WAVERLEY COUNCIL

BONDI SURF CLUB CONSERVATION AND UPGRADE

CONSULTATION REPORT, OCTOBER 2020

Waverley Council acknowledges the Bidjigal and Gadigal people, who traditionally occupied the Sydney Coast and we acknowledge all Aboriginal and Torres Strait Islander Elders past, present and emerging.

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Executive summary

Waverley Council and Bondi Surf Bathers Life Saving Club (Bondi Surf Club) have signed a Public-Private-Partnership to deliver the Bondi Surf Club Conservation and Upgrade. This Consultation Report outlines the results from the public participation phase of the project.

The community consultation phase or public participation was used to gather information from stakeholders, surf club members and the general community.

The survey results demonstrated 86.2% participants support the proposed concept design and more than 90% were happy with the footprint changes removing areas of Bondi Park but improving community areas elsewhere.

This was also supported in the positive responses and feedback provided in each of the virtual meetings.

The community most liked the restoration of heritage features, improved facilities and the community / public focus of this project.

Constructive feedback was collected from the info sessions, members meeting, survey results and ideas board.

From the community consultation it is recommend the project team and architect:

- Prioritise the development of realistic renders (with the opportunity to provide feedback on the DA)
- Carefully consider the use and choice of glass in the new structures
- Investigate the arches used in new Pavilion Courtyard design and how it could be reflected in the new building at the back
- Incorporate Safety by Design principles in building surrounds and landscaping
- Lighting design used to mitigating anti-social behavior around the surf club, Pavilion and park
- Community assets should be incorporated either in courtyard, surrounding park or forecourt – seating, surf board racks, bicycle parking, bubblers
- Encourage interactive play elements for kids (and big kids). This could be incorporated into the museum, forecourt or surrounding park spaces.

Background

Waverley Council, in partnership with Bondi Surf Club, has embarked on a historic heritage conservation and upgrade of the world's oldest surf lifesaving club.
This draft concept design has been guided by a detailed Conservation Management Plan (CMP) for the site and building, in close collaboration with the NSW Office of Environment and Heritage, which has formally supported the design.

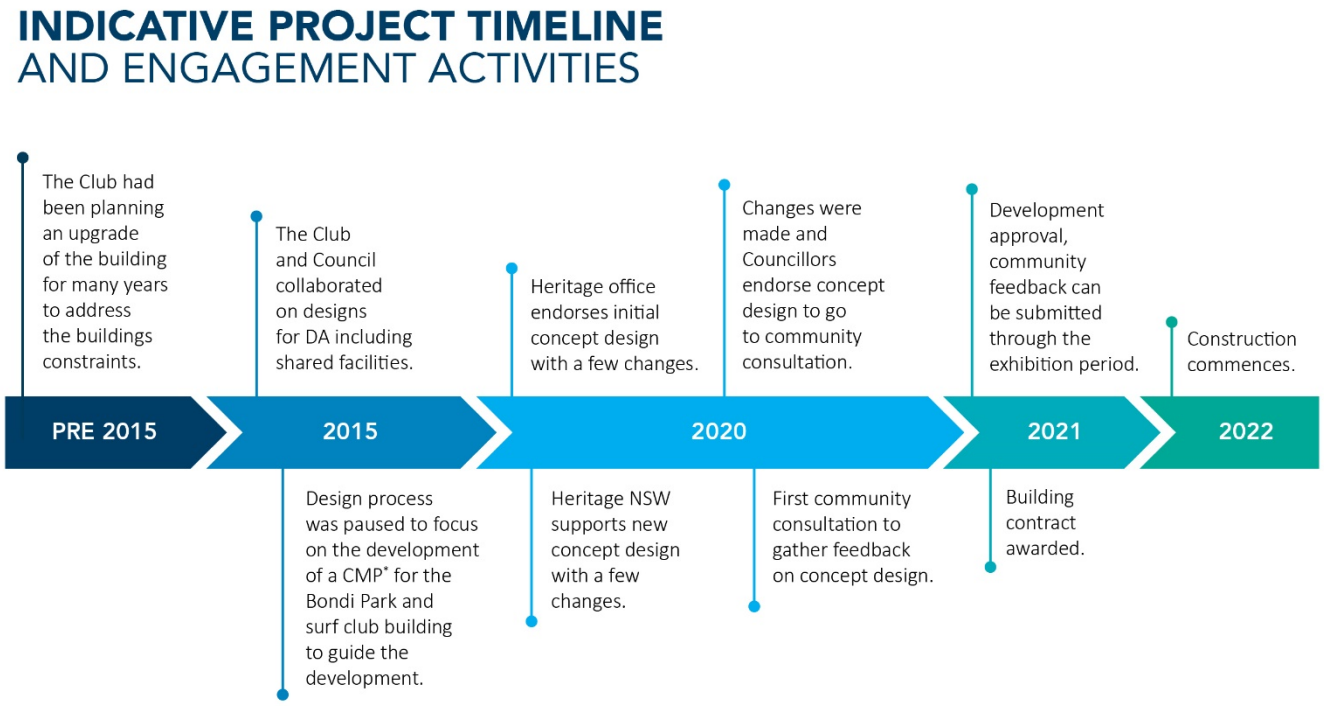
There are limitations with the current building making it increasingly difficult to fulfil the Club's growing water safety and rescue obligations.

The project will address the many functional deficiencies of the current building and aims to:

- provide equality of facilities for females, who now comprise 40% of new membership
- increase space for training and educational programs
- storage for the increasing amount of essential modern-day lifesaving equipment
- provide improved and safer facilities for Nippers
- address workplace health & safety and building code non-compliance issues, poor disabled access, adherence to fire standards, flood damage and general disrepair

Due to the comprehensive plans governing this project Council presented only one high level design to the community. Within this project are four phases included in the engagement strategy.

Complete -
Phase 1: Pre – engagement| 10 August – 19 August 2020
Phase 2: Concept design consultation | 20 August – 17 September 2020
Upcoming -
Phase 3: Concept finalised by Architect
Phase 4: DA submission – exhibition period



Approach

The community were presented with one draft concept design that had been guided by the CMP and in close collaboration with the NSW Office of Environment and Heritage, which had formally supported the design. The draft concept design had been developed by Lockhart - Krause Architects.

Due to COVID-19 restrictions Council undertook all face to face engagement online and tried to provide opportunities for long form responses.
There were two phases to this engagement where the objectives we as follows:

Pre engagement phase:

1. Inform community of upcoming project and ask them to sign up to be involved
2. Gather contact details from interested parties
3. Check to make sure the scope is appropriate

Concept design consultation phase:

4. Show community concept design
5. Ask for feedback on design and if we are missing anything

On the IAP2 participation spectrum, both phases would be classified as 'consult'.

