

# WANDA SURF LIFE SAVING CLUB

## PLAN OF MANAGEMENT



WANDA SURF LIFE SAVING CLUB



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#### DOCUMENT REVIEW AND APPROVAL

This document has been approved by

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2012/06/14	General Manager Approved
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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.	WANDA 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 Wanda starting when the first Wanda Surf Life Saving Club was formed in 1946. Since that time there has been a continuing surf lifesaving presence at the beach. The first makeshift buildings on the current site were erected in 1947 with the current clubhouse being erected in 1958 and added to in 1970. Further additions were added to the building in the early 2000's with the latest extension added in 2015 to bring the building to its current configuration.

Surf clubs have traditionally provided voluntary service to the community in the form of beach management, identifying and marking for the public safer swimming areas, 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 Wanda 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
2 Marine Esplanade, Cronulla	Lot 190 in Deposited Plan 16891; and Lot 1 in Deposited Plan 1006321	The Wanda Surf Lifesaving Club Complex occupies part of the land described in this table as shown by the plan in Appendix A & B. This PoM applies only to that parcel of land occupied by the buildings and as defined by the aerial plans in Appendix A & B.

The property is owned by Sutherland Shire Council.

The land occupied by the Wanda Surf Lifesaving Club is part of a much larger parcel generally known as Wanda Beach. The Club site is surrounded by the beach to the north, east and south and by the road (Marine Esplanade) to the West. The land has erected thereon a two (2) storey building constructed of rendered brick work with a metal deck roof.

Internal walls of the first floor are of gyprock construction with set gyprock ceilings. Ground floor internal walls are brick construction with some gyprock walls. The curtilage is mostly loose sand with some grassed areas and concrete paving adjacent to the building (refer to photographs in Appendix B)

The building contains club rooms; two gymnasiums (a members only gym and commercial gym); caretaker's residence; kiosk / cafe; gear and water craft storage / boat shed; toilets and change rooms, function rooms with kitchens and bars, Cronulla Surf School facilities and club offices.

## 3.2 CONDITION OF BUILDINGS AND CURTILAGE

The building in general is in good condition; however some sections of the building will require ongoing maintenance due to the corrosion from the coastal environment and the southern aspect and prevailing winds from the south. The complex was painted in 2019; the new building has solar panels installed on the roof with security access for the building via card control.

The first floor of the building has two commercial areas being the function room and fitness first gymnasium. The ground floor of the complex has two commercial leases being the Wanderers Cafe and the Cronulla Surf School. Replace all other wording with – “For all maintenance and building replacement activities please reference to the Lease for Wanda SLSC. The Lease outlines all works required and the relevant responsibilities between both Wanda SLSC and Sutherland Shire Council.

## 3.3 BUILDING FACILITIES

The clubhouse is comprised of equipment storage rooms, meeting rooms function room change rooms with ablution facilities, offices and smaller storage areas.

The first floor of the building has two areas being the function room and fitness first gymnasium. The ground floor of the complex has a café, surf school, offices, members’ gym, caretakers’ area, gear and water craft storage / boat shed, all club rooms, training room, multipurpose room, kitchen and the toilets and change rooms.

## 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 2015 (SSLEP2015) as amended applies to the building and site. It sets out when consent is required and some development standards.



## 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 Wanda 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  | 4.4.7 | kiosk, licensed function room (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, promotions and the like  |
| 4.4.2  | maintaining fitness levels and competency levels to carry on the various responsibilities of surf life saving  |       |   |
| 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, motor vehicles and/or other towing appliances | 4.4.8 | 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. |
| 4.4.5  | to support the conduct of surf life saving carnivals or other special events   |       |   |
| 4.4.6  | toilets, showers and change rooms  |       |   |



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 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.

