Bronte Surf Life Saving Club

Engagement Report

April 2022

BRONTE
SURF LIFE SAVING CLUB • 1903

www.brontesurfclub.com.au

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Title: Bronte Surf Life Saving Club Engagement Report

All Illustrative Impressions of the Concept Design and have been produced to assist represent the architectural design for this stage in the project process. These are not endorsed by Waverley Council or formally by the Bronte S.L.S.C and are being displayed for the purposes of community engagement April 2022.

Acknowledgements

Bronte Surf Life Saving Club – Engagement Report

Bronte Surf Life Saving Club 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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Engagement Summary

1.1 Introduction

Waverley Council and Bronte Surf Life Saving Club (Bronte SLSC) signed a Public-Private-Partnership to deliver the Bronte Surf Life Saving Club and Community Facilities Upgrade in 2018. In late 2021 after much discussion both parties agreed to pause this arrangement and to allow the Bronte SLSC to explore an alternate design solution independently of that process.

This Consultation Report outlines the results from the engagement process that the Club has undertaken directly during late 2021 and early 2022 concluding with a public open day on 30th of April.

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 participants overwhelmingly support the proposed alternative concept design and strongly share the view that the Clubhouse that blends into the natural environment, is environmentally sustainable in both construction and ongoing energy requirements, doesn't encroach onto extra green space in Bronte Park and using space that is largely unusable green space to the north of the Club and turning it into a space that will get far greater use from many parts of the community, whilst allowing the design to hide bulk, gain good passive sunlight and ventilation, along with returning net sqm of parkland to the community.

Bronte SLSC - Community Open Day 30th April 2022

Importantly excavation is the only way the new Clubhouse can meet the Plan of Management (POM) height requirements, as it allows the building frame to compress both floors along with raising the ground floor approximately 800mm to reduce potential sea level and large swell penetration. The previous 2020 design had a roof approximately 1200mm higher than the POM allowed. The new alternate concept has the roof height at the POM level only over the auditorium space. Time has been spent in reducing the overall roof height and visual bulk in preparing the alternate design taking into consideration the analysis from community feedback from 2020 engagement.

From the feedback provided in the Bronte SLSC engagement undertaken over the last 4 months these concepts have largely had positive responses and feedback provided in each of the stakeholder meetings and the 2 open day consultation sessions.

The community most liked the introduction of increased public amenities, improved facilities, increase in public open space, increased lifesaving facilities and the community / public focus of this project, reduction of the bulk, scale and height of the building, the reduction of overall building footprint and the increased pedestrian management on the promenade.

Constructive feedback was collected from the information sessions, members meeting, survey results and one-on-one meetings.

From the community consultation it is recommended the project team continue to:

- Prioritise the sustainability initiatives in the detailed design process (with the opportunity to provide feedback during the DA)
- Investigate the use of sustainable products in the design and how it could be reflected in the new building
- Consider the size of balconies - can they be bigger to take advantage of the location?
- Incorporate Safety by Design principles in building surrounds and landscaping particularly in the winter court location
- Lighting design used to mitigate anti-social behaviour around the surf club and adjoining areas
- Prioritise disabled access within the surf club and adjoining areas
- Liaise with community and stakeholders on the upgrade to the cubes and forecourt
- Liaise with the key users of spaces within the building during design refinement to ensure spatial requirements meet future needs
- Engage with local members of the Bronte community

The next steps for the project will be to seek endorsement by Council of this alternate design, enter into a Heads of Agreement, move into the detail design phase and next preparation of a development application.

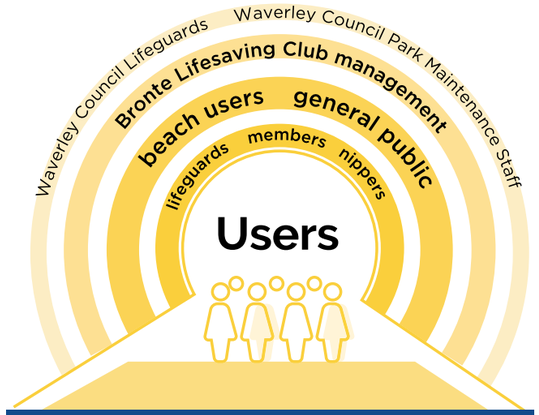
1.2 Background

1.2.1 Bronte Surf Life Saving Clubhouse and Community Facilities

Bronte Surf Life Saving Club was established in 1903 in Bronte Beach, making it one of the oldest surf clubs in the world. The first clubhouse was no more than a tent on the beach to provide shelter from the weather. BSLSC is today a self funded club, predominantly composed of volunteers that assist the Club's mission of providing training and education about surf awareness, rescue techniques, first aid and medallion qualifications (Bronze, Silver and Gold). The Club performs an average of 200 rescues per year.

The clubhouse also acts as a focal point for the Bronte community as well as providing function spaces that supports the club's financial independence. Bronte Surf Life Saving clubhouse, built in 1974, has been deemed not fit for purpose and must be rebuilt to meet the needs of current users and the broader community, which includes the adjacent promenade and facilities. To deliver the project, Waverley Council partnered with Bronte SLSC, following the adoption of a new Plan of Management (POM) for Bronte Park.

The process for the Bronte Life Saving Club Building Upgrade began in 2013 when the facilities viability was assessed. In 2018, independent consultants engaged by Waverley Council deemed the existing building as not compliant with BCA legislative requirements and in a poor state of repair, considering an upgrade of the building would not be sufficient as a long term solution and a new complex would be required.



The building needs to meet the needs all its users, including the provision of adequate and compliant facilities for lifesaving practices, accessible amenities, as well as upgrade the promenade and facility block next to Bronte Surf Club.

Waverley Council is the leader of the project as owner of the clubhouse building and manager for the Crown Lands on site. A committee - Project Control Group (PCG) - was established, composed of representatives of Waverley Council and Bronte SLSC to manage the delivery process and a design team appointed.

A first round of engagement was undertaken by Waverley Council in September and October 2019, of the Bronte Surf Life Saving Club and Community Facilities Upgrade to gather information for principles of design. The community consultation on this phase confirmed the importance of the guiding principles: community hub, the natural environment and the connection to the environment.

The second round of engagement was undertaken through Waverley Council's Have Your Say platform, between 6 May and 3 June 2020, in which the community and key stakeholders could provide their feedback on the proposed concept design. 71 submissions and one petition with 5905 signatures was received by Council by Nov 2020 6,830. 12 design principles were developed by Waverley Council as a result of the consultation period.

During the design review process in 2021 undertaken by the PCG the group was unable to agree on a satisfactory design that would meet the needs of the Bronte SLSC, the community, Council and satisfy the requirements of the POM and meet the new 12 design principles established by a Council Resolution.

Bronte SLSC expressed to Council their intention to start a Club-led assessment of the community participation to date, the design process, and to see if they could come up with a design based on some concepts they thought were possible a number of years ago. The PCG process was formally paused, and Waverley Council agreed to allow the Bronte SLSC to conduct their own design review and engagement process independently of Waverley Council.

This report represents a summary of this independent review and the engagement process that Bronte SLSC has undertaken to inform the alternate concept design. Appendix D provides an overview of analysis of previous engagement undertaken and assessment of key issues to assist in the review for the development of an alternative design.

The next steps for the process is for Council and Bronte SLSC to enter into a new Heads of Agreement and then collectively work towards the preparation of the detailed design and development application, issued by Waverley Council, based on the agreed developed design, and will be prepared by a separate planning committee.

The project will be funded collaboratively by government grants, Council and Bronte SLSC.

Bronte SLSC - Community Open Day 30th April 2022

1.3 Project timeline

2016 2017	September 2019	2020	June 2020	October 2021	November 2021	Jan - Apr 2022	April 30th 2022
Engagement for the development of the Plan of Management	Waverley Council engagement: understand community needs & issues prior to design phase	Design Phase	Second round of Engagement: Community feedback on concept designs	The PCG could not come to an agreement as to a workable design	The BSLSC began exploring a Club generated alternate design	The BSLSC undertook Stakeholder & Community Engagement (*see Appendix A for stakeholder list)	BSLSC Community Open Day

1.4 Lessons Learnt

The Bronte Surf Life Saving Club commissioned an architect to consider a design that would assess the functional demands of all users, as well as the significant outstanding factors identified during engagement, based on the knowledge and insights gained from both community engagement and the design process.

1.4.1 Outstanding considerations

A series of key considerations, priorities, and challenges identified on this page were examined as part of the Bronte SLSC design review process to enable the development of an alternate design.

It was critical for the Club to address these concerns identified by both community engagement and technological studies in order to better understand the functional requirements for future users. The Club's goal has always been to come up with a design concept that best attempts to find a positive solution to each of these concerns.

