



STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE will be held at Waverley Council Chambers, Cnr Paul Street and Bondi Road, Bondi Junction at:

7.30 PM, TUESDAY 6 FEBRUARY 2024

A handwritten signature in black ink, appearing to read 'Emily Scott'.

Emily Scott
General Manager

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Delegations of the Waverley Strategic Planning and Development Committee

On 10 October 2017, Waverley Council delegated to the Waverley Strategic Planning and Development Committee the authority to determine any matter **other than**:

1. Those activities designated under s 377(1) of the *Local Government Act* which are as follows:
 - (a) The appointment of a general manager.
 - (b) The making of a rate.
 - (c) A determination under section 549 as to the levying of a rate.
 - (d) The making of a charge.
 - (e) The fixing of a fee
 - (f) The borrowing of money.
 - (g) The voting of money for expenditure on its works, services or operations.
 - (h) The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - (i) The acceptance of tenders to provide services currently provided by members of staff of the council.
 - (j) The adoption of an operational plan under section 405.
 - (k) The adoption of a financial statement included in an annual financial report.
 - (l) A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - (m) The fixing of an amount or rate for the carrying out by the council of work on private land.
 - (n) The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - (o) The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*.
 - (p) The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
 - (q) A decision under section 356 to contribute money or otherwise grant financial assistance to persons,
 - (r) A decision under section 234 to grant leave of absence to the holder of a civic office.
 - (s) The making of an application, or the giving of a notice, to the Governor or Minister.
 - (t) This power of delegation.
 - (u) Any function under this or any other Act that is expressly required to be exercised by resolution of the council.
2. Despite clause 1(i) above, the Waverley Strategic Planning and Development Committee does not have delegated authority to accept any tenders.
3. The adoption of a Community Strategic Plan, Resourcing Strategy and Delivery Program as defined under sections 402, 403, and 404 of the *Local Government Act*.

Statement of Ethical Obligations

Councillors are reminded of their oath or affirmation of office made under section 233A of the Act and their obligations under Council's code of conduct to disclose and appropriately manage conflicts of interest.

Live Streaming of Meeting

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and/or voice being live streamed and publicly available.

AGENDA

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager will read the following Opening Prayer and Acknowledgement of Indigenous Heritage:

God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.

1. Apologies/Leaves of Absence

2. Declarations of Pecuniary and Non-Pecuniary Interests

3. Addresses by Members of the Public

4. Confirmation of Minutes

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5. Reports

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6. Urgent Business

7. Meeting Closure

CONFIRMATION OF MINUTES PD/4.1/24.02



Subject: Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 5 December 2023

TRIM No: A23/0763

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That the minutes of the Strategic Planning and Development Committee meeting held on 5 December 2023 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of committee meetings must be confirmed at a subsequent meeting of the committee, in accordance with clause 20.23 of the Code of Meeting Practice.

Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 5 December 2023 .



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT WAVERLEY COUNCIL CHAMBERS, CNR PAUL STREET AND BONDI ROAD, BONDI JUNCTION ON
TUESDAY, 5 DECEMBER 2023**

Present:

Councillor Paula Masselos (Mayor) (Acting Chair)	Lawson Ward
Councillor Sally Betts	Hunter Ward
Councillor Angela Burrill	Lawson Ward
Councillor Ludovico Fabiano	Waverley Ward
Councillor Leon Goltsman	Bondi Ward
Councillor Michelle Gray	Bondi Ward
Councillor Tony Kay	Waverley Ward
Councillor Elaine Keenan	Lawson Ward
Councillor Steven Lewis	Hunter Ward

Staff in attendance:

Emily Scott	General Manager
Sharon Cassidy	Director, Assets and Operations
Tara Czinner	Director, Corporate Services
Fletcher Rayner	Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

At the commencement of proceedings at 7.34 pm, those present were as listed above.

Crs Burrill, Goltsman, Gray, Keenan and Lewis attended the meeting by audio-visual link.

Due to the chair, Cr Lewis, being unable to chair the meeting, the Committee elected Cr Masselos as acting chair of the Committee for this meeting.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The General Manager read the following Opening Prayer:

God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.

The Acting Chair read the Acknowledgement of Indigenous Heritage:

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.

1. Apologies

Apologies were received from Cr Tim Murray, Cr Will Nemesh and Cr Dominic Wy Kanak.

2. Declarations of Pecuniary and Non-Pecuniary Interests

The Chair called for declarations of interest and none were received.

3. Addresses by Members of the Public

3.1 B Mouroukas – PD/5.6/23.12 – Strata Parking Area Agreements

ITEMS BY EXCEPTION**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos
Seconder: Cr Fabiano

That the recommendations for the following items be adopted as recommended in the business paper:

PD/4.1/23.12 Confirmation of Minutes – Strategic Planning and Development Committee Meeting – 7 November 2023

PD/5.4/23.12 Housing Advisory Committee Meeting – 29 August 2023 – Minutes.

PD/5.8/23.12 Tamarama Park and Beach Plan of Management – Adoption.

4. Confirmation of Minutes

PD/4.1/23.12 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 7 November 2023 (SF23/18)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos

Seconder: Cr Fabiano

That the minutes of the Strategic Planning and Development Committee meeting held on 7 November 2023 be received and noted, and that such minutes be confirmed as a true record of the proceedings of that meeting.

5. Reports

PD/5.1/23.12 Planning Proposal - Council Advertising on Public Domain Assets (PP-2/2023)

MOTION

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Forwards the planning proposal attached to the report (Attachment 1) on Council advertising on public domain assets to the Department of Planning and Environment (DPE) for Gateway determination for the purposes of public exhibition.
2. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination that may be issued by the DPE.
3. Requests and accepts, if offered, the role of the planning proposal authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* to amend the *Waverley Local Environmental Plan 2012*.
4. Notes that Council will determine the location of multi-functional communication panels as part of a separate process.

THE MOVER OF THE MOTION ACCEPTED AMENDMENTS TO CLAUSES 1 AND 4.

UNANIMOUS DECISION

That Council:

1. Forwards the planning proposal attached to the report (Attachment 1) on Council advertising on public domain assets to the Department of Planning and Environment (DPE) for Gateway determination for the purposes of public exhibition, subject to the following amendment:
 - (a) Page 27 of the agenda, part 2, 'Signage – Council communications panels advertising' – Add the following new clause 8: 'Must not include any political advertising.'
2. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination that may be issued by the DPE.
3. Requests and accepts, if offered, the role of the planning proposal authority from the DPE to

exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* to amend the *Waverley Local Environmental Plan 2012*.

4. Notes that Council will determine the location of multi-functional communication panels as part of a separate process and that the request for tender documentation will detail specifications, including location, size and content, which will come to Council for approval prior to inviting tenders from the open market.

Division

For the Motion: Crs Betts, Burrill, Fabiano, Goltsman, Gray, Kay, Keenan, Lewis and Masselos.

Against the Motion: Nil.

PD/5.2/23.12 Planning Proposal - Dwelling Density (PP-3/2023)

A notice of motion to rescind this resolution has been submitted with the General Manager. The rescission motion will be considered at the Council meeting on 12 December 2023.

MOTION

Mover: Cr Masselos

Seconder: Cr Keenan

That Council:

1. Forwards the planning proposal attached to the report (Attachment 1) to prevent the loss of residential density in R3 Medium Density Residential and R4 High Density Residential zones to the Department of Planning and Environment (DPE) for Gateway determination for the purposes of public exhibition.
2. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination that may be issued by the DPE.
3. Requests and accepts, if offered, the role of the planning proposal authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* to amend the *Waverley Local Environmental Plan 2012*.

FORESHADOWED MOTION (LAPSED)

Mover: Cr Betts

That Council defers this item to a Councillor briefing in early 2024 for consideration of the planning proposal and to discuss how it fits into Council's strategic vision.

THE MOTION WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Forwards the planning proposal attached to the report (Attachment 1) to prevent the loss of residential density in R3 Medium Density Residential and R4 High Density Residential zones to the Department of Planning and Environment (DPE) for Gateway determination for the purposes of public exhibition.
2. Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination that may be issued by the DPE.

3. Requests and accepts, if offered, the role of the planning proposal authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* to amend the *Waverley Local Environmental Plan 2012*.

Division

For the Motion: Crs Fabiano, Gray, Keenan, Lewis and Masselos.

Against the Motion: Crs Betts, Burrill, Goltsman and Kay.

PD/5.3/23.12 Subsidised Lease Program (A23/0388)**MOTION / UNANIMOUS DECISION**

Mover: Cr Gray

Seconder: Cr Keenan

That Council:

1. Officers prepare a draft policy on the implementation of the Subsidised Lease Program.
2. Notes that the Subsidised Lease Program would complement and not compete with other more conventional approaches to increasing affordable housing stock.

PD/5.4/23.12 Housing Advisory Committee Meeting - 29 August 2023 - Minutes (SF23/4556)**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos

Seconder: Cr Fabiano

That Council notes the minutes of the Housing Advisory Committee meeting held on 29 August 2023 attached to the report.

PD/5.5/23.12 Clause 4.6 Variations to Development Standards - Quarterly Report - July-October 2023 (A23/0244)**MOTION**

Mover: Cr Gray

Seconder: Cr Keenan

That Council notes:

1. The clause 4.6 variations to development standards for the period 1 July 2023 to 31 October 2023 attached to the report.
2. That from 1 November 2023, the Department of Planning and Environment (DPE) no longer requires councils to report clause 4.6 variations to development standards or submit quarterly reports, as this information will be extracted directly from the NSW Planning Portal and published by the DPE for all NSW councils.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF A NEW CLAUSE.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Notes:
 - (a) The clause 4.6 variations to development standards for the period 1 July 2023 to 31 October 2023 attached to the report.
 - (b) That from 1 November 2023, the Department of Planning and Environment (DPE) no longer requires councils to report clause 4.6 variations to development standards or submit quarterly reports, as this information will be extracted directly from the NSW Planning Portal and published by the DPE for all NSW councils.
2. Officers continue to report on clause 4.6 variations to development standards to Council on a quarterly basis.

PD/5.6/23.12 Strata Parking Area Agreements (A16/0667)**MOTION / UNANIMOUS DECISION**

Mover: Cr Kay
Seconder: Cr Betts

That Council:

1. Defers this item to a Councillor briefing in the first half of 2024.
2. Officers review and update the draft Guidelines on Strata Parking Area Agreements attached to the report to include a fee structure and calculation methodology.
3. Officers prepare a draft pro forma agreement and operational policy and procedure to be followed by Council staff and strata managers.
4. Notes the document tabled at the meeting titled 'Some Suggested Operational Aspects for a Strata Parking Enforcement Scheme at Waverley Council.'

B Mouroukas addressed the meeting.

PD/5.7/23.12 Urban Greening and Cooling Strategy - Adoption (A23/0489)**MOTION / DECISION**

Mover: Cr Masselos
Seconder: Cr Keenan

That Council adopts the Urban Greening and Cooling Strategy attached to the report.

The motion was declared carried on the casting vote of the chair.

PD/5.8/23.12 Tamarama Park and Beach Plan of Management - Adoption (A21/0475)**MOTION / UNANIMOUS DECISION**

Mover: Cr Masselos

Seconder: Cr Fabiano

That Council:

1. Notes the feedback on the draft Tamarama Park and Beach Plan of Management received during public exhibition, as set out in the report, and that no substantial changes have been required to the draft Plan of Management as a result of the consultation.
2. Adopts the Tamarama Park and Beach Plan of Management attached to the report (Attachment 1) in accordance with section 40 of the *Local Government Act 1993* and section 3.23(6) of the *Crown Lands Management Act 2016*.

6. Urgent Business

There was no urgent business.

7. Meeting Closure**THE MEETING CLOSED AT 8.40 PM.**

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SIGNED AND CONFIRMED
CHAIR
6 FEBRUARY 2024

REPORT
PD/5.1/24.02

Subject: Bronte Park and Beach Plan of Management - Adoption

TRIM No: A16/0168

Manager: Nikolaos Zervos, Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Notes the feedback on the draft Bronte Park and Beach Plan of Management received during public exhibition, as set out in the report, and that no substantial changes have been required to the draft Plan of Management as a result of the consultation.
2. Adopts the Bronte Park and Beach Plan of Management attached to the report (Attachment 1) in accordance with section 40 of the *Local Government Act 1993* and section 3.23(6) of the *Crown Lands Management Act 2016*.

1. Executive Summary

A plan of management is a document that defines the value, use, management practices and intent for the broad public purpose for which the land has been reserved. On 20 October 2020, Council resolved (CM/7.6/20.10) to update the Bronte Park and Beach Plan of Management (PoM) in response to changes made in 2018 to the *Crown Land Management Act 2016* (CLM Act).

On 23 December 2022, in accordance with section 70B of the *Crown Land Management Regulation 2018*, the Minister for Lands and Property (the Minister) provided written consent for Council to adopt the Bronte Park and Beach PoM, following a successful public exhibition process, subject to the inclusion of amendments requested by Crown Lands (Attachment 3).

The draft plan was publicly exhibited for 42 days from 3 November to 17 December 2023 to provide the community with the opportunity to review the updates and provide further feedback. A summary of consultation findings is attached to this report (Attachment 3).

Community feedback and ideas received were in line with what the community told us in early rounds of consultation and are reflected in the draft PoM and Masterplan. Feedback received has not required any substantive changes to the PoM, with a majority of respondents supporting each amendment.

The PoM, with non-substantial amendments (minor editorial corrections) highlighted, is attached to the report (Attachment 1).

Should Council wish to substantially amend the PoM following exhibition, it will need to be resubmitted to the Minister for review and receive written consent to re-exhibit and adopt the amended PoM.

The community have expressed their support for the plan and it is therefore recommended that Council adopt the updated PoM attached to this report in accordance with section 40 of the *Local Government Act*

1993 and lodge a copy of the adopted PoM with the NSW Department of Planning and Environment – Crown lands.

2. Introduction/Background

The Bronte Park and Beach Plan of Management (BPB PoM) was developed through research and public consultation including public exhibition before it was adopted by Council in July 2017. In October 2020, Council resolved to update a priority list of Plans of Management (PoMs) to comply with the new Crown Land Management Act, including Bronte Park and Beach PoM.

The CLM Act, which commenced on 1 July 2018, introduces significant changes to the management of Crown land in NSW. The Act directs that plans of management must be produced for all Crown Land managed by Crown Land Managers (CLM). The Act also directs that councils will now manage their dedicated or reserved land as if it were public land under the *Local Government Act 1993* (LG Act). Bronte Park and Beach comprises both Crown land and community land. Council is the Crown land manager for the land.

As parts of Bronte Park and Beach are classified as ‘community land’ under the LG Act, Council is required to have plans of management for this land. The updated BPB PoM is fully aligned with the new CLM Act, and the LG Act. Initial consultation conducted to inform the Plan of Management in 2016 provided information about how the public uses the park and beach, tested ideas for enhancement and received feedback from the community about the park. All this information was incorporated into the previous adopted BPB PoM and included in the revised PoM placed on public exhibition.

The updated BPB PoM was placed on public exhibition from 3 November to 17 December 2023 and updates were supported in the majority. A summary of consultation findings is attached to this report (Attachment 3).

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 19 July 2022	CM/7.5/22.07	That Council: <ol style="list-style-type: none"> 1. Submits the draft Bronte Park and Beach Plan of Management attached to the report to the Minister for Lands and Water for approval. 2. Publicly exhibits the draft Bronte Park and Beach Plan of Management for 42 days once the Plan is approved by the Minister. 3. Authorises the Acting Director, Assets and Operations, to make any amendments to the Plan that may be required by the Minister prior to its public exhibition. 4. Officers prepare a report to Council following the exhibition period.
Council 20 October 2020	CM/7.6/20.10	That Council: <ol style="list-style-type: none"> 1. Pursuant to section 3.23 of the <i>Crown Lands Management Act 2016</i>, gives notice to the Minister administering the <i>Crown Lands Management Act 2016</i> of the initial categorisation of Bondi, Bronte, Tamarama

		<p>and Waverley Parks Crown Reserves as detailed in Attachment 1 of the report.</p> <ol style="list-style-type: none"> 2. Authorises the General Manager to approve any minor amendments to the initial categorisations that may be required by Crown Lands. 3. Notes that plans of management prepared prior to 2018 are required to be updated to comply with the new <i>Crown Lands Management Act 2016</i>. 4. Updates the plans of management as prioritised in the report. 5. Notes that the plans of management listed as a priority will be updated concurrently, and that the General Manager may reprioritise plans of management to respond to Crown Lands requirements if they change. 6. Writes to the Crown Lands Area Manager requesting them to: <ol style="list-style-type: none"> (a) Appoint Council as Crown Land Manager for Gaerloch Reserve, Eastern Reserve, Raleigh Reserve and Clarke Reserve, which are devolved lands. (b) Formally confirm the earliest permissible time for the lodgement/assessment of the development applications for the Bondi Surf Life Saving Club and Bronte Surf Life Saving Club. 7. Notes that there are capacity issues in completing all the requirements by the current deadline and that there are discussions underway with Crown Lands in relation to a possible extension of deadline and programming of work. 8. Investigates options for recognising the cultural significance of land to First Nations people in NSW within plans of management.
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4. Discussion

Council's open spaces are planned for, and managed through, the Open Space and Recreation Strategy (OSRS) and parks' plans of management. The OSRS helps to understand the priorities for our parks to deliver quality greenspace and community recreation outcomes, as well as provide direction in their management. In addition, the Inclusive Play Study further defines how Council plans and upgrades play spaces.

All the preliminary ideas presented in Stage 1 of the Bronte Park and Beach PoM consultation in 2016 were identified through these existing Council strategies. The strategies are based on community feedback and independent expert advice. The ideas presented in Stage 1 were tested and affirmed through the

consultation process, which was extensive in reach and engagement, featuring one Have your Say day event, providing detailed overviews of all components of the engagement and enabling respondents to provide direct feedback to council, a councillor workshop and utilisation of the Have your Say platform to conduct both short form and detailed surveys.

Public exhibition

The updated PoM was provided to Crown Lands for approval on 20 July 2022. On 23 December 2022, the draft plan was approved by Crown Lands to proceed to public exhibition, subject to completion of the amendments listed in Attachment 2. This approval and associated conditions were issued via email notification to Councillors on 31 October 2023, prior to public exhibition.

The plan was publicly exhibited for 42 days from 3 November to 17 December 2023 to provide the community with the opportunity to review the revisions and provide further feedback. A summary of consultation findings is attached to this report (Attachment 3).

A range of engagement methods were used to maximise the opportunity for community participation. The methods used align with the IAP2 model for community engagement which has been adopted by Waverley Council including:

- Have Your Say website – 552 page views, 393 visitors, 17 project followers.
- Online survey – 6 submissions.
- On-site poster – 17 posters displayed at park, beach or gully entrances.
- Flyer drop with QR code link to project – Issued to approximately 2,430 properties,
- Mail and email notifications – Stakeholders, adjacent residents, precincts and contributors to earlier rounds of consultation.
- Have Your Say engagement e-newsletter – Over 6,000 recipients.

The aim of the public exhibition was to inform the public of the updates to the Plan of Management, which were limited to updates required to comply with the *Crown Land Management Act 2016* and the *LG Act*. Updates to the PoM were related to native title declaration, community land categorisation, lease, licence and other estates authorisation with feedback on Council's dedicated Have Your Say Page targeted to these updates.

Respondents were asked to confirm whether they had read the draft plan, whether they agree with the areas and categorisations contained in section 6.8 of the PoM – Community Land categorisation, and whether they supported the proposed leases and licences identified within section 6.9 of the PoM – Lease, Licence and other estates authorisation. An assessment and adherence to the *Native Title Act 1993* is now a requirement under the CLM Act 2016 for plans of management, and additional information related to the need for advice related to native title was included on the Have your Say Page.

Respondents were then asked to provide general feedback in relation to the updates within the Plan of Management.

Summary of feedback and key ideas

There was a clear majority of community support related to the Community Land Categorisations with 100% (6 out of 6 respondents) of survey respondents noting their agreement with the areas and categorisations identified within the plan of management.

Similarly, 83% of respondents supported the proposed leases and licences outlined in the PoM.

Written general responses were accepted as part of the survey process in relation to the identified updates. Council also received two emails during the public exhibition phase. The open format of this question allowed respondents to comment on a range of issues, many of which had already been addressed in the plan or were unrelated to the updates.

Key findings from the public exhibition and written responses were in line with what the community told us in the previous consultation and have been addressed in the relevant PoM Action plans. This feedback was collated and categorised under the relevant themes contained within the updated PoM. The key concerns that arose from the combined responses received from the online survey and written responses were:

- Masterplan And Action Plan:
 - Desire to minimise lighting within the Calga Cutting (one mention).
- Getting to and around the park:
 - Improvement to universal accessibility (one mention).
 - Improvement of cycling access and connections (one mention)
- Playing and relaxing
 - Support for an increase in dog off-leash area (three mentions).
 - Desire for improved amenities (one mention)
- Management and maintenance / Compliance:
 - Desire for better maintenance of existing stairs (two mentions).
 - Desire for better enforcement of dog off leash breaches (two mentions).
 - Desire for better enforcement of antisocial behaviour (noise and alcohol compliance) (two mentions)
 - Desire for better enforcement of commercial use regulations (three mentions)

These key ideas were in line with what the community told us in the previous consultation and therefore have been addressed within the relevant Action plans contained in the PoM. Reference to the relevant actions addressing the comments raised is included in the Engagement Summary Report (Attachment 3).

5. Financial impact statement/Time frame/Consultation

The ongoing preparation of PoMs is funded annually under the Capital Works Program. This project is within budget.

It is intended that the implementation of the Plan of Management will be included in the Long Term Financial Plan with ongoing maintenance from the Operational Plan and major upgrades funded from future Capital Works Programs.

Once the PoM is formally adopted by Council, officers will update the community and respond directly to residents and stakeholders who have provided feedback through the course of the PoM development.

6. Conclusion

Council resolved to update the Plan of Management for Bronte Park and Beach. The Plan of Management has now been updated and placed on public exhibition for consultation and community feedback. The community have expressed their support for the plan and it is therefore recommended that the Bronte Park and Beach Plan of Management be adopted by Council. On adoption of the Plan, a copy will be issued to the Minister for Lands and Property and Department of Planning and Environment – Crown Lands.

7. Attachments

1. Bronte Park and Beach Plan of Management - Changes highlighted [↗](#)
2. Crown Land - Bronte Park and Beach Plan of Management - Public exhibition notice [↗](#)

3. Bronte Park and Beach Plan of Management - Public Exhibition Summary Report [↓](#) .



Bronte Park and Beach
Plan of Management
November 2023

This Management Plan is approved for implementation. Its purpose is to direct all aspects of management of the park and historic areas until the plan is reviewed.

Aboriginal and Torres Strait Islander people are advised that this document may contain images, names, quotes and other references to deceased people.

Acknowledgement

The Bronte Park and Beach Management Plan is a strategic guide for managing and protecting Bronte Park.

The Bronte Park Management Plan (BPMP) has been developed through consultation with a wide range of interested community and stakeholder groups and individuals. This management plan describes the current condition of Bronte Park and addresses the intent of future management. It articulates management directions for the Park over a 10-year time frame aimed at enhancing the scenic appreciation, cultural heritage and community enjoyment of the Park.

The approved management plan will guide the direction and strategic approach applied to managing Bronte Park. Consequently, the plan does not detail operational work activity but rather will help shape such activity by encouraging compatibility with the vision for the Park and existing strategies and guidelines established by Council. The Plan has provided an important opportunity for Traditional Owners to express the significance and meaning of their Country. The Park provides a place enjoyed by many and the Plan seeks to protect the values of the Park and set out a planning framework to ensure the value that the park brings to the Waverley community is assured for the future.

Waverley Council acknowledges the Bidjigal and Gadigal people, who traditionally occupied the Sydney Coast and we also acknowledge Aboriginal Elders both past and present.

Our vision for reconciliation is for Waverley to be a vibrant, resilient, caring, and inclusive community where Aboriginal and Torres Strait Islander peoples:

- Practice and celebrate their culture and heritage proudly
- Are honoured for their survival and resilience, and supported to continue to overcome adversity
- Are respected and acknowledged as First Nations peoples with the right to determine their own futures Waverley Council will continue to value and protect our environment with respect to Aboriginal and Torres Strait Islander peoples' intrinsic relationship with the land and waters.

Disclaimer

This plan is prepared without prejudice to any negotiated or litigated outcome of any native title determination applications covering land within the plan's area. It is acknowledged that any future outcomes of native title determination applications may necessitate amendment of this plan; and the implementation of this plan may require further notifications under the procedures in Division 3 of Part 2 of the Native Title Act 1993 (Cwlth).

The plan is also prepared without prejudice to any future negotiated outcomes between the State or Federal Governments and NSW Aboriginal communities. It is acknowledged that such negotiated outcomes may necessitate amendment of this plan. Waverley Council's legal advice on Native Title of Bronte Park is detailed below.

Every effort has been made to ensure that the information in this plan is accurate. Waverley Council does not guarantee that the publication is without flaw of any kind and therefore disclaims all liability for any error, loss or other consequence that may arise from you relying on any information in the publication.

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Introduction and Purpose

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1. Introduction and Purpose

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

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

In conjunction with a plan of management, a master plan can be developed. A master plan is a comprehensive long-term plan illustrating an integrated approach and design directions for a site. Together, a plan of management and master plan describe an agreed vision and provide strategic and operational direction for the improvement and management of a site for a defined period.

Management plans are developed in accordance with direction provided by the *NSW Crown Land Management Act 2016*, which states in Division 3.6 Plans of management and other plans “(1) *The Minister may direct an applicable Crown land manager to prepare a draft plan of management for dedicated or reserved Crown land under the manager’s management.*”. Local Government Authorities (LGA) are also directed to produce management plans for land that they are responsible for through the *Local Government Act 1993*, which states in Division 2 Use and management of community land “(1) *A council must prepare a draft plan of management for community land.*”

The Waverley Open Space & Recreation Strategy (2020) is the source document for this Plan of Management. All local context, guidelines and principals for how Council manages its public open space is contained within the Strategy and provides guidance for all Council’s Plans of Management.

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

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

The enjoyment derived from various recreational activities such as unstructured sport, leisure, play and active recreation such as dog walking, as well as the sustainable protection of the public open space values of the park depend in large measure on maintaining and protecting the park from overuse pressures (Carrying Capacity) and external impacts such as from climate change. This plan focuses on adaptive management through protecting and enhancing the outstanding natural and cultural values of the park while allowing for recreation compatible with the protection of those values. It recognises the benefits of community engagement with the park through recreation and the societal benefits that derive from that engagement.

The aspirations and responsibilities of Traditional Owners and their relationship to Country are key considerations in the management of the Park. This plan respects the relationships that Traditional Owners and the broader community have with the Park and seeks to strengthen these connections through participation in the management of the Park.

Adaptive management, delivered through the Thresholds of Change framework and model, is an integral part of

the planning approach, enabling ongoing evidence-based decisions. This approach allows for ongoing learning by continually assessing the success of actions in meeting management objectives and allowing adjustment of future management actions. It is the integration of various components of management to systematically test assumptions, promote learning and continuous improvement, and provide timely information to support management decisions. These logical steps guide the effective implementation, and evaluation enables clearer connections to be made between goals and actions within the Park.

This planning approach allows Council to effectively identify best practices for the management of the Park and the activities that are authorised to take place within the Park.



Image: Bronte Park looking down to the beach



Figure 1.1 Study Area

1.3. Purpose of this Plan

This plan of management aims to ensure that the values of Bronte Park are conserved and enhanced, including the environmental, scenic, recreational, heritage, cultural and social values.

There is potential for the Park to play a greater role in community use while seeking to conserve existing values. This plan of management aims to set out a pathway to appropriately manage the Park and improve community facilities to meet current and future demands over the next ten years.

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

Waverley Council, as land manager of Bronte Park, has developed this management plan with two land management strategies as its foundation. They are Carrying Capacity and Thresholds of Change. These two management strategies are detailed further in 3.6 Local Management Context.

1.4. The Plan's Scope and Process

The plan of management has been completed in line with the requirements of the *Crown Land Management Act 2016* and *Local Government Act 1993*. It has been developed in partnership with key stakeholders and the community and is based on evidence-based research and background studies.

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

The methodology for developing the plan of management is set out below:

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

Consultation stage one: To clarify the vision, values and design direction for Bronte Park over the next decade, it was essential to engage with residents, local businesses and visitors. A user survey, intercept interviews, Have Your Say, and stakeholder workshops were undertaken to source community input.

Draft plan of management: The plan of management and master plan were drafted based on the outcomes of previous tasks. The draft plan of management outlined what future works would take place, their priority and main actions for delivery.

Consultation stage two: On approval from Council, the draft plan of management was released for a second round of consultation.

Final draft plan of management: Following consultation, the plan of management was updated. The plan will be submitted to the NSW Department of Planning and Environment – Crown land.

