

# Bronte Park and Beach

## Plan of Management



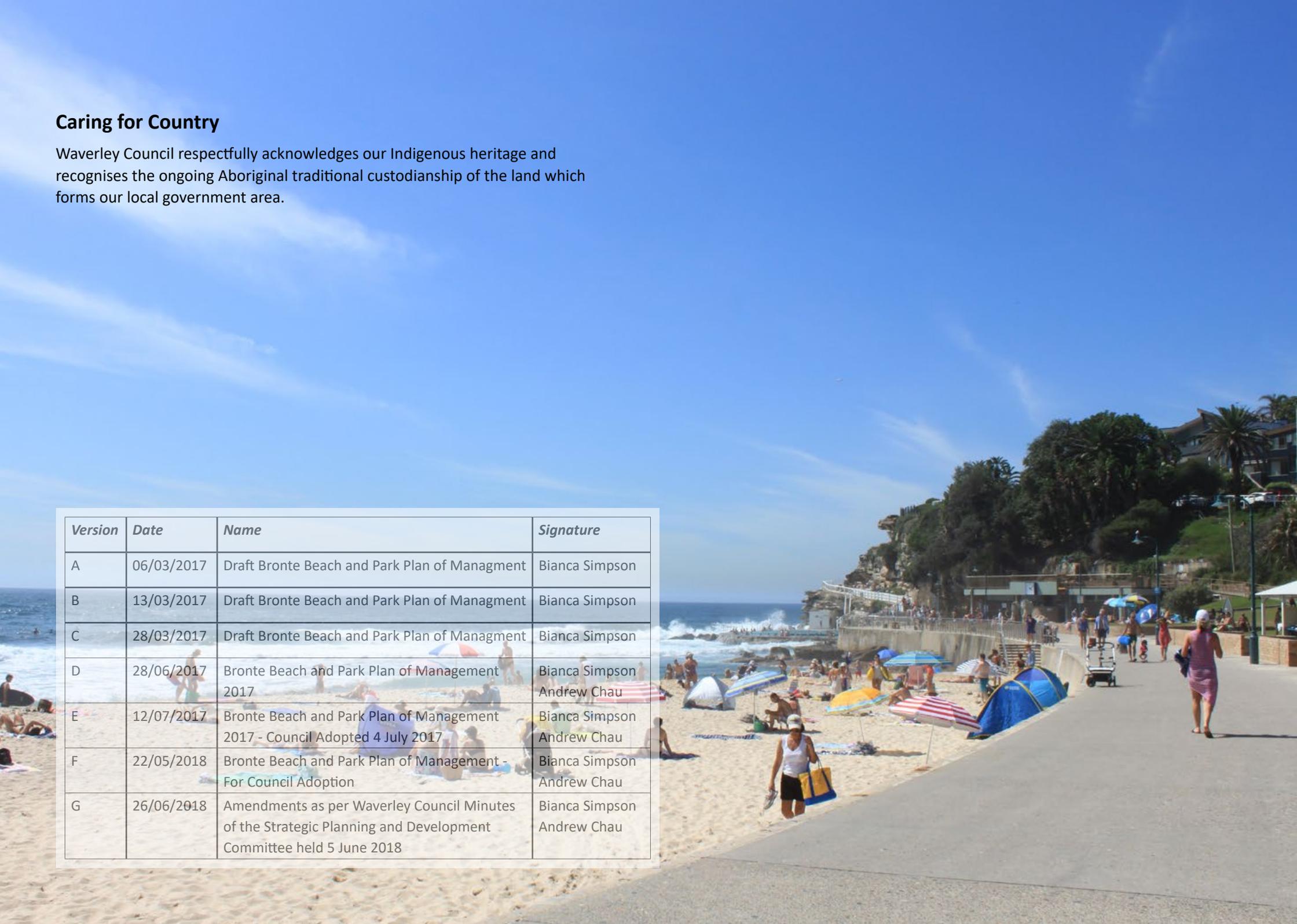
COUNCIL ADOPTED JULY 2017



## Caring for Country

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

<i>Version</i>	<i>Date</i>	<i>Name</i>	<i>Signature</i>
A	06/03/2017	Draft Bronte Beach and Park Plan of Managment	Bianca Simpson
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D	28/06/2017	Bronte Beach and Park Plan of Management 2017	Bianca Simpson Andrew Chau
E	12/07/2017	Bronte Beach and Park Plan of Management 2017 - Council Adopted 4 July 2017	Bianca Simpson Andrew Chau
F	22/05/2018	Bronte Beach and Park Plan of Management - For Council Adoption	Bianca Simpson Andrew Chau
G	26/06/2018	Amendments as per Waverley Council Minutes of the Strategic Planning and Development Committee held 5 June 2018	Bianca Simpson Andrew Chau



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# Introduction and Purpose

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# 1. Introduction and Purpose

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

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

In conjunction with a plan of management, a master plan can be developed. A master plan is a comprehensive long-term plan illustrating the design direction for the site. Together the plan of management and master plan create a vision and provide strategic and operational direction for the design and management of the site for an extended period.

## 1.2. Why is one needed for Bronte Park and Beach?

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

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

management items. Projects identified in the plan that were acted on need to be reviewed and reprioritised.

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

Also, the current plan is based on outdated visitor information: we need to see how people currently use the park and beach to make sure we are providing the correct facilities for the community today and into the future.

## 1.3. Purpose of this Plan

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

A large number of residents and visitors use Bronte Park and Beach for recreation, health and fitness. The high level of use has a considerable impact on the infrastructure and resources of the Park and its surrounding environment. This Plan of Management aims to set out a way to appropriately manage the site and improve recreational facilities to meet current and future demands over the next ten years.

## 1.4. The Plan's Scope and Process

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

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

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

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

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

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

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

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



Figure 1.1 Study Area



Site Context

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## 2. Site Context

### 2.1. The Study Area and Surrounds

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

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

Bronte Park is listed as a Landscape Conservation Area in the *Waverley Local Environmental Plan 2012*, and the park adjoins the NSW State heritage listed Bronte House.

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

### 2.2. Regional and Local Context

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

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

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

Waverley LGA has an existing population of 72,106 with density at 77.99<sup>2</sup> persons per hectare, which is higher than the Greater Sydney population density of 4.07 persons per hectare.<sup>3</sup> The resident population of the suburb of Bronte in 2016 was 6,733 residing in 2,989 dwellings, with an average 2.6 people per household.<sup>4</sup>

The age structure of the Waverley LGA provides important insights into the level of demand for age-based services and facilities. Compared to Greater Sydney's average, significant differences exist in the proportion of 25- to 34-year-olds. The 'young workforce' makes up nearly a quarter (23.9 per cent) compared to Greater Sydney's 15.7 per cent. Waverley also

has a slightly lower proportion of 0- to 15-year-olds, and a marginally higher proportion of working age population (15- to 64-year-olds) and residents aged over 85.<sup>5</sup> The median age of Bronte is 37, higher than Waverley Local Government Area's median of 35.8.

Waverley's population born overseas is higher than Greater Sydney's average. 38.5 per cent of the total population were born overseas (compared to Sydney's 36.7 per cent). A quarter (25.6 per cent) of our overseas-born residents have arrived here in the last five years. The most common area of emigration is from North-West Europe (12.8 per cent), followed by Southern and Eastern Europe (6.2 per cent), Americas (5.2 per cent), Sub-Saharan Africa (4.6 per cent), Asia (4.1 per cent) and Oceania and Antarctica (excluding Australia) (2.9 per cent). Waverley is home to people from all over the world, with many small language/birthplace groups.<sup>6</sup>

Of the Waverley residents, 21 per cent speak a language other than English at home. Russian remained the largest language group in 2016 but has decreased from 2011. There has been a significant increase in Portuguese, Spanish, French, Mandarin, and Italian language speakers since 2011.

Waverley's community is highly educated. 44.5 per cent of people in the Waverley LGA have a tertiary qualification, an increase of 4.2 per cent between 2011 and 2016. This is significantly higher than the 28.3 per cent of Greater Sydney. A further 9.1 per cent have a diploma or advanced diploma as their highest qualification.<sup>7</sup>

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

2 Australian Bureau of Statistics 2016, Waverley (A) Regional Profile, viewed 20 April 2018, [http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=18050&dataset=ABS\\_REGIONAL\\_LGA2016&geoconcept=LGA\\_2016&maplayerid=LGA2016&measure=MEASURE&datasetASGS=ABS\\_REGIONAL\\_ASGS2016&datasetLGA=ABS\\_REGIONAL\\_LGA2016&regionLGA=LGA\\_2016&regionASGS=ASGS\\_2016](http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=18050&dataset=ABS_REGIONAL_LGA2016&geoconcept=LGA_2016&maplayerid=LGA2016&measure=MEASURE&datasetASGS=ABS_REGIONAL_ASGS2016&datasetLGA=ABS_REGIONAL_LGA2016&regionLGA=LGA_2016&regionASGS=ASGS_2016)

3 Australian Bureau of Statistics 2016, Census, Greater Sydney (GCCSA) Regional Profile, viewed 20 April 2018, [http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=1GSDY&dataset=ABS\\_REGIONAL\\_ASGS2016&geoconcept=ASGS\\_2016&measure=MEASURE&datasetASGS=ABS\\_REGIONAL\\_ASGS2016&datasetLGA=ABS\\_REGIONAL\\_LGA2016&regionLGA=LGA\\_2016&regionASGS=ASGS\\_2016](http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=1GSDY&dataset=ABS_REGIONAL_ASGS2016&geoconcept=ASGS_2016&measure=MEASURE&datasetASGS=ABS_REGIONAL_ASGS2016&datasetLGA=ABS_REGIONAL_LGA2016&regionLGA=LGA_2016&regionASGS=ASGS_2016)

4 Australian Bureau of Statistics 2016, Bronte Quick Stats, viewed 20 April 2018, [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC10594?opendocument](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC10594?opendocument)

5 ibid

6 ibid

7 ibid

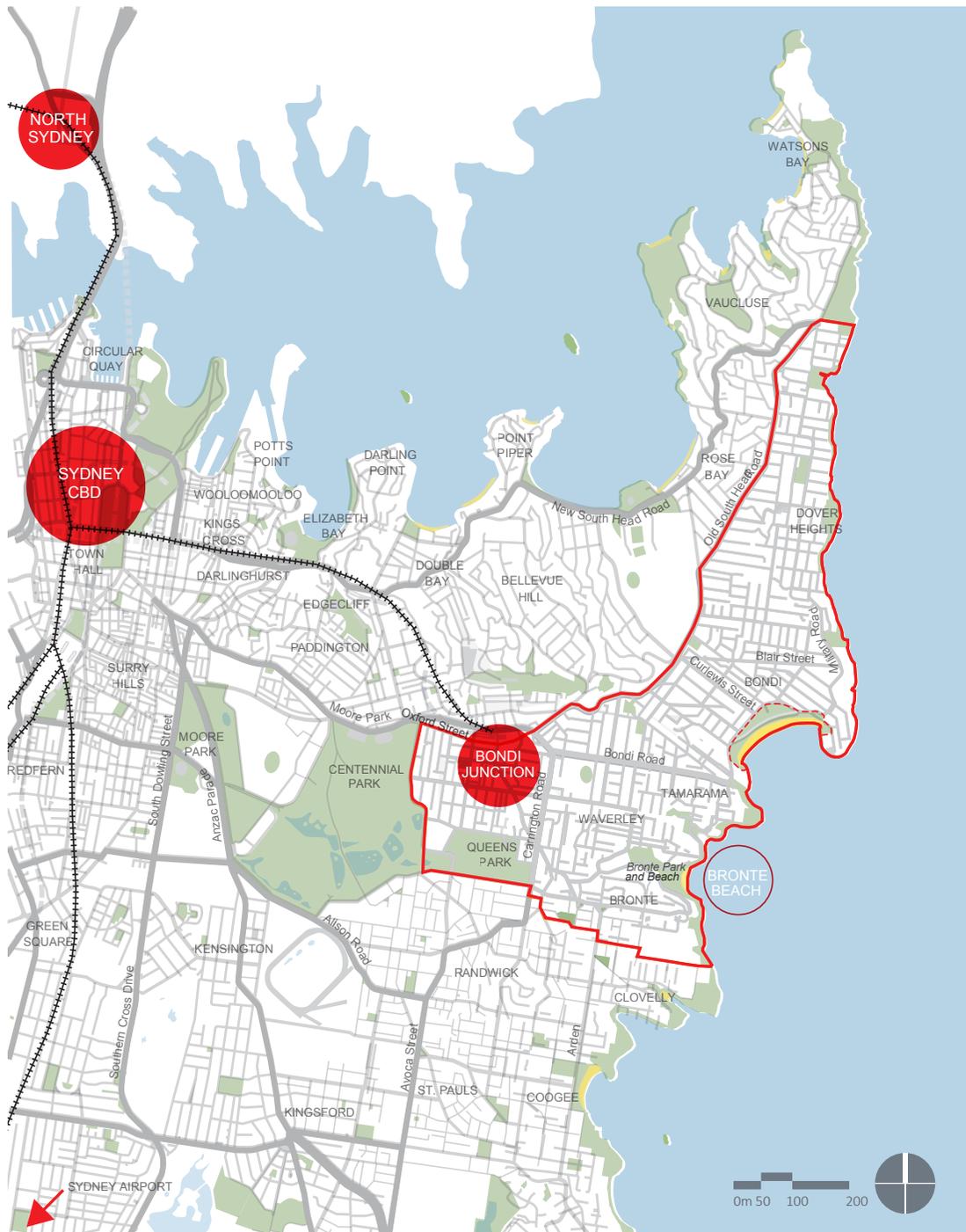


Figure 2.1 Regional Context

Households in Waverley earn a high income with 28.8 per cent earning more than \$3,000 per week, by comparison the median weekly income of Greater Sydney households is \$1,750.<sup>8</sup>

## 2.3. Future Population

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

The proportion of under 15-year-olds is set to rise to 18 per cent from 2013's figure of 16 per cent, while the proportion of older people aged 65 and over is predicted to increase from 12 per cent to 13 per cent. The proportion of people over 85 is predicted to decrease each year by one to two per cent.