Size

- No reduction in public amenities
- No reduction in Bronte Surf Life Saving Club amenities
- Increase Bronte Surf Life Saving Club amenities to accommodate increased membership

Facilities and needs

- Re-allocate internal floor area to essential functional spaces, via reductions in foyer/ circulation areas
- Confirm current budget summaries for all options

Function

- Amenities recommended stacked vertically
- Confirm beach access provisions for bulky goods (surf rescue boards, surf skis, patrol equipment, training and race equipment)
- Investigate possible re-purposing of Pumphouse
- Investigate possible excavation of rock face
- Confirm all storm surge mitigation measures

Design & environment

- Environmental sustainability considerations
- Investigate extension/use of open space
- Maximise natural light/ventilation to all wet areas
- Minimise odour/noise to club entry paths

Key priorities

Lifeguard facilties that allow for contemporary lifesaving practices

Environmental considerations, ensuring the new building aligns with the surrounding environment

Existing facilities are not able to to accommodate the current beach patronage

Making the building and entry points accessible to all users and emergency services

Managing and responding to community expectations and aspirations related to the site

Sensible approach to height and building footprint

Considering impacts on local amenity and disruption during the construction process

1.4.2 Issues revisited

Environmental

- Loss of green and open space
- Design is cohesive with surroundings (design and materials) use of sandstone, wood and greenery is supported
- Height responsive to beachfront views (sight lines)
- Highest possible sustainability rating, natural light
- Considered materials to withstand natural environment
- Prioritise sustainability rating. Incorporate passive and active sustainable design principles wherever practicable

Accessibility

- Clearer entry points for wash down area nominated
- Emergency service access inadequate
- Goods loading clashes with pedestrians and the promenade, causing hazards for staff and beach goers
- Access generally is key issue from coastal walk and beach

Conflicting Criteria

- Plan of Management for Bronte Park, Waverley Council and Bronte Club's needs each have different policy considerations for the delivery of the project
- Community expectations conflict to the existing criteria for the building

Infrastructure

Facilities

- Existing infrastructure not able to accommodate beach patronage, surfers, park users and tourists
- Facilities don't accommodate for membership numbers (including nippers and female toilets)
- First aid facilities not fit for purpose
- Lifeguard observation room is inadequate for beach surveillance

Structure

- Not compliant with building codes, WHS & DDA legislation
- Structural issues regarding water penetration, storm-water and flooding, sand and salt build-up
- Low maintenance solution to handle coastal elements

Impacts on local amenity

- Concerns about commercialisation impacts and congestion
- Increased number of visitors and noise impacts

Building design

- Opposition of relocation of Dave Brown Place
- Footprint and scale of previous proposed concepts was too big, therefore need to be thoroughly justified in future

Bronte SLSC - Community Open Day 30th April 2022

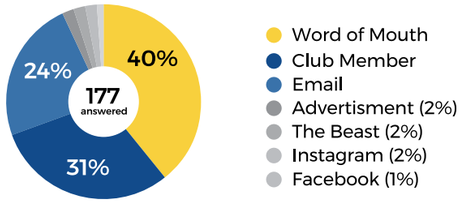
1.5 Community Engagement 2022

1.5.1 Community open day

A community open day was held at the Bronte SLSC on 30 April from 10am to 3pm. A formal presentation was given by Club representative David Finnimore at 11am and repeated at 1pm, to provide an overview of the key lessons learnt from the engagement process undertaken by the Club, a detailed walk-through of the proposed concept design provided in illustrative perspectives and a short video. Each session concluded with an interactive Q&A.

A breakdown of who attended, their interest in attending and the location represented is highlighted in the figures below.

How did you hear about this session:



Bronte SLSC - Community Open Day 30th April 2022

SESSION 1:	**92 Attendants**
SESSION 2:	**54 Attendants**

Bronte SLSC - Presentation

Bronte SLSC - Video

At the conclusion of each session the participants were asked to provide by the show of hands what they're initial observation of the concept design was on a scale of 1 to 5, 1 being not in support 5 being strongly supportive. Across the 2 sessions 1 person only gave the design a 3/5, 6 people gave 4/5 while all other participants gave the design a 5/5.

To conclude the feedback in the open day participants were encouraged to provide feedback by answering two questions; firstly, what aspect of the design do you feel works well? and what aspect of the design would you like further explored / refined? The responses to these questions are provided as a summary within this report and in full in appendix C.

1.5.2 Key themes explored

Environmental

People like how the new design encourages environmental innovation and achieving a lower visual impact due to the building's reduced size and features like cross ventilation and natural lighting. Participants praised the ability to accommodate future storm impacts and increasing sea levels. With the clever utilisation of previously inaccessible places, the new design is thought to complement and improve the surrounding landscape.

What we Heard

To be explored / Environment

- *"... Also, It would be great to use the sandstone as large steps/seating in front of the club instead of just the sea wall concepts. This would also act as water defence, provide seating and resting areas as well as integrating the natural cliffs with the sandstone across the front of the club."*
- *"I am worried that a lift in height of 880 in these changing weather times is not enough. I think that a small increase in the max height of the building, which in turn will allow an increase of the 880 should be considered."*
- *"Resolve water going down the hill to the outdoor auditorium."*
- *"Using heat pumps for hot water."*
- *"Sub soil drainage including addressing ground water infiltration."*

Accessibility

Participants praised the revised design's accessibility, highlighting how it resolves pedestrian congestion, has excellent flow for the various users of the building, and an openness in the exterior that is friendly and open. There were concerns raised about disabled access and plans to connect both into the building and the promenade more generally.

What we Heard

To be explored / Accessibility

- *"Accessibility of surf craft from the club onto the sand needs to be fluid and as uncomplicated as possible. I.e. minimal corners and steps."*
- *"Disability access - club is located on a key level change on the public walkway."*
- *"Pram and wheelchair access through and around the building."*
- *"Quick access for lifeguards to the beach"*
- *"Make the verandah areas bigger for more public accessible shaded space."*
- *"IRB sheds pose difficult access."*
- *"Scale down the cement pathway in front of the Bronte Surf Life Saving Club."*

1.5 Community Engagement 2022

1.5.2 Key themes explored

Conflicting Criteria

The capacity of the new design to resolve competing criteria, which had been a key issue in previous engagement efforts, was praised by the vast majority of participants. By merging each of these competing interests and users of the area and maximising public amenity, the design strives for the building to be a significant community asset in the future.

What we Heard

To be explored / Conflicting Criteria

- *"Why can't the club and Sydney Water work more closely together to find a solution that would allow the club to move back further back from the beach?"*
- *"Potential excavation costs and logistics of re-using natural rock (site management of cutting, noise and production)."*
- *"Sydney water should be made to move their pump station and the building could be moved westward. $5 mill is nothing compared to the benefits this would bring the community."*
- *"Design balances all stakeholders extremely well whilst maintaining a working Surf Life Saving Club. Looks to be a true community asset going forward."*

Infrastructure

Examples of how the new design addressed previous infrastructure challenges, such as storage space obtained through proposed excavation and a more open and multi-use design, show how the new design addressed previous problems. The reorganisation of the patrol room and lifeguard facilities is thought to be beneficial for future demands.

What we Heard

To be explored / Conflicting Criteria

- *"Height control measures and how floor levels worked in relation to vertical board storage."*
- *"Future flexibility in both planning and structural systems."*
- *"Floor levels and ramps in relation to the promenade."*
- *"Proposed building footprint and setbacks in relation to the existing."*
- *"Grass area in rear. Too small? Also if excavation into sandstone an extra 1-2m, wouldn't one getting a more significant benefit. Only one opportunity to go for it."*

Local Amenity

The new design received a lot of good feedback from survey respondents, and it's thought to increase general local amenities, from open space to public facilities, as well as respect for the building's natural surroundings and stakeholder needs. The introduction of additional open space, the upgrade to the cubes, provision of outdoor showers and the limited encroachment on the existing parkland were seen as positive outcomes.

What we Heard

To be explored / Local Amenity

- *"The upper additional public space on northern side has definitely improved amenity of the upper function space, however id like the aspects of safety and crime prevention explored further. Concerns are you could end up looking at a wall that is covered in tags or graffiti that happens after hours."*
- *"Probably too late but a shared first aid facility with the lifeguards could be a more efficient use of space and allow a closer connection. Shared resources could work well."*
- *" Two sets of showers are really close"*
- *"Board washing area, quick access for lifeguards to the beach, lifeguards and boardriders separated, is there a board repair place?."*

Building Design

The community's concerns about the building design have been addressed by the new design, which has received widespread support. The balcony design was met with mixed reaction with some participants suggesting the balconies could be larger in size particularly those adjacent to the gym, whist others indicating they were appropriate size to ensure minimal noise spillage to adjacent neighbours.

What we Heard

To be explored / Building Design

- *"Explore expansion of balconies."*
- *"Gym balcony underused, enlarge main deck instead."*
- *"Extend south terrace space of the gym(...)"*
- *"Consider making southern landscaped roof more accessible as a balcony - though understand if noise concerns trump this - it seemed a popular view at the consultation today."*
- *"Auditorium has no privacy for private functions."*
- *"Having all those windows/screens looks a bit unsafe."*

2.0 Appendix A

2.1 Engagement Timeline Bronte SLSC

2.1 Engagement Timeline Bronte SLSC

2.1.1 User Groups and Key Stakeholders Engaged

The Bronte SLSC has conducted informal engagement to confirm and further investigate concerns highlighted in the official consultation on the previous proposed concept design for the Bronte SLSC. These discussions have assisted the Club in further preparing an alternate design that has been developed and presented at the April 30 Community Open Day for consideration by stakeholders and the wider community.