Public exhibition and finalisation: The plan was placed on public exhibition for public comment. No objections were raised and the plan was recommended for adoption by Council.

Update to comply with CLM Act

This document was updated in 2022 to comply with the CLM Act. This involved updating terminology throughout the document, defining the classification and category of community land covered by this Plan, and preparing express authorisations for leases and licences.

Native title and adherence with the *Native Title Act (1993)* is now a requirement under the new *CLM Act*. The updated BPMP speaks to these requirements and details the native title investigation for the park.

Other changes incorporated as part of this update included amendments to the planning context, demographic analysis to reflect 2016 Census data, and amendments to the action plan to identify actions that have been completed since the Plan of Management was first published in 2017.

To align this management plan with Council's *Open Space & Recreation Strategy* and other management plans produced it has been constructed with an Adaptive Management approach and model. For an explanation of this approach, and the management strategies involved refer to the planning context section (section 3).

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Site Context

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2. Site Context

2.1. The Study Area and Surrounds

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

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

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

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

2.2. Regional and Local Context

Waverley LGA offers many attractions for locals and tourists, including the internationally recognised beaches of Bondi, Tamarama and Bronte. Waverley also offers the Coastal Walk linking Bronte, Tamarama and Bondi beaches; a walkway with views to the ocean that attract hundreds of joggers and walkers daily. Both the beaches and the coastal walkways have significant catchments, bringing large numbers of visitors from outside the LGA. As such their impact on the LGA, both positively and negatively are significant, with

resourcing for maintenance and upkeep being drawn from Waverley Council.

Centennial Parklands neighbours Waverley LGA and is one of the most visited urban parks in Sydney, with 35 million visitations in 2021. Centennial Park provides structured sport and active and passive recreation opportunities. Queens Park, which provides Local and Regional sporting facilities is also within the municipality, which is managed by the Centennial Park Trust. Both of these major open spaces are classified as Regional, attracting participants from a large area. However, they also provide sport and open space opportunities for Waverley residents. This is important when considering the amount and diversity of open space provision in the Waverley LGA. When considering the municipality's parks, Bronte Park has overlapping catchments with both Centennial and Queens Park. The commonality of users between the parks needs to be considered in provision, planning and maintenance.

Waverley LGA lies within the Eastern City District of the Greater Cities Commission's District Plan. The Eastern City District includes the City of Sydney and extends west to Rhodes and Burwood, south to Sans Souci, and east to the eastern and south-eastern suburbs. According to the Greater Cities Commission, in its Eastern City District plan, the Eastern City District has a population of 1,013,200 people with a projected population of 1.4m by 2036. The Plan states: *"As the District's 2016 population of more than 1 million people increases, it is also ageing. By 2036, the number of residents over 65 is expected to grow by 70 per cent. Single-person households are expected to remain the dominant household type."*

Residents of Waverley are attracted to the lifestyle and natural features, including some of Sydney's prime coastline and public parklands. Bondi Junction is a strategic centre within the Eastern City District accommodating retail, employment and local services for the community focused around a transit interchange¹.

The Waverley LGA estimated resident population for 2022 was 69,218 with a density of 7,402 persons per hectare². This was higher than the Greater Sydney estimated population density of 428.3 persons per hectare³.

Waverley's community is highly educated: 44.5% of people in the Waverley LGA have a tertiary qualification (Censuses of Population and Housing, ABS, 2021). This represents an increase of 4.2% between 2011 and 2016. This is significantly higher than the 28.3% of Greater Sydney. A further 9.3% have a diploma or advanced diploma as their highest qualification⁴.



Image: Shaded seating areas in Bronte Park

2 Australian Bureau of Statistics 2022, Waverley (A) Regional Profile, viewed 25 October 2023, <https://dbr.abs.gov.au/region.html?lyr=lga&rgn=18050>
3 Australian Bureau of Statistics 2022, Census, Greater Sydney (GCCSA) Regional Profile, viewed 25 October 2023, <https://dbr.abs.gov.au/region.html?lyr=gccsa&rgn=1GSYD>
4 Australian Bureau of Statistics 2016, Bronte Quick Stats, viewed 20 April 2018, http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC10594?opendocument

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

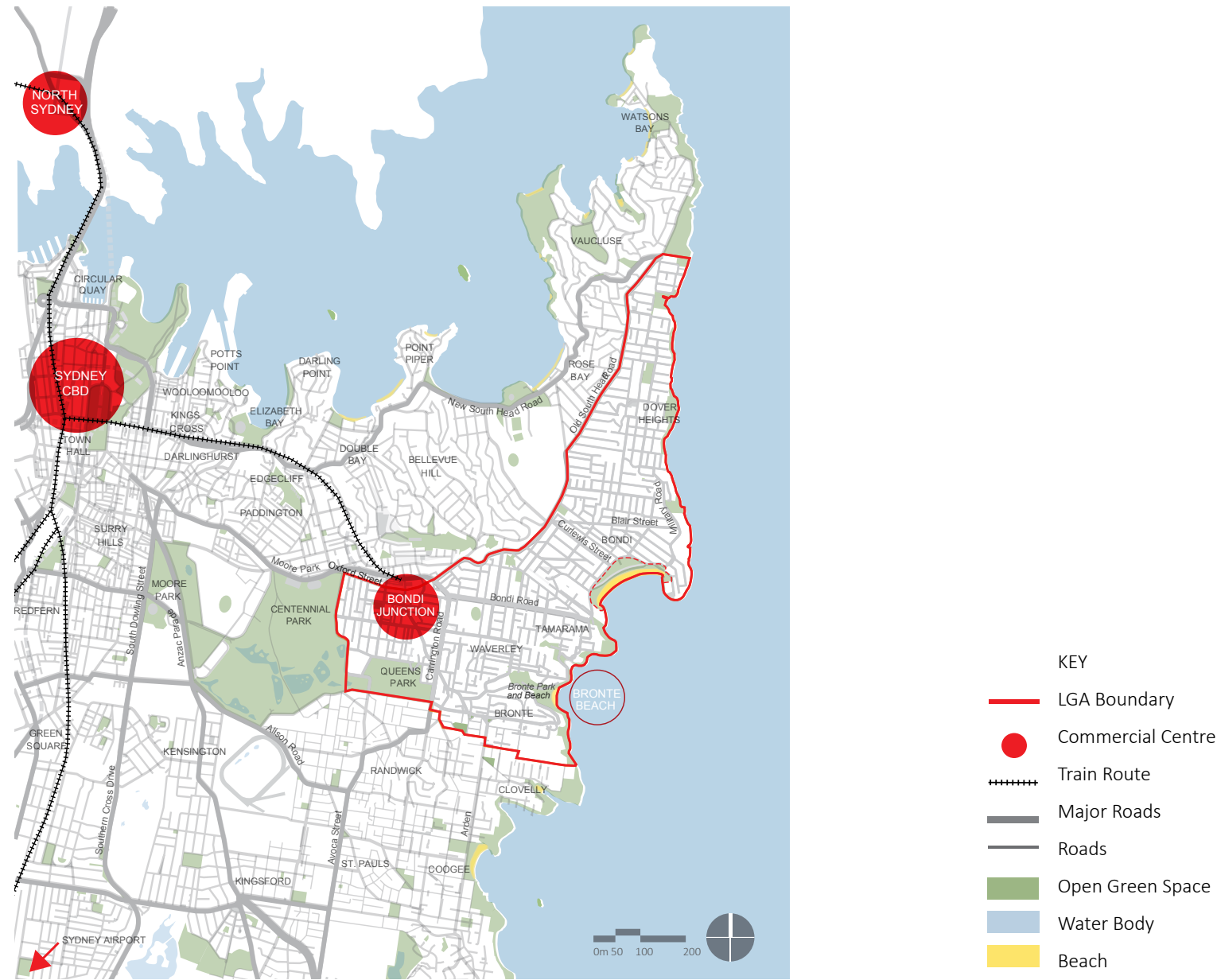


Figure 2.1 Regional Context

Analysis of individual income levels in Waverley Council area in 2016 compared to Greater Sydney shows that there was a higher proportion of people earning a high income (those earning \$1,750 per week or more) and a lower proportion of low-income people (those earning less than \$500 per week). Overall, 26.8% of the population earned a high income, and 21.6% earned a low income, compared with 14.4% and 36.1% respectively for Greater Sydney.

The estimated resident population of the suburb of Bronte was 7,166 in 2021, and they resided in 3,002 dwellings, with an average 2.5 people per household.

2.3. Future Population

With an annual growth rate of between 0.1% and 0.2%, Waverley’s population is projected to increase by approximately 4,900 residents up from 73,300 in 2021 to 74,200 by 2031. Waverley’s birth rate peaked between 2016 and 2021 with 1,200 to 1,300 births occurring each year. This is set to drop slowly over the next ten years. The natural increase (births minus deaths) is currently around 800–900 per year.

The proportion of residents aged under 15-years is set to rise to 18% up from 16%, while the proportion of older people (aged 65 years and over) is predicted to increase from 12% to 13%. Australians are aging, and the average age of Waverley is currently 36 years old and expected to rise over the next two decades. Council expects visitation to Bronte Park to increase in the future, with older people making up most of this increase. Nearby retirement village residents are expected to regularly access the park and make up a significant proportion of this increase.

The working population of Waverley is also growing. By 2026, Waverley’s working-age population is expected to increase by 12.9%, or from 5000 residents in 2013 to 57,570 residents in 2026⁵. This group will seek active and passive recreation opportunities, particularly on weekends. As

5 Resources for Ageing Population Planning, Local Government NSW 2012

a result, there will likely be increased pressure on open spaces for recreation and exercise. This trend will likely be observed across eastern Sydney. According to the Greater Cities Commission’s *Eastern City District Plan*, there is an increasing population density in the Eastern City District⁶. The Greater Cities Commission suggests that a higher population density and a growing population will increase the pressure on existing passive and active open space.

With 12.7% of the Waverley population aged 65 years and over, 3.0% requiring assistance with core activities, and with the proportion of households with children expected to continue representing over 30.0% of households in the LGA, it is essential for the upgrade and management of the parks to consider accessibility requirements.

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

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

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

6 Eastern City District Plan, Greater Cities Commission, <https://www.greater.sydney/eastern-city-district-plan/about-plan>

2.4. Users of the Park

Waverley Council’s estimate for beach visitation is 500,000 per year with 10,000 visitors estimated on the busiest days.⁷ Pedestrian counters in the Bronte Cutting capture pedestrian volumes in the Bronte section of the Coastal Walk, which continues to the Bronte beach promenade through the park. Annual data collected during 2015–16 indicates 931,952 pedestrians used this route. The daily average counted 2,757 users, the busiest time of the week being the weekend. Sundays contributed 24.2 per cent of users and 21.4 per cent on Saturdays. Most pedestrians use the walk during the middle of the day. Anzac Day was the busiest day within the data collection period.⁸



Image: Exercise in Bronte Park

7 Bronte Lifeguards Visitor Information

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

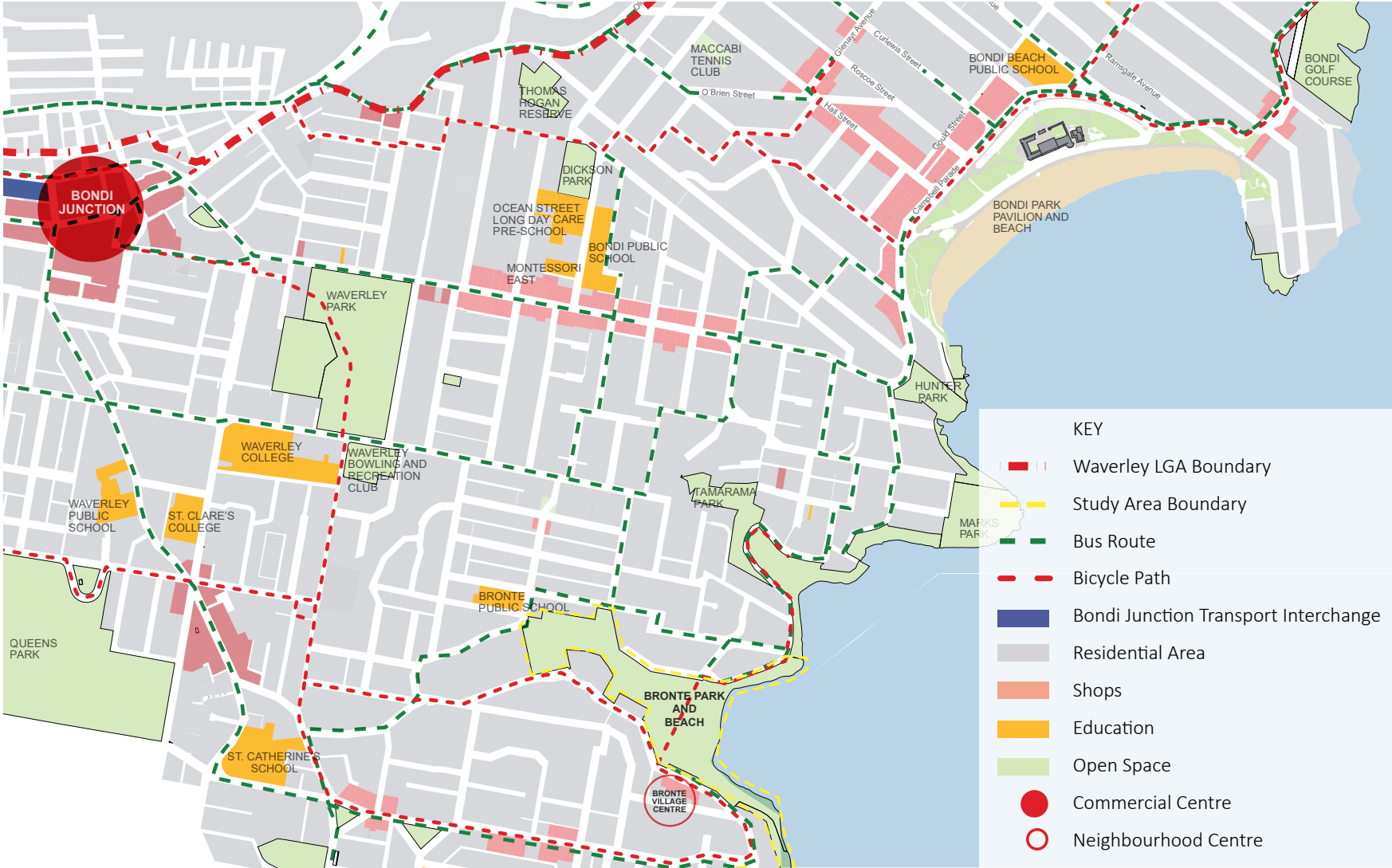


Figure 2.2 Local Context

The Bronte Beach Surf Lifesaving Club (BBSLSC) and the swimming clubs are local institutions of the park that organise regular club activities. BBSLSC currently has 1,800 members with over 800 Nippers and junior surf lifesaving members.⁹ The BBSLSC clubhouse is open and widely used on Sunday mornings to provide amenity to the Nippers and their parents. The clubhouse is used for storing lifesaving equipment – including rescue boards, patrol equipment and first aid equipment.

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

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

- The type of people who visit are notably varied in their age and gender. They include young and older families, singles and couples.
- The surveys suggest a high proportion of visitors are locals. This is suggested by the higher number of respondents walking to the study area – 56 per cent of intercept respondents and 74 per cent of online survey respondents. Face-to-face conversations conducted during the intercept surveys also indicate high levels of people who are either local (from Bronte) or from the Eastern suburbs.
- Results indicate high levels of people visiting the park and beach area alone. However, it was observed that while many people do visit alone, most visitors are in groups of two, walking or exercising together.
- Small groups of five adults or fewer are common.
- The most popular length of stay is one to two hours.
- There is a high proportion of carers with prams.

- A notable number of dog walkers use the park.
- There are limited numbers of cyclists.
- There are limited numbers of those who use mobility aids such as wheelchairs, walking frames or electric scooters.
- Generally, an even proportion of park and beach users will visit cafés along Bronte Road. 40 per cent of intercepted respondents and 50 per cent of online survey respondents said they planned to visit one of the cafés.

⁹ Bronte Surf Life Saving Club, Letter dated 29 September 2016, Basil Scaffidi, President.

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Planning Context

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3. Planning Context

3.1. Ownership and Management

Bronte Park consists of land owned by both Council and Crown reserve. This Plan of Management has been prepared in accordance with the *Crown Land Management Act 2016 (CLM Act)*, and the *Local Government Act 1993*. Refer to Figure 3.1 for land ownership.

Crown land is governed by the *CLM Act*. It provides a framework for the NSW Government, local councils and community members to work together to care for, control and manage Crown reserves. It ensures that Crown reserves are responsibly managed and that natural resources such as water, flora and fauna and scenic beauty are conserved through sustainable and adaptive management. They also seek to encourage the protection of traditional owners and cultural character, whilst also promoting public use and enjoyment of the land.

The *CLM Act* abolished reserve trusts and reserve trust managers under the former Act and provided for the appointment of local councils (and others) as Crown land managers (CLMs) in respect of land which was previously held by reserve trusts.

3.2. Crown land management

The *Crown Land Management Regulation 2018* provides clarity and certainty for CLMs, tenure holders, and users of Crown land about how parts of the *CLM Act* are implemented. Importantly, the Regulation covers a range of operational matters relevant to CLMs including:

- The protection of Crown land, including activities prohibited and penalty notice offences on Crown land
- The management of Crown land, including the requirements of non-council CLMs
- Information on activities, dealings and holdings.

The objectives and principles of Crown land management

are key values that guide the management of Crown land to benefit the people of NSW, and to ensure that Crown land is managed for sustainable, multiple uses.

3.2.1. Objectives of Crown land management

The objectives of Crown land management as identified in section 1.3 of the *CLM Act* are to:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW
- Facilitate the use of Crown land by the Aboriginal people of NSW because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management.

3.2.2. Principles of Crown land management

The principles of Crown land management as identified in section 1.4 of the *CLM Act* are that:

- Environmental protection principles be observed in relation to the management and administration of Crown land
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible
- Public use and enjoyment of appropriate Crown land be encouraged

- Where appropriate, multiple use of Crown land be encouraged,
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

3.2.3. Public purpose

Crown land is to be used for the original purpose for which they were dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the original purpose of the reserve and the use does not impact on native title rights and interests under the *Native Title Act 1993*.

Bronte Park and Beach (Crown Reserve No.500025) comprises several allotments.



Image: Bronte Surf Life Saving Club



Figure 3.1 Land Ownership

3.2.4. Leasing and Licencing on Crown Reserves

Under the *CLM Act*, a lease or licence is a type of tenure that gives permission to occupy and use Crown land for a specified purpose and term. The *CLM Act* enables council CLMs to enter into leases and licences under the *LG Act* once a compliant plan of management is in place or the land is classified as operational, whichever occurs first. Council cannot enter into agreements for use, as lessor or licensor, on devolved reserves. The leasing and licensing of Crown land ensures there is legal and suitable occupation of Crown land.

The council CLM is required to ensure all monies received from the use of community land is directed to maintaining and sustaining long-term use and enjoyment of the reserves. The income generated from leasing and licensing is a primary form of funding for a CLM. It allows a CLM to cover long-term running costs (at a minimum) and invest over the long term for future generations to use and enjoy the Crown land in their community.

All CLMs should have lease and licence agreements in place with users of the reserves that they manage. Refer to section 6.8 for leases and licenses authorised by this Plan of Management.

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

3.2.5. Classification and categorisation of Crown land

The document *Developing plans of management for community land Crown reserves - guidelines, December 2018* identifies that Council managers of Crown reserves must ensure there is a compliant plan of management for all Crown land that they manage as community land. This

must be in place within three years of the commencement of Part 3 of the *CLM Act* (that is, by 30 June 2021). This is to ensure that Crown land is lawfully used and occupied, which is an essential part of Council's role as the manager of Crown land.

Under the *CLM Act*, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in section 36 of the *LG Act*. The initial category must be assigned as soon as practicable after a council's appointment as a CLM. It is important that the initial category aligns closely with the original gazetted reserve purpose.

The Local Government Act 1993 sets out a framework for making decisions around categorisation:

- **Local Government (General) Regulation 2021 – Guidelines for categorisation:** Provides criteria for deciding which categorisations are most applicable to a piece of community land.
- **Local Government Act 1993:** Identifies core objectives for categories. Objectives provide goals towards which management efforts are directed. A plan of management must identify how it is going to achieve these and any other objectives.
- The *Local Government Act 1993* also requires plans of management to identify:
 - the category of land
 - objectives and outcomes for the land
 - the means by which Council proposes to achieve objectives and outcomes
 - the way by which council proposes to assess its performance.

The nature and use of community land may not change without an adopted plan of management. A plan of management for community land must identify management categories for the open space. A draft plan of management may alter, add or amend the initially assigned categories, as guided by the *Local Government Regulation 2005*.

The applicable categorisation and core objectives for management are listed in this Plan of Management. These are also illustrated in Figure 9.1 Community Land Categorisations.

3.2.6. Crown land and neighbours

Bronte Park, including the gully, is bordered in many places by free-hold private land. Private landowners have a number of specific responsibilities when their property borders crown land. *The Crown Land Management Act (2016)* provides guidance on what private landowners are and are not allowed to do. For example, a landowner cannot dispose of garden waste on to crown land and cannot channel storm water run-off from their land on to crown land. Any form of land clearing, specifically the removal or pruning of vegetation is prohibited.

CLM guidelines for landowners¹⁰ neighbouring crown land state *"Clearing vegetation or undertaking even minor road works on Crown public roads requires written approval from the department"*. In addition, *"Landowners must ensure that private property and all associated occupation is wholly contained within their property boundary. Landlords or their agents must ensure residential tenants do not encroach onto adjoining Crown land."*

The NSW Government monitors crown land for infringements. They state:

"We will investigate any concerns reported from members of the public or other government agencies, or issues identified through aerial imagery or site inspections to control unauthorised use of the Crown estate. Using Crown land without approval is an offence. We can take compliance regulatory action if we need to."

Compliance enforcement actions can include:

- directions to remove structures, vehicles or materials illegally placed on Crown land

¹⁰ https://www.industry.nsw.gov.au/__data/assets/pdf_file/0012/488928/Crown-land-your-neighbour-information-sheet.pdf

- stop-activity orders issued ‘on the spot’ to stop or prevent unlawful activities taking place on Crown land
- issuing penalty infringement notices – \$1,100 for each infringement.

Waverley Council, as Crown Land Manager for Bronte Park and Beach is responsible for the management of the park, in accordance with the Crown Land Act (2016). Council acknowledges that practices have been allowed to take place over many years in relation to the boundaries between the park and private land. Where possible Council will work with landowners to alleviate these issues, with the focus being on sustainably managing the park for future generations.

3.2.7. Plans of management and native title

As outlined in *Guidelines For Council Crown Land Managers December 2016*, plans of management for Crown reserves must be compliant with the statutory requirements prescribed by the both the *CLM Act* and the *LG Act*. This includes a requirement for council CLMs to obtain written advice from a qualified native title manager that any plan of management covering Crown land that is not ‘excluded land’.

Excluded land is defined in the *CLM Act* to include:

- land subject to an approved determination of native title (as defined in the *Native Title Act 1993* of the Commonwealth) that has determined that:
 - all native title rights and interests in relation to the land have been extinguished, or
 - there are no native title rights and interests in relation to the land
- land where all native title rights and interests in relation to the land have been surrendered under an Indigenous land use agreement (as defined in the *Native Title Act 1993* of the Commonwealth) registered under that Act
- an area of land to which section 24FA protection

(as defined in the *Native Title Act 1993* of the Commonwealth) applies

- land where all native title rights and interests in relation to the land have been compulsorily acquired
- land for which a native title certificate is in effect.

Section 8.7 of the *CLM Act* and the *Native Title Manager Workbook* clearly set out that written native title manager advice is required before a council CLM does any of the following:

- grants leases, licences, permits, forestry rights, easements or rights of way over the land
- mortgages the land or allows it to be mortgaged
- imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a POM that allows a dealings in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

Council’s native title manager has been and will continue to be consulted in all relevant aspects of native title pertaining to the land.

3.2.8. Native Title Declaration

In late 2021 Council, in accordance with its requirements under the *Native Title Act 1993*, sought legal advice to determine if Native Title existed on Bronte Park. Council’s Native Title Manager then provided that advice to Council¹¹.

To formalise the requirements under the *Native Title Act 1993* the report to Council’s delegate represented Council’s

¹¹ Bronte Park – Native Title assessment, Norton Rose Fulbright.

Native Title Manager’s direction, which is required under the Act. The Native Title Assessment report was completed by Council’s solicitors Norton Rose Fulbright. The report was produced on the basis that there is sufficient evidence for a conclusion of extinguishment via prior Crown land grants or public works, but if that was not the case the advice still describes the Future Act process that can be considered under subdivision J of the *Native Title Act 1993*.

Based on the evidence noted in the report and its attachments, it is likely that there is evidence that Native Title has been extinguished within the reserve in Table 1 of the report and known as Bronte Park. The Future Act process in leasing, licensing and operating or developing the Reserve is likely to continue and can be considered under subdivision J of the *Native Title Act 1993*. Based on this and the constructive relationship Council seeks to maintain with those who may have native title rights or interests, Council will not apply to the Federal Government to formalise the extinguishing of Native Title rights or interests at this time.



Image: Mature tree in Bronte Park

3.3. Heritage Significance

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

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

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

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

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

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

3.4. International and National Planning context

There are a number of international planning strategies that directly relate and provide guidance for the management of Bronte Park and the activities that take place in the park. The United Nations (UN) has created the Sustainable Development Goals (SDG). These goals have been endorsed by all member countries of the UN. The UN has identified physical activity and sport and recreation as crucial to meeting key Sustainable Development Goals (SDG) by creating improved health and wellbeing outcomes. SDG's 3: Good Health & Wellbeing, SDG 4: Education, SDG 5: Gender Equality, and SDG 16: Peace, Justice and Strong Institutions are directly aligned with human physical activity and leisure that takes place in open spaces. In relation to open space management SDG 6: Clean Water, SDG 11: Sustainable Cities & Communities, SDG 13: Climate Action, SDG 14: Life in Water and SDG 15: Life on Land are directly related to sustainable management of ecosystems. (UN, 2019).

“Throughout history, sport (and recreation) has been a platform for change, a forum for dialogue and an opportunity to dismantle barriers between men and women of all origins. Recreation breaks down cultural, social, racial and political barriers, promoting dialogue and ultimately building bridges” (UN, 2019). Human interaction with open spaces, through sport, recreation and leisure is a core right for all. Waverley Council, through its public open space provision provides critical interaction between the community and its parks to improve health and wellbeing in alignment with the UN's SDG's.

Health outcome policies and guidelines also play a role in management of Bronte Park. The World Health Organisation (WHO), along with Australian and state government health agencies have developed policies which provide generic guidance for land managers in relation to physical activity and its health benefits for the community.

3.5. State Planning Context

The principal planning legislation in New South Wales is the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) that governs planning and development assessment.

The *EP&A Act* requires a determining authority to have written consent from the legal owner of any affected land before granting consent for development. Development on Crown land in Bronte Park requires Crown land approval for any development application. The *EP&A Act*, regulations, state planning policies and the *Waverley Local Environmental Plan 2012* apply to all development in Bronte Park. This legislation defines the process that any proposal must follow.

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

This includes the *Crown Land Management Regulation 2018* as outlined in section 3.2 along with:

- *Local Government Act 1993*: requires plans of management to be prepared for public land and reserves under the responsibility of local councils. It requires that council-owned community land be categorised according to the function desired by the community. Councils must manage this land in accordance with the core objectives specified in the Act.
- *Native Title Act 1993*: Section 8.7 of the *CLM Act* and the Native Title Manager Workbook sets out requirements in accordance with the Act before entering into a number of proscribed actions on community land
- *State Environmental Planning Policy (Infrastructure) 2007*: provides for development permitted without consent and exempt development on state land.
- *State Environmental Planning Policy (Exempt and Complying Development Codes 2008)*: provides for development permitted without consent and exempt development of state land. Exempt development

includes works such as compliant access ramps, play equipment, fences, bollards, paths, barbecues and signs.

- *State Environmental Planning Policy (Vegetation in Non- Rural Areas) 2017*: The aim of this policy is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. According to the *Waverley Development Control Plan (DCP) 2012* discussed below, the Vegetation SEPP applies to all vegetation on land identified as biodiversity habitat corridors, of which there is in Bronte Park. This Plan of Management must therefore comply with the Vegetation SEPP for these portions of the park.
- *Disability Discrimination Act 1992*: applies to existing premises, including heritage buildings, those under construction, and future premises. It extends beyond the building to include outdoor spaces in Bronte Park. This Act recognises the importance of providing equality, dignity and independence to people with a range of abilities. This Act establishes that it is unlawful to discriminate against people with disability in the provision of access to premises.
- *Companion Animals Act 1998*: requires environmental initiatives by councils to promote responsible animal ownership. Bronte Park is used by dog walkers.