By 2026, Waverley's working-age population is expected to have increased from 51,000 in 2013 to 57, 570.<sup>9</sup>

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

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

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

## 2.4. Users of the Park

Waverley Council's estimate for beach visitation is 500,000 per year with 10,000 visitors estimated on the busiest days.<sup>10</sup> Pedestrian counters in the Bronte Cutting capture pedestrian volumes in the Bronte section of the Coastal Walk, which continues to the Bronte beach promenade through the park. Annual data collected during 2015–16 indicates 931,952 pedestrians used this route. The daily average counted 2,757 users, the busiest time of the week being the weekend. Sundays contributed 24.2 per cent of users and 21.4 per cent on Saturdays. Most pedestrians use the walk during the middle of the day. Anzac Day was the busiest day within the data collection period.<sup>11</sup>

The Bronte Beach Surf Lifesaving Club (BBSLSC) and the swimming clubs are local institutions of the park that organise regular club activities. BBSLSC currently has 1,800 members with over 800 Nippers and junior surf lifesaving members.<sup>12</sup> The BBSLSC clubhouse is open and widely used on Sunday mornings to provide amenity to the Nippers and their parents. The clubhouse is used for storing lifesaving equipment – including rescue boards, patrol equipment and first aid equipment.

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

with park users and stakeholders.

Findings from the *Bronte Park User Survey 2016* about visitation include:

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

8 ibid

9 Resource for Ageing Population Planning, Local Government NSW 2012

10 Bronte Lifeguards Visitor Information

11 Eco Counter, 5 March 2016, Eco Counter Report.

12 Bronte Surf Life Saving Club, Letter dated 29 September 2016, Basil Scaffidi, President.

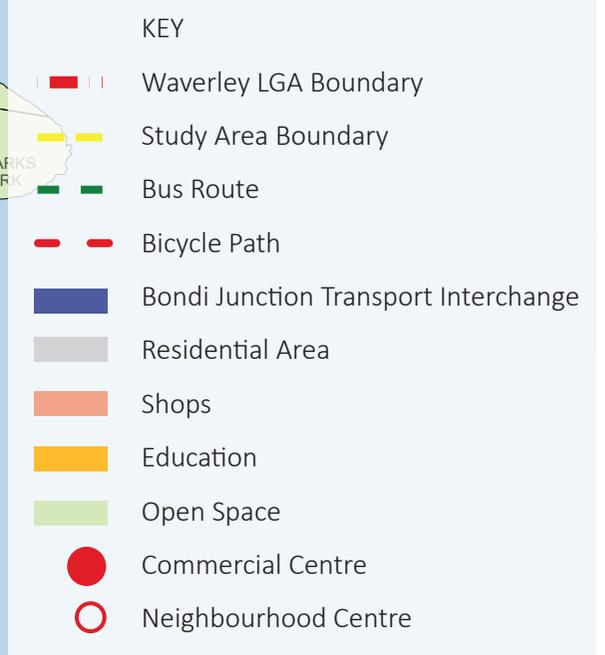


Figure 2.2 Local Context



# SURFERS CODE

RESPECT EVERYONE

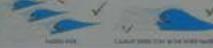
## RIGHT OF WAY



## DO NOT



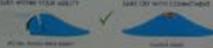
## PADDLING OUT



## REMEMBER TO COMMUNICATE



## ALWAYS



## DANGER



# Planning Context

3

## 3. Planning Context

### 3.1. Ownership and Management

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

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

### 3.2. Leasing and Licencing on Crown Reserves

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

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

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

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

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

### 3.3. Heritage Significance

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

Bronte House and grounds adjoins the Bronte Park Landscape Conservation Area C29. Bronte House and grounds, identified as items I508 and I278 in the LEP, have State-level significance. A Conservation Management Plan (CMP) prepared for Bronte House by Clive Lucas, Stapleton and Partners dated October 2014, states that:

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

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

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

Item	State Heritage Registered	Waverley Council LEP 2012
Bronte House and Grounds	YES (SHR 00055)	YES I278, I508
Bronte Sewage Pumping Station	YES (SP 0056)	INCLUDED IN C29
Bronte Park	NO	YES C29
Bronte Ocean Pool	NO	YES I280
Bronte Cutting	NO	YES C59
Bronte Tram Shelter	NO	INCLUDED IN C29
Bronte Picnic Shelter	NO	INCLUDED IN C29



Figure 3.1 Land ownership

### 3.4. State Planning Context

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

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

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

- State Environmental Planning Policy (Infrastructure) 2007: provides for development permitted without consent and exempt development on State land.
- State Environmental Planning Policy (Exempt and Complying Development Codes 2008): provides for development permitted without consent and exempt development of State land. Exempt development includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecues and signs.
- State Environment Planning Policy (Coastal Management) 2018: guides development in coastal areas, including land adjacent to beaches, estuaries, coastal lakes, coastal wetlands and littoral rainforests. Bronte Park and Beach falls within a Coastal Environment Area and Coastal Use Area. The aim of this Policy is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including but not limited to the following management objectives:

- managing development in the coastal zone and protect the environmental assets of the coast, and
- establishing a framework for land use planning to guide decision-making in the coastal zone.<sup>13</sup>
- Coastal Management Act 2016 No 20: The objects of this Act are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.
- State Environmental Planning Policy 19 – Bushland in Urban Areas: Bronte Park contains bushland covered by this Policy. In this Policy, ‘bushland’ means land on which there is vegetation that is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation. The plan of management should not be inconsistent with the aims of this Policy.
- The Disability Discrimination Act (DDA) 1992: applies to existing premises, including heritage buildings, those under construction, and future premises. It extends beyond the building to include outdoor spaces in Bronte Park. This Act recognises the importance of providing equality, dignity and independence to people with a range of abilities. This Act means it is unlawful to discriminate against people with a disability in the provision of access to premises.
- Local Government Act 1993: requires plans of management to be prepared for public land and reserves under the responsibility of local councils. It requires that Council-owned community land be ‘categorised’ according to the function desired by the community. Councils must manage this land in accordance with the ‘core objectives’ specified in the Act. The previous Plan of Management provided three categories for Bronte Park including ‘Natural area bushland’, ‘Area of cultural significance’, and ‘Park’.
- Crown Lands Act 1989: requires plans of management to be prepared for all public reserves. As well as needing to consider relevant plans of management

when undertaking a strategic land use planning process for a locality, these plans of management may be considered when assessing development or activities under the Environmental Planning and Assessment Act in relation to certain activities on or near Crown lands.<sup>14</sup> The Crown Lands Act applies to all Crown land in the study area (refer to figure 3.1 illustrating land ownership of Bronte Park and Beach). The objects and principles of Crown land management are listed in Sections 10 and 11 of the Act and require that:

- Environmental protection principles be observed in relation to the management and administration of Crown land;
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
- Public use and enjoyment of appropriate Crown land be encouraged;
- Where appropriate, multiple use of Crown land be encouraged;
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity; and
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

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<sup>14</sup> Nicole Gurrán, 2007, *Australian Urban Land Use Planning*, Sydney University Press

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<sup>13</sup> New South Wales Government Legislation, State Environment Planning Policy (Coastal Management) 2018, viewed 22 May 2018, <https://www.legislation.nsw.gov.au/#/view/EPI/2018/106/part1/cl3>

## 3.5. Regional and Local Planning Context

### 3.5.1. Regional and Metropolitan Planning

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

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

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

- Greater Sydney Region Plan: A Metropolis of Three Cities. Aims to re-balance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. A Metropolis of Three Cities will transform land use and transport patterns, boosting Greater Sydney's livability, productivity and sustainability by spreading the benefits of growth to all its residents. Some of the objectives of the plan are to:
  - Objective 25. The coast and waterways are protected and healthier
  - Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
  - Objective 28: Scenic and cultural landscape are protected
  - Objective 31. Public open space is accessible, protected and enhanced
- Eastern City District Plan: provides the 'district-level planning that connects local planning with the longer-term Greater Sydney Region Plan. Some relevant priorities include:

- Planning Priority E18. Delivering high quality open space.

### 3.5.2. Local Planning Context

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

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

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

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

- The Access and Mobility Policy 2011–2015
- Waverley Coastal Risk Management Policy 2012
- Bronte Gully Ecological Restoration Framework Action Plan 2015–2045
- Bike Plan 2001

- Waverley Council Recreation Needs Study 2008
- Play Space Strategy 2014–2029

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



# Site Analysis

4

## 4. Site Analysis

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

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

### 4.1. Design and Setting

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

#### 4.1.1. The Setting

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

The western portion of the park is flanked by the steep slopes of the Bronte Gully, heavily treed, with remnant planting (groups of Norfolk Island Pines and Morton Bay Figs) of the 'wild garden' of Bronte House. The Bronte Gully changes at its eastern end to an open grassed space with a playground as the centrepiece.

East of the playground, the park is more open providing a

popular picnic, sunbathing, and recreation setting with a beach backdrop. The central lawn is bounded by a series of public amenities. BBSLSC, kiosk and amenities building to the north; the sea baths and community centre to the south. The picnic shelters and barbecue facilities are to the west.

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

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

#### 4.1.2. Landscape Character

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

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

The two sections may be further divided into areas of specific function and enclosure. Figure 4.1 illustrates the landscape character areas of Bronte Park and Gully. These areas are generally well defined by topography and site elements, such as planting and pathways. The areas suit various uses such as picnicking, relaxing, walking, dog walking, or informal ball games and exercising. The site has

been defined by five landscape character areas: the Bronte Gully, Park, Beach and the two Headlands. These areas are further defined below:

##### *Bronte Gully*

The Bronte Gully consists of a narrow, grassed valley floor and steep treed side-slopes. An engineered natural creek central stormwater channel run through the centre of the valley, with a waterfall at the Bronte Gully head. The space is sheltered, quiet, shaded, and intimate. The playground area is found at the eastern end. The Bronte Gully can be further broken down into the following sub-areas:

- Upper Gully: has the greatest amount of shade and shelter. The trees and waterfall are the main features, with less of a connection to the ocean.
- Lower Gully: has a broader valley floor and greater connection to picnic area and ocean. The children's play area is the main feature, and Council authorised personal trainers are permitted to use the open areas<sup>15</sup>.
- Slopes: heavily vegetated by weeds and tree cover. With very limited access; however, demand for access is shown by desire lines in more cleared areas.

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<sup>15</sup> Waverley Council Commercial Fitness Training, Training Area Maps, Accessed 1 May 2018, [http://www.waverley.nsw.gov.au/recreation/venue\\_hire/outdoor\\_venue\\_hire/commercial\\_fitness\\_training](http://www.waverley.nsw.gov.au/recreation/venue_hire/outdoor_venue_hire/commercial_fitness_training)

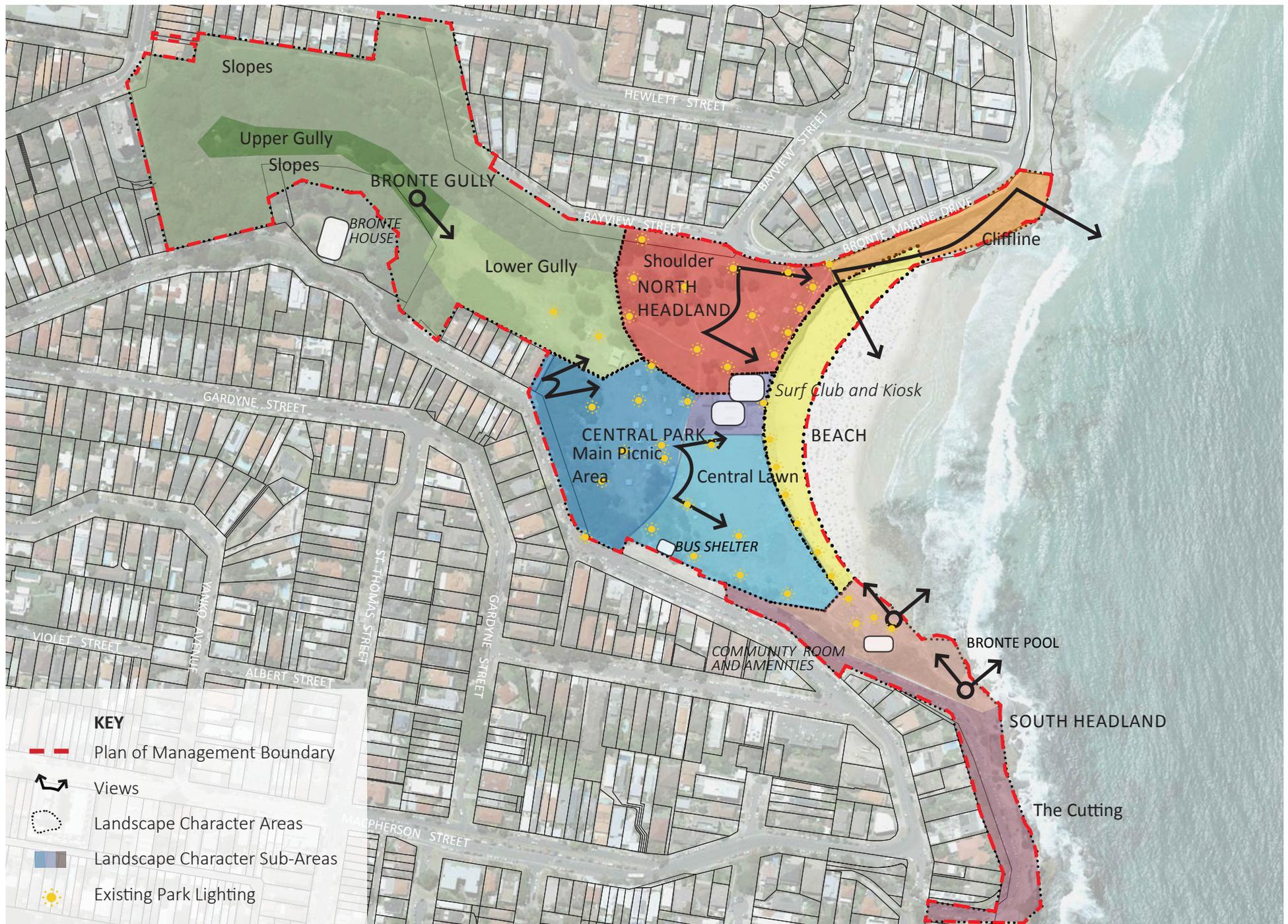


Figure 4.1 Design and Setting - existing conditions

### Central Park

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

- Central Lawn: an open, sunny lawn area used for sunbathing, informal games, strolling, and Council authorised personal training groups. Has immediate access from main parking area and bus terminus, and to the surf club and kiosk. Picnic shelters and the miniature train are at the south end.
- Main Picnic Area: consists of eighteen picnic shelters extending across the lawn area with a choice of shaded or open locations. Groups of Norfolk Island Pines feature strongly and divide the area from the accessible car park.
- North Amenities, Kiosk and BBSLSC: hard-edged space with courtyard and dominating brick building. Immediate access to beach, promenade and central land. Heavily used but aesthetically dated.