Conversations to confirm and review functional brief requirements with internal stakeholders:

- Bronte Surf Club Board of Management
- Life Members
- Club Members
- Various Committees
- Training & Education Manager
- Gear Steward
- Competitions Manager
- Administration Manager
- Bar/Kitchen Manager
- Gymnasium Manager
- Archives Manager
- Kiosk, Council and Toilet Facilities Manager

Conversations have continued with the following key stakeholders & community groups:

- Waverley Council and Councillors
- State Government Representatives
- Surf Life Saving Australia
- Surf Life Saving New South Wales
- Financial Supporters and Benefactors
- Lifeguards
- Bronte Board Riders
- Eastside Crew
- Bronte Precinct
- Bronte Beach Precinct
- The Beast magazine
- Bronte community at various occasions at and around the Club events

One-on-one Discussions / Communications

2021

NOVEMBER

The Beast
Meeting with James Hutton from The Beast

2022

JANUARY

The Beast + BBR
Meeting with James Hutton & Ryan Clarke from BBR

FEBRUARY

The Beast, Local Mayor
Meeting with Paula Masselos and James Hutton

The Beast, Local Councillor
Meeting with Ingrid Strewe and James Hutton

Precinct Committee Member
Meeting with Precinct Committee Member

Bronte Precinct Committee
Meeting with Precinct Committee Member

Co-Head Bronte Lifeguard
Meeting with Daniel McLaughlan

Council
Council Workshop

Club Members
Club Member Consultation Saturday

Bronte Board Riders (BBR)
Meeting with Rob Bruns

MARCH

WhatsApp BBR (5 Members of Committee)
Chat with key members has been running since 30 March 2022

Liberal Councillors
Meeting with Liberal Councillors

Councillors + Deputy Mayor
Councillors Spoke to Elaine the Deputy Mayor

Federal State Member
Meeting with Dave Sharma

WhatsApp Bronte SLSC
WhatsApp Bronte SLSC Chat with 235 participants regularly updated March and April 2022

APRIL

Club Members
The club briefed the life members

Club Members
Briefing of a function called 'Back to Bronte'

Club Members
Briefing of board of management members

Bronte Board Riders (BBR)
Showed the concepts to 12 BBR members

Public + Club Members
Public and Club consult

State MP
Marjorie O'Neill

Community Open Day Invitation
Surfguard Newsletter 2150 distribution list sent

3.0
Appendix B

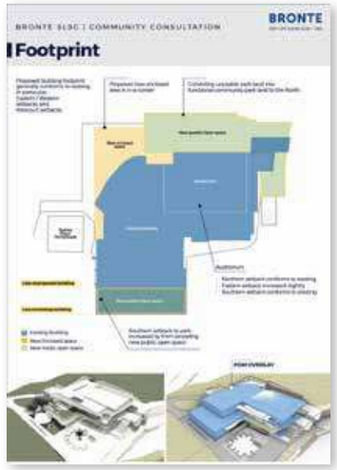
3.1 Engagement Materials
3.1.1 Display Boards Concept Designs
3.1.2 Concept Design Overview
3.1.3 Printed Posters

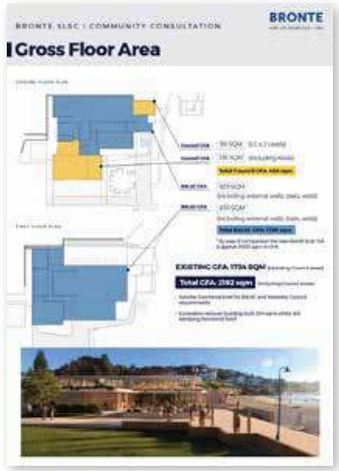
3.2 Digital Media
3.2.1 Project Presentation
3.2.2 Online Survey Overview
3.2.3 Media and Communications

3.1.1 Display Boards Concept Designs Perspectives

Bronte SLSC - Community Open Day 30th April 2022

3.1.2 Concept Design Overview





During the open day, a series of A1 posters were exhibited within the Club's main function space so that attendees could learn more about the suggested concept design. Questions were answered by members of the Clubs Committee.

3.1.4 A4/A3 Posters

Posters were displayed throughout Bronte Park and along the promenade to advise people of the Open Day.

QR code participant sign-in sheets

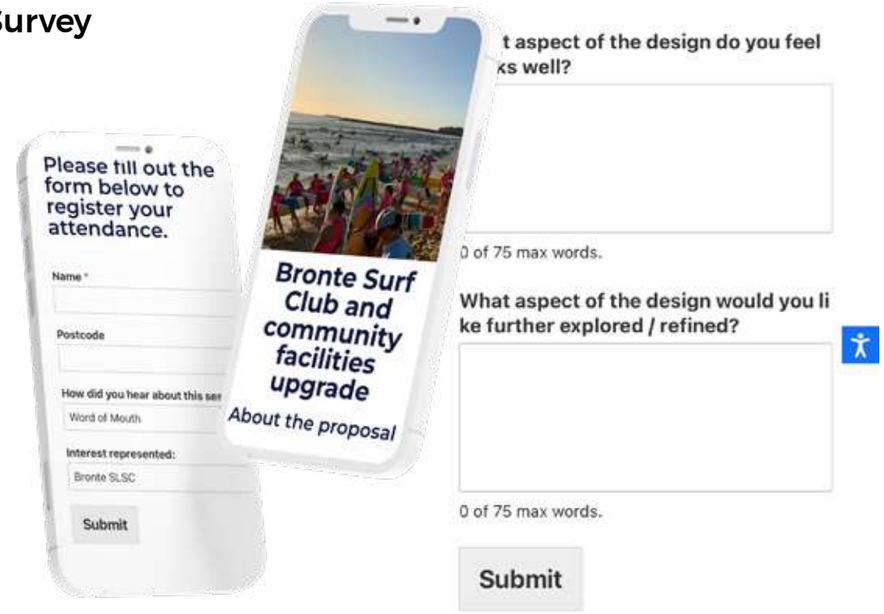
APPENDIX B | **DIGITAL MEDIA**

3.2.1 Project Presentation

At the open day, David Finnimore, the Club's representative, gave a detailed presentation to participants at 11 a.m., which was then repeated at 1 p.m. The presentation included an overview of the process, history, a short video showcasing the new concept design, and several perspective drawings, concluding with an interactive Q&A.

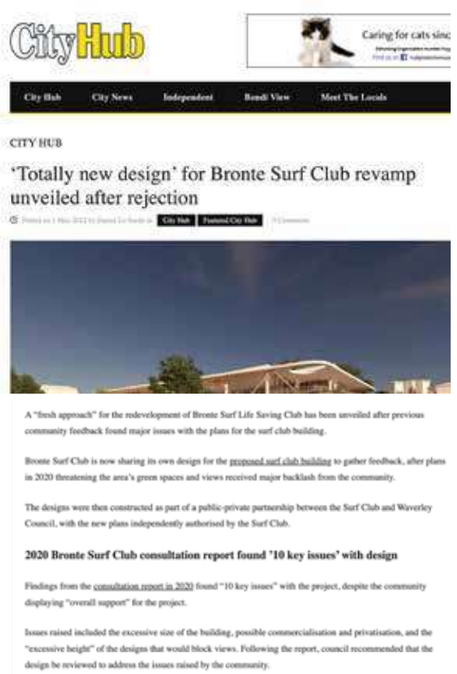
3.2.2 Online Survey Overview

Participants were requested to register their attendance when they arrived at the open day, and at the end of their session, they were asked to complete a short survey to express their thoughts on the concept design.



3.2.3 Media and Communications

A. City Hub Website



CityHub

Caring for cats sinc

City Hub | City News | Independent | Bondi View | Meet The Locals

CITY HUB

'Totally new design' for Bronte Surf Club revamp unveiled after rejection

A "fresh approach" for the redevelopment of Bronte Surf Life Saving Club has been unveiled after previous community feedback found major issues with the plans for the surf club building.

Bronte Surf Club is now sharing its own design for the proposed surf club building to gather feedback, after plans in 2020 threatening the area's green spaces and views received major backlash from the community.

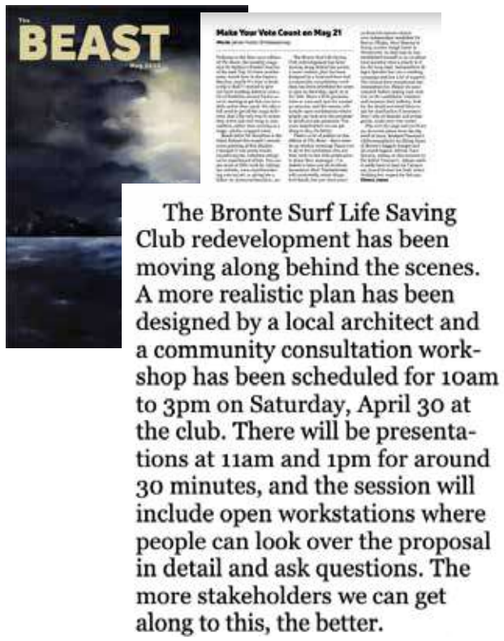
The designs were then constructed as part of a public-private partnership between the Surf Club and Waverley Council, with the new plans independently authorised by the Surf Club.

2020 Bronte Surf Club consultation report found '10 key issues' with design

Findings from the consultation report in 2020 found "10 key issues" with the project, despite the community displaying "overall support" for the project.

Issues raised included the excessive size of the building, possible commercialisation and privatisation, and the "excessive height" of the designs that would block views. Following the report, council recommended that the design be reviewed to address the issues raised by the community.

