

ELOUERA SURF LIFE SAVING CLUB

PLAN OF MANAGEMENT



SHARP
AND
SURF

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DOCUMENT REVIEW AND APPROVAL

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Acknowledgement of Country

Sutherland Shire Council acknowledges and pays respect to the Traditional Owners of the land, the Dharawal speaking people. We pay respect to their culture, history and Elders, past, present and future.

CONTENTS

1.	INTRODUCTION	4
1.1	Background.....	4
1.2	Purpose.....	4
1.3	Guidelines for categorisation as general community use areas.....	4
2.	BACKGROUND	5
2.1	Evolution of this Plan of Management.....	5
2.2	History	5
3.	PROPERTY DESCRIPTION.....	6
3.1	Land to which this Plan Applies	6
3.2	Condition of Buildings and Curtilage	7
3.3	Building Facilities	7
3.4	Restrictions, Covenants, Trusts or Other Interests.....	7
4.	GENERAL COMMUNITY USE MANAGEMENT STRATEGIES	8
4.1	Guidelines for Categorisation	8
4.2	Categorisation of the Subject Land	8
4.3	Core Objectives	8
4.4	Activities Expressly Authorised by this Plan	9
5.	ELOUERA SLSC FACILITIES.....	11
5.1	Primary Uses of Premises	11
5.2	Ancillary Use of Premises	12
6.	PERMITTED USE OF PREMISES	13
6.1	Uses Which Require Specific Council Approval	13
6.2	Activities Expressly Prohibited by this Plan	13
7.	LEASES LICENSES OR OTHER ESTATES EXPRESSLY AUTHORISED	14
8.	MANAGEMENT STRATEGIES.....	15
9.	APPENDICES	16

1. INTRODUCTION

1.1 BACKGROUND

Plans of Management are required to be prepared for all Council owned community land under Local Government Act 1993. These 'Plans' provide a dynamic tool for Council and have been widely implemented.

The land management provisions of the Local Government Act enable Councils to move towards more positive land management practices with defined objectives and outcomes. Plans identify:

- objectives
- performance targets
- the means of achievement; and
- the assessment criteria

all of which are accountable to the community. The Plans allow Council to effectively co-ordinate present use and planned future use of public land.

Community land is required to be used and managed in accordance with the following:-

- The Plan of Management applying to the land; and
- Any law which permits the use of land for a specific purpose, or otherwise regulates the use of the land. (This includes the Environmental Planning and Assessment Act and planning instruments made under the Act).

The main purpose of the specific plan of management is to provide all stakeholders with a consistent set of management guidelines and permissible uses of the premises as defined in the prevailing Sutherland Shire Planning instrument.

A Plan of Management should not be inconsistent with any environmental planning instrument applying to that land.

1.2 PURPOSE OF THE PLAN

Community land must be used and managed in accordance with a Plan of Management. Until a Plan of Management for community land is adopted by Council, the nature and use of the land must not be changed.

A Plan of Management enables management to proceed in an efficient manner; helps reconcile competing interests, identifies priorities for the allocation of available resources and facilitates public understanding.

Periodic revision of a Plan also enables changing social, economic and ecological conditions and relevant land management principals to be considered, as they arise.

The Plan of Management aims to be a useful resource for Council's decision making and an informative document for the public.

1.3 GUIDELINES FOR CATEGORISATION AS GENERAL COMMUNITY USE AREAS

In accordance with the Local Government (General) Regulation 2005- Reg106: Land should be categorised as general community use under section 36(4) of the Act if the land:

- a) 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
- b) 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 clause 102 – 105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

2. BACKGROUND

2.1 EVOLUTION OF THIS PLAN OF MANAGEMENT

Public land is categorised as being either community land or operational land. Any land classified as community land is required to be categorised and included in a Plan of Management. The Plan of Management establishes criteria for the continuing management and reporting on community land and assets.

The land under the surf clubs was in the first instance categorised as community land and classified as General Community Use under the requirements of the Local Government Act, 1993. The land was included in the generic GCU PoM. Council at its meeting on 21 February 2000 endorsed Amendment No. 91 (Restaurants in 6(a) Zones), to the Sutherland Shire Council LEP 1993. As a result of that provision it was imperative to draft site specific plans of management for the various locations permitted to have these enhanced and more sophisticated refreshment facilities on community land. Consequently the Surf Life Saving Clubs located on Bate Bay and various other locations were extracted from the generic GCU PoM and site specific PoMs were prepared, exhibited, reconsidered and ultimately endorsed by council.

