

#### SITE INSPECTION AND BRIEFING DETAILS

<b>SITE INSPECTION DATE / TIME</b>	Thursday, 28 September 2023 – 10.30am
<b>LOCATION</b>	Bronte Road, Bronte, Waverley
<b>SITE INSPECTION ATTENDEES</b>	Carl Scully, Doug Lord, Pam Dean-Jones and Jan Murrell (Panel) Jo Zancanaro and Angela Rossi (Council – assessment) Melissa Rodrigues (Council External Consultant) Robert Sabato, Sven Ollmann, James Morgan (applicant)
<b>BRIEFING DATE / TIME</b>	Thursday, 28 September 2023 – 1.30pm
<b>LOCATION</b>	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

<b>IN ATTENDANCE</b>	Carl Scully, Doug Lord, Pam Dean-Jones and Jan Murrell
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

<b>COUNCIL STAFF</b>	Jo Zancanaro and Angela Rossi
<b>COUNCIL EXTERNAL CONSULTANTS</b>	Melissa Rodrigues
<b>APPLICANT</b>	Robert Sabato, Sven Ollmann, James Morgan, David Finnimore, Greg Britton, Thomas Halle
<b>DPE PANEL SECRETARIAT</b>	Carolyn Hunt and Lisa Ellis

#### KEY ISSUES DISCUSSED

##### Council Briefing – 3.00-3.42pm

- Update from last briefing – noting new applicant team and amended proposal
- Site responsive design
- Heritage listed pump house

#### Planning Panels Secretariat

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- Initial consultation with Aboriginal communities and integration of comments into design
- Patrol room and visibility of southern end of beach
- Cube area with potential for anti-social behaviour
- Applicant has engaged new coastal engineer with peer reviewer to be engaged to overview coastal works and include a detailed hazard assessment and performance of works (noting coastal inundation and erosion)
- Encroachment of sea walls and other walls onto the beach and adequacy of protection works
- Proposal to include works immediately in front of the building, further approval required for other works along the beach
- Clarification of proposed sand level in relation to wave action and impact on proposed wall

#### **Applicant Briefing – 3.45-4.35pm**

- Key considerations –
  - site location and sustainability
  - operation needs and facilities siting
  - accessibility to site
  - evacuation and heritage
- Plan of Management envelope is inconsistent with current operational needs and community expectations
- Architectural strategies outlined for new design
- Building overview outlined for each level, including floor space efficiency
- 3 components of detailed design
- Promenade and sea wall to enable a separation between operations and public and wave action protection
- Noise management – upgrading existing facility with same operational hours
- Connection to Country
- Existing sea walls noted as not able to match the design life of the proposed structure and need for proposed works to protect new building
- Interaction of existing structures with proposal to construct over the stormwater box culvert – to be considered by asset manager
- Access consolidation to be considered and alignment of ramps

#### **PANEL COMMENTS**

- Improved design and community benefit
- Need to address coastal risk management
- Discussions required between the applicant and Council to address coastal risk management issues
- Consideration of total seawall importance to the proposed structure
- Location of Surf Life Saving patrol and roving controls

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 01 February 2024

#### **Planning Panels Secretariat**

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