 10 June 2020) via Change.org against the current proposal to upgrade the Bronte Surf Club and Community Facilities Building.

The petition states:

*We strongly believe that Waverley Council's proposal for the redevelopment of Bronte Surf Life Saving Club, as it stands, does NOT best represent the needs of the Bronte community as a whole - for reasons including:*

- 1. Council proposes the development of a structure with a footprint that is simply TOO BIG - roughly twice the size of the existing club. This will lead to the destruction of public space and parkland for use by the broader Bronte community and beach users.*
- 2. The structural overdevelopment will dominate the beachfront and significantly impact the natural aesthetic of Bronte Beach and Park.*
- 3. The new footprint will also see the destruction of public amenities such as picnic and BBQ spaces within Bronte Park, all of which are utilised by beachgoers throughout the year on a regular basis.*
- 4. The proposal includes a commercial kitchen and large function room, raising concerns relating to the potential for commercial and privatised revenue raising all year round. Such activity would bring large waves of people to an area already stretched to the brink by huge numbers of visitors, disturb residents and other park users, and put even more pressure on the constrained availability of parking.*
- 5. Council proposes to demolish and relocate the historically and socially significant Dave Brown Place. This heritage nominated memorial, built in 1974 in honour of Waverley resident and Rugby League Immortal Dave Brown, is the spiritual home of the Bronte Boardriders Club, a grassroots organisation with hundreds of members that has produced internationally renowned professional surfers and both state and Australian champions.*

*We support a vision for the redevelopment of the surf club and surrounding amenities, and we recognise the important role surf lifesaving plays in our coastal communities. However, we strongly believe that the current proposal has been made without adequate consideration of the broader community's concerns.*

*We are of the reasonable view that a design incorporating more efficient storage solutions and use of space to accommodate the needs of the surf lifesaving club within the existing building's footprint would be more appropriate. We are concerned about the loss of public green space and the impact of a disproportionately large building on the natural aesthetic of the beach and park.*

*PLEASE sign the petition to help stop the overdevelopment and commercialisation of Bronte Beach and Park, and preserve this special place for generations to come. Thank you for your support.*

The petition is an online petition created on Change.org at [change.org/p/waverley-council-stop-the-overdevelopment-and-privatisation-of-bronte-beach-and-park](https://change.org/p/waverley-council-stop-the-overdevelopment-and-privatisation-of-bronte-beach-and-park).

The key themes from the petition include:

- Size of the building is too big
- Concern over loss of public space, including existing park shelters and a barbeque
- Concern over perceived commercialisation and privatisation of public space
- Concern over re-location and re-design of Dave Brown Place.

## Recommendations and Conclusion

The community response demonstrated overall support for the project and provided detailed feedback for Council and the Surf Club to make changes to the design.

There were 10 key issues raised throughout the consultation:

- The surf club building is too big
- The footprint of two buildings in park
- Noise issues from a bigger building / acoustics into residential areas
- Relocation of Dave Brown Place
- Loss of green space and public open space
- Accessibility
- Privatisation of public space
- Excessive height and loss of views
- Impact of increased visitors on site, including parking concerns
- Reasoning behind concept design development and use of space.

To address these issues, it is recommended that a design review process be undertaken of the current concept design that considers the following design review principles:

- Reduction of overall footprint of the building(s)
- Consider relocation of the Public amenities and Council facilities to within existing building curtilage
- Manage noise impacts through function room design, balcony size and acoustic design
- Consider locating Dave Brown Place within existing curtilage
- Minimise net loss of public open space and public green space

- Investigate improved accessibility of the Coast Walk and Bronte Park
- Address perceived privatisation of public space through improved design and lease conditions
- Minimise impacts from building height and subsequent view loss
- Address intensification of site including visitation, event, traffic and parking impacts through design and lease conditions.
- Provide justification of proposed bulk and scale, internal configuration and balcony size for any amended design proposal
- Redesign to reduce budget shortfall.

## Appendix A – Posters on site



### Bronte Surf Club and Community Facilities

Council is working with Bronte Surf Lifesaving Club to deliver a modern, fit-for-purpose and sustainable new surf club and community facilities.

We used the results of community and stakeholder consultation to develop a concept and now we would like your feedback on the design you helped create.

Complete the survey on Have Your Say Waverley, open 6 May – 3 June 2020.