3.6. Regional Planning Context

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

- *Greater Sydney Region Plan: A Metropolis of Three Cities*: aims to re-balance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. This document will transform land

use and transport patterns, boosting Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth to all its residents. Some of the objectives of the *Greater Sydney Region Plan* relevant to this plan of management include:

- Objective 7. Communities are healthy, resilient and socially connected
- Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced
- Objective 28. Scenic and cultural landscapes are protected
- Objective 31. Public open space is accessible, protected and enhanced
- *Eastern City District Plan*: provides the district-level planning that connects local planning with the longer-term Greater Sydney Region Plan. A relevant priority is:
- Planning Priority E3. Providing services and social infrastructure to meet people's changing needs
- Planning Priority E16. Protecting and enhancing scenic and cultural landscapes
- Planning Priority E18. Delivering high quality open space.

3.7. Local Planning Context

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

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

Waverley Community Strategic Plan 2018-2029: This is Council's overarching strategic plan. It guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. Several goals within this plan apply to Bondi Park, Beach and Pavilion's recreation and open space, including:

- 3.1. Improve health and quality of life through a range of recreational opportunities and quality open spaces
- 3.2. Expand the network of parks and open spaces, sporting and recreational facilities.

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

- The Access and Mobility Policy 2011–2015
- Waverley Coastal Risk Management Policy 2012
- Open Space and Recreation Strategy 2021-2031
- Bronte Gully Ecological Restoration Framework Action Plan 2015–2045
- Bike Plan 2001
- Disability Access Policy and Action Plan 2017-2021
- Environmental Action Plan 2018-2030
- Tree Management Plan 2019
- Play Space Strategy 2014–2029

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

3.8. Open space planning context

Open space planning fits within a larger hierarchy of strategic planning. Planning and legislation that influences or directs open space planning exists at the local, state, national and international level. Waverley Council undertakes its own planning, which includes overarching open space strategies, management plans, and specific planning documents. Council also takes direction from planning and legislation from higher level government agencies. In this section we consider a number of plans and guiding principles at all these levels.

In 2020 Waverley Council endorsed the Waverley Open Space & Recreation Strategy 2020. This is the premier source document for the management of all open space in Waverley. It sets out the vision, goals and management philosophy for all parks in Waverley. Along with state and national planning documents the Strategy directs all management plans, including the Bronte Park Management Plan. The Strategy highlights the importance of identifying and adaptively managing within the capacity of each individual open space. The long-term management of Bronte Park, within the limitations of the carrying capacity of the Park, through the Thresholds of Change model, is therefore the over-arching management approach for all Council's parks.

Waverley Local Environmental Plan (2012 (LEP): Bronte Park is zoned RE1 Public Recreation and SP2 Infrastructure. Portions of the park are identified as Landscape Conservation Areas in the LEP. Schedule 5 of the LEP lists environmental heritage items in the LGA.

Waverley Development Control Plan 2012 (DCP): Some portions of Bronte Park include a biodiversity habitat corridor. The DCP defines habitat corridors as 'areas where vegetation provides sufficient habitat features to allow wildlife to move from one area of habitat to another. The vegetation may include remnant bushland, native plantings,

weeds and gardens.' Development in these portions of the park must comply with the DCP's objectives and controls for habitat corridors and recognised habitat listed in section 3.2.2 of the DCP.

Waverley Community Strategic Plan 2022-2032: is Council's overarching strategic plan. This guides Council in responding to change, challenges, and opportunities in a consistent, sustainable, and coordinated way. Several goals within this plan apply to Bronte Park, including:

- 1.8.3. Partner with stakeholders to facilitate collaborative, effective and consistent approaches to coastal safety risk management
- 2.4.1. Improve the condition of non-remnant native vegetation on public land in the LGA and reinstate indigenous vegetation characteristic of natural coastal landscapes in Councils' parks and reserves
- 2.4.4. Increase the quantity of trees and plants in public and private spaces, parks and streets to achieve Waverley's canopy targets
- 2.7. Ensure public spaces, parks, open spaces and facilities have equitable access, are safe day and night, meet community needs for recreation
- 2.10.1. Ensure Council's infrastructure assets are operated, maintained, renewed and upgraded to meet the levels of service set by the community
- 2.10.2. Implement continuous improvement to achieve advanced maturity in asset management practices

Other Council policies and guidelines relevant to Bronte Park include:

- *Access and Mobility Policy 2011–2015*
- *Open Space and Recreation Strategy 2020-2030*
- *Play Space Strategy 2014–2029*
- *Waverley Public Domain Technical Manual*
- *Inclusive Play Space Study Report 2020*

There are a number of specific open space planning considerations that Council uses in its planning for and management of public open space in Waverley. The following planning guide Council decision making.

Waverley Council has produced a number of critical planning documents that form the framework that provides local strategic guidance for the planning of open space and recreation management.

This is the premier planning document for Council for the management of all open spaces in the Waverley municipality and the activities that take place on those open spaces. The Strategy sets out the legislation that governs open space management, it categorises the existing individual open spaces, it analyses the community use of the spaces, projects what that use will be in the future, and puts in place strategies to meet that need. The Strategy provides Council guidance for all other planning documents, including individual management plans.

Play is critically important to the Waverley community. Children develop healthy character through play engagement. Council considers play to be important to creating a healthy and happy community. Play is essential for the development of toddlers, children and young people. Play helps children to acquire the necessary skills for social, physical and emotional well-being. It is fundamental that play is considered in planning and design processes, not only for play spaces, but open spaces, streets and urban development. Under the Local Government Act 1993, it is Waverley Council's responsibility to ensure the provision of play opportunities accurately reflect the current and predicted community trends.

Leading from the *Play Space Strategy* is the *Inclusive Play Space Strategy*. With 1 in 5 Australian's living with a disability it is important to Council that we provide play experiences for all residents. The *Inclusive Play Space Strategy* sets out Council's aspiration for providing that opportunity.

Waverley Council's *Inclusive Play Space Study* provides a blueprint to direct the future provision, planning, design and development of public inclusive play spaces across the Waverley Local Government Area (LGA). The key objectives of the Inclusive Play Space Study are:

- Provide strategic direction to Waverley Council regarding equitable, inclusive, and engaging play spaces;
- Develop inclusive play space design principles;
- Develop inclusive play space evaluation criteria checklists;
- Provide a supporting document to the adopted *Waverley Play Space Strategy 2014-2029*; and
- Align Council's *Play Space Strategy* with the NSW State Government's *'Everyone Can Play' Guide*.



3.8.2. Guiding Principles for Open Space Management

To guide Council in its management of public open space in Waverley, including the management of existing space and considerations for obtaining new public open space Council has developed a set of guiding principles that are applied to the management of public open space. These guiding principles align with the key objectives outlined in the *Waverley Open Space & Recreation Strategy*.

The Guiding Principles for Open Space Management are:

Maintain and strengthen parks

Statement of Principle

Parks will be managed in accordance with the purpose for which they are reserved and to protect their environmental, cultural and social values. All actions should enhance the estate, be purposeful and embrace design for all. Park management will reflect best practice, and parks will be fit for their identified purpose and function.

Principle Intent

Parks and reserves are established under relevant legislation for particular purposes, including the protection of many and diverse values, and will be managed for those purposes. The physical connections between parks and other land tenures that provide connected recreation experiences, cultural landscapes and habitat corridors need to be recognised. Connectivity will be improved in parks and with surrounding landscapes and seascapes in collaboration with Traditional Owners and other land managers, non-government organisations and the community.

Prepare for the future

Statement of Principle

Park plans and management will prepare for and respond to emerging environmental and social issues and anticipate how the park estate will be in the future. This includes

responding to forecasted changes resulting from climate change and evolving recreational patterns.

Principle Intent

Effective planning anticipates what the future holds and allows for action accordingly. Adapting to the environmental, social and economic changes brought about by climate change requires agile thinking to mitigate increased threats from extreme weather on environmental, cultural and visitor experience values. The visitor experience will be considered in all aspects of planning, with assets and park settings fit for purpose to meet service commitments and to manage the visitor impact on the estate now and into the future. This includes consideration of increased visitation, changed visitor expectations and new or emerging uses of technology for and by visitors.

Connect with community

Statement of Principle

Parks will be inclusive destinations that provide for a range of visitor experiences and access for all. The community will have a variety of ways to engage with, connect to, understand and be active in parks. Parks will be recognised and appreciated not only for their environmental, cultural and landscape values, but also for the services that provide broader community benefits including health and wellbeing, sense of community, clean water, climate regulation, coastal protection and pollination services. Traditional Owner connections to Country will be respected and supported.

Principle Intent

There are diverse ways that the community can enjoy and benefit from the parks estate, through the spectrum of recreation activities, events, tourism activities, education programs and volunteering. Park visitors gain a deeper connection and even a lifelong appreciation of the importance of parks through interpretive and educational experiences. Diverse and ongoing social and cultural connections to parks will be recognised. Appropriate use of

the park estate encourages the connection between people and nature that in turn can provide health and wellbeing benefits.

Use knowledge and evidence-based management

Statement of Principle

Decisions will be supported by science, knowledge, understanding of risks and community values. Evidence-based management that utilises the best available science and knowledge will be used to deal with uncertainty and drive adaptive management.

Principle Intent

Adaptive management will be supported by clear outcomes and risk-based priorities for park management to address the highest threats to the most important values. Research and evaluation in the parks estate will focus on addressing critical information gaps in understanding environmental and social values and benefits of park as well as quantifying management effectiveness and outcomes. Outcomes will be adjusted based on the evidence by measuring the effectiveness of the actions delivered. Land management will be based as far as possible on the latest research and knowledge.

Protect natural and cultural values

Statement of Principle

The ecological and cultural integrity of parks will be strengthened by being protected and actively conserved to become sustainable and resilient to adapt or recover from the disturbance of major threats.

Principle Intent

The structure and function of ecosystems is fundamental to natural values and the ecosystem services provided by parks. The resilience of parks is maintained and improved when ecosystem processes and threats are managed at the landscape scale. The core habitat areas for threatened species and ecological communities that parks protect will

be improved through active management intervention. Reducing threats to the estate is a core management approach to maintain and improve the condition of the natural capital of the parks estate. Aboriginal cultural heritage sites will be identified and protected. Where appropriate the community and visitors will be encouraged to understand and appreciate the tangible and intangible cultural values and significance of Country for Aboriginal people, and the importance of maintaining and improving the health of cultural landscapes.

Build Partnerships

Statement of Principle

Partnerships and community involvement that provide mutual benefits to parks and the community will be sought and supported across landscapes. These are to provide mechanisms for effective management and realising emergent opportunities.

Principle Intent

Partnerships with other public land managers, neighbours and many other community, government and corporate organisations, can support more effective and efficient park management through knowledge sharing, better use of resources and pro-aspiration of value-added services. Agreements with service providers and licence holders will be developed that complement or add value to the park estate. Aboriginal commercial enterprises will be encouraged and supported.

Promote public safety and adopt a risk-based approach

Statement of Principle

There is an element of risk in experiencing natural environments and the outdoors. Managing risk, including preparing for and managing fire and other threats, responding to emergencies, and appropriately managing risks to park visitors will be a key consideration in park management decision making.

Principle Intent

A safe environment is provided as far as practicable, while recognising that risk and adventure is part of experiencing the outdoors. The systematic application of communicating, consulting, establishing the context, and identifying, analysing, evaluating, treating, monitoring and reviewing risk will be used. Risk management will be integrated across tenures. Decisions and actions will be based on sound risk management principles, consistent with organisational objectives and which comply with statutory, legislative and regulatory responsibilities. All reasonable efforts will be taken to keep visitors safe and provide information to visitors so that they can make informed decisions.

Apply rational decision making

Statement of Principle

All strategic decision-making will be characterised by rationality and predictability using, where appropriate, structured decision support systems such as the thresholds of change model which will form the basis of adaptive open space management. Judgement will be used to consider all stakeholders involved. All decisions will be consistent with a risk-based approach to meeting the requirements of policies, plans, programmes and legislation.



Image: Looking east from Bronte Gully

Principle Intent

The Thresholds of Change assessment and management model will form the basis of management practices and decisions for all Waverley open spaces. Decisions that affect parks and the community's connection with parks will be taken to achieve outcomes consistent with the guiding principles and intent of legislation governing the management of the estate. Decisions in parks will consider benefits for conservation of the environment and cultural heritage, appreciation of park values, be necessary for the management of the park and show that risks to environmental, cultural and social values and public safety can be assessed and managed. Where trade-offs are unavoidable, decisions will be guided by these principles and made transparently.

3.8.3. Adaptive Management

This management plan is based on the adaptive management model for open space management. Adaptive Management is defined as:

Adaptive management, also known as adaptive resource management or adaptive environmental assessment and management, is a structured, iterative process of robust decision making in the face of uncertainty, with an aim to reducing uncertainty over time via system monitoring.

In alignment with Council’s Guiding Principles of Open Space management the Bronte Park Management Plan has been developed with an adaptive management approach. Adaptive management is centred around two planning strategies, Carrying Capacity and the Thresholds of Change model.

Carrying Capacity

Carrying Capacity is defined as the maximum amount of use that any given environment or ecosystem can accommodate before a negative impact is apparent or observed, whilst continuing to meet the visitor’s experience expectation. The aim of identifying Carrying Capacity is to manage the impact on the space 10% short of any negative impact.

Council seeks to manage its public open space portfolio to support a range of visitation and physical activity opportunities, along with providing a variety of settings catering for different visitors without compromising environmental and sustainability outcomes.

There are two separate components to Carrying Capacity, namely, maintaining the environment (including structured forms) in the desired state, and second, meeting the visitor experience expectation. Waverley Council’s public open space management approach is focused on prescribed strategies and actions, structured through Council’s park management plans, overtly characterised by a thresholds of change adaptive intervention model.

For practical purposes, an example would be the monitoring of the state of a sports field. There are accepted standards for the total amount of hours of use a natural sports field can maintain. To ensure that usage does not exceed the carrying capacity of the field that limit is enforced. In a practical application this would mean limiting usage short of damage occurring. Damage does not just mean wearing out of the natural turf, but also includes compaction of the sub-surface soil, damage to specific sites, such as goal mouths and entry points and in the case of synthetic fields the laying over of synthetic grass funds.

3.8.4. Thresholds of Change Model

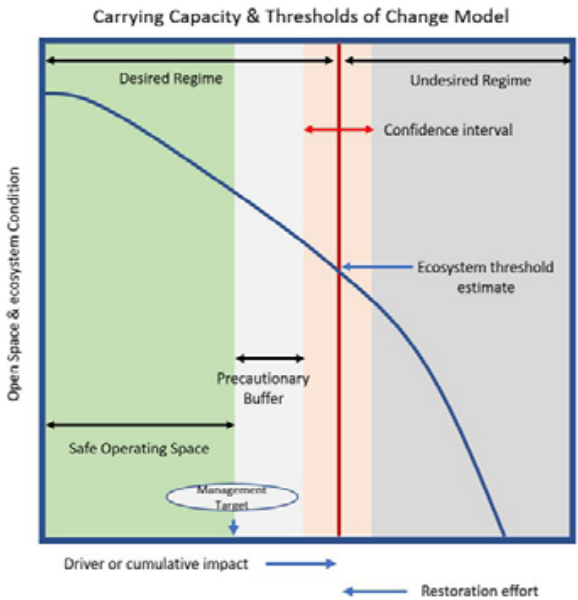
The Thresholds of Change model is a specific Impact Assessment model. The model assists park managers in identifying impacts to specific sub-components of the park. The model allows for effective identification of the carrying capacity of the space. A thresholds of change framework allows for observable changes to public open space to be monitored as they happen, triggering management actions when required to sustainably manage the park and its visitation.

An active open space and/or ecosystem threshold is a point at which the environment or ecosystem cannot recover. Thus causing tipping points for both the maintenance of the open space and the activities that take place within the space. Once an ecosystem passes its threshold, it cannot return to its original state, or if a return is possible, then mechanisms to return it are not economically or socially viable. An environmental threshold is the point at which there is an abrupt or gradual change in an ecosystem quality, property, or phenomenon, or where small changes in one or more external conditions produce large and persistent responses in an ecosystem.

Ecological thresholds occur when external factors, positive feedbacks, or nonlinear instabilities in a system cause changes to propagate in a domino-like fashion that is potentially irreversible (Holling, C.S. 1978).

In the case of Bronte Park, a threshold would be the point where, due to overuse, a field becomes unusable and cannot be repaired, or needs to be taken “off-line” for an extended period to allow for repair.

The thresholds of change model offers a structured, iterative, process driven decision-making framework designed to function in the face of uncertainty or a lack of evidence, with an aim to reducing uncertainty over time via general and specific system monitoring.



Model: Carrying Capacity & Thresholds of Change

Model explanation

The model is designed to be applied to any open space, natural setting or ecosystem. It assumes that the site starts off being functional and fit for purpose and/or in its natural state. The intent of management is to keep the space in the Desired Regime area. This is obtained by an effective maintenance program, monitoring and management of use. The Management Target is indicated at the bottom of the model.

However, for all spaces there are drivers and cumulative impacts from external factors. One such factor is climate change, and another would be allowing over-use of the space. Climate change is a macro effect and must be addressed at the macro level. Overuse is at the micro level and can be addressed through mitigation strategies. The open area of Bronte Gully is currently used for passive recreation. However, it is also used for dog walking. These two activities cause overuse of the space (Carry Capacity) with the resultant deterioration of the Park. A mitigation strategy to ensure that the park doesn't move into the Precautionary Buffer, or worse, would be to provide alternative dog walking opportunities or enforcement strategies.

The desired state for Council is to put in place strategies that have a restorative effect on the space, noting that once damage has incurred that it is then more difficult to return it to its previous state. If a space is allowed to deteriorate in condition it will then move into the Precautionary Buffer. This is where we start to see obvious signs of degradation. Once these signs of degradation are observed we have passed the carrying capacity for the space. The aim of Council is to ensure we don't enter this phase. At this point confidence in the fit for purpose state of the space is affected.

During this degradation process the fit for purpose nature of the space has been decreasing, to the point where it reaches the Ecosystem threshold estimate. This is the ultimate

threshold for the space. Beyond this threshold is irreparable damage. This is the Undesired Regime.

Council will use this strategic model to understand, monitor and explain management decisions, the aim being to manage up to the threshold of each of its open spaces, including specific components of Bronte Park. Strategies and decision points will be implemented to ensure that our spaces remain in a desired and fit for purpose state.

3.8.5. No Net Loss (NNL) of Open Space

The New South Wales Government supports the concept of No Net Loss (NNL) to open space and diversity through its Biodiversity Offsets Scheme¹².

Definition of No Net Loss of Open Space

The point at which the impacts on any given environment, biodiversity or community value are balanced by measures taken to avoid and minimise the impacts or to offset significant residual impacts, if any, on an appropriate geographic scale.

The concept of no net loss is an overarching guiding principle for estate and open space planning and management. It can be applied to the many components of open space and their management. Further, it can be applied to the provision of open space as well as an approach that aims to neutralise negative environmental impacts from human activities.

No net loss is achieved through:

- environmental protection
- creation of new open space
- restoration, enhancement, and management
- education, research, and information

In its environmental application, the concept of NNL is governed in Australia through the Federal Government's *Environment Protection and Biodiversity Conservation Act*

1999 (EPBC Act) and associated Environmental Offsets Policy, which seeks to "improve or maintain the viability of matters of national environmental significance" and whose application is triggered by "dynamic scenarios, usually declining" to provide offsets to replace lost environmental values.

In New South Wales the legislation governing development on Crown Land is the *Biodiversity Offsets Scheme*, which uses a transparent, consistent and scientific approach to assessing biodiversity values and offsetting the impacts of development on biodiversity.

The *Biodiversity Offsets Scheme* (BOS) is based on the 'avoid, minimise, offset' hierarchy.

Using the hierarchy proponents must:

- first consider whether the development can avoid a negative impact on the environment:
- next consider whether the development can minimise any negative impacts that cannot be avoided:
- once all reasonable steps to avoid or minimise environmental impacts have been exhausted, consider whether any remaining impacts can be offset.

Waverley Council, in considering the management of Crown Land in the municipality, is guided by the principle of No Net Loss. When considering an embellishment to crown land, such as Bronte Park, planning of the project includes considering the impact of the project on the overall space, and on community enjoyment of the space.

¹² <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme/how-the-biodiversity-offsets-scheme-works>



Site Analysis

4

4. Site Analysis

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

- 4.1 Design and setting
- 4.2 Getting to and around the park
- 4.3 Playing and relaxing
- 4.4 Enhancing the environment
- 4.5 Community, history and culture
- 4.6 Management and maintenance

4.1. Design and Setting

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

4.1.1. The Setting

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

The western portion of the park is flanked by the steep slopes of the Bronte Gully, heavily treed, with remnant planting (groups of Norfolk Island Pines and Morton Bay Figs) of the ‘wild garden’ of Bronte House. The Bronte Gully

changes at its eastern end to an open grassed space with a playground as the centrepiece.

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

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

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

4.1.2. Landscape Character

Bronte’s unique topography and size results in a variety of areas with distinct landscape characters. Each area lends itself to various recreational uses, and consideration of these areas and their differing characters in planning and design is essential in reducing conflicts between users.

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

The two sections may be further divided into areas of specific function and enclosure. Figure 4.1 illustrates the landscape character areas of Bronte Park and Gully. These

areas are generally well defined by topography and site elements, such as planting and pathways. The areas suit various uses such as picnicking, relaxing, walking, dog walking, or informal ball games and exercising. The site has been defined by five landscape character areas: the Bronte Gully, Park, Beach and the two Headlands. These areas are further defined below:

Bronte Gully

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

Upper Gully: has the greatest amount of shade and shelter. The trees and waterfall are the main features, with less of a connection to the ocean.

Lower Gully: has a broader valley floor and greater connection to picnic area and ocean. The children’s play area is the main feature, and Council authorised personal trainers are permitted to use the open areas¹³.

Slopes: heavily vegetated by weeds and tree cover. With very limited access, however, demand for access is shown by desire lines in more cleared areas.

Central Park

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

Central Lawn: an open, sunny lawn area used for

¹³ Waverley Council Commercial Fitness Training, Training Area Maps, Accessed 1 May 2018, http://www.waverley.nsw.gov.au/recreation/venue_hire/outdoor_venue_hire/commercial_fitness_training

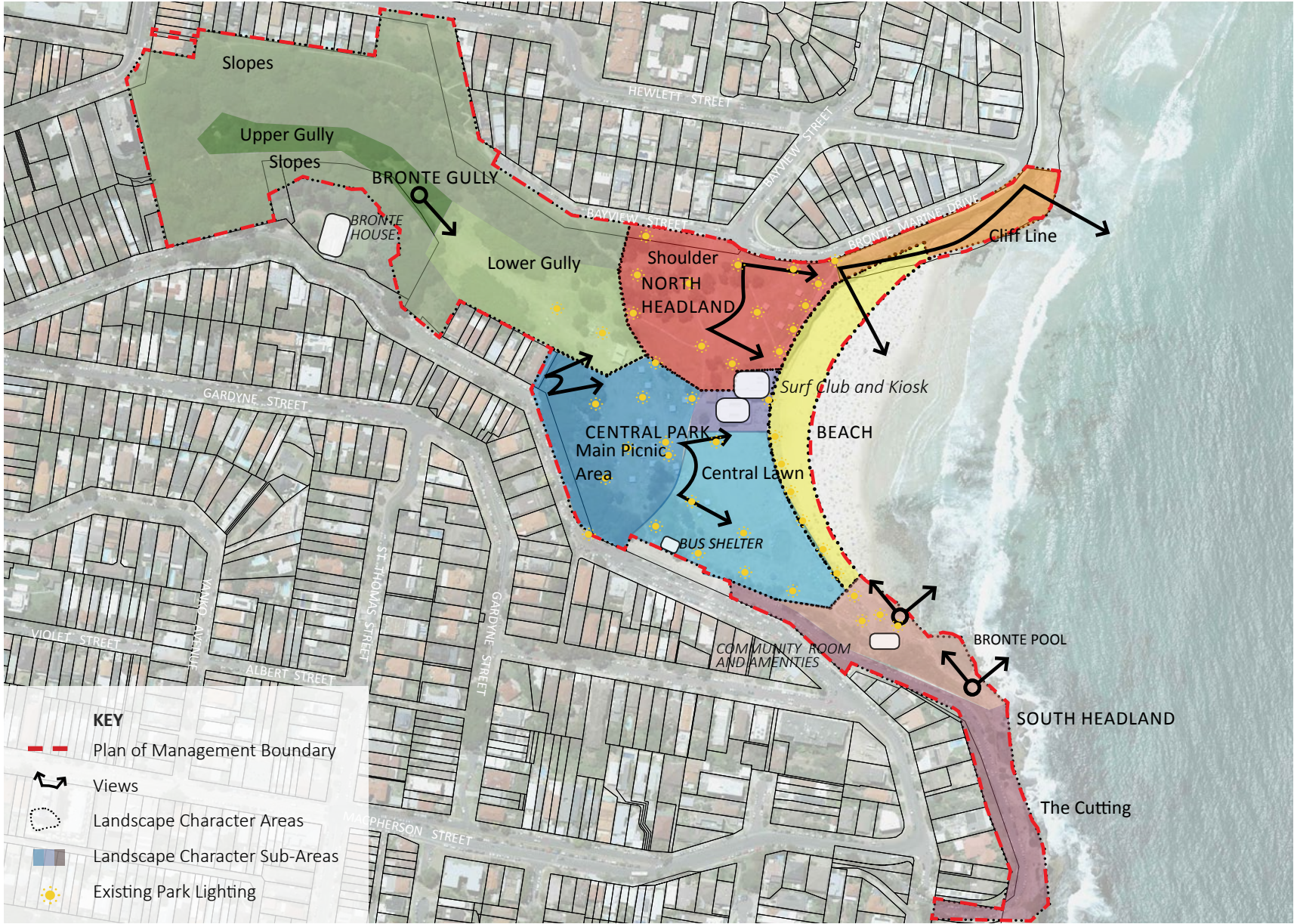


Figure 4.1 Design and Setting - Existing Conditions

sunbathing, informal games, strolling, and Council authorised personal training groups. Has immediate access from main parking area and bus terminus, and to the surf club and kiosk. Picnic shelters and the miniature train are at the south end.

Main Picnic Area: consists of eighteen picnic shelters extending across the lawn area with a choice of shaded or open locations. Groups of Norfolk Island Pines feature strongly and divide the area from the accessible car park.

North Amenities, Kiosk and BBSLSC: hard-edged space with courtyard and dominating brick building. Immediate access to beach, promenade and central land. Heavily used but aesthetically dated.

Beach

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

North Headland

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

Cliff line: an exposed, narrow, high-access route containing the Coastal Walk. Highly exposed with spectacular views of the ocean and dramatic rock formations. Remnant heath vegetation along the cliff.

Shoulder: open grassed hill, with spectacular views. Contains picnic shelters and settings and is traversed by paths providing access from the street. Bare of planting except at rear. Council authorised personal trainers are also permitted to use the open areas towards the back of the headland.

South Headland

A high headland area with access at several levels encloses the beach dramatically to the south. Includes the heavily used Community Centre, Local significance heritage pool¹⁴, and a short walkway around the cliff line. This area is further broken down into the following sub-areas:

Community Centre and Pool: a built area at the base of the cliff, backed by dense vegetation. Heavily used facilities for swimming, sunbathing, and meeting of community groups. Sunny, open, wind sheltered. Dramatic location beneath a cliff and adjacent to the surf. Main features: pool, community centre building and forecourt, cliff pathway and railings and dense planting behind. Major park entry.

Cutting: dominated by car parking and dramatic rock face. Access to the clifftop can be achieved, revealing spectacular views and a narrow strip of remnant heathland.

4.1.3. Views

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



Image: North Headland looking towards Bronte Beach

4.1.4. Park and Planting Design

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

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

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

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

¹⁴ NSW Legislation, Waverley Local Environment Plan 2012, Viewed 23 April 2018, [https://www.legislation.nsw.gov.au/#/view/EPI/2012/540/sch5?autoquery=\(Content%3D\(\(%22pool%22\)\)\)&dq=Wit hin%20title%3D%22Waverley%20Local%20Environmental%20Plan%20 2012%22%2C%20Exact%20Phrase%3D%22pool%22&fullquery=\(Conte nt%3D\(\(%22pool%22\)\)\)&scope=text&withintitle=yes](https://www.legislation.nsw.gov.au/#/view/EPI/2012/540/sch5?autoquery=(Content%3D((%22pool%22)))&dq=Wit hin%20title%3D%22Waverley%20Local%20Environmental%20Plan%20 2012%22%2C%20Exact%20Phrase%3D%22pool%22&fullquery=(Conte nt%3D((%22pool%22)))&scope=text&withintitle=yes)

4.1.5. Built Form

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

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

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

The existing picnic shelters within the park have low heritage significance, but the continuity of style, general location, and use since c. 1913-14 has value.¹⁵

On the southern boundary of the park below the bus terminus is a bus shelter. It is an open weatherboard structure with tiled roof, previously built as a tram shelter. This structure is not listed on any heritage register, and has

¹⁵ Mayne-Wilson & Associates, Heritage Study of Bronte Park, 2003, Heritage Table Item 3.5



Image: Bronte Beach

had the addition of a toilet for State Transit Authority staff use.