### Beach

The focal point of the park is the deeply embayed beach, gaining privacy and drama from the close spacing of its headlands. It is protected from strong southerly winds, with sheltered swimming in the naturalistic 'Bogey Hole' at its southern end.

### North Headland

A high, open area with spectacular views. The main access route to the beach from the north. This area is broken down into the following sub-areas:

- Cliff line: an exposed, narrow, high-access route containing the Coastal Walk. Highly exposed with spectacular views of the ocean and dramatic rock formations. Remnant heath vegetation along the cliff.
- Shoulder: open grassed hill, with spectacular views. Contains picnic shelters and settings and is traversed by paths providing access from the street. Bare of planting except at rear. Council authorised personal trainers are also permitted to use the open areas towards the back of the headland.

### South Headland

A high headland area with access at several levels encloses the beach dramatically to the south. Includes the heavily used Community Centre, Local significance heritage pool<sup>16</sup>, and a short walkway around the cliff line. This area is further broken down into the following sub-areas:

- Community Centre and Pool: a built area at the base of the cliff, backed by dense vegetation. Heavily used facilities for swimming, sunbathing, and meeting of community groups. Sunny, open, wind sheltered. Dramatic location beneath a cliff and adjacent to the surf. Main features: pool, community centre building and forecourt, cliff pathway and railings and dense planting behind. Major park entry.
- Cutting: dominated by car parking and dramatic rock face. Access to the clifftop can be achieved, revealing spectacular views and a narrow strip of remnant heathland.

### 4.1.3. Views

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

<sup>16</sup> NSW Legislation, Waverley Local Environment Plan 2012, Viewed 23 April 2018, [https://www.legislation.nsw.gov.au/#/view/EPI/2012/540/sch5?autoquery=\(Content%3D\(%22pool%22\)\)&dq=Within%20Title%3D%22Waverley%20Local%20Environmental%20Plan%202012%22%2C%20Exact%20Phrase%3D%22pool%22&fullquery=\(Content%3D\(%22pool%22\)\)&scope=text&withintitle=yes](https://www.legislation.nsw.gov.au/#/view/EPI/2012/540/sch5?autoquery=(Content%3D(%22pool%22))&dq=Within%20Title%3D%22Waverley%20Local%20Environmental%20Plan%202012%22%2C%20Exact%20Phrase%3D%22pool%22&fullquery=(Content%3D(%22pool%22))&scope=text&withintitle=yes)

### 4.1.4. Park and Planting Design

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

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

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

Planting in the open park is sparse and limited to open lawn. Native vegetation forms the majority of the planting, selected for its capability to survive the front-line coastal conditions.

### 4.1.5. Built Form

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

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

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

The existing picnic shelters within the park have low heritage significance, but the continuity of style, general location, and use since c. 1913-14 has value.<sup>17</sup>

On the southern boundary of the park below the bus terminus is a bus shelter. It is an open weatherboard structure with tiled roof, previously built as a tram shelter. This structure is not listed on any heritage register, and has had the addition of a toilet for State Transit Authority staff use.

#### 4.1.6. Urban Furnishing/Materials and Finishes

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

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

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

#### 4.1.7. Lighting

There are two types of pole lighting within the study area – lighting to the park and to the promenade. Ausgrid owns all

<sup>17</sup> Mayne-Wilson & Associates, Heritage Study of Bronte Park, 2003, Heritage Table Item 3.5

the existing lights within the park and along the promenade. Currently the Bronte Cutting is not lit – this area has been identified to be suitable for lighting. There is an identified gap in lighting provision within the amenities buildings and outdoor beach showers at the southern end of the promenade.

#### 4.1.8. Safety

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

#### 4.1.9. Community Values

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

- The natural beauty;
- The strong sense of community;
- The undeveloped quality of the space;
- The variety of different characters and environments across the Bronte Gully, the Park, Bronte Baths and the Beach; and
- The heritage and connection to local history.<sup>18</sup>

<sup>18</sup> Straight Talk, October 2016, Bronte Park User Survey Report

#### 4.1.10. Major Issues

- i. There are gaps in lighting provision: i.e. in bathrooms, the Bronte Cutting, and outdoor showers.
- ii. Pathways and the bear pit need updating.
- iii. Planting design within the park lacks structure and form.
- iv. Buildings within the Park are dated, and need to be refurbished or upgraded.
- v. The style of furniture and fixtures is inconsistent throughout the site.
- vi. Planting design is not coherent and lawn is worn with dead patches.

## 4.2. Getting to and around the Park

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

### 4.2.1. Getting to the Park

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

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

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

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

#### *Walking*

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

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

#### *Public Transport*

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

Sydney Buses currently run three regular bus services from Bondi Junction to Bronte. Route 379 from the Bus Terminus on Bronte Road, route 364 from Bronte Marine Drive and Hewlett Street, and the route 360/361 service from Murray and Alfred Streets. There is currently no equal-access path between these stops and the park due to topographical constraints. In addition, Sydney Buses operate a summer peak and public holiday bus service through the Murray and Alfred Street stop, route 362.

#### *Cars and Parking*

Waverley Council operates marked and metered parking in the Bronte Cutting that has 140 bays, three Mobility Parking Spaces, and motorbike parking. Residents with a Beach Parking Permit can use this facility for free. The Bronte Cutting carpark is rarely used to full capacity.<sup>19</sup>

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

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

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

<sup>19</sup> Waverley Council, 2016, Bronte Cutting Parking Statistics 1 Dec 2014 to 30 November 2016.

#### *Bike Routes*

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

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

### 4.2.2. Getting around the Park

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

#### *Walking*

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

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



Figure 4.2 Getting to and Around the Park- existing conditions

### *Universal Access*

Universal Access in the built environment takes into account the needs of a wide range of community members so that each visitor has an equally satisfying experience.<sup>20</sup> As part of the development of the Plan of Management an Access Study was undertaken. This study revealed that many of the entries, stairs, paths, and beach access points in the park did not comply with standards such as the *National Construction Code 2016* and *Australian Standards 1428 Design for Access and Mobility (2009)*. Furthermore, the condition of many paths and stairs is poor with cracked and uneven surfaces.

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

### *Vehicle Access in the Park*

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

The following vehicles typically access the park:

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

### *Signage and Wayfinding*

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

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

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

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

### *Beach and Pool Access*

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

The Bronte Baths are accessed from two points, both entries have stairs so are not accessible to wheelchairs. Currently the stairs do not have Tactile Ground Surface Indicators (TGSIs) or contrast strips on the nosing for people with vision impairment. There is a separate stair access to the beach pool pump, which is closed to public use. The pool has a split-level seating area elevated from the pool. Seating and balustrades in this location are also non-compliant with Australian Standards.

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

<sup>20</sup> Funktion Making Life Fit, October 2016, Universal Access Study DRAFT

### 4.2.3. Major Issues

- i. The Coastal Walk through Bronte Park and Beach has ambiguous wayfinding.
- ii. Existing accessible compliant parking does not meet current standards and there is no accessible compliant pathway connection between the parking spaces in the Park to the beach and café area.
- iii. Main pathways and access into the park need to be wider and better designed to accommodate passing of prams, wheelchairs and bicycles.<sup>21</sup>
- iv. Some pathways do not link entrances directly to the park facilities such as the playground, barbecue and picnic shelters.<sup>22</sup>
- v. The barbecues and picnic shelters are not accessible for wheelchairs.
- vi. Stairs at the northern end forming part of the Coastal Walk are difficult to use.<sup>23</sup>
- vii. Older visitors noted the distance from picnic areas to park amenities is too long.<sup>24</sup>
- viii. Safety issues were identified due to vehicle-pedestrian conflict outside BBSLSC and the park storage area.<sup>25</sup>
- ix. Some visitors have difficulty accessing the baths and bogey hole due to uneven stairs, slippery stairs and rails.
- x. Pedestrian access from the Bronte Road bus stop and car parking is not at an accessible compliant grade and entrance into the park and beach is difficult to identify.
- xi. There is a need to create better access around Bronte Baths (pool and toilets) in consideration of the elderly, those who use wheelchairs, and parents with prams.
- xii. The shared traffic and pedestrian system in the Bronte Cutting can be difficult to negotiate. The narrow space causes conflict between pedestrians and vehicles, particularly when vehicles are passing pedestrians.
- xiii. Existing signage is faded and some information is outdated.

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

22 ibid

23 ibid

24 ibid

25 ibid

## 4.3. Playing and Relaxing

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

### 4.3.1. Recreation Facilities

Important facilities in Bronte Park that support recreation include:

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

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

Bronte Park also accommodates:

- Picnic shelters and barbecues
- Miniature train track
- Playground in Bronte Park
- Playground in Hewlett Street Reserve
- Heritage tram shelter currently used as a bus shelter
- Bronte Baths

### 4.3.2. Recreation Activities

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

- The most common activities were swimming and walking. As expected, the beach is the most highly used element of the area.
- Jogging, exercising, relaxing and socialising were also very popular activities.
- Activities are spread across all areas of the park and beach.
- Most people say they generally stay for one to two hours.
- Some people come multiple times per day.
- There is a strong underlying community network based on the presence of intergenerational residents and a number of active clubs and organisations. These groups drive regular visitation, and provide a vehicle for the consistent use of the facilities and an appreciation of the natural beauty of the area.
- Some activities are more common in certain areas and at certain times of the day.
- Many people enjoy the use of the grass areas as this provides open space for small and large group activities. This is popular through midday and into the afternoon in daylight.
- Most activities are self-organised. People appear to bring all the items they require to entertain themselves but rely on the use of amenities (toilets, showers and change rooms) and sometimes purchase food. Around 50 per cent of those surveyed said they make use of the Bronte Road cafés on their visit to the park and beach.<sup>26</sup>

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26 Straighttalk, 2016, Bronte Park User Survey Report



Figure 4.3 Playing and Relaxing- existing conditions

### *Passive Recreation*

Bronte Park and Beach is very popular for people to stop and relax, enjoying the sun, outdoors and view of the beach and ocean. People also frequently use the area to socialise with friends, take photographs, and sunbake or quietly recline with a book.<sup>27</sup> Generally these activities are spread throughout the park and beach; however, the park beyond the promenade, including the open grass area and slopes, are very popular spots for people to enjoy the park with a view of the beach. Occasionally the park is used for larger gatherings and parties.

### *Swimming*

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

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

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

27 ibid

results in frequent rescues by lifeguards.<sup>28</sup>

Waverley Council employs professional lifeguards to protect visitors at Bronte. The lifeguards patrol the beach and bogey hole. Bronte Beach had a large number of rescues over the 2016-17 season, second only to Bondi Beach in the Sydney region.<sup>29</sup> This is reflective of the perception Bronte Beach is one of the more dangerous beaches in Sydney.

### *Surfing and Paddling*

Bronte Beach is popular for board riders and is home to the Bronte Board Riders Club.

### *Snorkelling and Fishing*

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

### *Volunteer Surf Life Saving*

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

### *Walking*

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

### *Dog Walking*

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

### *Picnicking and Barbecuing*

The picnic shelters and barbecues are very popular for

meeting friends and family. Council provides two barbecue stations with four barbecues in each. Many people use benches and the picnic shelters to rest as they provide space to put items including books, bags and food.<sup>30</sup>

### *Exercising*

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

### *Ball Games*

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

### *Children's Play*

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

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

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

29 Surf Life Saving Sydney, Rescue Methods/Statistics, accessed 23 April 2018, <http://surflifesavingsydney.com.au/lifesaving/rescue-methodsstatistics/>

30 Straighttalk, 2016, Bronte Park User Survey

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

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

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

#### *Events*

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

### **4.3.3. Major Issues**

- i. Limited shade trees.
- ii. Trees should be considered as living assets with a long term maintenance and replacement plan.
- iii. Conflict of dogs off-leash with other users.
- iv. The picnic area in the north headland of the park is underutilised.
- v. There are two barbecue units of four barbecues: there are times where larger groups take over the barbecue zone making it difficult for others to use.
- vi. Not enough water bubblers.
- vii. Bronte Beach water safety.

## 4.4. Enhancing the Environment

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

### 4.4.1. Micro Climate

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

Sydney's climate is temperate, with four seasons. It is mainly sunny throughout the year with cool, mild winters and hot, humid summers. Sydney's mean annual rainfall is 1,212mm. Average temperatures range from between 20.3–14.13o° in winter, to 29–23o° in summer.<sup>31</sup>

### 4.4.2. Geology and Soils

Bronte is underlain by a varied thickness of Quaternary-aged beach sands overlying Triassic Hawkesbury Sandstone, with outcrops at the northern and southern extents of the beach.<sup>32</sup>

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

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

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

32 1:100000 Geological map for Sydney

### 4.4.3. Topography

In its original form Bronte Beach consisted of a natural valley that channelled surface water run-off towards the ocean. Beach sands extended up to 100 metres into the valley. Between 1914 and 1917, a 250-metre-long seawall and promenade were constructed, effectively reducing the beach depth. A set of stairs was constructed in the north, providing access from the beach level to the headland. The land behind the wall was drained, backfilled and converted to public open space.<sup>33</sup>

### 4.4.4. Hydrology and Services

Bronte Creek remains a viable watercourse and serves as an urban stormwater channel. The creek funnels the natural base flow of the 135-hectare Bronte Water Catchment. The watercourse consists of an open concrete channel from the base of the waterfall to the western extent of the main grassed section of Bronte Park, from here it is undergrounded and directed to the discharge point at the northern end of Bronte Beach.<sup>34</sup>

The mean tidal range in Sydney is approximately one metre and the tidal period is around 12.5 hours. Tides in spring are higher and lower from the mean sea level than other times of year. The average spring tidal range is 1.3 metres and the maximum range reaches two metres.<sup>35</sup>

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

33 2011, Coastal Risk Hazard Vulnerability Study

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

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

potential to increase coastal hazards such as beach erosion, and flood risks during major storm events. This may affect buildings, infrastructure, recreational facilities and amenity.<sup>36</sup>

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

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

Not unlike the damage caused in the 2016 storms, these events are likely to cause damage to infrastructure along or immediately behind the seawall and undermine the seawall itself.<sup>37</sup>

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

36 ibid

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



Figure 4.4 Enhancing the Environment- existing conditions

#### 4.4.5. Sustainability

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

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

The system is estimated to save 16 megalitres of water every year; it improves the beach and water quality by providing water to the park and amenities, reducing stormwater flowing into Bronte Beach, and reduces risk of pollution. BBSLSC and the adjoining public amenities are currently supplied treated stormwater from Council's Bronte Stormwater Reuse System for toilet flushing.<sup>38</sup>

#### 4.4.6. Fauna and Flora

Bronte Gully, located inland from the Park and Beach, is one of the largest areas of urban bushland in Sydney's Eastern Suburbs.<sup>39</sup>

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

on the upper slopes and more open areas to the east, with Wet Sclerophyll Forest/Gallery Rainforest vegetation present within the riparian zone of Bronte Creek.<sup>40</sup>

Land management practices over the past 100 years have resulted in the degradation of the native bushland in the Bronte Gully. Currently existing vegetation is a combination of native and exotic plantings (historic and recent), exotic weeds and restored/reconstructed native bushland communities.<sup>41</sup>

Waverley Council has adopted and is implementing an *Ecological Restoration Action Plan (ERAP)* to re-establish native species within the bushland dominated by invasive exotic weeds. Works are carried out by the Bushcare groups, Bronte Gully Bushcare and Bronte Waterfall Bushcare, as well as commissioned to professional contractors by Waverley Council.

