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## Planning Proposal – 62 Prince Street, Cronulla

### Part 1- Objectives and intended outcomes

This Planning Proposal has been prepared by Sutherland Shire Council to amend the Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) at the North Cronulla Surf Life Saving Club (SLSC), being Part of Lot 1 DP 1264560. The Planning Proposal seeks a reclassification of the SLSC building from 'Community' to 'Operational' Land.

In 2022, the North Cronulla SLSC commenced a redevelopment project to deliver an improved and renewed community facility. Due to a variety of circumstances, the Club has encountered challenges with delivering the project and made requests to Council for assistance to deliver the redevelopment.

Commercial activities within Surf lifesaving clubs have been an important part of the funding model for the provision of community-based lifesaving services for decades. Operational Land classification for the building will provide more certainty in lease tenure length and ensure a secure revenue stream to support the ongoing financial sustainability of the Club, its community operations and the delivery of the redevelopment project.

The intended outcome of this planning proposal is to allow greater certainty around the completion of the North Cronulla SLSC site upgrades and to ensure the continuation of community benefits provided by the facility. The reclassification facilitates greater flexibility for the site to meet community needs and its ability to support the surrounding recreational precinct.

### Part 2- Explanation of provisions

This Planning Proposal seeks to amend Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015) as it applies to Part of Lot 1 DP 1264560, 62 Prince Street Cronulla.

The site is bordered by Elouera Road, Mitchell Road, Prince Street, Dunningham Park, and North Cronulla Beach. The site is zoned RE1 Public Recreation under the SSLEP 2015. The North Cronulla Surf Lifesaving Club (SLSC) occupies part of the lot and is situated at the north-eastern side of Dunningham Park. The reclassification relates to the land occupied by the SLSC building only, indicated in Figure 1.

Figure 1: Area subject to reclassification highlighted red





To achieve the proposed reclassification the following amendment to the SSLEP2015 is required.

LEP Provision	Amendment						
Schedule 4 Classification and reclassification of public land	<p>Amend <b>Part 1 Land classified or reclassified as operational land – no interests changed</b>, to include:</p> <ul style="list-style-type: none"> <li>• 62 Prince Street, Cronulla (Part Lot 1 DP 1264560)</li> </ul> <p>Displayed as:</p> <table> <tr> <th data-bbox="464 539 584 573">Column 1</th><th data-bbox="850 539 970 573">Column 2</th></tr> <tr> <th data-bbox="464 573 564 607">Locality</th><th data-bbox="850 573 991 607">Description</th></tr> <tr> <td data-bbox="464 607 647 651">North Cronulla</td><td data-bbox="850 607 1321 741">Part of Lot 1, DP 1264560, identified as “Operational Land” on the <i>Land Reclassification (Part Lots) Map</i></td></tr> </table>	Column 1	Column 2	Locality	Description	North Cronulla	Part of Lot 1, DP 1264560, identified as “Operational Land” on the <i>Land Reclassification (Part Lots) Map</i>
Column 1	Column 2						
Locality	Description						
North Cronulla	Part of Lot 1, DP 1264560, identified as “Operational Land” on the <i>Land Reclassification (Part Lots) Map</i>						
Land Reclassification (Part Lots) Map	Amend the SSLEP 2015 Land Reclassification (Part Lots) Map to show the footprint of the subject building.						

### Part 3- Justification of strategic and site-specific merit

#### **Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?**

No. The Planning Proposal is the result of a Council resolution to reclassify a portion of the subject site, specifically the North Cronulla Surf Life Saving Club. At the meeting of Council on 15 July 2024, Council resolved:

1. *The report 'Reclassification of Council Land – North Cronulla Surf Life Saving Club' be received and noted.*
2. *A draft Planning Proposal to reclassify Part Lot 1 DP1264560, 62 Prince Street, Cronulla from 'Community' to 'Operational' land be prepared in accordance with the requirements of the Local Government Act 1993 and Environmental Planning and Assessment Act 1979.*
3. *The Planning Proposal for Part Lot 1 DP1264560, 62 Prince Street Cronulla be referred to the Department of Planning, Housing and Infrastructure for Gateway Determination.*
4. *Subject to an approval being granted at Gateway, the Planning Proposal for Part Lot 1 DP1264560, 62 Prince Street, Cronulla be exhibited for 28 days, and a public hearing held in accordance with legislation and any conditions specified in the Gateway Determination.*

The subject resolution was preceded by a separate Council resolution at the same meeting which resolved for Council to oversee the completion of a stalled redevelopment project at the Site. The Planning Proposal is required as it will enable an important community funded project delivering improved lifesaving services to proceed with greater certainty. In order to support a greater level of flexibility and support club needs, reclassification of North Cronulla Surf Life Saving Club is deemed a more appropriate classification.

#### **Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes, an amendment to SSLEP 2015 to reclassify the land is the only means of achieving the objectives and intended outcomes. Council has resolved to reclassify the land via Section 27(1) of the *Local Government Act 1993*, which necessitates the amendment of a LEP for the reclassification of public land.

#### **Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**

##### Assessment Criteria – Strategic Merit

Does the proposal:

- Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or
- Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or

- Respond to a change in circumstances that has not been recognised by the existing planning framework

Yes. The planning proposal is consistent with the planning priorities of the Greater Sydney Region Plan and South District Plan as detailed under the relevant subheadings below.

### **Greater Sydney Region Plan: A Metropolis of Three Cities**

In March 2018, the Greater Sydney Commission finalised the *Greater Sydney Region Plan: A Metropolis of Three Cities*. The Plan presents a strategy for managing growth and change and intends to guide infrastructure delivery over the next 40 years. The Plan has been prepared in conjunction with the NSW Government's *Future Transport Strategy 2065*. The relevant objectives of the Region Plan are addressed in the table below:

Objective	Comments
<b>A city supported by infrastructure</b>	
Objective 1: Infrastructure supports the three cities  Objective 4: Infrastructure use is optimised	The Planning Proposal will reclassify the North Cronulla SLSC building to 'Operational' land. The reclassification facilitates a more suitable classification for a key piece of community infrastructure. The proposal will ensure the works are completed and the facility continues to deliver community services as well as adapt to and complement the surrounding recreational precinct.
<b>A city for people</b>	
Objective 6: Services and infrastructure meet communities' changing needs  Objective 7: Communities are healthy, resilient and socially connected	The Planning Proposal will facilitate the completion of the works and continuation of an accessible piece of infrastructure that meets the changing needs of the community. The site promotes community wellbeing through social connection and gathering, both active and passive exercise and recreation which are all key strategic community priorities.
<b>A city of great places</b>	
Objective 12: Great places that bring people together	The Planning Proposal will be of benefit to secure and facilitate club upgrades and will support a well-designed built environment outcome with a mix of functions. The site represents a community facility for the encouragement of health, recreation, volunteering and community services.
Objective 13: Environmental heritage is identified, conserved and enhanced	The Planning Proposal to reclassify the clubhouse to 'operational' land will have a negligible impact on the building's local heritage significance as it is administrative in function.
<b>A well-connected city</b>	