B. The Beast Mag

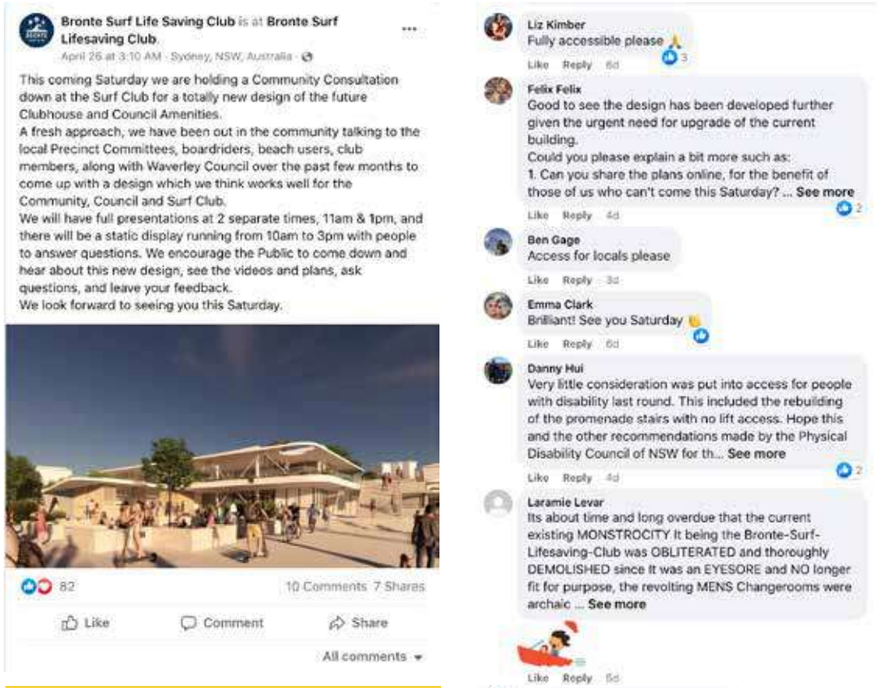


The BEAST

Make Your Vote Count on May 21

The Bronte Surf Life Saving Club redevelopment has been moving along behind the scenes. A more realistic plan has been designed by a local architect and a community consultation workshop has been scheduled for 10am to 3pm on Saturday, April 30 at the club. There will be presentations at 11am and 1pm for around 30 minutes, and the session will include open workstations where people can look over the proposal in detail and ask questions. The more stakeholders we can get along to this, the better.

C. Social Media / Bronte Surf Life Saving Club Facebook Page



Bronte Surf Life Saving Club is at Bronte Surf Lifesaving Club.
April 26 at 3:10 AM · Sydney, NSW, Australia

This coming Saturday we are holding a Community Consultation down at the Surf Club for a totally new design of the future Clubhouse and Council Amenities.
A fresh approach, we have been out in the community talking to the local Precinct Committees, boardriders, beach users, club members, along with Waverley Council over the past few months to come up with a design which we think works well for the Community, Council and Surf Club.
We will have full presentations at 2 separate times, 11am & 1pm, and there will be a static display running from 10am to 3pm with people to answer questions. We encourage the Public to come down and hear about this new design, see the videos and plans, ask questions, and leave your feedback.
We look forward to seeing you this Saturday.

82 | 10 Comments 7 Shares
Like | Comment | Share
All comments

Liz Kimber
Fully accessible please 🙏
Like Reply 6d

Felix Felix
Good to see the design has been developed further given the urgent need for upgrade of the current building.
Could you please explain a bit more such as:
1. Can you share the plans online, for the benefit of those of us who can't come this Saturday? ... See more
Like Reply 4d

Ben Gage
Access for locals please
Like Reply 3d

Emma Clark
Brilliant! See you Saturday
Like Reply 6d

Danny Hui
Very little consideration was put into access for people with disability last round. This included the rebuilding of the promenade stairs with no lift access. Hope this and the other recommendations made by the Physical Disability Council of NSW for th... See more
Like Reply 4d

Laramie Levar
Its about time and long overdue that the current existing MONSTROCITY it being the Bronte-Surf-Lifesaving-Club was OBLITERATED and thoroughly DEMOLISHED since it was an EYESORE and NO longer fit for purpose, the revolting MENS Changerooms were archaic ... See more
Like Reply 5d

Sharon Sanders
Plastic Free Bronte Save Bronte
Like Reply 4d

Helen Wilson
The perspective shows large verandahs opening to the south. The noise from these open areas will be considerable and will create high noise impact on residents on the hillsides to the south and south-west. This is an unacceptable impact on surrounding residents.
Like Reply 3d

Susan Shehadie
Mark LucasNellie Courtenay
Like Reply 6d

James Thomas Hughes Maher
Amy Davies Orla Maher
Like Reply 6d

Write a comment...

