

# Waverley Council and Bronte Surf Lifesaving BSLSC Facilities

## Building Operation Management Plan

date of issue 27-02-2024 - Version E

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## **1. Introduction**

Purpose of this document;

- (a) This Plan for Bronte Surf Life Saving Club Building Operations Management Plan (BSLSC-BOMP) has been prepared in support of a development application submission, for the proposed new facilities for Waverley Council and Bronte Surf Life Saving (BSLSC).
- (b) This document remains draft until the DA approval and beyond that is a live document and is to be updated by Waverley Council's Facilities and Property Team in collaboration with Bronte Surf Life Saving Club (BSLSC) as required.
- (c) This document also outlines monitoring, evacuation and maintenance requirements in response to the Bronte SLSC Redevelopment Seawall and Related Elements Detailed Design, prepared by Royal Hastening DHV, February 2024.

## **2. Site description**

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- (a) The subject site is located, in the middle of Bronte Park, adjoining the promenade and near the foreshore of Bronte Beach.
- (b) Its address is listed as Bronte Beach, Bronte and it is registered as Lot 102 in Plan DP1058385.
- (c) Bronte Park is a Crown Reserve that is dedicated for Public Recreation, with Council being appointed as the Trustee for the management of this land.
- (d) The site is zoned RE1 Public Recreation under the provisions of Waverley Local Environmental Plan 2012.
- (e) The BSLSC is located within a Crown Reserve, managed by Waverley Council, and is leased by BSLSC from Crown Lands through Council as Trustee.
- (f) The Bronte SLSC building is not listed as a heritage item under Schedule 3 of the LEP, however it is located, in a landscape conservation area - Bronte Beach & Park (C29) identified as 'Local' significance.

## **3. Landlord and Tenant**

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- a) The Bronte Surf Lifesaving Club (BSLSC) is the tenant of the facility built on Bronte Park Reserve, which is Crown Land.
- b) The Landlord of the facility is Waverley Council as trustee.

## 4. Description of Facilities

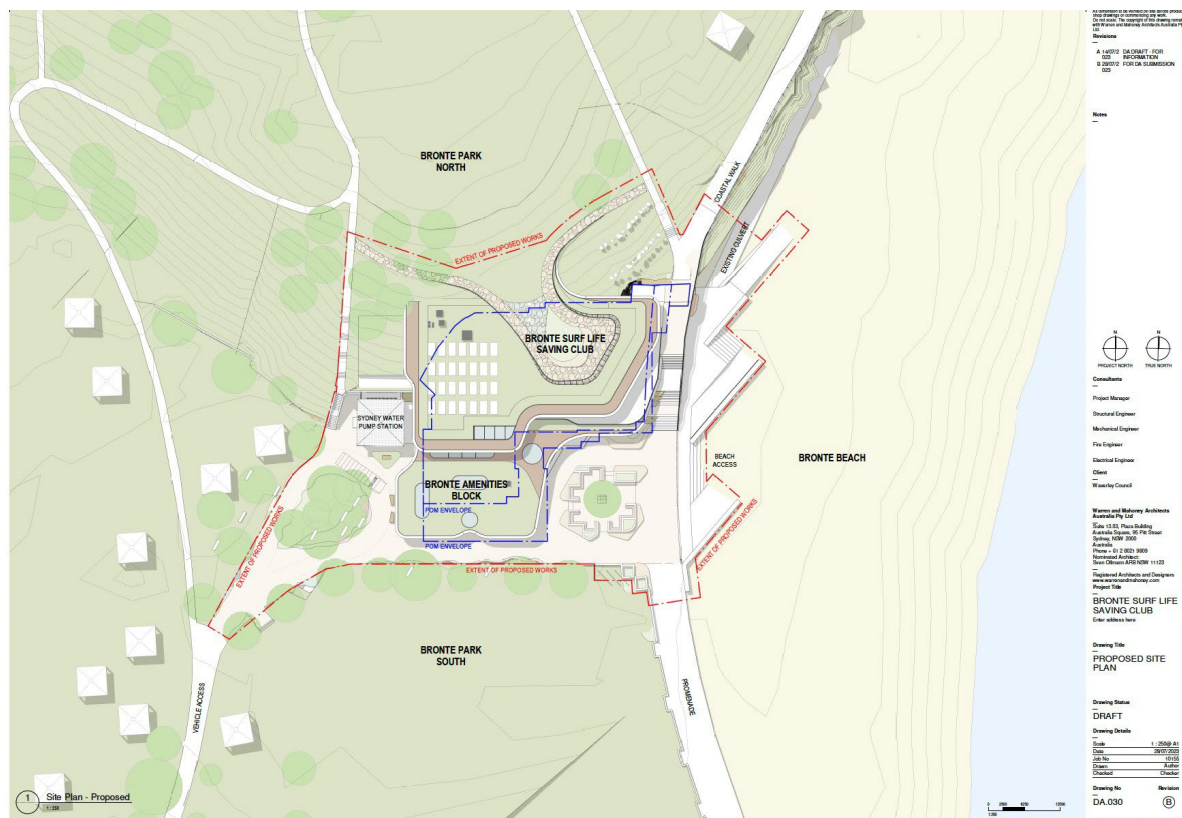


Figure 1. Waverley Council and BSLSC Facilities Site Plan

The existing BSLSC building was originally constructed in 1974. The proposed new facilities will provide Waverley Council and BSLSC with the following services, and amenities:

### **GROUND FLOOR**

#### **Waverley Council areas**

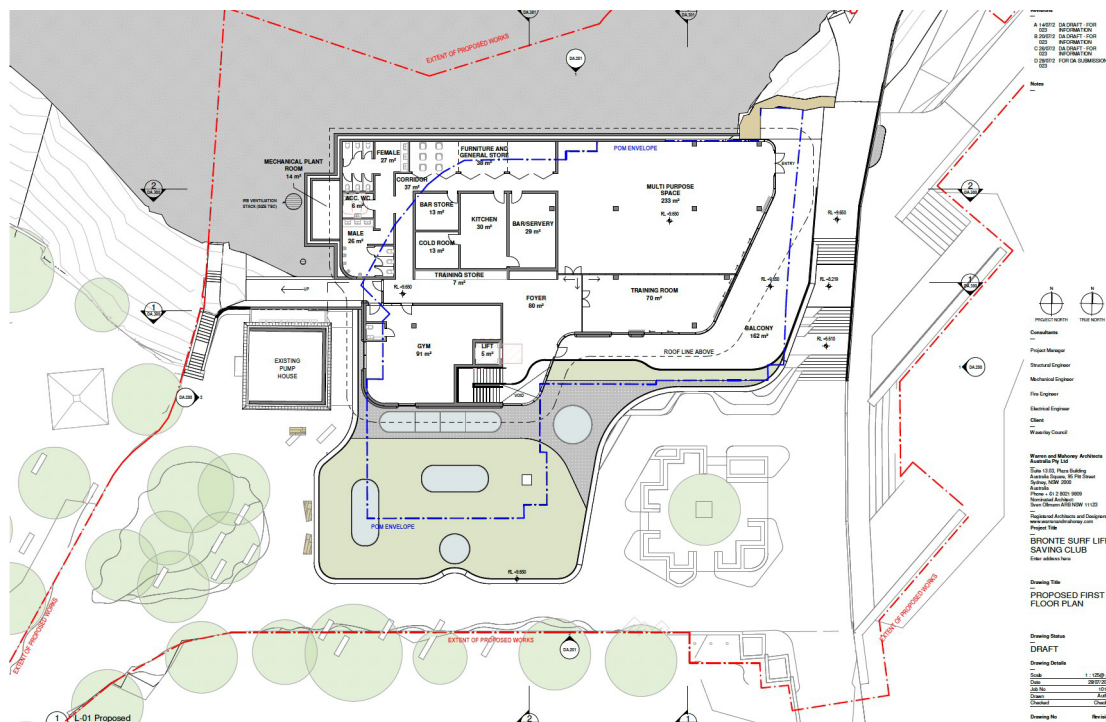
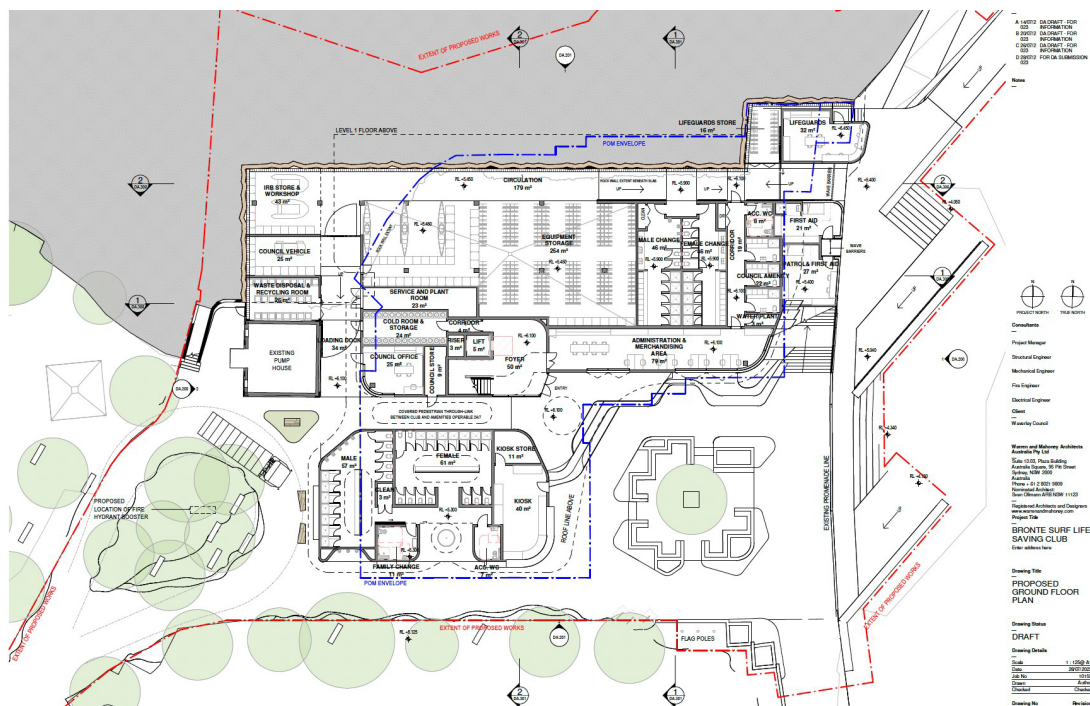
- Public amenities; Male, Female, Family Change, Accessible, outdoor showers
- Council Park Maintenance facilities; Council office, Council vehicle and equipment, Council store
- Council Lifeguard facilities; Lifeguards Room, Lifeguards Store, Lifeguard First Aid
- Council staff amenities
- Council cleaners store