The aim of the ecological restoration of Bronte Gully is to:

- Increase the quality of the habitat availability for native fauna and attract more species into the area,
- Restore and increase the occurrence of native vegetation in the Eastern Suburbs and provide higher quality passive recreation and educational opportunities,
- Greatly increase the visual amenity of the area, and
- Reduce a major source of exotic weed seed spreading into surrounding remnant native bushland patches.<sup>42</sup>

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

support the remnant vegetation in numerous locations.<sup>43</sup>

Bronte Park and Gully forms a critical link in a habitat corridor identified in the *Waverley Development Control Plan 2012*. The corridor aids wildlife movement, interbreeding and recolonisation through the provision of habitat and buffer vegetation. Bronte Gully is a large habitat resource for a wide range of native fauna species. The Bronte Gully is a temporary refuge for transient bird species and a permanent home for native frogs, reptiles and small to medium-sized birds and mammals.<sup>44</sup>

The cliff line supports low to moderate levels of native flora and fauna habitat. Vegetation generally occurs as sparse to dense shrub layer with few areas of dense native understorey/groundcovers. The shrubby vegetation provides moderate perching and foraging habitat of value to small passerine birds; there are few food resources for nectar-feeding species. Large areas of open sandstone provide basking and foraging habitat for small skinks.<sup>45</sup>

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43 Biodiversity Action Plan 2014-2020

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

45 Biodiversity Action Plan 2014-2020

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

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

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

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

42 ibid

#### 4.4.7. Major Issues

- i. From time to time foxes and other pests require management.
- ii. Planting selection and design in the Park does not currently consider the biodiversity corridor.
- iii. The crib retaining wall in the upper gully needs to be backfilled and planted.
- iv. There is some evidence of soil contamination.
- v. From time to time stormwater quality needs to be managed.
- vi. Weed control is difficult to manage on steep slopes in the Bronte Gully.
- vii. Continued and further support to volunteer Bushcare groups.
- viii. Park and pool infrastructure is not currently set up for climate change, being vulnerable to storm and extreme weather damage.
- ix. The entry to the underground stormwater pipe (trapezoid) in the Bronte Gully is not secure, posing a safety risk for people or animals being washed into the pipe.
- x. Some remnant vegetation is in poor condition.
- xi. Tree replacement is currently unplanned.

## 4.5. Community, Culture and Heritage

People like the sense of community, local atmosphere, and ambiance of Bronte. In the *Bronte Park User Survey 2016* many people commented that Bronte Park and Beach felt like home.

### 4.5.1. Statements of Heritage Significance

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

*Statement of significance for Bronte Beach and Park:*

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

*Statement of significance for Bronte House and grounds:*

Bronte House is of a style not commonly found in Australian Colonial architecture, with its superb siting and substantial garden it is a significant essay in the picturesque. The property has connections with colonial architect Mortimer Lewis and more importantly with Robert Lowe, later created Viscount Sherbrooke. It is especially notable stylistically as an individual mid-Victorian design reflecting a romantic and picturesque interpretation of the medieval past. It is substantially intact and retains its outstanding original setting. Bronte House is the oldest known residence in the Waverley Council area.<sup>46</sup>

A historic, extremely rare, picturesque garden constructed in a naturally irregular site as a setting for an equally picturesque colonial house by one of the colony's rarest inhabitants – a cultivated lady. (James Broadbent for

National Trust of Australia, 1981)

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

### 4.5.2. European Heritage

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

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

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

The Estate's second phase began in 1886. In response to public pressure, Waverley Council resumed 14 acres of it

for a public park. The following year saw the construction of public baths near the Bogey Hole, and women's dressing sheds. From then on, the Park grew into a favourite seaside resort, taking its name from historic *Bronte House* on the ridge behind it.

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

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

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

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

Although much modified, the waterfall and the gully through which its creek flows has some residual natural heritage significance, as do the rock benches, cliffs and steep slopes of the gully walls. The picnic shelters within the Park have low heritage significance, but the continuity of style, general location, and use since c. 1913-14 has value.<sup>47</sup> The sites of

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

47 Mayne-Wilson & Associates, Heritage Study of Bronte Park, 2003, Heritage Table Item 3.5

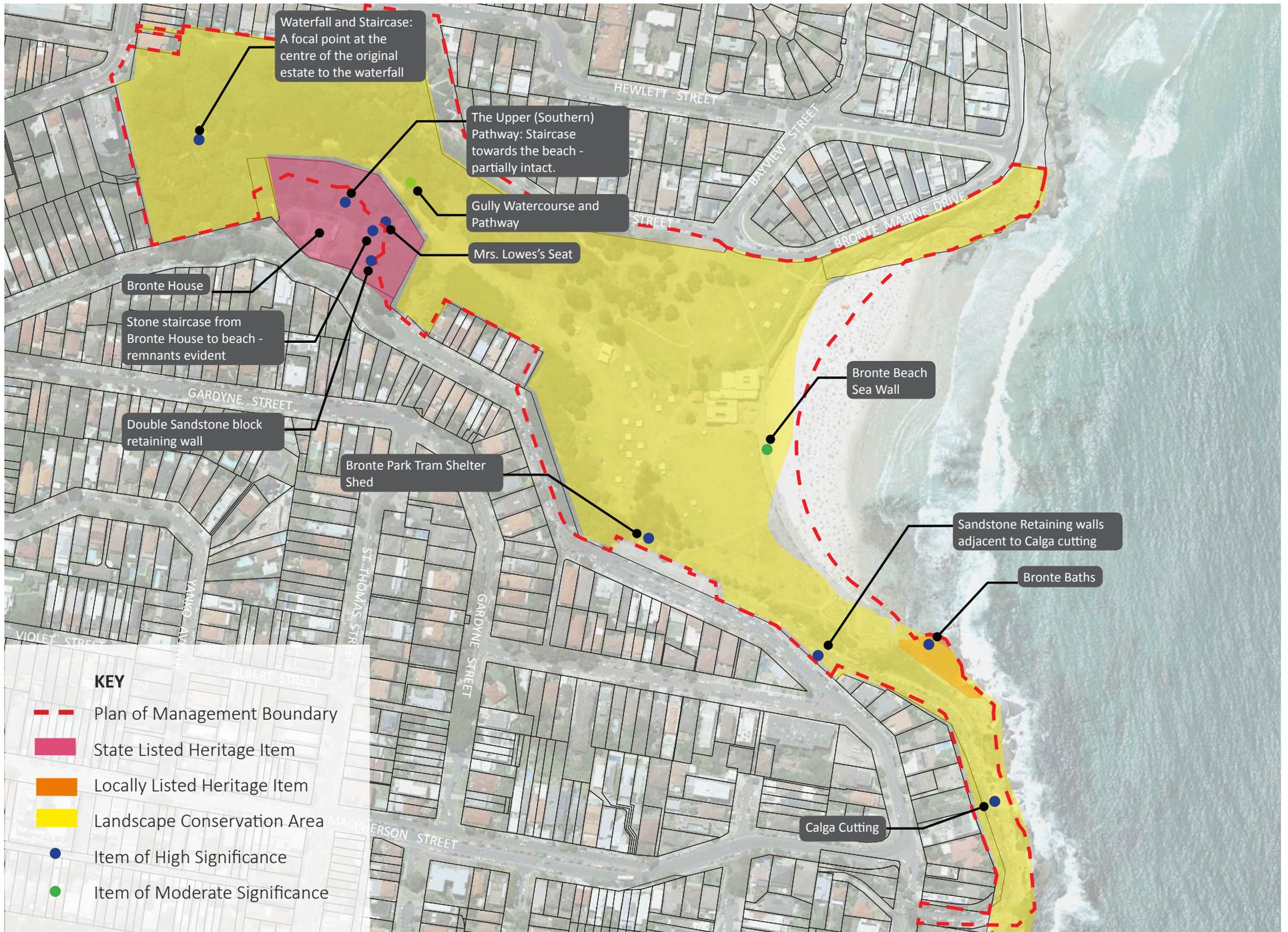


Figure 4.5 Community, Culture and Heritage- existing conditions

the swimming pool, BBSLSC, and the old tram shelter have a moderate degree of social significance because of their consistency of use for the better part of a century or more.

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

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

Cutting was built during 1910 to provide access for the tram line to Bronte, which was opened in May 1911. The existing bus shelter was the second tram shed, built c1912–13 to replace an earlier smaller structure.

- Sandstone retaining walls adjacent to Calga Cutting: These sandstone block walls were constructed c1910s–20s to prevent sand from the dunes upslope drifting onto the tram tracks, and to consolidate the slopes between the tram tracks and the paths below them down to the baths.
- Bronte Baths: First built in 1887. Women's and men's dressing sheds were built abutting the baths in 1887 and 1910 respectively and the first swimming club building was built above the baths c.1904. Two bogey holes were created to the north of the baths. The sandstone block walls just above the baths should be continuously monitored and conserved.
- Bronte Beach sea wall: Built from 1914–1917 to prevent large seas from sweeping into the park. It enabled a promenade around the beach to be built above the wall, and backfill to be installed behind, creating the present grassed picnic area.<sup>48</sup>

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

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

### 4.5.3. Aboriginal Heritage

Aboriginal people have inhabited the greater Sydney region for over 20,000 years. A number of communities have been associated with the land between Sydney Harbour and Botany Bay. The surrounding coastal strip contains a range of Aboriginal sites including middens, art sites, axe grinding grooves and rock engravings. It is likely most of the Aboriginal people who occupied the land around the study area would have been of the Cadigal clan.<sup>49</sup>

They would have used the marine, riverine and land resources of the area. In the Bronte Gully, the original watercourse flowed over the waterfall and ponded in a series of lagoons that meandered through the coastal vegetation down to the beach. Fishing was observed to have formed a significant part of Aboriginal subsistence activities in the eastern Sydney area at European contact, and this environment provided a variety of fresh and saltwater fish and shellfish.<sup>50</sup>

Following European contact, the Sydney Aboriginal population was quickly reduced in numbers, and dispersed by European settlement. Traditional groups were broken up and reconfigured.<sup>51</sup>

There are no documented Aboriginal sites recorded for the study area. However, archaeological evidence may potentially remain undetected in Bronte Park.<sup>52</sup> Aboriginal use of sheltered coastal places like Bronte Gully and the adjoining hinterland likely commenced after the sea stabilised at the current shoreline several thousand years ago. It is highly probable that Aboriginal people were regularly using Bronte Gully and its coastline before the first settlers who arrived with an intention to stay increased in number from the 1830s.<sup>53</sup>

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49 Dominic Steele Consulting Archaeology (2003).

50 *ibid*

51 *ibid*

52 *ibid*

53 (Aboriginal Heritage Assessment –Bronte House April 2015 p,83)

#### 4.5.4. Community and Cultural History

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

The first Council works within the park included the baths and adjoining women's dressing sheds completed in 1887. The baths were first managed by private leases.<sup>54</sup> It wasn't until 1904 that the first swimming club building was established for the Eastern Suburbs Headquarters Swimming Club, a male-only club. The ladies' branch of the club was established in 1905.<sup>55</sup> Other clubs have since opened, including the Bronte Splashers Swimming Club in 1921, which is still operating today. Swimming at Bronte Baths has remained an integral part of the place. Today the Bronte Baths and community centre from which the clubs operate is an active node within the park.

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

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

55 Ibid, p 56-68

#### 4.5.5. Major Issues

- i. Many of the historic elements of the site remain a mystery, including Aboriginal and European history.
- ii. Community groups such as BBSLSC and swimming clubs have identified that the existing facilities do not meet their current needs.
- iii. There are incomplete details for a number of heritage items listed by the Office of Environment and Heritage.
- iv. Not all heritage items identified by Mayne-Wilson and Associates in the Heritage Study of Bronte park dated 2003 are identified as items of local significance in Council's Local Environmental Plan.

## 4.6. Management and Maintenance

Bronte Park and Beach, with all of its associated buildings and stormwater infrastructure, is maintained and managed by Waverley Council. The high level of use requires careful management and intensive maintenance of infrastructure and resources. The *Bronte Park User Survey 2016* indicated that visitors are generally satisfied with the cleanliness and maintenance of the beach, water and park. However, the community expect the assets to be maintained and cleaned on a more regular basis and to a higher standard.

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

In maintaining and managing the Park and Beach the following activities are considered:

- **Activities and Events:** Licenced fitness trainers are permitted to use Bronte Park in accordance with Council's Commercial Fitness Training Policy. Bronte Park is also used for 'one-off temporary events' – the approval for events is assessed on the potential impact and time of the proposed activities, detailed under Council's Use and Hire of Public Open Spaces. There have been instances of unlicensed fitness trainers utilising the park, and not abiding to Council's Policy. BBSLSC upper level has a function venue with a liquor licence and small kitchen. BBSLSC has an annual event using Bronte Park and Beach to accommodate a major ocean swim event. The park and beach are highly used for commercial photography.

