

## Record of Kick-Off Briefing Sydney Eastern Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-239 – Bronte Road, Bronte, Waverley
<b>APPLICANT / OWNER</b>	Applicant – Marcos Gonzalez Puga, Canary Constructions & Management Pty Ltd Owner - Waverley Council
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 Waverley Local Environmental Plan 2012
<b>CIV</b>	\$ 13,541,725.00 (excluding GST)
<b>BRIEFING DATE</b>	8 December 2022

### ATTENDEES

<b>APPLICANT</b>	Marcos Gonzalez Puga, Robert Sabato
<b>PANEL CHAIR</b>	Jan Murrell (Chair), Doug Lord
<b>COUNCIL OFFICER</b>	Jo Zancanaro, Angela Rossi, Melissa Rodrigues (GAT Consultant)
<b>CASE MANAGER</b>	Carolyn Hunt
<b>PLANNING PANELS SECRETARIAT</b>	Jordan Clarkson

- Introduction
  - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
  - The application is yet to be considered by the Sydney Eastern Planning Panel and therefore future comment will not be limited to the detail contained within.

- **Applicant introduction of proposal**

- Waverley Council (landowners) have partnered with the Bronte SLSC for the demolition of the existing Bronte Surf Life Saving Club (BSLSC) building (as the existing facility is beyond repair) and construction of a new BSLSC building and associated public amenities, kiosk and lifeguard office to cater for various stakeholders
- Existing site infrastructure includes the BSLSC, Council lifeguards, kiosk, public amenities and Sydney Water pumphouse
- The heritage listed Pumphouse has been considered in the design of the new facility and this also constrains its location. Sloping site presents challenges for the visibility of the roof from the north with RLs to vary from 16-20m.
- Heights influenced by location of stormwater culvert.
- Design considers accessibility from public spaces and coastal walk, noting significant level changes in topography and the need to have regard to Council's Accessibility Strategy.
- The design allows for Independent lifeguard facilities to increase visibility and remove conflict between pedestrian activity and lifeguard operations
- Winter court designed to enable vertical storage of the rescue boards and opportunity for natural ventilation, with a connection to public spaces on the northern side
- Construction of building is designed to be resilient during storm events
- Mitigation walls and gates incorporated into the lower levels to control inundation

- **Council summary**

- Assessment being undertaken by external consultant due to potential conflicts of interest.
- Site inspection undertaken of site, including existing facility
- Consideration of operation of functions to be undertaken, in relation to the number of functions and noise

## **PANEL COMMENTS**

- Building location – assessment report to consider: provisions of Coastal Management Act and relevant Departmental Circulars given location; and coastal vulnerability mapping.
- Background history of the site's inundation to be provided in the assessment report
- Assessment to address Risk management – 70 year life of the building proposed, with sea level rise.
- Consideration of a Coastal Management Plan for the area that outlines sustainability and future management options.
- It is noted the Adopted Plan of Management for the site shows the building footprint of replacement building is consistent.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Site location and sustainability of both the facility and the beach
- Operation and noise
- Accessibility

## **REFERRALS REQUIRED**

### Internal

- Design Review Panel – consideration of development view from residential areas and integration with natural landscape
- Heritage – concern about excavation to the north and heritage considerations of park
- Landscaping – assessment of proposed tree removal required
- Open spaces - clarification of private and public spaces
- Inclusion Access Panel - completed

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- Public exhibition – 26/10/2022 to 26/11/2022
- 25 submissions received – 19 in favour and 6 supportive but with concerns regarding noise from first floor, excavation to create the courtyard and natural ventilation to the public areas

**RFI SUBMISSION DATE** - Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued

**DA LODGED:** 18 October 2022

**TENTATIVE PANEL BRIEFING DATE and site inspection:** February/March 2023

**TENTATIVE PANEL DETERMINATION DATE:** June 2023