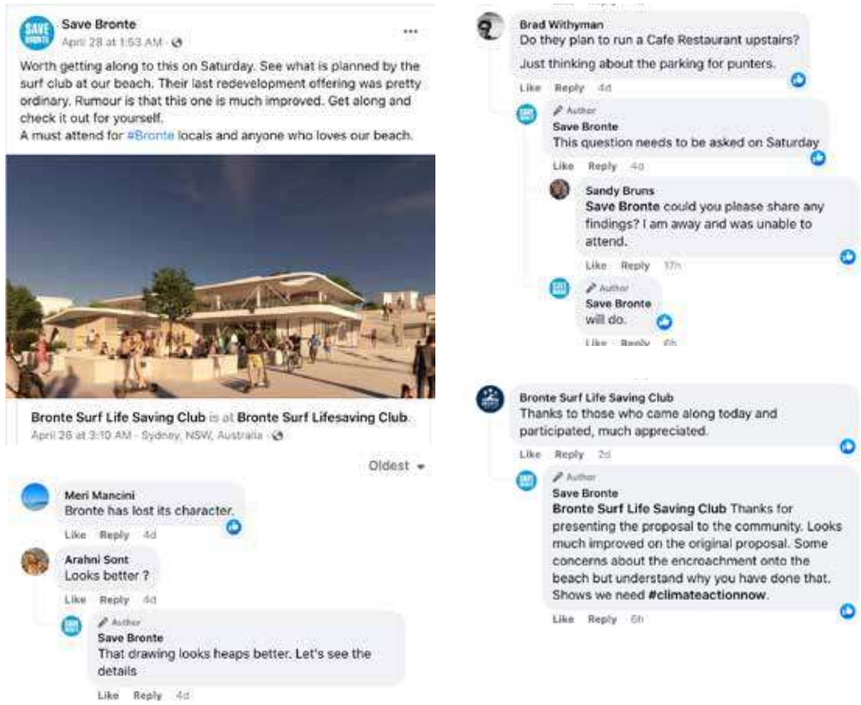
Reach:
3,063

Reactions:
82

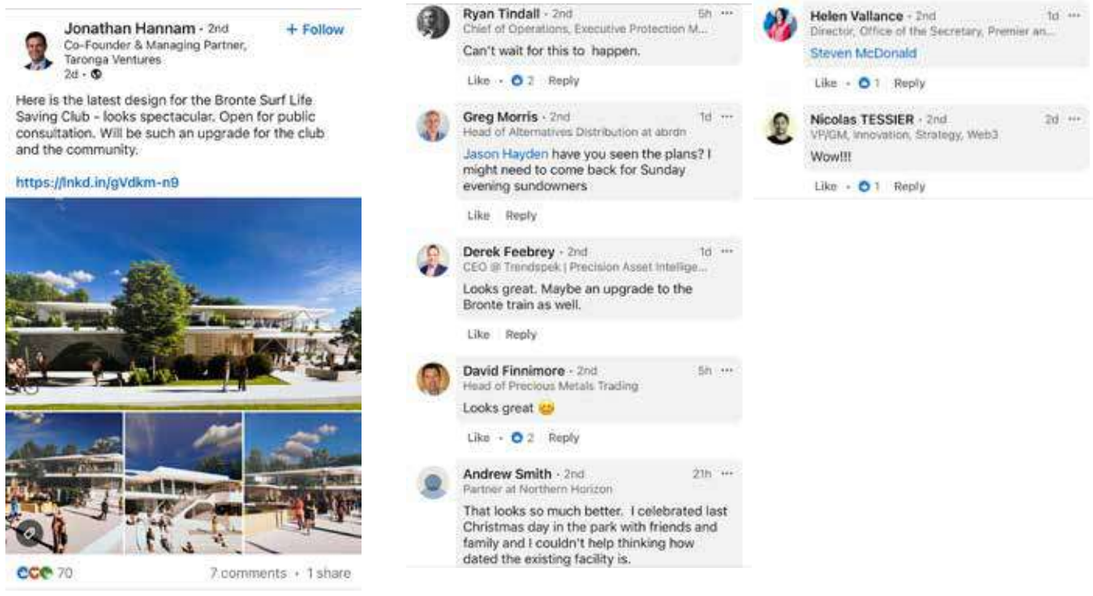
Comments:
10

Shares:
7

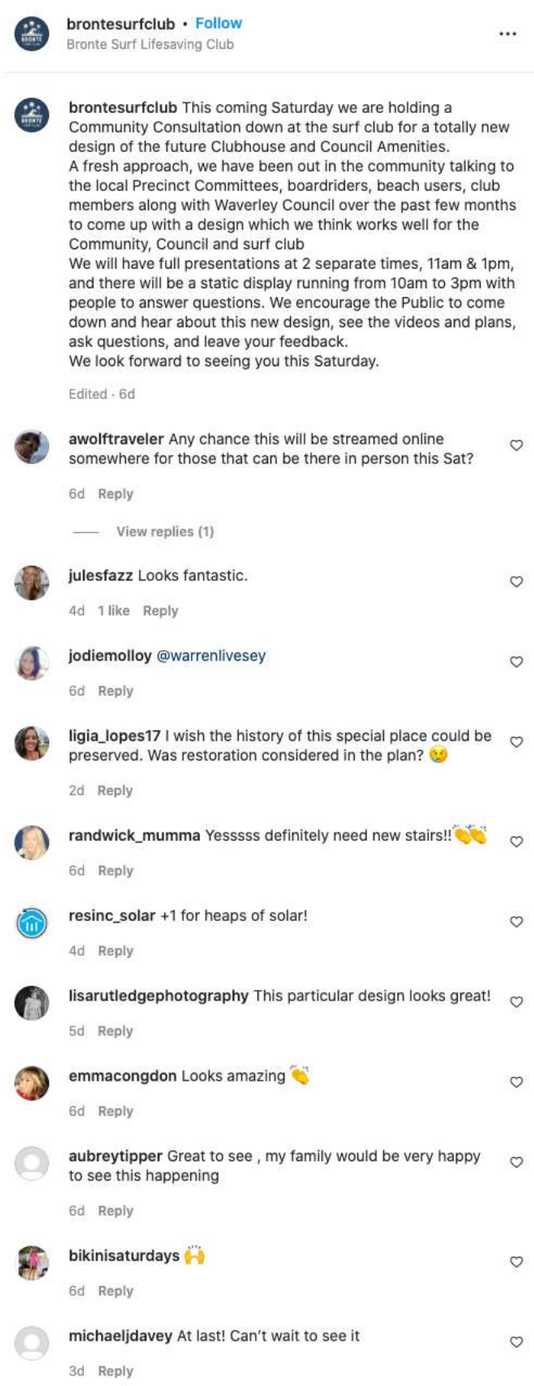
D. Social Media / Save Bronte Facebook Page



E. Social Media / Bronte Linkedin Page



F. Social Media / Bronte Surf Life Saving Club Instagram Page



Reach:
3,789

Impressinos:
4,229

Likes:
368

Comments:
17

Shares:
116

480
non-followers

Stories

Reach: 778

Reach: 524

4.0
Appendix C

4.1 Stakeholder Engagement Q&A
4.1.1 Procedural
4.1.2 The Overall Design
4.1.3 External Elements of Design
4.1.4 Budget
4.1.5 Sustainability

4.2 Community Engagement
4.2.1 Session 1
4.2.2 Session 2

Consultation with Club Members | Questions and feedback received during the session	
4.1.1 PROCEDURAL	
Has the club lodged the DA?	**Answer** • No. Consultation, form a new PPP, then that PPP will take to DA
Who has been consulted to date on the plans?	**Answer** • Started with biggest opponents to prior plan, local politicians, precinct leaders, local identities - all have appreciated being spoken to prior to the plan being progressed (this process is the opposite of the last effort).
How long do we expect the build to take?	**Answer** • Best case 18 months, however this process will be further refined during the DA
What about temporary facilities while the build is on?	**Answer** • This will form part of the budget to be negotiated, will likely involve demountables, etc and we will have to consider must-haves versus nice-to-haves. Our goal is to aim for minimal disruption
Will the presentation be put on-line to facilitate public consultation?	**Answer** • Next Saturday we will do 2 sessions for public consultation which will also be open to club members. Waverley councilors and precinct leaders are expected to be in attendance. Council is keen to go straight to DA following these consultations
4.1.2 THE OVERALL DESIGN	
Does this new design really fit onto the existing footprint?	**Answer** • Yes, however this does exclude the 384 sqm of excavation area
PoM area - is this the space that was used in the prior proposal?	**Answer** • Yes. Consequently, the new design is a significant reduction of visual bulk from the prior consultation
In terms of size is it big enough for future needs?	**Answer** • Yes, the design incorporates modularity and non load bearing walls that are intended to be adaptable to future changing needs of the club
The excavation - will that be difficult to get approved? EPA concerns?	**Answer** • So far, most people we have spoken to think this makes sense and it allows us to return space to the community. Observed that heritage concerns that apply to the sandstone cliff face do not apply to the sandstone under the park
Do the [indoor] Council amenities include showers for people who visit the beach - in particular women and children concerned with modesty?	**Answer** • Yes. For both men and women in addition to the outdoor showers

Consultation with Club Members | Questions and feedback received during the session	
Where is the IRB kept?	**Answer** • Around the back of the building - its space will increase from 35m2 to 60m2. Design responds to community concerns around fuel and fumes on the promenade. It allows for more open space. IRB can come through the building, but most likely will be brought around outside via service road
How do you access the gym when a function is on?	**Answer** • Description provided
What is the Patrol room layout like?	**Answer** • It is much larger than the existing patrol room. Current plan includes separate first aid rooms for lifeguards and lifesavers. Lifeguards 1st aid expected to be state of the art.
Is the tunnel access permanently open?	**Answer** • No. It will have a closure and will involve storm surge protection.
4.1.3 EXTERNAL ELEMENTS OF THE DESIGN	
What's the role of the walls [along the beach]?	**Answer** • The Club representative spoke to the issue of sea surge mitigation and the approach taken based on expert advice. Noted that all building perimeter walls (e.g. the patrol room) will be designed to operate as sea walls
How does the ground level compare to current? / Height of tunnel?	**Answer** • Tunnel will ramp down to the beach (up to meet the inside level).
What is the height of the proposed stairs?	**Answer** • Top of stairs is equal to the 800mm we gain. [BR note: I am not sure I got either the question or answer correct - I couldn't hear or make out what stairs were being referenced.]
Roof orientation to mitigate effects of storms vis-a-vis prevailing winds?	**Answer** • Compromises have had to be made with respect to the roof to keep within constraints. Lifeguards have expressed concern with building (and cliffs) shadowing the beach in the winter driving people to sit (and then swim) in front of the rip
Will there be railings on the stairs?	**Answer** • Yes
4.1.4 BUDGET	
What is the cost? Do we have a budget in place? What money do we have now?	**Answer** • Original budget was $9.5-10.5m - Quantity surveyor with expertise in excavation says $12.5m. We need to get the DA in place before we start pitching for grants, etc. Basil explained the various moving pieces in terms of funding, government grant, etc. DA must be in by Sept to make sure we don't lose that funding. Club is committed to $4.5m. As part of the deal, we will offer a certain number of days back to the council for community use. Fitout is expected to cost $500k-$750k.

Consultation with Club Members | Questions and feedback received during the session	
4.1.5 SUSTAINABILITY	
Is the rooftop being used in any way?	**Answer** • Yes, the rooftop will be used to install solar panels and for water collection/re-use
Have we thought about bringing gas into the building?	**Answer** • We think there are better and more sustainable ways to for cooking, etc. E.g. induction.
Where will roof water go? (Follow up question expressed concern for spouts of water coming off the side of the existing building and drenching people.)	**Answer** • Water collected from roofs will be recycled for non-potable use (toilet flushing, landscape watering, equipment wash down etc)

4.2.1 Community Engagement

Consultation with Club Members | Questions and feedback received during the session	
4.2.1 SESSION 1	
What about wheelchair access to the promenade? Will the club design incorporate wheelchair accessibility?	**Answer** • This will be further resolved in the detailed design phase of the project.
Am I right in thinking that Council is running with 2 plans and that this design is separate to that process? Are these processes running in parallel?	**Answer** • The Club is currently independently looking at an alternative design and that is what is being presented to you.
Is it correct to say toilets are not accessed from the east and that the main balcony will be facing east and gym south?	**Answer** • Public toilet no access from east. Nothing is east.
Is the pool part of the plan?	**Answer** • No the pool isn't part of the plan.

Consultation with Club Members | Questions and feedback received during the session	
4.2.1 SESSION 1	
What is the cost?	**Answer** Originally • $9.5 Million • $4.5 Club • Council the rest • Building costs are up 30% • $12.5 million like for like • QS $11.5 to $12.5 • Find a little bit of money both parties with an accepted design a lot better shape to raise money
Balconies could be bigger - Especially - gym is not noisy, why couldn't that balcony be bigger?	**Answer** • Thanks for your perspective, and good point that they wouldn't be used at night, we will have another look at that. We will have a noise acoustic specialist on our team for the detailed design.
What about the few stairs down to the lower promenade?	**Answer** • That will be addressed with Council at the next stage in the detailed design.
Have you considered safety and security after hours?	**Answer** • No we have not as yet. That will be subject to detailed design and will meet all requirements as we go through those next steps.
We appreciate that this approach has been consultative and that the plans have been well received by stakeholders.	**Answer** • Thank you. Is is important that this process was able to do more talking to more people and to hear first hand what we needed to hear.
What is the perspective/view looking out of the auditorium?	**Answer** • Similar to the view as we see in this room today.
Will it be ready for me to book my 60th birthday next March?	**Answer** • Wouldn't that be a dream?