Figure 1 - The IAP2 'Public Participation Spectrum' model

Engagement methodology

A range of engagement methods were used to maximise the opportunity for community participation.
Of particular note were the successful info sessions via Zoom. A panel of experts were used to present to the attendees and then answer specific questions related to their area of expertise.

Method	Overview	Date	Response
Have Your Say website	Council's 'Have Your Say' website had a dedicated page for the project – haveyoursay.waverley.nsw.gov.au/bondisurfclub	3 August – now	2.4k total visits 1.7k during consultation 682 informed (interacted with the page) 147 document downloads 164 new registrations to HYS
Registrations on have your say	Invited the community to register before the consultation started.	3 August – 20 August	92 registrations
Online survey	2 survey question 1. Are you supportive of the proposed concept design for the Bondi Surf Club? 2. Are you supportive the proposed reconfiguration of the Club's footprint?	20 August – 17 September	
Flyer drop	Bondi Ward received flyers inviting people to be part of consultation	10 August	Between 8,000-10,000 flyers were delivered
Media releases	**Media release 1:** Help shape the Bondi Surf Bathers Life Saving Club upgrade – register your interest to be involved	11 August	- Architecture Au - Sydney Morning Herald

	Media release 2: Historic upgrade breathes new life into Bondi Surf Bathers Life Saving Club – provide your feedback via have your say	19 August	
Social media posts (Facebook)	5 x posts throughout the consultation period. 1 x video • Announcing project • Inviting participants to complete the survey • Workshop dates • Final chance to participate	11 August 20 August 2 September 3 September 9 September 16 September	6546 reached 510 engagements Video: 253 clicks
Social media posts (Instagram)	1 x Video on IGTV 2 x Instagram posts	29 August 16 September	2539 reached 98 engagements
Info sessions – via zoom	Info session 1 – panel presentation and Q&A	2 September	33 attendees
	Info session 2 – panel presentation and Q&A	9 September	21 attendees
Members meeting	Members meeting – panel presentation and Q&A	14 September	27 attendees
Site signage	6 x A2 coreflute signs placed around Bondi Park	N/A	N/A
Waverley Weekly e-newsletter	2 x enews	13 August	551 opened newsletter 13 clicks
		20 August	497 32 clicks

Data overview

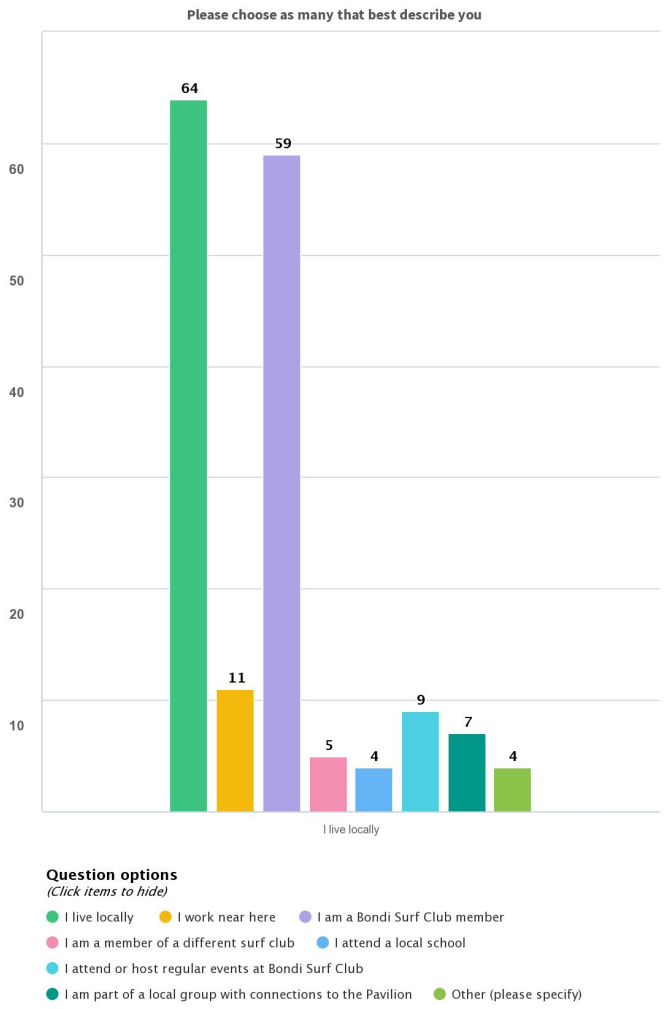
Registrations 3 – 19 Aug	• 92 registered • 500 visited the HYS page • 87.5% were from Waverley LGA • 60.87% identified as Bondi Surf Club members
Online HYS Page **20 Aug – 17 Sept**	• 151 completed the survey • 1.7k visited the HYS page • 17 participants provided ideas and 44 voted on and contributed to these ideas
Survey	• 86.2% (130 people) were supportive of the overall concept design • 90.7% were supportive of the reconfigured footprint
Ideas board	• 21 submissions • 23 upvotes • 4 comments • The highest rated idea received 5 votes – "Within the public open space allocation of bike racks, water fountains, sufficient waste bins (both recycle & waste)"
Zoom meetings	• 3 meetings with 81 attendees
Combined participation number	• There were 372 interactions with the community consultation (some of these would have been repeated but interacted in different ways)

Detailed results – Registrations

Council asked for those interested in participating to register for the upcoming project. The registration was open for two weeks and those who signed up were asked a number of initial questions including;

- Is there anything else we should include in the scope of the project?
- Would you be interested in attending an info session via Zoom when the designs are ready?
- How did you hear about this project?

The first question has been highlighted below to demonstrate how people identified themselves and who may have responded to the survey.