The most recent Council planning instruments are prepared under the Department of Planning template. The changes to the most recent LEP particularly in respect of refreshment facilities in Public Open Space, has rendered the requirement for site specific PoM obsolete. However, as the documents are now in place and for instance the surf clubs are so unique in their utilisation of Public Open Space, it is entirely relevant to retain the site specific PoM.

2.2 HISTORY

The Surf Life Saving Association has a long history of involvement at Elouera starting when the first Elouera Surf Life Saving Club was formed in 1966. Since that time there has been a continuing surf life saving presence at the beach. The first clubhouse in 1966 was a tent, which was replaced in 1968 with the current building. In 2004/05 the southern ground floor area was converted into space suitable for commercial lease by a restaurant. In 2016/17 a new building was constructed on the northern end of the existing premise, with the ground floor area subsequently leased by a café.

Surf clubs have traditionally provided voluntary service to the community in the form of beach management, identifying and allocating safe swimming areas for the public, performing surf rescues and resuscitation and associated functions. To provide these services facilities in the form of club rooms, training and storage rooms have been permitted and erected on public open space throughout the country and in that regard Elouera is no exception.

In current times these clubs provide many more community services such as surf awareness training, developing young children into good citizens through the “Nippers” programs and training people of all ages to be fit and give of their time voluntarily. To do this now requires substantial sources of funds and so, to avoid being a total drain on the public purse, Surf Clubs are becoming more self sufficient by way of operating income earning ventures which generally add value to the public enjoyment of the beach areas. Such ventures include kiosks and restaurants, public use of their specialist facilities such as gymnasiums, pools, function rooms and the like.

3. PROPERTY DESCRIPTION

3.1 LAND TO WHICH THIS PLAN APPLIES

Address	Legal Description	Locality Description
80 Mitchell Road, Cronulla	Lot 2 in Deposited Plan 535531 Lot 3 in Deposited Plan 535531 Lot 307 in Deposited Plan 8564	The Elouera Surf Lifesaving Club Complex occupies part of the land described as shown by the plan in Appendix A. This Plan of Management applies only to that parcel of land occupied by the buildings and as defined by the plan in Appendix A.

The site is located on an area known as Elouera Beach and is occupied by a building complex comprising a two double storey buildings constructed of brick external walls. The premises contains a gymnasium; function room with bar and kitchen; male female and accessible change and shower rooms; lifesaving equipment and water craft storage areas; training and meeting rooms; first aid room;; caretakers flat; offices; restaurant and cafe (refer to photographs in Appendix B).

3.2 CONDITION OF BUILDINGS AND CURTILAGE

The premises consist of two buildings: the main (larger) building, and a smaller building to the north. Both contain two floors levels.

The building appears to be in sound structural condition, the exterior is well maintained with painting last completed in 2017.

The curtilage is mostly grassed areas with some concrete paving immediately adjacent to the building.

The building is located in a very corrosive environment externally exposed to the harsh salt and sand laden coastal environment.

3.3 BUILDING FACILITIES

The Clubhouse is comprised of a gymnasium; function room with bar and kitchen; male female and accessible change and shower rooms; life saving equipment and water craft storage areas; training and meeting rooms; first aid room;; caretakers flat; offices; restaurant and cafe.

3.4 RESTRICTIONS, COVENANTS, TRUSTS OR OTHER INTERESTS

The property is subject to the prevailing planning instrument as amended from time to time which prescribes when consent is required and some development standards.

The Sutherland Shire Local Environmental Plan 2000 (SSLEP2000) as amended applies to the building and site. It sets out when consent is required and some development standards.

Maintenance necessary for ongoing protective care of the building and other minor works specified in the prevailing planning instrument may be carried out without the need for development consent.

4. GENERAL COMMUNITY USE MANAGEMENT STRATEGIES

4.1 GUIDELINES FOR CATEGORISATION

Land should be categorised as *General Community Use* if the land:

- a. may be made available for use for any purpose which community land may be used, whether by the public at large or by specific sections of the public
- b. is not required to be categorised as a natural area under Sections 36A, 36B or 36C of the Act and does not satisfy the guidelines under clause 102 – 105 for categorisation as a natural area, a sports ground, a park or an area of cultural significance.

