

2016SYE074 – 36A Gerrale Street and 6R The Esplanade,
Cronulla

DA16/0834

ASSESSMENT REPORT APPENDICES

Appendix	A	Conditions of Consent
	B	Heritage Impact Statement (dated June 2016)
	C	Amended Plans

CONDITIONS OF CONSENT**1. Approved Plans and Documents (UNI2005)**

The development must be undertaken substantially in accordance with the details and specifications set out on the Plan / Drawings:

<i>Plan number</i>	<i>Reference</i>	<i>Prepared by</i>	<i>Date</i>
A0.02/I	Site Plan	Redshift Architecture & Art Pty Ltd	10/6/16
A2.11/M	Plan - Ground	Redshift Architecture & Art Pty Ltd	10/6/16
A2.12/N	Plan - First Floor	Redshift Architecture & Art Pty Ltd	14/9/16
A2.13/M	Plan - Second Floor	Redshift Architecture & Art Pty Ltd	14/9/16
A2.14/M	Plan - Roof	Redshift Architecture & Art Pty Ltd	14/9/16
A2.21/M	Elevations	Redshift Architecture & Art Pty Ltd	14/9/16
A2.22/L	Elevations	Redshift Architecture & Art Pty Ltd	10/6/16
A2.31/L	Sections	Redshift Architecture & Art Pty Ltd	10/6/16
A2.32/L	Sections	Redshift Architecture & Art Pty Ltd	10/6/16
A2.33/F	Sections	Redshift Architecture & Art Pty Ltd	10/6/16

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

Note: The following must be submitted to Sutherland Shire Council prior to the commencement of any building work.

- i) A Construction Certificate.
- ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority
- iii) Notification of the commencement of building works with a minimum of 2 days notice of such commencement.

2. Design Changes Required (UNI2020)**A. Before Construction**

The following design changes must be implemented:

- i) That the access bridge from the second floor into the public reserve be redesigned so that it is completely within the boundary of Lot 2221 DP1182456.
- ii) The internal ramp and external stairs along the south western edge of the first floor be moved further into the building so that it is completely within Lot 2221 DP1182456.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

3. Heritage Requirements (UNI9001)

A. Before Construction

Prior to the issue of a construction certificate the applicant must carry out the following:

- i) A heritage professional with extensive experience in heritage conservation must be appointed and notice of their engagement must be provided to Council in writing.
- ii) An engineer with heritage knowledge must prepare a report on the impact of the demolition works onto the identified heritage building.
- iii) An archival record to be prepared of the heritage building before any demolition occurs following the guidelines of the Heritage Division of the Office of the Environment and Heritage. The archival record shall be provided to Council and approved as acceptable in writing before works start.

B. During Construction

A heritage professional must supervise the following works:

- i) The heritage professional must oversee all the conservations works proposed to the building on the 'Conservation Works' document.
- ii) Only trade persons with knowledge and experience on heritage shall work on the original building.
- iii) If any relics are unearthed during excavation, works must stop and the Heritage Division of the Office of the Environment and Heritage contacted to seek the appropriate permits before work is resumed.

C. Prior to Occupation

- i) An interpretation plan to be prepared by a heritage consultant and incorporated in the public domain and the building.

4. Public Place Environmental, Damage & Performance Security Bond (FIN1015)

A. Before Issuing of any Construction Certificate

Prior to the issue of a Construction Certificate or the commencement of any works on site, whichever occurs first, the person acting on this consent must provide security to Sutherland Shire Council against damage that may be caused to any Council property and/or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non refundable inspection/administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and/or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and/or remove the risk. The costs incurred must be deducted from the bond.

The value of the bond is \$50,000.00.

Note: Bond amount includes a non refundable administration fee which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

Use of Bank Guarantee - As bond releases may occur under different timeframes only one bond amount/bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiple bank guarantees to be lodged.

B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

5. Approvals Required under Roads Act or Local Government Act (ENG1005)

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.