#### **BSLSC Areas (Ground Floor)**

- Patrol and first aid area
- Equipment storage (combined storage for Lifesaving, Nippers and Patrol Training group)
- Administration and merchandising area
- IRB store and workshop (storage and maintenance of inflatable rescue boats, engines)
- Change rooms and amenities (male/female/accessible)
- Cold room and storage
- Loading dock (gear, equipment, service and maintenance)
- Waste disposal and recycling rooms (Bin Room)
- Service and plant rooms (riser, corridors, circulation, water plant, recycled water and irrigation control systems and metering)

#### **BSLSC Public Access Areas (during operable hours)**

- Foyer, corridors, lift and stairs linking ground and first floors
- Covered pedestrian through-link between Club and Amenities operable 24/7



## BSLSC Pubic Access Areas Roof

- Landscaped viewing platform
- Landscaped roof with mechanical services and solar panels

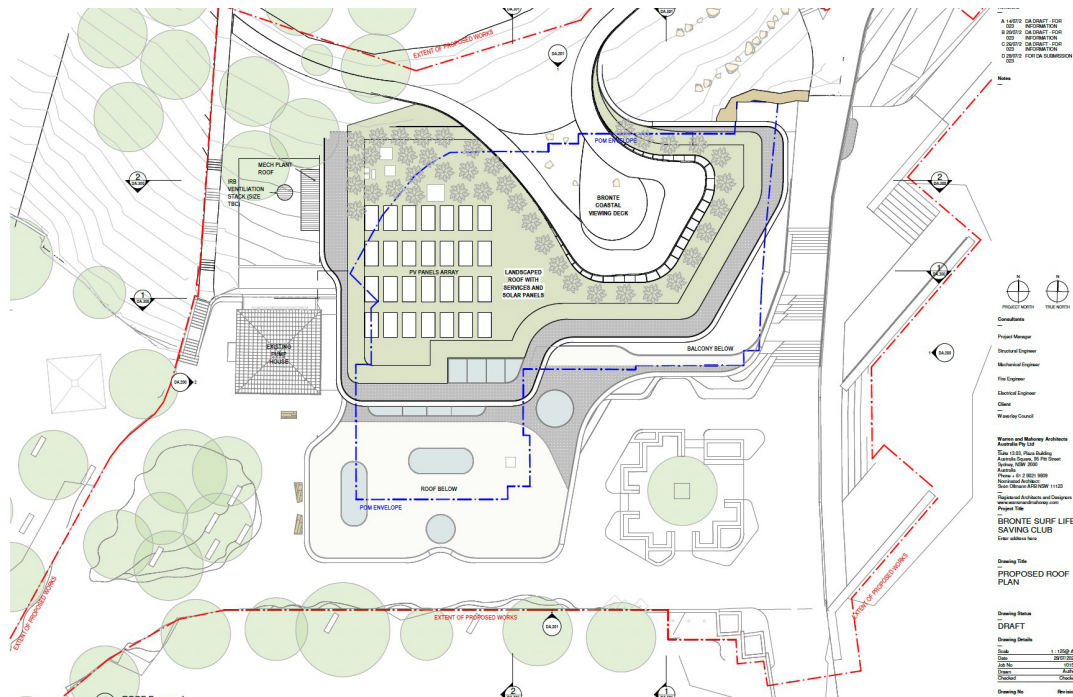


FIGURE 4. Roof Floor Plan

## 5. Operational matters

The Bronte Park Plan of Management (POM) includes details of operational and management procedures of the Bronte Park that is under the care and control of Waverley Council. This BSLSC Building Operation Management Plan in particular, addresses the following (with respect to the entire venue):

- Amenity impacts to the surrounding neighbourhood of the premises.
- Compliance with conditions (relating to patron capacity, approved hours of operation, types and manner of functions permitted, any trial periods, noise conditions, handling of complaints).
- The behaviour of patrons.
- Security management practices.
- Liquor practices (if licensed, including the responsible service of alcohol).
- Staffing roles and responsibilities (including security personnel if required).
- Management of patrons within the premises and their exit and dispersal from the area.
- Other such operational matters to ensure compliance with relevant regulatory requirements.

The above operational conditions must be complied with, at all times throughout the use and operation of the Waverley Council and BSLSC Building Facilities.



In addition to the above, the BOMP shall detail the following additional aspects with respect to BSLSC Multi-Purpose Room:

- (a) The capacity of the space.
- (b) Types and manner of functions permitted.
- (c) Details of any applicable liquor licence that will be utilised for the sale, supply, and consumption of liquor for the function activity.
- (d) Details as to the management of third party hiring or tenancy of the function space and authorities to be utilised if liquor is to be sold, supplied, or consumed.
- (e) Management of function activity, including those 'prohibited' by this consent.

The BOMP shall be approved by Council's Manager, Development Assessment (or delegate) prior to the commencement of operations for works approved in the development consent.

Operation in accordance with the BOMP:

- (a) The operation and management of the premises shall be in accordance with a Council approved Building Operation Management Plan (BOMP) at all times.
- (b) The approved BOMP shall be adopted by the Management of the premises and filed with Council and the Licensing Police of the Local Area Command prior to the commencement of operations.
- (c) The BOMP shall be reviewed by Waverley Council and BSLSC, on an annual basis and at any time there is a change in business practices taking place within any of the premises.

A full copy of all current development consents (including approved plans) for the operation of the premises, any compliant registers (or other) and this BOMP must be kept on the premises and made available for inspection immediately upon request by Council Officers, Police Officers and/or ILGR Authorised Officers.

### **5.2 Third party operator of function space**

Prior to commencement of operations, this BOMP shall be reviewed and implemented in conjunction with Council's Executive Manager, Property and Facilities (or delegate) for the Bronte Surf Life Saving Club (BSLSC) that provides all relevant operational conditions applicable to the use and management of rooms for club, training or event purposes. The BOMP shall be provided to all future tenants, or hirers of space within the BSLSC (as part of their hire agreement) to ensure those persons are familiar with relevant conditions of consent that apply to their use and management of any space.

Elements to include though not limited too, approved management plans, emergency evacuation procedures, maximum patron capacity, hours of operation etc.  
Access to BSLSC areas;

- a) BSLSC areas will only be accessible to the public with BSLSC permission. Secure access to BSLSC members will be provided by electronic means (e.g. swipe card, tag) or other such security means.

Loading to Waste Room, Kitchen and Bar;

- a) Loading and waste removal servicing the ground and first-floor kitchen and bar, will be via the main lift or stairs, and ground floor loading dock.
- b) Loading and unloading of waste vehicles will be via the rear service access path, at the rear (western) side of the site.
- c) Loading and unloading of service vehicles will be via the rear service access path, at the rear (western) side of the site.
- d) Vehicles will access the site via the Bronte Rd access link road.

Loading to Kiosk;

- a) Frequency of deliveries will be co-ordinated with BSLSC operations manager to prevent conflicts and congestion. The number of staff will be between 1-5 (approximately) at any point in time within the kiosk.
- b) Loading and unloading of kiosk service vehicles will be via the service access road immediately adjoining the southern boundary of the site.
- c) Vehicles will access the site via the Bronte Rd access link road.

### **5.3 BSLSC Multi-Purpose Room**

BSLSC Multi-Purpose Room will be operated by BSLSC management or in the case of private functions, will be subject to a hire agreement between BSLSC and third parties. The hire agreement will include relevant elements of this BOMP, and will outline;

- (a) Booking arrangements secured via detailed discussions, and payment of a deposit.
- (b) BSLSC will work with any hirer to ensure events are scheduled to avoid conflict with BSLSC activities.
- (c) The Multi-Purpose Room may be catered on a case, by case basis.
- (d) Frequency of events that include availability of alcohol per year:
  - club functions will be limited to 20 max. These functions are normally less than 100 members and include life members lunch (30-40), volunteer awards (50 – 60) and except for one function (an annual fundraiser) does not involve sit down service.
  - the frequency of Multi-Purpose Room events for third parties, will be limited to 100 max. Approximately. 50 – 70 events may be in the evenings, but they are traditionally either weddings or celebrations of birthdays, anniversaries or bar mitzvah etc. the other use of the functions upstairs is for memorials, funerals, corporate workshops and the like.
  - for frequency for BSLSC “Sunday Sips” will be limited to 50 max. Sunday Sips has been a tradition at our club and it also involves the community. The Multi-Purpose Room is open for both members and community to come up and enjoy the facilities on a Sunday afternoon. Generally it is between 4 – 8pm and it can attract anywhere between 20 – 100 people but it is well received by the community. It is not a members only event and there is no amplified music.
  - it is to be noted BSLSC facilities will be used by community groups including schools and junior sports clubs.