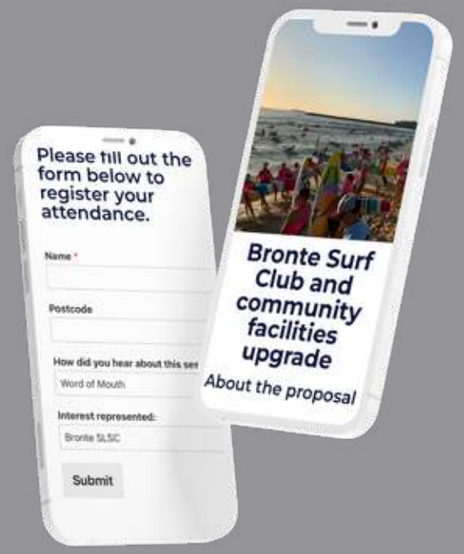
Consultation with Club Members | Questions and feedback received during the session	
4.2.2 SESSION 2	
I hope this goes ahead and is approved without further comments - you have worked very hard and this is a really hard process, thank you!	**Answer** • Thank you. 100s of hours of work gone into this from volunteers.
The last plan was substantially bigger - my concern is the end use. Maybe a room will be set aside for entertainment, the leisure centre considered for Waverley Cemetery will be moved to the beach. The debt for the build will be paid for in functions.	**Answer** • Those of us that volunteer to the club do so for life saving not for fundraising. Do to enter into debt to build the Club is not what we want - to then pay for it. Currently there is a 30% increase in costs to construction market, so we are ensuring that what we and where we can every sqm we need so we do not need to raise more debt or money unnecessarily. Not be here to continue to raise debt.

Consultation with Club Members | Questions and feedback received during the session	
What is the environmental effect? The changeroom facilities have open skylight. Will it stay?	**Answer** • That is a Council decision (so that will need to be feedback directly to the Council)
It seems significantly improved on the last iteration. Can you expand on what will be happen on the beach? Will there be any expansion into the sand?	**Answer** • This is an area that will need more work by Council as part of the wider POM and we will deal with this in detailed design as a collaboration. We have shown in the concept design the suggestion of a sea wall that we will begin design discussion with council on.
Concepts are great. What is proposed during the build time for public access to amenities? How long will it take.	**Answer** • We haven't as yet started to have discussions on programing or timing, these will be a part of the next phase once we have alignment and agreement on this concept design.
Sydney water pumphouse - where will it eventually be moved. Not moving it now seems like a missed opportunity.	**Answer** • The Pumphouse is heritage listed so the building itself can't be moved.
What benefit would there be in pushing the club back if the pumphouse was moved and the club could be further back? What does Allegra have to say about this?	**Answer** • The Pumphouse is heritage listed so the building itself can't be moved.
The seawall - how will this impact on sand shift and will the new wall make it worse - especially relating to the sewage.	**Answer** • More detailed assessment is needed on this in the next detailed design investigations.
Given the role of water underground - water needs to be dealt with in a major way - storm surges will be particularly important in the years ahead.	**Answer** • More work is needed on this and will be lead by Council and other government agencies .
Congratulations on a more thoughtful design. Who is the architect? [not answered] Is there enough storage planned?	**Answer** • Yes we have undertaken a thorough needs analysis and we are confident that there is enough storage.
There is a kiosk - why couldn't this be a cafe? (asked in a positive way)	**Answer** • Kiosk is what our membership has indicated that they are want.
How will the balconies be secured during events?	**Answer** • This will be further resolved in the detailed design phase of the project.
Thoughts on disability access?	**Answer** • This will be further resolved in the detailed design phase of the project.
Storage - what is the relative square metres to existing - is it a missed opportunity to create more? Is it enough?	**Answer** • Yes we have undertaken a thorough needs analysis and we are confident that there is enough storage.

Bronte SLSC - Community Open Day 30th April 2022

Illustrative Impressions of the Concept Design

5.0 Appendix D



5.1 Survey Results

5.2 Environmental
5.2.1 Climate Change
5.2.2 Sustainability Issues

5.3 Accessibility
5.3.1 Access
5.3.2 People Flow / Club Beach Interface / Connection

5.4 Conflicting Criteria
5.4.1 Size / Previous process / Comments
5.4.2 Needs from Community and Stakeholders

5.5 Infrastructure
5.5.1 Lifeguards / Patrol / IRB

5.6 Local Amenity
5.6.1 Public or Open Spaces
5.6.2 Toilets, showers, amenities

5.7 Building Design
5.7.1 Design / Height / Bulk / Planning
5.7.2 Excavation and/or heritage (water pumphouse)
5.7.3 Uses within Building

5.1 Survey Results

Participants at the Community Open Day were asked to complete an online survey to provide feedback on the proposed alternate concept design. All responses provided in this feedback have been collated into a series of common themes and the raw data for all comments has been concluded in the following tables. These comments reflect entirely those comments provided by participants and have not been altered in anyway other then for the purposes of collating into common themes for analysis.

Illustrative Impression of the Concept Design

5.2 Environmental

5.2.1 Climate Change
What aspect of the design do you feel works well?
Future proof from rising sea level critical
They've also accommodated the future storm impacts in an intelligent manner
What aspect of the design would you like further explored / refined?
Also, It would be great to use the sandstone as large steps/seating in front of the club instead of just the sea wall concepts. This would also act as water defence, provide seating and resting areas as well as integrating the natural cliffs with the sandstone across the front of the club
FUTURE PROOFING against increasing aggressive weather events, and wave/ storm surges, sea levels is REALLY IMPORTANT. Consider design life... what could ocean do in another twenty years, even 50 ???
Protection from rising sea levels
Future environmental modelling
I am worried that a lift in height of 880 in these changing weather times is not enough. I think that a small increase in the max height of the building, which in turn will allow an increase of the 880 should be considered.
Storm surge mitigation and design of protection measures, including potential integration with Council sea wall strategies (which are in preliminary stages only)

Illustrative Impression of the Concept Design

Environmental

5.2.2 Sustainability Issues
What aspect of the design do you feel works well?
I love that it is seeking to push sustainability boundaries
Keen on sustainability aspects, we need this
Sustainability, minimal impact on the visual landscape. Love the idea that we are building something sustainable for the next generations of surf life savers and the community with all the stakeholders being front of mind
Use of solar
Smaller foot print. Renewable energy powered CRITICAL. Future proof from rising sea level critical
Using the space in a innovative way, it looks sustainable
The overall design and sustainable aspects of the design
Use of cross ventilation is also environmentally conscious
Considers environment impacts
It's Environmental consideration
Potential light into building
Very airy and light weight
What aspect of the design would you like further explored / refined?
Sustainability of the building - use of solar etc
Solar energy possibilities
The use of solar to power Bronte beaches lighting system
Resolve water going down the hill to the outdoor auditorium
Using heat pumps for hot water
Consider good ventilation of the IRB shed - helped by access to outside space already designed in
Structural loads of saturated soil and drainage of the north court, and landscaped roofs
Sub soil drainage including addressing ground water infiltration

5.3 Accessibility

5.3.1 Access
What aspect of the design do you feel works well?
Love the access for the club the beach sits under the promenade
The access from Club to beach under the stairs, and running coastal path over the top
Access of boards etc to the beach, dignified disability access
Access for patrolling and lifeguards are all great aspects of the design
What aspect of the design would you like further explored / refined?
Consider good ventilation of the IRB shed - helped by access to outside space already designed in
Accessibility of surf craft from the club onto the sand needs to be fluid and as uncomplicated as possible. I.e. minimal corners and steps
Quick access for lifeguards to the beach
Disability access - club is located on a key level change on the public walkway
IRB sheds pose difficult access
Pram and wheelchair access through and around the building
Beach access provisions generally, and whether Council are likely to support the proposed ramp/stair configurations
Make the verandah areas bigger for more public accessible shaded space

5.3.2. People Flow / Club Beach Interface / Environment
What aspect of the design do you feel works well?
Open airy good people flow
Love the access for the club the beach sits under the promenade - it will help ease of movement and safety a lot
The great integration of the different components & communities of the Bronte beach
The direct connection from beach to club facilities beneath coastal walkway to remove conflicts
Doesn't impact beach goers as adversely as the previous model
Additional outdoor space, resolve circulation bottleneck, patrol and lifeguards circulation to the beach
The access from Club to beach under the stairs, and running coastal path over the top
Complements the natural landscape, doesn't dominate the beach / park
Balance to beach and park
Tunnel to beach.
Blends well into the surroundings

Accessibility

5.3.2. People Flow / Club Beach Interface / Environment
What aspect of the design do you feel works well?
The building seems very connected to its surrounds from the inside and there is a porosity/softness in the outside that is inviting and open. I think room designations are located well to serve the function of the building whilst being sensitive to its environment. Love the access for the club the beach sits under the promenade - it will help ease of movement and safety a lot
Respect given to minimising template and height footprint and impact on surroundings. Reducing impact on passing pedestrians (walkway) is a crucial outcome and this achieves that
Sits nicely into the landscape
Surrounds also improved and beautified
Traffic under the coastal path
The separation of surf life saving activities and Bondi-to-Bronte stairs/promenade.
I like how the building sits within the environment
Conscious of surrounds
The public stairway to help with congestion
The public stairway to help with congestion
Minimal impact on the visual landscape. Coastal walk, outdoor spaces and seating
Open plan and traffic walkway resolve
Flows between different stakeholders
Very good flow and storage
What aspect of the design would you like further explored / refined?
I don't like the intrusion onto the beach in front of the club
Also a bit of collision between clubbies and public isn't such a bad thing - it makes the life of the club visible. Generally a well considered solution
Beach connection for club
Scale down the cement pathway in front of the Bronte Surf Life Saving club

