

Sutherland Shire
COUNCIL



PLAN OF MANAGEMENT

GUNNAMATTA PAVILION

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1. INTRODUCTION

Background

Plans of Management are prepared for all Council owned community land under the Local Government Act, 1993. These documents provide a dynamic tool for Council and have been widely implemented.

Council at its meeting on 21 February 2000 endorsed Amendment No.91 (Restaurants in 6(a) zones) to the Draft Sutherland Local Environmental Plan 2000 and further resolved to prepare plans of management for the various sites named in the Local Environmental Plan including the Gunnamatta Pavilion.

Where land is owned by the State of NSW and administered by the Department of Lands the requirements for plans of management are dealt with under the Crown Lands Act 1989, rather than the Local Government Act, 1993.

As the Gunnamatta Pavilion is situated on land administered by the Department of Lands this draft plan has been prepared in line with the requirements of the Crown Lands Act 1989.

To ensure that a consistent standard is maintained this draft plan has been prepared with Council's adopted format, as prescribed under the Local Government Act 1993.

Purpose of the Plan

The main purpose of this 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 Sutherland Shire Local Environmental Plan 2000 with consideration of the draft Peoples Local Environment Plan 2004.

2. PROPERTY DESCRIPTION

Land To Which This Plan Applies

Address	Legal Description	Locality Description
Nicholson Parade, Cronulla	Crown Reserve No.45908 being Portion 282 DP758305 known as Gunnamatta Park	Bounded by Taloombi St to the south, Waratah Street to the north Gunnamatta Bay to the west. Refer Locality Plan figure 2.2

The Gunnamatta Pavilion occupies only part of the land described. This Plan of Management applies only to that portion of the land occupied by the buildings and as defined by the Locality Plan.

Figure Locality Plan



Site Description

The Pavilion is located on the western side of Gunnamatta Park adjacent to the Gunnamatta Baths. The Pavilion includes a large public hall, several meeting rooms, an outdoor café/kiosk, a gymnasium, several sporting clubhouses, a caretaker's flat and assorted storage areas.

The Pavilion building is of a brick and concrete construction with parts that have been cement rendered and painted.

Condition of Improvements

The pavilion appears to be in sound condition and is well maintained, however no building inspection has been sought for the purposes of this report. No representations are being asserted as to the actual condition of the building.

The general curtilage is made up of concrete and bitumen concourse and a bitumen roadway leads down to the Pavilion through Gunnamatta Park, from Nicholson Parade. Most of the area appears to be in relatively good condition.

History of Gunnamatta Pavilion

The Pavilion was constructed in the early 1930s in the Art Deco style of architecture and provided entry turn styles to the baths, a kiosk, ablution/change room facilities for bathers and the caretakers flat. This section of the building is located in the central and south eastern areas of the existing structure.

Additions were made to the southern end of the pavilion to the west of the caretakers flat in the late 1950s to accommodate the various water based sports groups and to provide squash courts for public recreation.

The addition made to the northern end of the pavilion were undertaken in the 1980s to accommodate the growing requirements of the local RSL youth clubs. The kiosk formerly located in the original portion of the structure was relocated to the north western external corner of the building. Additional paving was later provided adjacent to the kiosk with permanent shade structures to accommodate the café, permissible under Amendment 91 of SSLEP2000.

3. STATUTORY MATTERS

Ownership Details

Gunnamatta Park is owned by the State of NSW and administered by the Department of Lands. The Reservation From Sale for the purposes of public recreation was notified in the Government Gazette on 19 October, 1910. Sutherland Shire Council was appointed as Reserve Trust Manager vide Government Gazette No.237 on 21 January, 1961.

Zoning

As at the date of the preparation of this document 6 September 2004 the site is zoned 6(a) Public Recreation under the SSLEP 2000 and Public Open Space under the Draft SSLEP 2004. The building is defined as both a Recreation Area and a Recreation Facility under the Sutherland Shire Local Environmental Plan 2000.