6. Site Management Plan (ENG2010)

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must accompany the application for a Construction Certificate. If demolition is to commence prior to the issue of a Construction Certificate the applicant must submit to Sutherland Shire Council a separate Demolition Site Management Plan. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management and must incorporate the following throughout demolition and construction:

- i) safe access to and from the site during construction and demolition
- ii) safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting

- iii) method of loading and unloading excavation machines, building materials
- iv) how and where, construction materials, excavated and waste materials will be stored.
- v) methods to prevent material being tracked off the site onto surrounding roadways
- vi) erosion and sediment control measures
- vii) safe pedestrian access passed the site during construction and demolition
- viii) safe vehicle access passed the site during construction and demolition

B. During Works

The site management measures set out in the above plan must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

7. Pre-commencement Inspection (ENG3015)

A. Before Works

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Civil Assets Branch, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

- i) Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements;
- ii) Check the installation and adequacy of all traffic management devices;
- iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

Note: An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Council's Adopted Schedule of Fees and Charges.

8. Supervising Engineer (ENG4005)

A. Before Construction

The applicant must engage an Accredited Certifier in civil engineering works or a Charter Civil Engineer to supervise construction of any:

- i) Road frontage works.
- ii) Construction / installation of stormwater drainage.
- iii) Rainwater harvesting & reuse.
- iv) All other works that form part of a subdivision.

B. During Construction

The engineer must supervise the works as listed above to ensure compliance with:

- i) All relevant conditions of development consent
- ii) Any Consent issued under the Roads Act for this development

C. Before Occupation

The supervising engineer must certify the works required in "A" above were undertaken and completed in accordance with the requirements of this Development Consent and to their satisfaction.

9. Consolidation & Easements

A. Construction

- i) Prior to the issue of a Construction Certificate a Plan of Subdivision for the Consolidation of Lot 2221 in Deposited Plan No.1182456 and Lot A in Deposited Plan 173271 into one lot must be registered with the Land Titles Office,

or

- ii) A performance solution must be prepared by a suitably accredited person addressing the non compliance with the Building Code of Australia (BCA) that results from the building being on more than one lot of land.

10. Stormwater Drainage

A Design

The stormwater drainage, rainwater harvesting and rainwater reuse systems shall accordance with the approved stormwater drainage design drawings and Australian Standard AS3500.3:2003.

B Before Construction

Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the stormwater drainage, rainwater reuse and water harvesting systems design was prepared having regard to the conditions of development consent and to their satisfaction, shall accompany the application for the Construction Certificate.

C Before Occupation

- i) The Supervising Engineer must certify the stormwater drainage system works were constructed to their satisfaction and in accordance with the Development Consent. Prior to the occupation or use of the building the Applicant / Owner shall submit to Council a copy of the aforementioned letter of certification.

11. Design and Construction of Works in the Reserve

A Design

Council has determined that the proposed development generates a need for the following works to be undertaken in the Reserve in conjunction with the development. To this end an application under the

Local Government Act shall be submitted to Sutherland Shire Council for the design drawings / specification and consent to undertake these works. This design will generally comply with the approved architectural design drawings, SSC Specification for Civil Works Carried Out in Conjunction with Subdivisions and Developments and SSC Public Domain Design Manual, except where amended and or addressing the following;

- i) Reconstruct the vehicle access-way with a minimum clear width of 3m,
- ii) Construct retaining / slope stability walls where required,
- iii) Install crash barrier along the northern side of the service road,
- iv) Construct balustrade where required,
- v) Regrade and turf the park adjacent to the footpath / driveway ramp to final design levels,
- vi) Adjust public services infrastructure where required, and
- vii) Ensure there are adequate transitions between newly constructed and existing infrastructure.

B Before Construction

The design and associated consent required by A must be issued by Sutherland Shire Council prior to the release of a Construction Certificate.

C Before Occupation

The Supervising Engineer must certify the Road Frontage Works were constructed to their satisfaction and in accordance with the Development Consent. Prior to the occupation or use of the building the Applicant / Owner shall submit to Council a copy of the aforementioned letter of certification.