- (e) To manage acoustic nuisance no amplified live music will be permitted after 11pm.
- (f) The Multi-Purpose Room operator will be responsible for ensuring any furniture on the external balcony is secured or brought inside, at the conclusion of each nominated function.
- (g) Security guards are to be employed for nominated activities, in accordance with clause 7.2 (e)

### **5.4 Function Activity**

The following function activity is prohibited on the premises without prior written approval by the Commander (or delegate), of the Eastern Suburbs Local Police Command;

- (a) Non BSLSC related functions for 16 – 21year old persons including 18th and 21<sup>st</sup> celebrations.
- (b) 'Bucks' and 'hens' nights.
- (c) Any function in which dancing, dance party, rave, DJ performance, or other entertainment act is the primary activity.

In such circumstances that approval is sought for a 'prohibited' function to take place, management must provide such request 14 days prior to the scheduled activity.

Should approval be given, BSLSC management must adhere to any conditions that accompany such written approval as issued by the Commander (or delegate), of the Eastern Suburbs Local Police Command.

- (a) Council reserves the right to further include (by way of written advice) types of activities considered 'prohibited under this condition.
- (b) Food of a nature and quantity consistent with the responsible sale, supply and service of alcohol must be made available whenever liquor is made available within the BSLSC building.

The BOMP is to be updated as needed to reflect these aspects of this condition.

### **5. Complaint Management**

BSLSC will implement and maintain a complaint register which is to record any complaints made by Police, Council, or local residents. The register will be maintained by the manager. BSLSC will undertake its best endeavours to address any reasonable concerns. BSLSC will meet with any complainants and endeavour to address any reasonable concerns.

### **6. Room Uses and Hours of Operation**

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The following table outlines the maximum approved hours of operation which apply to the various spaces within BSLSC facilities. The operator will not exceed the hours indicated in the following tables.

Reduced hours of operation for some areas may also be applied at the discretion of BSLSC (e.g. kiosk).



### BSLSC Building Activities

Room / area	Hours of operation	Days	Days per year
Lifesaving storage	24 hours per day	Monday-Sunday	365 Days per year
Club Amenities	5:30am – 10:00pm	Monday-Sunday	365 Days per year
Administration & Merchandise:	8:00am – 6:00pm	Monday-Saturday	52 Weeks per year
	7:00am – 12:00pm	Sunday	Sept - April
Patrol and First aid	24 Hours a Day	Monday-Sunday	365 Days per year
IRB Store	6:00am – 8:00pm	Monday-Sunday	365 Days per year
Kiosk	7:00am – 7:00pm	Monday-Sunday	Sept-May
	7:00am – 7:00pm	Monday-Sunday	July school holidays
	7:00am – 7:00pm	Saturday-Sunday	June-August
First floor Training / Meeting Room	7:00am – 10:00pm	Monday-Sunday	365 Days per year
Multi-Purpose Room, Including Kitchen & Bar	6:00am – 12:00am	Monday-Saturday	365 Days per year
	8:00am – 10:00pm	Sunday	52 Weeks per year
First Floor Balcony	8:00am – 10:00pm	Monday-Sunday	365 Days per year
Gymnasium	5:30am – 10:00pm	Monday-Sunday	365 Days per year

Table 1. BSLSC Building activities/uses - hours of operation

### BSLSC Areas (Ground Floor)

The upgraded Bronte Surf Life Saving Club Building incorporates essential spaces to accommodate the equipment necessary for fulfilling the NSW SLSC Lifesaving Agreement, which outlines the club's responsibilities for beach safety. This section of the Building Operational Management Plan will offer a comprehensive overview of these spatial requirements.

#### Patrol and first aid area

A dedicated Patrol and first aid area is required to meet contractual obligations under the SLSC Lifesaving Agreement. The club is required to provide exclusive equipment and spaces for the lifesaving team, separate from the Council Lifeguards. Ensuring compliance with WHS guidelines, the Patrol Room facilitates passive beach surveillance during inclement weather and allows breaks for lifesavers on duty. Additionally, the club's extensive First Aid training for Nippers and Bronze Medal courses enhances overall beach safety and community well-being.

#### Equipment storage (combined equipment storage for Lifesaving, Nippers and Patrol Training group)

The new upgraded Bronte Surf Life Saving Club provides combined equipment storage for Lifesaving, Nippers, and the Patrol Training group. The open-plan storage accommodates approximately 60 fibreglass boards and 100 foam surfboards for Nippers, around 30 Rescue Boards for the Lifesaving Patrol, and nearly 60 surf-craft shared among Under 14's, Youth,

and Masters for club training, carnivals, and weekly skills and fitness sessions. Unlike other Surf Clubs that prioritise elite competitors, Bronte focuses on up skilling the majority of Patrollers and Water Safety personnel, necessitating a significant number of boards to ensure their ocean capabilities and rescue readiness.

### **Lifesaving and Club Administration area**

The Lifesaving and Club Administration area experiences an annual rise in compliance and member services demands, leading to increased utilisation of the Club's resources. Similarly, like many other clubs, BSLSC is witnessing a growing need for paid office staff as a viable solution. Moreover, adequate staffing and storage space are required to manage the administration of the Kiosk and internal areas for Club and Community events, including Lifesaving and Water safety uniforms, Nippers uniforms, and general merchandise.

### **IRB store and workshop (storage and maintenance of inflatable rescue boats, engines)**

The IRB store and workshop are crucial for Bronte Surf Life Saving Club, as their IRB requirements extend beyond Bronte Beach. Under the Lifesaving Agreement, the club's operational watch covers various areas, including numerous community swims and Water Safety services for events. Additionally, the club provides IRBs for Nipper Carnivals statewide and conducts training for members throughout the year. The IRB team's involvement in disaster flood recovery efforts across NSW further highlights the necessity for multiple boats and motors, requiring access to a dedicated workshop space to maintain them in optimal condition as mandated by legal requirements.

### **Change rooms and amenities (male/female/accessable)**

The change rooms and amenities (male/female/accessable) on the Ground Floor cater to the needs of Patrol, Training, and the many Nippers in the Club. While space may be limited on Sunday mornings due to high activity, it still offers an adequate facility. The 1st Floor facilities serve multiple purposes, accommodating our Sunday Sips event open to the community, mid-week training sessions, and community bookings.

### **Cold room and storage**

The cold room and storage area serves as a secure space for storing food and beverage supplies, ensuring their freshness and quality. Conveniently located at the rear of the building, it offers easy access for deliveries through the loading dock, streamlining the process of restocking and managing inventory. This facility plays a vital role in supporting the various events and activities hosted by the Bronte Surf Life Saving Club, ensuring that members and visitors have access to adequately stocked refreshments during their time at the club.

### **Loading dock (gear, equipment, service and maintenance)**

The loading dock area is designed to facilitate the safe and efficient transport of gear, equipment, and materials into the building. By providing a dedicated entry point, it eliminates the need to navigate through the front promenade, ensuring the safety of both club members and the public. The seamless circulation for goods into various storage areas enhances operational efficiency and reduces safety hazards. Additionally, the ease of lift access further streamlines the process of moving heavy or bulky items, contributing to the overall functionality and effectiveness of the Bronte Surf Life Saving Club facilities.

### **Waste disposal and recycling rooms (Bin Room)**

The waste disposal and recycling rooms, also known as the Bin Room, are designed to ensure sufficient storage capacity for rubbish and recycling throughout the week. Easy access is provided for off-site disposal managed by a commercial operator, ensuring a clean and tidy environment. Moreover, the club is committed to adopting compostable kiosk packaging and has dedicated storage space to support this initiative alongside the general rubbish and recycling facilities. This sustainable approach aligns with the Bronte Surf Life

Saving Club's commitment to environmental stewardship and responsible waste management practices.

### **Service and plant rooms (riser, corridors, circulation, water plant, recycled water and irrigation control systems and metering)**

The service and plant rooms encompass critical infrastructure components, including risers, corridors, and circulation spaces, facilitating the efficient management of water supply, recycled water, and irrigation control systems. This design allows for water harvesting from the roof, creating a sustainable solution to repurpose water for essential activities such as IRB and craft wash down areas, as well as irrigation of the surrounding landscape. The Plant Rooms are thoughtfully designed to accommodate battery storage, supporting the club's commitment to lower carbon goals and reduced energy costs in the future. This environmentally conscious approach aligns with the Bronte Surf Life Saving Club's dedication to sustainability and responsible resource management.

### **BSLSC Public Access Areas (during operable hours)**

The BSLSC public access areas have been thoughtfully designed to provide open and inviting spaces, ensuring all members of the community, including those with disabilities, parents with prams, and the elderly, feel welcome and have easy access. The building aims to be an integral part of the community, and Club staff are available year-round to assist both club members and visitors. With a focus on inclusivity and accessibility, the design fosters a sense of belonging, encouraging people to explore and engage with the facilities. This approach aligns with the Bronte Surf Life Saving Club's commitment to serving the needs of the community and promoting a welcoming and inclusive environment for everyone.