 To complete the survey: [haveyoursay.waverley.nsw.gov.au](https://haveyoursay.waverley.nsw.gov.au)  
Can't do the survey online? Please call 9083 8322  
For more information visit: [waverley.nsw.gov.au/projects](https://waverley.nsw.gov.au/projects)

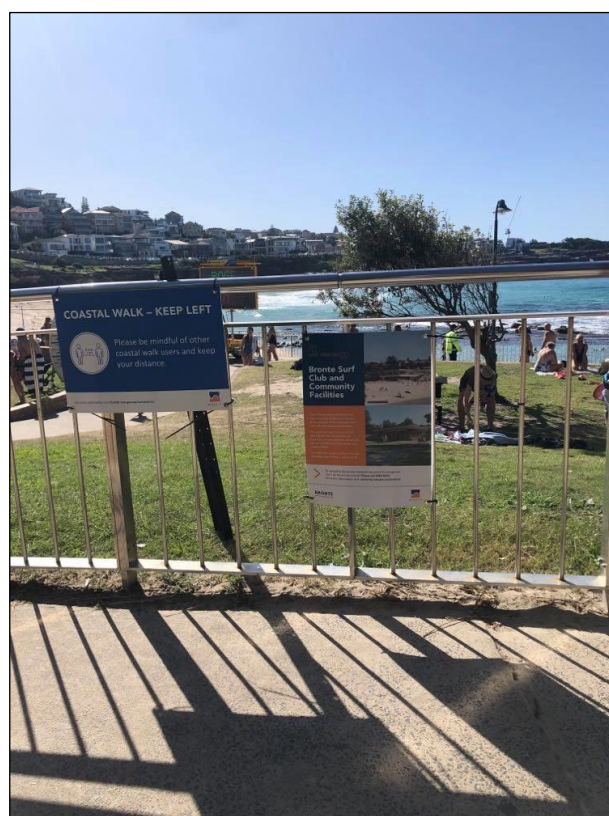
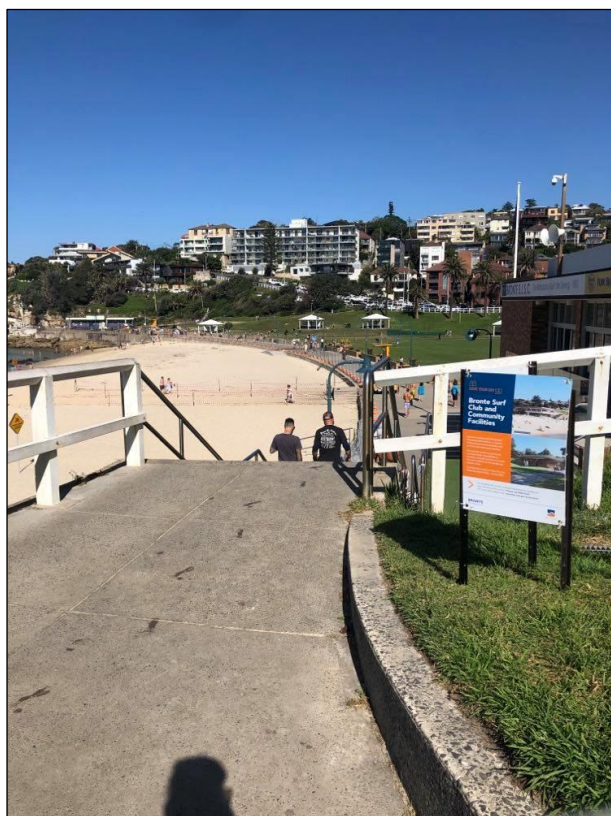