4.1.6. Urban Furnishing/Materials and Finishes

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

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

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

4.1.7. Lighting

There are two types of pole lighting within the study area – lighting to the park and to the promenade. Ausgrid owns all the existing lights within the park and along the promenade. Currently the Bronte Cutting is not lit – this area has been identified to be suitable for lighting. There is an identified

gap in lighting provision within the amenities buildings and outdoor beach showers at the southern end of the promenade.

4.1.8. Safety

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

4.1.9. Community Values

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

- The natural beauty;
- The strong sense of community;
- The undeveloped quality of the space;
- The variety of different characters and environments across the Bronte Gully, the Park, Bronte Baths and the Beach; and
- The heritage and connection to local history.¹⁶

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Straight Talk, October 2016, Bronte Park User Survey Report

4.1.10. Key Challenges

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

4.2. Getting to and around the Park

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

4.2.1. Getting to the Park

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

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

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

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

Walking

The Coastal Walk continues through Bronte on the promenade, connecting to the north via the Bronte Marine Drive footpath, and to the south by a path leading to the Bronte Cutting. The Bronte Cutting is a designated 40km/h zone for cars. A permanent footpath was installed through

the Bronte Cutting at Calga place in 2021.

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



Image: Man walking up footpath on North Headland

Public Transport

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

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

Cars and Parking

Waverley Council operates marked and metered parking in the Bronte Cutting that has 140 bays, three Mobility Parking Spaces, and motorbike parking. Residents with a Beach Parking Permit can use this facility for free. The Bronte Cutting carpark is rarely used to full capacity.¹⁷

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

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

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

Bike Routes

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

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

¹⁷ Waverley Council, 2016, Bronte Cutting Parking Statistics 1 Dec 2014 to 30 November 2016.



Figure 4.2 Getting to and Around the Park- Existing Conditions

4.2.2. Getting around the Park

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

Walking

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

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

Universal Access

Universal Access in the built environment takes into account the needs of a wide range of community members so that each visitor has an equally satisfying experience.¹⁸ As part of the development of the Plan of Management an Access Study was undertaken. This study revealed that many of the entries, stairs, paths, and beach access points in the park did not comply with standards such as the *National Construction Code 2016* and *Australian Standards 1428 Design for Access and Mobility (2009)*. Furthermore, the condition of many paths and stairs is poor with cracked and uneven surfaces.

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

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

Vehicle Access in the Park

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

The following vehicles typically access the park:

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

Signage and Wayfinding

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

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

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

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

Beach and Pool Access

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

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

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



Image: Steps into Bronte Pool



Image: Bike racks and bus stop off Bronte Rd

4.2.3. Key Challenges

- The Coastal Walk through Bronte Park and Beach has ambiguous wayfinding.
- Existing accessible compliant parking does not meet current standards and there is no accessible compliant pathway connection between the parking spaces in the Park to the beach and café area.
- Main pathways and access into the park need to be wider and better designed to accommodate passing of prams, wheelchairs and bicycles.¹⁹
- Some pathways do not link entrances directly to the park facilities such as the playground, barbecue and picnic shelters.²⁰
- The barbecues and picnic shelters are not accessible for wheelchairs.
- Stairs at the northern end forming part of the Coastal Walk are difficult to use.²¹
- Older visitors noted the distance from picnic areas to park amenities is too long.²²
- Safety issues were identified due to vehicle-pedestrian conflict outside BBSLSC and the park storage area.²³
- Some visitors have difficulty accessing the baths and bogey hole due to uneven stairs, slippery stairs and rails.
- Pedestrian access from the Bronte Road bus stop and car parking is not at an accessible compliant grade and entrance into the park and beach is difficult to identify.
- There is a need to create better access around Bronte Baths (pool and toilets) in consideration of the elderly, those who use wheelchairs, and parents with prams.
- Existing signage is faded and some information is outdated.

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

20 ibid

21 ibid

22 ibid

23 ibid

4.3. Playing and Relaxing

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

4.3.1. Recreation Facilities

Important facilities in Bronte Park that support recreation include:

- Bronte Beach Surf Lifesaving Club (BBSLSC): BBSLSC occupies the northern portion of the building with the ground floor consisting primarily of storage facilities, gymnasium, change rooms, members’ area, office, and first aid room. An undercroft storage area is located at the rear of the ground level. The first floor consists of members’ rooms that includes a bar and toilets. A narrow veranda is located on the east elevation orientated towards Bronte Beach. Presently BBSLSC is accessed from the ground floor via Bronte Beach Promenade, south side access ramps and steps, or via the storage room located at the rear of the building. The first floor of BBSLSC is accessed via internal stairs or from the Bronte stairs and veranda at the building’s east elevation. BBSLSC has no on-site car parking, however it has dedicated parking spaces within the Bronte Cutting.
- Attached to the BBSLSC is a single-storey building consisting primarily of:
 - Male change area with five toilets, ambulant/ accessible toilet, and urinals. Communal shower area with six shower heads;
 - Female change facilities with sixteen toilets and one ambulant/accessible toilet. Shower area with four shower cubicles;

- Parks Staff lunch room with lockers, female and male toilets;
- Rangers office; and
- Bronte Kiosk.

The building in the southern section of the Park accommodates:

- Bronte Beach Community Centre;
- Bronte south amenities building. There are no designated accessible showers or male/female toilets in this facility.

Bronte Park also accommodates:

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

4.3.2. Recreation Activities

- The findings of the *Bronte Park User Survey 2016* indicated that:
- The most common activities were swimming and walking. As expected, the beach is the most highly used element of the area.
- Jogging, exercising, relaxing and socialising were also very popular activities.
- Activities are spread across all areas of the park and beach.
- Most people say they generally stay for one to two hours.
- Some people come multiple times per day.
- There is a strong underlying community network based on the presence of intergenerational residents and a number of active clubs and organisations. These groups drive regular visitation and provide a vehicle for the consistent use of the facilities and an appreciation of the natural beauty of the area.

- Some activities are more common in certain areas and at certain times of the day.
- Many people enjoy the use of the grass areas as this provides open space for small and large group activities. This is popular through midday and into the afternoon in daylight.
- Most activities are self-organised. People appear to bring all the items they require to entertain themselves but rely on the use of amenities (toilets, showers and change rooms) and sometimes purchase food. Around 50 per cent of those surveyed said they make use of the Bronte Road cafés on their visit to the park and beach. ²⁴

24 Straighttalk, 2016, Bronte Park User Survey Report



Image: A surfer and walkers along the pavement



Figure 4.3 Playing and Relaxing- Existing Conditions

Passive Recreation

Bronte Park and Beach is very popular for people to stop and relax, enjoying the sun, outdoors and view of the beach and ocean. People frequently use the area to socialise with friends, take photographs, sunbake or quietly recline with a book.²⁵ Generally these activities are spread throughout the park and beach; however, the park beyond the promenade, including the open grass area and slopes, are very popular spots for people to enjoy the park with a view of the beach. Occasionally the park is used for larger gatherings and parties.

Swimming

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

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

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

25 ibid

notorious spot for people getting into trouble. There is also a strong rip that runs out against the southern rocks that results in frequent rescues by lifeguards.²⁶

Waverley Council employs professional lifeguards to protect visitors at Bronte. The lifeguards patrol the beach and bogey hole. Bronte Beach had a large number of rescues over the 2016-17 season, second only to Bondi Beach in the Sydney region.²⁷ This is reflective of the perception Bronte Beach is one of the more dangerous beaches in Sydney.

Surfing and Paddling

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

Snorkelling and Fishing

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

Volunteer Surf Life Saving

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

Walking

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

26 2016 Waverley Council, Bronte Beach Lifeguard Tower Draft Proposal,

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

Dog Walking

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

Picnicking and Barbecuing

The picnic shelters and barbecues are very popular for meeting friends and family. In 2022 Council updated the barbecues to provide four barbecue stations with two barbecues in each. Many people use benches and the picnic shelters to rest as they provide space to put items including books, bags and food.²⁸

Exercising

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

Ball Games

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

Children’s Play

The playground in Bronte Park was upgraded in 2013 and is very popular. The playground is identified as a District Level Play Space in Waverley Council’s *Play Space Strategy 2014–2029*, meaning that it is a ‘destination’ play space and services a substantial residential area. This play space currently provides play experiences for toddlers up to senior children (10–14 years old); however, the full age range for senior children is not entirely catered for. Play equipment includes a large climbing unit, boat, hammock, slide,

28 Straighttalk, 2016, Bronte Park User Survey

spinning carousel, swings and a toddler area. As this play space was recently upgraded it is not due for replacement for some time. In developing the play strategy, a gap in play provision for young people was identified. As Bronte Park and Beach currently is identified as a district level play space, providing additional activities at Bronte would be beneficial and assist in addressing play provision as identified in Council's *Play Space Strategy 2014–2029*.

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

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

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

Events

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



Image: Bronte Park Playground



Image: Bronte Park central lawn

4.3.3. Key Challenges

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

4.4. Enhancing the Environment

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

4.4.1. Micro Climate

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

Sydney’s climate is temperate, with a warm humid summer and cooler drier winter. Indigenous calendars such as the D’harawal note six seasons in the Sydney Basin²⁹. It is mainly sunny throughout the year with cool, mild winters and hot, humid summers. Sydney’s mean annual rainfall is 1,212mm. Average temperatures range from between 20.3–14.13°C in winter, to 29–23°C in summer.³⁰

4.4.2. Geology and Soils

Bronte is underlain by a varied thickness of Quaternary-aged beach sands overlying Triassic Hawkesbury Sandstone, with outcrops at the northern and southern extents of the beach.³¹

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

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

4.4.3. Topography

In its original form Bronte Beach consisted of a natural valley that channelled surface water run-off towards the ocean. Beach sands extended up to 100 metres into the valley. Between 1914 and 1917, a 250-metre-long seawall and promenade were constructed, effectively reducing the beach depth. A set of stairs was constructed in the north, providing access from the beach level to the headland. The land behind the wall was drained, backfilled and converted to public open space.³²

4.4.4. Hydrology and Services

Bronte Creek remains a viable watercourse and serves as an urban stormwater channel. The creek funnels the natural base flow of the 135-hectare Bronte Water Catchment. The watercourse consists of an open concrete channel from the base of the waterfall to the western extent of the main grassed section of Bronte Park, from here it is undergrounded and directed to the discharge point at the northern end of Bronte Beach.³³

The mean tidal range in Sydney is approximately one metre and the tidal period is around 12.5 hours. Tides in spring are higher and lower from the mean sea level than other times of year. The average spring tidal range is 1.3 metres and the maximum range reaches two metres.³⁴

Sea level rise is a gradual process and will have medium- to long-term impacts. National and international projections of sea level rise along the New South Wales coast estimate

a rise of up to 40cm by 2050 and 90cm by 2100, relative to 1990 mean sea levels. There is no scientific evidence to suggest that sea levels will stop rising beyond 2100 or that the current trends will be reversed. It is expected that sea level rise will reduce the shoreline and cause recession and shortening of the beach. Increasing sea levels have the potential to increase coastal hazards such as beach erosion, and flood risks during major storm events. This may affect buildings, infrastructure, recreational facilities and amenity.³⁵

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

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

Not unlike the damage caused in the 2016 storms, these events are likely to cause damage to infrastructure along or immediately behind the seawall and undermine the seawall itself.³⁶

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

4.4.5. Sustainability

The aim of the Bronte Gully Stormwater Harvesting System is to save water, improve beach water quality, reduce pollution

29 <http://www.bom.gov.au/iwk/calendars/dharawal.shtm>, viewed 25/10/23

30 http://www.bom.gov.au/climate/maps/averages/climate-classification/?maptype=tmp_zones, viewed 25/10/23

31 1:100000 Geological map for Sydney

32 2011, Coastal Risk Hazard Vulnerability Study

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

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

35 ibid

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



Figure 4.4 Enhancing the Environment- Existing Conditions

and better manage water resources. The system uses the reliable stormwater flow travelling down the channel in Bronte Gully that would otherwise be discharged straight out to sea. The system was installed and completed in September 2008. It uses a 120-kilolitre underground storage tank. The harvested and treated water is:

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

The system is estimated to save 16 megalitres of water every year; it improves the beach and water quality by providing water to the park and amenities, reducing stormwater flowing into Bronte Beach, and reduces risk of pollution. BBSLSC and the adjoining public amenities are currently supplied treated stormwater from Council’s Bronte Stormwater Reuse System for toilet flushing.³⁷

4.4.6. Fauna and Flora

Bronte Gully, located inland from the Park and Beach, is one of the largest areas of urban bushland in Sydney’s Eastern Suburbs.³⁸

Bronte Gully supports approximately 3.5 hectares of mixed native and exotic vegetation on the north and south-facing slopes surrounding Bronte Creek. The original native vegetation that once occurred over Bronte Gully would have been a mixture of Coastal Heath and Scrubland vegetation on the upper slopes and more open areas to the east, with Wet Sclerophyll Forest/Gallery Rainforest vegetation present within the riparian zone of Bronte Creek.³⁹

37 http://www.waverley.nsw.gov.au/environment/water_and_coast/our_projects/bronte_gully_stormwater_harvesting_and_reuse, viewed November 2016

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

39 UBM, 1993, Bronte Gully Bushland Survey and Rehabilitation

Land management practices over the past 100 years have resulted in the degradation of native bushland in Bronte Gully. Remnant vegetation is a combination of native and exotic plantings (historic and recent), exotic weeds and restored/reconstructed native bushland communities.⁴⁰

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

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

- Increase the quality of the habitat availability for native fauna and attract more species into the area,
- Restore and increase the occurrence of native vegetation in the Eastern Suburbs and provide higher quality passive recreation and educational opportunities,
- Greatly increase the visual amenity of the area, and
- Reduce a major source of exotic weed seed spreading into surrounding remnant native bushland patches.⁴¹

There are patches of remnant vegetation on the northern and southern cliffs. The vegetation community is known as Sea-cliff Heath and Sea-cliff Grassland. The remnants range in ecological condition from heavily weed-infested to low levels of weed occurrence. All patches were identified as being in Very Poor Vegetation Condition by SBR (2010). Bush regeneration works are routinely undertaken within the larger remnants. Connectivity planting is recommended to support the remnant vegetation in numerous locations.⁴²

Strategy, Sydney

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

41 ibid

42 Biodiversity Action Plan 2014-2020

Wildlife corridors (Biodiversity Corridor)

The 2011 *Biodiversity Study* included a Fauna Survey and a Wildlife Habitat and Corridor Assessment. This assessment identified Waverley as an area of ‘good fauna habitat’. The assessment identified Bronte Park as an important link and significant stepping stone in a major east-west corridor, connecting Tamarama Park to Centennial Parklands.

The area of good habitat within Bronte Park and adjoining habitat corridor have been recognised in the biodiversity section of the *Waverley DCP 2012*. The biodiversity section outlines the controls and plant species recommended for properties within or adjoining habitat corridors. This corridor needs to be retained and enhanced to facilitate dispersal of flora and fauna species throughout the LGA.

Bronte Park and Gully forms a critical link in a habitat corridor identified in the *Waverley Development Control Plan 2012*. The corridor aids wildlife movement, interbreeding and recolonisation through the provision of habitat and buffer vegetation. Bronte Gully is a large habitat resource for a wide range of native fauna species. Bronte Gully is a temporary refuge for transient bird species and a permanent home for native frogs, reptiles and small to medium-sized birds and mammals.⁴³

The cliff line supports low to moderate levels of native flora and fauna habitat. Vegetation generally occurs as sparse to dense shrub layer with few areas of dense native understorey/groundcovers. The shrubby vegetation provides moderate perching and foraging habitat of value to small passerine birds; there are few food resources for nectar-feeding species. Large areas of open sandstone provide basking and foraging habitat for small skinks.⁴⁴

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

44 Biodiversity Action Plan 2014-2020



Image: Bronte Gully

4.4.7. Key Challenges

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

4.5. Community, Culture and Heritage

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

4.5.1. Statements of Heritage Significance

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

Statement of significance for Bronte Beach and Park:

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

Statement of significance for Bronte House and grounds:

Bronte House is of a style not commonly found in Australian Colonial architecture, with its superb siting and substantial garden it is a significant essay in the picturesque. The property has connections with colonial architect Mortimer Lewis and more importantly with Robert Lowe, later created Viscount Sherbrooke. It is especially notable stylistically as an individual mid-Victorian design reflecting a romantic and picturesque interpretation of the medieval past. It is substantially intact and retains its outstanding original setting. Bronte House is the oldest known residence in the Waverley Council area.⁴⁵

A historic, extremely rare, picturesque garden constructed

in a naturally irregular site as a setting for an equally picturesque colonial house by one of the colony's rarest inhabitants – a cultivated lady. (James Broadbent for National Trust of Australia, 1981)

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

4.5.2. European Heritage

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

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

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

degree of historical significance.

The Estate's second phase began in 1886. In response to public pressure, Waverley Council resumed 14 acres of it for a public park. The following year saw the construction of public baths near the Bogey Hole, and women's dressing sheds. From then on, the Park grew into a favourite seaside resort, taking its name from historic *Bronte House* on the ridge behind it.

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

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

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

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

Although much modified, the waterfall and the gully through which its creek flows have some residual natural heritage significance, as do the rock benches, cliffs and steep slopes of the gully walls. The picnic shelters within the Park have

⁴⁵ Dowd, pp. 154–161. Kerr J, Broadbent J, Gothic Taste in the Colony of New South Wales, p. 107.

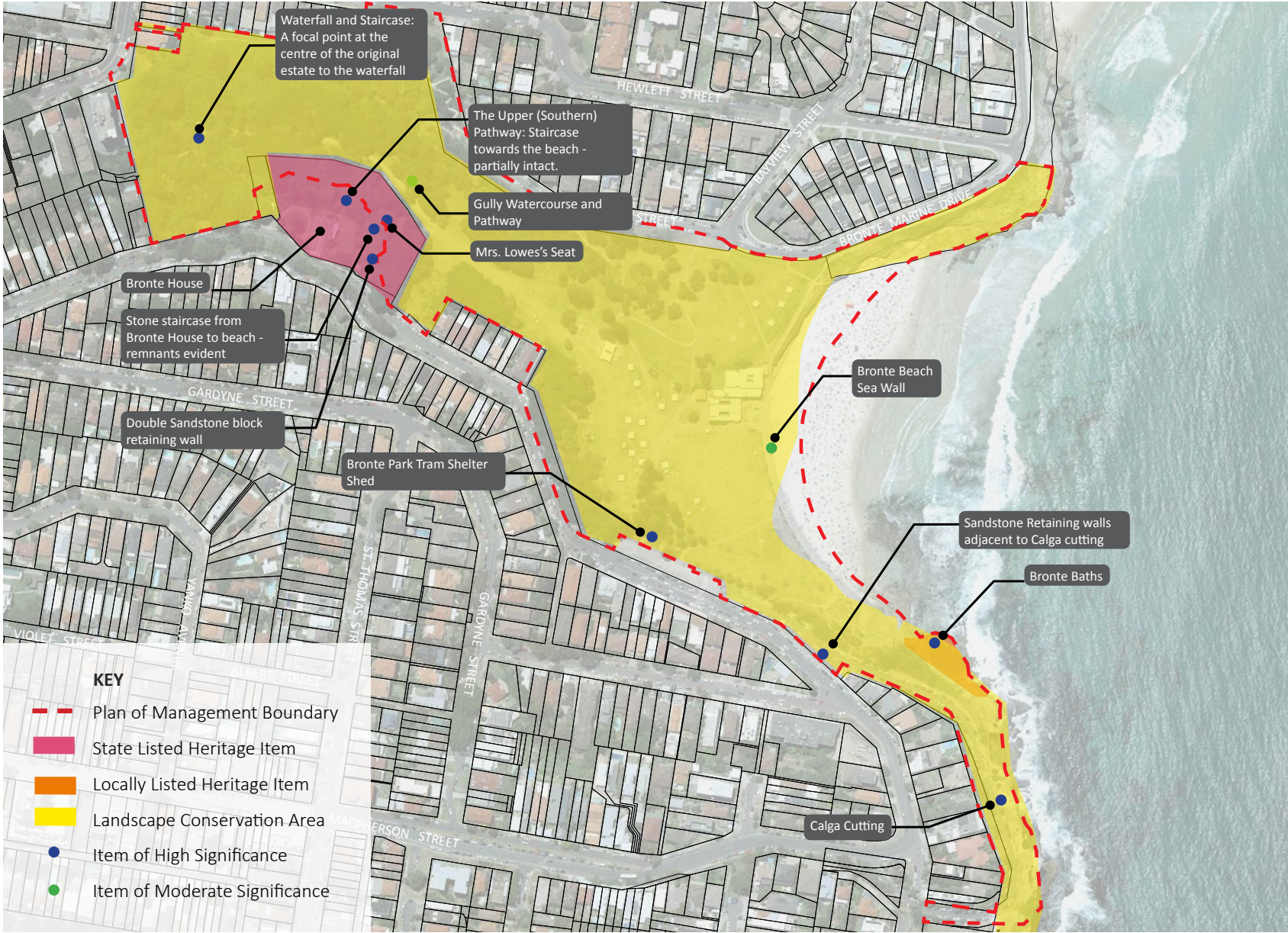


Figure 4.5 Community, Culture and Heritage- Existing Conditions

low heritage significance, but the continuity of style, general location, and use since c. 1913-14 has value.⁴⁶ The sites of the swimming pool, BBSLSC, and the old tram shelter have a moderate degree of social significance because of their consistency of use for the better part of a century or more.

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

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

⁴⁶ Mayne-Wilson & Associates, Heritage Study of Bronte Park, 2003, Heritage Table Item 3.5

- type of construction, it appears to be very old. It was possibly used to contain the lower south-facing slopes of the knoll on which the farmlet cottage was built.
- Bronte Park Tram Shelter Shed and Calga Cutting: Calga Cutting was built during 1910 to provide access for the tram line to Bronte, which was opened in May 1911. The existing bus shelter was the second tram shed, built c1912–13 to replace an earlier smaller structure.
 - Sandstone retaining walls adjacent to Calga Cutting: These sandstone block walls were constructed c1910s–20s to prevent sand from the dunes upslope drifting onto the tram tracks, and to consolidate the slopes between the tram tracks and the paths below them down to the baths.
 - Bronte Baths: First built in 1887. Women’s and men’s dressing sheds were built abutting the baths in 1887 and 1910 respectively and the first swimming club building was built above the baths c.1904. Two bogey holes were created to the north of the baths. The sandstone block walls just above the baths should be continuously monitored and conserved.
 - Bronte Beach sea wall: Built from 1914–1917 to prevent large seas from sweeping into the park. It enabled a promenade around the beach to be built above the wall, and backfill to be installed behind, creating the present grassed picnic area.⁴⁷

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

4.5.3. Aboriginal Heritage

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

⁴⁷ Mayne-Wilson and Associates, 2003, Heritage Study of Bronte Park, p 139, Sydney.

area would have been of the Cadigal clan.⁴⁸ They would have used the marine, riverine and land resources of the area. In the Bronte Gully, the original watercourse flowed over the waterfall and ponded in a series of lagoons that meandered through the coastal vegetation down to the beach. Fishing was observed to have formed a significant part of Aboriginal subsistence activities in the eastern Sydney area at European contact, and this environment provided a variety of fresh and saltwater fish and shellfish.⁴⁹

Following European contact, the Sydney Aboriginal population was quickly reduced in numbers, and dispersed by European settlement. Traditional groups were broken up and reconfigured.⁵⁰

There are no documented Aboriginal sites recorded for the study area. However, archaeological evidence may potentially remain undetected in Bronte Park.⁵¹ Aboriginal use of sheltered coastal places like Bronte Gully and the adjoining hinterland likely commenced after the sea stabilised at the current shoreline several thousand years ago. It is highly probable that Aboriginal people were regularly using Bronte Gully and its coastline before the first settlers who arrived with an intention to stay increased in number from the 1830s.⁵²

4.5.4. Community and Cultural History

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

48	Dominic Steele Consulting Archaeology (2003).
49	ibid
50	ibid
51	ibid
52	(Aboriginal Heritage Assessment –Bronte House April 2015 p,83)

and have also contributed to the environmental restoration of the Bronte Gully.

The first Council works within the park included the baths and adjoining women’s dressing sheds completed in 1887. The baths were first managed by private leases.⁵³ It wasn’t until 1904 that the first swimming club building was established for the Eastern Suburbs Headquarters Swimming Club, a male-only club. The ladies’ branch of the club was established in 1905.⁵⁴ Other clubs have since opened, including the Bronte Splashers Swimming Club in 1921, which is still operating today. Swimming at Bronte Baths has remained an integral part of the place. Today the Bronte Baths and community centre from which the clubs operate is an active node within the park.

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



Image: Bronte Beach taken from North Headland



Image: Sculptures in the park

4.5.5. Key Challenges

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

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

54 Ibid, p 56-68

4.6. Management and Maintenance

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

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

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

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

Waste Services: Garbage is collected from a central bin collection area in the centre of the park. Bins are collected by garbage trucks daily, both garbage and recycling trucks enter the park. Currently bins are located throughout the park, when full the bins are wheeled to a central bin collection point behind the amenities building and kiosk for collection.

Lifeguards: Waverley Council employs professional lifeguards to protect visitors to Bronte Beach. These professional lifeguards work 365 days of the year. The lifeguards are responsible for patrolling the beach, Bogey Hole and Bronte Pool. The lifeguards put out flags, rescue equipment, surf crafts, patrol designated public surf bathing and closely monitor dangerous swimming areas. When necessary, they perform rescues and resuscitations.

Park Maintenance: Council oversee all the maintenance requirements of the park and beach. To assist with maintenance, a Parks Works Yard is located at the rear of the amenities building. The yard accommodates hand tools and a four-wheeled bike. A staff room is located on the beach side of the amenities building. Council is generally responsible for maintaining assets such as turf, gardens, paving, roads, fences, handrails and cleaning the beach. Council is also responsible for cleaning the facilities and amenities throughout Bronte Park.

Pool Maintenance: The Bronte Park pool is drained and cleaned weekly during daylight saving and fortnightly for the rest of the year. Pool maintenance teams require light vehicle access to the pool.

Playground Maintenance: Council maintains the playgrounds in Bronte Park and Hewlett Street Reserve. The playground rubber softfall surface is routinely patched and cleaned. Equipment is maintained and parts replaced from time to time. Council audits playgrounds annually to ensure they meet safety requirements.

Building Maintenance: Council maintain and repair the existing buildings on site including both North and South Amenities buildings, BBSLSC, kiosk, Bronte Bath Community Centre, picnic shelters and the bus shelter (heritage tram shelter). The amenities buildings are regularly cleaned. Light vehicle access is required to the southern amenities block for this purpose.

Parking: Managed by Council, refer to Getting to and

Around the Park for details.

Environmental Services: Council is responsible for identifying and implementing energy, water savings and renewable opportunities within Bronte Park and Beach. This includes identifying ways to reduce waste to landfill; encouraging visitors to use sustainable transport options; educating the community on the environmental significance of the area; and preparing for the future impacts of climate change. The Council adopted Bronte Gully Ecological Restoration Action Plan assists Council in restoring the Bronte Gully with a combination of works by specialist contractors and the two active community volunteer groups undertaking bush regeneration. There are two gross pollutant traps that are cleaned and managed every two months.

Safety and Regulations: Council Park Rangers patrol Bronte Park and Beach daily, enforcing regulations to promote safety and equitable access for visitors. Activities that adversely affect other patrons' pleasure of the park are regulated. On occasion rangers and other Council staff need to manage antisocial behaviour particularly in the park and gully. Controlled activities include dog walking, consumption of alcohol, commercial training, ball games, bicycle riding, skateboard riding, use of portable barbecues and littering. Dogs are allowed off-leash in Bronte Gully between 3pm and 10am daily. Dogs must be on-leash in all other areas of the park and gully. Dogs are prohibited near Bronte Ocean Pool, on the beach, within 10 metres of the children's playground and the barbecues. Dog regulation signage could be improved to assist in owner education and enforcement. The following regulations are enforced in the park:

- No alcohol
- No camping or staying overnight
- No organised ball games
- No commercial activities without Council approval
- No skateboards or rollerblades
- No kites or kite activities

- No portable barbecues or open fires
- No collecting or harvesting invertebrates in the intertidal area
- No smoking on the beach
- Dogs are prohibited on the beach, in the bushland of the Bronte Gully, near the pool and children's play areas and food preparation areas such as barbecues and the kiosk.