### **Foyer and corridors**

The foyer and corridors of the Bronte Surf Life Saving Club have been designed with a dual purpose in mind. Firstly, they serve as a space to proudly showcase the rich history of the Foundation Surf Club, which has played a significant role in the inception of the Surf Life Saving movement since 1903. Through thoughtful displays and exhibits, both the public and club members will have the opportunity to immerse themselves in this legacy.

In addition to their historical significance, the foyer and corridors are carefully designed to enhance functionality and accessibility. Abundant natural light streams into the area, ensuring a well-lit and inviting space that fosters a sense of openness. The strategic placement of windows allows for optimal solar penetration, contributing to energy efficiency and a sustainable design approach. Furthermore, the corridors during operating hours provide convenient access to essential amenities, including a lift that offers ease of mobility for individuals who may require assistance. This inclusive design ensures that everyone, regardless of their needs, can navigate the facility comfortably and enjoy the shared experience of exploring the club's history.

### **Lift and stairs linking ground and first floors**

The lift and stairs connecting the ground and first floors play a vital role in ensuring accessibility for members and visitors. Easily accessed through the foyer, the lift provides a convenient option for those with disabilities, granting them access to the top floor facilities and veranda. Club staff are available during operational hours and events to offer assistance as needed. Meanwhile, the stairs offer a seamless means for Admin staff to move between floors throughout the day and serve as a convenient entrance and exit point for all members and visitors to the club.

### **Covered pedestrian through-link between Club and Amenities operable 24/7**

The covered pedestrian through-link between the Club and Amenities is a thoughtful addition that serves multiple purposes. Not only does it provide a clear distinction between the two buildings, but it also creates an inviting pathway for the community to pass through the facility seamlessly. This covered walkway offers protection from both intense sunshine during peak hours and inclement weather, ensuring the comfort of members and visitors in

various conditions. Moreover, the through-link provides a picturesque view of Bronte Beach from The Gully, enhancing the overall experience for beachgoers and passersby alike. As an operable walkway accessible 24/7, it promotes easy movement and accessibility for all users throughout the day and night.

### **FIRST FLOOR**

#### **BSLSC (first floor)**

##### **Multi Purpose Room (including bar/servery and kitchen, cold room, bar store)**

On the first floor of the Bronte Surf Life Saving Club, the Multi-Purpose Room stands as a versatile space catering to a wide range of activities throughout the year. Its significance as a community hub is evident on Sunday afternoons when "Sunday Sips" warmly welcomes the public, providing a delightful gathering spot for friends and newcomers alike. The room's adaptability also comes into play during various education courses and training sessions, offering the convenience of accommodating multiple courses simultaneously or dividing classes as needed.

Under our licensing restrictions, the Multi-Purpose Room opens its doors to a select number of events, including weddings, bar mitzvahs, and birthdays, while steering clear of more rowdy celebrations like 18th and 21st parties, ensuring a respectful and harmonious environment. Throughout the season, the Nippers, our young surf life savers, frequently utilise this space for their surf education programs, presentations, and special nipper events.

An additional advantage of this room lies in its thoughtful design, which promotes excellent cross ventilation and ample solar gains, minimising the need for excessive air conditioning and heating. The provision of a Cold Room and Kitchen storage further enhances its efficiency, enabling seamless storage and convenient access to supplies during events, eliminating the need for constant trips up and down stairs. The Multi-Purpose Room stands as a vibrant and accommodating space, fostering a sense of community and shared purpose within the Bronte Surf Life Saving Club and beyond.

##### **Training Room**

The training room within the Club presents a purpose-built space, thoughtfully designed to cater to various Surf Education Courses. Equipped with fixed walls, the room seamlessly accommodates AV facilities, fostering an optimal learning environment for participants in different training programs. One of its key features is the ability to offer trainees a captivating view of the ocean and the beach, creating an inspiring and immersive experience while they undergo their training. Beyond its role in surf education, the Training Room holds versatility as a break-out space for mid-week workplace off-sites, providing a refreshing change of scenery and a conducive atmosphere for productive discussions.

To ensure the efficient organisation and accessibility of training materials, the room features dedicated storage, streamlining the setup and cleanup process for instructors and participants alike. With a focus on functionality, comfort, and inspiration, the training room becomes an integral part of the Bronte Surf Life Saving Club, supporting the growth, development, and continuous improvement of its members and broader community.

##### **Furniture and general storage**

The furniture and general storage area serves a crucial role in facilitating the flexible use of chairs and tables within the Multi-Function Room. By providing ample space for storing function items and AV equipment when not in use, this storage solution ensures a seamless transition between various setups and configurations based on specific event requirements. This adaptability allows the Multi-Function Room to cater to a wide range of activities and gatherings, making it a versatile and efficient space within the Bronte Surf Life Saving Club.

##### **Gymnasium**

The designated fitness area offers a comprehensive space for both Active and Associate Members, providing opportunities for fitness and rehabilitation activities. Additionally, Council Lifeguards utilise the facility during their breaks. This space caters to dedicated Cadet /

Youth fitness programs and is equipped with cardio and weight equipment, accommodating both competitive athletes and social fitness enthusiasts. Operating from 6 am to 9 pm, the fitness area ensures convenient access to promote a healthy and active lifestyle for all members.

### **Amenities for use of members and visitors (male/female/accessible)**

The amenities are designed to cater to the needs of both members and visitors, offering facilities for males, females, and those with accessibility requirements. These versatile amenities can accommodate a range of gatherings, from small meetings to a capacity of 400 nippers.

### **Foyer, lift and stairs, balcony for circulation linking first and ground floors**

The foyer serves as a central hub, providing easy access to key areas such as the gym, multi-function room, and training room. With a lift and stairs connecting the first and ground floors, members and visitors can move seamlessly between levels. Moreover, the strategically placed balcony offers captivating views across the park and southern beach, enhancing the overall experience and promoting a sense of connection with the surrounding natural beauty.

### **Service and plant rooms**

The first floor's service and plant rooms are strategically designed to support the operational efficiency of the facility. These rooms house essential equipment and systems that contribute to the smooth functioning of the building, ensuring optimal performance and minimal disruption. The layout and accessibility of these spaces are carefully planned to facilitate maintenance and repairs, as well as to accommodate future upgrades or technological advancements. With a focus on reliability and sustainability, the service and plant rooms play a vital role in maintaining a high standard of functionality and environmental responsibility within the Bronte Surf Life Saving Club.

### **BSLSC Pubic Access Areas Roof**

#### **Landscaped viewing platform - "The Bronte Coastal Viewing Deck"**

"The Bronte Coastal Viewing Deck" represents a remarkable addition to the Bronte Park and coastal walk, enhancing public amenity and usability. With its strategically elevated position, the deck offers approximately 2 million annual visitors to the Bondi to Bronte Walk an awe-inspiring vantage point, showcasing sweeping views of the picturesque beach and the surrounding park. The thoughtful and understated landscaping design fosters a serene atmosphere, inviting people to relish the tranquility of the space while appreciating the stunning natural beauty. Beyond its aesthetic appeal, the platform serves as a traditional meeting spot, a symbolic connection to Country, and a cherished destination for both locals and tourists alike. Its creation stands as a testament to the commitment of the Bronte Surf Life Saving Club to enriching the community's experience and reinforcing the inherent harmony between the built environment and the stunning coastal landscape.

#### **Landscaped roof with mechanical services and solar panels**

The thoughtfully designed landscaped roof of the Bronte Surf Life Saving Club serves as a multifaceted asset, both environmentally and aesthetically. By incorporating solar panels into the design, the club aligns with Waverley Council's ambitious 2030 targets, contributing to a sustainable future and minimising its carbon footprint. Beyond its renewable energy benefits, the soft landscaping elegantly integrates the roof into the surrounding hillside, fostering a meaningful connection to Country. The lush vegetation not only adds to the scenic beauty but also plays a vital role in naturally cooling the building during the busy Summer months, presenting an eco-friendly alternative to traditional air conditioning systems. The harmonious blend of solar panels and soft planting on the landscaped roof underscores the club's commitment to responsible environmental stewardship, making a positive impact on both the local community and the broader natural landscape.

### **Council Lifeguard Services – Lifeguard Watch Room, Lifeguard Store Room, Lifeguard First Aid Room**

Council Lifeguard Services staff will continue to provide a lifeguard service 365 days per year to Bronte Beach from the building watch room, lifeguard first aid room and lifeguard storage area.

Bronte Beach is recognised as one of the two most treacherous patrolled beaches in NSW. Following the Coronial inquest into a 2014 fatality, Council committed to provide lifeguard services 365 days per year and provide appropriate infrastructure. The role of the lifeguard is to assess beach conditions throughout the day and monitor the safety of all who visit. Lifeguards are professionals, employed by Council (lifesavers are volunteers) who meet extensive qualifications and licensing requirements as well as physical requirements. Lifeguard hours of operation as shown below. Approximately 2-4 Lifeguards are on duty at Bronte Beach any one time. Approximately 4-8 Lifeguards are rostered to work at Bronte Beach each week

Season	Period	Time
High	Sept – Oct	6am – 6pm
Peak (daylight savings)	Oct – Apr	6am – 7pm
Mid	Apr – May	6am – 5pm
Low	May – Sept	7am – 5pm

Table 2. Lifeguard activities/uses - hours of operation

Lifeguard equipment includes, but is not limited to:

- Flags to denote swimming area
- Temporary beach safety signage (erected depending on the conditions)
- Rescue boards
- Rescue tubes
- Mobile first aid equipment such as defibrillator, oxygen, spinal boards, first aid kits etc
- First aid room equipment including pain relieving medication, methoxyflurane, known as the 'green whistle' which can only be provided at this location by qualified Council Lifeguards and NSW Paramedics. Note, volunteer surf life savers are not permitted to provide the green whistle to patients.
- A shower with hot water access
- Radios
- Unmanned Area Vehicle (UAV)/Drone.