4.2 CATEGORISATION OF THE SUBJECT LAND

The land occupied by the Elouera Surf Life Saving Club is categorised as “General Community Use”.

4.3 CORE OBJECTIVES

The core objectives for land categorised as general community use are to:-

- 4.3.1 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:
 - a. in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public
 - b. in relation to purposes for which a lease, license 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).

In addition to these, the Council has identified the following specific objectives:-

- 4.3.2 allow auxiliary recreation and commercial activities to support the provision of services for the safe and orderly use of the land, beach and water adjacent to the land the subject of this Plan of Management
- 4.3.3 provide additional public amenity through provision of refreshments and dining facilities within the recreation area.

4.4 ACTIVITIES EXPRESSLY AUTHORISED BY THIS PLAN

Subject to compliance with the Local Government Act 1993 the Local Government Amendment (Community Land Management) Act 1998, the Environmental Planning and Assessment Act, 1979, the Liquor Act, 1982 and any other relevant act and regulations, and subject to compliance with the terms of any lease, license or other estate interest in respect of the property the following activities are expressly authorised:

The buildings will be permitted to be used for purposes of supporting provision to the public of the community service of surf life saving and beach amenity. This includes occupation and use of the buildings for:

- | | | | |
|--------|--|-------|--|
| 4.4.1 | training and teaching in all the skills of surf life saving | 4.4.6 | café to serve to the public light meals. Operating hours must be consistent with any development consent issued by Council |
| 4.4.2 | maintaining fitness levels and competency levels to carry on the various responsibilities of surf life saving | 4.4.7 | subject to the requirement of relevant planning laws and liquor licensing laws, function rooms (place of assembly) which may be used for club activities including (subject to liquor licensing laws) the sale and consumption of alcohol but which may also be let to members of the public for various functions such as meetings, wedding receptions, parties, social, religious and cultural activities, seminars, presentations, corporate functions, promotions and the like. Operating hours must be consistent with any development consent issued by Council. The area is identified as an Intermediate Activity Area. Base hours of operation are till 11pm (indoors) and 10pm (outdoors) (and 10pm and 9pm on Sundays). This may be extended to midnight (indoors) and 11pm (outdoors). All external activities including cleaning and securing the premises is concluded not later than 1:00 am; |
| 4.4.3. | encouraging and training people especially the young in water and surf safety awareness | | |
| 4.4.4 | storage, parking, movement on and off site and maintenance of life saving equipment, water craft, surf boards, skis and other related equipment, powercraft, motor vehicles and/or other towing appliances | | |
| 4.4.5 | to support the conduct of surf life saving carnivals or other special events | | |

- sale of alcohol in the function room (place of assembly) except as permitted by a valid functions licence under s.51A of the Liquor Act, 1982 is prohibited. The application for any liquor licence other than a permanent on premises licence is prohibited. The operation of any liquor licence which conflicts with any part of this Plan of Management is prohibited. Gaming machines or poker machines are prohibited
- 4.4.8 a licensed and/or BYO restaurant (within the footprint of the building) with a maximum total seating capacity of 180 persons. The café /restaurant is subject to all planning requirements and relevant laws. Operating hours must be consistent with any development consent issued by Council;
- the restaurant (within the footprint of the building) , shall provide toilets for the use of restaurant patrons as required by law. Any liquor license shall be restricted by condition or otherwise to the sale and consumption of alcohol with a sit down meal and signs displaying this information shall at all times be on display to the patrons of the restaurant. This proviso may only be varied in case of individual functions in compliance with all relevant laws and by prior approval of Council. Any liquor license for the operation of the restaurant shall be in the name of the applicant for development consent for the restaurant from time to time
- 4.4.9 deliveries of goods and services to the premises for or ancillary to any activity authorised by the Plan of Management
- 4.4.10 waste storage, collection and removal including recycling
- 4.4.11 a sub-lease of the building known as “Summer Salt Restaurant” and another sub-lease of the building known as “Bianchini’s Espresso” or part of it
- 4.4.12 club associated administration
- 4.4.13 caretaker’s residence
- 4.4.14 ancillary overnight accommodation for community based groups participating in surf related activities
- 4.4.15 erection of temporary signs during Special Events - in accordance with the requirements of the Sutherland Shire Local Environmental Plan 2015 – Schedule 4: Exempt Development, the sign:
- must be displayed only on the property where the special event is to be held
- must be constructed of lightweight, banner type material
- not exempt for more than 14 days before the special event or more than 48 hours after the event is finalised
- 4.4.16 installation and maintenance of a grease arrestor and any other service utility such as gas, electricity, water and the like, building additions, demolition, general refurbishment, repairs and maintenance of the building
- 4.4.17 leasing, sub-leasing, licensing, or hiring of the Surf Club buildings for any purpose with the consent of Council. Section 7 details the leases, sub-leases and licenses that this plan expressly authorises.