5.4 Conflicting Criteria

5.4.1 Size / Previous process / Comments
What aspect of the design do you feel works well?
I think the whole development works well. Really well thought out design. Much needed and long overdue. Looks amazing
Much better than the previous proposal. Fits the space much better. Looks much better. Appropriate size for the space
Looks great
Smaller and sympathetic to the site
It's smaller than the original design
The new design is considerably smaller & doesn't impact beach goers as adversely as the previous model
The reduction of the overall GFA cf the first proposal. Reduction in overall deck space fro: previous proposal
Overall concept works well
I think the whole development works well. Really well thought out design. Much needed and long overdue. Looks amazing
This is a massive improvement on the last proposal - i am a neighbour and have never been a member of Bronte SC
Smaller and sympathetic to the site
All of it
Think the design is amazing, its a job well done
I think it works beautifully . Really happy with it !
Congrats to Dave. Bas and Phil - well done and good luck with the community consultation
Love the design: fantastic
All of it tremendous improvement and many features that enhance
Think the design is amazing, its a job well done
Fits well within existing footprint but a much better utilisation of internal and external space
Overall plan and size
Keeping within the existing footprint
Smaller foot print
Stays within footprint
Fabulous design
The overall design
Reduction in size from previous plan
Well done to all involved
Looks great, big fan5/5

Conflicting Criteria

5.4.1 Size / Previous process / Comments
What aspect of the design would you like further explored / refined?
Looks fantastic I love it
Nil
You seem to have it all covered
Looks fantastic I love it
All good very happy with the proposal
None
The new design nails it
None I think the design is great!
None I love it
Nil, well considered
Happy as it stands
Nothing, great the way it is
Everything was explained well
Nothing - it's perfect the way it is

5.4.2 Needs from Community and Stakeholders
What aspect of the design do you feel works well?
It incorporates all users and community requirements
Better utilisation of internal and external space that benefits both the club and the community
Great presentation and consideration of all stakeholders
The facilities need to meet the needs of 3 main parties - lifeguards, lifesavers and council plus maintain the public facilities
The focus on our frontline services , natural fit with the community and feeling of a second home to be proud of as Bronte members
And the fact that the building is fit for purpose for each of the stakeholders
Amenities look great & I can see it being fully utilised by the community
Integrates the competing interests of stakeholders in the space
That suits the current club membership numbers and usage
Love the idea that we are building something sustainable for the next generations of surf life savers and the community with all the stakeholders being front of mind
Design balances all stakeholders extremely well whilst maintaining a working Surf Life Saving Club. Looks to be a true community asset going forward

Infrastructure

5.5 Infrastructure

5.5.1 Lifeguards / Patrol / IRB
What aspect of the design do you feel works well?
The design provides great amenities for the lifeguards and boardriders, the latter who provide little benefit to the community
Access for patrolling and lifeguards
The revised location for council lifeguards
Patrol and lifeguards circulation to the beach
Lifeguard positioning far superior
It seems to fit well into the background, patrol room positioning will really enhance our patrol
Having more life saving space
What aspect of the design would you like further explored / refined?
Board washing area, quick access for lifeguards to the beach, lifeguards and boardriders separated, is there a board repair place?
Probably too late but a shared first aid facility with the lifeguards could be a more efficient use of space and allow a closer connection. Shared resources could work well
IRB sheds pose difficult access
IRB shed out the back needs better sell
IRB shed area
Consider good ventilation of the IRB shed - helped by access to outside space already designed in
IRB pathways and dealing with contaminated waste disposal (two stroke fuel)

Illustrative Impression of the Concept Design

Local Amenity

4.6 Local Amenity

5.6.1 Public or Open Spaces
What aspect of the design do you feel works well?
Open space beautiful clean design
The use of open spaces around the area
Open public space
Return of public land and smart use of inaccessible space (cliff)
Public amenity, Coastal walk, outdoor spaces and seating. Giving park area back to the public
Really like the design into the hill on northern aspect
Additional outdoor space
What aspect of the design would you like further explored / refined?
Public open space, how can you use it?
Could public space to North be oriented or structured to give better views to ocean? Why would anyone sit at Western end with only view being into the surf club
The upper additional public space on northern side has definitely improved amenity of the upper function space, however id like the aspects of safety and crime prevention explored further. Concerns are you could end up looking at a wall that is covered in tags or graffiti that happens after hours. How can you prevent people gathering /drinking in that space at night? Will people (females / older people) feel comfortable walking past it on
The outdoor area top of cliff can we make it bigger Make the verandah areas bigger for more public accessible shaded space
And expand the new outdoor green area on north side. Think it may be too small to be utilized effectively by public?
Grass area in rear. Too small?
5.6.2 Toilets, showers, amenities
What aspect of the design do you feel works well?
Outdoor showers and areas
Location of WCs, provision of outdoor showers
Good to have external showers
Amenities look great & I can see it being fully utilised by the community
Love the outdoor public shower space
The shift of the club and amenities to the north to be within the footprint of the existing facilities in the lower park
What aspect of the design would you like further explored / refined?
Outdoor public showers in the pictures are key
Two sets of showers are really close
Womens' toilets always at premium. Bit concerned at reduction however 2 accessible WC's could cover
It's a shame the public toilets can't be separate to the building but obviously last time people had issues with this

5.7 Building Design

5.7.1 Design / Height / Bulk / Planning
What aspect of the design do you feel works well?
The team have clearly maximized the space we've got, that suits the current club membership numbers and usage. They've considered the space needed to bring bulky items into the storage areas well
Fits well within existing footprint but a much better utilisation of internal and external space
Works well and makes it much more spacious
Building is very functional, looks smart and attractive
Efficient use of space and conscious of surrounds
Aesthetic appeal. Functionality
Clever use of space
The reduction of the overall GFA cf the first proposal. Reduction in overall deck space from previous proposal
Sits nicely into the landscape and is functional and aesthetically pleasing
Better utilisation of space
Respect given to minimising template and height footprint and impact on surroundings. Open and multi use design. Aesthetically sympathetic with neutral colours and use of natural materials
Much better than the previous proposal. Fits the space much better. Looks much better. Appropriate size for the space
What aspect of the design would you like further explored / refined?
Proposed building footprint and setbacks in relation to the existing
Height control measures and how floor levels worked in relation to vertical board storage
Floor levels and ramps in relation to the promenade
Future flexibility in both planning and structural systems
The design and construction materials of the outdoor facade
I am worried that a lift in height of 880 in these changing weather times is not enough. I think that a small increase in the max height of the building, which in turn will allow an increase of the 880 should be considered

Building Design

5.7.2 Excavation and/or heritage (water pumphouse)
What aspect of the design do you feel works well?
If the excavation doesn't push the budget up and outside the project limit its a great solution
The excavation and the fact that the building sits more onto the cliffs works well and makes it much more spacious
Very smart use of proposed excavation of unused area to increase usable area and give back POS. Clever. Design balances all stakeholders extremely well whilst maintaining a working Surf Life Saving Club. Looks to be a true community asset going forward. Great use of northern aspect in the new POS
Excavating for storage
Digging into the hill
Digging in the storage
What aspect of the design would you like further explored / refined?
Grass area in rear. Too small? Also if excavation into sandstone an extra 1-2m, wouldn't one getting a more significant benefit. Only one opportunity to go for it
Sydney water should be made to move their pump station and the building could be moved westward. $5 mill is nothing compared to the benefits this would bring the community
Where is Sydney Water relocating the water pump to? What is the timeline to build the new club building? Why can't the club and Sydney Water work more closely together to find a solution that would allow the club to move back further back from the beach?
Potential excavation costs and logistics of re-using natural rock (site management of cutting, noise and production)

5.7.3 Uses within the building | STORAGE
What aspect of the design do you feel works well?
Putting storage underground
They've considered the space needed to bring bulky items into the storage areas well
Very good flow and storage.
Storage under hill a no brainer
Physical separation between auditorium and training rooms
What aspect of the design would you like further explored / refined?
How floor levels worked in relation to vertical board storage

5.7 Building Design

5.7.3 Uses within the building | GYM
What aspect of the design do you feel works well?
Amenity of new gym location
What aspect of the design would you like further explored / refined?
Extend south terrace space of the gym
Gym balcony underused, enlarge main deck instead
Gym setup (equipment, sauna)?

5.7.3 Uses within the building | BALCONIES
What aspect of the design would you like further explored / refined?
Consider making southern landscaped roof more accessible as a balcony - though understand if noise concerns trump this - it seemed a popular view at the consultation today
Enlarge the Outdoor balcony space
Consider making southern landscaped roof more accessible as a balcony - though understand if noise concerns trump this - it seemed a popular view at the consultation today
Gym balcony underused, enlarge main deck instead
The balcony can be bigger
Enlarge the Outdoor balcony space
The balcony can be bigger
Explore expansion of balconies
Larger balconies
Balconies are a prominent and well used open area so any option to expand the footprint I'd suggest would be welcomed
Explore expansion of balconies
Maybe the balconies could be slightly bigger - post COVID-19 we all like outdoor space
Using more of the roof-top as a balcony
Balconies need to be a bit bigger and add a proper south facing one. Not much bigger but May as well use it

Building Design

5.7.3 Uses within the building | CUBES
What aspect of the design do you feel works well?
Retention of cube area as a semi- enclosed courtyard
What aspect of the design would you like further explored / refined?
Removal or modification of the cubes - people that often use that space, making others feel uncomfortable with predatory and menacing behaviours. Quite often there is underage drinking & suspected drug use. A more open design would be ideal
Reducing the footprint of the cubes would enable expanding the building to accommodate growth, along with reducing the anti-social behavior of the boardriders that inhabit them, which discourages the public to use this space

5.7.3 Uses within the building | AUDITORIUM
What aspect of the design do you feel works well?
Connecting the auditorium to the northern court area would be ideal!
What aspect of the design would you like further explored / refined?
Physical separation between auditorium and training rooms
Resolve water going down the hill to the outdoor auditorium
Auditorium has no privacy for private functions