The sand conditions at Bronte Beach prevent the use of a Utility Terrain Vehicle (UTV), also known as a buggy, to access the sand to enable lifeguards: quicker access to undertake water rescues; to launch a jet ski; deploy drone/UAV; to carry rescue equipment; or, to retrieve patients. The Lifeguard watch room is required to provide 180-degree views of the beach and surf as well as to enable immediacy of action. This drives the need to provide facilities central to the beach and a reliance on rescue boards to undertake water rescues. Ambulance access is provided via the main entrance road into and alongside the building. Suitable pedestrian access is then provided for an ambulance stretcher bed to be wheeled to the first aid room or to the beach access ramp.

A kitchenette is provided in the Lifeguard Watch room to enable Lifeguards to stay within viewing distance while accessing food and refreshments, which they need to maintain intake of, while undertaking physically demanding activities. Similarly, the Lifeguard first aid room is required to be located to enable Lifeguards to maintain observation of the beach and water and to be observable from the Lifeguard Watch Room so that they can view people approaching it for assistance and to provide additional support should the patient require it.



### **Council Open Spaces Maintenance Services – Lunch Room, Vehicle and Equipment Store, Water Treatment Room, Cleaners Store, Council Store**

Council Open Spaces and Sportsfield Maintenance staff will continue to provide maintenance services to Bronte Beach and Park 365 days per year from the building parks storage area and lunchroom.

Bronte Beach and Park is a highly utilised space that requires constant maintenance to enable passive and active recreation. Council maintenance services include, but are not limited to:

- Irrigation and horticulture – mowing grass, gardening, tree pruning, re-turfing, control of irrigation system and recycled stormwater system, bush regeneration etc.
- Waste and cleansing – beach sand rake, litter collection by hand, wash down of selected areas, waste and recycling bin placement, collection and cleaning, Gross Pollutant Trap clean outs, procurement and storage of public amenities consumables including toilet paper and soap, Bronte Pool cleaning (twice per week in peak season) etc.
- Infrastructure maintenance and repairs – to fences, seating, BBQs, picnic shelters, playground equipment, pumps and other infrastructure.

Open space maintenance hours of operation are shown below. Approximately 3-4 open spaces maintenance staff are on duty at Bronte Beach at any one time. Approximately 6-8 open spaces maintenance staff are rostered to work at Bronte Beach each week.

Season	Period	Time
All	All Year Round	5am – 3pm

Table 3. Council Open Spaces Maintenance activities/uses - hours of operation

Open Spaces maintenance equipment includes, but is not limited to:

- Utility Terrain Vehicle (UTV) (stored on-site)
- Beach sand rake (stored off-site)
- Utes (stored off-site)
- 4 push mowers, whipper snippers etc
- Waste and recycling bins approx. 40
- Hoses and high-pressure cleaner
- Brooms, shovels, trowels, rakes, reachers, smaller bins, buckets etc
- Safety cones, tape, barricades etc
- Temporary safety signs
- Personal protective equipment
- Consumables including toilet paper, soap, bleach etc
- Other chemicals including herbicides and pesticides
- Petrol.

The sucker truck for GPT cleaning attends 4 times per year, waste and recycling trucks attend daily or as required, flat bed trucks are utilised for re-turfing when required.

A kitchenette is provided in the parks lunchroom, as well as one workstation with computer. This enables staff to have a private weather-proof space to retreat to access food and refreshments, which they need to maintain intake of in between undertaking physically demanding work. The workstation is used primarily by the supervisor daily and/or visiting manager(s) and staff to complete mandatory online compliance training.

**Council Staff Amenities**

Shared toilet and shower amenities are provided for use by the Council lifeguards and Council Open Spaces Maintenance staff. Lockers are also provided for use by Council Lifeguard and Open Spaces Maintenance staff to store wet weather gear, personal protective equipment, water safety equipment and personal effects.

Amenities and lockers will be placed in an area with secure access and accessed by Council staff 365 days per year from 4.00am to 8.00pm.

A Council contracted cleaner will provide cleaning services to Council staff spaces noted above.

A cleaners store room with adequate facilities to store contractor cleaning equipment as well as consumables required to clean and service the public amenities is allocated.

**Public amenities**

Public amenities will be open from 5am to 8pm in winter and 9pm in summer. They will be opened by Council staff. A cleaning contractor, engaged by Council, will continue to undertake cleaning of the public amenities 365 days per year. They will also ensure that the public amenities are locked for the evening.

**Waste and recycling collection – Council spaces**

Council's cleaning contractor will also access the bin room to dispose of any waste and recycling collected from within the Council areas of the building. Designated 260L bins (1 x general waste and 1 x co-mingled recycling) will be provided in the bin storage room for use by Council's cleaning contractor. Council's open spaces maintenance staff will pull the bins out and bring them in after weekly collection.

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**7. Maximum Patron Capacity**

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The following table outlines the capacity limits which apply to the various spaces within BSLSC in accordance with the requirements outlined in CI D1.13 in the BCA / National Construction Code 2019 and detailed within the BCA report accompanying this development application submission.

Table 2. Maximum patron capacity;

Ground floor	Use	Maximum no. of persons accommodated
1. Waverley Council	Public Amenities	excluded
	Council store	2
	Council Park Staff lunch room	4
	Council Park Staff vehicle and equipment store	2
	Council Lifeguard watch room	4
	Council staff amenities	excluded
	Council Lifeguard storage	2
	Public Amenities	excluded
Sub total (1)		14

**VERSION E**

2. BSLSC	Patrol / first aid	10
	Lifesaving gear and equipment storage	10
	Administration & merchandising	6
	IRB store & workshop	4
	Amenities male	excluded
	Amenities female	excluded
	Access WC/Shr	excluded
	Public kiosk	5
	Service and plant rooms	2
	Waste disposal and recycling rooms	2
	Patrol / first aid	10
	Lifesaving gear and equipment storage	10
<b>Sub-total (2)</b>		<b>39</b>

<b>First floor</b>	<b>Use</b>	<b>Maximum no. of persons accommodated</b>
3. BSLSC	BSLSC Multi-Purpose Room	210
	Training and meeting room	30
	Gymnasium	15
	Furniture storage	2
	Amenities male	excluded
	Amenities female	excluded
	Service and plant rooms	2
<b>Sub-total (3)</b>		<b>259</b>

**Total (1+2+3) 312**

- (a) Any person/s attending the premises for the purpose of 'takeaway' products / services will not be considered a 'patron' for the purposes of subclause (a), provided no food and or drink is consumed by those persons on the premises.
- (b) Management is responsible for ensuring the number of patrons in the premises does not exceed the approved capacity specified in sub clause (a).
- (c) The patron numbers contained in this condition are a maximum. Should the BCA / Fire Safety Reports lodged by Applicant require a lesser number of patrons in certain areas of the premises, the lesser patron capacity number shall apply.
- (d) Lesser maximum patron capacity for some areas (e.g BSLSC function room) may also be applied at the discretion of BSLSC and/or Waverley Council.

### **7.1. Signage to be displayed**

- (a) Signage (in lettering not less than 15mm in height on a contrasting background) is to be erected in a prominent position near each entry to the premises. The signage shall state the relevant details for each zone of the premises:
  - Approved hours of operation
  - Approved patron capacity (internal)
- (b) Signage (in lettering not less than 15mm in height on a contrasting background) is to be erected near the main principle exit to the premises, in such manner that it would be reasonable to expect that a person leaving the premises will be alerted to its contents. The signage shall state:

Upon leaving, please respect local residents by minimising noise

Signage specified in sub clauses (a) and (b) is to be erected prior to the commencement of operations.

- (e) Signage (in lettering not less than 15mm in height on a contrasting background) is to be erected in a prominent position near the main entrance of any room / area where a specific patron capacity is stipulated. Wording must include the name of the room / area and the applicable patron capacity authorised.

### **7.2. Alcohol Licensing Arrangements**

BSLSC have an existing “On Premises” licence which allows BSLSC to sell alcohol within approved Multi-Purpose Room’s, and other Liquor and Gaming approved zones.

No change to the existing liquor licensing arrangement is proposed as part of the re-development of BSLSC. All RSA requirements will be adhered to.

- (a) All employees and bar staff will be required to have completed an OLGR accredited RSA course before commencing work. BSLSC maintains a register containing a copy of all RSA certificates and a log of all refusal of service incidents.
- (b) A broad range of non-alcoholic options will be offered to patrons, as well as food options (depending on activity/event).
- (c) Water dispensers will be clearly visible, and available to patrons, at all times.
- (d) One of the principle responsibilities of BSLSC room operator is to monitor the number of patrons inside the premises. Staffing levels will be increased proportionately to guest numbers to ensure supervision levels are maintained.
- (e) Security guard(s) are to be engaged for all events/activities where alcohol will be served at a minimum of 1 per 150 ratio.
- (f) A Risk Management Plan will be in place for any activities/events to address patron behaviour.

### **7.3. Liquor sale, supply, and consumption**

- (a) No liquor may be sold, supplied, or consumed on the premises except with the approval and authorisation from the relevant Liquor Authority.
- (b) The sale and/or supply of liquor must cease 15 minutes prior to the cessation of the respective hours of operation for the specified indoor and outdoor areas.