Objective 14: <i>A Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities	The site is within 30 minutes (and walkable distance) of transport options, residential land uses, services, open space etc.
<b>Jobs and skills for the city</b>	
Objective 22: Investment and business activity in centres.	The site is located within a recreational area adjacent to high density residential zoning and commercial centre zone business and will reinforce Cronulla's vibrancy as a centre through job creation and economic activity.
<b>A city in its landscape</b>	
<p>Objective 25: The coast and waterways are protected and healthier</p> <p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</p> <p>Objective 30: Urban tree canopy cover is increased.</p>	<p>The Planning Proposal is consistent with the overall objectives of 'A city in its landscape' and relates to the area of the club building only. The Planning Proposal represents an administrative change to the SSLEP 2015 which will not include the removal of trees, degradation of the coast, waterways or cause adverse impact on surrounding biodiversity. The site is not located on Environmentally Sensitive Land as defined by the SSLEP 2015.</p> <p>Any development works as part of the facility upgrades have been subject to a separate development application, which is not within the scope of this Planning Proposal. Notwithstanding, all development applications relating to the site upgrades have assessed the environmental impacts on waterways, biodiversity and trees and determined the impacts are acceptable subject to imposed conditions.</p>
<b>A resilient city</b>	
Objective 37: Exposure to natural and urban hazards is reduced	<p>The subject site is not mapped as bushfire prone, contaminated land nor is it mapped under Council's Sea Level Rise Policy. It is not mapped as impacted by Flood.</p> <p>The subject site is located on Class 4 acid sulfate soils. Acid sulfate soils will need to be assessed and managed through the upgrade works in accordance with the Acid Sulfate Soils Management Plan (ASSMAC) and any relevant guidelines during development of the site. Clause 6.1 of SSLEP 2015 details the requirements of developing in an acid sulfate soils area.</p> <p>As detailed above, the proposal to reclassify the site is administrative in nature and does not propose any additional physical works that could potentially expose acid sulfate soils or</p>

	cause adverse impacts in relation to this objective.
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## South District Plan

In March 2018, the Greater Sydney Commission finalised the *South District Plan*. The Plan presents a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40 year vision for Greater Sydney. The relevant objectives of the Region Plan are addressed in the table below:

Planning Priority	Comments
<b>Infrastructure and collaboration</b>	
<u>Planning Priority S1: Planning for a city supported by infrastructure</u>  Objective 1: Infrastructure supports the three cities Objective 4: Infrastructure use is optimised	The Planning Proposal will assist in providing certainty around the delivery of the North Cronulla SLSC redevelopment project, providing a multi-function site to deliver a space promoting health, recreation and community connection.  The reclassification of the site will facilitate the optimal use of the facility to continue to adapt and support the needs of the local community.
<b>Liveability</b>	
<u>Planning Priority S3: Providing services and social infrastructure to meet people's changing needs</u> Objective 6: Services and infrastructure meet communities' changing needs  <u>Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities</u> Objective 7: Communities are healthy, resilient and socially connected  <u>Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage</u> Objective 12: Great places that bring people together	The Planning Proposal supports and secures the delivery of the SLSC facility upgrade, which has the ultimate aim of providing a desirable and high-quality outlet for community wellbeing. The improvements relate to accessibility, better community gathering spaces and health and wellbeing facilities. The upgrades also include recreational and social spaces in the form of a beachfront restaurant and kiosk.  The renewed SLSC facilities will allow the Club to provide its essential community services and will support the useability of North Cronulla Beach as a quality key destination.  The facility is connected to and within walkable distance to beaches, public open space, shopping precincts and public transport promoting social connection and active lifestyles.
<b>Productivity</b>	
<u>Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city</u>	The site is within 30 minutes (and walkable distance) of transport options, residential land uses, services, open space etc.



Objective 14: <i>A Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities	
<b>Sustainability</b>	
<u>Planning Priority S14: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas</u> Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	<p>The Planning Proposal relates only to the reclassification of the land occupied by the SLSC facility. Whilst this is considered an administrative change, it will enable the upgrades to the SLSC facility to progress with greater certainty. These upgrades have been subject to development assessment and have been approved subject to conditions in accordance with Council requirements.</p> <p>The renewal works to the site will assist in showcasing the scenic landscape of the area and enhance the tourism and recreation values of surrounding urban biodiversity, particularly Dunningham Park.</p>
<u>Planning Priority S15: Increasing urban tree canopy cover and delivering Green Grid connections</u> Objective 30: Urban tree canopy cover is enhanced  Objective 31: Public open space is accessible, protected and enhanced	<p>The site is zoned RE1 Public Recreation under Sutherland Shire Local Environmental Plan 2015 and partially mapped as 'Green Grid Links' (subject to clause 6.13A).</p> <p>The physical upgrade works to the building and surrounds have been assessed and approved through a development application process, to ensure acceptable impacts in regards to tree removal, retention and protection.</p> <p>The reclassification will relate to the land on which the SLSC building is situated only, retaining the adjacent Dunningham Park as Community Land. The upgrades facilitated by this Planning Proposal will support and complement the use of Dunningham Park as public open space.</p>
<u>Planning Priority S18: Adapting to the impacts of urban and natural hazards and climate change</u> Objective 37: Exposure to natural and urban hazards is reduced	<p>The site is mapped as affected by Class 4 Acid sulfate soils. The site is not mapped as Environmentally Sensitive Land. The site is not mapped as bush fire prone or contaminated and is not mapped under Council's Sea Level Rise Policy. It is not mapped as being flood affected.</p> <p>Although this Planning Proposal relates to reclassification of part of the land only, it is noted that Council has undertaken an assessment of the upgrade works on acid sulfate soils at the site through a development</p>

	application process and deemed them acceptable subject to conditions. Conditions of consent related to the mitigation and management of potential acid sulfate soils at the site have been imposed on the Notice of Determination, to reduce the impact of natural hazards.
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#### Assessment Criteria – Site-Specific Merit

Does the proposal have site specific merit, having regard to:

- The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)
- Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates
- Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision

The *Local Environmental Plan Making Guideline* states that sections C, D and E in Table 3 of the Guideline are to be included in the planning proposal to demonstrate that the proposal is suitable for the site, and that the site is or can be made suitable for resultant development. The relevant questions and considerations are addressed below at Questions 8-12.

**Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

#### **Local Strategic Planning Statement (LSPS)**

Council's Local Strategic Planning Statement (LSPS) articulates the vision of how places and land use in Sutherland Shire will be described in 20 years' time (effective 15 September 2020). The relevant objectives of the LSPS have been addressed below:

Planning Priority	Comments
<b>Infrastructure and collaboration</b>	
Planning Priority 1: Align Planning to Existing Infrastructure	The Planning Proposal is consistent with this planning priority as the proposal will facilitate the infrastructure upgrade to the North Cronulla SLSC building and enable the appropriate and flexible use of the facility to respond to community needs.
<b>Liveability</b>	
Planning Priority 7: Respect Local Character	The Planning Proposal is consistent with this planning priority. The facility will continue to function as a community building location and uphold the local character of the surrounding

	<p>areas of open space, parks and the public domain.</p> <p>Further, the upgrades to the facility have been assessed through development approvals against local character and amenity controls and deemed acceptable.</p>
Planning Priority 9: Community Connections	The North Cronulla SLSC building will continue to be an important asset which strengthens community activity, education and social connection. The upgraded facilities will meet local community needs for infrastructure in key areas.
Planning Priority 11: Attractive and Distinctive Centres and Places	The project aligns with this planning priority as it continues to support the operation of the facility in a 'Coastal Destination Area' which is a primary focus of recreation and visitation in the Sutherland Shire. The accessibility upgrades and mixed-function areas of the facility complement the resident and visitor experience and acts to better accommodate increased usage.
<b>Productivity</b>	
Planning Priority 17: Grow Tourism	The commercial component of the clubhouse will provide jobs required to support the growth of the area and contribute to Cronulla and North Cronulla's focus as a recreational and tourism hub, by encouraging visitors to beachside attractions.
<b>Sustainability</b>	
Planning Priority 20: Urban Tree Canopy	The Planning Proposal does not inhibit the strategic aim of this planning priority.

**Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

There are no applicable State or regional studies relevant to the planning proposal.

**Q6. Is the planning proposal consistent with applicable SEPPs?**

Yes, the Planning Proposal is generally consistent with relevant State Environmental Planning Policies (SEPPs).

SEPP	Comments
SEPP (Biodiversity and Conservation) 2021	The Planning Proposal is not inconsistent with the aims of this SEPP. The Planning Proposal is for the reclassification of land and does not relate to the removal of trees or vegetation.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. No provisions of the Planning Proposal affect the exempt and complying development codes.

SEPP (Housing) 2021	The Planning Proposal does not relate to housing and this SEPP does not apply.
SEPP (Planning Systems) 2021	The SEPP does not apply.
SEPP (Resilience and Hazards) 2021	The site is identified within the 'coastal zone' and the 'coastal use area' map. The Planning Proposal has no physical environmental implications as it is administrative in nature. The provisions of the Planning Proposal affect a future DA's ability to comply with the SEPP.
SEPP (Resources and Energy) 2021	The SEPP does not apply.
SEPP (Sustainable Buildings) 2022	The Planning Proposal is not inconsistent with the aims of this SEPP. No provisions of the Planning Proposal affect a future DA's ability to comply with the SEPP.
SEPP (Transport and Infrastructure) 2021	The Planning Proposal is for a reclassification of Public Land. The project does not propose physical works as part of this proposal. The reclassification of this site is not inconsistent with the provisions of this SEPP.

**Q7- Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?**

Direction	Comment
<b>Focus Area 1: Planning System</b>	
1.1 Implementation of Regional Plans 1.2 Development of Aboriginal Land Council land 1.3 Approval and Referral Requirements 1.4 Specific Provisions 1.4A Exclusion of Development Standards from Variation 1.5 - 1.7 Place Based	<p><b>Direction 1.1 Regional Plans</b>  The analysis provided in Part 3 demonstrates that the Planning Proposal has strategic alignment with the Greater Sydney Region Plan: A Metropolis of Three Cities and the South District Plan.</p> <p><b>Direction 1.2 Development of Aboriginal Land Council Land</b>  Not applicable.</p> <p><b>Direction 1.3 Approval and Referral</b>  The Planning Proposal is consistent with this direction. It does not include provisions requiring development applications to have Ministerial or public authority input and does not identify development as designated development.</p> <p><b>Direction 1.4 Site Specific Provisions</b>  Not applicable.</p> <p><b>Direction 1.4A Exclusion of Development Standards from Variation</b>  Not applicable.</p>

Direction	Comment
	<b>Direction 1.5- 1.22 Place Based</b> Not applicable.
<b>Focus Area 2: Design and Place</b>	
Not Implemented	
<b>Focus Area 3: Biodiversity and Conservation</b>	
3.1 Conservation zones 3.2 Heritage Conservation 3.3 Sydney Drinking Water Catchment 3.4 Application of C2 and C3 Zones in Far North Coast LEPs 3.5 Recreational Vehicles 3.6 Strategic Conservation Planning 3.7 Public Bushland 3.8 Willandra Lakes Region 3.9 Sydney Harbour Foreshores and Waterways Area 3.10 Water Catchment Protection	<b>Direction 3.1 Conservation Zones</b> Not applicable.  <b>Direction 3.2 Heritage Conservation</b> The site is identified as a local heritage item under the SSLEP2015 (item no. 1044). The Planning Proposal is consistent with this direction.  <b>Direction 3.3 Sydney Drinking Water Catchments</b> Not applicable.  <b>Direction 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs</b> Not applicable.  <b>Direction 3.4 Recreation Vehicle Areas</b> Not applicable.  <b>Direction 3.6 Strategic Conservation Planning</b> Not applicable.  <b>Direction 3.7 Public Bushland</b> The proposal is consistent with this direction and does not impact on the urban bushland areas of the Sutherland Shire.  <b>Direction 3.8 Willandra Lakes Region</b> Not applicable  <b>Direction 3.9 Sydney Harbour Foreshores and Waterways Area</b> Not applicable  <b>Direction 3.10 Water Catchment Protection</b> Not applicable