5. ELOUERA SLSC FACILITIES

The premises consist of two buildings: the main (larger) building, and a smaller building to the north. Both contain two floors levels.

The ground floor of the both buildings is used wholly for the purposes of providing life saving services, including the storage of equipment, a first aid room, provision of education, fitness facilities, and tasks relevant to the administration of surf life saving.

The first floor of the main building consists of a sub-leased commercial area occupied by a restaurant, accommodation for the caretaker, and the Washington Lounge being a licensed function space which is available for club, member and public usage. The first floor of the smaller building is a sub-leased commercial area occupied by a cafe.

5.1 PRIMARY USES OF PREMISES

The primary use of the land and buildings is to carry on the various functions and activities associated with providing the community service of surf lifesaving. These include the following:

LOWER GROUND FLOOR

- | | |
|---|---|
| 5.1 On the southern side of the lower ground floor is a gym. It is used seven days per week during the day and in the evening for physical exercise training in order to maintain fitness levels to carry on the various responsibilities of surf life saving. | 5.4 The Inflatable Rescue Boat (IRB) storage room is located on the lower ground floor eastern side of the club, north of the nipper storage and equipment room. |
| 5.2 To the north of the gym, on the lower ground floor western side of the building is the education training room suitable for small groups (larger groups utilise the Washington Lounge on the ground floor). It is used for educating groups in all the skills of surf life saving, and is used primarily in evenings and on weekends. | 5.5 A members' patrol lounge is located on the ground floor eastern side of the club, north of the IRB storage room. It is used infrequently, mainly by patrolling members sheltering from inclement weather, and by nippers on Sunday mornings. |
| 5.3 To the north of the gym, on the lower ground floor eastern side of the building is the nipper storage and equipment room. It is used for the storage of craft and equipment necessary for the delivery of the club's junior development education and surf sports programs. | 5.6 A first aid room is located on the lower ground floor eastern side of the club, to north of the members' patrol lounge. It is used to store first aid equipment seven days a week, and treatment of members and the public during patrol hours. |
| | 5.7 Behind the members' patrol lounge on the lower ground floor western side of the club is the administration office. It is used seven days per week. |
| | 5.8 The board meeting room is located on the southern wall of the ground floor administration office on the western side of the club. It is available for use seven days a week. |

- 5.9 On the northern side of the main building is a large area used for the storage of life saving equipment used by patrolling members, including the side-by-side vehicle, and assorted surf craft used by patrolling members and members participating in surf sports events.
- 5.10 To the north of the main building is a smaller building, with the lower ground floor used to house surf boats and trailers.
- 5.11 All other areas on the lower ground floor are used for equipment storage and members change facilities, and the publicly accessible toilet.

GROUND FLOOR

- 5.12 In the centre of the ground floor is the Washington Lounge licensed function room and adjacent deck (place of assembly) which is used for club activities including the consumption of alcohol by members but which is also let to members of the public for various functions such as meetings, wedding receptions, parties, social, religious and cultural activities, seminars, presentations, corporate functions, education courses, promotions and the like. The area consists of a general lounge area, balcony, bar, and a small servery suitable for preparation of pre-prepared meals. It is available for use by club members, community organisations and the general public seven days per week.

5.2 ANCILLARY USE OF PREMISES

The current uses of the premises ancillary to those of surf lifesaving are:

GROUND FLOOR

On the northern side is a separate building that is sub-leased as a café which operates seven days per week. Please refer to **Permitted Use of Premises** for details.

On the southern side of the ground floor is an area that is sub-leased as a licensed restaurant which operates seven days per week. Please refer to **Permitted Use of Premises** for details.

The activities in the function room (place of assembly).

Ancillary overnight accommodation for community-based groups participating in surf related activities.