- (c) Liquor may only be sold or supplied on the premises by way of opened cans, opened bottles, or other opened containers.
- (d) There is to be no consumption, possession, or movement of opened liquor within the internal stairwells of the premises.
- (e) Management is to ensure that persons are not permitted to leave the ground floor or first floor BSLSC premises, in the possession of open liquor.

#### **7.4. WH&S**

All BSLSC staff will be trained and aware of the nominated responsibilities under the Work Health and Safety Act 2011.

#### **7.5 Patron behaviour**

The management shall ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management shall be responsible for the control of noise and litter generated by patrons of the premises and shall ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council, nominated conditions of consent and clauses within this BOMP. If so directed by council, the management is to employ private security staff to ensure that this condition is compliant.

#### **7.5. Management responsibility**

BSLSC management oversees all staff and their various responsibilities, roles and hours worked. The management of the premises shall be responsible for:

- (a) All regulatory compliances are maintained.
- (b) Ensuring patrons do not loiter at the front of the premises.
- (b) Ensure no crowding in front of the premises occurs that obstructs pedestrian access and flow.
- (c) Patron's behaviour of those utilising the sanitary facilities.

#### **7.6. Economic impact management**

The proposed new facilities will enhance the reputation of Bronte Park and Beach, locally, nationally and internationally. The visitor's experience will be significantly improved which will act as an economic stimulus for the area.

- (a) Subject to development consent, it is proposed to install a number of sustainable energy initiatives e.g. Photo Voltaic Cells (PVC), Battery & Water storage, Ceiling fans, plus options for installation of Geo-thermal Heating and Cooling.
- (b) Measures introduced as part of the new facilities will significantly reduce the energy consumption of the building and reduce costs.

### **8. Conditions of use & amenity**

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#### **8.1 Amenity**

The management of the premises is to:

- (a) Ensure that the manner, in which the business of the premises is conducted and/or the behaviour of persons entering and leaving the premises does not cause undue disturbance to the amenity of the neighbourhood.
- (b) Record in a formal register full details of any disturbance complaint/s made by a person to management or staff in respect to, the manner in which, the business of the premises is conducted and/or the behaviour of persons entering or leaving the premises. Such recording will include time, date, nature of the complaint/s and any complainant details if provided.
- (c) Respond to any disturbance complaint(s) in a timely and effective manner. All actions undertaken by management / staff to resolve such complaint(s) shall be recorded in the register.

## **8.2 No spruikers**

Spruikers (with or without sound amplification) shall not operate without the prior written consent of Council.

## **8.3 Noise emissions**

- (a) The use of the premises shall not give rise to the transmission of "Offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
- (b) A sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard 1055.

## **8.4 Noise from speakers**

All speakers are to be:

- (a) Be placed on anti-vibration mountings.
- (b) Be completely independent of the building.
- (c) Be positioned so noise does not emanate in the direction of residential receivers.

## **8.5 Noise complaints**

If, during ongoing use of the premises, substantiated complaints of breaches of noise emission conditions and/or the protection of the environment operations act, 1997 occur, an acoustic report assessing the impact of the operation will be required to be carried out by a suitably qualified acoustic consultant. The report is to be submitted to the satisfaction of council's health compliance unit within 60 days of written request. The investigation shall include, but not be limited to:

- (a) the identification of sensitive noise receivers potentially impacted by the proposal;
- (b) the quantification of the existing acoustic environment at the receiver locations (measurement techniques and assessment period should be fully justified and accordance with relevant Australian standards and NSW environment protection authority (EPA) requirements);
- (c) the formation of a suitable assessment criteria having regard to the guidelines contained in the NSW EPA industrial noise policy;
- (d) the identification of operational noise producing facets of the use and the subsequent predictions of resultant noise at the identified sensitive receiver; and



- (e) a statement indicating that the operation of the premises complies with the relevant criteria together with details of acoustic control measures that will be incorporated into the development/use, will not create adverse noise impacts to surrounding development

### **8.6 Liquor license premises (LAB Criteria)**

Noise emissions from the licensed premises shall comply with the following:

- (a) The LA10 noise level emitted from the licensed premises shall not exceed 5dB above the background (LA90) noise level in any Octave Band Centre Frequency (31.5Hz to 8KHz inclusive) between the hours of 7.00am and 12.00 midnight when assessed at the nearest affected residential boundary. The background noise level shall be measured in the absence of noise emitted from the licensed premises.
- (b) The LA10 noise level emitted from the licensed premises shall not exceed the background (LA90) noise level in any Octave Band Frequency (31.5Hz to 8KHz inclusive) between the hours of 12.00 midnight and 7.00am when assessed at the nearest affected residential boundary. The background noise level shall be measured in the absence of noise emitted from the licensed premises
- (c) Notwithstanding compliance with the above clauses, the noise from licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12.00 midnight and 7.00am.

Note; Where this condition is inconsistent with the requirements imposed by the Liquor Administration Board or Liquor Licensing Court, the more stringent conditions shall prevail.

### **8.7 Entertainment noise**

All noise from musical instruments or amplified sound in the form of DJs, live bands and performers will be strictly monitored in accordance with the "Offensive Noise" Act.

### **8.8 No entertainment external to premises**

No sound reproduction device nor any form of entertainment is to be operated external to the premises. Speakers must not be installed, and music must not be played to the public domain. Speakers located within the premises must not be placed, so as to direct the playing of music towards the outdoor areas / public domain.

### **8.9 Noise-Mechanical plant**

Noise associated with mechanical plant shall not give rise to any one or more of the following:

- (a) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
- (b) A sound pressure level at any affected property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use. The source noise level must be assessed as a LAeq, 15 minutes.
- (c) Notwithstanding compliance with (a) and (b) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential premises between the hours of 12.00 midnight and 7.00am.
- (d) A Certificate is to be submitted at the completion of all work and prior to the issue of an Occupation Certificate, from a suitably qualified Acoustic Engineer. The Certificate is to certify all plant and equipment complies with the terms of approval in relation to noise.

### **8.10 Noise Liquor License premises**

Noise caused by the approved use including music and other activities must comply with the following criteria:

- (a) The LA10 noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 07.00 am and 12.00 midnight at the boundary of any affected residence.
- (b) The LA10 noise level emitted from the premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.
- (c) Notwithstanding compliance with (a) and (b) above, the noise from the premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 am.
- (d) The use of the premise must be controlled so that any emitted noise is at a level so as not to create an "Offensive Noise" as defined in the Protection of the Environment Operations Act, 1997 to any affected receiver.

### **8.11 Noise limiters (Place of Public Entertainment)**

- (a) All amplification equipment used in the premises is to be controlled by a root mean square (RMS) noise limiter, calibrated, and set by the Project Acoustical Consultant to ensure compliance with Council's noise emission criteria. The Project Acoustical Consultant must certify that the limiters are installed and calibrated to satisfy the requirement of Council's noise criteria. The calibration levels and assessment background levels must be reported on calibration sheets for each area (if necessary) and submitted to Council. The noise limiters must be installed in a locked cabinet located in a secure area. Access to noise limiter post calibration must be restricted to the Licensee of the premises and made available to Council officers upon request.
- (b) All on-stage and front of house sound equipment must be connected in such a manner to the one system so that the noise levels produced can be effectively controlled by the noise limiter referred to above and the house mixer/sound engineer.

### **8.12 Refrigeration units and Mechanical plant**

- a) Air conditioning units, refrigeration motors/units and other mechanical plant are not to be installed outside the building without the prior consent of Council, in order to assess the cumulative impacts noise to adjoining properties. All plant is to be installed within the confines of the building and acoustically treated to ensure that it within the acceptable

### **8.13 Lighting**

- a) Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.
- (b) All external lighting fixtures should be vandal resistant.
- (c) Lighting should be carefully considered in areas covered by CCTV to allow for optimum viewing.
- (d) Lighting should be free of obstructions, such as tree branches, pipes, etc.

- (e) Transition lighting should also be used throughout the site to reduce vision impairment, i.e. impairment caused by walking from dark to light places and light to dark places.

### **8.15 Air emissions**

The use of the premises shall not give rise to air impurities in contravention of the Protection of the Environment Operations Act, 1997

### **8.16 No barbeque or charcoal type cooking**

Installation of barbecue or charcoal type cooking appliances is not permitted. Comprehensive details must be submitted with a formal application to Council for approval prior to the installation of any such equipment.

## **9. Advertising**

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### **9.1 Advertising and sponsorship**

Any advertising in the form of banners, stands or signs (or like) are permitted only with approval by Council or through a Development Application process.

Locations on the exterior of the building for key signage elements that incorporate the operations of the Club have been identified in the DA.

A signage strategy will then be developed to include operational signage requirements in the detailed design phase.

### **9.2 Location of signs**

No advertising signs or notices are to be affixed to the windows of the premises without prior permission of Council.

### **9.3 No signs or goods on public area**

Portable signs or goods for sale or display must not be placed on the footway or other public areas, without the prior approval of Council.

## **10. Access & Security**

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### **10.1 Access**

Access to the Ground Floor will be via the Main foyer, Beach access corridor, Loading zone and Equipment Storage areas.

Access will be restricted through an electronic security system. No vehicles will have access to the Ground Floor except for loading and unloading of BSLSC and/or approved room hirer's equipment.

### **10.2 Surveillance cameras to be maintained on the premises**

The Management must install and maintain a closed-circuit television (CCTV) system on the premises. The CCTV system must comply with the requirements of Waverley Council and the Local Area Command.