- **Waste Services:** Garbage is collected from a central bin collection area in the centre of the park. Bins are collected by garbage trucks daily, both garbage and recycling trucks enter the park. Currently bins are located throughout the park, when full the bins are wheeled to a central bin collection point behind the amenities building and kiosk for collection.
- **Lifeguards:** Waverley Council employs professional lifeguards to protect visitors to Bronte Beach. These professional lifeguards work 365 days of the year. The lifeguards are responsible for patrolling the beach, Bogey Hole and Bronte Pool. The lifeguards put out flags, rescue equipment, surf crafts, patrol designated public surf bathing and closely monitor dangerous swimming areas. When necessary they perform rescues and resuscitations.
- **Park Maintenance:** Council oversee all the maintenance requirements of the park and beach. To assist with maintenance, a Parks Works Yard is located at the rear of the amenities building. The yard accommodates hand tools and a four-wheeled bike. A staff room is located on the beach side of the amenities building. Council is generally responsible for maintaining assets such as turf, gardens, paving, roads, fences, handrails and cleaning the beach. Council is also responsible for cleaning the facilities and amenities throughout Bronte Park.
- **Pool Maintenance:** The Bronte Park pool is drained and cleaned weekly during daylight saving and fortnightly for the rest of the year. Pool maintenance teams require light vehicle access to the pool.
- **Playground Maintenance:** Council maintains the playgrounds in Bronte Park and Hewlett Street Reserve. The playground rubber softfall surface is routinely patched and cleaned. Equipment is maintained and parts replaced from time to time. Council audits playgrounds annually to ensure they meet safety requirements.
- **Building Maintenance:** Council maintain and repair the existing buildings on site including both North and South Amenities buildings, BBSLSC, kiosk, Bronte Bath Community Centre, picnic shelters and the bus shelter (heritage tram shelter). The amenities buildings are regularly cleaned. Light vehicle access is required to the southern amenities block for this purpose.
- **Parking:** Managed by Council, refer to Getting to and Around the Park for details.
- **Environmental Services:** Council is responsible for identifying and implementing energy, water savings and renewable opportunities within Bronte Park and Beach. This includes identifying ways to reduce waste to landfill; encouraging visitors to use sustainable transport options; educating the community on the environmental significance of the area; and preparing for the future impacts of climate change. The Council adopted Bronte Gully Ecological Restoration Action Plan assists Council in restoring the Bronte Gully with a combination of works by specialist contractors and the two active community volunteer groups undertaking bush regeneration. There are two gross pollutant traps that are cleaned and managed every two months.



Figure 4.6 Management and Maintenance - existing conditions

- **Safety and Regulations:** Council Park Rangers patrol Bronte Park and Beach daily, enforcing regulations to promote safety and equitable access for visitors. Activities that adversely affect other patrons' pleasure of the park are regulated. On occasion rangers and other Council staff need to manage antisocial behaviour particularly in the park and gully. Controlled activities include dog walking, consumption of alcohol, commercial training, ball games, bicycle riding, skateboard riding, use of portable barbecues and littering. Dogs are allowed off-leash in Bronte Gully between 3pm and 10am daily. Dogs must be on-leash in all other areas of the park and gully. Dogs are prohibited near Bronte Ocean Pool, on the beach, within 10 metres of the children's playground and the barbecues. Dog regulation signage could be improved to assist in owner education and enforcement. The following regulations are enforced in the park:
  - No alcohol
  - No camping or staying overnight
  - No organised ball games
  - No commercial activities
  - No skateboards or rollerblades
  - No kites or kite activities
  - No portable barbecues or open fires
  - No collecting or harvesting invertebrates in the intertidal area
  - No smoking on the beach
  - Dogs are prohibited on the beach, in the bushland of the Bronte Gully, on the Coastal Walk promenade and near children's play areas and food preparation areas such as barbecues and the kiosk.

- **Leases, Licences and Hire:** Various licences exist within the park to deliver services and products including those for mobile vendors and fitness trainers. Commercial tenancies occur in the kiosk to deliver take-away food.

Service vehicles access the park from Bronte Road. Access is gated; however, typically the gate is unlocked or open. Vehicles that require access include the garbage truck, Parks Staff with utes, and deliveries to BBSLSC. Occasional access is required by a large truck to the gross pollutant trap located in the vehicle/pedestrian shared path in the centre of the park.

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

#### 4.6.1. Major Issues

- i. Accommodation for Parks Staff is not adequate; additional storage space is required for tools and green waste.
- ii. Bin management in the park and upper gully is ad hoc, is labour-intensive with high turnover of bins, with no unobtrusive location for corral, storage and pickup.
- iii. Driveways and turn-around areas are insufficient for the size of trucks servicing the bin area.
- iv. Some picnic shelters are currently in a poor state of repair.
- v. Vehicle access into the park is unsecured, as the gate is typically left open, allowing unauthorised vehicles to access the park.
- vi. There are frequent reports of vandalism and antisocial behaviour in the Bronte Gully.
- vii. Maintenance vehicle access to the southern amenities building via the promenade poses a risk to pedestrians.
- viii. Large sections of the irrigation system are not in working order.
- ix. There is a wide spectrum of views about dog use, from too lenient or too strict.
- x. There should be more frequent, more focused maintenance of amenities.
- xi. The location of the pool pump-house is a safety issue for staff who need access via the pool edge.
- xii. Regulation and enforcement of user behaviour in accordance with legislation is difficult with the aging signage, examples include dogs off leash outside of permissible hours, and unlicensed fitness trainers utilising the park.



# Vision and Directions

5

## 5. Vision and Directions

### 5.1. Vision Statement

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

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

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

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

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

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

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

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

## 5.2. Directions

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

### 5.2.1. Design and Setting

A1. Maintain the natural and casual feel.

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

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

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

A5. Ensure materials and finishes are of a high quality, are robust, designed to benefit the setting, and considers the adjoining Bronte House Conservation Management Plan.

A6. Reinforce the sense of arrival to the site.

### 5.2.2. Getting to and around the Park

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

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

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

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

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

### 5.2.3. Playing and Relaxing

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

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

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

### 5.2.4. Enhancing the Environment

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

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

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

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

D5. Educate the community about the value of the site's unique environment.

### 5.2.5. Community, Culture and Heritage

E1. Interpret and tell the story of the place, including Aboriginal themes and storylines.

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

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

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

### 5.2.6. Management and Maintenance

F1. Ensure that the park and beach environments are safe for users at all times.

F2. Ensure facilities are well-maintained and appropriately serviced.

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

F4. Manage vehicle access in the park.



# The Master Plan and Action Plan

6

## 6. The Master Plan and Action Plan

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

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

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

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

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

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

- Bronte Surf Life Saving Club (BSLSC)

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

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

**Funding implications (\$):**

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

### 6.1. Design and Setting

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

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



Figure 6.1 Design and Setting- The Master Plan

## 6.1.1. Buildings in the Park – Building Controls

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

### 6.1.1.1. General Requirements

Development consent must not be granted to development within Bronte Park unless the consent authority considers that the development conforms to the current *State Environment Planning Policy (SEPP), Waverley Local Environment Plan (LEP)*, exhibits design excellence, and is cogniscent of the adjoining Bronte House Conservation Management Plan. In determining whether the development exhibits design excellence, the consent authority must consider the following matters:

- i. Development Applications must conform to the SEPP. With particular emphasis on:
  - SEPP (Coastal Management) 2018, *Part 2 Development Controls for Coastal Management Areas*
- ii. Development Applications must conform to the Waverley LEP. With particular emphasis on:
  - *Part 5, Clause 5.5 Development within the Coastal Zone, and*
  - *Part 5, Clause 5.10 Heritage Conservation.*
- iii. Development Applications should be referred to the Design Excellence Panel.
- iv. Whether the form and external appearance of the development will improve the quality and amenity of the public domain.
- v. Whether the development has a detrimental impact on view corridors.
- vi. How the development addresses the following matters:
  - The suitability of the land for development.
  - Existing and proposed uses, and mixing uses.
  - Heritage issues and site constraints.
  - The relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form.

- Bulk, massing and modulation of buildings.
- Environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- The achievement of the principles of ecologically sustainable development, refer to actions D2.2, D3.4, D3.6, D4.1 under Enhancing the Environment for guidance.
- Pedestrian, cycle, vehicular and service access, circulation and requirements,
- The impact on, and any proposed improvements to, the park.
- Principles of View Sharing.<sup>56</sup>

### 6.1.1.2. Life Guard Facilities Building Development Controls

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

- i. Lifeguards must have a facility that provides good views (180 degrees) and clear line of sight of the beach and surf.
- ii. Any lifeguard facility on the beach must not compromise views from the North amenities and BBSLSC building, in accordance with the principles of view sharing.
- iii. Any lifeguard facility must consider how the beach is used.
- iv. Any future development must minimise visual intrusiveness to the beach and landscape.
- v. If deemed suitable, lifeguard facilities could be provided in a separate structure to the North amenities building / BBSLSC.

### 6.1.1.3. The North Amenities Building, Kiosk, and BBSLSC Development Controls

In addition to the General Requirements, the following controls must be adhered to. Future development of the existing north amenities building / BBSLSC must ensure the provision of support facilities for the BBSLSC and kiosk to cater for existing and future demand for services. Future development must also support the recreational activities in the park by providing toilets and staff amenities with space for tool storage for the Parks Operations team. Additionally, future development must include:

- i. First floor setbacks from existing footprint of ground floor external walls, except where existing first floor structure is within defined setbacks.
  - Minimum 6 metres setback from the sea wall, seawall defined by the eastern face of the promenade adjacent to the beach.
  - Minimum 5 metres setback on southern elevation.
  - Minimum 5 metres setback on eastern elevation adjacent to plaza space.
  - Minimum 2 metres setback on southern elevation adjacent to plaza space.
  - No permanent canopy or shade structure to be within setbacks.
- ii. Ground floor footprint, as defined by the existing external walls, and ramps and stairs providing direct access into the building.
  - Not encroach on the park further to the Sydney Water easement to the west unless approved by Sydney Water.
  - Maintain a minimum 4 metre wide path/access way to the South, and not encroach on existing turfed area.
  - Maintain space for a functional pedestrian plaza space at the front of the building to facilitate movement between the park, promenade, kiosk and amenities building.
  - Not impede on the operational function or access to the existing Sydney Water pump house.

<sup>56</sup> NSW Caselaw, *Tenacity Consulting vs Warringah Council* [2004] NSWLEC 140, Viewed 27 April 2018, <https://www.caselaw.nsw.gov.au/decision/549f893b3004262463ad0cc6>

iii. Massing and Visual impact.

- Building heights (with the exception of existing structures, proposed balustrade or, proposed lifts, or proposed plant) must not exceed the height of the embankment to the north of the building, defined by RL14.00.
- Building plant and machine rooms must be screened.
- Consider key view corridors from the park to the beach, in accordance with the LEP.
- Integrate the north amenities / BBSLSC building into the landscape.

iv. Access and vehicles.

- Maintain unrestricted and direct pedestrian access along the promenade to the coastal walk connection at the north of the building, in accordance with LEP.
- Provide direct access for lifesaving equipment from the building to the beach.
- Consider providing a publicly accessible roof for passive recreation and viewing, connecting to the park at the north.
- Consider a publicly accessible lift from the ground floor to access the coastal walk connection.
- Contain all vehicle maneuvering and access into the surf club within the existing hardstand area to the west.
- Not allow vehicle maneuvering or parking to cross pedestrian building entrances and pedestrian paths of travel.

v. Environment and Heritage

- Building upgrade must consider the impact on the cliff and coastal environment in accordance with the relevant State and Local Government policies on heritage and environment.
- Building must preserve the heritage value of the broad staircase and path across the northern cliff towards Bronte Marine Drive.<sup>57</sup>

6.1.1.4. South Bronte Amenities and Community Centre Development Controls

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

- Provide a family accessible compliant toilet and shower facility with baby change.
- Provide compliant ambulant toilet facilities.
- Provide level access into the building and eliminate level changes outside the building.
- Provide an increased gross floor area of no more than 10 per cent of the existing area.
- No additional second storey is supported.

6.1.1.5. Alternative Designs

Notwithstanding any of the building development controls, alternative designs will be considered where it is demonstrated that the building development controls above do not result in the best planning and design outcome. Alternative designs can be prepared subject to compliance with the criteria listed below and consistency with the *Vision and Directions* in Section 6, and the *General Requirements* in *Design and Setting* of the Bronte Park and Beach Plan of Management.

- Alternative designs should demonstrate there is no additional adverse impacts, when compared to the building development controls, relating to heritage, views, visual bulk, access, overshadowing, and the public domain.
- Alternative designs should demonstrate rationale and quantifiable evidence for deviating from the building development controls.

<sup>57</sup> Mayne-Wilson and Associates, 2003, Heritage Study of Bronte Park, p 119, Sydney.