On the south west corner of the ground floor is caretaker's flat which is occupied permanently. Please refer to **Permitted Use of Premises** for details.

Temporary display of sponsor's advertising material external to the building during Special Events.

6. PERMITTED USE OF PREMISES

6.1 USES WHICH REQUIRE SPECIFIC COUNCIL APPROVAL

- 6.1.1 Any Leasing or sub-leasing of any part of the premises.
- 6.1.2 Any use requiring development consent under the prevailing planning instrument.
- 6.1.3 Any restaurant operations within the footprint of the building, including type of restaurant and hours of operation and any other uses which require development consent.
- 6.1.4 Any function (place of assembly) which would or might result in alcohol being served sold or consumed other than with a sit down meal.
- 6.1.5 Any liquor license application (whether for a new license or amendment of any existing license from time to time).

6.2 ACTIVITIES EXPRESSLY PROHIBITED BY THIS PLAN

Any additional use of the premises is to be consistently used in accordance with SSLEP2015, any Development Consent issued by Council, and Council's Development Control Plan subject to any further restriction noted in the Local Government Act 1993.

7. LEASES LICENSES OR OTHER ESTATES EXPRESSLY AUTHORISED

The following future leases are expressly authorised by this Plan of Management:

1. Lease between Sutherland Shire Council and Elouera SLSC over the Surf Life Saving Club building on Lot 2 in Deposited Plan 535531.
2. Lease between Sutherland Shire Council and Elouera Wanda SLSC over the Surf Life Saving Club building on Lot 3 in Deposited Plan 535531.
3. Lease between Sutherland Shire Council and Elouera Wanda SLSC over the Surf Life Saving Club building on Lot 307 in Deposited Plan 8564.
4. In the lease agreement, there will be a licence to the Elouera SLSC:
 1. for the area at the front (western side) of the Elouera SLSC club which is the access area to the Summer Salt Restaurant; and
 2. the driveway to the north and west (garbage storage area) of the club premises.

The reason behind licensing the areas is to have the Elouera SLSC responsible for the improvements it has put in place but not to give exclusive use as a lease does. The plan in Appendix A shows a larger image of the licence area.

The term of the two leases will need to comply with sections 47, 47A of the *Local Government Act 1993* as applicable.