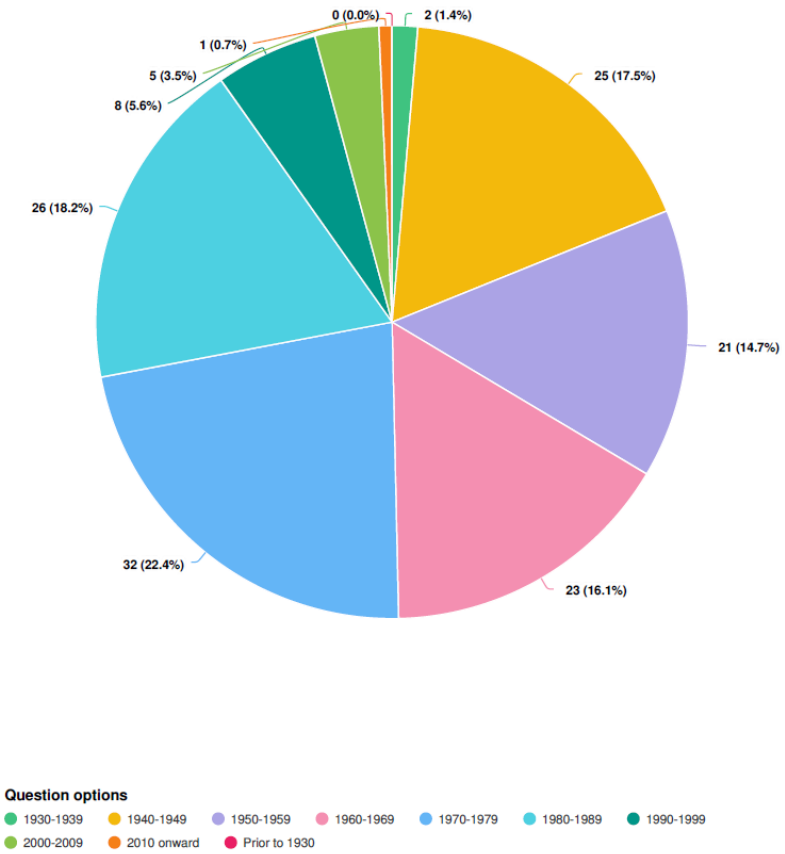


Question 1: please choose as many as best describe you	
Answer	Percentage
I live locally	64 – 39.3%
I work near here	11 – 6.7%
I am a Bondi Surf Club Member	59 – 36.2%
I am a member of a different Surf Club	5 – 3.1%
I attend a local school	4 – 2.5%
I attend or host regular events at Bondi Surf Club	9 – 5.5%
I am part of a local group with connections to the Pavilion	7 – 4.3%
Other please specify	4 – 2.5%

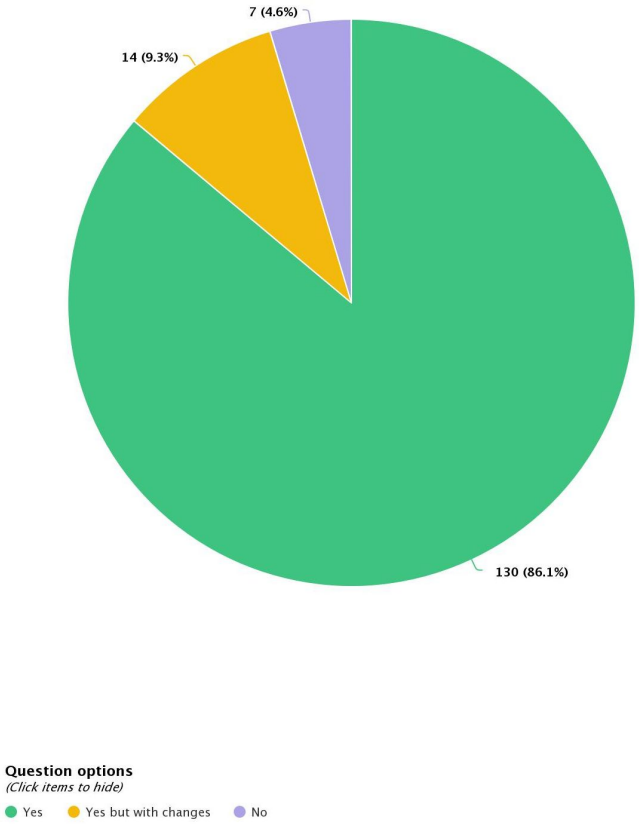
Detailed results – Survey

Demographic of participants	
Identified as living in the Waverley LGA	- 61.7%
Age range: **1930 - 2010 onwards**	- Participants were born between 1930 – 2010 - One participant was born 2010 onwards (10 or under) - Two participants were aged between 81-90

The age group with the most participants was 50 – 59	- 22.4%

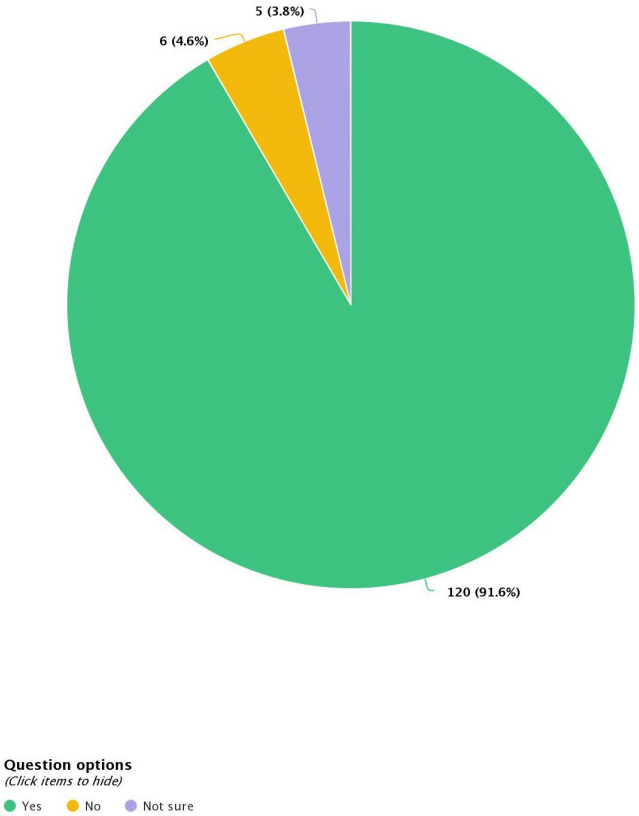


Question 1: Are you supportive of the proposed concept design for the Bondi Surf Club?		
Response	**Percentage**	**Most common reasons**
Yes	86.2% - 130 participants	• Why? • Better facilities • Highlights important heritage features • Improved community/public space
Yes but with changes	9.3% - 14 participants	• Why? • Use of space was not clear • Should not have dividers between showers (open plan)
No	4.6% - 7 participants	• Not a great design • Should decrease footprint



Question 2 introduction: "Removing the mock-heritage additions and the rear works yard will see a reconfiguration of the Club's footprint. Although the building footprint remains the same size the site re-design it does impacts on a small section of park while also providing an increase in publicly accessible green space."

Question 2: Are you supportive the proposed reconfiguration of the Club's footprint?		
Yes	- 91.6% - 120 participants	
Yes but with changes	4.6% - 6 participants	Why? - Decrease the footprint - Unsympathetic to original design
No	3.8% - 5 participants	
Skipped	22 participants	



Detailed results – Ideas board on Have Your Say Waverley

Participants were asked to provide ideas on the community spaces. The following was placed at the top of the ideas board:

The proposed concept design encourages greater public interaction with club. We want your ideas on the following spaces open to the community:

- *surrounding public space*
- *courtyard*
- *open terraces*
- *kiosk*
- *publicly accessible surf museum in the Main Hall, honouring the birthplace of the world's surf lifesaving tradition*

We might not be able to do all of them but let us know your ideas for these spaces and vote on other responses.