## 6.1.2. Action Plan

Category	Action	Time	Who	\$
<b>A1. Maintain the natural and casual feel</b>				
A1.1	Ensure building design address future needs, is visually unobtrusive, does not detract from the natural landscape character of the park, is in keeping with the Landscape Conservation Area status, and considers the heritage impact on the state heritage listed Bronte House property.	O	Shaping Waverley, Creating Waverley BSLSC	LTFP
A1.2	Ensure landscape design: <ul style="list-style-type: none"> <li>i. Maintains the natural topography</li> <li>ii. Maintains and reveals views through the park and to the beach and cliff line</li> <li>iii. Maintains areas of exposed natural rock where practical</li> <li>iv. Uses semi-formal and informal planting design in the park</li> <li>v. Uses informal planting design in the Bronte Gully</li> <li>vi. Maintains the openness of the park area</li> <li>vii. Maintains the sense of enclosure and intimacy of the Bronte Gully while ensuring key views are revealed.</li> </ul>	O	Creating Waverley	LTFP
<b>A2. Reinforce the variety of different landscape characters across the Bronte Gully, park, and beach in future design and planning.</b>				
A2.2	Ensure future planting design is consistent with the character areas identified in the Master Plan.	O	Creating Waverley, Clean and Attractive, Sustainable Waverley	LTFP
A2.3	Maintain and reveal views through the site.	O	Creating Waverley, Clean and Attractive, Sustainable Waverley	LTFP / E
A2.4	Ensure the selection of materials is appropriate to its setting.	O	Creating Waverley	E

A3. Ensure the landscape and architectural design reflects best practice, design excellence and integrates within the landscape.				
A3.1	Ensure future building works are complimentary to their surroundings. Works to ensure: i. Compliance of new building works to the building controls outlined in the Master Plan.	O	Shaping Waverley, Creating Waverley, Project Waverley, BSLSC	E
A3.2	Develop a detailed landscape Master Plan for the site. Works must ensure: i. Design meets objectives outlined in the Plan of Management; ii. Existing and new tree planting is incorporated, including: - Detailing trees to be removed or replaced. - New tree-planting locations. - Detailed species list. - Arboricultural assessment of existing trees outlining life expectancy, landscape value, and significance. Refer to action E3.2.	S	Creating Waverley	E
A3.3	Develop a planting schedule and materials palette based on Council's Public Domain Technical Manual that preserves the integrity of the site and considers significant view corridors.	S	Creating Waverley, Sustainable Waverley, Clean and Attractive Waverley	E
A3.4	Develop a lighting plan for the park, promenade and cutting that considers: i. Pole or bollard lighting to major pathways ii. Lighting to the Coastal Walk connection through Bronte cutting. iii. Lighting to buildings and particularly the amenities buildings.	S	Creating Waverley	LTFP
A3.5	Upgrade the sunken seating area in front of the kiosk, which considers: i. Providing seating along the promenade facing the beach. ii. Providing a range of seating types including 50 per cent with backrests and armrests. iii. Implement universal access principals to allow equal access into the space. iv. Provision of shade in summer.	S	Creating Waverley	LTFP

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A4. Provide a memorable experience for all users by celebrating the site's unique character and scenic qualities.				
A4.1	Conserve view corridors from main arrival points to and within the park by ensuring future design and planning considers views.	S	Creating Waverley	LTFP
A4.2	Retain and build on existing materials on-site such as concrete, sandstone, timber and stainless steel.	S	Creating Waverley	LTFP
A5. Ensure materials and finishes are of high quality, robust and designed to befit the setting.				
A5.1	Consider materials that are graffiti resistant.	O	Creating Waverley, Clean and Attractive Waverley	E
A5.2	Ensure materials are selected to withstand the coastal environment to minimise corrosion or degradation.	O	Creating Waverley, Clean and Attractive Waverley	E
A5.3	Replace furniture and fixtures when they reach the end of their life with Council's preferred palette as identified in the Public Domain Technical Manual, and in keeping with heritage values and plans.	O	Creating Waverley, Clean and Attractive Waverley	E
A6. Reinforce the sense of arrival to the site.				
A6.1	Review the alignment of pedestrian entrances into the site to ensure they are connected to pedestrian crossings, the Coastal Walk and thoroughfares.	S	Creating Waverley	LTFP
A6.2	Review and where necessary redesign entrances into the park from Bayview Street and Bronte Road to ensure they are welcoming and easily accessible.	S	Creating Waverley	LTFP

## 6.2. Getting to and around the Park

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

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

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

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

- To improve wayfinding along the promenade and connection of the Coastal Walk.

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

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

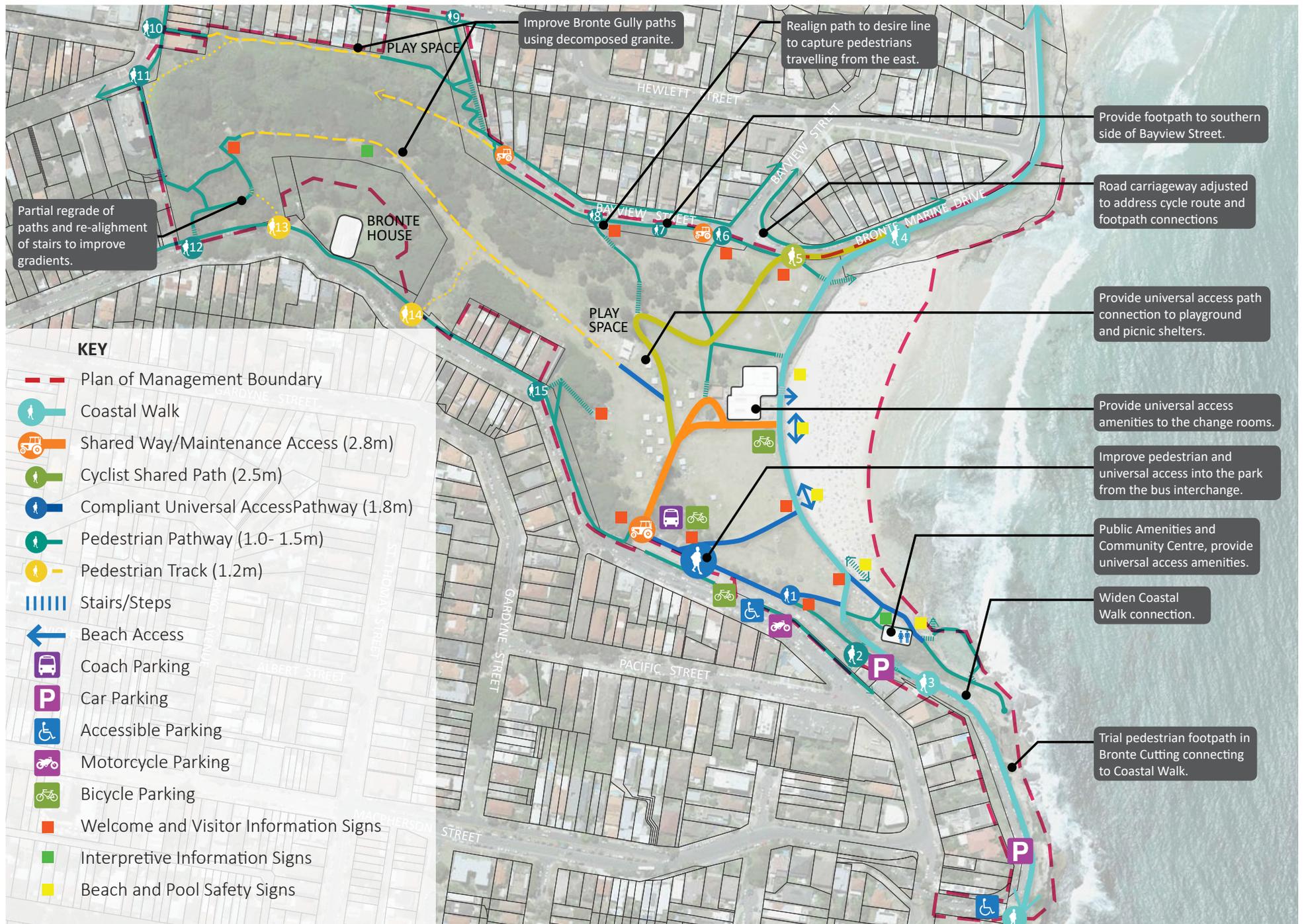


Figure 6.3 Getting to and Around the Park- The Master Plan

## 6.2.1. Action Plan

Category	Action	Time	Who	\$
<b>B1. Provide easily identified, distinct arrival points into the park and designated pedestrian pathways that allow safe and continuous movement.</b>				
B1.1	<p><i>Universal Access Car Parking</i></p> <ul style="list-style-type: none"> <li>i. Relocate a proportion of existing accessible parking within Bronte Park to the northern end of Bronte Cutting Car Park, with consideration of Australian Standards, and Disability Discrimination Act.</li> <li>ii. Provide accessible compliant pathways to universal access car parking spaces, including compliant kerb ramps and landings in accordance with Australian Standards, and Disability Discrimination Act.</li> </ul>	S	Creating Waverley	TBC
B1.2	<p><i>Entrances on Bronte Marine Drive</i></p> <ul style="list-style-type: none"> <li>i. Provide one bus link that is step-free on the north side of the park into and through the park, provide tactile ground surface indicators (TGSIs) at the bus boarding point.</li> <li>ii. Provide step-free access into the park from the Coastal Walk.</li> </ul>	S	Creating Waverley	TBC
B1.3	<p><i>North Side Entrances</i></p> <ul style="list-style-type: none"> <li>i. Provide three step-free entrances into the park on the north side</li> <li>ii. Primary arrival point for the Coastal Walk – provide handrails, TGSIs and highlighting on step nosing at stairs.</li> <li>iii. Provide a min. 1500mm/1.5m wide kerbside footpath to the southern side of Bayview Street along the length of the road to provide access to park entrances and step-free access from the park to the Coastal Walk. Relocate the fence to the park side of the footpath to allow access to the path off the road.</li> <li>iv. Upgrade the intersection on Bayview Street and Bronte Marine Drive to reduce road width and install aligned kerb ramps linking the park to street.</li> <li>v. Arrival point at Hewlett St (No.9) – Upgrade the ramp so that the gradient is constant throughout its length and provide continuous handrails on both sides of the switchback ramp. Keep vegetation clear of the ramp. Redesign and upgrade stairway. In accordance with Australian Standards, and Disability Discrimination Act.</li> <li>vi. Redesign stairway entries into the park to provide handrails on both sides and highlighting on step nosing, in accordance with Australian Standards, and Disability Discrimination Act.</li> </ul>	M	Creating Waverley	TBC
B1.4	<p><i>Entrances from Bronte Road</i></p> <ul style="list-style-type: none"> <li>i. Provide an accessible compliant bus link on the south side of the park.</li> <li>ii. Provide an allocated wheelchair space and seating in the heritage shelter.</li> <li>iii. Provide an accessible compliant link to the heritage shelter from the park.</li> <li>iv. Upgrade the stairs adjacent the heritage shelter with highlighting on step nosing, handrails on both sides and TGSIs, in accordance with Australian Standards, and Disability Discrimination Act.</li> </ul>	S	Creating Waverley	TBC

B1.5	<p><i>South Side Entrances</i></p> <ol style="list-style-type: none"> <li>i. Provide one compliant universally accessible principal entrance adjacent to the tram shelter and two step-free entrances on the south side of the park.</li> <li>ii. Widen and redesign the stairway of the primary arrival point for the Coastal Walk. Provide an alternative step-free pathway by widening the path in the Bronte Cutting to 1500mm/1.5m to allow two prams to pass.</li> <li>iii. The Coastal Walk in the Bronte Cutting – Investigate options to provide a dedicated pedestrian pathway that links the Coastal Walk to Bronte Park and Beach. Undertake a trial period over peak and off-peak seasons collating data relevant to parking in the area prior to implementing a permanent solution.</li> <li>iv. Stairway that intersects with the Bronte Cutting – upgrade to include an even surface on treads, highlighting on step nosing, continuous handrails on both sides and TGSIs top and bottom.</li> <li>v. Arrival point at service vehicle driveway – provide a separate pedestrian pathway into the park behind the bus terminus.</li> <li>vi. Provide a zero net loss of compliant universal access parking when relocating a proportion of the existing accessible parking from adjacent the tram shelter to the north end of the Bronte Cutting Car Park.</li> </ol>	M	Creating Waverley	TBC
B1.6	<p><i>West Side Entrances</i></p> <ol style="list-style-type: none"> <li>i. Arrival Point on Bronte Rd (No.15) (two entrance points) – redesign two lots of top stairs with new stairs, handrails and highlighting on step nosing. Investigate the stability of the retaining wall. On bottom stairs, provide handrails on one side and highlighting on step nosing.</li> <li>ii. Arrival Point on Bronte Rd (No.12) – resurface the sandstone paving on the stairway to minimise trip hazards. Provide handrail on one side. Provide kerbs on side of stairs.</li> <li>iii. Arrival Point on Murray St (No.10) – retain unpaved surface but upgrade so that it is more even.</li> <li>iv. Arrival Point on Murray St (No. 11) – upgrade landings to make them level. Provide handrails on both sides and highlighting on step nosing.</li> </ol>	M	Creating Waverley	TBC
<b>B2. Provide a hierarchy of pathway networks that link to destination points and facilities.</b>				
B2.1	<p><i>Links to Park and Principal Entrance</i></p> <ol style="list-style-type: none"> <li>i. Provide a hierarchy of pathway networks into and through the park: Refer to figure 6.3.</li> <li>ii. Provide an accessible compliant pathway (preferably no steeper than 1 in 20 slope) from the principal entrance, adjacent to the tram shelter, linking to the main promenade. Minimum width of accessible compliant pathways is 1800mm/1.8 metres, in accordance with Australian Standards.</li> <li>iii. Provide accessible compliant pathway from the new principal entrance to the picnic area, playground and amenities buildings.</li> <li>iv. The path shared with vehicles should: <ul style="list-style-type: none"> <li>- Be adequately signed to maximise pedestrian safety.</li> <li>- Be resurfaced to emphasise pedestrian priority with contrasting colour on speed humps and gaps to allow for ease of access.</li> <li>- Limit vehicle size and time of delivery access.</li> </ul> </li> </ol>	S	Creating Waverley	TBC