The system will include new CCTV cameras providing full coverage of all external areas, including the new publicly accessible Rooftop Viewing Platform. These cameras will feed back to a network video recorder (NVR) located in a centralised location within the new building and monitored by BSLSC management.

**10.3 Intruder alarm**

- (a) The premises shall be fitted with an Intruder alarm system that has been designed and installed to the Australian Standard (Domestic and Commercial Alarm Systems).
- (b) A duress facility should be incorporated into the system to enable staff to activate the system manually in the event of an emergency, such as a robbery.
- (c) Intruder alarm/s associated with the development must operate only in accordance with the requirements of Clause 53 of the Protection of the Environment Operations (Noise Control) Regulation 2008 under the Protection of the Environment Operations Act, 1997

**11. Deliveries & Parking**

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**11.1 Operational vehicles**

Operational vehicles including delivery vehicles, BSLSC member private vehicles, and other BSLSC vehicles shall not be driven or parked on or around the site with the exception of designated loading, unloading, and delivery manoeuvring, within the approved site curtilage.

**11.2 Deliveries**

All deliveries will be made via the Bronte Road access link road and the loading dock at the rear (western) side of the building. Materials and equipment will then be transported into the building on trolleys.

**11.3 Storage of equipment and material**

BSLSC building equipment and materials, must not be stored within the building curtilage.

**11.4 Parking**

No off-street parking will be provided as part of the development.

**11.5 Public Transport**

- a) A number of bus stops are located nearby within Bronte Road, and Bronte Marine Drive.
- b) Venue staff will be trained to be able to advise customers of public transport options.
- c) The upgraded Bronte Road access link road will allow for improved pedestrian access connecting the subject site, with Bronte Road.

**12. Waste and recycling storage and collection**

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The Waste disposal and recycling rooms, affectionately known as the Bin Room, are an essential component of the Bronte Surf Life Saving Club's sustainable design. This purpose-built facility ensures ample storage capacity for rubbish and recycling, promoting a clean and clutter-free environment throughout the week. A commercial operator manages the off-site disposal, guaranteeing a seamless waste removal process. Embracing an eco-conscious approach, the club has made a commitment to adopt compostable kiosk packaging, and a dedicated storage space has been allocated to support this initiative, complementing the general rubbish and recycling facilities. This environmentally friendly strategy underscores the Bronte Surf Life Saving Club's dedication to environmental stewardship and responsible waste management practices.

The Bin Room further encompasses a comprehensive waste management plan that addresses various aspects. Firstly, specific arrangements have been made for bin collection,

ensuring timely and efficient disposal. Additionally, ample space has been allocated for reusable items, such as crates and pallets, promoting the club's efforts towards reducing single-use waste and enhancing recycling opportunities.

Furthermore, the Bronte Surf Life Saving Club collaborates with the Waverley Council to manage waste generated from the Council park staff and the council lifeguard and patrol office. By coordinating closely with the Council, the surf club integrates its waste management initiatives with the broader community's efforts, reinforcing the importance of collective action in preserving the pristine coastal environment.

Council bins have also been strategically placed in the park and along the beach, encouraging visitors to responsibly dispose of their waste while enjoying the natural beauty of Bronte Beach. By providing accessible and visible bins, the club and the Council jointly promote an ethos of environmental responsibility, inviting all beachgoers to contribute to the preservation of Bronte Beach and Park.

We anticipate separate waste collection contracts would be required for BSLSC and for Council areas. All waste collection services will be made via the Bronte Road access link road and the loading dock at the rear (western) side of the building. The loading service area turning circle is sized for waste and recycling trucks to remain forward facing. Bins will be placed near turning circle on western side for collection.

The following management practices highlight the key waste management responsibilities for the BSLSC facilities site:

- A new purpose-built waste area for use by BSLSC, is to be located on the ground floor called Bin Room.
- Waste will be transferred from its collection point (bin) in each room to the Ground Floor and First Floor by either contract cleaners, hirers, or BSLSC members as required, where it will be temporarily stored in the designated bin room prior to collection.
- Contract cleaner provides cleaning service once per week of amenities, office, Multi-Purpose Room and training rooms. Will transfer waste and recycling to Club bins in bin storage room and put bins out for collection.
- BSLSC will have 660L bins for general waste, paper and cardboard and general recycling BSLSC would be responsible for putting BSLSC bins out for collection and bring them in from the loading service area.
- Cleaning and waste removal of BSLSC Multi-Purpose Room will be negotiated with hirer(s) on an as needed basis.
- BSLSC management will ensure, that at all times a high standard of cleanliness and orderliness is maintained at the entrance and immediate vicinity of the premises.

Glass sorting or collection;

- No bottle or glass sorting, recycling or collection shall take place between 8pm on any day and 8am Monday to Friday, 9am Saturday and 10am Sundays and Public Holidays. This condition is imposed to protect the amenity of neighbouring residents.

Disposal of liquid waste;

- All liquid wastes, are to be disposed of in accordance with the NSW Environment Protection Authority (EPA) Waste Classification Guidelines 2009 and The Protection of the Environment Operations Act 1997 (NSW).
- BSLSC waste requirements and provisions are calculated in the Site Waste and Recycling Management Plan (SWMP) accompanying the development submission and summarised in the table below

Area	General Waste	Recycling
Kiosk	150 L/100m2 floor area/day	200 L/100m2 floor area/day
Kitchen	300 L/100m2 floor area/day	200 L/100m2 floor area/day
Multi-purpose room	150 L/100m2 floor area/day	150 L/100m2 floor area/day
BSLSC Administration & Lifesaving	10L/100m2 floor area/day	10L/100m2 floor area/day

**Council spaces waste and recycling:**

The following management practices highlight the key waste management responsibilities for the BSLSC facilities site:

- Council contract cleaner cleans daily public amenities, staff amenities, parks lunch room, lifeguard watch room and lifeguard first aid room. Will transfer waste and recycling to Council bins in bin storage room.
- Council have 240L bins for general waste and co-mingled recycling.
- Council's Open Spaces Maintenance staff will place bins out for collection and bring them back in from the loading service area.
- All rubbish in the vicinity of the premises will be collected and disposed.
- Council waste requirements and provisions are calculated in the Site Waste and Recycling Management Plan (SWMP) accompanying the development submission and summarised in the table below:

Area	General Waste	Recycling
Council Park Staff Room	10L/100m2 floor area/day	10L/100m2 floor area/day
Council Lifeguard Staff and Patrol Office	10L/100m2 floor area/day	10L/100m2 floor area/day
Public amenities	10L/100m2 floor area/day	10L/100m2 floor area/day

It is Council's intention during the detailed design phase to resolve the location of the park management bins that are utilised for the wider Bronte Park as part of the Bronte Park Plan of Management.

**Tenants, hirers and users** of BSLSC facilities will be made aware of waste control and recycling initiatives through adequate signage, lease conditions, a letter outlining the location of bins, the route to the onsite waste storage on the Ground Floor and the appropriate methods for using waste and recycling infrastructure as follows:

- Use of the waste and recycling bins and/or compactors according to product specific guidelines, to be provided in the Ground Floor waste room.
- Disposal of applicable bulky waste items in accordance with signage shown in the waste room.
- Disposal of waste according to safety signage to be retained in BSLSC waste storage areas.
- Signage will identify receptacles and compactors for waste and recycling and will conform to standards for colours, markings, and designation requirements (AS 4123).
- Regular cleaning of BSLSC bin room, pest control, and routine inspections will be the responsibility of BSLSC.



- The BSLSC will regularly check that waste infrastructure is appropriately used and serviced. If additional capacity is required, may need to increase the collection frequency in consultation with Waverley Council.

### **12.1 Display of Waste Management Plan**

BSLSC management provide any hirers with at least one copy of the Waste Management Plan.

An additional copy of the plan shall be displayed in a secure, visible, and accessible position within or adjacent to the waste storage area.

The approved Waste Management Plan must be complied with, at all times, during occupation.

## **13. Site & Environmental Management**

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An environmental management plan will be prepared which will be set out the environmental requirements for BSLSC activities, kiosk tenancy and hirers within the BSLSC venue. This plan of management will address minimising waste, maximising recycling, and encouraging the use of environmentally sustainable materials and products.

- (a) Noise management controls are in place for externally run events and both regular and casual hires.
- (b) Noise controls are informed by a Hirers Policy and laid out in the Terms and Conditions of venue hire/event agreements.
- (c) All hirer(s) are required to adhere to conditions of lease/hire relating to noise management.
- (d) Council's Property team will issue breach notices where hirers are proven to have not adhered to any conditions within the BOMP, ancillary documents and any conditions of consent from the development approval.
- (e) There is no smoking permitted in the building or adjoining areas signs will be installed to this effect.
- (f) All chemicals and other substances stored in the building will meet the requirements of the relevant Acts and Regulations. Chemicals or substances that are labelled Hazardous Goods will have a Materials Safety Data Sheet on site. All hazardous chemicals/substances are to be securely stored when not in use.

## **14. Ongoing Maintenance**

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### **14.1 Landscaped areas**

All landscaped areas including landscaped roofs and planters within the site curtilage, are to be maintained in good order by Waverley Council. Including as a minimum;

- a) Kept clean and free from silt, rubbish, debris, weeds, and dead plants.
- b) Dead plants are to be replaced with similar species / size as specified in the development approval.
- c) Be maintained so that it functions in a safe and efficient manner.
- d) Not be altered without prior consent in writing of the Council.