Direction	Comment
<b>Focus Area 4: Resilience and Hazards</b>	
4.1 Flooding 4.2 Coastal Management 4.3 Planning for Bushfire Protection 4.4 Remediation of Contaminated Land 4.5 Acid Sulfate Soils 4.6 Mine Subsidence and Unstable Land	<p><b>Direction 4.1 Flooding</b> Not applicable.</p> <p><b>Direction 4.2 Coastal Management</b> The site is identified as being land within the ‘coastal zone’ and the ‘coastal use area’ mapping pursuant to SEPP (Resilience and Hazards) 2021. The proposal does not seek to amend relevant coastal maps and is generally consistent with this Direction.</p> <p><b>Direction 4.3 Planning for Bushfire Protection</b> Not applicable.</p> <p><b>Direction 4.4 Remediation of Contaminated Land</b> Not applicable.</p> <p><b>Direction 4.5 Acid Sulfate Soils</b> The subject site is identified as ‘Class 4’ Acid sulfate soils pursuant to SSLEP 2015 mapping. The Planning Proposal does not seek to develop the land and therefore this Direction does not apply. Notwithstanding, , impacts of the facility upgrade works on acid sulfate soils have been considered as part of a separate development assessment process and deemed acceptable subject to conditions.</p> <p><b>Direction 4.6 Mine Subsidence and Unstable Land</b> Not applicable.</p>
<b>Focus Area 5: Transport and Infrastructure</b>	
5.1 Integrating Land Use and Transport 5.2 Reserving Land for Public Purposes 5.3 Development Near Regulated Airports and Defence Airfields 5.4 Shooting Ranges	<p><b>Direction 5.1 Integrating Land Use and Transport</b> Not applicable.</p> <p><b>Direction 5.2 Reserving Land for Public Purposes</b> The subject site is a public reserve and Council does not propose to alter the public reserve status.</p> <p><b>Direction 5.3 Development Near Regulated Airports and Defence Airfields</b> Not applicable.</p> <p><b>Direction 5.4 Shooting Ranges</b> Not applicable.</p>
<b>Focus Area 6: Housing</b>	
6.1 Residential Zones 6.2 Caravan Parks and Manufactured Home Estates	<p><b>Direction 6.1 Residential Zones</b> Not applicable.</p>

Direction	Comment
	<b>Direction 6.2 Caravan Parks and Manufactured Home Estates</b> Not applicable.
<b>Focus Area 7: Industry and Employment</b>	
7.1 Business and Industrial Zones 7.2 Reduction in non-hosted short term rental accommodation period 7.3 Commercial and Retail Development along the Pacific Highway North Coast	<b>Direction 7.1 Industry and Employment</b> Not applicable.  <b>Direction 7.2 Reduction in non-hosted short-term rental accommodation period</b> Not applicable.  <b>Direction 7.3 Commercial and Retail Development along the Pacific Highway, North Coast</b> Not applicable.
<b>Focus Area 8: Resources and Energy</b>	
8.1 Mining, Petroleum and Extractive Industries	<b>Direction 8.1 Mining, Petroleum Production and Extractive Industries</b> Not applicable.
<b>Focus Area 9: Primary Production</b>	
9.1 Rural Zones 9.2 Rural Lands 9.3 Oyster Aquaculture 9.4 Farmland of State or Regional Significance	<b>Direction 9.1 Rural Zones</b> Not applicable.  <b>Direction 9.2 Rural Lands</b> Not applicable.  <b>Direction 9.3 Oyster Aquaculture</b> Not applicable.  <b>Direction 9.4 Farmland of State and Regional Significance on the NSW Far North Coast</b> Not applicable.

**Q8 – Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. The Planning Proposal will have no impact on critical habitat, threatened species, populations or ecological communities or their habitats.

**Q9 – Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

No. There are no likely environmental effects as a result of this Planning Proposal. The Planning Proposal is administrative in nature and does not seek consent for any changes that would materially impact on the environment.

**Q10- Has the planning proposal adequately addressed any social or economic effects?**

The planning proposal is minor in nature and is not anticipated to have any significant social or economic effects.

**Q11. Is there adequate public infrastructure for the planning proposal?**

Yes. The site can be serviced by the existing public infrastructure and services including connections to power, telecommunications, water and sewerage.

**Q12 – What are the views of State or Commonwealth public authorities consulted in accordance with the Gateway determination?**

The views of State and Commonwealth public authorities will be known once consultation has occurred in accordance with the Gateway determination of the Planning Proposal.

## Part 4- Maps

The proposed amendments to the SSLEP 2015 maps including the Land Reclassification (Part Lots) Map, shown below.

Figure 2: Land Reclassification (Part Lots) Map





## Part 5- Community consultation

In accordance with the community participation requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2021 the planning proposal will be exhibited for a period of 28 days unless a longer time period is specified by the gateway determination.

The Sutherland Shire Community Engagement Strategy 2023 specifies that planning proposals of this nature that are required to undertake engagement use the following methods at a minimum:

### *Advertisement in local newspaper*

An advertisement will be placed in the Council page in the St George and Sutherland Shire Leader identifying the purpose of the Planning Proposal and where the planning proposal can be viewed.

### *Council online website*

The Planning Proposal will be exhibited on the Council consultation website ([jointheconversation.sutherlandshire.nsw.gov.au](http://jointheconversation.sutherlandshire.nsw.gov.au)) with links from Council's home page.

### *Letters*

Letters will be distributed to proximal landowners.

A public hearing is required for the reclassification of public land from 'Community' to 'Operational' Land pursuant to CI29 of the *Local Government Act 1993*. Following the exhibition period, notification of a public hearing at least 21 days before the hearing will be advertised via the local newspaper, on Council's website with letters distributed to nearby adjoining landowners.

## Part 6- Project timeline

Milestones	Timing
Gateway determination	November 2024
Exhibition start	January 2025
Exhibition end	February 2025
Public hearing	March 2025
Review and consideration of submissions and results from Public hearing	March 2025
Report to Committee on submissions	June 2025
Council meeting	June 2025
Request for LEP amendment to be prepared	July - August 2025



## LEP Practice Note PN 16-001 – Classification and reclassification of public land through a Local Environmental Plan

NSW Planning and Environment has published *LEP Practice Note 16-001: Classification and reclassification of public land through a local environmental plan*. This practice note provides guidance on matters to be addressed in Planning Proposals to classify or reclassify public land. The following table provides a checklist and addresses information required for Planning Proposals classifying or reclassifying public land.