Amendment No.91 to the SSLEP 2000 addresses the location of cafes/restaurants in nominated buildings, (exclusive of the sale of takeaway food) being:

- within the building footprint,
- outdoors, immediately adjoining nominated buildings.
- café/restaurants and kiosk takeaway can be offered from the same premises, but must remain physically separated.

All of the current uses are permitted under the current and proposed land use zoning.

Details of Restrictions

The Sutherland Shire Local Environmental Plan 2000 (SSLEP2000) as amended and the Draft Sutherland Shire Local Environmental Plan 2004 applies to the building and site. It sets out when consent is required and some development standards.

- 1) This building is listed as a heritage item in the SSLEP 2000 and the Draft SSLEP 2004. The heritage provisions of SSLEP 2000 include requiring consent for:
 - altering a heritage item by making structural changes to its exterior;

- altering a heritage item by making non-structural changes to the detail, fabric, finish or appearance of its exterior;
- erecting a building on, or subdividing, land on which a heritage item is located.

Where any of these works are proposed heritage advice should be sought from council prior to lodging the application. Significant works will require a conservation management plan.

Maintenance necessary for ongoing protective care of the building and other minor works specified in SSLEP 2000 may be carried out without the need for development consent; however, heritage advice should be sought from council prior to undertaking any works.

4. GUNNAMATTA PAVILION FACILITIES

Primary Uses of Premises

There are a number of rooms and facilities of various sizes available at the pavilion primarily for conducting a wide range of physical, cultural, social and intellectual activities.

The following halls, rooms, storage, office space, clubrooms and facilities are available at the pavilion:

- The Youth Hall is located in the north eastern corner of the pavilion. The hall provides a large uninterrupted space with a high ceiling, a 1 metre high stage at the eastern end and access with pass through to the commercial kitchen at the western end. Windows are located near the top of the north wall. The walls are of brick construction, the floor is timber. This room opens to the internal facilities in the pavilion and provides several exits to the park to the north. This space is available for hire.
- Activity Room 2 is a large meeting room located on the western side of the pavilion. The internal walls are cement rendered, the floor is cement with a vinyl covering. This room features deep high windows that overlook the baths. This room opens to the internal facilities of the pavilion and provides external exit to the paved concourse on the bay side of the Pavilion. This room is available for hire.
- Activity Room 3 is a smaller meeting room with cupboard storage built in and two walk in storage room. The room has cement rendered walls, quarry tile flooring and features french doors that exit onto the colonnaded steps that overlook the concourse on the west side of the pavilion leading to the baths. AR3 also has a ramped path exiting to an enclosed courtyard. AR3 is available for hire.
- Committee Room is an office space on the eastern side of the building adjacent to the front entrance. Walls are of brick finish, floor is covered with carpet and the room features floor to ceiling chapel style windows with amber glass. This space is available for hire.

- Commercial Kitchen is a large bright kitchen featuring stainless steel work benches, gas cook top and extra wide commercial oven. The kitchen is accessed directly from the Youth Hall with an emergency exit to a small service yard on the northern side of the pavilion.
- This commercial kitchen is available for hire independently or in conjunction with any hire space. However, the configuration of the access to the kitchen through the Youth Hall excludes opportunities for hiring all spaces at one time when the kitchen is required.
- Internal storage spaces x 5.
- One of these is located in the Youth Hall, formerly used as a chair stall and is available for hire.
- Store Room 1 is located to the south of the Committee Room and is available for hire.
- Store Room 2 is located in the middle of the common area and is currently dedicated to the RSL Youth Club.
- Store Room 3 is located off Activity Room 3 and has basic plumbing and power supply. This space is available for hire.
- Store Room 4 is also located off Activity Room 3 and is available for hire.
- External storage spaces x 3.
- Two of these are located on the north side of the pavilion and were formerly in use as first aid reception and treatment room. These spaces are available for hire or may be subject to lease, together.
- The third storage room is located on the western side of the pavilion, to the south of the outdoor public ablution facilities. This room has a double wide door and the interior is fitted with racking for the storage of kayak or surf ski type vessels. This space is subject to a community lease, renewable on a 5 yearly basis.
- Internal gender separated ablution and change facilities for use by hirers and gymnasium club members
- External gender separated ablution and change facilities for general community use.