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

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



Figure 4.6 Management and Maintenance - existing conditions



Image: Waverley Council four-wheeled maintenance bike

4.6.1. Key Challenges

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



Vision and Directions

5

5. Vision and Directions

5.1. Vision Statement

With the development of the *Waverley Open Space & Recreation Strategy in 2021* all Waverley open space management plans are aligned with the vision, directions and strategic actions from the Strategy. Extensive community engagement was critical in the development of the *OS&R Strategy*. The *Open Space & Recreation Strategy* and subsequent individual management plans are therefore aligned with the community expectations for Waverley open spaces. The *OS&R Strategy* vision is:

“Waverley’s parks and reserves are available to everyone, supporting healthy and active lifestyles. Our parks provide a green sanctuary, protecting and supporting biodiversity and provide an opportunity to implement the ongoing Aboriginal and traditional custodianship of land which forms our local government area. Park design responds to the community’s recreation and social aspirations while telling the story of the place, of today’s generation and those before ours. Spaces are welcoming, safe and well cared for. A sustainable approach to management allows future generations to enjoy these spaces.”

The Bronte Park and Beach Management Plan is aligned with the *OS&R Strategy* and was drafted based on community feedback regarding what people liked about the park and how they wanted the park managed in the future.

The Bronte Park and Beach vision is a reflection of the community aspirations for the park and it sets the tone for all future works and practices undertaken within the park.

The Bronte Park and Beach Management Plan vision is:

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

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

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

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

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

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

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

5.2. Performance Targets

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

5.2.1. Design and Setting

A1. Maintain the natural and casual feel.

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

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

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

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

A6. Reinforce the sense of arrival to the site.

5.2.2. Getting to and around the Park

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

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

B3. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and

- languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.
- B4. Provide an adequate proportion and distribution of universally accessible facilities connected by accessible paths of travel.
- B5. Provide a universally accessible beach access point and improve the safety and amenity of the existing stairs to the beach and Bronte Baths.

5.2.3. Playing and Relaxing

- C1. Provide adaptable and flexible spaces to accommodate a variety of interest groups.
- C2. Provide high-quality amenities and facilities that support Bronte’s recreational values and users.
- C3. Prioritise activities that are intrinsic to the place, its cultural values and that draw value from being in a beachside location.

5.2.4. Enhancing the Environment

- D1. Enhance and conserve the natural heritage of the site such as vegetation, land form and hydrology.
- D2. Monitor and adapt to the effects of climate change.
- D3. Promote environmentally sustainable practices in the management and maintenance of the place.
- D4. Consider whole of life-cycle cost in the selection of materials and construction techniques.
- D5. Educate the community about the value of the site’s unique environment.

5.2.5. Community, Culture and Heritage

- E1. Interpret and tell the story of the place, including Aboriginal themes and storylines.
- E2. Strengthen and express the cultural values of the site through supporting community groups and activities.

- E3. Ensure the cultural landscape is expressed in the design and management of the site.
- E4. Conserve and maintain the heritage fabric of the park.

5.2.6. Management and Maintenance

- F1. Ensure that the park and beach environments are safe for users at all times.
- F2. Ensure facilities are well-maintained and appropriately serviced.
- F3. Review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely.
- F4. Manage vehicle access in the park.



Image: Vegetation on North Headland



The Master Plan and Action Plan

A dark blue square with rounded corners, containing the white number 6.

6. The Master Plan and Action Plan

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

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

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

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

- Infrastructure Services - (IS)
- Waste, Cleansing & Fleet - (WC)
- Major Projects - (MP)
- Urban Planning Policy and Strategy - (UPPS)
- Environmental Sustainability - (ES)
- Human Resources, Risk and Safety - (HR)
- Communications and Engagement - (C&E)
- Community Programs - (CP)

- Property & Facilities - (PF)
- Open Space & Recreation - (OSR)

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

- Bronte Surf Life Saving Club (BSLSC)

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

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

Funding implications (\$):

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

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



Image: Norfolk Island pine

6.1. Design and Setting

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



Figure 6.1 Design and Setting- The Master Plan

6.1.1. Buildings in the Park – Building Controls

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

General Requirements

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

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

setbacks, amenity and urban form.

- Bulk, massing and modulation of buildings.
- Environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- The achievement of the principles of ecologically sustainable development, refer to actions D2.2, D3.4, D3.6, D4.1 under Enhancing the Environment for guidance.
- Pedestrian, cycle, vehicular and service access, circulation and requirements,
- The impact on, and any proposed improvements to, the park.
- Principles of View Sharing.⁵⁵

Life Guard Facilities Building Development Controls

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

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

⁵⁵ NSW Caselaw, Tenacity Consulting vs Warringah Council [2004] NSWLEC 140, Viewed 27 April 2018, <https://www.caselaw.nsw.gov.au/cision/549f893b3004262463ad0cc6>

The North Amenities Building, Kiosk, and BBSLSC Development Controls

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

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

- Massing and Visual impact.
- Building heights (with the exception of existing structures, proposed balustrade or proposed lifts, or proposed plant) must not exceed the height of the embankment to the north of the building, defined by RL14.00.
- Building plant and machine rooms must be screened.
- Consider key view corridors from the park to the beach, in accordance with the LEP.
- Integrate the north amenities / BBSLSC building into the landscape.
- Access and vehicles.
- Maintain unrestricted and direct pedestrian access along the promenade to the coastal walk connection at the north of the building, in accordance with LEP.
- Provide direct access for lifesaving equipment from the building to the beach.
- Consider providing a publicly accessible roof for passive recreation and viewing, connecting to the park at the north.
- Consider a publicly accessible lift from the ground floor to access the coastal walk connection.
- Contain all vehicle maneuvering and access into the surf club within the existing hardstand area to the west.
- Not allow vehicle maneuvering or parking to cross pedestrian building entrances and pedestrian paths of travel.
- Environment and Heritage
- Building upgrade must consider the impact on the cliff and coastal environment in accordance with the relevant State and Local Government policies on heritage and environment.
- Building must preserve the heritage value of the broad staircase and path across the northern cliff towards Bronte Marine Drive.⁵⁶

⁵⁶ Mayne-Wilson and Associates, 2003, Heritage Study of Bronte Park, p 119, Sydney.

South Bronte Amenities and Community Centre Development Controls

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

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

Alternative Designs

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

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



Image: Central lawn

6.1.2. Action Plan

Item	Action	Time	Who	Performance Targets & Measures	\$	Monitoring and Reporting
A1. Maintain the natural and casual feel						
A1.1	Ensure building design address future needs, is visually unobtrusive, does not detract from the natural landscape character of the park, is in keeping with the Landscape Conservation Area status, and considers the heritage impact on the state heritage listed Bronte House property.	O	IS, MP, UPPS, PF	Character conserved All implementation works subject to design review	LTFP	Ongoing
A1.2	Ensure landscape design: <ul style="list-style-type: none"> • Maintains the natural topography • Maintains and reveals views through the park and to the beach and cliff line • Maintains areas of exposed natural rock where practical • Uses semi-formal and informal planting design in the park • Uses informal planting design in the Bronte Gully • Maintains the openness of the park area • Maintains the sense of enclosure and intimacy of the Bronte Gully while ensuring key views are revealed. 	O	IS, MP, UPPS, PF	Character conserved All implementation works subject to design review	LTFP	Ongoing
A2. Reinforce the variety of different landscape characters across the Bronte Gully, park, and beach in future design and planning.						
A2.2	Ensure future planting design is consistent with the character areas identified in the Master Plan.	O	IS, UPPS, PF	Character conserved All implementation works subject to design review	LTFP	Ongoing
A2.3	Maintain and reveal views through the site.	O	IS	Character conserved All implementation works subject to design review	LTFP / E	Ongoing
A2.4	Ensure the selection of materials is appropriate to its setting.	O	IS, MP, UPPS, PF	Character conserved All implementation works subject to design review	E	Ongoing

A3. Ensure the landscape and architectural design reflects best practice, design excellence and integrates within the landscape.						
A3.1	<p>Ensure future building works are complimentary to their surroundings. Works to ensure:</p> <ul style="list-style-type: none"> Compliance of new building works to the building controls outlined in the Master Plan. 	O	IS, MP, UPPS, PF	<p>Design realises objectives</p> <p>Design review at key milestones</p>	E	Ongoing
A3.2	<p>Develop a detailed landscape Master Plan for the site. Works must ensure:</p> <ul style="list-style-type: none"> Design meets objectives outlined in the Plan of Management; Existing and new tree planting is incorporated, including: Detailing trees to be removed or replaced. New tree-planting locations. Detailed species list. Arboricultural assessment of existing trees outlining life expectancy, landscape value, and significance. Refer to action E3.2. 	S	IS, MP, UPPS, PF	<p>Character conserved</p> <p>All implementation works subject to design review</p>	E	Ongoing
A3.3	<p>Develop a planting schedule and materials palette based on Council's <i>Public Domain Technical Manual</i> that preserves the integrity of the site and considers significant view corridors.</p>	S	IS, UPPS, PF	<p>Character conserved</p> <p>All implementation works subject to design review</p>	E	Ongoing
A3.4	<p>Develop a lighting plan for the park, promenade and cutting that considers:</p> <ul style="list-style-type: none"> Pole or bollard lighting to major pathways Lighting to the Coastal Walk connection through Bronte cutting. Lighting to buildings and particularly the amenities buildings. 	S	IS, UPPS, PF	<p>Design realises objectives</p> <p>Design review at key milestones</p> <p>Character conserved</p>	LTFP	Lighting masterplan (Creative Lighting Strategy) was adopted by Council in November 2018.
A3.5	<p>Upgrade the sunken seating area in front of the kiosk, which considers:</p> <ul style="list-style-type: none"> Providing seating along the promenade facing the beach. Providing a range of seating types including 50 per cent with backrests and armrests. Implement universal access principals to allow equal access into the space. Provision of shade in summer. 	S	IS, UPPS, PF	<p>Design realises objectives</p> <p>Design review at key milestones</p> <p>Character conserved</p>	LTFP	Ongoing

A4. Provide a memorable experience for all users by celebrating the site's unique character and scenic qualities.						
A4.1	Conserve view corridors from main arrival points to and within the park by ensuring future design and planning considers views.	S	IS, OSR	Character conserved All implementation works subject to design review	LTFP	Ongoing
A4.2	Retain and build on existing materials on-site such as concrete, sandstone, timber and stainless steel.	S	IS, MP, UPPS, PF	Design realises objectives Design review at key milestones Character conserved	LTFP	Ongoing
A5. Ensure materials and finishes are of high quality, robust and designed to befit the setting.						
A5.1	Consider materials that are graffiti resistant.	O	IS, UPPS, PF	Character conserved All implementation works subject to design review	E	Ongoing
A5.2	Ensure materials are selected to withstand the coastal environment to minimise corrosion or degradation.	O	IS, MP, UPPS, PF	Character conserved All implementation works subject to design review	E	Ongoing
A5.3	Replace furniture and fixtures when they reach the end of their life with Council's preferred palette as identified in the <i>Public Domain Technical Manual</i> , and in keeping with heritage values and plans.	O	IS, UPPS, PF	Design realises objectives Design review at key milestones Character conserved	E	Ongoing
A6. Reinforce the sense of arrival to the site.						
A6.1	Review the alignment of pedestrian entrances into the site to ensure they are connected to pedestrian crossings, the Coastal Walk and thoroughfares.	S	IS, OSR	Design realises objectives	LTFP	Ongoing
A6.2	Review and where necessary redesign entrances into the park from Bayview Street and Bronte Road to ensure they are welcoming and easily accessible.	S	IS, OSR	Design review on inspection Design realises objectives	LTFP	Pedestrian pathways were widened at the southern entrance to Bronte Park as Part of the Bronte Road Bus Stop Upgrade project in 2019-20. Pedestrian pathways were widened at the southern entrance to Bronte Park as Part of the Bronte Road Bus Stop Upgrade project in 2019-20.

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6.2. Getting to and around the Park

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

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

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

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

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

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

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



Image: Central lawn looking to Bronte Beach

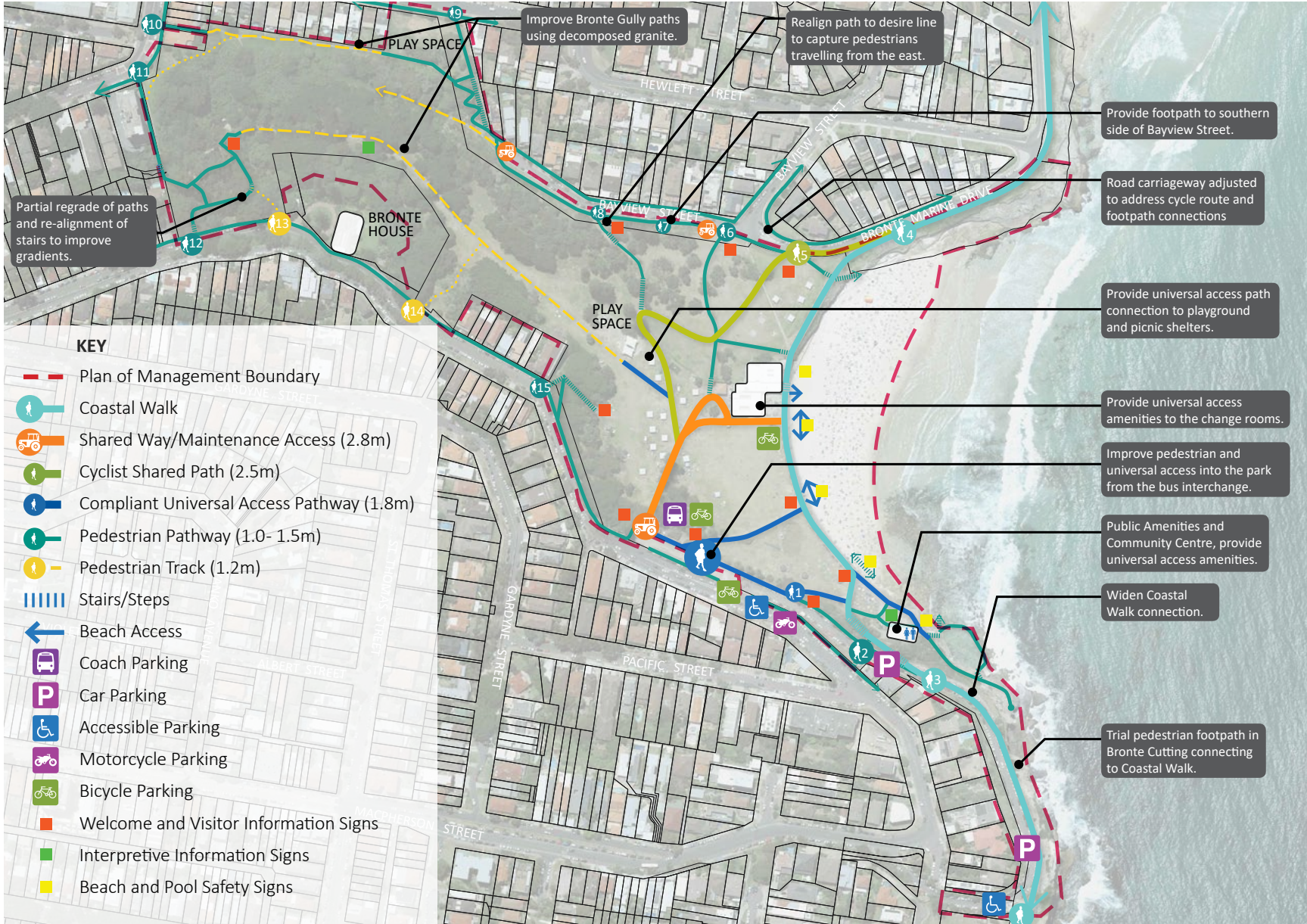


Figure 6.3 Getting to and Around the Park- The Master Plan

6.2.1. Action Plan

Item	Performance target actions	Time	Who	Performance Targets & Measures	\$	Monitoring and Reporting
B1. Provide easily identified, distinct arrival points into the park and designated pedestrian pathways that allow safe and continuous movement.						
B1.1	<p><i>Universal Access Car Parking</i></p> <ul style="list-style-type: none"> Relocate a proportion of existing accessible parking within Bronte Park to the northern end of Bronte Cutting Car Park, with consideration of Australian Standards, and <i>Disability Discrimination Act</i>. Provide accessible compliant pathways to universal access car parking spaces, including compliant kerb ramps and landings in accordance with Australian Standards, and <i>Disability Discrimination Act</i>. 	S	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Designs meet objectives</p> <p>Quality of access improved</p> <p>Level of use Assessment on site</p>	LTFP	Ongoing
B1.2	<p><i>Entrances on Bronte Marine Drive</i></p> <ul style="list-style-type: none"> Provide one bus link that is step-free on the north side of the park into and through the park, provide tactile ground surface indicators (TGSIs) at the bus boarding point. Provide step-free access into the park from the Coastal Walk. 	S	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Designs meet objectives</p> <p>Quality of access improved</p> <p>Level of use Assessment on site</p>	LTFP	Ongoing
B1.3	<p><i>North Side Entrances</i></p> <ul style="list-style-type: none"> Provide three step-free entrances into the park on the north side Primary arrival point for the Coastal Walk – provide handrails, TGSIs and highlighting on step nosing at stairs. Provide a min. 1500mm/1.5m wide kerbside footpath to the southern side of Bayview Street along the length of the road to provide access to park entrances and step-free access from the park to the Coastal Walk. Relocate the fence to the park side of the footpath to allow access to the path off the road. Upgrade the intersection on Bayview Street and Bronte Marine Drive to reduce road width and install aligned kerb ramps linking the park to street. Arrival point at Hewlett St (No.9) – Upgrade the ramp so that the gradient is constant throughout its length and provide continuous handrails on both sides of the switchback ramp. Keep vegetation clear of the ramp. Redesign and upgrade stairway. In accordance with Australian Standards, and <i>Disability Discrimination Act</i>. Redesign stairway entries into the park to provide handrails on both sides and highlighting on step nosing, in accordance with Australian Standards, and <i>Disability Discrimination Act</i>. 	M	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Designs meet objectives</p> <p>Quality of access improved</p> <p>Level of use Assessment on site</p>	LTFP	Ongoing

B1.4	<p><i>Entrances from Bronte Road</i></p> <ul style="list-style-type: none"> • Provide an accessible compliant bus link on the south side of the park. • Provide an allocated wheelchair space and seating in the heritage shelter. • Provide an accessible compliant link to the heritage shelter from the park. • Upgrade the stairs adjacent the heritage shelter with highlighting on step nosing, handrails on both sides and TGSIs, in accordance with Australian Standards, and <i>Disability Discrimination Act</i>. 	S	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Designs meet objectives</p> <p>Quality of access improved</p> <p>Level of use Assessment on site</p>	LTFP	Ongoing
B1.5	<p><i>South Side Entrances</i></p> <ul style="list-style-type: none"> • Provide one compliant universally accessible principal entrance adjacent to the tram shelter and two step-free entrances on the south side of the park. • Widen and redesign the stairway of the primary arrival point for the Coastal Walk. Provide an alternative step-free pathway by widening the path in the Bronte Cutting to 1500mm/1.5m to allow two prams to pass. • The Coastal Walk in the Bronte Cutting – Investigate options to provide a dedicated pedestrian pathway that links the Coastal Walk to Bronte Park and Beach. Undertake a trial period over peak and off-peak seasons collating data relevant to parking in the area prior to implementing a permanent solution. • Stairway that intersects with the Bronte Cutting – upgrade to include an even surface on treads, highlighting on step nosing, continuous handrails on both sides and TGSIs top and bottom. • Arrival point at service vehicle driveway – provide a separate pedestrian pathway into the park behind the bus terminus. • Provide a zero net loss of compliant universal access parking when relocating a proportion of the existing accessible parking from adjacent the tram shelter to the north end of the Bronte Cutting Car Park. 	M	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Designs meet objectives</p> <p>Quality of access improved</p> <p>Level of use Assessment on site</p>	TBC	Pedestrian pathways were widened at the southern entrance to Bronte Park as Part of the Bronte Road Bus Stop Upgrade project in 2019-20. A dedicated pedestrian pathway at Bronte cutting was completed in 2018.
B1.6	<p><i>West Side Entrances</i></p> <ul style="list-style-type: none"> • Arrival Point on Bronte Rd (No.15) (two entrance points) – redesign two lots of top stairs with new stairs, handrails and highlighting on step nosing. Investigate the stability of the retaining wall. On bottom stairs, provide handrails on one side and highlighting on step nosing. • Arrival Point on Bronte Rd (No.12) – resurface the sandstone paving on the stairway to minimise trip hazards. Provide handrail on one side. Provide kerbs on side of stairs. • Arrival Point on Murray St (No.10) – retain unpaved surface but upgrade so that it is more even. • Arrival Point on Murray St (No. 11) – upgrade landings to make them level. Provide handrails on both sides and highlighting on step nosing. 	M	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Designs meet objectives</p> <p>Quality of access improved</p> <p>Level of use Assessment on site</p>	LTFP	Ongoing

B2. Provide a hierarchy of pathway networks that link to destination points and facilities.						
B2.1	<p><i>Links to Park and Principal Entrance</i></p> <ul style="list-style-type: none"> • Provide a hierarchy of pathway networks into and through the park: Refer to figure 6.3. • Provide an accessible compliant pathway (preferably no steeper than 1 in 20 slope) from the principal entrance, adjacent to the tram shelter, linking to the main promenade. Minimum width of accessible compliant pathways is 1800mm/1.8 metres, in accordance with Australian Standards. • Provide accessible compliant pathway from the new principal entrance to the picnic area, playground and amenities buildings. • The path shared with vehicles should: • Be adequately signed to maximise pedestrian safety. • Be resurfaced to emphasise pedestrian priority with contrasting colour on speed humps and gaps to allow for ease of access. • Limit vehicle size and time of delivery access. 	S	IS, UPPS, PF, CS	<p>Level of use</p> <p>Informal character maintained</p> <p>Design review Assessment on site</p>	LTFP	Ongoing
B2.2	<p><i>Pathways within Park</i></p> <ul style="list-style-type: none"> • Provide an accessible compliant pathway to amenities buildings • Provide a network of step-free, 1500mm/1.5-metre-wide pathways into and through the park, where topographical constraints preclude accessible paths that are fully compliant with relevant Australian Standards. • Widen pathway that links to step-free access into the park from south to 1500mm/1.5 metres (entrance no.2) (maintain the existing noncompliant gradient). • Widen pathway that links to step-free access into the park from north (to 1500mm/1.5 metres from entrance no.6) (maintain the existing noncompliant gradient). • It is preferable to separate pedestrians and cyclists. However, if cycleways are shared with pedestrians, the path should be a minimum 2.5 metres wide. • Provide adequate lighting levels on primary pathways, shared ways and cycleways. 	M	IS, UPPS, PF, CS	<p>Level of use</p> <p>Informal character maintained</p> <p>Design review Assessment on site</p>	LTFP	Ongoing

B2.3	<p><i>Circulation, Surfaces and Edges</i></p> <ul style="list-style-type: none"> • Resurface areas of pathway throughout the park that are uneven and potential trip hazards. • Address the water pooling/drainage issue on the section of the path at the northern pathway into the park at the top of the stairs near BBSLSC, leading to a potentially slippery pathway. • At the primary arrival point on the north side (Coastal Walk), provide a low wall or kerb along the section of path that has a drop-off, in accordance with best practice in design for safety. • Provide a low wall (min height 450mm) or kerb (min height 150mm) along the section of promenade that is above one metre high, in accordance with best practice in design for safety. • Bronte Gully pathway – Re-grade and improve surface and edging of the path, removing trip hazards, and worn turf. Refinish the sandstone-cobbled viewing area at the waterfall to provide a more even and consistent surface. 	M	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Level of use</p> <p>Informal character maintained</p> <p>Design review Assessment on site</p>	LTFP	Ongoing
B2.4	<p><i>Stairways</i></p> <ul style="list-style-type: none"> • Upgrade stairways in the main access routes into and through the park (see Entrances section) • Upgrade primary stairways to be an even surface on treads, and include contrasting step nosing, handrails on both sides of the stairway, and TGSIs to be compliant with Australian Standards. • Secondary stairways are to include even surface on treads, highlighting on step nosing and a handrail on both sides. These are stairs that are more likely to be used by residents who are familiar with the area. • Tertiary stairs are to include highlighting on step nosing and a handrail on one side. These link to informal bush tracks. 	M	IS, UPPS, PF, CS	<p>Review on inspection</p> <p>Level of use</p> <p>Informal character maintained</p> <p>Design review Assessment on site</p>	LTFP	Ongoing

B3. Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website.						
B3.1	<p><i>General Information</i></p> <ul style="list-style-type: none"> Review the existing signage and undertake Wayfinding information at Bronte Park, Beach, and Coastal Walk connections to ensure ordinance and wayfinding information is relevant and up to date. Review the current distribution of information about Bronte Park and provide information about existing facilities, amenities and activities. Update information as works are completed. Provide detailed information on the Council's website in W3C-accessible formats. Provide off-site information on access and mobility to and within the park. Develop an Access Guide that includes information on transport options, accessible parking and transport, drop-off area, access pathways, accessible toilet/shower facilities, seating and shelter, food/drink, beach wheelchair bookings, etc. 	M	IS, UPPS, PF, CS	Wayfinding approach developed Implementation on site	LTFP	Ongoing
B3.2	<p><i>Ocean Pool</i></p> <ul style="list-style-type: none"> Provide information on Council's website for accessible ocean pool options at nearby beaches of Bondi and Clovelly. Provide information on swimming groups at Bronte Baths. 	S	IS, UPPS, PF, CS	Wayfinding approach developed Implementation on site	LTFP	Ongoing
B3.3	<p><i>Beach Wheelchair</i></p> <ul style="list-style-type: none"> Review the use of beach wheelchairs at Bondi Beach and assess if facilities would be well utilised at Bronte. If beach wheelchair access is provided, identify the storage location and operational management strategy for booking and accessing the wheelchair/s. 	L	IS, UPPS, PF, CS	Wayfinding approach developed Implementation on site	LTFP	Ongoing

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

B3.6	Provide clear delineation between cycleways and pedestrian areas with adequate sight lines, signage and pavement marking.	M	IS, UPPS, PF, CS	Wayfinding experience improved Level of use Assessment on site Community feedback	LTFP	Ongoing
B3.7	Provide detailed information on Council's website on accessible compliant public transport links and how to arrive at Bronte Park.	S	IS, UPPS, PF, CS	Wayfinding experience improved Level of use Assessment on site Community feedback	LTFP	Ongoing
B4. Provide an adequate proportion and distribution of universally accessible facilities connected by accessible compliant paths of travel.						
B4.1	<i>Toilet/shower/change facilities</i> <ul style="list-style-type: none"> Provide a new accessible compliant family/unisex toilet and shower facility with parent/carer change facility ('changing places facility') in the northern amenities building. Provide a new accessible compliant family/unisex toilet and shower facility with parent/carer change facilities to service the Bronte Bath, Bogey Hole, and southern end of Bronte Park. Investigate options for a stand-alone facility adjacent to the southern amenities building, and/or an integrated building. Provide compliant ambulant cubicles in the male and female toilets in the northern and southern amenities building. Provide a clear door width into accessible compliant amenities wide enough to accommodate a beach wheelchair (minimum 1050 mm clear door width). 	M	IS, UPPS, PF, CS	Universal design considered Design review Visitor experience	LTFP	Ongoing
B4.2	<i>Bronte Beach Surf Lifesaving Club, Kiosk & Community Centre</i> <ul style="list-style-type: none"> Provide an accessible compliant pathway to the principal entrance of the BBSLSC in accordance with Access to Premises Standards. Provide universally accessible shade and seating in the kiosk courtyard. Provide compliant universal access to the kiosk, including a lower height section of counter (900mm above finished floor level), and compliant finished surface grades/slopes. Provide an accessible compliant entry and access to the community centre and southern amenities. 	M	IS, UPPS, PF, CS	Universal design considered Design review Visitor experience	LTFP	Ongoing