**Table 1: Matters to be addressed - North Cronulla Surf Life Saving Club**

Item	Comment/ Where addressed
the current and proposed classification of the land	The land is currently classified as 'Community Land' and is proposed to be changed through this Planning Proposal to 'Operational Land'.
whether the land is a 'public reserve' (defined in the LG Act);	Yes the land is a public reserve. The land was progressively acquired, until the late 1930s Dunningham Park was set aside as a place of public recreation.
the strategic and site-specific merits of the reclassification and evidence to support this;	See Part 3 - Justification of strategic and site-specific merit.
whether the planning proposal is the result of a strategic study or report;	No. The Planning Proposal is a result of a Council resolution at the meeting of Council on 15 July 2024.
whether the planning proposal is consistent with council's community plan or other local strategic plan;	See Part 3 - Justification of strategic and site-specific merit
a summary of council's interests in the land, including: - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) - if council does not own the land, the land owner's consent; - the nature of any trusts, dedications etc;	Sutherland Shire Council is the landowner. Land was progressively acquired, until in the late 1930's Dunningham Park was set aside as a place of public recreation. Dates each former land parcel was acquired is included on Page 27 of this Planning Proposal (Attachment E).  Council's ownership of the land is not subject to any express trust created by statute or deed.
whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why	The reclassification does not propose to extinguish any existing registered interests on title. Council's ownership of the land is not subject to any express trust created by statute or deed.
the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);	The proposal to reclassify a portion of land, being the building occupied by the North Cronulla Surf Life Saving Club. This will not result on any loss of open space nor will it alter the public reserve status.

Item	Comment/ Where addressed
evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);	<p>Information on how the site was acquired is not readily available. From information on file it is suggested that Council 'appropriated' the land from the Crown or by Crown grant and 'resumed/purchased' the house site shown in the 1943 aerial from government gazettal. The following information can be provided:</p> <p><b>Attachment A:</b> Minutes of COR03024 that terminates the current lease and snip of minute No 156.5 (Minutes of Council Meeting - Monday, 15 July 2024 (nsw.gov.au) and snip of minute No 156.14 that shows our resolution to negotiate a 20 year lease with the club</p> <p><b>Attachment B:</b> Snip from the Plan of Consolidation showing a notation "...conditions in the Crown Grant"</p> <p><b>Attachment C:</b> Snips from Geocortex for each piece of land showing the acquisition dates, Legal document reference and form lot and DP</p> <p><b>Attachment D:</b> Copy of Plan of Management and snip of the history section</p> <p><b>Attachment E:</b> Link to the North Cronulla Surf Club web page and snip showing history of clubhouse</p> <p><b>Attachment F:</b> Snip of Gazettal from 1937 that shows our resumption of part of the land for public recreation</p> <p><b>Attachment G:</b> Copy of the latest Certificate of Title of the consolidated site Lot 1DP1264560</p> <p><b>Attachment H:</b> Copy of the Plan of consolidation DP1264560</p>
current use(s) of the land, and whether uses are authorised or unauthorised;	<p>The subject site is occupied by North Cronulla Surf Life Saving Club. According to the Site's Plan of Management, the existing use of the premises includes (but is not limited to):</p> <p><i>'to carry out various functions and activities associated with surf lifesaving and to provide public toilet and change room facilities.'</i></p> <p>This also includes training and teaching related to surf lifesaving, using swimming pool and</p>

Item	Comment/ Where addressed
	gymnasium, restaurants, kiosks and licensed function rooms for use by members and members of the public, outdoor dining areas and administration.
current or proposed lease or agreements applying to the land, together with their duration, terms and controls;	Currently the Club continues to occupy the land under holding over provisions contained in the 2000 lease from Council (Dealing 6920235N). A Tri-partied agreement with the Club, proposed tenant and Council is currently being developed.
current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);	There is no current business dealing in which Council is a major party. The North Cronulla Surf Life Saving Club leases the facility from Council and sublets areas to tenants to provide ancillary facilities and services, which creates a revenue stream to help maintain this valuable community service. It is proposed to complete lease arrangements for the occupation of the first-floor commercial area and ground floor kiosk upon completion of the reclassification. Related long-term leasing to the Surf Club is also available under the reclassification.
any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy)	No rezoning is proposed with this Planning Proposal.
how council may or will benefit financially, and how these funds will be used;	As there is no intended sale, the only benefit Council will receive, as consequence of the lease of commercial areas is greater protection of its rights as the guarantor of the surf club loan under the deed with the Surf Club.
how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;	N/A
a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and	See Part 4 – Maps. The reclassification applies to part of Lot 1 DP 1264560 (the extent of the North Cronulla clubhouse building)
preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	N/A

## Attachment A

Minutes of COR03024 that terminates the current lease and snip of minute No 156.5 ([Minutes of Council Meeting - Monday, 15 July 2024 \(nsw.gov.au\)](#)) and snip of minute No 156.14 that shows our resolution to negotiate a 20 year lease with the club

5. To enable the vital work of the Club to continue, Council should itself complete the redevelopment of the building and surrounds known as the "North Cronulla Surf Lifesaving Club", at an estimated cost of \$8,310,098. The completion of the building work by Council should include the following steps:

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Page 8

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Council Meeting

15 July 2024

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- a. Council issues a 30-day notice to the Club under clause 7.2 of the Deed of Agreement dated 13 January 2022, which will have the effect of bringing the licence granted under clause 2 of that Deed (currently in holding over) to an end, to enable Council to take possession of the site.
  - b. Council issues a 30-day notice to the Club under clause 4(d) of Registered Lease 6920235N, which will have the effect of bringing that Lease (currently in holding over) to an end, to enable Council to take possession of the site.

Figure 3: Snip of minute No 156.5

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Council Meeting

15 July 2024

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14. On the completion of the building and surrounds, Council and the Club negotiate in good faith with a view to reaching agreement on a 20 year lease to the Club for the use of the building.