Participants responded with the ideas below:

Title	Description	Comments from other participants	Votes
More open showers		• More open showers for the general public is good idea. But these should under council management in safe open spaces close to the beach	2

		itself, and not within the surf club area.	
Meeting room or area available for booking for other associations, just visiting Bondi			1
Better lighting around the park areas. Make it a safe space for all visitors, members of the public and our iconic lifesavers.			2
Within the public open space allocation of bike racks, water fountains, sufficient waste bins (both recycle & waste)	The design be tested against Safety in Design principles, including lighting, CCTV, landscaping etc. Are there any public toilets/showers included within the building? If so will they be managed 100% by Waverley Council?	• There are areas needed that are community shared but are also safe for the 400-500 nipper children, youth members and families to congregate and educate. The proposed (almost) enclosed courtyard will also be very close to the current kids playground area so would need to be safe for children and families, clean and free of anti-social , unruly behaviour after peak hours and on weekdays.	5
Camp space?	Love the public space however concerned about the tent camp setting up there Or taking over the space. Are there plans for securing it or ensuring it doesn't become an encampment?		0
Parking for Patrol Members	Members actually doing patrols should have ample car-parking spaces, particularly on the busiest days of the year.		2
Take opportunity to improve access to/from building, improve safety, add amenity using architectural planting/seating boxes etc	Urge that equal thoughtful consideration be given to landscaping to ensure clearly defined egress/ingress from buildings to Elizabeth Drive/beach for people & equipment using appropriate contemporary architectural seating/planting elements to 'channel' people/equipment; act as a safety barrier to comply with separation of people & car plus counter		0

	terrorism design standards etc while taking the opportunity to incorporate adding ambience to the forecourt of the heritage building (perhaps with some scope for seating, surf racks etc) instead of the current 'desert' of hot, dull paving		
There needs to be an area allocated to a BONDI SURF CLUB merchandising retail store.	The oldest, first and most famous Surf Club in the world needs a merchandise plan to supply online and direct to consumers from this space. Needs a fit out to show the story of club history. Just a money machine to assist with club overheads FOREVER!!	• Agreed - Thousands of tourists come and many would buy official merchandise if given the opportunity.	2
Encourage play	Kids and adults love the beach, and love to play. Static museum displays are ok for adults. Kids want to touch, bash, balance, laugh and interact. Introduce playfulness to these spaces that encourages kids to value the healthy surf lifestyle. Introduce spaces that teach about water safety, waves and rips, by letting kids get wet and splash about in water features that explain these (kids love Darling Harbour). Introduce interactive elements that let kids balance on surf boards, row longboats, race a Bondi Lifeguard and get active. Think levers, wheels, buttons, pulleys, chimes, kids just want to play and have fun. That will make them remember Bondi and value being away from the iPad more than great architecture or putting green grass.	• Great idea and I think implementing it should be seriously considered. Location in publicly accessible courtyard or museum (if small scale) or in an area adjacent to the new building (possibly within an expanded kids play area).	3
Access to basemet area is at the furthest point from the beach. A minor redesign to make access at the other end would seem to make sense.	Basement Access		0
Functional Spaces	Bicycle Parking for members and community. Outdoor showers to help avoid sand build-up inside the club. Temporary surfboard storage. Water fountain in the gym.		1

Space for a coffee kiosk open to clubbies and the public near the courtyard seating area.			1
Seating near the front of the club to take advantage of the ocean views			0
Tunnel from gear basement to beach	A tunnel would allow easier transport of equipment, surf craft from the basement to the beach without having to cross the road and navigate the pedestrian ramps		1
A shower and drinks station and bike racks	The one shower station currently in front of the club usually has a long line up. There needs to be a bank of showers and drink fountains. A place to store bikes so they dont have to be chained to the fence on the promenade		1
Ensure sufficient space for rinsing craft	Currently this is done in the driveway, which is typically not used by the public - sure they wouldn't appreciate getting soaked!		0
would be great if it's possible to put in a straight ramp from the road to the beach to give us safe and efficient access to the beach			0

Detailed results – info sessions

The info sessions and members meeting were hosted by Council via Zoom. Each were run in the same format: a short presentation from a council representative, the architect, the Bondi Surf Club President and then a facilitated Q&A.

Below are the highlights of those meetings structured into key themes mentioned.

Meeting	Attendees	Key themes

Info session 1	33 attendees +
	1 x Councillor
	4 x Council Officers
	1 x Bondi PCG member
	1 x Architect
		- Positive comments on the design
		  ○ Congratulating the team
		  ○ It's a great design
		- Need to consider the effect the new design will have on traffic movement
		- Concern around the renders and what the new structure will look like. Saying it didn't appropriately show the supports needed for a glass

		structure of that size. - The new building render shows arches that aren't clearly defined - should reflect the new arches in the Pavilion Courtyard - Supportive of height - Supportive of new community accessible courtyard - Would like to maintain the steam room - Acknowledge the club needs a revenue stream to continue activities

Info session 2	21 attendees +
	3 x Council officers
	1 x Bondi PCG member
	1 x Architect
		- Enquired about
		  o Council's needs of the building
		  o Café opportunities
		  o Funding model
		  o Timeline for building
		- Supported the idea of a kiosk. Thought it should be like the heart café, said it was a small investment to create a big community impact.
		- Positive comments
		- Want to see the next phase of design (layout)

Members meeting	26 attendees +
	2 x Council officers
	1 x Bondi Surf Club PCG member
	1 x Architect
		- Very supportive
		  o "congratulations team"
		  o "Great job"
		- Unsure how the courtyard and area between the Pav and the Surf Club would be monitored
		- Needs bicycle parking (either underground or courtyard)
		- Important the club has a revenue stream
		- Accessibility between old and new building

Conclusion

Over 1.7k people accessed the Have Your Say Page and 600+ interacted with it, demonstrating there was a wider level of interest than just those who completed the survey. In the initial registration period 60% identified as Bondi Surf Club members and meaning 40% were interested in the project but not associated with the Club.