Note: Council's Engineering Division charges a fee for the creation of the road frontage works design and specification. A quotation may be obtained by contacting the Sutherland Shire Council's Assets Manager.

12. Potential Acid Sulfate Soils - Unexpected Finds

A. During Works

If acid sulfate soils are encountered during works, all work must cease and Sutherland Shire Council, Manager Environmental Science, notified immediately.

The acid sulfate soil situation is to then be evaluated by an appropriately qualified and experienced environmental consultant. An appropriate response is to be determined by the applicant in consultation with the environmental consultant, which is agreed to by Sutherland Shire Council, Manager Environmental Science.

The acid sulfate soils must then be treated and/or managed under the supervision of the environmental consultant in accordance with the requirements of the NSW Acid Sulfate Soil Manual (ASSMAC 1998).

Note: An appropriately qualified, skilled and experienced environmental consultant shall be certified by one of the following certification schemes; or equivalent:

- Environment Institute of Australia & New Zealand (EIANZ) 'Certified Environmental Practitioner (CEnvP) Scheme; or
- Soil Science Australia (SSA) 'Certified Professional Soil Scientist (CPSS) scheme.
- Site Contamination Practitioners Australia (SCPA)

B. Prior to Recommencement of Works

If unexpected acid sulfate soils were treated and/or managed onsite; the appropriately qualified supervising environmental consultant must certify that the acid sulfate soils were appropriately managed in accordance with the requirements of the NSW Acid Sulfate Soil Manual (ASSMAC 1998).

This certification must be provided to the satisfaction of the Principal Certifying Authority (PCA) and Sutherland Shire Council, Manager Environmental Science, prior to the recommencement of works.

13. Cleanliness and Maintenance of Food Preparation and Storage Areas (HLT3005)

To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation and storage areas:

A. Design

The food preparation and storage area/s must be designed in accordance with;

- i) Food Act 2003.
- ii) Food Regulation 2010.
- iii) Food Safety Standards 3.1.1, 3.2.2 and 3.2.3.
- iv) AS 4674 - 2004 (Design, construction and fit-out of food premises).
- v) Sydney Water Corporation - Trade Waste Section.
- vi) Protection of the Environment Operations (Clean Air) Regulation, 2002.
- vii) AS 1668 Part 1- 1998.
- viii) AS 1668 Part 2 - 1991.

B. Before Construction

Details of compliance with the above must form part of the documentation accompanying the application for a Construction Certificate.

C. Before Occupation

- i) Prior to issue of an Occupation Certificate, certification must be provided from a suitably qualified person that all work in connection with the occupation or use of the premises for the preparation, display and storage of food has been carried out in accordance with the terms of the development consent.
- ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for the food business.

14. Garbage and Recycling Area (HLT3015)

To ensure the proper storage of waste from the premises:

A. Design

The garbage and recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

B. Before Construction

Details of compliance with 'A' above must form part of the documentation accompanying the applications for a Construction Certificate.

C. Before Occupation

The works must be completed prior to the issue of any Occupation Certificate.

D. Ongoing

All waste and recycling bins must be stored wholly within the approved waste storage area. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.

15. External Lighting - (Amenity) (HLT3025)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

16. Building Ventilation (HLT5005)

To ensure adequate ventilation for the building:

A. Design

The building mechanical and / or natural ventilation systems must be designed, in accordance with the provisions of:

- i) The Building Code of Australia;
- ii) AS 1668 Part 1 - 1998;
- iii) AS 1668 Part 2 - 1991;

B. Before Construction

Details of compliance with the above must form part of the documentation accompanying the application for a Construction Certificate.

C. Before Occupation

- i) Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.
- ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for any cooling tower / warm water system

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

17. Demolition Work (HLT5015)

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

A. Before Commencement

If works involve the removal of more than 10 square metres of asbestos material, a bonded asbestos licence is required. A friable asbestos licence is required to remove, repair or disturb any amount of friable asbestos. For further information contact the NSW Workcover Authority.