Figure 4: Snip of minute No 156.14

Snip from the Plan of Consolidation showing a notation “..conditions in the Crown Grant”

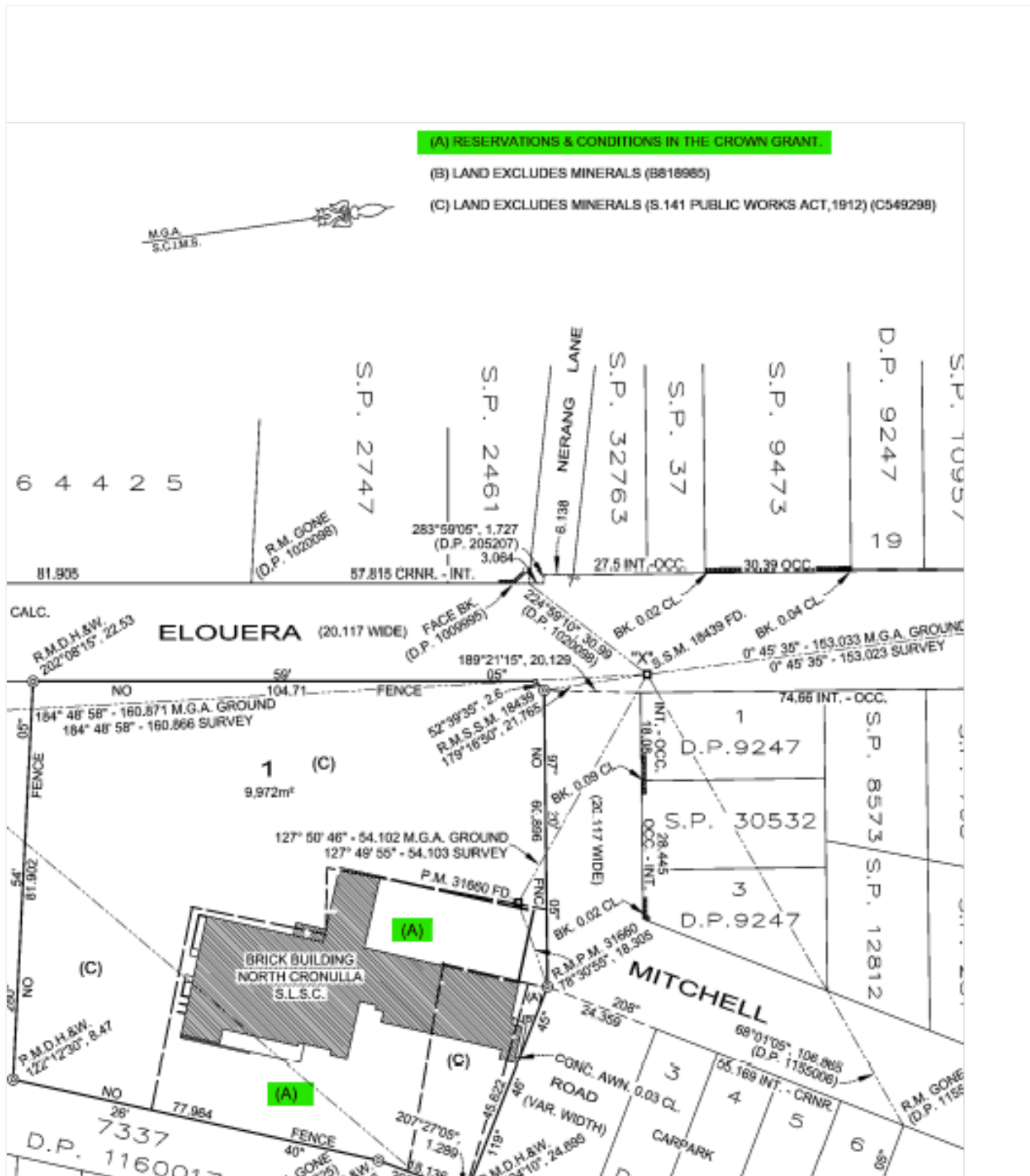


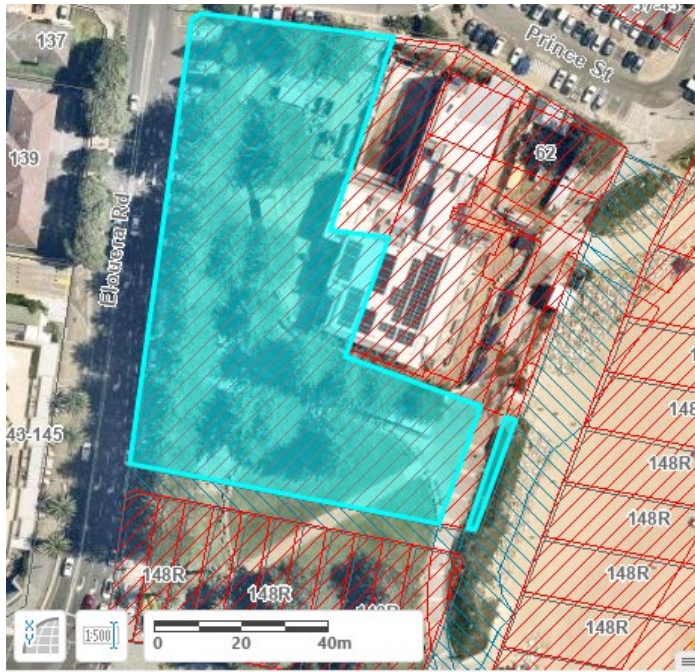
Figure 5: Snip from the Plan of Consolidation



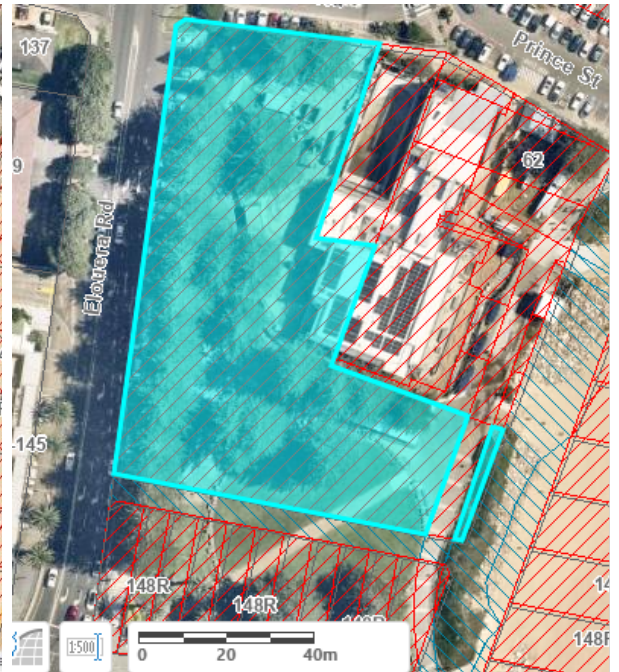
*Attachment C*

Snips from Geocortex for each piece of land showing the acquisition dates, Legal document reference and form lot and DP.