Ancillary Use of The Premises

There are a number of rooms and facilities of various sizes available at the pavilion for the ancillary uses of conducting a wide range of physical, cultural, social and intellectual activities.

The following clubrooms, storage spaces, café, flat and facilities are available at the pavilion for exclusive occupancy, these uses are ancillary to the primary use of the provision of community hire:

- Gymnasium occupies what was formerly known as Activity room 1 and adjoining space. The gymnasium is located in the south east portion of the pavilion with large casement windows overlooking the amphitheatre and western area of the park. The Gymnasium has two internal doors. One as a front door the second providing private access to the communal ablution facilities. This space is subject to a community lease, renewable on a 5 yearly basis.
- RSL 'Diggers' Swimming Club occupies the two northern most, ground level rooms of the pavilion. The accommodation has cement rendered walls and cement floor, offers a clubroom and separate ablution facilities. Access is external on the western wall of the pavilion, near to the boardwalk that leads to the 50 metre pool. This space is subject to a community lease, renewable on a five yearly basis.
- Cronulla Sutherland Water Polo Club occupies the upper level, above the ablution block of the previously mentioned clubroom which was formerly squash courts. The accommodation is a clubroom and storage. This space is subject to a community lease, renewable on a five yearly basis.
- Café/kiosk is located on the northwest corner of the pavilion with adjacent concrete patio. The patio is covered by two permanent umbrella style shade structures. The internals of the café offers food preparation, cooking facilities, storage and kiosk facilities. Patrons' seating is outdoors on the patio.
- The café/kiosk is subject to a commercial lease renewable on a five yearly basis. Operation of the café kiosk is subject to development consent.
- The terms of Amendment 91 of SSLEP2000 provides for restaurants in specifically nominated 6(a) zones and the café and kiosk service areas must remain separated. Gunnamatta Pavilion is one of the nominated sites.
- Residential Flat formerly known as Caretakers Flat is located on the south east corner of the pavilion within a ground level courtyard. The accommodation is comprised of lounge/dining, kitchen, bathroom and two bedrooms. The kitchen and bathroom have been fully refurbished and the flat painted through as at mid 2004. The flat is subject to a residential lease agreement of up to 3 years.

Refer to appendix A for the layout of the Gunnamatta Pavilion facilities.

5. PERMITTED USES OF GUNNAMATTA PAVILION

Activities Expressly Authorised by this Plan

Subject to compliance with the Crown Lands Act 1989, the Local Government Act 1993, the Environmental Planning and Assessment Act, 1979, the Liquor Act, 1982 and any other relevant act or regulations, and subject to compliance with the terms of any lease, license, other estate or interest in respect of the property the following activities are expressly authorised:

The Pavilion will be permitted to be used for purposes of:

- 1) Hiring of space to the community for recreational, cultural, physical or intellectual advancement and short term casual business purposes with the consent of council (except for the purposes of high risk events) in line with council's adopted Schedule of Fees and Charges;
- 2) Providing club room accommodation for sporting groups;
- 3) Providing a gymnasium ;
- 4) Providing public toilets, showers and change rooms;
- 5) Providing a kiosk to sell to the public pre-packaged and prepared-off-site type food, sandwiches, hamburgers and non alcoholic beverages including tea, coffee and the like;
- 6) Providing a café subject to all zoning and planning laws, provisions of the Crown Lands Act, policy directives and all relevant laws.
- 7) Administration;
- 8) Providing a residence
- 9) The erection of temporary signs during Special Events - in accordance with the requirements of the prevailing Sutherland Shire Local Environment Plan (SSLEP)
- 10) The installation and maintenance of a grease arrestor and any other service utility such as gas, electricity, water and the like.
- 11) Leasing, sub-leasing, licensing, or hiring of the Pavilion for any purpose with the consent of council. Section 6 details the leases, sub-leases and licenses that this plan expressly authorises.
- 12) General refurbishment, repairs and maintenance of the building.

- 13) Alterations to the internal layout and external fabric (including increase in height and footprint) of the building to meet current and future demands of the community, subject to owners consent and development consent.