- e) Maintenance staff accessing facilities within the BSLSC curtilage are to comply, at all times with the requirements of Australian Work Health and Safety Regulations 2011.
- f) BSLSC is to be notified 10 days prior to commencement of planned maintenance work

### **14.2 Stormwater drainage system**

Council is to be provided with a Maintenance Schedule that supports the routine maintenance activities. At a minimum, the proposed swales must be:

- a) Kept clean and free from silt, rubbish, and debris.
- b) Be maintained so that it functions in a safe and efficient manner.
- c) Not be altered without prior consent in writing of the Council.

## **15. Monitoring and Evacuation Practices for a Significant Weather Event**

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### **15.1 Emergency Building Shut Down**

Council's dedicated Local Emergency Management Officer (LEMO) and/or General Manager and/or Directors circulate extreme weather and/or emergency warnings to Council staff as required. In the case of an emergency, Council's LEMO follows the Emergency Management Plan (EMPLAN) and coordinates activities with emergency service providers.

An emergency management plan will be developed for the completed Bronte SLSC and Community Facility. Additionally, a Safe Work Method Statement will be developed for the facility to identify hazards, risks and control measures. This will include, but not be limited to:

- a) Extreme weather or emergency management warning received
- b) Assessment of site and predicted situation
- c) Monitoring the building and surrounding areas
- d) Closing the building and surrounding areas
- e) Emergency Assembly Point(s)
- f) Business Continuity of Lifeguard Services and Open Spaces Maintenance Services from safe location
- g) Business Continuity of Bronte SLSC Services from safe location
- h) Assess beach access and safety by a suitable professional/undertake beach nourishment if required.
- i) Opening the building and surrounding areas.

LEMO Local Emergency Management Officer, sits on committee with SES and Police. Equipment is on hand to close promenade, amenities are closed and barriers put in place. Constantly reviewed by parks staff during storm event.

### **15.2 Enhanced Monitoring and Response Protocols for Wave Overtopping and Coastal Erosion**

Implementing advanced monitoring systems to detect early signs of structural stress or failure due to wave overtopping or erosion, coupled with rapid response teams to address any immediate threats. Possible additions to BOMP by way of procedures:

- a) Real-time Monitoring: Install real-time monitoring equipment (e.g., wave sensors, CCTV) to provide continuous data on sea conditions and structural integrity.
- b) Response Procedures: Establish a dedicated response team from BSLSC with clear protocols for immediate action upon detection of critical threshold breaches.
- c) Infrastructure and Asset Protection Strategies: Implementing specific measures to protect critical infrastructure, surf lifesaving equipment, and amenities from damage due to coastal hazards.
  - i) Identify and prioritise key infrastructure and assets for protection in the operational management plan in accordance with advice in the Bronte SLSC Redevelopment Seawall and Related Elements Detailed Design.
  - ii) Develop and implement protective measures, such as relocatable barriers or flood proofing, for critical assets.

### **15.3 Safety and Emergency Preparedness for Coastal and Weather Hazards**

Ensure safety and emergency is in place before, during and post a weather event to maintain integrity of Coastal Zones and community safety. Possible additions to BOMP by way of procedures:

- a) High Surf and Storm Surge Preparedness: Detailed protocols for actions before, during, and after high surf conditions and storm surges, including pre-emptive beach closures, reinforcement of seawall areas, and post-event inspections for damage.
- b) Lifesaving Equipment and Emergency Access: Clear guidelines on the storage, maintenance, and accessibility of lifesaving equipment, ensuring it is not affected by coastal zone restrictions and is readily available during emergencies.
- c) Emergency Evacuation and Public Safety Measures: Developing clear evacuation protocols and safety measures for extreme weather events or when predicted overtopping thresholds are approached, ensuring public safety.
- d) Evacuation Planning: Develop a site-specific evacuation plan, including clear signage and alerts for safe evacuation routes during high-risk events.
- e) Training BSLSC for Evacuation Planning: Conduct regular emergency drills with staff and local emergency services to ensure preparedness.

### **15.4 Operational Coordination with BSLSC, Waverley Council and Emergency Services**

Establishing operational protocols for coordination with local emergency services, council, and coastal management authorities for integrated management and response strategies during coastal hazard events. Possible additions to BOMP:

- a) Formalise Agreements: with local emergency services and authorities for shared communication and response strategies during coastal emergencies or significant weather events.
- b) Establish a Joint Coordination Group: to manage responses to coastal hazard events.
- c) Community Feedback Mechanism: Establishment of a structured mechanism to gather and address community feedback on the seawall's operational impact, ensuring ongoing dialogue between the BSLSC, local residents, and beachgoers.

### **15.5 Community Engagement, Communications and Signage**

These identified measures below aim to enhance awareness and safety for all visitors, reducing the risk of accidents and ensuring a positive experience in these scenic areas. Initiating programs to inform and educate the local community and beach users about the coastal protection works, risks of coastal erosion and inundation, and safety measures in place. Possible additions to BOMP:

- a) Education: Implement community workshops and information sessions on coastal processes, the function of the seawall, and individual safety measures.
- b) Educational materials: distributed online and in and around Bronte Park.
- c) Risk Education: To further communicate risks to visitors of Bronte Park and the Bondi to Bronte Walk, consider these additions:
- d) Enhanced Signage: Install clear, weather-resistant signs at key entry points and along the walk, outlining potential risks (e.g., high waves, slippery paths) and safety advice.
- e) Interactive Digital Information: Deploy QR codes on signage that link to a real-time information page detailing current conditions, risks, and safety tips.
- f) Public Address System: For areas with high visitor traffic, consider a PA system for real-time alerts and safety announcements during high-risk periods.

### **15.6 Additional Signage for Beach Closures**

The implementation of beach closed signage and protocols for the absence of surf lifesaving staff/volunteers, such as swim between the flags, equipment during beach closures should adhere to the following guidelines:

#### **15.6.1 Signage Placement for Beach Closures**

- a) Beach Closed Signage: These signs should be prominently displayed at key access points to the beach, such as the entrances to Bronte Park and the Bondi to Bronte Coastal Walk, to ensure visibility to all visitors before they descend to the beach area.
- b) Coastal Zone Considerations: Given the designation of coastal zones (e.g., Coastal Vulnerability Area, Coastal Environment Area, and Coastal Use Area), signage should be placed just outside these zones, at strategic locations where the transition from public pathways to the beach begins. This ensures the signage is within areas managed by BSLSC together with Waverley Council but does not infringe upon the sand/beach directly.

#### **15.6.2 Signage Content for Beach Closures**

The signage content when the Beach is Closed should include:

- a) The signs should clearly state "Beach Closed" with additional information warning against the use of surf lifesaving equipment including flags, boards, or small mechanical equipment within the coastal zone. This is to prevent any confusion about the availability of lifesaving services during beach closure periods and to minimise risks associated with unmonitored equipment use.
- b) Include graphical symbols that clearly communicate the prohibition of surf lifesaving equipment during closures, ensuring comprehension among visitors who may have language barriers.
- c) Provide a brief explanation of the reasons for the closure, such as high surf, coastal erosion, or other relevant hazards, to foster understanding and compliance from the public.

### **15.6.3 Alternative Measures for Safety Information for Beach Closures**

Ensure alternative signage is available:

- a) In areas where physical signage might not be practical or sufficient due to environmental or regulatory constraints, consider the use of digital platforms (e.g. QR codes on temporary signs that link to a council or BSLSC website with real-time beach status updates).
- b) Implement a social media notification system for subscribers, providing updates on beach closures and safety information to regular beachgoers and local residents.
- c) Additional beach and promenade closure in advance of storm events includes short term management measures such as temporary flood barriers, interior management of the SLSC and pedestrian exclusion zones. These measures should be reviewed again when physical modelling is completed.

### **15.6.3 Signage Coordination with Local Authorities and Emergency Services for Beach Closures**

Ensure signage coordination occurs with Local Authorities and Emergency Services in the following ways:

- a) Ensure that the placement and messaging of beach closed signage are coordinated with local emergency services, councils, and coastal management authorities to maintain a unified and effective public safety communication strategy.
- b) Regularly review and update signage placement and content based on feedback from these stakeholders and changes in coastal zone management policies or environmental conditions.

## **16. Maintenance and Infrastructure future proofing**

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Ensure maintenance and inspections are scheduled to maintain integrity of Coastal Zones. Possible additions to BOMP by way of procedures:

- a) Seawall Maintenance Schedule: A comprehensive maintenance schedule for the seawall, detailing inspection frequencies, routine maintenance tasks, and criteria for major repair or enhancement works must be undertaken after significant coastal storms and/or every ten years.
  - i) Maintenance: Establishing a schedule for the inspection and maintenance of the seawall to ensure the integrity over the design life.
  - ii) Schedule: 10 - yearly and after major storm event inspections of the seawall and associated coastal protection infrastructure to assess and address wear, damage, or erosion and implement repairs as required.
- b) Infrastructure Adaptation for Climate Change: Plans for the future adaptation of the seawall and associated infrastructure to account for predicted changes in sea levels, storm intensity, and erosion patterns due to climate change. Regularly review and update these strategies to align with the latest climate science and engineering standards.

By adhering to these guidelines, the operational management plan can effectively communicate risks associated with beach closures, enhancing public safety while respecting the environmental and regulatory frameworks governing coastal zone management.

## **17. Final BSLSC Building Operation Management Plan (BOMP)**

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As the project evolves the BOMP will continue to be updated in consultation with Waverley Council.

A final BOMP will be submitted for approval to Councils Director, Planning, Environment and Regulatory (or delegate) prior to the issue of an Occupation Certificate (OC).