B. During Works

- i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.
- ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of \$5 million. A copy of the Policy must be submitted to the Council prior to demolition.

To ensure that the removal and transportation of any asbestos material, regardless of the quantity, is carried out in an environmentally acceptable and safe manner, all work must comply with the following:

- a) Work Health and Safety Act 2011;
- b) Work Health and Safety Regulation 2011;
- c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
- d) Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)];
- e) Workcover NSW 'Working with Asbestos - Guide 2008';
- f) Protection of the Environment Operations Act 1997; and

- g) Protection of the Environment Operations (Waste) Regulation 2005.

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More information can be found at <https://wastelocate.epa.nsw.gov.au>.

18. Noise Control - Design and operation of premises

To minimise the impact of noise on the surrounding residential neighbourhood

A. Design

- i) The premises shall be designed and operated in accordance with the recommendations of the Acoustic Report by Renzo Tonin and Associates dated 23rd June 2016, Doc Reference TJ061-01F02 acoustic assessment r1.
- ii) The use and all associated plant and equipment must be designed and/or located so that the noise emitted does not exceed an LAeq sound pressure of 5dB above the ambient background level when measured at the most effected point on or within any residential property boundary.

B. Ongoing

- i) The use of the premises and all associated plant and equipment must be operated and maintained in accordance with "A" above.
- ii) Certification from a qualified acoustic engineer shall be provided within 12 weeks of the occupation confirming that the design and operation requirements specified in "A" above are being achieved. The report is to include post validation results.
- iii) All external doors and windows to the function rooms are to be closed from 10.00pm
- iv) There is to be no amplified music on any of the terraces
- v) There are to be no patrons on the northern terrace after 10.30pm.
- vi) Plan of Management

Notwithstanding the requirements of above the use of the premises shall comply with the "Operational Plan of Management for a licenced premises" prepared by DFP Planning Consultants for Cronulla Surf Life Saving Club.

vii) Waste

To minimise the noise impact of the development on the surrounding environment, the collection of goods including garbage and recycling waste from the premises must not take place between the hours of 10pm and 8am Monday to Saturday or before 9am Sunday and Public Holidays.

Owners and operators must at all times display at all staff exits and in the garbage storage area clearly visible and legible signs in the form of or like "Bottles and cans are NOT to be collected by waste operators after 10pm or before 8am (9am Sunday / Public Holiday). Movement of other waste from inside to outside the premises, after 10pm must occur quietly.

viii) Delivery / Collection of Goods

To minimise the noise impact of the development on the surrounding environment, loading or unloading of goods and materials from the premises must not take place between the hours of 7pm and 8am Monday to Saturday or before 9am on Sunday and Public Holidays.

19. Design Requirements for Disabled Access (ORD4005)

A. Design

A report prepared by a suitably qualified Access Consultant must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS1428 - Design for Access and Mobility.

20. Sydney Water Tap in™ & Compliance Certificate (ORD4040)

A. Before Construction

The plans approved as part of the Construction Certificate must be submitted to a Sydney Water Tap in™ to determine as to whether the development will affect Sydney Water's sewer and water mains, stormwater drains and / or easements, and if further requirements need to be met. Customers will receive an approval receipt. Please refer to the web site www.sydneywater.com.au.

B. Before Occupation / Prior to issue of Subdivision Certificate

A Compliance Certificate under s73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges.

Sydney Water Advice on Compliance Certificates:

An application must be made through an authorised Water Servicing Coordinator. For details see the Sydney Water web site at www.sydneywater.com.au/customer/urban/index or by telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water / sewer extensions can be time consuming and may impact on other services as well as building, driveway or landscaping design.

21. Dial Before You Dig (ORD4050)

A. Before Construction

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

22. Toilet Facilities (ORD5010)

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993

23. Access Road (ORD9001)

To alleviate potential pedestrian and vehicle conflicts within the service road west of the site, patrons of the Surf Life Saving Club must comply with the following:

A. Ongoing

- i) Only delivery vehicles and the like are to access the road.
- ii) No patrons of the club are to use the access road for any form of vehicular access when visiting the club.