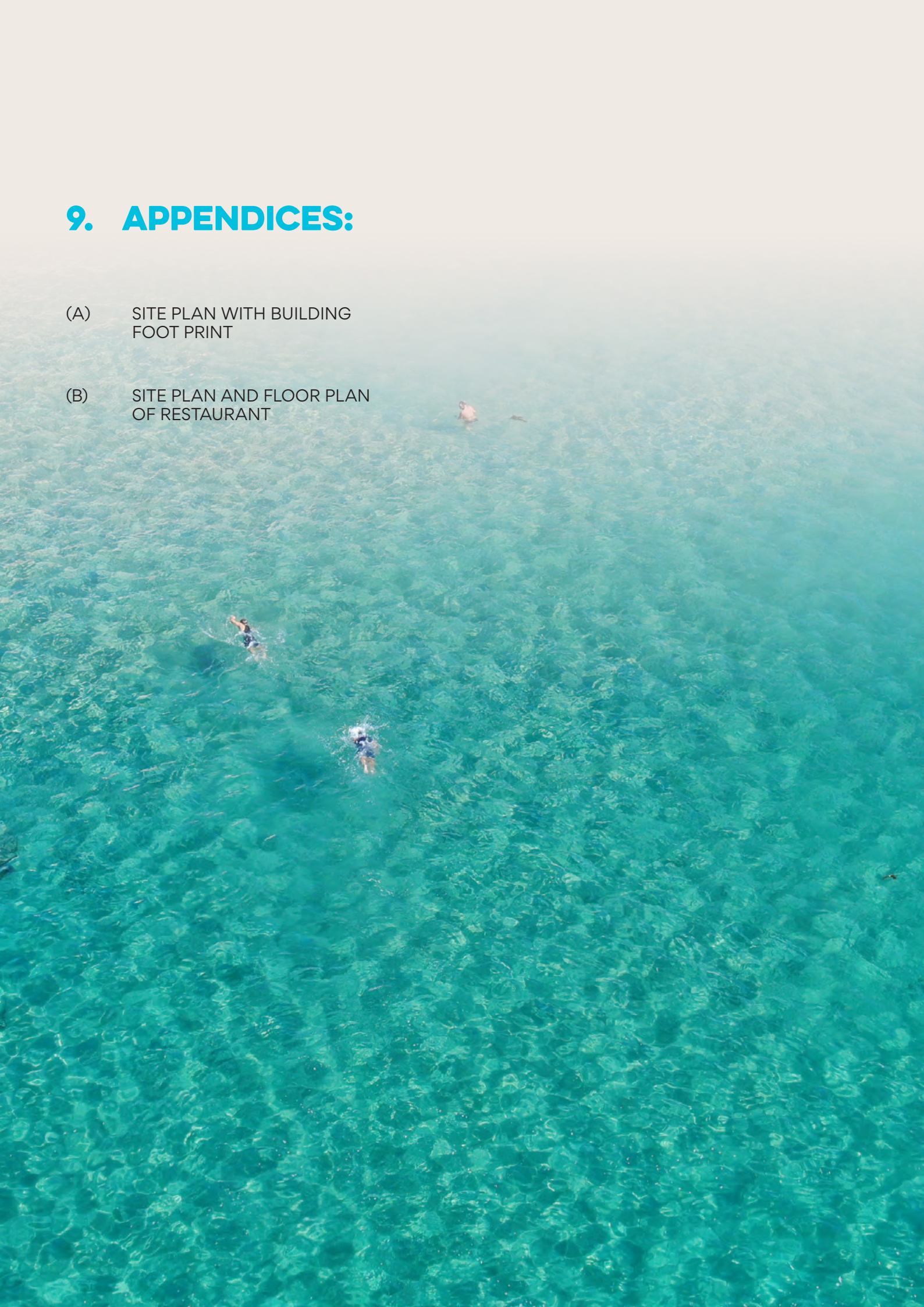
The building and nominated site area is controlled by way of a lease which commenced on the 7th February 2000 and terminates on 31 December 2022 between the Sutherland Shire Council and the Elouera Surf Lifesaving Club Incorporated. Any lease or sub-lease must be in accordance with and comply with any and all requirements of the New South Wales Local Government Amendment (Community Land Management) Act 1998 and Regulations thereunder as amended.

8. MANAGEMENT STRATEGIES

Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Facilitate public enjoyment of beaches;	Provision of surf life saving club houses at each beach for: <ul style="list-style-type: none"> • Beach user safety • Beach management services • Surf awareness education • Surf rescue training • Personal and group fitness • Youth programs such as Nippers. 	20 year lease of premises with the surf life saving club entity. Lease of area defined on appended site plan. Lease terms comply with the principles of the Plan of Management which reflect the core objectives of Land Management of the LGA93 and Land Use zoning under SSLEP 2015 as amended or any applicable Development Control Plan.	Regular review of lease terms for compliance. Regular inspections of the land to ensure conformance with lease terms, zoning regulations, development approval conditions and monitor of council CRMS. Review of 'User Surveys' Review of lease terms to circumvent problems at lease renewal.
Facilitate public enjoyment of recreational facilities and land adjacent to beach	Provision of café or dining facilities.	20 year lease of premises to the surf life saving club entity.	Balance the use of the lease site with utilisation of surrounding recreational areas, so as to not impinge on the wider community enjoyment of beaches. Regular review of lease terms for compliance. Regular inspections of the land to ensure conformance with lease terms, zoning regulations, development approval conditions. Monitor of council CRMS.