Activities Subject To Owners Consent and Development Consent

- 1) Building additions, demolition,
- 2) Any leasing or sub-leasing of the premises.
- 3) Any use which would require a development consent

Any signage to be erected on the pavilion requires owners consent and development consent from council and would have regard to the following:

- the heritage aspects of the Pavilion façade;
- the beachside location;
- the environmentally sensitive nature of the reserve;
- the overall visual impact on the reserve.

6. LEASES, LICENSES OR OTHER ESTATES EXPRESSLY AUTHORISED

Lease Agreements

Commercial Lease

The Kiosk, adjoining paved patio and other areas depending on development consent are subject to a commercial lease for the purpose of the café/kiosk or restaurant operation.

The Kiosk and paved patio are identified on the Building Floor Plan under Appendix A.

Residential Lease

The Flat is subject to a residential lease and is located at the south east corner of the premises and is shown hatched red on the Building Floor Plan under Appendix A.

Community/ Crown Leases

All Community Leases are subject to the council's Community Leasing Policy and the Crown Lands Handbook.

- That portion of the premises shown as Gymnasium and Activity Room 1, hatched blue on Building Floor Plan under Appendix A.
- That portion of the premises shown as Swimming Club, hatched green which includes ablution facilities and clubroom on the Building Floor Plan under Appendix A.
- That portion of the building above the Swimming Club and hatched yellow, that used to be part of the squash court as indicated on the Building Floor Plan under Appendix A.
- The outdoor storage room located to the south of the of the men's change rooms, which offers large racking facilities. The storage space is shown hatched purple on the Building Floor Plan under Appendix A.
- Store Room 2 in the common area near the entrance is shown hatched orange on the Building Floor Plan under Appendix A.

Licence Agreements

Regular Hire

Regular hire is defined as 10 or more hires per calendar year. The following rooms and storage spaces may be available to the public for regular hire 7 days a week, in line with Council's adopted Schedule of Fees and Charges:

Activity or Meeting Rooms	Storage or Office Space
Youth Hall	First Aid and Examination Room
Activity Room 2	Store Room 1
Activity Room 3	Store Room 2
Committee Room	Store Room 3
Commercial Kitchen	Store Room 4
	Chair Store

Casual Hire

Casual hire is defined as less than 10 hires in a calendar year. The following rooms and storage spaces are available to the public for casual hire 7 days per week, in line with Council's adopted Schedule of Fees and Charges.

Activity or Meeting Rooms	Storage or Office Spaces
Youth Hall	First Aid and Examination Room
Activity Room 2	Store Room 1
Activity Room 3	Store Room 2
Committee Room	Store Room 3
Commercial Kitchen	Store Room 4
	Chair Store

7. ACTION PLAN

Section 11 of The Crown Lands Act, 1989 and section 36I of the Local Government Act, 1993 together provide a comprehensive list of Objectives and Performance Targets for the management of public land and reserves. However, council undertook a community consultation to determine any further issues to be managed, for the Pavilion.

Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Accessibility and equity of use;	The public's rights of choice, access and equity are recognised and preserved;	<p>Provision of a multiplicity of spaces for lease and hire, being consistent with or ancillary to the public reserve purpose of "public recreation";</p> <p>Council Halls Booking Staff to be cognizant of the public's right of choice, access and equity;</p> <p>Issues of Access are to be addressed under Councils Access Audit dated 9/99;</p> <p>Consider proposals for changes to existing operations and internal layout, or extensions as community needs change;</p>	<p>Annual review of regular and casual hires. Regular review of community, residential and commercial leases.</p> <p>Review of complaints and/or CRMS</p> <p>Fulfilment of Access Audit checklist.</p> <p>Owners Consent and Development Application process for consent,</p>
Benefit to the community;	The pavilion be occupied, used, leased, licensed or otherwise dealt with in the best interests of the state, council and community;	All uses of the Pavilion are consistent with or are ancillary to the public reserve purpose of "public recreation";	<p>Review Councils, licensees and lessees performance in respect of executed agreements and relevant policies.</p> <p>Review of CRMS submissions;</p>
Broad range of activities to meet public requirements	Meet public recreation, physical, cultural, social and intellectual welfare for the current and future needs of the local and wider community;	Provision of a multiplicity of spaces for lease and hire, being consistent with or ancillary to the public reserve purpose of "public recreation";	<p>Annual review of regular hires to determine diversity of activity on offer.</p> <p>Review of CRMS for submissions on council, lessees or licensees;</p>

Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Consistent with Public Reserve under Crown Lands Act;	All activities in the pavilion are consistent with the public reserve purpose of “public recreation” or that they are for a purpose which is incidental or ancillary to the reserve purposes (i.e. provides benefit, services or facilities for users of the reserve);	Council Staff to be cognizant of the public reserve purpose of “public recreation”	Review of proposed uses against Plan of Management, Local Government Act 1993 and Crown Lands Act 1989 to ensure consistency
Cost recovery;	Ensure that the Gunnamatta Pavilion as a community asset remains cost neutral to the ratepayers of the Sutherland Shire;	Annual review of Schedule of Fee and charges, regular review of community leases, residential lease and commercial lease within the asset;	Annual review of income and expenditure on the community asset of the Gunnamatta Pavilion;
Don't limit availability to lessees and regular hirers;	Where appropriate multiple uses of the pavilion be encouraged;	Provision of a multiplicity of spaces for lease and hire, being consistent with or ancillary to the public reserve purpose of “public recreation”;	Increasing utilisation of all lease and hire spaces. Annual review of return on asset and annual review of lease and licensing hours Annual review of regular hires to determine diversity of activity on offer.
Maintenance;	Ensure the safety of guests and volunteers by maintaining the facilities to a safe and tenable standard. Ensure that the halls, rooms and facilities remain at a standard that is aesthetically pleasing to the hirers, lessees and wider community.	Licensing and Leasing Policies to ensure cost neutral impact on ratepayers for repairs, maintenance & refurbishment of the Pavilion & it's facilities;	Regular asset inspection, reports from users, cleaners, neighbours and broader community. CRMS;

Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Obscure location of the premises;	Promote public use and enjoyment of the pavilion;	Hire of the spaces available at the Gunnamatta Pavilion are promoted through: SSC website, Community Directory, Council's Hall Booking staff, repeat business and word of mouth.	Increasing utilisation of all lease and hire spaces. Annual review of Regular Hires to ensure diversity of sporting, social cultural and intellectual uses of the spaces.
Preservation of natural environment;	The natural resources of the site (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;	Any proposals for change to the building are subject to Owners Consent, Provisions of the Crown Lands Act, Councils Zoning, Planning Laws, Regulations and relevant policies applicable at the time; Licensing and Leasing Policies to minimise liability exposure and ensure cost neutral impact on ratepayers for repairs, maintenance & refurbishment of the Pavilion & it's facilities;	Owners Consent and Development Application Process; Regular review of lease and licence terms to ensure economic, recreation and social values of the Crown Reserve are recognised, protected and enhanced: Annual review of Councils adopted Schedule of Fees and Charges;
Safety and security of facility users, particularly at night;	Ensure the safety of licensees and guests;	Provision of security provisions on hire agreements; Provision of lighting; Discouraging anti social behaviour in Gunnamatta Park;	Review of CRMS or complaints from users; Review of Police calls to site; Installation of signage and inspection by REU;
Sustainability of resource;	The conservation, economic, recreation and social values of the Crown Reserve and Pavilion are recognised, protected and enhanced for public enjoyment by current and future generations;.	Any proposals for change to the building are subject to Owners Consent, Provisions of the Crown Lands Act, Councils Zoning, Planning Laws, Regulations and relevant policies applicable at the time; Licensing and Leasing Policies to	Owners Consent and Development Application Process; Regular review of lease and licence

Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
		minimise liability exposure and ensure cost neutral impact on ratepayers for repairs, maintenance & refurbishment of the Pavilion & it's facilities;	terms to ensure economic, recreation and social values of the Crown Reserve are recognised, protected and enhanced:

8. APPENDIX A

Building Floor Plan