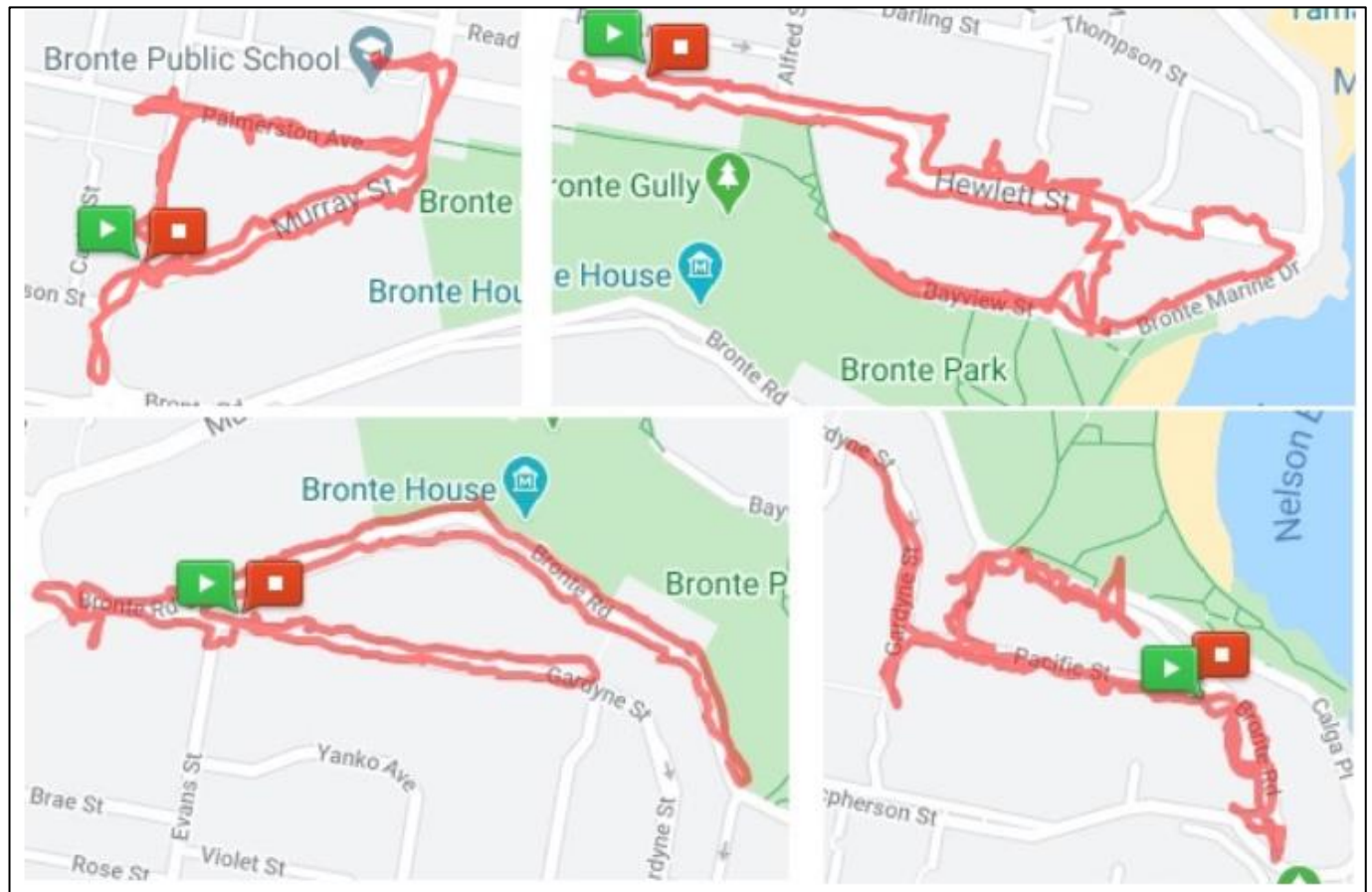
Proposed Bronte Surf Club



Proposed community facilities




## Appendix B – Flyer Distribution Map





## Appendix C – The Beast advertisement




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Proposed Bronte Surf Club



Proposed community facilities



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**BRONTE**  
SURF LIFESAVING CLUB • 1908

  
**WAVERLEY**  
COUNCIL



## Appendix D – Facebook posts



**Waverley Council**

6 May at 20:51 · 🌐

Bronte Surf Club and Community Facilities upgrade consultation opened today.

Let us know what you think of the new concept designs for this exciting project. Consultation open 6 May - 3 June 2020.

Bronte Surf Life Saving Club ... See more



HAVEYOURSAY.WAVERLEY.NSW.GOV.AU

**Bronte Surf Club and community facilities upgrade**

Waverley Council is working with Bronte Surf Lifesaving Club



**Waverley Council**

31 May at 10:10 · 🌐

Proposed Community Facilities in Bronte Park. Only a few days left to provide feedback on this stage of community consultation. Fill in the survey today <https://haveyoursay.waverley.nsw.gov.au/Bronte-Surf-Club-upgrade>



Appendix E – Instagram posts



## Appendix F – Enewsletters

### Bronte Surf Club and Community Facilities

#### Upgrade - Open for consultation

We're keen to get your thoughts on the Bronte Surf Club and Community Facilities Upgrade. Take [our online survey](#) today. Feedback is open 6 May – 3 June.