9. APPENDICES:

- (A) SITE PLAN WITH BUILDING
FOOT PRINT
- (B) SITE PLAN AND FLOOR PLAN
OF RESTAURANT



APPENDIX A: SITE PLAN WITH BUILDING FOOT PRINT

Appendix A: Aerial Location Plan of Elouera SLSC

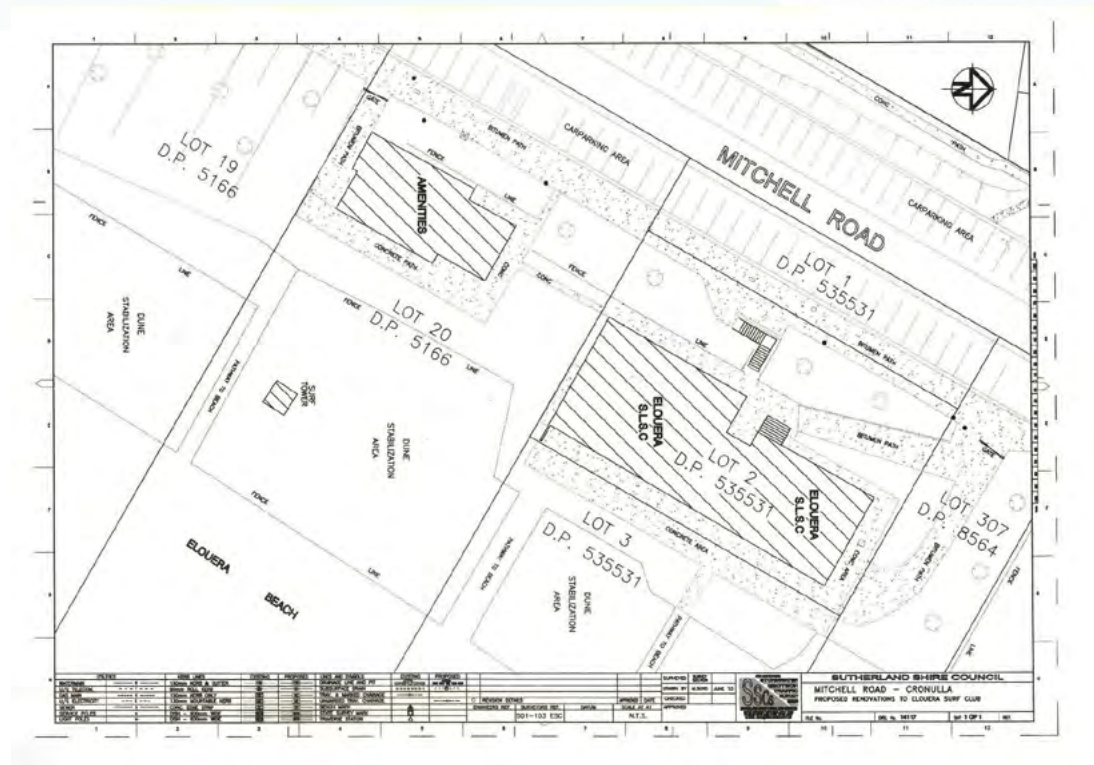


Appendix A: Licence Areas Attached to the Lease

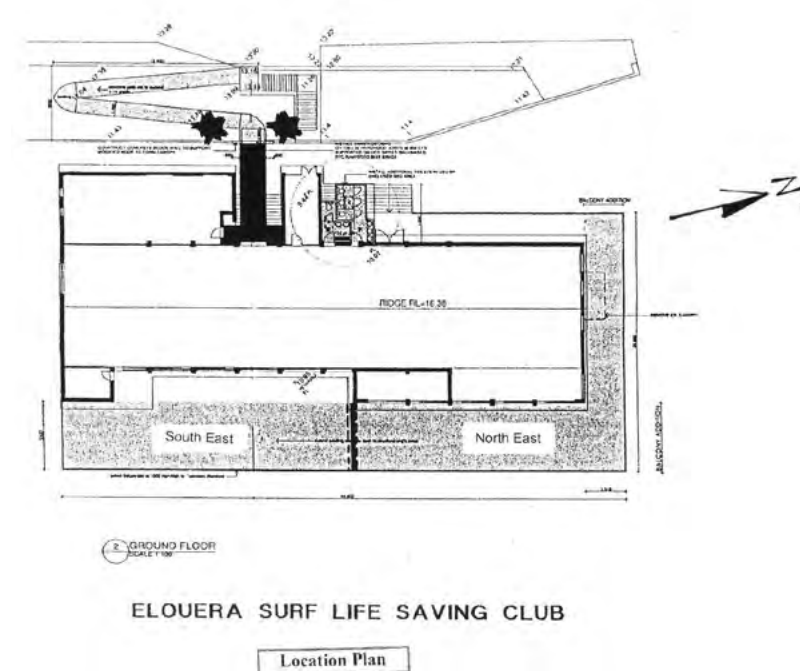


Appendix A: Building Site Plan

APPENDIX A: BUILDING SITE PLAN



Plan of Building Footprint to 2004 DA



Plan of Building Footprint post 2004 DA

Aerial image of club complex



Elevation photos of club complex

Club house building





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