Base hours of operation are Monday to Saturday 10am to midnight, Sunday 10am to 10pm. Conditions of use include that all balcony doors are to be closed by 10pm and all attendees at events are to be inside the club building by 11pm. All other conditions are as outlined in the clubs liquor licence and relevant approvals

- 4.4.9 a licensed and/or BYO restaurant (within the footprint of the building) with a maximum total seating capacity of 150 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) is permitted to sell take away food, 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

- 4.4.10 deliveries of goods and services to the premises for or ancillary to any activity authorised by the Plan of Management

- 4.4.11 waste storage, collection and removal including recycling

- 4.4.12 a sub-lease of the building known as “Fitness First” or part of it

- 4.4.13 club associated administration

- 4.4.14 caretaker’s residence

- 4.4.15 ancillary overnight accommodation for community based groups participating in surf related activities

- 4.4.16 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:

- a. must be displayed only on the property where the special event is to be held
- b. must be constructed of lightweight, banner type material
- c. not exempt for more than 14 days before the special event or more than 48 hours after the event is finalised

- 4.4.17 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

- 4.4.18 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. WANDA SLSC FACILITIES

### 5.1 PRIMARY USES OF PREMISES

The primary use of the land and buildings is to carry out the various functions and activities associated with providing the community service of surf lifesaving and to provide toilet and change room facilities. These include in relation to the southern most building the following:

- |   |  |
|---|--|
| <p>5.1 First Floor - The Founders Room Veranda - Used by the Surf Club for Club functions, training, education, meetings (Club / District / Branch / Finance / Lifesaving), presentations – inclusive programs e.g. Red Fins, multicultural programs and education, Beach Safety Workshops, ‘Sutherland 2 Surf (S2S) – major Sutherland Shire event, surf carnivals and Club BBQs. Times and days vary. Also hired out for private functions - weddings, funerals etc</p> <p>5.2 First Floor - The Founders Room - Used by the Surf Club for Club functions, training, education, meetings (Club / District / Branch / Finance / Lifesaving), presentations – inclusive programs e.g. Red Fins, multicultural programs and education, Beach Safety Workshops, ‘Sutherland 2 Surf (S2S) – major Sutherland Shire event, surf carnivals and Club BBQ. Times and use varies – subject to programs and requests. Also hired out for private functions - weddings, funerals etc</p> <p>5.3 First Floor - Fitness First Gynasium</p> <p>5.4 Ground Floor - Cronulla Surfing Academy</p> | <p>5.5 Ground Floor - Nipper Store - Used for storage and club equipment – surf boards etc. Time – 5:00am to 8:00pm (7 days a week)</p> <p>5.6 Ground Floor - Wanda SLSC Gym - Used by Club members only. Time – 5:00am to 8:00pm (7 days a week)</p> <p>5.7 Ground Floor - Training Room &amp; Education Room - Training Room for SRC/ Bronze Medallion/ARTC and storage for training equipment / manikins etc. Time – used most week nights and weekends</p> <p>5.8 Ground Floor - Wanda SLSC – Club Office - Used by Administration Staff, Directors and Lifesaving Patrolling Members. Time – 5 days a week and weekends</p> <p>5.9 Ground Floor - Patrol Room - Used for storage of patrol equipment. Time – Weekends and Public Holidays</p> <p>5.10 Ground Floor - Training &amp; Education Room</p> <p>5.11 Ground Floor - Club Store - Used for IRB / Rescue Ready (On-Call) / Lifesaving Patrol Equipment / Boards/ Ski / Boats storage. Time – 5:00am to 8:00pm (7 days a week)</p> |
|---|--|



## 5.2 ANCILLARY USE OF PREMISES

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

- First Floor - The Founders Room – Kitchen
- First Floor - The Founders Room – Toilets
- both floors - Foyer / Entry Stairs - Currently Lift paid by Wanda SLSC. Disabled Access / Stair Use for Commercial & Hybrid
- Ground Floor - Wanderer Café / Kiosk
- Ground Floor - Surf Club – Caretaker - ‘Live-in’ Caretaker for security and cleaning of the Clubhouse. Time – 24 hours (7 days a week)
- Ground Floor - Club Toilets - Used by Club Members only. Time – 5:00am to 8:00pm or later if meetings/functions are being held – 7 days a week.

## 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 Wanda SLSC over the Surf Life Saving Club building on Lot 190 in DP 16891 and Lot 1 in DP 1006321 (this PoM is not relevant to any proposed lease over land not owned by Council)
2. the term of the lease will need to comply with sections 47, 47A of the *Local Government Act 1993* as applicable
3. 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.