### Bronte Surf Club and Community Facilities

**Consultation open 6 May - 3 June.**

In 2019, we asked what you valued about the Surf Club and Bronte. Now, let us know what you think of the new concept designs that you helped create.

Complete the survey online at [Have Your Say Waverley](#).

### **Bronte Surf Club and Community Facilities Upgrade**

We know how important this space is to many of you, and we want to make sure we get it right. The concept designs for the space are currently [available to view here](#), and we [encourage community feedback](#). This round of consultation closes next Wednesday 3 June.

Want to be sure not to miss any projects needing your feedback? Head to [haveyoursay.waverley.nsw.gov.au](https://haveyoursay.waverley.nsw.gov.au) and register to receive a dedicated Engagement newsletter.

**Currently on consultation:**

- Public exhibition of the draft [Cultural Plan](#) and draft [Operational Plan 2020/21 and related documents](#)
- Concept design for [Bronte Surf Club and Community Facilities Upgrade](#)
- Planning Proposals in Bondi Junction at [122 Bronte Road](#) and [201–209 Old South Head Road](#)
- Updates to the [Bondi Junction Urban Design Review](#)
- Amendments to the draft [DCP and Community Participation Plan](#)

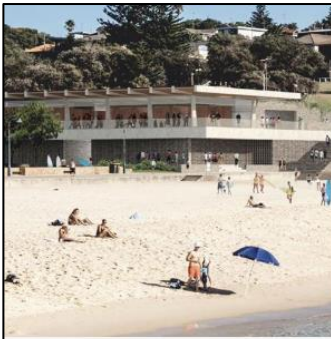
For projects currently underway, head to [waverley.nsw.gov.au/projects](https://waverley.nsw.gov.au/projects)

## Have your say and inform Council decision-making on projects that affect you

Register online at [haveyoursay.waverley.nsw.gov.au](https://haveyoursay.waverley.nsw.gov.au) to be the first to hear of upcoming engagement projects and to let us know your ideas, feedback and views on Council's projects.

Currently, we have eight projects open for feedback, including:

- [Draft Operational Plan 2020/21, and related documents](#)
- [Waverley Cultural Plan](#)
- [Bronte Surf Club and Community Facilities Upgrade](#)



### Q&A Bronte Surf Club & Community Facilities

Back by popular demand, we will host our last Q&A session on the Bronte Surf Club and Community Facilities upgrade at 6pm tonight, Thursday 28 May via Zoom. [Registrations essential.](#)

The [online survey](#) on this project closes 3 June.

# Appendix G – Stakeholder Meetings

## INFO SESSION

Overall comments:

- Great design
  - Terrific things on the design – Pull it back and make it simpler, the architects have done a brilliant job in that regard.
  - Congratulations
  - Can we make the substation fit in with the look and feel of the club?
- Size (justification)
  - A more efficient club – on less footprint
  - ‘I would like the most efficient surf club’
- Concern around function spaces
  - Size
  - Management for parking and traffic
  - Noise mitigation
- Roof measurements
  - Amenities buildings?
  - Surf Club building?
- Amenities should not take green space
  - Moving the BBQs is unacceptable.
  - Where the amenities are there is natural storm formations.
  - What was the rationale for taking the community facilities from the frontage?
- Materials
  - Can we use sandstone
- Council plans need to be relooked at
  - conservation plan
  - POM
- The Cubes
  - Will it be used or is it just left-over space (“do people even use it now?”)

# STAKEHOLDER MEETING 1

## Key items from feedback:

- Recognises the Surf Club needs an upgrade.
- Not supportive of the current plan. Reasons being:
  - size of proposed club
  - relocation of Dave Brown Place
  - relocation of the community facilities
  - taking up community space for private interests.
- Would discuss a potential upgrade of the Cubes but only in its current location and with the opportunity to develop any plans with Council.