24. Security (ORD9002)

To ensure adequate security to the first floor terrace at the northern end of the building a security gate is to be installed at the bottom of the stair case.

A. Before Construction

Details of compliance with the above must form part of the documentation accompanying the application for a Construction Certificate.

B. Ongoing

The gate at the bottom of the stair case providing access up to the northern terrace must be closed and locked at all times when the terrace is not in use.

25. Plan of Management (ORD9003)

The premises shall operate in accordance with the plan of management prepared by Sutherland Shire Council dated 10 December 2007.

Attached are the prescribed conditions that must be complied with under the Environmental Planning and Assessment Regulations 2000.

PRESCRIBED CONDITIONS

Division 8A of the Environmental Planning and Assessment Regulation Prescribes the following conditions of development consent

S98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

- (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
 - (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
 - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.
- (2) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:
 - (a) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (b) construction certificate, in every other case.

Note. There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

S98A Erection of signs

- (1) For the purposes of section 80A (11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.

- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

S98B Notification of Home Building Act 1989 requirements

- (1) For the purposes of section 80A (11) of the Act, the requirements of this clause are prescribed as conditions of a development consent for development that involves any residential building work within the meaning of the Home Building Act 1989.
- (2) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - (a) the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the

council) has given the council written notice of the updated information.

- (4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

S98E Condition relating to shoring and adequacy of adjoining property

- (1) For the purposes of section 80A (11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Please be advised if this consent is for an entertainment venue, then there are further prescribed conditions that apply under clauses 98C and 98D of the Environmental Planning and Assessment Regulation.

Architectural Projects "

1615 –CRONULLA SURF LIFE SAVING CLUB
Heritage Impact Statement
June 2016

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Document

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Project No: CRONULLA SURF LIFE SAVING CLUB

Document Control

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		Verification	Elizabeth Gibson Associate, Senior Consultant

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1. INTRODUCTION

1.1. BACKGROUND

The site of Cronulla Surf Life Saving Club, Gerrale Street located at Cronulla Beach is currently the subject of a Heritage Impact Statement. Architectural Projects were commissioned by Robert Short President of the Cronulla Surf Life Saving Club to prepare this document in August 2015.

1.2. SITE LOCATION AND DESCRIPTION

The Assessment relates to a study area defined by the Cronulla Beach area with specific focus on Cronulla Surf Life Saving Club. The site is located at the south east corner of Cronulla Park.

1.3. AUTHORSHIP

The report has been prepared by a team consisting of the following key members:

Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect

Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

1.4. LIMITATIONS

A time frame of 4 weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work other than the site surveys provided herein was commissioned for the report.

1.5. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in, *The Conservation Management Plan* by Dr James Semple Kerr (6th Edition 2004). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its Guidelines. The methodology used in the evaluation of the place is that recommended by the Heritage Branch of the Office of Environment and Heritage.

It seeks to identify from documentary and physical evidence any historic aesthetic social and technological values of the building and to determine its level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping that is unique or of sufficient importance to require protection.

1.6. TERMINOLOGY AND DEFINITIONS

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

The terminology used to described building styles follows the nomenclature set out in Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, 1989.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this. Article 1 of the *Burra Charter* gives the following definitions:

Place means site, area, building or other work, group of buildings or other works together with associated contents and surround.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and it is to be distinguished from repair. Repair involves restoration and reconstruction and it should be treated accordingly.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of the Burra Charter.

Adaptation means modifying a place to suit propped compatible uses.

Compatible use means a use, which involves no change to the culturally significant fabric, changes that are substantially reversible, or changes which require a minimal impact.