B2.2	<p><i>Pathways within Park</i></p> <ul style="list-style-type: none"> <li>i. Provide an accessible compliant pathway to amenities buildings</li> <li>ii. Provide a network of step-free, 1500mm/1.5-metre-wide pathways into and through the park, where topographical constraints preclude accessible paths that are fully compliant with relevant Australian Standards.</li> <li>iii. Widen pathway that links to step-free access into the park from south to 1500mm/1.5 metres (entrance no.2) (maintain the existing noncompliant gradient).</li> <li>iv. Widen pathway that links to step-free access into the park from north (to 1500mm/1.5 metres from entrance no.6) (maintain the existing noncompliant gradient).</li> <li>v. It is preferable to separate pedestrians and cyclists. However, if cycleways are shared with pedestrians, the path should be a minimum 2.5 metres wide.</li> <li>vi. Provide adequate lighting levels on primary pathways, shared ways and cycleways.</li> </ul>	M	Creating Waverley	TBC
B2.3	<p><i>Circulation, Surfaces and Edges</i></p> <ul style="list-style-type: none"> <li>i. Resurface areas of pathway throughout the park that are uneven and potential trip hazards.</li> <li>ii. Address the water pooling/drainage issue on the section of the path at the northern pathway into the park at the top of the stairs near BBSLSC, leading to a potentially slippery pathway.</li> <li>iii. At the primary arrival point on the north side (Coastal Walk), provide a low wall or kerb along the section of path that has a drop-off, in accordance with best practice in design for safety.</li> <li>iv. Provide a low wall (min height 450mm) or kerb (min height 150mm) along the section of promenade that is above one metre high, in accordance with best practice in design for safety.</li> <li>v. Bronte Gully pathway – Re-grade and improve surface and edging of the path, removing trip hazards, and worn turf. Refinish the sandstone-cobbled viewing area at the waterfall to provide a more even and consistent surface.</li> </ul>	M	Creating Waverley	TBC
B2.4	<p><i>Stairways</i></p> <ul style="list-style-type: none"> <li>i. Upgrade stairways in the main access routes into and through the park (see Entrances section)</li> <li>ii. Upgrade primary stairways to be an even surface on treads, and include contrasting step nosing, handrails on both sides of the stairway, and TGSIs to be compliant with Australian Standards.</li> <li>iii. Secondary stairways are to include even surface on treads, highlighting on step nosing and a handrail on both sides. These are stairs that are more likely to be used by residents who are familiar with the area.</li> <li>iv. Tertiary stairs are to include highlighting on step nosing and a handrail on one side. These link to informal bush tracks.</li> </ul>	M	Creating Waverley	TBC

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

B3.1	<p><i>General Information</i></p> <ul style="list-style-type: none"> <li>i. Review the existing signage and undertake Wayfinding information at Bronte Park, Beach, and Coastal Walk connections to ensure ordinance and wayfinding information is relevant and up-to-date.</li> <li>ii. Review the current distribution of information about Bronte Park and provide information about existing facilities, amenities and activities.</li> <li>iii. Update information as works are completed.</li> <li>iv. Provide detailed information on the Council’s website in W3C-accessible formats.</li> <li>v. Provide off-site information on access and mobility to and within the park. Develop an Access Guide that includes information on transport options, accessible parking and transport, drop-off area, access pathways, accessible toilet/shower facilities, seating and shelter, food/drink, beach wheelchair bookings, etc.</li> </ul>	M	Creating Waverley	TBC
B3.2	<p><i>Ocean Pool</i></p> <ul style="list-style-type: none"> <li>i. Provide information on Council’s website for accessible ocean pool options at nearby beaches of Bondi and Clovelly.</li> <li>ii. Provide information on swimming groups at Bronte Baths.</li> </ul>	S	Creating Waverley	TBC
B3.3	<p><i>Beach Wheelchair</i></p> <ul style="list-style-type: none"> <li>i. Review the use of beach wheelchairs at Bondi Beach and assess if facilities would be well utilised at Bronte. If beach wheelchair access is provided, identify the storage location and operational management strategy for booking and accessing the wheelchair/s.</li> </ul>	L	Creating Waverley	TBC

B3.4	<p><i>Wayfinding System</i></p> <p>Implement a wayfinding strategy for Bronte Park and Beach with consideration of the following:</p> <ul style="list-style-type: none"> <li>i. Support legibility and cohesion to and throughout the park by using consistent sign systems, colour/contrast, street furniture, trees, landmarks and other landscape features.</li> <li>ii. Improve signage locations so they are placed at major decision-making points and all primary and secondary points into the park, especially the Coastal Walk, amenities and viewing areas.</li> <li>iii. Ensure that the physical placement, installation and illumination of signs enhances legibility when viewed from a distance.</li> <li>iv. Create an informed and complete user experience by ensuring the coverage of signage throughout the entire Bronte Park area.</li> <li>v. Implement a signage system with relevant content, showing up-to-date maps and information. Help visitors navigate through the Bronte area by offering content in a structured way with a clear hierarchy.</li> <li>vi. Use consistent signage text, graphic style, pictograms and locations. Increase font and map size and contrast, use a plain background for printed information.</li> <li>vii. Improve communication of directional and warning messages for all park users, including people who are blind or have a vision impairment. Consider using Braille and tactile elements/information at major access points.</li> <li>viii. Incorporate interactive wayfinding technology into signage and information.</li> <li>ix. Ensure sign mapping identifies and provides information on accessible paths and step-free paths.</li> <li>x. Provide information at an optimal height so that it is clearly visible by a person while either seated or standing.</li> <li>xi. Provide adequate colour contrast between the sign and the symbol and the surface surrounding the sign – e.g. wall or background.</li> <li>xii. On Green Links signage, provide information on accessible pathway networks and links.</li> </ul>	M	Creating Waverley	TBC
B3.5	<p>Incorporate consistent edges that follow the grade of the walkway and provide reference for orientation and navigation. Well-defined edges such as landscaping, walls and building lines provide good reference.</p>	L	Creating Waverley	TBC
B3.6	<p>Provide clear delineation between cycleways and pedestrian areas with adequate sight lines, signage and pavement marking.</p>	M	Creating Waverley	TBC
B3.7	<p>Provide detailed information on Council's website on accessible compliant public transport links and how to arrive at Bronte Park.</p>	S	Creating Waverley	TBC

B4. Provide an adequate proportion and distribution of universally accessible facilities connected by accessible compliant paths of travel.				
B4.1	<p><i>Toilet/shower/change facilities</i></p> <ul style="list-style-type: none"> <li>i. Provide a new accessible compliant family/unisex toilet and shower facility with parent/carer change facility ('changing places facility') in the northern amenities building.</li> <li>ii. Provide a new accessible compliant family/unisex toilet and shower facility with parent/carer change facilities to service the Bronte Bath, Bogey Hole, and southern end of Bronte Park. Investigate options for a stand-alone facility adjacent to the southern amenities building, and/or an integrated building.</li> <li>iii. Provide compliant ambulant cubicles in the male and female toilets in the northern and southern amenities building.</li> <li>iv. Provide a clear door width into accessible compliant amenities wide enough to accommodate a beach wheelchair (minimum 1050 mm clear door width).</li> </ul>	M	Creating Waverley	TBC
B4.2	<p><i>Bronte Beach Surf Lifesaving Club, Kiosk &amp; Community Centre</i></p> <ul style="list-style-type: none"> <li>i. Provide an accessible compliant pathway to the principal entrance of the BBSLSC in accordance with Access to Premises Standards.</li> <li>ii. Provide universally accessible shade and seating in the kiosk courtyard.</li> <li>iii. Provide compliant universal access to the kiosk, including a lower height section of counter (900mm above finished floor level), and compliant finished surface grades/slopes.</li> <li>iv. Provide an accessible compliant entry and access to the community centre and southern amenities.</li> </ul>	M	Creating Waverley	TBC
B4.3	<p><i>Viewing Areas</i></p> <ul style="list-style-type: none"> <li>i. Provide a step-free link to the lookout point at the southern tip of the park (beyond Bronte Baths), in accordance with Australian Standards and Disability Discrimination Act.</li> <li>ii. Investigate an accessible compliant lookout with seating, in accordance with Australian Standards and Disability Discrimination Act.</li> <li>iii. Provide an accessible compliant pathway to lookout points, in accordance with Australian Standards and Disability Discrimination Act.</li> </ul>	L	Creating Waverley	TBC
B4.4	<p><i>Playgrounds</i></p> <ul style="list-style-type: none"> <li>i. Provide accessible compliant pathway to Bronte Park playground.</li> <li>ii. Provide accessible compliant seating with armrests and backrests the playground (20 per cent of seats).</li> <li>iii. Provide a minimum of two independent wheelchair spaces (hardstand) set back off the pathway next to seats (1300mm x 800mm).</li> <li>iv. Provide an accessible compliant pathway to one seat in Hewlett Reserve playground.</li> <li>v. Provide one seat on a hardstand with backrest and armrests; provide additional hardstand next to seat 1300mm x 800mm to accommodate a wheelchair.</li> </ul>	L	Creating Waverley	TBC
B4.5	<p><i>Barbecues and Picnic Shelters</i></p> <ul style="list-style-type: none"> <li>i. Provide accessible compliant barbecue facilities that are linked to accessible pathways.</li> <li>ii. Provide two accessible compliant picnic shelters and picnic tables with linking pathways, with sufficient hardstand and wheelchair seating spaces.</li> </ul>	M	Creating Waverley	TBC

B4.6	<p><i>Seating and Street Furniture</i></p> <ul style="list-style-type: none"> <li>i. Provide 50 per cent seating in the main park area with backrests and armrests.</li> <li>ii. Increase the amount of shade with seating underneath throughout the park.</li> <li>iii. Provide wheelchair space adjacent to two seats at two different locations on the promenade.</li> <li>iv. Provide seats approximately every 60 metres along the accessible compliant pathway route (set back from footpaths with an allocated hardstand adjacent).</li> <li>v. When upgraded, select street furniture (bollards, bins, seats) that provide adequate luminance contrast with the background surface.</li> <li>vi. Maintain accessible water fountains with hardstands and circulation space.</li> </ul>	L	Creating Waverley	TBC
B4.7	<p><i>Beach Access</i></p> <ul style="list-style-type: none"> <li>i. Provide one accessible compliant ramp link to the beach at the centre of the beach, width 1800mm, maximum gradient 1:14 and landings every nine metres. Provide handrails on both sides of the ramps in accordance with Australian Standards and Disability Discrimination Act.</li> <li>ii. No tactile ground surface indicators (TGSIs) at beach access stairs and ramps due to other cues– beach, handrails, and setback from path of travel.</li> <li>iii. <del>Extend the fixed handrail from the main pool stairs to the ocean access stairway.</del><sup>58</sup></li> <li>iv. Provide a continuous handrail at the stairway adjacent to the pump house.</li> <li>v. Stairway access to beach – provide handrails on both sides of the stairs leading to the beach, and highlighting on step nosing.</li> <li>vi. Provide kerb rails to all new balustrades along the promenade.</li> <li>vii. Maintain a clear shoreline along the promenade, with no obstructions, seats set back from the pathway.</li> <li>viii. Redesign and upgrade the northern stairway to the beach to include increased width, even risers, highlighting on step nosing and handrails on both sides.</li> </ul>	L	Creating Waverley	TBC

58. Waverley Council, 2018, Minutes of the Strategic Planning and Development Committee Meeting 5 June 2018, p 3.

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

B5.1	<p><i>Pool Access</i></p> <ul style="list-style-type: none"> <li>i. Provide information on Council’s website for accessible pool facilities at nearby beaches of Bondi and Clovelly.</li> <li>ii. Provide safe stairways into the pool.</li> <li>iii. Investigate extending the fixed handrail from the main pool stairs to the ocean access stairway.</li> <li>iv. Provide highlighting strips on all stair nosings.</li> <li>v. Provide tactile ground surface indicators (TGSIs) along the top of the primary stairway in accordance with AS1428.4.</li> <li>vi. Provide slip-resistant treatment to all stairways into pool.</li> </ul>	M	Creating Waverley	TBC
B5.2	<p><i>Seating Areas</i></p> <p>Give consideratoin to:</p> <ul style="list-style-type: none"> <li>i. location of seats adjacent to balustrades as they pose a safety risk.</li> <li>ii. locate two bench seats on the path to the lookout beyond Bronte Baths.</li> <li>iii. a range of seating options with back- and arm-rests at all seating areas.</li> <li>iv. a minimum of two wheelchair seating spaces next to the seating on the path between the Bronte bath and cliff face.</li> <li>v. upgraded seating and lounging area to upper concrete hardstands between the Bronte Baths and cliff face.</li> <li>vi. identification and wayfinding signage to the viewing area.</li> </ul>	L	Creating Waverley	TBC
B5.3	<p><i>Accessway</i></p> <ul style="list-style-type: none"> <li>i. Provide a smooth and level path to the seating area, and lookout beyond the Bronte Baths.</li> <li>ii. Upgrade stair access to upper seating areas by setting back stairs and providing contrasting step nosing and handrails.</li> </ul>	L	Creating Waverley	TBC

## 6.3. Playing and Relaxing

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

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

In keeping with the vision for Bronte, commercial activities should be prohibited in Bronte unless approved by Council. The Action Plan below seeks to address these points, refer to Figure 6.4 for the location of activities.

### 6.3.1. Action Plan

Category	Action	Time	Who	\$
<b>C1. Provide adaptable and flexible spaces to accommodate a variety of interest groups.</b>				
C1.1	Investigate options to better integrate the miniature train into the park such as a permanent fence or barrier that is conducive to the park and beach character. Provide shade trees within this area with consideration of views from Bronte Road.	S	Creating Waverley, Clean and Attractive Waverley	TBC
C1.2	Provide a clear through-link from the Bronte Gully to the park and beach by better defining the picnic area and barbecue locations back from this line of travel.	M	Creating Waverley	TBC
C1.3	When the assets reach the end of their life, replace the two stations of four barbecues with four stations of two barbecues. Ensure that barbecue stations are located central to the picnic shelters and have provision for bins. Locate one station in the upper level of the park. Ensure barbecues are located away from the pedestrian thoroughfare from the Bronte Gully to minimise conflict and noncompliance issue with dogs.	M	Creating Waverley	TBC
C1.4	Provide additional water bubbler facilities near the Bronte Baths, along the Bronte Gully path and Coastal Walk. Provide dog bowl attachments in appropriate locations (dog off-leash areas, popular dog walking connections).	S	Creating Waverley	TBC
C1.5	Locate bins in proximity picnic shelters, entries, pathways and beach access ramps.	S	Creating Waverley, Sustainable Waverley	TBC
C1.6	Review seating locations in the north headland with consideration to views and shade trees. Provide additional backed seating under shade trees and an increase in shade tree planting where possible.	M	Creating Waverley	TBC
C1.7	Provide additional shade tree planting to the park within the existing tree stands. Consider native species and plant trees in clusters. Consider view corridors in the placement of trees.	S	Creating Waverley	TBC
C1.8	Investigate the reinstatement of the three picnic shelters on the northern park above the Bronte Surf Club. <sup>59</sup>	O	Creating Waverley	TBC