B4.3	<p><i>Viewing Areas</i></p> <ul style="list-style-type: none"> • Provide a step-free link to the lookout point at the southern tip of the park (beyond Bronte Baths), in accordance with Australian Standards and <i>Disability Discrimination Act</i>. • Investigate an accessible compliant lookout with seating, in accordance with Australian Standards and <i>Disability Discrimination Act</i>. • Provide an accessible compliant pathway to lookout points, in accordance with Australian Standards and <i>Disability Discrimination Act</i>. 	L	IS, UPPS, PF, CS	<p>Universal design considered</p> <p>Design review</p> <p>Visitor experience</p>	LTFP	Ongoing
B4.4	<p><i>Playgrounds</i></p> <ul style="list-style-type: none"> • Provide accessible compliant pathway to Bronte Park playground. • Provide accessible compliant seating with armrests and backrests the playground (20 per cent of seats). • Provide a minimum of two independent wheelchair spaces (hardstand) set back off the pathway next to seats (1300mm x 800mm). • Provide an accessible compliant pathway to one seat in Hewlett Reserve playground. • Provide one seat on a hardstand with backrest and armrests; provide additional hardstand next to seat 1300mm x 800mm to accommodate a wheelchair. 	L	IS, UPPS, PF, CS	<p>Universal design considered</p> <p>Design review</p> <p>Visitor experience</p>	LTFP	Ongoing
B4.5	<p><i>Barbecues and Picnic Shelters</i></p> <ul style="list-style-type: none"> • Provide accessible compliant barbecue facilities that are linked to accessible pathways. • Provide two accessible compliant picnic shelters and picnic tables with linking pathways, with sufficient hardstand and wheelchair seating spaces. 	M	IS, UPPS, PF, CS	<p>Universal design considered</p> <p>Design review</p> <p>Visitor experience</p>	LTFP	Ongoing
B4.6	<p><i>Seating and Street Furniture</i></p> <ul style="list-style-type: none"> • Provide 50 per cent seating in the main park area with backrests and armrests. • Increase the amount of shade with seating underneath throughout the park. • Provide wheelchair space adjacent to two seats at two different locations on the promenade. • Provide seats approximately every 60 metres along the accessible compliant pathway route (set back from footpaths with an allocated hardstand adjacent). • When upgraded, select street furniture (bollards, bins, seats) that provide adequate luminance contrast with the background surface. • Maintain accessible water fountains with hardstands and circulation space. 	L	IS, UPPS, PF, CS	<p>Universal design considered</p> <p>Design review</p> <p>Visitor experience</p>	LTFP	Ongoing

B4.7	<p><i>Beach Access</i></p> <ul style="list-style-type: none"> • Provide one accessible compliant ramp link to the beach at the centre of the beach, width 1800mm, maximum gradient 1:14 and landings every nine metres. Provide handrails on both sides of the ramps in accordance with Australian Standards and <i>Disability Discrimination Act</i>. • No tactile ground surface indicators (TGSIs) at beach access stairs and ramps due to other cues– beach, handrails, and setback from path of travel. • Provide a continuous handrail at the stairway adjacent to the pump house. • Stairway access to beach – provide handrails on both sides of the stairs leading to the beach and highlighting on step nosing. • Provide kerb rails to all new balustrades along the promenade. • Maintain a clear shoreline along the promenade, with no obstructions, seats set back from the pathway. • Redesign and upgrade the northern stairway to the beach to include increased width, even risers, highlighting on step nosing and handrails on both sides. 	L	IS, UPPS, PF, CS	<p>Universal design considered</p> <p>Design review</p> <p>Visitor experience</p>	LTFP	Ongoing
B5. Provide a universally accessible beach access point and improve the safety and amenity of the existing stairs to the beach and Bronte Baths.						
B5.1	<p><i>Pool Access</i></p> <ul style="list-style-type: none"> • Provide information on Council's website for accessible pool facilities at nearby beaches of Bondi and Clovelly. • Provide safe stairways into the pool. • Investigate extending the fixed handrail from the main pool stairs to the ocean access stairway. • Provide highlighting strips on all stair nosing. • Provide tactile ground surface indicators (TGSIs) along the top of the primary stairway in accordance with AS1428.4. • Provide slip-resistant treatment to all stairways into pool. 	M	IS, UPPS, PF, CS	<p>Universal design considered</p> <p>Design review</p> <p>Visitor experience</p>	LTFP	Ongoing
B5.2	<p><i>Seating Areas</i></p> <p>Give consideration to:</p> <ul style="list-style-type: none"> • location of seats adjacent to balustrades as they pose a safety risk. • locate two bench seats on the path to the lookout beyond Bronte Baths. • a range of seating options with backrests and armrests at all seating areas. • a minimum of two wheelchair seating spaces next to the seating on the path between the Bronte bath and cliff face. • upgraded seating and lounging area to upper concrete hardstands between the Bronte Baths and cliff face. • identification and wayfinding signage to the viewing area. 	L	IS, UPPS, PF, CS	<p>Universal design considered</p> <p>Design review</p> <p>Visitor experience</p>	LTFP	Ongoing

B5.3	<p><i>Accessway</i></p> <ul style="list-style-type: none">• Provide a smooth and level path to the seating area, and lookout beyond the Bronte Baths.• Upgrade stair access to upper seating areas by setting back stairs and providing contrasting step nosing and handrails.	L	IS, UPPS, PF, CS	Universal design considered Design review Visitor experience	LTFP	Ongoing
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6.3. Playing and Relaxing

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

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

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



Image: Central lawn



Figure 6.4 Playing and Relaxing- The Master Plan

6.3.1. Action Plan

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

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

6.4. Enhancing the Environment

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

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

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



Image: Dog walker on concrete pedestrian path

6.4.1. Action Plan

Item	Performance target actions	Time	Who	Performance Targets & Measures	\$	Monitoring and reporting
D1. Enhance the natural heritage of the site such as vegetation, land form and hydrology.						
D1.1	Provide further opportunities to support habitat by increasing planting opportunities and using native and endemic species throughout the park.	O	IS, PF, UPPS, ES, OSR	Habitat zones increased Weed % reduced On site assessment	E	Ongoing
D1.2	Support actions identified in the <i>Bronte Gully Ecological Restoration Action Plan</i> .	O	IS, PF, UPPS, ES, OSR	Actions implemented Strategic review	E	Ongoing
D1.3	Undertake a risk-management strategy for the opening to the underground stormwater pipe (trapezoid) and implement recommendations.	S	IS, PF, UPPS, ES, OSR	Actions implemented Strategic review	LTFP	Ongoing
D1.4	Continue to support the Bushcare program to undertake regeneration to remnant vegetation in accordance with the <i>Biodiversity Action Plan 2014–2020</i> . Provide planted buffer planting to remnant vegetation as identified in this plan.	O	IS, PF, UPPS, ES, OSR	Actions implemented Strategic review	E	Ongoing
D1.5	Retain the natural landform of the site, minimising any regrading, particularly of the headlands.	O	IS, PF, UPPS, ES, OSR	Review on inspection Designs meet objectives Quality of access improved Level of use Assessment on site	TBC	Ongoing
D1.6	Maintain the trees within Bronte Park registered on <i>Waverley Council Significant Tree Register</i> in accordance with tree management policies and the <i>Bronte Gully Ecological Restoration Action Plan</i> .	O	IS, PF, UPPS, ES, OSR	Actions implemented Strategic review		Ongoing

D2. Monitor and adapt to the effects of climate change.						
D2.1	Implement the findings of the <i>Bronte Seawall Technical Study</i> : <ul style="list-style-type: none"> Repair and stabilise the seawall as required and develop a long-term repair strategy. Ensure potential damage to the promenade and landward infrastructure by wave overtopping is mitigated. Consider moving the Bronte Pool pump to a more secure location. 	S	IS, PF, UPPS, ES, OSR	Review on inspection Designs meet objectives Quality of access improved Level of use Assessment on site	TBC	Ongoing
D2.2	Design buildings and landscape works to consider environmental sustainability and adaptation to future climatic conditions.	O	IS, PF, UPPS, ES, OSR	Excellence through design	TBC	Ongoing
D3. Promote environmentally sustainable practices in the management and maintenance of the place.						
D3.1	Assess the condition of the existing irrigation system and repair/replace as required.	O	IS, PF, UPPS, ES, OSR	Conditions improved Potable water use reduced Assess status	TBC	Ongoing
D3.2	Investigate extending the irrigation system and stormwater harvesting. Investigate irrigation to the north headland picnic area; ensure provision of recycled water.	S	IS, PF, UPPS, ES, OSR	Review on inspection Implement adaptive strategies Community feedback	TBC	Ongoing
D3.3	Develop a sustainable waste management plan for the park.	S	IS, PF, UPPS, ES, OSR	Strategy developed Measure implemented Review on inspection	LTFP	Ongoing
D3.4	Reduce and minimise water use and waste-water generation, works to consider: <ul style="list-style-type: none"> Continue to harvest water from the stormwater system and monitor rates and use to ensure adequate supply for park irrigation and building use; Ensure staff awareness of the importance of resource conservation; Visitor education on the importance of water conservation through appropriate signage; and Installation of water-saving devices on taps and use of water-saving appliances. 	S	IS, PF, UPPS, ES, OSR	Conditions improved Potable water use reduced Assess status	TBC	Ongoing

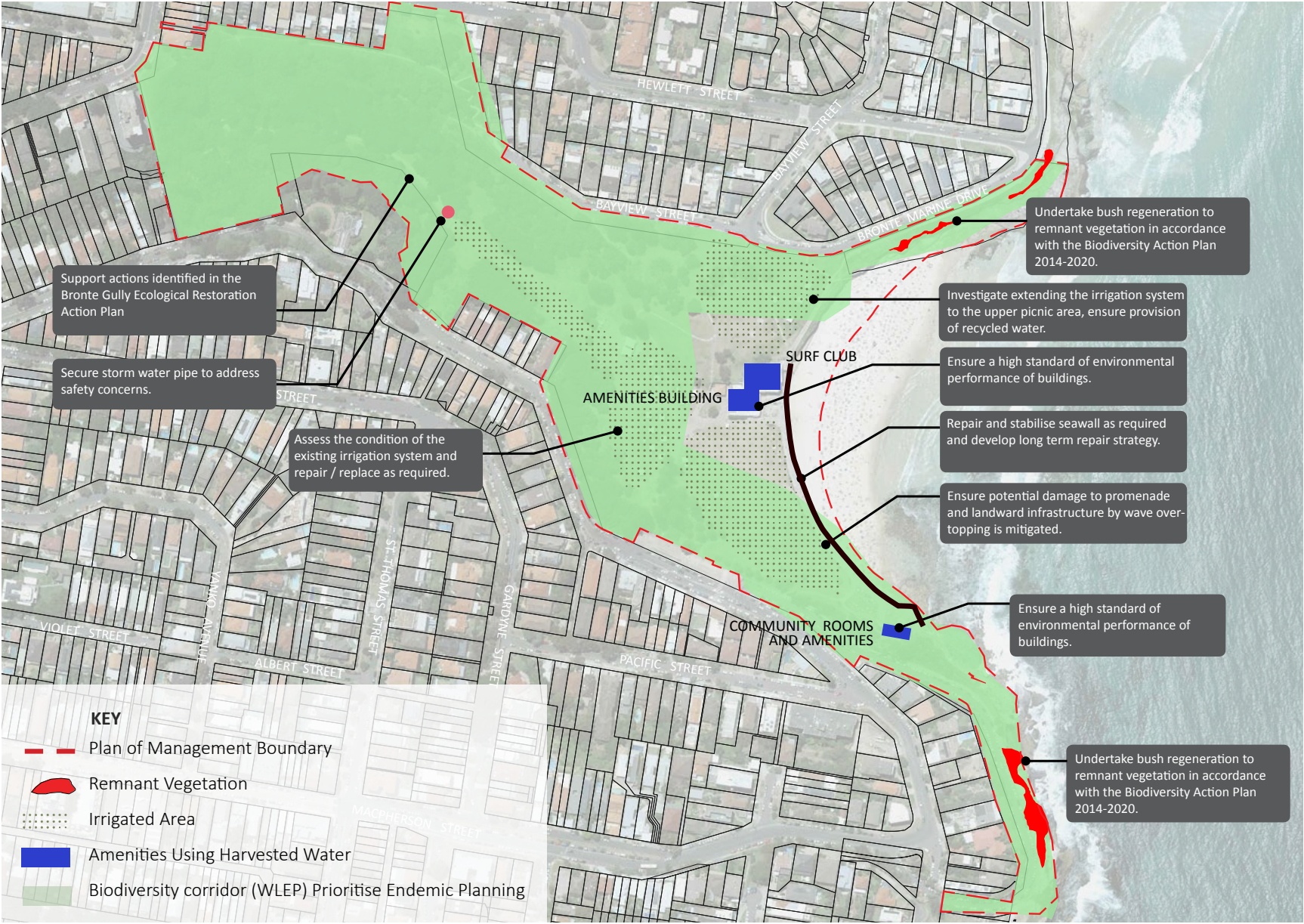


Figure 6.5 Enhancing the Environment- The Master Plan

D3.5	Develop a sustainable lighting plan for the whole Park with LED fittings. To be coordinated with action 3.4.	M	IS, PF, UPPS, ES, OSR	Strategy developed Measure implemented Review on inspection	TBC	Ongoing
D3.6	Conserve energy and resources throughout the park and buildings, works should: <ul style="list-style-type: none"> • Generate renewal energy • Use energy-efficient fixtures and appliances. 	M	IS, PF, UPPS, ES, OSR	Strategy developed Measure implemented Review on inspection	TBC	Ongoing
D4. Consider whole of life-cycle cost in the selection of materials and construction techniques.						
D4.1	Explore options for the improvement and implementation of environmental sustainability through such measures as site design, layout and building design. <ul style="list-style-type: none"> • Consider the use of local materials in the construction of buildings and infrastructure • Design buildings with the local climatic conditions in mind, with consideration of local heating and cooling requirements • Minimise impact on the environment through appropriate footprint design and techniques. 	M	IS, PS, UPPS, ES, OSR	Sustainability performance improved Potable water use reduced Energy use managed Assessment of environmental performance	TBC	Ongoing
D5. Educate the community about the value of the site's unique environment.						
D5.1	Support programs that provide environmental education on-site.	O	IS, PF, UPPS, ES, OSR	Awareness and understanding improved Community feedback	E	Ongoing
D5.2	Incorporate environmental information on promotional materials and signs.	O	IS, PF, UPPS, ES, OSR	Awareness and understanding improved Presence of signage and availability of promotional material Community feedback	TBC	Ongoing

Intentionally blank

6.5. Community, Culture and Heritage

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



Image: Seagull on park light



Figure 6.6 Community, Culture and Heritage- The Master Plan

6.5.1. Action Plan

Item	Performance target actions	Time	Who	Performance Targets & Measures	\$	Monitoring and reporting
E1. Interpret and tell the story of the place including Aboriginal themes and storylines.						
E1.1	Consider providing heritage information in the signage suite for the site to draw attention to and explain the origins and heritage value of the landscape items within the park. This would be particularly appropriate for the Bronte Gully area, the tram cutting and the baths precinct.	M	IS, PF, UPPS, ES, OSR	Review on site Develop wayfinding program Engage with Aboriginal community	TBC	Ongoing
E1.2	Continue consultation with the La Perouse Local Aboriginal Land Council (LALC) on matters such as conservation and major development of Bronte Park, particularly those that change existing ground surfaces and the potential to expose rock engravings and axe-grinding grooves.	O	IS, PF, UPPS, ES, OSR	Effective Aboriginal community engagement Consultation occurs Consultation evaluated	E	Ongoing
E1.3	Provide information on the Indigenous heritage of the area and incorporate these stories within the existing Waverley heritage trails network.	M	IS, PF, UPPS, ES, OSR	Effective Aboriginal community engagement Signage developed	E	Ongoing
E2. Strengthen and express the cultural values through supporting community groups and activities.						
E2.1	Continue Council's bush care program to support the Bronte Bushcare groups, providing materials and volunteer support and training.	O	IS, PF, UPPS, ES, OSR	Bushcare continues Ongoing activity	E	Ongoing
E2.2	Continue to support BBSLSC to make sure its activities and programs remain an integral part of Bronte.	O	IS, PF, UPPS, ES, OSR	Use continues Review of use	E	Ongoing
E2.3	Continue to support the swimming clubs to make sure their activities and programs remain an integral part of Bronte.	O	IS, PF, UPPS, ES, OSR	Use continues Review of use	E	Ongoing
E3. Ensure the cultural landscape is expressed in the design and management of the site.						
E3.1	Ensure the visual setting of the park and beach are conserved by considering main views when assessing and/or designing new development or rebuilding existing infrastructure in the park.	O	IS, PF, UPPS, ES, OSR	Character maintained Design review	TBC	Ongoing
E3.2	Identify significant trees in the park and gully and conserve as required, coordinate with action A3.2.	M	IS, PF, UPPS, ES, OSR	Character maintained	E	Ongoing

E4. Conserve and maintain the heritage fabric of the park.						
E4.1	Review the <i>Indigenous Heritage Assessment Report 2003</i> , prepared by Dominic Steele Consulting Archaeology.	S	IS, PF, UPPS, ES, OSR	Heritage elements conserved and appreciated Design review Heritage review On site assessment	TBC	Ongoing
E4.2	Review the Heritage Study of Bronte Park prepared by Mayne-Wilson and Associates.	S	IS, PF, UPPS, ES, OSR	Heritage elements conserved and appreciated Design review Heritage review On site assessment	TBC	Ongoing
E4.3	Based on findings from the heritage reviews, update the potential items to be considered for inclusion in Schedule 5 of <i>Waverley LEP 2012</i> .	M	IS, PF, UPPS, ES, OSR	Effective Aboriginal community engagement Consultation occurs Consultation evaluated	E	Ongoing
E4.4	Maintain and repair heritage items to standards as outlined in Section 118 of the <i>Heritage Act</i> . Use the items listed in section 3 of the Mayne-Wilson Heritage Study as a guide.	O	IS, PF, UPPS, ES, OSR	Research encouraged Research potential optimised Monitor research	E / TBC	Ongoing
E4.5	Restore the Bronte Pool gate to former white timber in keeping with the heritage values of the heritage listed Bronte Pool. Refer Figure BB35, Section 3.8 of the Mayne-Wilson Heritage Study.	O	IS, PF, UPPS, ES, OSR	Recording undertaken and maintained Monitor records	E / TBC	Ongoing

6.6. Management and Maintenance

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

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



Image: Heritage tram shelter (currently used as a bus shelter)



Figure 6.7 Management and Maintenance- The Master Plan

6.6.1. Action Plan

Item	Performance target actions	Time	Who	Performance Targets & Measures	\$	Monitoring and reporting
F1. Ensure that the park and beach environments are safe for users at all times.						
F1.1	Provide ramp access for the beach rake directly from the shared vehicle route, allow for accessible compliant access at other times.	S	IS, PF, UPPS, OSR	Function and safety improved Design review On site monitoring	TBC	Ongoing
F1.2	Manage and program activities to minimise conflict and ensure that the place can continue to function during events.	O	IS, PF, UPPS, OSR	Function and safety improved On site monitoring	E	Ongoing
F1.3	Ensure safety is considered in all design projects with the park and beach and continue to work with relevant stakeholders (local Police and Safety Committee) to address identified safety concerns.	O	IS, PF, UPPS, OSR	Function and safety improved On site monitoring	E	Ongoing
F1.4	Provide information on general beach, sun and surf safety.	O	IS, PF, UPPS, OSR	Function and safety improved On site monitoring	E	Ongoing
F1.5	Improve passive surveillance into the Bronte Gully to manage antisocial behaviour. Consider providing a link to Murray Street for the mid-access path.	S	IS, PF, UPPS, OSR	Function and safety improved On site monitoring	TBC	Ongoing
F2. Ensure facilities are well-maintained and appropriately serviced.						
F2.1	Investigate the development of a place management strategy for the continued maintenance, cleaning, and management of facilities and grounds.		IS, PF, UPPS, OSR	Effective and sustainable park maintenance Assessment of maintenance		Ongoing
F2.2	Maintain the Bronte Baths Pump: <ul style="list-style-type: none"> Review the location of the Bronte Bath pump control and relocate it to an area more accessible for management and maintenance. Replace pipes and other infrastructure as necessary. Consider an automated system to reduce maintenance requirements. 	M	IS, PF, UPPS, OSR	Water harvesting contributes to site water supply Assessment / monitoring	TBC	Ongoing
F2.3	Undertake an audit of the irrigation system: replace, repair and maintain as necessary.	S	IS, PF, UPPS, OSR	Sustainable waste management Monitoring	E	Ongoing

F2.4	Provide additional storage for tools and improved amenities for parks staff.	M	IS, PF, UPPS, OSR	Effectiveness and cost Monitoring	TBC	Ongoing
F2.5	Undertake a waste management study and implement findings with consideration of: <ul style="list-style-type: none"> • Rationalising bin locations. • Management of green waste. • Reducing the frequency of garbage pick-up. • Minimising garbage truck vehicles in the park. • Consolidating a bin storage and pickup location, potentially near the bus interchange. 	S	IS, PF, UPPS, OSR	Effectiveness and cost Monitoring	LTFP	Ongoing
F2.6	Undertake a dilapidation report (refer to action C2.2) to inform the repair and/or replacement of the picnic shelters.	S	IS, PF, UPPS, OSR	Quality of park use Effectiveness and cost Monitoring	E	Ongoing
F2.7	Provide signage notification of cleaning and maintenance routines to the Bronte Baths and amenities buildings.	S	IS, PF, UPPS, OSR	Quality of park use Effectiveness and cost Monitoring	E	Ongoing
F2.8	Undertake a regular planned maintenance program for the park and beach, including toilets, picnic shelters, rubbish collection, lawns and garden beds.	O	IS, PF, UPPS, OSR	Quality of park use Effectiveness and cost Monitoring	E	Ongoing
F2.9	Ensure a continual upgrade of lawn, paths and planting areas and other park assets in line with <i>Strategic Asset Management Plan (SAMP)</i> .	O	IS, PF, UPPS, OSR	Quality of park use Effectiveness and cost Monitoring	E	Ongoing
F2.10	Undertake reactive maintenance of the park such as graffiti removal.	O	IS, PF, UPPS, OSR	Quality of park use Effectiveness and cost Monitoring	E	Ongoing

F2.11	Improve the surface of the mid-access path in the Bronte Gully for use by maintenance staff and bush care contractors.	S	IS, PF, UPPS, OSR	Quality of park use Effectiveness and cost Monitoring	TBC	Ongoing
F3. Review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely.						
F3.1	Continue to monitor the use of the dog off-leash areas. Undertake any necessary campaigns to educate dog-walkers about regulations and dog-owner responsibilities. Enforce regulations as required.	O	IS, PF, UPPS, OSR	Sustainable use Monitoring Community liaison	E	Ongoing
F3.2	Integrate compliance signage with a signage and wayfinding strategy and update signs accordingly. Ensure the relevant information to allow for practicable enforcement of regulations, such as timed dog off leash.	M	IS, PF, UPPS, OS	Effective awareness and understanding Monitoring Community liaison	TBC	Ongoing
F3.3	Review, monitor, and actively enforce the commercial fitness groups' and personal trainers' lease agreements and agreed use of the park. To manage and reduce wear and tear on the lawn and park infrastructure, and ensure groups are in compliance with the agreement terms.	O	IS, PF, UPPS, OSR	Sustainable use Monitoring Community liaison	E	Ongoing
F4. Manage vehicle access in the park						
F4.1	Engage an external expert technical consultant to undertake a vehicle access plan with consideration to: <ul style="list-style-type: none"> Reducing access to vehicles in the park. Providing adequate and safe turn-around spaces. Reducing the area of hard surfaces required for vehicles. Ensuring the safety of pedestrians, cyclists, and park users. Providing a secure entrance to the park to manage vehicle entry. Recommending an emergency vehicle access plan and processes, including ambulance and helicopter access. 	S	IS, PF, UPPS, OSR	Access available Monitoring	TBC	Ongoing
F4.2	In line with the vehicle access plan and waste management strategy, review driveways and turn-around areas for the vehicle/pedestrian shareway and provide appropriate areas and signage.	S	IS, PF, UPPS, OSR	Access available Monitoring	TBC	Ongoing

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6.7. Community land management

As specified in the *LG Act S36* (3A) (a) and (b) a plan of management that applies to just one area of community land:

- (a) must include a description of:
 - i. the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - ii. the use of the land and any such buildings or improvements as at that date, and
- (b) must:
 - i. specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - ii. specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - iii. describe the scale and intensity of any such permitted use or development.

The purposes for which the land, buildings and improvements, including future development, will be permitted to be used are based upon and support the reserve’s purposes of public recreation, the objectives of the reserve community land categories, and the uses as detailed in this plan of management and master plan.

Council Bronte Park management, including administration and maintenance facilities and services, will be permitted throughout the reserve and may involve the exclusion of the general public for safety and service delivery reasons.

The scale and intensity of permitted uses and developments will be governed by this plan of management once adopted, Council’s Events and Community Facilities policies, Council’s lease, licence or other estates approval policies and procedures, any regulations about permitted or non-permitted activities, and any Council approvals under S68 of the *LG Act* and or Council’s development consents

and approvals as a determining authority under the *Environmental Planning and Assessment Act 1979*.

The specific purposes and description of uses in leases, licences and other estates is set out in Section 6.8: Lease, licence and other estates authorisation.

The purposes generally include:

- Public recreation - recreation, leisure, health and fitness, community and cultural facilities, uses and events,
- Food and beverage outlets, mobile vendors, recreation, leisure and sporting hire and or retail fitness, health and well-being classes or training, major public events and associated supporting activities, commercial or community filming and photography; and
- Community uses - surf lifesaving facilities, uses, events and services, community theatre, arts and crafts with associated training and education, music rehearsal and studio and associated activities, Bronte Park and Beach visitor information and associated goods and services and storage.

6.8. Land Categorisation

It is a requirement of the *LG Act* to categorise land as per s.36(4). Bronte Park has been categorised in accordance with the guidelines set out in Section 11, 12 and 14 of the *Local Government Regulation 1999*. The proposed categories for this Plan of Management are described in the table.

The community land categories across the reserve are:

- Park
- Natural Area – Escarpment
- Natural Area – Bushland
- Natural Area – Foreshore
- General Community Use

These five categories are described in the upcoming table.