1.7. ACKNOWLEDGMENTS

Sutherland Council
Sutherland Local Studies Library
National Trust of Australia (NSW)
Australian Heritage Council
Australian Institute of Architects

1.8. EXTENT OF SEARCHES

Information searches have occurred with the following organisations:
The Mitchell Library: General subdivision information, Sands Directories
The NSW Land Titles Office: Specific subdivision/title information.
Local Studies Library
Sydney Water Archives
Council Archives
Commonwealth archives
Australian Heritage Council
National Trust of Australia (NSW)
Heritage Council of NSW
NSW State Heritage Inventory

RAIA Twentieth Century Heritage Inventory
Art Deco Society of NSW Heritage Inventory
Historical Society

1.9. COPYRIGHT

This report is copyright of Architectural Projects Pty Ltd and was prepared specifically for the owners of the site. It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the authors.

2. HISTORICAL DOCUMENTARY ANALYSIS

2.1. HISTORICAL CONTEXT OF THE AREA

The following History is extracted from a Heritage Assessment of Cronulla Surf Club and Cronulla Sports Complex prepared by Architectural Projects PL in 2011:

The Cronulla peninsula, first reserved in 1861, was designated as a reserve for recreation and other public purposes' in 1886. In the early 1890s, two squatters, John O'Neill and his wife, were living in frugal comfort near what is now the ferry wharf. In October 1894, the Secretary for Lands' decided to survey the peninsula 'with a view to its subdivision for sale by auction as village. Surveyor J. F. Truscott surveyed the Cronulla peninsula and noted on the eastern side; "a little stunted timber; but the ground is covered with low scrub of the descriptions known as honeysuckle and bastard apple. Owing to its poorness and exposed position it appears to be unsuitable for cultivation." Nevertheless he decided that some of these portions 'are very attractive, equally with those on the bay fronting except that the situation is exposed: Other blocks were almost solid rock without a vestige of soil.' The portions that Truscott recommended should be reserved for the public were the 'most attractive parts of the land under report'. He suggested that reserving the ocean frontages would be 'superfluous' as the land was 'contiguous to Cronulla Beach'. Truscott, appreciated the quiet water and sandflats of Gunnamatta Bay, but saw little value in the ocean frontage. Despite Truscott's recommendations, when the Cronulla peninsula was first offered for sale in September 1895 the only reserves were at Hungry Point (for defence), the reserve that is now Cronulla Park and a large reserve on Gunnamatta Bay (now Gunnamatta Park). This extended north of the present park and covered a much larger area than it does at present. Before the land was auctioned in September 1895 Secretary for Lands Carruthers ordered that a 100 foot reservation to the foreshores be taken out of portions 223 to 226 (at Cronulla Point). At this first auction, Cridland noted, 'most of the Gunnamatta Bay frontages were sold, as well as the four blocks (Lots 223 to 226) offered on the ocean front',¹

2.2. HISTORY OF THE SITE AND BUILDING

The following History is extracted from a Heritage Assessment of Cronulla Surf Club and Cronulla Sports Complex prepared by Architectural Projects PL in 2011:

In 1906 a concerned group of swimmers met at the southern end of Cronulla Beach to discuss the formation of a surf lifesaving club. Soon after, a group of surf clubs met on Friday October 18, 1907 at the Sydney Sports Club, Hunter Street to form the Surf Bathing Association of New South Wales. It was proposed that those present form an association of Surf Life Saving clubs to "regulate and promote matters relative to surf bathing."²

An article of 18 January 1908, 'Cronulla Concerns' noted "The movement to establish a surf club and life saving class at Cronulla has had much success, and a public meeting is called on the 18th to elect officers etc".

The first facilities at Cronulla Beach were "...two or three dressing rooms, paid for by public-spirited gentlemen, Messrs McAlister and Horsfield, out of their own pockets..."³

At Council's meeting of January 13th, 1908, McAlister strongly disposed to the formation of a surf club, put forward a motion that a grant of £20 be provided for "life saving appliances and dressing sheds at Cronulla". The council agreed

¹ Pauline Curby, "A Pictorial History of Cronulla" 1998

² Gary Lester, 2007, 'The Cronulla Story'