5.7.3 Uses within the building | ROOFTOP
What aspect of the design would you like further explored / refined?
The ability of the roof space to power not only the club but the park, pool and surrounds. What a fantastic concept if it came to fruition

5.7.3 Uses within the building | WINDOWS
What aspect of the design would you like further explored / refined?
Having all those windows/screens looks a bit unsafe

5.7.3 Uses within the building | SPACES
What aspect of the design would you like further explored / refined?
Youth room size/location

6.0 Appendix E

6.1 Community interactions with the project

2016-2020

6.2 Engagement messaging review

September and October 2019

6.3 Previous engagement: Round 1

May and June 2020

6.3.1 Key Takeaways

6.4 Previous engagement: Round 2

6.4.1 Key Takeaways

6.1 Community interactions with the project

PoM Engagement *July - August* **2016**

Key Activities
- Intercept Survey
- Online Survey
- Stakeholder Workshop
- Have Your Say Day
- Site Observation

Key Sentiments
- User's biggest priority for the area is to maintain the natural beauty and character
- Future planning needs a balance between new development and the existing site features

Key Issues
- Cater for the different uses of the precinct, namely the high traffic area around the promenade and costal walk, and the relaxing area around the Gully
- Fragmented, user-specific needs directly related to the numerous different stakeholders
- Improved facilities maintenance

PoM Engagement *April - May* **2017**

Key Activities
- Have Your Say Survey
- Individual Submissions
- Stakeholder Workshops X3
- Have Your Say Day
- Engagement Promotion

Key Sentiments
- Great community interest and participation regarding the PoM, however most participants did not have a formed option about it
- Out of the 63% of participants that responded to items specific about Bronte Surf Lifesaving Club, 35% supported the building upgrade and 28% opposed it.

Key Issues
- Divisive opinions related to the planning controls for the BSLC building
- Some participants feel the controls are too relaxed and allow for excessive expansion of the building
- Some participants strongly support the building upgrade with an increase of the footprint
- Lack of clear definitions of concepts of building footprint, seawall and escarpment

12 Design Principles

Bronte Surf Club & Community Facilities *Sept - Oct* **2019**

Key Activities
- Online Survey
- Dedicated communications
- Stakeholder meetings
- Pop Up Have Your Say
- Resident letterbox drop

Key Issues
- Loss of open space due to upgrade is the participant's biggest concern

Key Sentiments
- Natural environment needs to be respected and celebrated, identified as the number one priority
- Survey results are somewhat inconclusive, as the vast majority of respondents considered all elements surveyed - natural environment, community hub, connection to environment and identity to be all highly important

Bronte Surf Club & Community Facilities *Sept - Oct* **2020**

Key Activities
- Online Survey
- Dedicated communications
- Stakeholder Meetings
- Pop Up Have Your Say
- Resident Letterbox drop
- Individual Submissions
- Petition

Key Sentiments

Extensive interest in this project:
- 674 online surveys,
- 71 long-form submissions,
- Over 5900 signatures

Key Issues
- The building is too big
- The footprint of two buildings in park
- Noise issues
- Relocation of Dave Brown Place
- Loss of open space
- Accessibility Privatisation of public space
- Loss of views
- Impact of increased visitors, including parking concerns
- Reasoning behind development and use of space.

2 Design Options

6.2 Engagement messagging review

PoM Engagement
July - August

2016

Engagement Focus
- What are people satisfied with
- What needs to improve
- Future vision and values for Bronte Park
- Accessibility considerations

References to BSLC building
- Improved accessibility and beautification of the Kiosk
- Support for building redevelopment
- Beautification of buildings
- Opposed commercialisation

PoM Engagement
April - May

2017

Engagement Focus

Support or opposition regarding the following themes:
- Design & setting, which included a section specifically related to the Northern Amenities and Surf Lifesaving Club Building Controls
- Circulation
- Playing and Relaxing
- Enhancing the Environment
- Community, Culture, and Heritage
- Management and Maintenance

Recommendations regarding BSLC building
- Recommend adopting amendments to address the exclusion of existing building envelope.
- Recommend adopting amendments to clarify definitions of building footprint, rock escarpment, and seawall.
- Recommend adopting amendments to allow for access to the building through setbacks, and direct access to the beach.
- Recommend retaining building controls with above amendments. (refer to attachment for recommended actions – amended text).

Bronte Surf Club & Community Facilities
Sept - Oct

2019

Engagement Focus
- Understand what are the priorities for the community in the upgrade
- Issues and perceptions the community has regarding the project
- Needs analysis

Key Messaging in Communications
- Announced partnership with BSLC
- Identification of elements part of the upgrade
- Community to providing guiding principles

Bronte Surf Club & Community Facilities
May - June

2020

Engagement Focus
- Inform the public about what is being done with their input to date and provide input
- Demonstrate the partnership of Bronte SLSC, Council, and community.

Specific elements referenced
- Outdoor showers
- Promenade stair
- Location of community facilities
- Two separated buildings
- Cubes
- Materials

Key Messaging in Communications
- Announced partnership with BSLC
- Seeking feedback on concept design

6.3 Previous engagement: Round 1

Waverley Council is the lead of the project and therefore community consultation to date has been undertaken through usual Council consultation process, following its adopted model for community engagement (IAP2).

A first round of engagement was undertaken in September and October 2019, during Phase 2 of the Bronte Surf Life Saving Club and Community Facilities Upgrade to gather information for principles of design. This engagement was informed by a needs analysis performed with Waverley Lifeguards and Bronte SLSC members and document review, namely the Bronte Plan of Management (POM), with the key objectives being the creating of a strong working relation with Bronte SLSC, allowing the Bronte SLSC to take part in final decision making and to gather feedback from the community about needs, concerns and aspirations for the site.

The table below outlines the engagement activities undertaken in the first engagement round as well as the reach of the individual activities.

Engagement Activity	Reach
Project webpage on Council's Have Your Say platform	1,000 total visits during registration and consultation
Resident letter drop	2700 flyers
Media releases	1 x article Wentworth Courier / 1 x article The Beast
Social media posts in collaboration with BSLSC	Reach: 3,161 / Engagements: 272
2X Stakeholder Meetings	9 attendees
Pop Up Have Your Say at Bronte Beach	200+ spoken with / 80 formally participated
Online survey	80 respondents
Stakeholder outreach and precinct meeting	6 attendes; outreach: 700

5.3.1 Round 1: Key Takeaways

The engagement was based on the three guiding principles developed by Waverley Council to guide the development of the new BSLSC:

- Community hub
- Natural environment
- Connected to the environment

The community consultation on this phase confirmed the importance of the guiding principles, particularly the natural environment, which the community considered the top priority in the upgrade of BSLSC, and the prioritisation of lifeguard facilities to ensure adequate beach surveillance and safety.

Engagement undertaken also collected data on the identity of Bronte, which is strongly valued by the community. The most common activities in the site are:

- Swimming - 62%
- Walking - 60%
- Spending time with friends and family - 53%

These outcomes reaffirm the prioritisation of lifesaving facilities, but also accessibility to the different precincts in the site and providing facilities for the community to gather and enjoy together.

6.4 Previous engagement: Round 2

The second round of engagement was undertaken through Waverley Council's Have Your Say platform, between 6 May and 3 June 2020, in which community could provide their feedback on the proposed concept designs.

Engagement Activity	Reach
Project webpage on Council's Have Your Say platform	6.1k total visits 2.8k informed (opened or downloaded a document)
Resident letter drop	2200 flyers
Media releases	1 x article Wentworth Courier 1 x article The Beast
Social media posts	Reach: 4,098 / Engagements: 795 / Direct to HYS: 554
Facebook Live Session	Reach: 5715 Engagements: 1094 Views: 3.4k
Joint precinct meeting	7 attendees
Zoom Meetings	Information sessions: 35 attendees Q&A: 40 attendees
Q&A section at Have Your Say webpage	14 questions asked by the community
Online survey	674 respondents
Waverley Weekly e-newsletter	37 link clicks to HYS / 3 links to Eventbrite
E-Newsletters	Received email: 2484
Stakeholder outreach and precinct meeting	4 stakeholder meetings

Illustrative Impression of the Concept Design

6.4.1 Round 2: Key Takeaways

71 submissions and one petition with 5905 signatures were also received during this phase, with the key considerations raised regarding the building design and footprint as well as concerns around loss of green and open space, relocation of Dave Brown Place and commercialisation.

The vast majority of community, across all engagement activities, feels positive about the proposed design for the BSLSC.

The following 13 design principles developed by Waverley Council resulted from the consultation period:

- 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 to the extent practical (with further consideration to be given to these issues through building management arrangements and lease conditions).
- Minimise impacts from building height and subsequent view loss.
- Address intensification of site including visitation, event, traffic and parking impacts through improved design to the extent practical (with further consideration to be given to these issues through building management arrangements and lease conditions).
- Provide justification/rationale for proposed bulk & scale, internal configuration and balcony size for any amended design proposal.
- Redesign to obtain a reduction in budget shortfall.
- Mitigate risk associated with coastal inundation and rising sea levels.
- Consider and respond to the inter-dependencies of the Bronte SLSC and Community Facilities project with the design and programming of the Bronte seawall restoration project.

The community consultation and subsequent design principles resulted in a new process in which alternative design concepts will be proposed by the architect reviewed, and a new round of engagement will be undertaken.

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