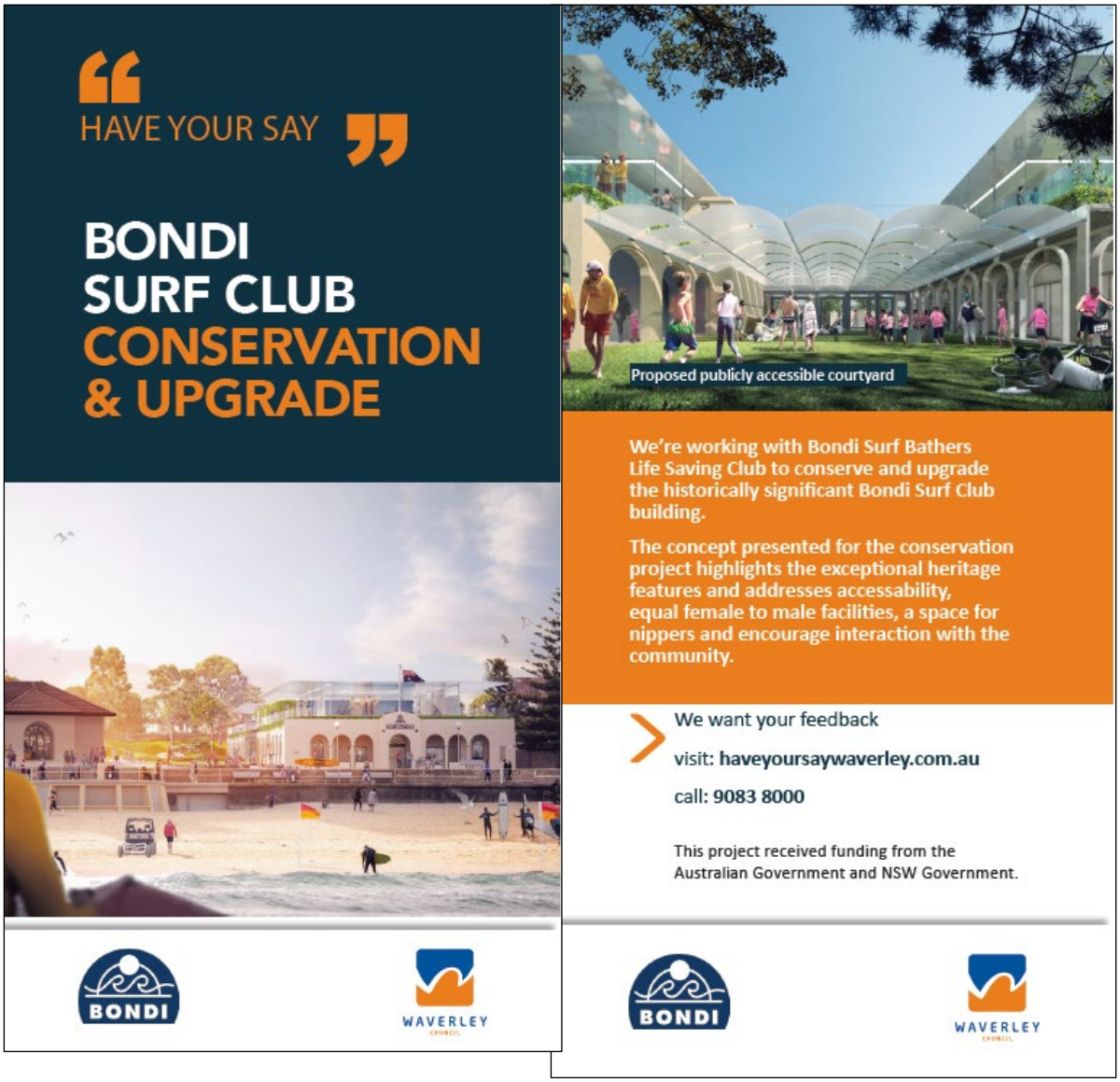
The community response demonstrated overall support to continue with the proposed design for the restoration and upgrade of the Bondi Surf Club. The participants highlighted the elements they liked including improved facilities, the highlighting of heritage features and the overall improved community and public spaces.

Providing opportunities for qualitative feedback through online meetings, areas to provide comment in the survey and on the ideas board meant participants provided constructive feedback. From this it is recommended the following be considered and incorporated into the design.

Recommendations:

- Prioritise the development of realistic renders (with the opportunity to provide feedback on the DA)
- Carefully consider the use and choice of glass in the new structures
- Investigate the arches used in new Pavilion Courtyard design and how it could be reflected in the new building at the back
- Incorporate Safety by Design principles in building surrounds and landscaping
- Lighting design used to mitigating anti-social behavior around the surf club, Pavilion and park
- Community assets should be incorporated either in courtyard, surrounding park or forecourt – seating, surf board racks, bicycle parking, bubblers
- Encourage interactive play elements for kids (and big kids). This could be incorporated into the museum, forecourt or surrounding park spaces.

Appendix A – Flyer distributed to Bondi Ward



HAVE YOUR SAY

BONDI
SURF CLUB
CONSERVATION
& UPGRADE

Proposed publicly accessible courtyard

We're working with Bondi Surf Bathers Life Saving Club to conserve and upgrade the historically significant Bondi Surf Club building.

The concept presented for the conservation project highlights the exceptional heritage features and addresses accessability, equal female to male facilities, a space for nippers and encourage interaction with the community.