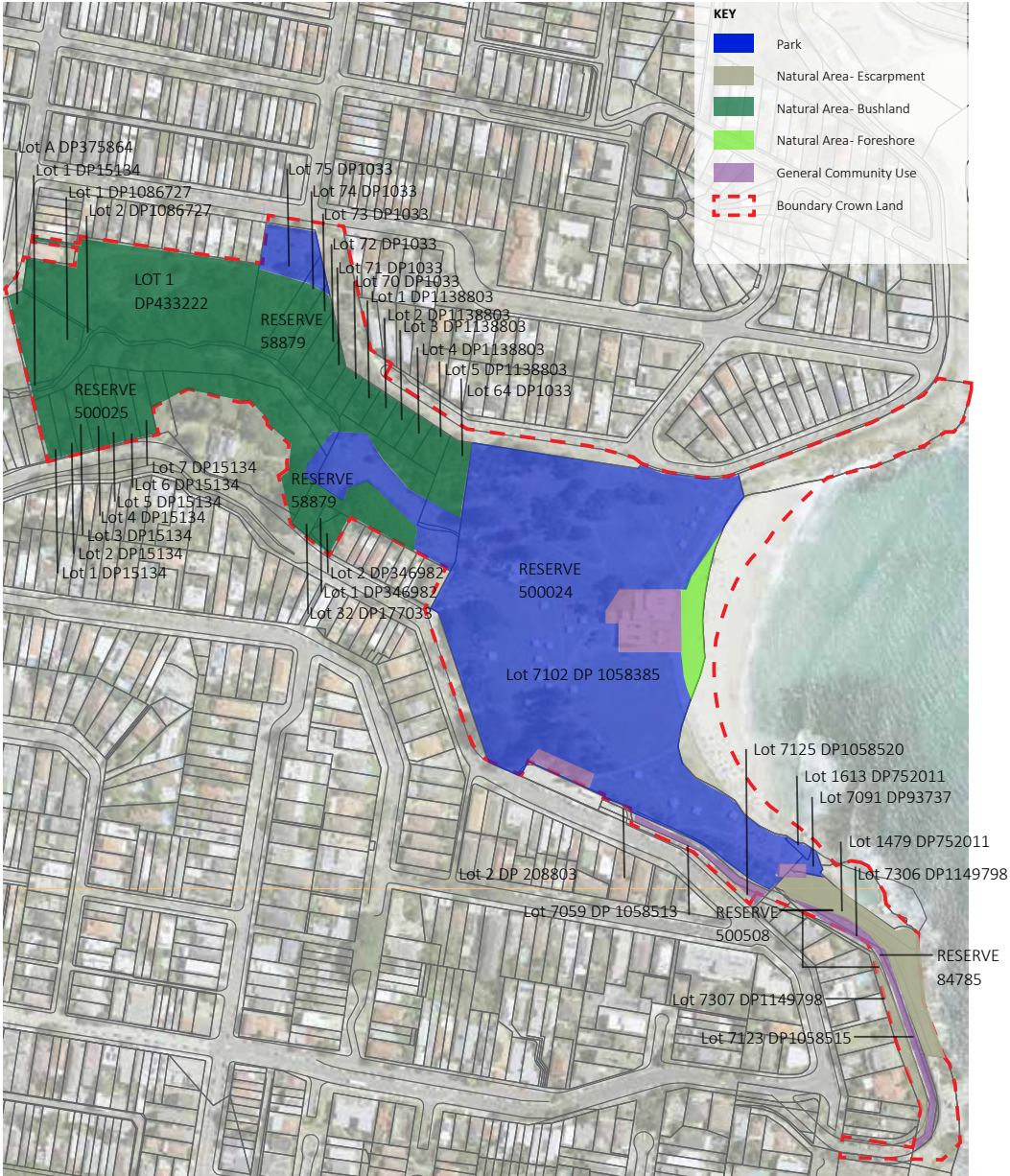


Figure 9.1 Land categorisation

Reserve/ Dedication	Purpose(s)	Categorisation	Justification
Bronte Park 500024 Gazetted 25 Jan 1887 Lot 7102 DP 1058385, Lot 7125 DP 1058520	Public Recreation	Park General Community Use Natural Area Foreshore	<p>Park – This area is used for active and passive recreation, the area includes:</p> <ul style="list-style-type: none"> Part of the lower gully area including grassy and vegetated slopes with path network to the broader valley floor and central park area. The central park area is mainly used by walkers, picnickers and people relaxing, it includes sub-areas including a central lawn and main picnic area with picnic shelters. Informal ball games and fitness training also take place within this area. Fitness trainers require a permit from Council to conduct classes in the park. A mini train operates in summer offering children's rides. Bronte Playground, located in lower Bronte Gully at the bottom of the Northern facing slopes, it is a district size playground catering to users within a 1km catchment area. <p>General Community Use – These areas include:</p> <ul style="list-style-type: none"> The Northern Amenities and Bronte Beach Surf Lifesaving Club (BBSLSC). The building accommodates BBSLSC facilities, public toilets, change rooms, kiosk, room for park staff and lifeguard facilities. A licence agreement is in place with The Bronte Park Trust and the Bronte SLSC for the main SLSC and the kiosk. A brick building adjacent to the Northern Amenities Building housing sewage pumping equipment operated by Sydney Water. Car Park located below the bus terminal along the Southern boundary of the park. The Community Centre building is a single-storey brick and concrete building located at the southern end of the promenade. The building sits below the sandstone headland and contains public toilets, change facilities, showers, and a clubroom with storage facilities for swimming clubs. The flat roof area is an observation deck and sunbaking area. <p>Natural Area 'Foreshore' – A small area of Crown Land at the back of Bronte Beach in front of the Surf Life Saving Club. This area is used primarily for sand-based recreation activities.</p>
Bronte Park 500025 Gazetted 18 Oct 1935 Lots 1-7 DP 15134	Public Recreation	Natural Area – Bushland	<p>Natural Area 'Bushland' - This area is located on the South facing slopes of the upper section of Bronte Gully and includes a mix of native and exotic vegetation. Waverley Council has adopted and is implementing an <i>Ecological Restoration Action Plan</i> (ERAP) to re-establish native species within the bushland dominated by invasive exotic weeds. Works are carried out by volunteer Bush care groups, Bronte Gully Bush care and Bronte Waterfall Bush care, as well as commissioned to professional contractors by Waverley Council.</p>

Bronte Park 500508 Gazetted 21 Aug 1931 Lots 7090-7091 DP 93737, Lots 1479/1613 DP 752011, Lots 7306-7307 DP 1149798	Public Recreation	Park, General Community Use and Natural Area – Escarpment	<p>Natural Area ‘Escarpment’ – This area includes the south headland, which features sandstone cliffs, outcrops and patches of remnant vegetation. Bush regeneration is active in this area. This area is fenced from above and access is not promoted for safety reasons and to protect remnant vegetation.</p> <p>Park - The area categorised as Park includes:</p> <ul style="list-style-type: none"> • A section of promenade outside the Bronte Community Centre. • The vegetated area above Calga Place.
Bronte Park 58879 Gazetted 14 May 1926 Lots 64, 70-75 DP 1033, Lot 32 DP 177033, Lots 1-5 DP 1138803	Public Recreation	Park and Natural Area – Bushland	<p>Natural Area ‘Bushland’ - These areas are located on the South and North facing slopes of Bronte Gully and include a mix of native and exotic vegetation. Waverley Council has adopted and is implementing an <i>Ecological Restoration Action Plan</i> (ERAP) to reestablish native species within the bushland dominated by invasive exotic weeds. Works are carried out by the Bush care groups, Bronte Gully Bush care and Bronte Waterfall Bush care, as well as commissioned to professional contractors by Waverley Council.</p> <p>Park – These areas are used for active and passive recreation and include:</p> <ul style="list-style-type: none"> • Hewlett Street Park and playground located on Hewlett St at the top of the North facing slopes of the gully. The playground is a pocket-sized playground catering to residents within a 250m catchment. The park is characterised by an open grassy area, seating and small shade trees. • Section of park on the gully floor adjoining the playground.
Bronte Park 84785 Gazetted 6 March 1964 Lot 7059 DP 1058513, Lot 7123 DP 1058515	Public Recreation	General Community Use	<p>General Community Use - This area includes:</p> <ul style="list-style-type: none"> • Part of Calga Place, offering on-street car parking and walkway which is part of the Bondi to Maroubra Coastal Walk.

Community Land	Ownership	Purpose(s)	Categorisation	Justification
Lot 7123 DP 1058515, Lots 1-2 DP 346982, Lots 8,10 DP 15134, Lot 1 DP 433222, Lot 1-2 DP 1086727, Lot A DP 375864, Lot 911 DP 589727	Council Land	Public Recreation	Natural Area Bushland	Natural Area 'Bushland' - These areas are located on the South and North facing slopes of Bronte Gully and include a mix of native and exotic vegetation. Waverley Council has adopted and is implementing an <i>Ecological Restoration Action Plan</i> (ERAP) to reestablish native species within the bushland dominated by invasive exotic weeds. Works are carried out by the Bush care groups, Bronte Gully Bush care and Bronte Waterfall Bush care, as well as commissioned to professional contractors by Waverley Council.
Lot 7059 DP 1058513, Lot 7125 DP 1058520	Council Land	Public Recreation	General Community Use	General Community Use - This area is located as part of Calga Place and part of the hardstand located to the west. It includes metered parallel car parking and motorbike/scooter parking along Calga Place. The section of hardstand to the west of Calga Place has garden beds and bike racks for community use.

The core objectives for these categories are set out in the table below.

Community land categories, guidelines and core objectives

Community land management categorisation

Community land category	Local Government Regulation 2005 Guidelines for categorisation	Local Government Act 1993 (Ss.36G, 36I, 36N) Core objectives for community land categories
Natural area - bushland	<ul style="list-style-type: none"> Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation: is the natural vegetation or a remainder of the natural vegetation of the land, or although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality. <p>Such land includes:</p> <ul style="list-style-type: none"> bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated. 	<p>The core objectives for management of community land categorised as bushland are:</p> <ul style="list-style-type: none"> to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro- organisms) of the land and other ecological values of the land, and to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and to restore degraded bushland, and to protect existing landforms such as natural drainage lines, watercourses and foreshores, and to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and to protect bushland as a natural stabiliser of the soil surface.
Natural area – escarpment	<p>Land that is categorised as a natural area should be further categorised as an escarpment under section 36(5) of the Act if:</p> <ul style="list-style-type: none"> the land includes such features as a long cliff-like ridge or rock, and the land includes significant or unusual geological, geomorphological or scenic qualities. 	<p>The core objectives for management of community land categorised as an escarpment are:</p> <ul style="list-style-type: none"> to protect any important geological, geomorphological or scenic features of the escarpment, and to facilitate safe community use and enjoyment of the escarpment

Natural area – foreshore	Land that is categorised as a natural area should be further categorised as foreshore under section 36(5) of the Act if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.	The core objectives for management of community land categorised as foreshore are: <ul style="list-style-type: none"> to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.
Park	Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	The core objectives for management of community land categorised as a park are: <ul style="list-style-type: none"> to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and to provide for passive recreational activities or pastimes and for the casual playing of games to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management
General community use	Land should be categorised as general community use under section 36(4) of the Act if the land— <ul style="list-style-type: none"> may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance. 	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— <ul style="list-style-type: none"> in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Source:

Guidelines for categorisation: *Local Government Regulation 2005*

Core objectives for community land categories: *Local Government Act Amendment 1993*

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6.9. Lease, licence and other estates
authorisation

This Plan of Management, and the accompanying table: authorisation of Leases, Licences and Other Estates, expressly authorises the following leases, licences and other estates, subject to the provisions of the *LG Act*, Part 2, Division 2, Ss.45 and 46, 46a to 47d and being consistent with the core objectives of the community land categories assigned to the Crown land, as well as the Crown reserve purpose.

The grant of any tenures, such as tenure terms and limits, tendering, and notification and approvals, will be subject to the provisions of Part 2, Division 2 of the *LG Act*.

Public events are defined as being events that are open to the general public and are subject to Council’s *Community Strategic Plan*, or Events or Community Facility policies, and may require Council approval or authorisations.

Bronte Park (Crown reserves D500024, D500025, D500508, D58879, D84785) is a Crown reserve for the gazetted purpose of ‘Public Recreation’.

6.9.1. Table: Express lease, licence and other estates

Tenure Type	Tenure Purposes	Description	Category Area	Specific Areas (if required)	Current or Future Use
Lease or licence	Community performance	Community and cultural activities, performing and visual arts activities, including concerts, dramatic productions, dance and exhibitions	General Community Use	Specified areas as designated, including park and surf club.	Current use
Lease or licence	Recreation, leisure, health and fitness, community events	Hireable community spaces for recreational classes or ad hoc community functions and events	General Community Use	Specified areas as designated, including southern amenities.	Current use
Licence	Storage	Management of storage lockers	General Community Use	Specified areas as designated	Future use
Lease	Surf lifesaving clubhouse	Clubhouse activities and ancillary services, including function and training space, kiosk/café, merchandise sales and equipment storage	General Community Use	Specified areas as designated	Current use
Licence	SLSC Nippers events	Organised group training, health and fitness activities for SLSC Nippers	General Community Use, Park and Foreshore	Specified areas as designated	Current use
Licence	Surf Life Saving Clubs and/ or SLSNSW, Bronte Swimming Clubs and Bronte Board Riders Clubs	Organised training and competitive events	General Community Use, Foreshore and Park	Specified areas as designated	Current use
Licence	Fitness, health and well-being classes or training	Individual lessons or classes for health, fitness or well-being	Park, General Community Use		Current use
Licence	Mobile vendors	Goods and services ancillary to public recreation and Bronte Park: ice cream, water, juice sales, coffee, massage, sun protection, beach and water equipment hire	Park, General Community Use, Foreshore	Ramps, Bronte Beach, Promenade, Bronte Park Reserve	Current use
Licence	Commercial or community filming and photography	Commercial or community production of films and photographs without any permanent structures	Park, General Community Use,	As detailed in individual licence	Current use
Licence	Use of toilets at the tram stop	Eastern suburbs bus operator for use of the toilet amenities by their bus drivers	General Community Use	Toilets in tram stop	Future use

6.9.2. Other estates

<p>This Plan of Management allows the council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the LG Act.</p>	<p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on community land.</p>
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General and ad hoc short-term or casual licences: as issued ad hoc with Council formal application process, permissions and/or approvals (LG Act, S.46, LG (General) Regulation, Cl. 117, and CLM Act Ss. and 3.17, CLM Regulation Cl. 31		
Park	General Community Use	Foreshore
Community events and festivals hiring of equipment	Publicly accessible functions (including commemorative functions, book launches, film releases, balls, and similar activities)	Mobile beach equipment, goods and services hire
Playing a musical instrument, or singing for fee or reward, including busking	Public event-based social purposes (including ancillary child care, vacation care)	Temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Filming, including for cinema/television	Exhibitions, functions and catering	Scientific studies and surveys or similar community, training or education
Conducting a commercial	Concerts and other performances, including both live performances and film (cinema and TV)	Environmental protection, conservation or restoration or environmental studies
Photography session	Broadcasts associated with any event, concert, or public speech	Short term erection of temporary structures ancillary to Hallmark (State Government), State and National recognised events
Public performances engaging in trade or business ancillary to, or supportive of public recreation	Public speeches, meetings, seminars and presentations, including educational programs	Small pop-up marquees for community events, licensed vendors, environmental activities and festivals
Delivering a public address	Engaging in trade or business ancillary to, or supportive of public recreation	Site investigations access through a reserve emergency occupation
Mobile public health services, e.g.: Blood Bank, Mammogram, community health	Delivering a public address	
Fairs, markets, auctions and similar activities	Community events and festivals	
Catering	Fairs, markets, auctions and similar activities	
Advertising consistent with the reserve use and purposes	Advertising consistent with the reserve use and purposes	
Environmental protection, conservation or restoration or environmental studies	Limited commercial promotional events for recreation or leisure activities	
Short term erection of temporary structures ancillary to Hallmark (State Government), State and National recognised events	Community, training or education	
Small pop-up marquees for community events, licensed vendors, environmental activities and festivals	Environmental protection, conservation or restoration or environmental studies	
Site investigations access through a reserve emergency occupation	Short term erection of temporary structures ancillary to Hallmark (State Government), State and National recognised events	
	Small pop-up marquees for community events, licensed vendors, environmental activities and festivals	
	Site investigations access through a reserve emergency occupation	

6.10. Compliance restrictions

Compliance and regulation in open spaces such as parks, reserves, urban centres and beaches are an important part of keeping the community safe and our environmental assets clean and sustainable.

Regulations of permitted or prohibited activities should be outlined in Council's plans of management and on Council's website. Compliance information is also currently found on park signs.

The following activities are prohibited in Bronte Park based on Council's revised compliance framework for parks dated February 2019:

- No portable barbecues or open fires
- No camping
- No dogs off-leash except in areas indicated on on-site signs and maps.

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Implementation and Funding

7

7. Implementation and funding

7.1. Funding sources

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

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

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

- state and federal grants
- voluntary planning agreements
- section 7.11 planning contributions
- partnerships with community groups or businesses.

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

7.2. Performance indicators

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

The action plan identifies suggested performance targets and measures for each action. In addition, the following methods can supplement and complement the monitoring of progress and performance of the action plan:

- Surveys: carry out surveys and questionnaires

periodically (approximately every five years), accompanied by a survey of user numbers in various parts of the area. This survey should be qualitative and quantitative. This survey should establish any changes in park usage, visitor experience and perceptions, etc. Additionally, online surveys could be undertaken to request feedback on the implementation of particular programs and management strategies.

- Register of correspondence: review of letters, emails and community requests received each year (positive and negative) on various subjects related to the site. This register can be used to indicate general trends, changes in issues, opportunities and the management of the space.
- Photographic survey: taken at key and consistent locations every five years to establish degrees of change (either positive or negative). This could be compared with aerial photographs reviewed every five years.

7.3. Review and monitoring

If the plan of management is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated.

Changes that may need to be addressed include new legislation, changes in community values, project priorities, funding resources and new opportunities for future upgrades.

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

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

- Annually; review progress and delivery of action plan
- Every two years: review management and administration structures and update priorities
- Every five years: undertake a major review of all values

based on revised analysis of issues and amended planning legislation. Review outcomes against survey information, photographic record and register of correspondence.

- Every ten years: review the plan of management, or
- As directed by the *Department of Planning and Environment*, who are the responsible agency for the *Crown Land Management Act (2016)* which governs the development of all management plans.
- In addition, in accordance with the *Native Title Act* any native title claims that affect the planning area.



Department of Planning and Environment

Our ref: DOC22/150277

Mr Carl Nugent
Services Manager, Open Space and Recreation, Infrastructure Services
Waverley Council
55 Spring St
BONDI JUNCTION NSW 2022
By email: carl.nugent@waverley.nsw.gov.au
Cc: info@waverley.nsw.gov.au

23 December 2022

Subject: Waverley Council draft Plan of Management – Bronte Park and Beach

Dear Mr Nugent

Thank you for submitting the draft Plan of Management (PoM) for Bronte Park and Beach on 20 July 2022.

I have reviewed the draft PoM and as a delegate for the Minister for Lands and Water, I consent to council to adopt the PoM under clause 70B of the Crown Land Management Regulation 2018. Council can now progress to public exhibition, with the following minor amendments:

- Page 104, s6.6 – Typo, update “as set out in Section 9.8” to “as set out in Section 6.8”
- Page 106, s6.7 Table Land Categorisation - Correct the gazette date for R500024 to 25 January 1887, and remove “(?)” as the lot/DP details listed are correct
- Page 112, s6.8 Lease, Licence – Include all five reserve numbers on page 112.
- Page 113 – Typo in the name of the table, update “Express leave, licence and other estates” to “Express lease, licence and other estates”
- Ensure that council conducts a final review of the document to ensure all legislation referenced is currently in force, departmental names are up to date, and spelling, grammar and formatting is correct and consistent.

If the PoM is amended after public exhibition (except for minor editorial and formatting changes), council must resubmit the draft PoM for Minister’s consent to adopt. With the amended PoM, please provide the following documents:

- a table of PoM amendments, or tracked changes
- summary report of submissions from public exhibition (if any)
- council reports on the proposed adoption (if any)

If there are no amendments to the PoM, please provide a copy of the adopted PoM. All documents must be sent to council.clm@crowland.nsw.gov.au.

Department of Planning and Environment



Please remember, an adopted PoM authorises the lawful use and occupation of Crown land. Council must ensure that any activities planned on the reserve are expressly authorised in the adopted PoM and native title obligations are met.

If you have any questions or need assistance, please email the Council Crown Land Management Team at council.clm@crowmland.nsw.gov.au.

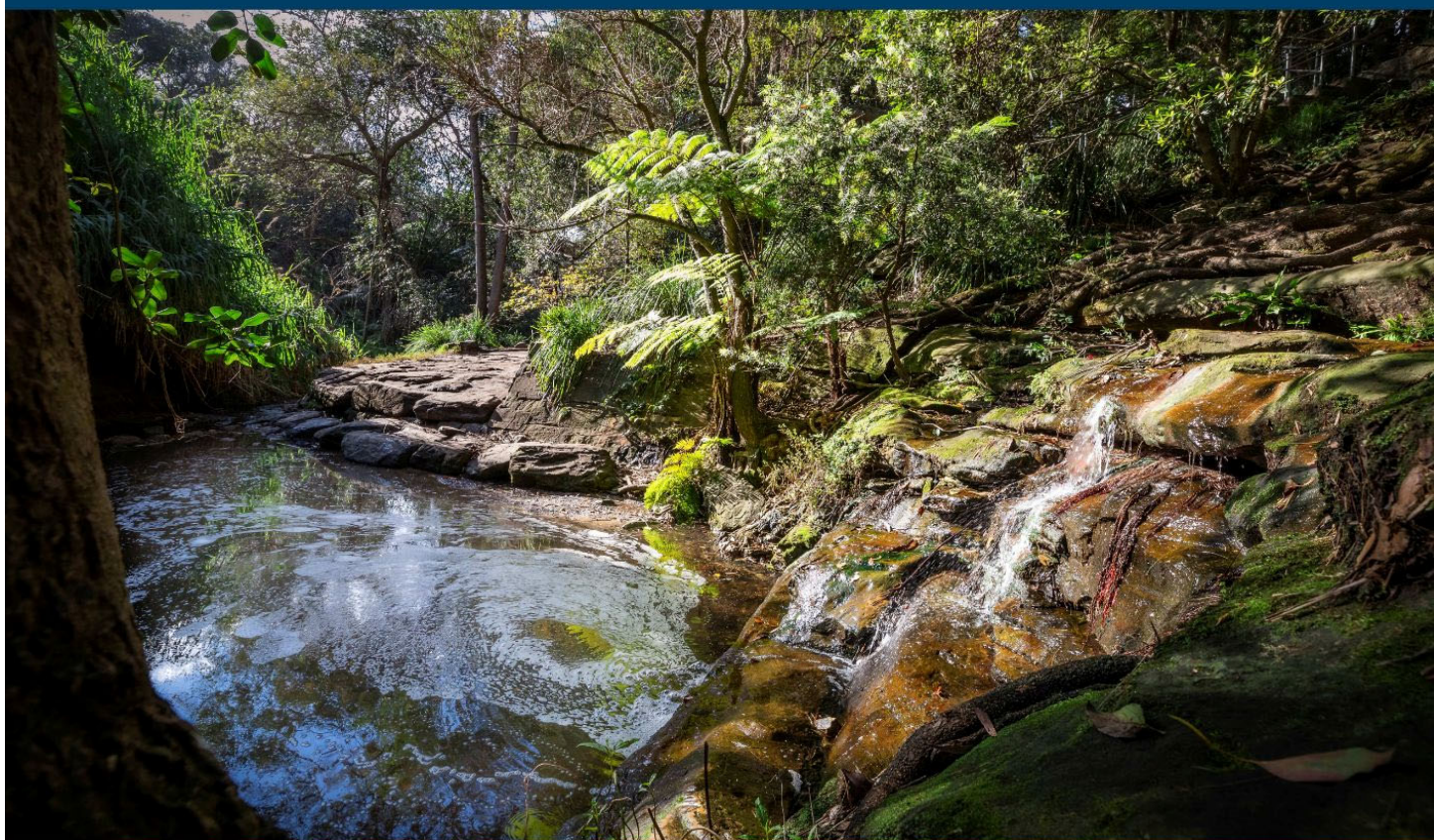
Yours sincerely,

A handwritten signature in blue ink, appearing to read "Janelle Pearson".

Janelle Pearson

Principal Policy and Project Manager
Department of Planning and Environment – Crown Lands

Bronte Park and Beach Plan of Management Updates



Community Consultation Report

December 2023

Waverley Council acknowledges the Bidjigal, Birrabirragal and Gadigal people, who traditionally occupied the Sydney Coast, and we pay respect to all Aboriginal and Torres Strait Islander Elders both past and present.

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Executive Summary

To ensure future generations enjoy Waverley's open spaces, it is important to have a sustainable approach in the management of our Parks, Reserves and Open Spaces. Plans of Management (PoMs) guide how community land is used, managed and improved. Waverley Council has developed the Bronte Park and Beach Plan of Management (BPB PoM) through research and public consultation including public exhibition before it was adopted by Council in July 2017.

Since the adoption of the BPB PoM Council has implemented improvements to the park and beach. In October 2020, Council resolved to update a priority list of Plans of Management (PoM) to comply with the new Crown Land Management Act, including Bronte Park and Beach PoM.

Waverley Council consulted on the Bronte Park and Beach Plan of Management (PoM) via a formal public exhibition process for the minimum 42 days, between 03 November – 17 December 2023. There were three changes to specific sections within the PoM for the community to review and provide feedback to Council on. These were: Native Title Declaration, Community Land Categorisation and leases, licences and other estates.

Waverley Council's (Council) Have Your Say (HYS) website had a dedicated page for the Plan of Management (PoM) and the community were asked to provide their feedback on the Plan of Management within the survey response section of the HYS page. Respondents were asked to confirm whether they had read the Plan of Management, were provided a brief explanation regarding Community Land Categorisation and Lease, Licence and other estates authorisation, and asked whether they agreed with the areas and their categorisations, and supported the proposed leases and licences. Opportunities for general comments were also provided within the survey response options. Feedback was not sought on the Native Title Declaration as this is now required within Plans of Management under the Crown Lands Management Act (2016). Additional information was provided regarding Native Title within the dedicated Have your Say page.

We received six (6) contributions on Council's Have Your Say page. Additionally a range of communication methods and channels were undertaken during the public exhibition period including newsletters, notifications, flyer drops to nearby residents and the erection of signage within Bronte Park and Beach.

Background

Bronte Park and Beach Plan of Management (BPB PoM 2017) was developed through research and public consultation including public exhibition and was adopted by Council in July 2017. Since then, Council has made improvements to Bronte Park and Beach and the Crown Lands have updated the *Crown Land Management Act 2016* (CLM Act),

To align with the updated CLM Act Council conducted a consultation process and placed the updated BPB PoM on public exhibition to inform the community of the following changes:

1. Native Title Declaration (new Section 3.2.8 in Draft PoM page 23) An assessment and adherence to the *Native Title Act* (1993) is now a requirement under the CLM Act, to establish if there are any existing native title claims on the park or reserve that would prevent Council from developing or managing the land.
2. Community Land Categorisation (new Section 6.7 and 6.8 in Draft PoM page 104) The *Local Government Act* requires community land to be categorised in accordance with Section 36(4) of the *LG Act*. This process basically breaks the park up into areas assigning up to 5 main categories (and 5 sub-categories for natural areas) that best reflect land use and/or describe the physical characteristics of the land. Each category includes core objectives to guide how that land is to be managed. The categories and sub-categories applied at Bronte Park are indicated in the Land Categorisation Map in the current document library on this page and include:

- a. Park
 - b. Natural Area – Escarpment
 - c. Natural Area - Bushland
 - d. Natural Area - Foreshore
 - e. General Community Use
3. Leases and Licences and other Estates (new Section 6.9 in Draft PoM page 112) The PoM must clearly state what types of leases, licences and other estates that are allowed. These activities must support the Crown Reserve purpose for 'public recreation' and be consistent with the core objectives of the community land categorisation – see above.

Consultation dates and objectives

The purpose of placing the BPB PoM on public exhibition was to seek community feedback on the the key changes to Community Land Categorisation, and Leases and Licences and other Estates, as well as inform the community of our obligations in relation to Native Title.

The Public consultation period started on Friday 03 November 2023 and closed on Sunday 17 December 2023. The objectives of the public exhibition were to:

- Inform community about the changes to the BPB PoM and the updates to the Crown Land Management Act 2016 and Native Title Declaration requirements.
- Gauge community support and understanding of the proposed changes.

Communications and engagement overview

Waverley Council consulted on the BPB PoM for 42 days, between 03 November – 17 December 2023. A range of methods were used to maximise opportunities for community participation. These are tabled below alongside key data.

Method	Overview	Date	Response
Have Your Say Website	Council's Have Your Say Waverley website had a dedicated page for this project: https://haveyoursay.waverley.nsw.gov.au/bronte-pom-updates	03 Nov -17 Dec	552 Page Views 393 Visitors 17 project followers
Flyer	Dropped to 2,430 properties		
Stakeholder Mail notification	368 Notifications physically mailed to adjacent residents, owners and owner occupiers	31 October	2 email submissions
Precinct Committee notifications	Council officers emailed precinct committee executives and invited them to contribute to the consultation	06 November	
Councillor Notificaiton	Councillor notification email and memo outlining changes sent to councillors by the executive manager of Infrastructure services	31 October	
PoM survey	PoM survey hosted on HYS	03 Nov – 17 Dec	6 submissions
Posters	17 Posters were installed around the Park with QR codes to the HYS site	8 November	

During this time there were 552 page views, six (6) people who submitted forms, and 254 documents downloaded via Council's Have Your Say page. Other publications included Council's newsletters and two (2) email submissions via the open spaces inbox.

Feedback summary and results

To ensure consistency, legibility, and ease of navigation for the community, all Waverley Council PoM's, including the Bronte Park and Beach PoM, are aligned by common key themes which include:

- Design and Setting
- Getting to and Around the Park
- Playing and Relaxing
- Enhancing the Environment
- Community, Culture and Heritage
- Management and Maintenance
- Community Land Categorisation
- Leases, licences and Other Estates
- Master plan and action plan.

Key findings from the public exhibition consultation were:

- 100% of respondents agreed with the areas and their categorisations.
- 83% of respondents supported the proposed leases and licences.
- The majority of respondent's general comments were not related to the suggested changes.

Responses – Online Survey

There were 393 visitors to the dedicated Have your Say Page, with 93 downloads of the plan of management. Only 6 contributors made submissions via the online survey participation tool. 17 people 'followed' the page for relevant updates. In this report, each question has been separated and responses indicated in a graph.

General survey questions

Question 1: Have you read the updated plan of management?

100% said yes

Community Land Categorisation

Question 1: Do you agree with the areas and their Categorisations?

100% said yes

Leases, Licence and other estates authorisation

Question 1: Do you support the proposed leases and licences?

- 83.33 percent said yes
- 16.67 percent said no

No additional comments were received under specified headings or in the section related to general feedback .