<b>Former Lot/DP</b>	<b>Acquisition Date</b>
Formerly Lots 2-8 & Part Lots 14-15 DP12825	16/04/1937
Formerly Lot 1 DP12825	10/11/1929
Formerly Part Lots 16-19 DP12825	1/12/1937
Formerly Part Lot 20 DP12825	16/4/1937
Formerly Part Lot 1 DP17118	09/04/1931



Property Register



Property

Legal Doc	Acquired Date	Plans
LD10317	04-16-1937	Y



Property Register

Historical Data	Date
Formerly Lots 2-8 & Part Lots 14-15 DP12825	01-0



Property Register

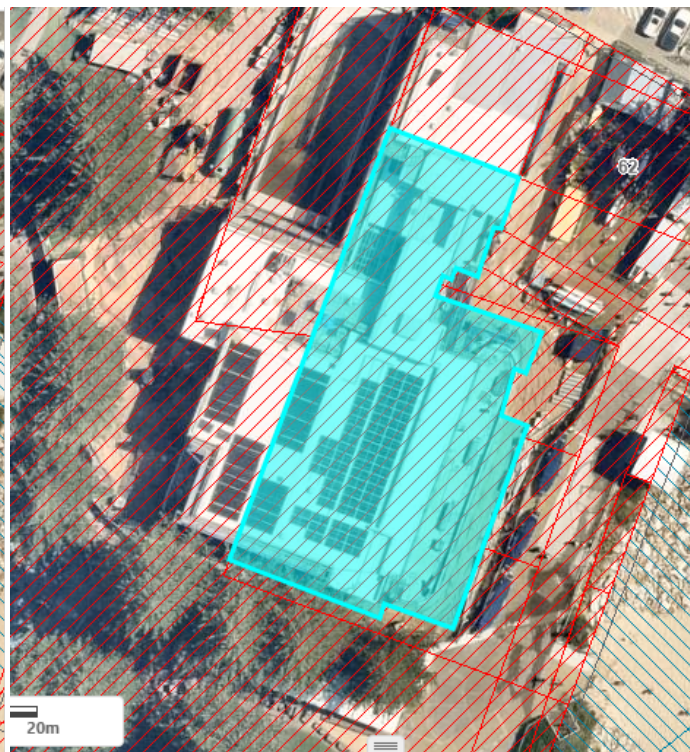
Legal Doc	Acquired Date	Plans of M
LD10317	10-11-1929	Y

Floor Level	Historical Data
	Formerly Lot 1 DP12825





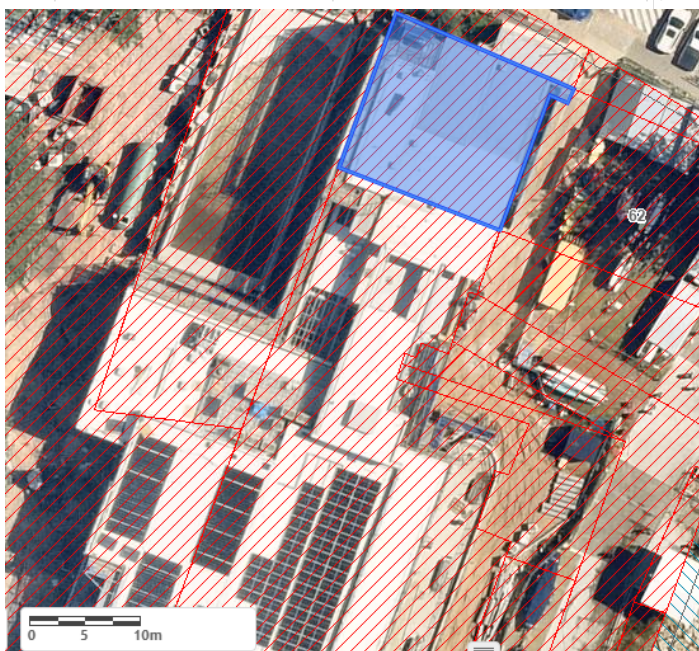
Property Register



Property Register

Legal Doc	Acquired Date
LD10317	01-12-1937

Historical Data	Data Review Date
Originally LD/00300 Formerly Part Lots 16-19 DP12825	01-27-2016



Property Register



Property Register

Legal Doc	Acquired Date	Plans of Management
LD10317	04-16-1937	Y

Historical Data	Data Review Date
Formerly Part Lot 20 DP12825	01-27-2016



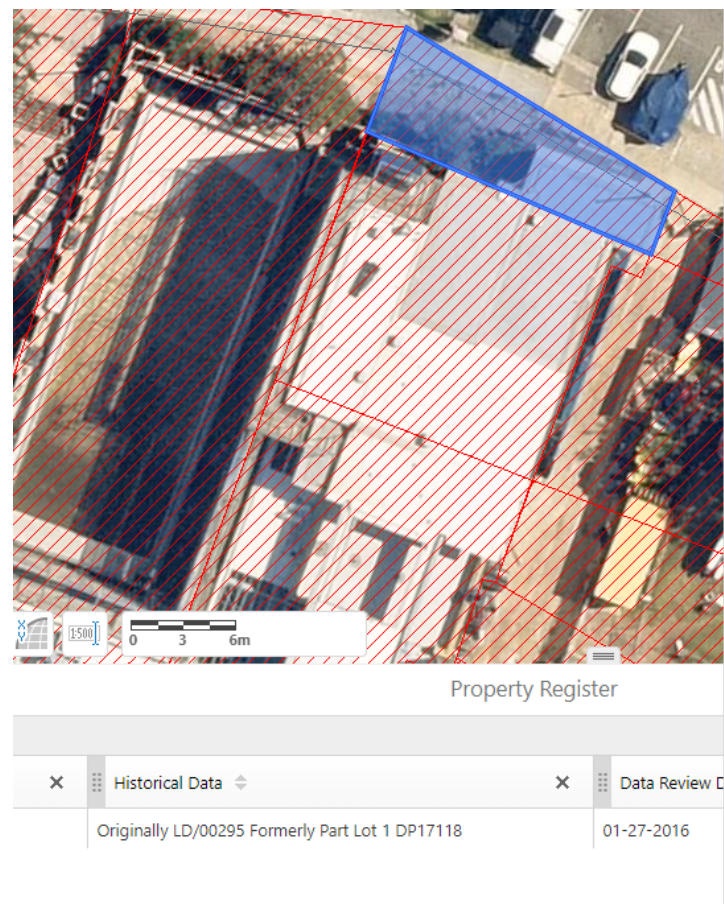


Figure 6: Sutherland Shire Mapping - Aquisition dates, legal document reference and form lot and DP

Copy of Plan of Management and snip of the history section

## 2(b) Brief History

The Surf Life Saving Association has a long history of involvement at North Cronulla starting when the first North Cronulla Surf Life Saving Club was formed in 1925. Since that time there has been a continuing surf life saving presence at the beach. The first buildings on the current site were erected in 1932 and have been lost to storms, rebuilt, altered and added to over the years until the present.