We want your feedback

visit: **haveyoursaywaverley.com.au**

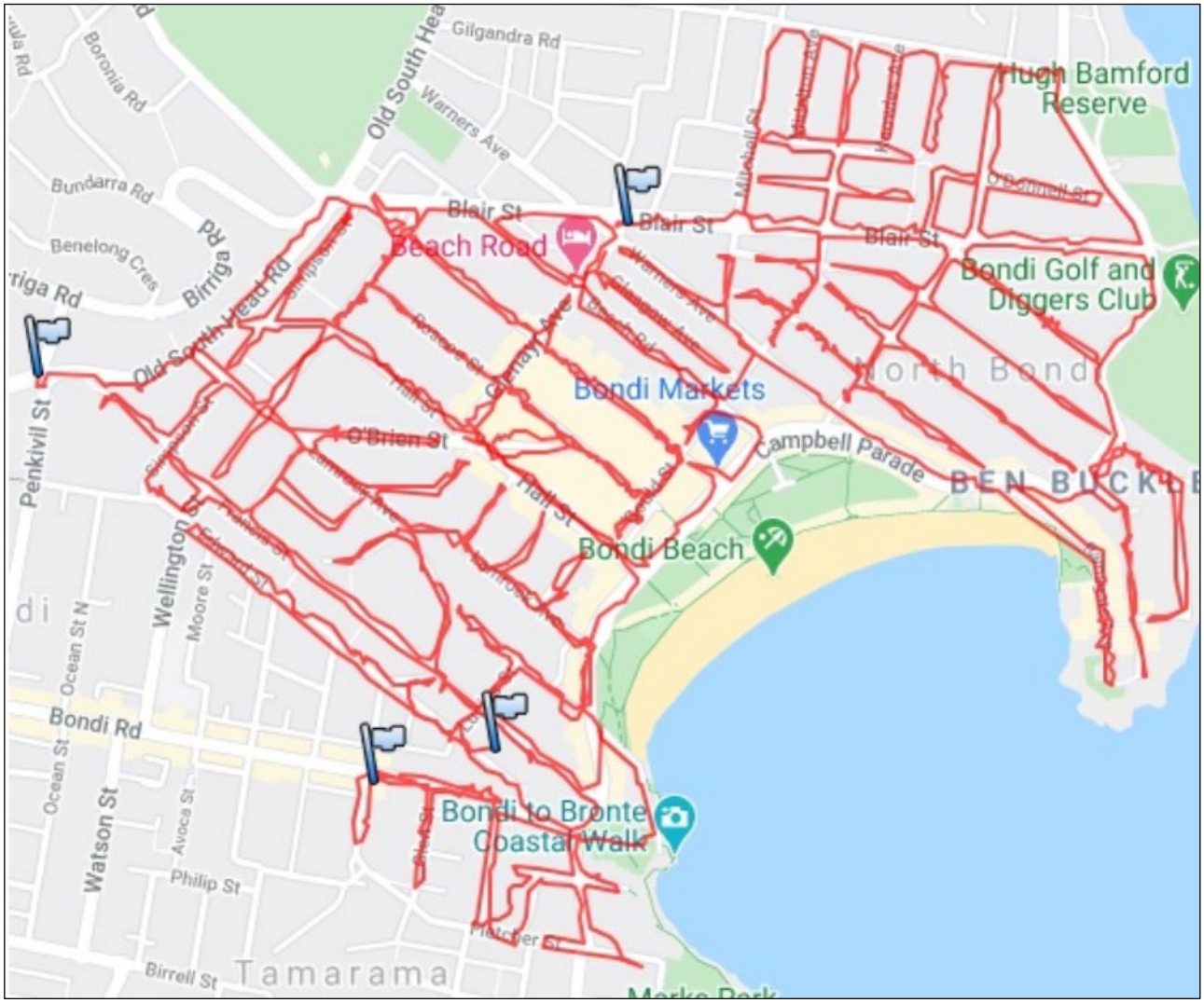
call: **9083 8000**

This project received funding from the Australian Government and NSW Government.

BONDI

WAVERLEY

Appendix B – Flyer distribution map



Appendix C – Media releases

Help shape the Bondi Surf Bathers Life Saving Club upgrade

11 August

Waverley Council in partnership with Bondi Surf Bathers Life Saving Club (Bondi Surf Club) is embarking on an historic heritage upgrade of Australia's oldest surf club.

This upgrade aims to breathe new life into the historic clubhouse built in 1934 and foster the next generation of surf life savers.

The Council is inviting the community to register to receive updates about this exciting project at https://haveyoursay.waverley.nsw.gov.au/

Council and Bondi Surf Club encourage everyone to register and be part of this historical community project.

Mayor of Waverley, Paula Masselos, said steering the design are three Conservation Management Plans (CMPs) with ongoing feedback from the NSW Office of Environment and Heritage.

"We are looking forward to what the community thinks about the design for the upgrade to one of Australia's most iconic surf life saving clubs," Mayor Masselos said.

"This upgrade will provide significantly improved amenities to cater to the needs of modern surf lifesaving and the community and help foster the next generation of surf life savers."

Bondi Surf Club President, Brent Jackson, said the concept design proposes equality of facilities for women who comprise more than 40% of the club's new membership and improved facilities for Nippers.

"We're the oldest surf club in the world, and the original clubhouse is hailed for its exceptional cultural and heritage significance. This historic upgrade aims to enhance this," Mr Jackson said.

"In keeping with requirements of the Conservation Management Plans for the area, the draft concept design preserves the 1934 clubhouse in all its glory, with modern lightweight additions that showcase the original heritage.

"We are all very proud of the work we do within the community - from the Dippers program with Autism Swim, to the Wayside Chapel and the bushfire appeals, and so more much. The draft concept is intended to improve interaction between our membership, the public and community groups".

The upgrade aims to:

- remove intrusive non-heritage elements of the existing building
- highlight and restore historic elements
- return space to the local community, improve public amenity, open accessibility, restore views, and increase public parkland and native vegetation
- ensure Bondi Surf Club operations, training functions and vital community safety and rescue services are functional and sustainable
- provide greater community interaction
- improve environmental sustainability
- retain existing trees
- improve training, first aid and storage facilities appropriate to the water safety and rescue needs of the club.
- address significant workplace health & safety and building code non-compliance issues including poor disabled access, adherence to fire standards, flood damage and general disrepair

From 20 August, the Council will invite the public to provide its feedback about the draft concept design for the clubhouse upgrade. This round of consultation will be open until 17 September 2020.

The upgrade is being funded by Waverley Council, NSW state government, Bondi Surf Club and public donations. Construction is anticipated to commence in early 2022 pending outcomes of consultation.

To register your interest in this project, visit: https://haveyoursay.waverley.nsw.gov.au/

-ENDS-

Media inquiries: media@waverley.nsw.gov.au or 0416 075 532

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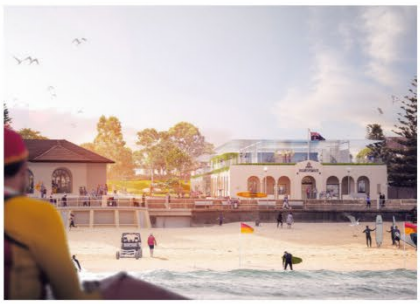
Historic upgrade breathes new life into Bondi Surf Bathers Life Saving Club

19 August 2020

Waverley Council in partnership with Bondi Surf Bathers Life Saving Club (Bondi Surf Club) is embarking on an historic heritage upgrade of the world's oldest surf club.

The Council is inviting the community to provide its feedback about the draft concept design for the clubhouse conservation and upgrade at https://haveyoursay.waverley.nsw.gov.au/ from tomorrow until 17 September 2020.



A first look at the draft concept design.

Mayor of Waverley, Paula Masselos, said the draft concept design has been guided by a detailed Conservation Management Plan (CMP) for the site and is formally supported by The Heritage Council of NSW.

"We are looking forward to what the community thinks about the design for the upgrade to one of Australia's most iconic surf life saving clubs," Mayor Masselos said.

"This upgrade will provide significantly improved amenities to cater to the needs of modern surf lifesaving and the community and help foster the next generation of surf life savers."

Bondi Surf Club President, Brent Jackson, said the concept design proposes equality of facilities for women who comprise more than 40% of the club's new membership and improved facilities for Nippers.

"We're the oldest surf club in the world, and the current clubhouse, built in 1934, is hailed for its exceptional cultural and heritage significance. This historic upgrade aims to enhance this," Mr Jackson said.

"The draft concept design preserves the 1934 clubhouse in all its glory, with modern lightweight additions that showcase the original heritage building. The footprint of the overall clubhouse remains the same, and the design will actually increase useable public parkland."

The upgrade aims to:

- Improve training, first aid and storage facilities appropriate to the water safety and rescue needs of the club. The club conducts hundreds of rescues and first aids each year
- address significant workplace health & safety and building code non-compliance issues including lack of universal access, adherence to fire standards, flood damage and general disrepair
- provide greater community interaction via a community accessible museum, sheltered courtyard, open terraces and kiosk.

