

SITE INSPECTION AND BRIEFING DETAILS

SITE INSPECTION DATE / TIME	Thursday, 30 March – 10.30am
LOCATION	Bronte Road, Bronte, Waverley
BRIEFING DATE / TIME	Thursday, 30 March — 1.30pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSEC-239 – Bronte Road, Bronte, Waverley, Demolition of Bronte Surf Club building and construction of a new Bronte Surf Life Saving Club building and associated community facility upgrades including pathway access upgrades

PANEL MEMBERS

IN ATTENDANCE	Carl Scully Alice Spizzo
APOLOGIES	Amelia Thorpe
DECLARATIONS OF INTEREST	Nil

COUNCIL STAFF	Jo Zancanaro Angela Rossi Margaret Roberts, Melissa Rodrigues (external consultants)
APPLICANT	Marcos Gonzalez Puga David Finnimore Kimberley Johns Peter Horton Robert Sabato
DPE PANEL SECRETARIAT	Lillian Charlesworth and Suzie Jattan

KEY ISSUES DISCUSSED

COUNCIL BRIEFING

- 2015 the club consulted with the community using a different architect and design, but now proposing demolition and rebuild as existing building not suitable for continued use.
- Relies on a staged Federal grant that required DA lodgement this year and part council funding is secure.
- Coastal risk management and urban design issues raised at KO briefing have been addressed by Design Review Panel and referrals, then issues discussed in a meeting with the applicant.

- Council are supportive of the community facility due to benefits to community and Bronte Beach, subject to resolution of outstanding issues.
- Design improved with better connection to the adjoining park, landscaped roof, reduced area of glazing (due to reflection, salt spray and maintenance).
- Early April DA will go to Design Excellence Advisory Panel (DEAP) ~~Review Panel (DRP)~~
- Coastal risk management – need to justify the location of the building and council still awaiting a response to RFI on Coastal Risk Management Plan.
- Slight increase in height to have a floodway that allows water to flow through the building during storms. Require information on safety of users during storms. Increase in height also due to design of green roof.
- Excavation into the rockface is one aspect regarding suitability of the location.
- May make space available for the community to use parts of the building e.g. function room
- Existing access improved with a lift and ramp
- Amended plans are currently being notified for 21 days with public concerns being raised regarding a larger structure
- Connection to country needs to be addressed
- Awaiting additional information requested 8 February on accessibility

APPLICANT BRIEFING

- Information is available to justify the location of the building
- Applicant explained how flooding is addressed in the design
- Not aware of flood levels for the site
- An access report will be provided within the next week

PANEL COMMENTS

- Design has improved although white external finish isn't desirable and should provide additional information/images on materials and finishes (eg. applicant's proposed rough textured finish in earthy tones)
- Area proposed for excavation has slope, shaded and no aspect of sea so not user friendly and therefore not unsuitable for excavation.
- The waste plan should consider options to reduce bins and bin storage area as well as pedestrian safety re truck movements.
- Should be an improved photo montage for exhibition purposes comparing the existing and proposed development.
- Site suitability re heritage item (pump house), excavation, impact on communal open space to create an integrated setting and coastal risk management – applicant needs to provide a report to council with information that justifies the location chosen (i.e. why other locations have been ruled out). Council to provide a full list to the applicant of items to be covered by the report and suggested report structure.
- Recommended council meets with the applicant soon to discuss all outstanding issues and all additional information required. Council should prepare "traffic light" list of issues for the applicant and discuss progress on these at the next Panel briefing.
- Should aim to finalise the assessment for a Panel briefing in late June (third Thursday) and a determination meeting in mid-August (second Thursday)

Planning Panels Secretariat

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FURTHER BRIEFING DATE – 22 June 2023

DETERMINATION DATE – 10 August 2023

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