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 North Cronulla 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 facilities such as function rooms and the like.

Figure 7: History of clubhouse (from Plan of Management)



## Attachment E

### Link to the North Cronulla Surf Club web page and snip showing history of clubhouse

The first Bronze Squad commenced training and Members competed with enthusiasm at the Interclub Carnival, proudly wearing the new club Colours of **"the Blue of the Sea and the Gold of the Sand"**.

History tells us that at the end of the first season of patrols, North Cronulla members had performed 24 rescues and could say with pride, **"no lives were lost on North Cronulla Beach"** thereby setting a tradition for the Club Members to follow for the next 88 years.

The next few years were very tough for the young membership and the club nearly folded due to the combined factors of the Depression, resignation of two Foundation Members and the passing of the President and Club Founder.

The Depression saw club membership drop, finance and support fell sharply, competition team cease to exist and only half of the membership could afford to pay their annual fees and others had to pay off over extended periods. The Club survived due to the comradeship and strong bond of mateship and the need to perform their volunteer life saving duties on North Cronulla beach.

During 1932, big seas pounded into the Clubhouse and the Sutherland Shire Council moved the building into Dunningham Park and commenced construction of the first sea wall. The opening of the first Rock Pool provided club members with a great training facility and was regularly used by club members to improve their fitness and strength for swimming in the belt whilst on Patrol.

The updated Clubhouse of 1932 was appreciated by the Members but was really inadequate to the needs of the growing membership of the club and the need to have suitable club facilities for storage of equipment and build on the very important social aspect of Surf Club life during the 1930's and after the Depression.

The morale of the Members was raised when Sutherland Shire Council approved plans for a new Clubhouse, despite the protests of some residents who believed the cost of 4,500 pounds would result in rates being increased. The third Clubhouse was hailed as "the best surf club" on the coast by Sir Adrian Curlewis when officially opened in 1937.

The new Club was located on top of the new sea wall and consisted of double Boat Shed and two Ambulance rooms on the ground floor. The foyer provided access to two upper floors, caretakers flat and a balcony that ran the length of the building eastern side. The first floor contained a Ballroom with stained timber floors and an Orchestra Pitt and included a Billiard Room. The top floor contained Secretary's Office and Committee room and a large open roof space with high parapet walls for wind protect for sunbathers.

Unfortunately this was short lived and suffered the same fate and was extensively damaged when monstrous winter seas commenced a two prong attack on the sea wall and the Tank Traps located deep in the sand dune in front of the club in 1946. The force was so severe, the sea wall collapsed and cracks appeared in the Clubhouse walls. The Clubhouse was declared unsafe and demolished and a temporary Armco Hut was built for club members and that was our "home" for the next four years whilst the new Clubhouse was built.

Our current club house was built over many years using building materials salvaged from the 3rd Club House. It was officially opened in 1950 and stands today. The Club was on a high and North Cronulla was one of the strongest clubs in the Association. All this strength, mateship and high morale was tested when on the 19th February 1950, Club captain Major James "Jim" Peryman, lost his own life while performing a belt, line and reel rescue of a swimmer in very treacherous seas at North Cronulla Beach. Jim Peryman was awarded (posthumously) the Royal Humane Society's Silver Medal and Certificate of Merit that now hang proudly in the Judd Room.

The story of the next 25 years will follow shortly.....



The third Clubhouse was hailed as "the best surf club" on the coast by Sir Adrian Curlewis when officially opened in 1937.



Our current club house was built over many years using building products salvaged from the 3rd club house. It was officially opened in 1950.



Figure 8: Clubhouse history - [Our History - North Cronulla SLSC](#)

Snip of Gazettal from 1937 that shows our resumption of part of the land for public recreation

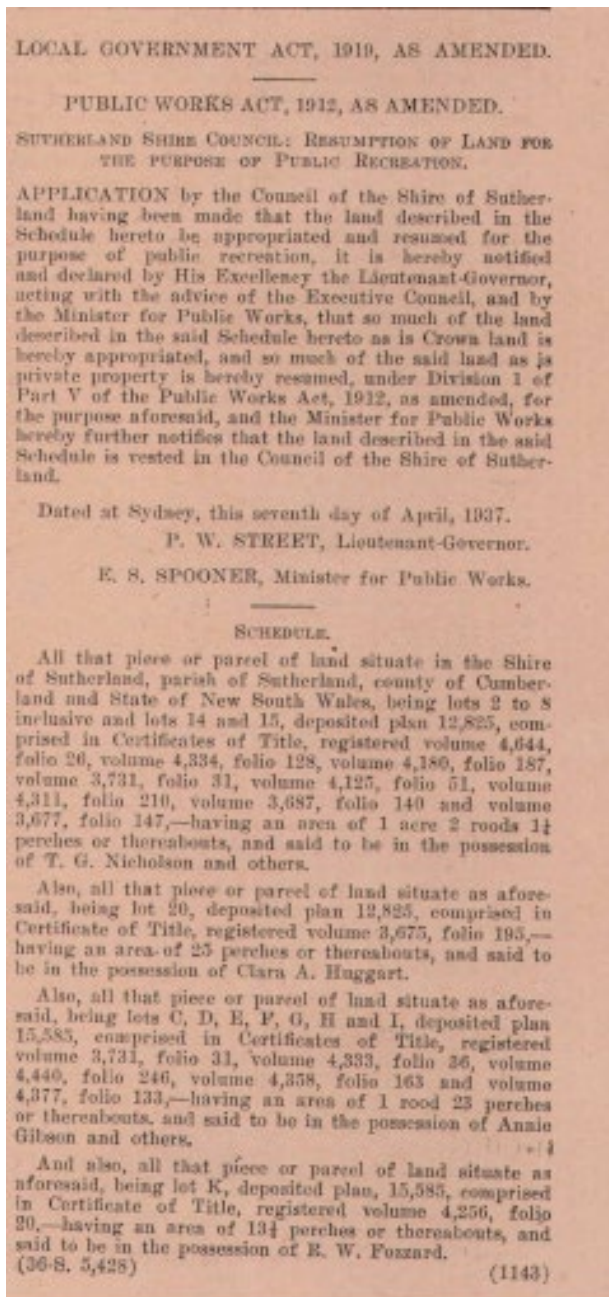


Figure 9: Snip of Gazettal from 1937 that shows our resumption of part of the land for public recreation.

*Attachment G*

Copy of the latest Certificate of Title Lot 1DP1264560

*Attachment H*

Copy of the Plan of consolidation DP1264560