In keeping with requirements of the CMP the draft concept plans include the removal of the various bulky mock heritage additions and unsightly work sheds that detract from the building's historic value.

Council owns the clubhouse building, which it leases to the Bondi Surf Club. The building is located on Bondi Park which is Crown land and which Council manages as Crown land manager under the Crown Land Management Act 2016. As a statutory body, Council is required to exercise its functions throughout the upgrade process in accordance with all duties and obligations imposed upon it by statute and common law.

The Bondi Surf Club CMP contains conservation polices to provide guidance for any upgrade to the clubhouse building. The upgrade will be subject to approval via an Integrated Development Application process considered by Heritage NSW and the Sydney Eastern City Planning Panel.

The upgrade is being funded by Waverley Council, NSW state government, Bondi Surf Club and public donations. Construction is anticipated to commence in early 2022 pending consultation.

For more, visit: https://haveyoursay.waverley.nsw.gov.au/

-ENDS-

Media inquiries: Waverley Council: media@waverley.nsw.gov.au or 0416 075 532

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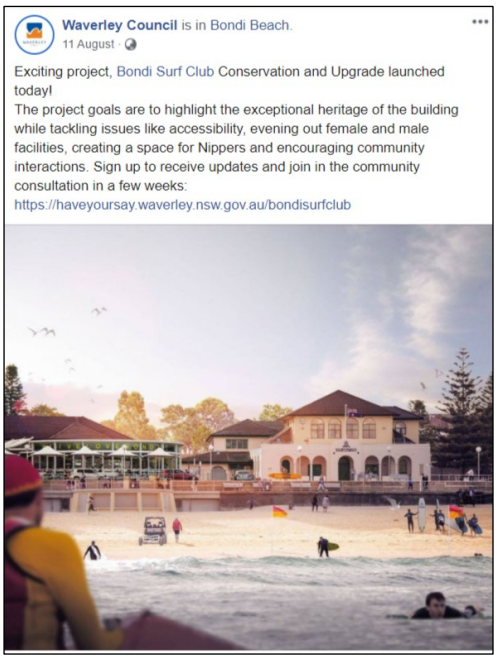
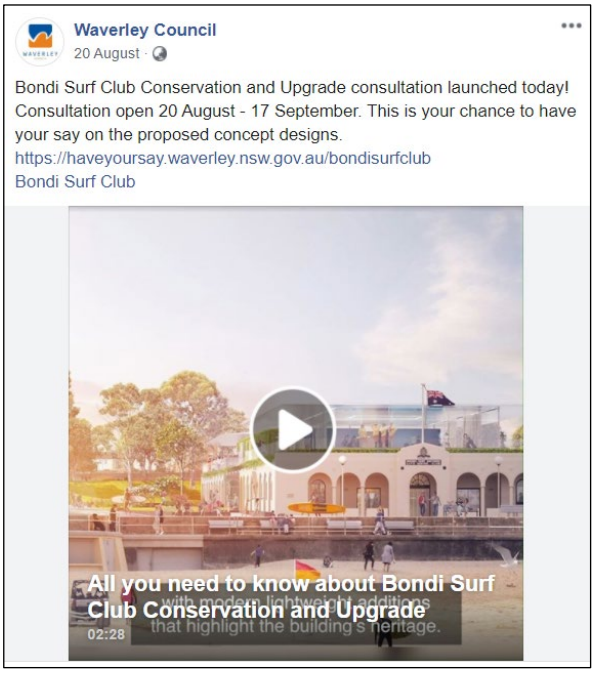
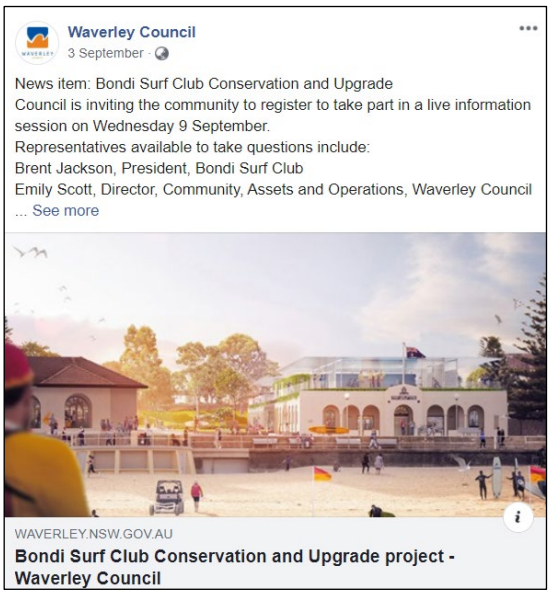
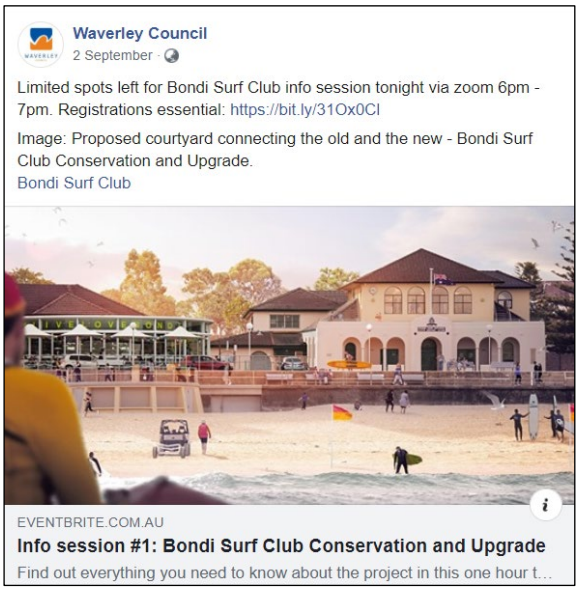
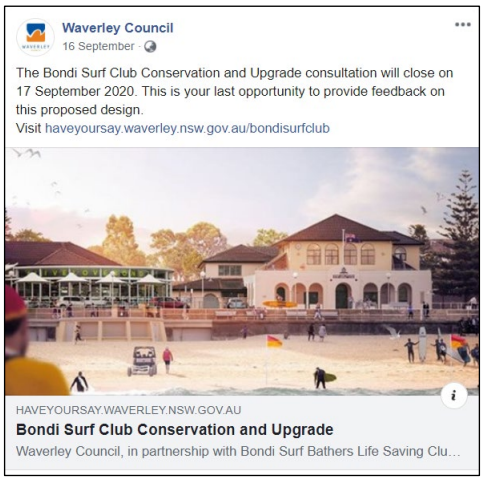
Appendix D – Facebook posts