## Overall comments:

- Responsibility to the community to do what's right
- Don't take up existing green space does not take up existing space
- Recognise an upgrade (to the cubes) may need to happen, if that is the case, keep it in line with the proposed building and in its current spot.
- Don't agree that accessibility is a good enough reason to move Dave Brown Place when there are stairs on each end.
- Not opposed to renovating/upgrading Dave Brown Place.
- Floorplan figures don't add up. It should be existing vs proposed not POM.
- The renders are not representative of the real size of the building – believe it to be misleading and the Club has more renders than the public does (North side specifically)
- Think the facilities could be included in the main building
- Believe the surf club is getting priority over the lifeguards and the boardriders
- Why can the lifeguards manage the beach for 20 years in such a small space currently, but the Surf Club needs such a huge space?
- Not enough clarity on what the surf club want to use their function rooms for
- Believe it is a privatisation of the beach and park/privatisation of public land
- The boardriders have 400-500 members
- Believes the needs analysis from the Surf Club isn't correct
- Close to a spiritual home you can get.
- It's very difficult to become a member of the Surf Club, you have to pay to complete your Bronze Medallion or if you are older you are an associate, for kids that just want to be in the water
- How come you can't provide sqm of each space if it hasn't been decided?
- Seems like function, training and committee room means, function room

## Council agreed to provide:

- Heights of existing vs proposed
- existing vs proposed floorplan rather than existing vs PoM vs proposed
- Supply more images for the next round of consultation and will at least remove the floating tree in this round.

**Question:** We need consultation phase but is this a reality that our feedback will have any bearing:

**Answer:** Council has an obligation to listen to all stakeholders. Every Capital works project is where we try and balance the need of stakeholders.

**Question:** Are the spaces under the stairs included in the footprint?

**Answer:** Yes



## STAKEHOLDER MEETING 2

### Overall comments:

- Questioned whose land are the buildings on?
  - It is the public's land
  - Moving amenities means we are losing the green space
  - Loss of green space – it is a small beach and park it is cluttered enough as it is.
- Funding
  - Unsure if this needs to be relooked at by Council post Covid-19.
- It is too big
  - Add comparison sqm2 for the spaces instead of percentages
  - There is an increase in the size of the facilities
  - Looks intrusive and further away from the beach
  - Questioned what the PoM measurements were
  - Looks elegant but seems like a land grab
  - All for improved Surf Club but it is just too big
  - Increased membership does not mean you need a better building
- Commercial entity
  - Why do they need a commercial kitchen?
  - The surf club wants to hold more functions to pay for itself
- Rationalise the design
  - The Surf Club needs to justify their spaces
  - All for better surf club – why does it have to be bigger?
  - Should we look at if the Club has reached its maximum. How much has it been scrutinised?
  - Council needs to validate why each space is so big
  - Veranda – what is the size
- The Amenities
  - Too far away from the beach
  - Does this have much support?
  - Very intrusive design – similar to centennial park, does not suit
  - Counterproductive – retrograde to carry out the separation
  - Is bulky and an eyesore
  - Loosing too much green space, need every cm of the park
  - Is the amenities block that size needed? Do we need a family area?
  - One speaker – didn't like the green roof over the top because it wasn't obvious
- Dave Brown Place (the Cubes)
  - Shouldn't move over onto the park, taking green space
- Promenade / stairs
  - Supportive of widening the stairs
  - Please remove the lamppost at the bottom of the stairs
- Footprint
  - Please make the design fit in its current footprint
  - We don't want a big bulky building
  - 8 out 10 items that are increasing are Council
  - Where does the concrete stop?
  - Can we please have a design that matches the existing feedback – maybe it is time to go back and look at the other Options.
- The plans
  - The plans, renders and concept designs are very unclear
- The balcony
  - Who is allowed on the balcony?
  - How big is it?
- Community consultation



- Last time the community said they wanted Lifeguards to have the areas they needed not the administration areas of the club
- They wanted to greenness of the area respected – How did you arrive here?
- Colour scheme
  - Should match sandstone colour
  - No more concrete colour
- Overall structure including the stairs
  - It is all too heavy for the walkway – does this need to happen? It is on the foreshore of the beach and detracts from the whole design.

**Council agreed to provide:**

- Council report including probity and the structure – send to Precincts existing vs proposed floorplan rather than existing vs PoM vs proposed
- Compare the floorspace back to sqm2 not percentage
- How much do they pay to rent the kiosk – It is set by Crown Lands.