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

## 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"> <li>• Beach user safety</li> <li>• Beach management services</li> <li>• Surf awareness education</li> <li>• Surf rescue training</li> <li>• Personal and group fitness</li> <li>• Youth programs such as Nippers.</li> </ul>	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: <ul style="list-style-type: none"> <li>• refreshment kiosks</li> <li>• café or dining facilities.</li> </ul>	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**

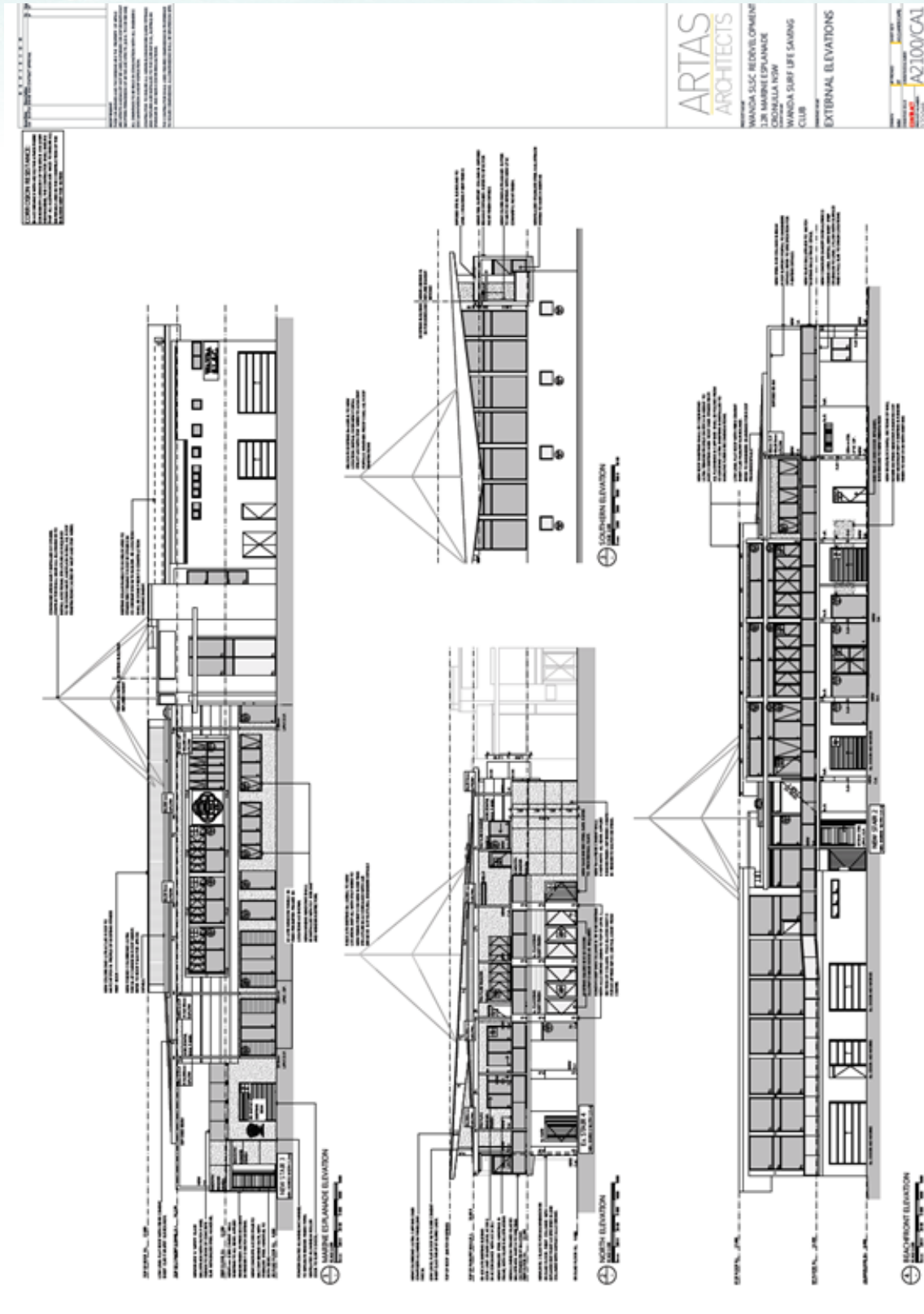
**Appendix A: Aerial Location Plan of Wanda SLSC**



# Appendix A: Site Survey Identifying Building Footprint



## Appendix B: Wanda SLSC Architectural External Elevation Drawing



## Appendix B: Café Designated Outdoor Dining Area



Designated outdoor dining area

17,000mm x 1500mm

## Appendix B: Photographs of Wanda SLSC



Wanda SLSC taken from Marine Drive -western frontage



Wanda SLSC eastern frontage



Wanda SLSC southern frontage



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