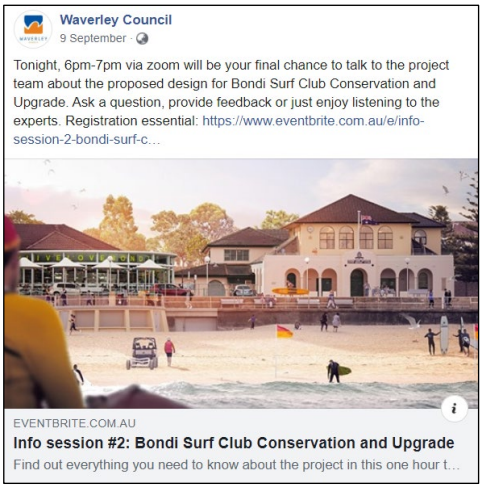




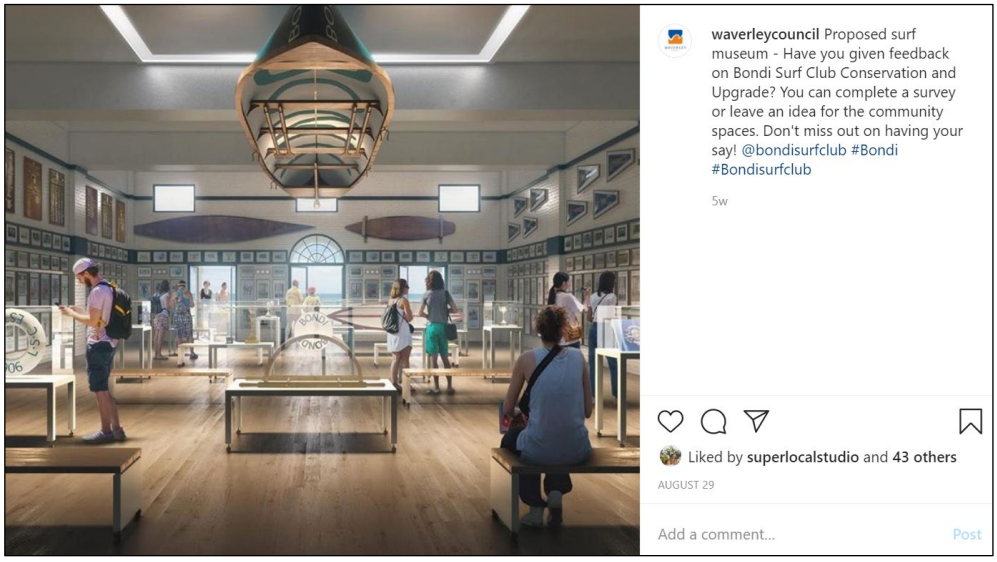


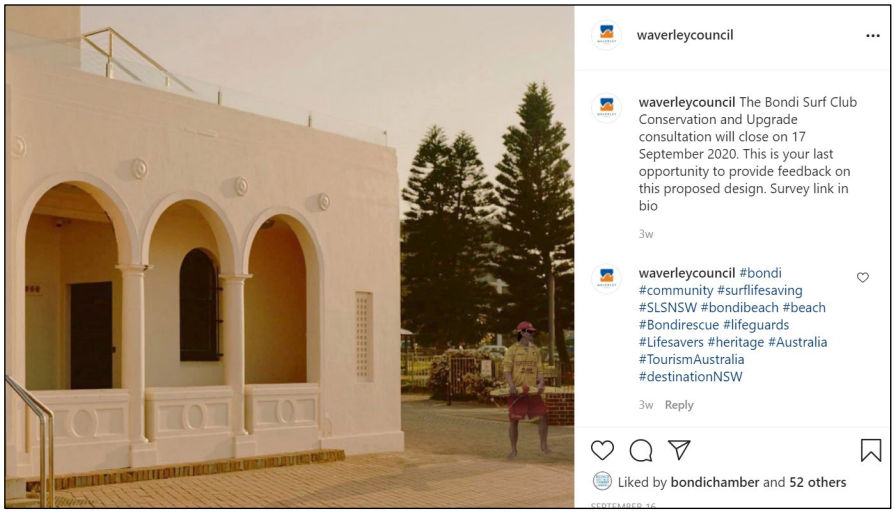


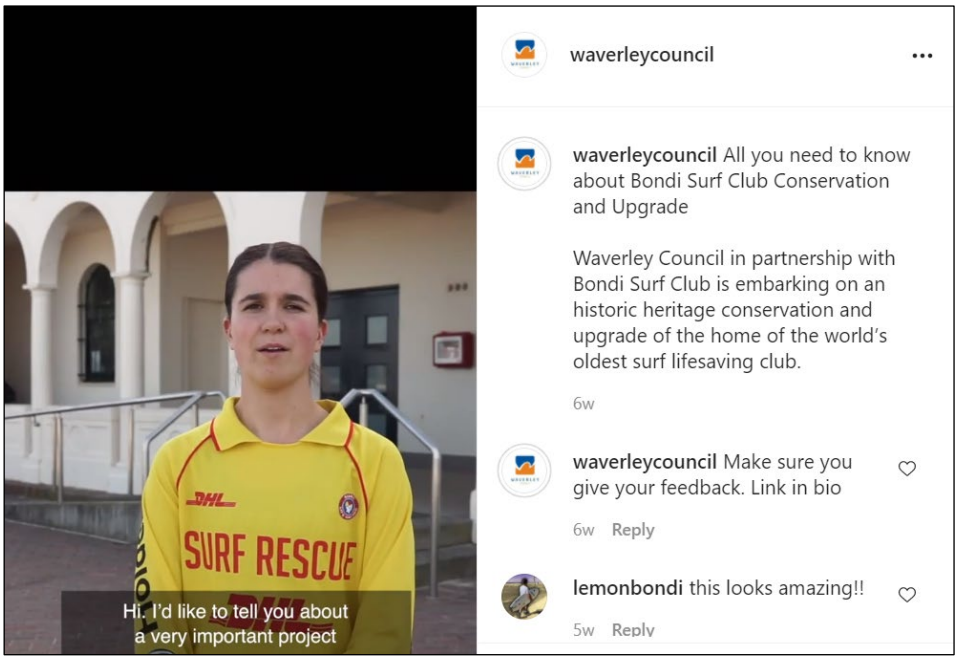




Appendix E – Instagram posts







Appendix - enews

Bondi Surf Club Conservation and Upgrade

We are working with Bondi Surf Club on a concept design to highlight the building's heritage and address accessibility challenges, equal female to male facilities, space for Nippers and to encourage interaction with the community. Register to be updated on the project and for the upcoming community consultation.

Historic upgrade breathes new life into Bondi Surf Bathers Life Saving Club

Waverley Council in partnership with Bondi Surf Bathers Life Saving Club (Bondi Surf Club) is embarking on a historic heritage upgrade of the world's oldest surf club.

Council is inviting the community to provide its feedback about the draft concept design for the clubhouse conservation and upgrade here until 17 September 2020. Find out more here.

Appendix F – On site signage