## STAKEHOLDER MEETING 3 AND 4

### Key items from feedback:

- Not supportive of increase in function capacity including:
  - Increase in size of main function room or inclusion of a commercial kitchen – do not want a “Pub” at the beach
  - Not supportive of training room. Why can’t the function area serve that purpose, as it does now
  - Not supportive of an increase in size of the function room nor more frequent & larger functions
  - Not supportive of Nippers room if it can be used as a further function room. Note Council Officers clarified that the Nippers Room was for storage.
  - Impacts to parking a concern if more or larger functions are run.
  - Impacts to Park a concern if more or larger functions are run and there are increased number of servicing/delivery vehicles through Park and parking at club.
  - Not supportive of entry location at the south side and southern balconies opening onto the park due to noise issues.
- Not supportive of the amenities building located to the rear of the surf club due to:
  - Swim clubs and other groups use of the picnic shelters.
  - Open (quiet) space is vital in the park – any loss of green space not supported.
  - The distance from the beach to the amenities is too far and not visible from beach. Would result in increase use of South Amenities instead which are visible from beach. South Amenities can’t cope with increased use.
  - Wall and rock face are part of the landscape setting of the park and as such likely to be of heritage and environmental significance. Potential significance impacts to wall and rock face at proposed location (even if obscured rather than altered / removed).
  - Potential security issues late at night / early morning in proposed location.
  - Park staff and amenities at this location will mean whole area will become a parking lot an industrial zone
  - Amenities should be within main building.
- Questioned Public Private Partnership and process to date including:
  - Community should have been involved in initial scoping prior to development of concept design.
  - Public Private partnerships are used to provide public facilities and amenities in partnership between public and private sector. (Comment: It is a way in which the public sector leverages private funding to achieve a PUBLIC benefit) In this case, however, the overwhelming majority of the funds come from the public sector and it is funding a commercial use by a club, at peppercorn rent. It is doubtful whether the club’s financial contribution would even meet its own, surf lifesaving related building works.

- Due diligence should be undertaken on surf clubs community and lifesaving focus and how their income is distributed and what experience & expertise they have to operate a function centre in an open, transparent manner.
- Heritage Assessment of the significant aspects of the Bronte Park and Beach – a heritage landscape item under Waverley LEP - should have been undertaken to guide the design to date. The Heritage Assessment as well as the Heritage Impact Statement should be submitted with the DA.

➤ Not supportive of increasing footprint of building

- Existing footprint should be maintained. Council Officers clarified that the Plan of Management (PoM) controls would allow a second storey over the amenities. Group advised this would be preferable to separate buildings.
- Not supportive the design being assessed via the Design Excellence process as allowed in the PoM as would lead to a larger building. Do not accept this design is 'Design Excellence' as it has many adverse impacts including loss of green space in Park, increased parking and service traffic in Park and increased noise impacts from south entrance and balconies to surrounding residents. Council is a co-proponent to this development. The background planning report , including community consultation outcomes should be prepared by an independent body (not the Council staff)
- A request had been made via the Mayor to stake out the proposed footprints and heights of the buildings and Council Officers had not actioned this. Group were not happy with the lack of response.

➤ Other issues raised

- Not supportive of the proposal to relocate Lifeguards to a location away from centre of the building as they manage very well in their current location / elevation and have good contact with the community which is important.
- Less or smaller vehicles accessing the park would be preferable – particular keg and coca cola trucks.
- Mail outs to property owners are suggested for major consultations as well as mailbox drops.
- Majority of group acknowledged that the look of the design was good and would be an improvement on the current building but was too large and should be limited to existing footprint with the amenities being within the Surf Club Building.

## Q&A SESSION

- Losing too much green space
  - The 250sqm is too much to lose
  - Add the huts and BBQ also count as taking up green space
  - Confusing to say that a green roof replaces green space
  - Lifeguards reported that there will be a loss of around 500sqm
  - There are driveways leading to the community facilities also taking away green space
- Make accessibility a priority
- Too big
  - I like the design but too big
- Functions and commercial activities
  - **Late night noise** is not good enough now and **MUST** be considered in the design
  - Look at the acoustics
  - 10% increase in function area and meeting room – can we cap it at this size for the future. Make the meeting room is not able to join up to the function room.
  - Is there really a demand for a function centre?
  - The building is always empty, they are lying to Council
  - There is an incentive for the Surf Club to say they have more members than they do.
- Green roof
  - Make the commitment there will be no net loss of green space
  - Should not be included as green space
- Footprint
  - It is not good enough to say they don't have these details
  - Needs to include balcony sizes on comparisons
  - The community facilities (230sqm) takes up too much space and goes against the 5 community values laid out in the PoM 'do not permit overly commercial use of the park'
- Surf Club requirements
  - Has council done their own evaluation of the needs analysis?
- Poker machines – don't allow them
- Veranda / balcony
  - It's very big – looks like 500 people could stand on that

## **Appendix H – Have Your Say Waverley Survey Results (see Council’s website)**

## **Appendix I – Long Form Submissions (see Council’s website)**