³ Gary Lester, 2007, 'The Cronulla Story'

to a "sum of £1 for every £1 of voluntary subscription, up to but not exceeding £20...". According to the *Daily Telegraph*, five days later, on January 18th, 1908, with McAlister as chairman, Cronulla formed a surf club. Cronulla's first clubhouse was a cable trailer car, some reports claiming that the club used two trailer cars placed end to end. At least five former Sydney trailer cars, three from North Sydney and two ex-King Street trailers were known to have been thought and used as holiday huts close to the sand at Cronulla Beach (south).⁴

While the surf club obtained approval from the Council in 1908 to erect a shelter to house its line and reel on the beach, the Council continued to decline requests for assistance in establishing a permanent clubhouse. Club members approached the council in April 1908 to obtain part funding but was denied. The council argued that it would not spend money on what is described as "private sheds", the view being that this should be the responsibility of the State Government, since most bathers were from outside the Council's municipality.⁵

In March/April, 1909, William Burns and his team of builders built a clubhouse, including a casualty room. The clubhouse was described in the *St George Call* as: "... being in a prominent position on the beach reserve... of attractive design... built of West Australian Jarrah and rusticated redwood, with tiled roof and tallowwood flooring. The building is 25ft by 15ft and is well lighted and ventilated. The room is fitted with every convenience. There are lockers for members and an enclosure adjoining the shed provides ample space for a sunbath after a dip in the briny."⁶

The first clubhouse was replaced by a better facility in 1913. The present building was completed in 1940.⁷ In 1913 Mr H Hall, from Dee Why, was appointed lifesaver by the Sutherland Shire Council. The Government-appointed Surf Bathing Committee recommended that £1170 be spent on Cronulla Beach for further improvements. The amount would be on loan from the Government, free of interest, and repaid by the council over 10 years by annual instalments. Out of all councils participating in the grants, Sutherland was the first to act on improvements, starting with a ladies dressing shed, which was to include accommodation for a surfboat. By the end of the year, the alterations to the Cronulla clubhouse were completed and the new club officially opened on Saturday, October 25 by Shire President E W Hyndman. Varney Parkes MLA, the son of Henry Parkes, the "Father of Federation" unfurled the pennant as part of the ceremony. The funds for the alterations were supplied by the club and from a contribution by the council. Cronulla Beach, by this time, had a more "lived-on" look. Dressing sheds, the new clubhouse, with its verandah, and lookout tower and other small buildings with fenced-off areas, stretched the length of the beach.⁸

By October 1914, a bathing shed for women and children had been erected on the beach at a cost of more than £1000. The shed contained 83 cubicles, with showers and all the necessary conveniences.

The absence of members during WWI had a significant effect on the club. The Sutherland Shire Council declared the club "practically disbanded" and since they felt the clubrooms were no longer needed for lifesaving duties, had them closed.⁹

Re-banded after the war, the state of the clubhouse was cause for some concern, as reported in the *St George Call*, in June 1919. "The Sutherland Shire Council's inspector reported at the last meeting that he had found the premises of this

⁴ Gary Lester, 2007, 'The Cronulla Story'

⁵ Gary Lester, 2007, 'The Cronulla Story'

⁶ Gary Lester, 2007, 'The Cronulla Story'

⁷ David Beaver 'Parks of the Cronulla Peninsula, Draft CMP, 26 March 2008

⁸ Gary Lester, 2007, 'The Cronulla Story'

⁹ Gary Lester, 2007, 'The Cronulla Story'

club in a very dirty and neglected condition, rubbish and dirt lying about on the floor and panes of glass and furniture broken. It would appear that this club is a life saving club only in name".

The building of the first seawall on the seafront at Cronulla Beach was not the simple task many expected. Built at an estimated cost of £1600 (\$3200), the construction was stopped in August 1921 due to the inability to stop the inflow of water. An electric pump was installed and was able to cope with the flow of water. The Minister for Works and Local Government officially opened the concrete seawall, 234 yards in length on May 13 1922.¹⁰

An advertisement was placed in the Sydney Morning Herald on 14 October 1922, by F. Sorenseon, Builder: "Bricklayers wanted, surf shed, Cronulla".