59. Waverley Council, 2018, Minutes of the Strategic Planning and Development Committee Meeting 5 June 2018, p 3.

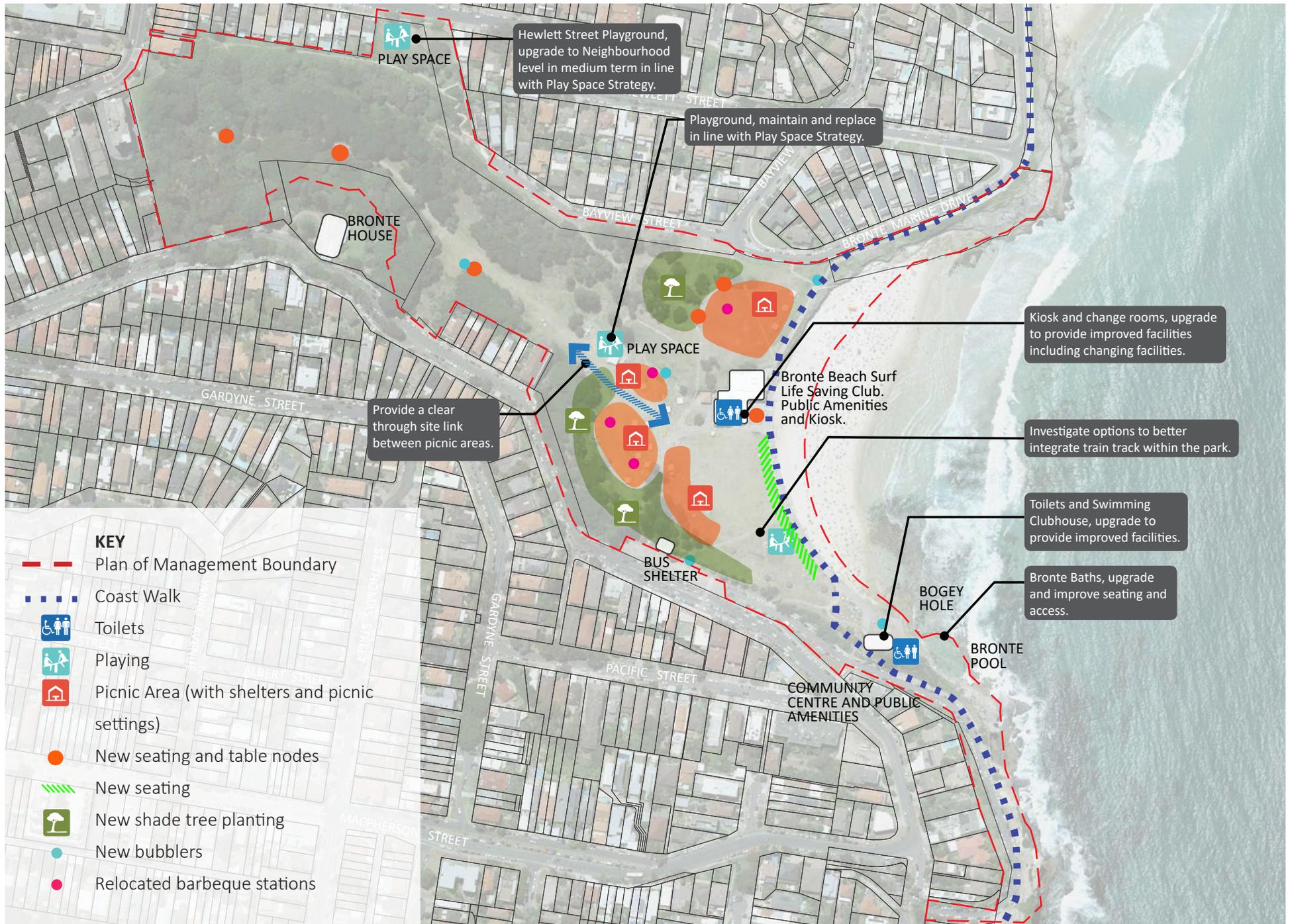


Figure 6.4 Playing and Relaxing- The Master Plan

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

## 6.4. Enhancing the Environment

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

To date, Council and volunteer bushcare groups have completed strategic plans and are underway implementing actions that aim to conserve remnant vegetation, and to support and improve the existing bushland of the Bronte Gully. This Plan of Management does not provide actions that relate directly to the management of bushland or remnant vegetation but aims to support these works by aligning the master plan and action plan with the works scheduled, particularly in the Biodiversity Action Plan and Ecological Restoration Action Plan. Council will continue to coordinate, support and liaise with volunteer bushcare groups to undertake the actions identified in these environment and ecological specific plans.

There is more work to do, particularly in managing vegetation in the park, considering the environmental performance of buildings in the park and ensuring the seawall, promenade and landward infrastructure is adapted to both today's and the future's climatic conditions. Consequently, the master plan and action plan focuses on these works. Refer to Figure 6.5 for major interventions.

### 6.4.1. Action Plan

Category	Action	Time	Who	S
<b>D1. Enhance the natural heritage of the site such as vegetation, land form and hydrology.</b>				
D1.1	Provide further opportunities to support habitat by increasing planting opportunities and using native and endemic species throughout the park.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.2	Support actions identified in the Bronte Gully Ecological Restoration Action Plan.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.3	Undertake a risk-management strategy for the opening to the underground stormwater pipe (trapezoid) and implement recommendations.	S	Sustainable Waverley, Creating Waverley	LTFP
D1.4	Continue to support the Bushcare program to undertake regeneration to remnant vegetation in accordance with the Biodiversity Action Plan 2014–2020. Provide planted buffer planting to remnant vegetation as identified in this plan.	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E
D1.5	Retain the natural landform of the site, minimising any regrading, particularly of the headlands.	O	Creating Waverley	TBC
D1.6	Maintain the trees within Bronte Park registered on <i>Waverley Council Significant Tree Register</i> in accordance with tree management policies and the <i>Bronte Gully Ecological Restoration Action Plan</i> .	O	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley	E

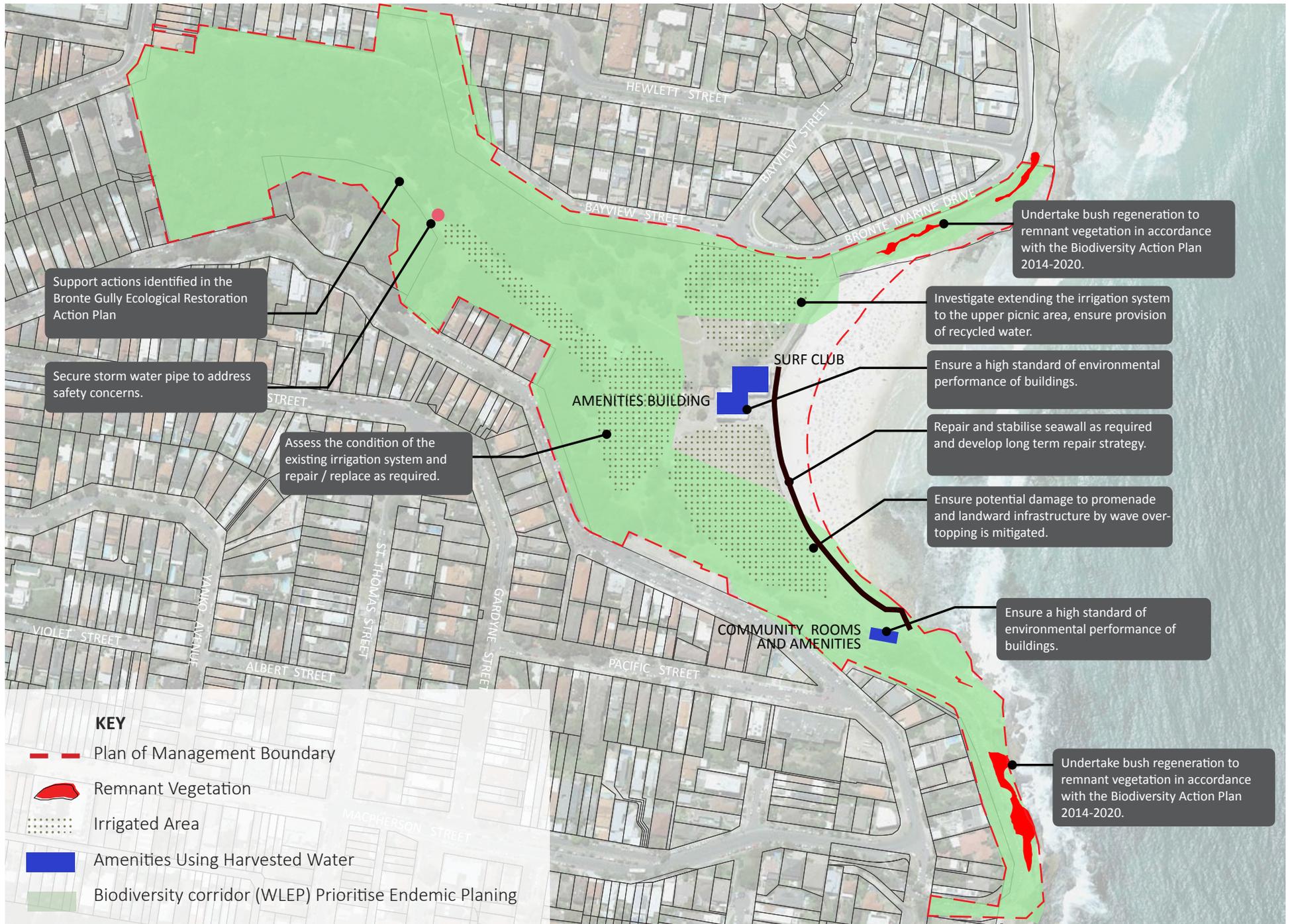


Figure 6.5 Enhancing the Environment- The Master Plan

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

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

## 6.5. Community, Culture and Heritage

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

### 6.5.1. Action Plan

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



Figure 6.6 Community, Culture and Heritage- The Master Plan

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E4. Conserve and maintain the heritage fabric of the park.				
E4.1	Review the Indigenous Heritage Assessment Report 2003, prepared by Dominic Steele Consulting Archaeology.	S	Shaping Waverley, Creating Waverley	TBC
E4.2	Review the Heritage Study of Bronte Park prepared by Mayne-Wilson and Associates.	S	Shaping Waverley, Creating Waverley	TBC
E4.3	Based on findings from the heritage reviews, update the potential items to be considered for inclusion in Schedule 5 of Waverley LEP 2012.	M	Shaping Waverley, Creating Waverley	E
E4.4	Maintain and repair heritage items to standards as outlined in Section 118 of the Heritage Act. Use the items listed in section 3 of the Mayne-Wilson Heritage Study as a guide.	O	Creating Waverley, Clean and Attractive Waverley	E / TBC
E4.5	Restore the Bronte Pool gate to former white timber in keeping with the heritage values of the heritage listed Bronte Pool. <sup>60</sup> Refer Figure BB35, Section 3.8 of the Mayne-Wilson Heritage Study.	O	Creating Waverley, Clean and Attractive Waverley	E / TBC

60. Waverley Council, 2018, Minutes of the Strategic Planning and Development Committee Meeting 5 June 2018, p 3.

## 6.6. Management and Maintenance

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

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

### 6.6.1. Action Plan

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



Figure 6.7 Management and Maintenance- The Master Plan

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F2.5	Undertake a waste management study and implement findings with consideration of: i. Rationalising bin locations. ii. Management of green waste. iii. Reducing the frequency of garbage pick-up. iv. Minimising garbage truck vehicles in the park. v. Consolidating a bin storage and pickup location, potentially near the bus interchange.	S	Sustainable Waverley, Creating Waverley, Clean and Attractive Waverley.	LTFP
F2.6	Undertake a dilapidation report (refer to action C2.2) to inform the repair and/or replacement of the picnic shelters.	S	Clean and Attractive Waverley.	E
F2.7	Provide signage notification of cleaning and maintenance routines to the Bronte Baths and amenities buildings.	S	Clean and Attractive Waverley.	E
F2.8	Undertake a regular planned maintenance program for the park and beach, including toilets, picnic shelters, rubbish collection, lawns and garden beds.	O	Clean and Attractive Waverley.	E
F2.9	Ensure a continual upgrade of lawn, paths and planting areas and other park assets in line with Strategic Asset Management Plan (SAMP).	O	Clean and Attractive Waverley.	E
F2.10	Undertake reactive maintenance of the park such as graffiti removal.	O	Clean and Attractive Waverley.	E
F2.11	Improve the surface of the mid-access path in the Bronte Gully for use by maintenance staff and bush care contractors.	S	Creating Waverley	TBC
<b>F3. Review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely.</b>				
F3.1	Continue to monitor the use of the dog off-leash areas. Undertake any necessary campaigns to educate dog-walkers about regulations and dog-owner responsibilities. Enforce regulations as required.	O	Safe Waverley	E
F3.2	Integrate compliance signage with a signage and wayfinding strategy and update signs accordingly. Ensure the relevant information to allow for practicable enforcement of regulations, such as timed dog off leash.	M	Creating Waverley	TBC
F3.3	Review, monitor, and actively enforce the commercial fitness groups' and personal trainers' lease agreements and agreed use of the park. To manage and reduce wear and tear on the lawn and park infrastructure, and ensure groups are in compliance with the agreement terms.	O	Enriching Waverley	E
<b>F4. Manage vehicle access in the park</b>				
F4.1	Engage an external expert technical consultant to undertake a vehicle access plan with consideration to: i. Reducing access to vehicles in the park. ii. Providing adequate and safe turn-around spaces. iii. Reducing the area of hard surfaces required for vehicles. iv. Ensuring the safety of pedestrians, cyclists, and park users. v. Providing a secure entrance to the park to manage vehicle entry. vi. Recommending an emergency vehicle access plan and processes, including ambulance and helicopter access.	S	Creating Waverley	TBC
F4.2	In line with the vehicle access plan and waste management strategy, review driveways and turn-around areas for the vehicle/pedestrian shareway and provide appropriate areas and signage.	S	Creating Waverley	TBC



# Implementation and Funding

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## 7. Implementation and Funding

### 7.1. Funding Sources

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

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

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

- State and Federal grants
- Voluntary Planning Agreements
- Section 94 planning contributions
- Partnerships with community groups or businesses.

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

### 7.2. Performance Indicators

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

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

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

### 7.3. Review and Monitoring

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

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

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

- i. Annually; review progress of action plan.
- ii. Every two years: review management and administration structures and update priorities.
- iii. Every five years: undertake a major review of all values based on revised analysis and issues and amended planning legislation. Review outcomes against survey information, photographic record and register of correspondence.
- iv. Every ten years: review the Plan of Management.