Written Submissions

Email responses were accepted and included in the results as part of the public exhibition process, however, the free form nature of email submissions meant that not all respondents addressed the survey questions directly. Only two direct emails were received during the public exhibition phase. No email respondents noted their support or lack of support for the plan, Feedback largely related to dogs and issues of compliance. Written feedback received in the online survey and emails which did not relate to the suggested changes have been categorised to align with the existing themes of the POM. The key ideas that arose from the combined responses received from the online survey and written responses are addressed within the table below:

Feedback	PoM Response
Relevant Theme: Masterplan and Action plan	
Desire to minimise lighting within the calga cutting.	<p>Addressed in the following PoM Actions:</p> <ul style="list-style-type: none"> A3. Ensure the landscape and architectural design reflects best practice, design excellence and integrates within the landscape <p>And sub-actions</p> <ul style="list-style-type: none"> A3.4
Relevant Theme: Getting to and around the Park	
Desire for improvements to accessibility of park and beach (1 mention)	<p>Addressed in the following PoM Actions:</p> <ul style="list-style-type: none"> B1. Provide easily identified, distinct arrival points into the park and designated pedestrian pathways that allow safe and continuous movement.
Desire for better cycling access and connections (1 Mention)	<p>Addressed in the following PoM actions:</p> <ul style="list-style-type: none"> B2 – Provide a hierarchy of pathway networks that link to destination points and facilities. B3 – Implement a wayfinding strategy for the park. Consider an audience of a range of abilities, literacy levels and languages. Encompass the physical environment, signage, customer service, information, brochures, guides and website. <p>And sub-actions</p> <ul style="list-style-type: none"> B2.2 & B3.6
Relevant Theme: Playing and Relaxing	
Desire for dog off leash areas (3 Mentions)	<p>Addressed in the following PoM actions:</p> <ul style="list-style-type: none"> F3. Review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely <p>And sub-actions</p> <ul style="list-style-type: none"> F3.2
Desire for improved amenities (including toilets and changerooms)	<p>Addressed in the following PoM actions:</p> <ul style="list-style-type: none"> A3. Ensure the landscape and architectural design reflects best practice, design excellence and integrates within the landscape. C2. Provide high-quality amenities and facilities that support Bronte's recreational values and users. <p>And sub-actions:</p> <ul style="list-style-type: none"> A3.4
Relevant Theme: Management and Maintenance	
Desire for better maintenance of existing stairs	<p>Addressed in the Following PoM actions:</p> <ul style="list-style-type: none"> F1. Ensure that the park and beach environments are safe for users at all times.
Relevant Theme: Compliance	
Better management and enforcement of dog off leash breaches (2 mentions)	<p>Addressed in the following PoM actions:</p> <ul style="list-style-type: none"> F.3 – review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely. <p>And sub actions:</p>

	<ul style="list-style-type: none"> F3.1, F3.2
Desire for better enforcement of regulations in relation to antisocial behaviour – noise and alcohol consumption (3 mentions)	<p>Addressed in the following PoM actions:</p> <ul style="list-style-type: none"> F.3 – review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely. And sub actions: F3.2
Desire for better enforcement of regulations regarding commercial fitness groups' use of public space (3 mentions)	<p>Addressed in the following PoM actions:</p> <ul style="list-style-type: none"> F.3 – review and reinforce compliance and regulations that enable a range of users to enjoy the park and beach safely. And sub actions: <p>F3.3</p>

These key ideas were in line with what the community told us in the previous consultation.

It's clear that Bronte Park and Beach is valued for its green, open and recreational spaces, spanning the gully to the beach. The Park and Beach are used by a wide range of groups for different activities which has meant the feedback varied from each stakeholder.

Recommendations from community consultation

All feedback received has been considered by the relevant project teams and Council officers. The key ideas suggested by the community during the public exhibition process were in line with what was learned in the previous consultation.

These ideas have been tested and reflect the site analysis, consultation feedback and best practice guiding principles outlined throughout the PoM. They are encompassed in the Vision Statement and Directions and will be implemented through the Master Plan and Action Plan.

This report will be attached to a Council report presented to Councillors in February of 2024. A decision will be made annually on the capital work projects which will then be separated from the PoM over the ten-year life of the plan and funding considered in the Long-Term Financial Plan.

The Bronte Park and Beach PoM will be finalised with the proposed amendments to align with the updated *Crown Land Management Act 2016* (CLM Act) and sent to Department of Planning and Environment – Crown Lands.

Appendix A – flyer and distribution map



Waverley Council is making updates to the Plan of Management (PoM) for Bronte Park and Beach.

Updates to the PoM are centred on the need to comply with the Crown Land Management Act and Local Government Act.

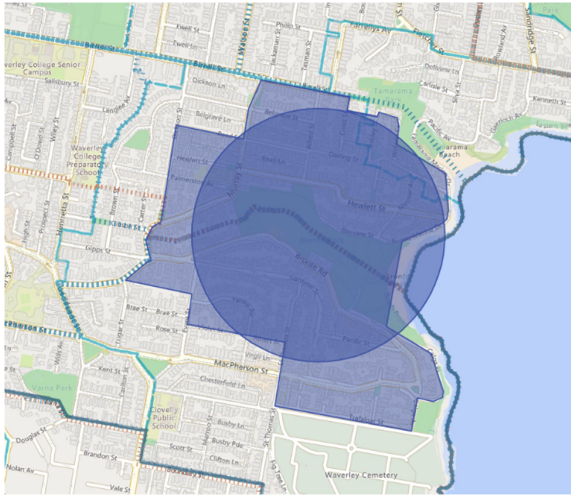
- Three key changes are required to comply with the acts:
- 1. Native Title Declaration (Section 3.2.8, page 104).
 - 2. Community Land Categorisation (Section 6.7 and 6.8, page 104).
 - 3. Leases and Licences and other estates (Section 6.9, page 112).

Take a look at the updated Plan of Management and provide your feedback by Sunday 17 December 2023.

How to have your say

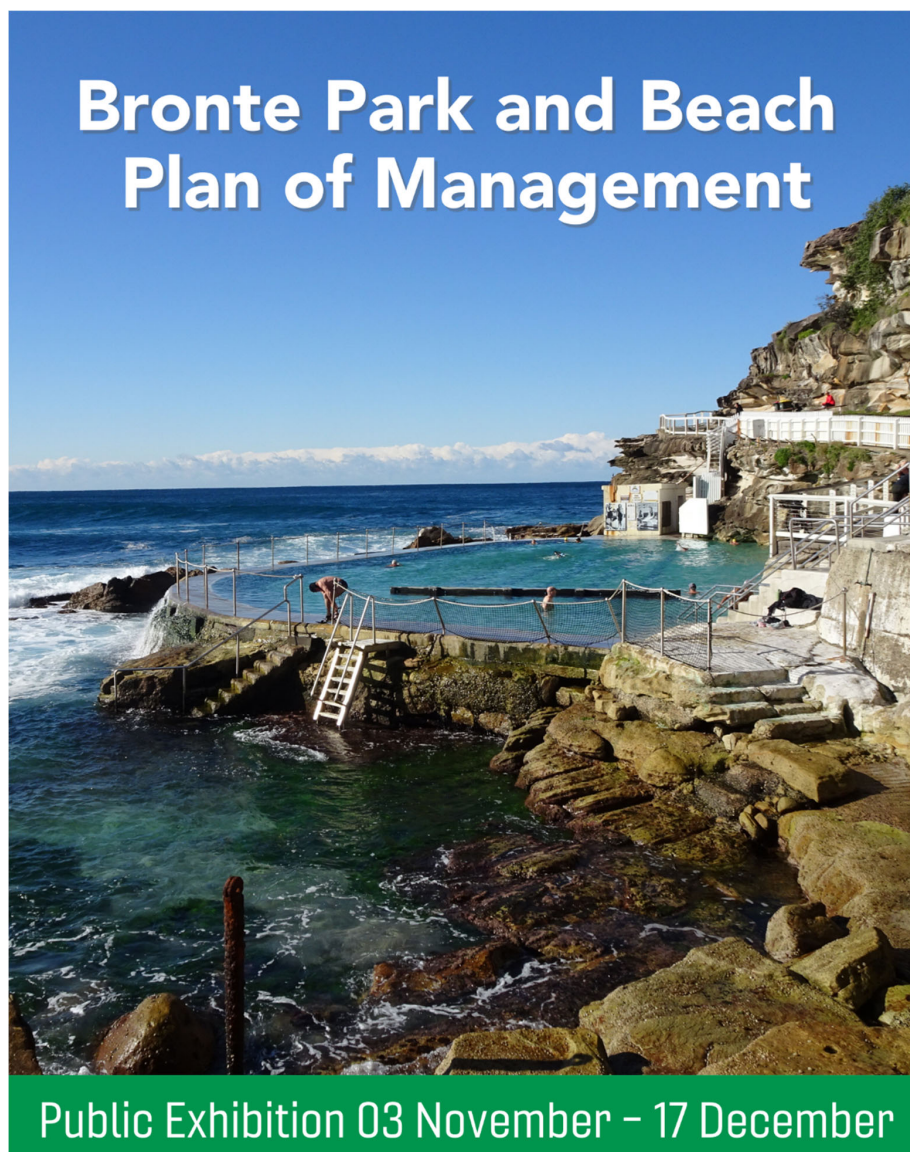
Feedback in relation to the changes can be provided by scanning the QR code or visiting:
haveyoursaywaverley.nsw.gov.au/bronte-pom-updates

For more information please email:
openspaceplanning@waverley.nsw.gov.au



Appendix B – Posters

Panels installed around Bronte Park and Beach



Further information and to provide feedback:
haveyoursay.waverley.nsw.gov.au/bronte-pom-updates



Appendix C – have Your Say Page

What is a Plan of Management?

A plan of management is a document that defines the vision, aims, management positions, and intent for the public purpose for which the land has been reserved.

Bronze Park and Beach Plan of Management - Background and Updates.

Bronze Park and Beach Plan of Management (BPM PM 2017) was developed through research and public consultation including public exhibitions, before being adopted by Council in July 2017. Since the adoption of the BPM PM Council has improved the park and beach.

Since Council's adoption of the BPM PM 2017, Crown Lands updated the **Crown Land Management Act 2014 (CLM Act)**, which came into effect in June 2018. In October 2020, Council resolved to update a priority list of Plans of Management (PM) to comply with the new CLM Act, including Bronze Park and Beach PM.

These legislative changes are detailed in further detail in Section 2 (page 20) of the updated Bronze PM.

Essentially there are three key changes required to update the Bronze PM to bring it into line with CLM Act and LG Act including:

- Native Title Declaration** (new Section 3.2.8 in Draft PM page 20) An assessment and address to the **Native Title Act 1993** is now a requirement, to establish if there are any existing native title claims on the park or reserve on that would prevent Council from developing or managing the land.
- Community Land Categorisation** (new Section 6.7 and 6.8 in Draft PM page 15). The **Land Management Act** requires community land to be categorised in accordance with Section 36(2) of the LG Act. This process broadly levels the park up into areas, assigning up to 8 main categories (and 8 sub-categories for natural areas) that land without boundary or other descriptor the physical characteristics of the land. Each category includes core algorithms to guide how that land is to be managed. The categories and sub-categories applied at Bronze Park are included in the **Land Categorisation Map** in the current document library on this page and include:
 - Park**
 - Natural Area - Encouraged
 - Natural Area - Beachland
 - Natural Area - Pioneer
 - General Community Use
 - Leases and Licences and other Estates** (new Section 6.8 in Draft PM page 17) The PM must clearly state what types of leases, licences, and other estates that are allowed. These activities must support the Crown Reserve purpose for "public recreation" and be consistent with the core algorithms of the community land categorisation - see above.

Council and Crown Lands have approved the updated BPM PM, the plan must be now made available for the community to review and provide feedback during a public exhibition period, before the plan is updated and adopted by Council.

Need more information?

Please contact Open Space and Recreation at openpaceplanning@waverley.nsw.gov.au

How to have your say

Take a look at the updates, included in the areas noted above and provide your feedback below.

Feedback closes at 11.59pm, Sunday 17 December 2023.

Share your feedback on the updated Plan of Management.

Before sharing your feedback, please make sure you've read the updated Plan of Management.

Have you read the updated Plan of Management? ☐ Yes ☐ No

Community Land Categorisation

Council must assign a category or categories, to a reserve that the council considers, are most closely related to the reserve purposes of the land. Categorisation of land considers the reserve purpose, natural and existing uses, and characteristics of the land. The scale and intensity of permitted uses and developments will be governed by the plan of management once adopted. Land ownership, categorisation and justifications are provided in a table within section 6.8 of the updated plan of management.

Do you agree with the areas and their categorisation? ☐ Yes ☐ No

If you comment on, please explain why below.

You have 1,000 characters left

Lease, Licences and other estates authorisation

Bronze Park and Beach is a Crown reserve for the gazetted purpose of "Public Recreation". Council is required to nominate leases and licences in accordance with relevant acts. Leases and licences must support the reserve purpose for public recreation. Council must consider both existing leases and licences and any potential future leases and licences that may be applicable to Bronze park and beach. Leases and licences for activities within the park and beach are outlined in the Expenditure authorisation of leases and licences table within section 6.8 of the updated plan of management.

Do you support the proposed leases and licences? ☐ Yes ☐ No

If you comment on, please explain why below.

You have 1,000 characters left

General feedback in relation to updates within the Plan of Management

Please provide any general comments, in regards to the updates, below.

You have 1,000 characters left

Current Document Library

- Updated Plan of Management PDF (20.43 KB)
- Land Categorisation Map PDF (2.05 KB)
- Core Algorithms for Land Categorisation Table PDF (2.05 KB)

[View more](#)

Supporting Documents

- Adopted Plan of Management (2017) PDF (20.43 KB)
- Consultation Report (2018) PDF (2.11 KB)
- Council Minutes - Adoption of Bronze PM (2017) PDF (2.05 KB)
- Council Minutes - Adoption of Bronze PM (2017) PDF (2.05 KB)

Project Timeline

- Plan of Management and Bronze PM (2017)
- Crown Land Management Act 2014
- Native Title Act 1993
- Updated plan of management to comply with new legislation
- Bronze PM 2017 and Community Land Categorisation Map
- Public exhibition of updated plan of management
- Adoption of updated plan of management

[View more](#)

Who's Listening

Open Spaces Planning

Open Space and Recreation, Waverley Council

Phone: 9550 8500

Email: openpaceplanning@waverley.nsw.gov.au

FAQ

- Why did the Crown Land Legislation Change?
- Why is Native Title address required?
- Why aren't we doing a full review of the Plan of Management?

[View more](#)

Appendix D – Notification letter



Waverley Council
PO Box 9, Bondi Junction NSW 1355
Customer Service Centre
55 Spring Street, Bondi Junction NSW 2022
ABN: 12 502 583 608

Our ref: A03/0091-03

31 October 2023

Re: Bronte Park and Beach Plan of Management

Dear Resident/Business Owner,

Waverley Council is making an update to the Plan of Management for Bronte Park and Beach (Bronte PoM).

Since Council's adoption of the Bronte Park and Beach Plan of Management in 2017, Crown Lands updated the *Crown Land Management Act 2016* (CLM Act), which came into effect in June 2018, additionally, updates to the PoM must comply with the *Local Government Act* (LG Act).

In October 2020, council resolved to update a priority list of Plans of Management (PoM) to comply with the legislative changes, including Bronte Park and Beach PoM.

These legislative changes are described in further detail in Section 3 (page 20) of the updated Bronte PoM.

There are three key changes required to update the Bronte PoM to bring it into line with CLM Act and LG Act including:

- Native Title Declaration (new Section 3.2.8 in Draft PoM page 23)
- Community Land Categorisation (new Section 6.7 and 6.8 in Draft PoM page 104)
- Leases and Licences and other Estates (new Section 6.9 in Draft PoM page 112)

The proposed changes to Bronte PoM are on public exhibition for 42 days until Sunday 17th December. There is an opportunity to provide feedback on the community land categorisations proposed for the park and the lease, licence and other estates proposed to be allowed in the park.

To find out more and provide your feedback please visit our website or scan the QR code below:

<https://haveyoursay.waverley.nsw.gov.au/bronte-pom-updates>

Feedback received on the change will be considered before the PoM is finalised and presented to Council for adoption. We look forward to working with the community in finalising and adopting the amendments to the Bronte Park and Beach Plan of Management.

Kind regards

Nikolaos Zervos
Executive Manager, Infrastructure Services
Waverley Council



Contact us
9063 8000
info@waverley.nsw.gov.au
waverley.nsw.gov.au

Connect with us
 whatsonwaverley
 waverleycouncil

REPORT

PD/5.2/24.02



Subject: Environmental Upgrade Agreements

TRIM No: A22/0263

Manager: Sam McGuinness, Executive Manager, Environmental Sustainability

Director: Fletcher Rayner, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council does not extend its services agreement with Better Building Finance to deliver Environmental Upgrade Agreements due to no agreements being signed in the two-year trial period.

1. Executive Summary

In August 2021, a Council report agreed to implement a two-year trial of the Environmental Upgrade Agreements (EUA) in the Waverley local government area (LGA) and prepare a report outlining the performance of the trial. During the two-year trial, there were no Environmental Upgrade Agreements completed in Waverley, rendering the trial unsuccessful. It is recommended to discontinue EUAs in Waverley and look to undertake other opportunities to engage businesses to take sustainability action.

2. Introduction/Background

Council has ambitious greenhouse gas emission reduction targets and is aspiring to achieve net zero emissions for the community by 2035. In August 2021, Council approved a two-year trial which offered Environmental Upgrade Agreements to businesses in Waverley. Environmental Upgrade Agreements are delivered via a contract between Council, a finance provider, and a building owner. Under the contract, the finance provider funds the building owner to undertake sustainability upgrades to the existing commercial building, for example installing solar systems, energy and water efficient equipment or projects that minimise waste. The funds are repaid by means of an Environmental Upgrade Charge levied and collected by Council as part of their standard rates mechanism.

The Waverley trial began in August 2021 and finished in August 2023. Better Building Finance was appointed as the third-party administration provider for the two-year 'trial'. There was minimal interest in the program and no businesses applied for or completed Environmental Upgrade Agreements during this time period.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 2 May 2023	PD/5.3/23.05	That Council: 1. Notes: (a) That the achievement of Council's net zero community target by 2035 remains reliant on emissions offsets to meet the calculated shortfall of Council's current emissions

		<p>reduction pathway.</p> <p>(b) That it is not Council's intention to rely on emission offsets to meet its 2035 target.</p> <p>(c) The consultation and engagement that is occurring with the community and experts on emissions reduction actions to meet the net zero community emissions target.</p> <p>2. Writes to the NSW Minister for Climate Change, the Hon. Penny Sharp MP, seeking additional and accelerated investment in net zero initiatives to support progress towards meeting Council's net zero community emissions target.</p> <p>3. Engages stakeholders from the Net Zero Roundtable event to work together to progress and promote the increased acceleration of net zero actions across the Waverley business community.</p> <p>4. Continues to lead by example in taking all available opportunities and advocating strongly to urgently reduce greenhouse emissions across Council operations and community actions.</p> <p>5. Updates residents on progress to net zero 2035 via all Council communication channels to build support and participation in the change.</p>
<p>Council 17 August 2021</p>	<p>CM/7.10/21.08</p>	<p>That Council:</p> <p>1. Supports the implementation of Environmental Upgrade Agreements within the Waverley local government area.</p> <p>2. Appoints a third-party provider to deliver streamlined Environmental Upgrade Agreements for a trial period of two years.</p> <p>3. Supports the integration of Environmental Upgrade Agreements within Council's finance systems.</p> <p>4. Officers prepare a report to Council at the end of the trial period on the performance of the Environmental Upgrade Agreements.</p>

4. Discussion

Aim of the trial

The trial aimed to attract one small project (i.e. below \$50,000), one medium project (i.e. below \$100,000) and one large project (i.e. below \$500,000) to receive EUA funding through support from the third-party provider Better Building Finance, the sustainability team, the economic development team, community groups, installers, and sustainability partners. As part of the trial establishment, Waverley Council signed a Services Agreement with Better Building Finance in 2021.

Promotion of EUAs during the two-year trial period

A range of promotional activities were conducted during the trial period.

- Emails to all small and medium-sized enterprises (SMEs) in Waverley promoting the EUA program, supported by comprehensive online resources on Council's website.
- A mayoral letter to owner occupier businesses with assessed solar opportunities to inform them and encourage them to take up an EUA. This was followed up by a phone call from Better Building Futures to businesses.
- Multiple promotions of EUAs through Council's communication channels, including a webinar during small business month featuring Better Building Finance.
- Convening discussions with other NSW councils (Lane Cove, North Sydney, and Lake Macquarie Councils) to learn what promotional activities were successful.

Results of the EUA trial

Despite the promotional activities listed above, Council received no serious enquiries into the EUA finance and zero applications over the two-year trial period, rendering the trial unsuccessful.

Some of the challenges affecting uptake of EUAs in Waverley LGA include:

- Large proportion of businesses in Waverley rent – Most of the SMEs in Waverley are renters and are less likely to undertake environmental upgrades to building fabric.
- Size of businesses – Most of the businesses in Waverley are small to medium and do not manufacture products on-site. This means that there is less opportunity for energy/water saving technologies found in other semi-industrial/regional Councils with larger businesses.
- Program was managed by a third party based in Victoria – While initial communications to businesses were sent out by Council, Better Building Finance, which manages business recruitment, followed up directly with businesses. It is possible that a third-party calling from interstate would have had less local understanding or appeal to local businesses.
- Finance is available elsewhere – Some banks offer financing options for businesses purchasing eco-friendly vehicles, equipment, and machinery. While the terms may not be as long or fixed as through EUAs, businesses may be able to access money at low interest rates from other sources.
- COVID-related impacts – Business was impacted during the trial period by additional economic concerns and implications related to COVID lockdowns or recovery and had other issues such as supply chain and staffing, rather than sustainability upgrades.

EUAs have had historically low uptake in NSW and seem to enjoy more success in regional areas.

5. Financial impact statement/Time frame/Consultation**Time frame**

The Environmental Upgrade Agreement trial was conducted for the stated two-year period and finished in August 2023.

Financial impact statement

There was no financial risk to Council during the trial. Under the agreement, the third-party provider Better Building Finance only receives payment paid by the building owner undertaking the EUA, of which there were none in the trial. Council did not pay any money to Better Building Finance or the lender at any time during the trial period. Had an agreement progressed, there would have been resource implications in integrating Environmental Upgrade Agreements within Council's finance systems.

It is recommended that Council now terminates the service agreement with Better Building Finance and removes online information regarding this program. There are no financial costs associated with termination.

6. Conclusion

Council trialled an innovative finance model with Better Building Finance to pilot Environmental Upgrade Agreements in Waverley. As no agreements were completed in the two-year pilot and there has been low interest in the program, Council proposes to discontinue with this pilot.

7. Attachments

Nil.

REPORT
PD/5.3/24.02

Subject: Communication Panels - Update

TRIM No: A24/0099

Manager: Nikolaos Zervos, Executive Manager, Infrastructure Services

Director: Sharon Cassidy, Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Approves the draft list of communication panel locations, as set out in the report, for the purposes of tendering.
2. Approves the advertisement content criteria for the communication panels, as set out in the report.
3. Notes that Council will determine the exact location of the communication panels and bus shelters in its evaluation of the bus shelter advertising tender, which will be reported to Council.

1. Executive Summary

At the Strategic Planning and Development Committee (SPDC) meeting in December 2023, Council approved the submission of a planning proposal to make advertising on Council public domain assets exempt development. The Department of Planning and Environment has since issued Gateway determination and delegated to Council approval to see through the public advertisement and determination of the planning proposal. Part of the Council resolution was to report to Council prior to tendering for the advertising contract with further information about the locations and specifications of multi-functional communication panels. This report addresses this requirement.

2. Introduction/Background

This report seeks to address the Council resolution to 'determine the location of multi-functional communication panels as part of a separate process and that the request for tender documentation will detail specifications, including location, size and content, which will come to Council for approval prior to inviting tenders from the open market.'

Officers have drafted the request for tender documentation with the intent of testing the market for a suitable street furniture/advertising operation. The tender seeks to clarify the technical and commercial aspects of the tender and stipulate the specifics for the 10-year contract.

A draft list of locations is provided in this report. However, these locations need to be tested with the market to assess viability.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Strategic Planning and Development Committee 5 December 2023	PD/5.1/23.12	<p>That Council:</p> <ol style="list-style-type: none"> Forwards the planning proposal attached to the report (Attachment 1) on Council advertising on public domain assets to the Department of Planning and Environment (DPE) for Gateway determination for the purposes of public exhibition, subject to the following amendment: <ol style="list-style-type: none"> Page 27 of the agenda, part 2, 'Signage – Council communications panels advertising' – Add the following new clause 8: 'Must not include any political advertising.' Publicly exhibits the planning proposal in accordance with any conditions of the Gateway determination that may be issued by the DPE. Requests and accepts, if offered, the role of the planning proposal authority from the DPE to exercise the delegations issued by the Minister under section 3.36 of the <i>Environmental Planning and Assessment Act 1979</i> to amend the <i>Waverley Local Environmental Plan 2012</i>. Notes that Council will determine the location of multi-functional communication panels as part of a separate process and that the request for tender documentation will detail specifications, including location, size and content, which will come to Council for approval prior to inviting tenders from the open market.

4. Discussion

Communication panels

As discussed at the Strategic Planning and Development Committee meeting on 5 December 2023, the proposed communication panel will have the primary purpose of facilitating promotion of Council products, services and events including:

- Council communications.
- Real time data for buses.
- Bike counters.
- Public Wi-Fi modules.
- Emergency broadcasting and sound alarms.

To fund the communication panels and bus shelters across the local government area (LGA), it is necessary to have a supplementary second screen (only on one side) for the purposes of third-party advertising.

The latest version of the bus shelter advertising request for tender (RFT) is seeking proposals to install approximately 11 communication panels in the following high-activity areas:

- 2 x Oxford Street Mall.
- 1 x Waverley Street Mall cycleway.
- 1 x St James Reserve cycleway.
- 1 x Roscoe Street Mall.
- 1 x Campbell Parade (near bus stop, opposite Hall Street).
- 4 x under awnings on Bondi Road (between Park Parade and Denham Street).
- 1 x Carrington Road (near Robin Hood Hotel on Carrington Road).

The communications panels are to be approximately 2.2 m x 1.15 m x 0.5 m. The size may differ in large areas like malls.

Council has sought market specialist feedback regarding the locations above to optimise community usage of the communications panels as well as suitability for advertising. Other locations may be suitable but would not be known until the market tests this and provides Council with an offering.

The exact location will be presented to Council following the RFT process for approval. The locations above are not an exhaustive list for the purposes of the RFT. Tenderers will have the opportunity to provide additional or alternative locations based on their assessment. This will be assessed and presented to Council for consideration.

Advertisement content criteria

Furthermore, it is important that Council strictly define the type of advertising that is permissible through the contract. As such, the following constraints are included in the RFT and relevant contract documentation:

The Supplier must ensure that any advertisement:

- (a) *complies with all applicable Laws;*
- (b) *complies with all industry codes, standards and other regulatory requirements, including the applicable codes and published by the Australian Association of National Advertisers (AANA), as amended and replaced;*
- (c) *complies with voluntary codes of conduct established by the advertising industry, including but not limited to any direction by Ad Standards or Outdoor Media Association;*
- (d) *does not discriminate, vilify or degrade any persons or section of the community on account of race, ethnicity, nationality, sex, age, sexual preference, religion, disability or political belief;*
- (e) *does not depict political, religious or other subject matter which is contentious;*
- (f) *does not depict wagering (including online betting platforms, for the avoidance of doubt, lottery advertising is permissible);*
- (g) *does not depict subject matter which is offensive;*
- (h) *does not portray violence, unless it is justifiable in the context of the product or service advertised;*
- (i) *does not resemble or be capable of confusion with directional or informational signs either by shape, size or colour;*
- (j) *does not adversely comment on, mock or denigrate Council or its clientele;*
- (k) *does not breach any Intellectual Property Rights or other rights of any person, including Council;*
- (l) *does not breach any other reasonable requirement notified by Council to the Supplier from time to time;*
- (m) *does not impact on the security and safety of Council Infrastructure; and...*

The above-listed requirements ensure that all relevant legislation is complied with and also includes provisions to ensure that online gambling is not allowable under the contract.

5. Financial impact statement/Time frame/Consultation

Financial Impact

The installation of communication panels will provide significant infrastructure and ongoing financial return for Council. It is difficult to ascertain the expected return without having received the tenders and the proposed offerings from the operators. Council needs to ensure that the tender process is flexible in terms of numbers of advertising bus shelters and exact locations of communications panels to test the market without constraints. The market will provide locations that are to then be presented to Council for approval prior to contract signing. Each operation will provide differing locations and numbers based on their expected advertising saturation metrics, which will be assessed during tender evaluation.

Consultation

The planning proposal will undergo community consultation in February and March 2024. Council will be presented with a further report for the adoption of the *Local Environmental Plan* update and the consultation summary report.

It is not anticipated that specific consultation for the communication panels is required given that the locations stipulated in this report are State roads, malls and mixed-use zones.

Timeframe

Council's existing advertising contract is due to expire on 12 June 2024. In planning for a new contract, the RFT process, evaluation and contract negotiation will need to occur prior to this date. The timeline is as follows:

- 7 February 2024–22 March 2024: issue request for tender (advertisement).
- 25 March 2024–29 March 2024: evaluation of tender.
- 1 April 2024–5 April 2024: Council report timeline.
- 16 April 2024: Council meeting.
- 17 April 2024–7 June 2024: contract negotiation.
- 12 June 2024: new contract date.

The new contract will need to be executed prior to the 12 June 2024 to ensure that the bus shelters across the LGA are maintained and serviced.

6. Conclusion

It is recommended that Council approves the draft locations for communication panels and advertising content criteria. A further report will be presented to Council for the acceptance of the preferred tenderer and the contract execution. A comprehensive list of locations based on the preferred tenderer for both bus shelters and communications panels will be presented to Council for adoption at as part of that further report.

7. Attachments

Nil.