A new clubhouse that included a gents' public dressing pavillion and ladies dressing sheds opened with considerable fanfare on March 17 1923. The clubhouse, built further south on the beach than the replaced club, requiring the resumption of some oceanfront land. A number of dignitaries, including members of parliament, businessmen and Surf Life Saving administrators joined a large crowd as Acting Premier, Hon Charles W Oakes CMG, MLA officially opened the club. The clubhouse/ dressing shed cost £6000, of which £5500 was obtained from the Government and was to be repaid over ten years.¹¹

The park was landscaped and planted with Norfolk Island Pines and avenues of Canary Island Date Palms in the late 1920's.¹²

As in many areas, Sutherland Shire Council acted as the official registry of unemployed, conducting the local Labour Exchange for the Department of Labour and Industry. It stopped doing so after a few years, however, largely in protest against the state government's ruling that the unemployed had to register in their electorate and not in the city where more work was available. From 1930 the Council became involved in relief work when the state government sought to provide work, usually through local authorities. " While governments had little money to spend on true capital works, 'relief work' was set up through a number of schemes. Generally, a man's name had to be on the Shire's electoral roll for at least a year to register with the Council for relief Known popularly as 'work for the dole', the nature of the work carried out reflected the socio-economic character of an area. Councils in working-class and newly developing areas, such as Sutherland Shire, tended to concentrate on essential public works rather than beautification and improvement schemes, The Council received a Commonwealth grant of £20,000 for relief works, to which it added from borrowings. Many existing residents in the Shire disapproved of the Council borrowings, particularly as the numbers of itinerants increased, fearing that costs would be passed on to them in increased rates. Relief works, however, provided cheap labour for many basic and essential amenities, which the Shire lacked.¹³

In the Depression years of the 1930s Sutherland Shire Council participated in relief work programs. The council had roads, drainage, footpath construction, Kerbing and guttering done through relief work schemes. At first most of the work was intermittent and pay was below award wages. E S Spooner, NSW Minister For Works and Local Government, began a

¹⁰ Gary Lester, 2007, 'The Cronulla Story'

¹¹ Gary Lester, 2007, 'The Cronulla Story'

¹² David Beaver 'Parks of the Cronulla Peninsula, Draft CMP, 26 March 2008

¹³ Aston, Paul, 'Sutherland Shire A History' 2006

*new unemployment scheme in 1936. It paid award wages and was a genuine attempt at job creation. Many amenities, such as the baths at Shelly and Oak parks were the results of this scheme.*¹⁴

On 26 February, 1938 Cronulla Surf Life Saving Club asked Sutherland Council if "new club premises could be built under similar conditions to be the erection of the new North Cronulla Club premises under loan with Government assistance". Despite criticism of the North Cronulla Surf Life Saving Club premises (destroyed by storms in 1946), aired in Sydney Morning Herald, 27 February 1939.

*In 1939 tenders were accepted for the construction of the Cronulla surf club premises as well as dressing sheds at Shelly, Oak and Gunnamatta Parks.*¹⁵

Major modifications to the 1923 Cronulla Beach Surf Pavilion were completed during 1940.

*It was designed by architect A.B. Polin in a rather severe Interwar Stripped Classical style. Here men's and women's dressing areas were separated by a central two storey pavilion - 'In the men's section there is cubicle accommodation encircling a large area, while the centre is taken up by blocks of lockers under hoods of curved corrugated asbestos cement roofing. The floor here is of the orthodox batten type. In the ladies' section accommodation is on similar lines with more cubicles. These are arranged in two tiers, the upper ones being approached from the sun-baking area on the upper level' An adjacent surf clubhouse was completed at the same time.*¹⁶

*As many of their men went to war, Cronulla Surf Life Saving Club welcomed their new clubhouse – and dressing sheds – built at a cost of £7850 and opened on November 17, 1940 by patron and Sutherland Shire Council president, C O J "Joe" Munro, who was presented with a gold-plated key to the main door, suitably inscribed. Five thousand attended the opening; the clubhouse was rated "palatial" ... a fitting addition to the "best seaside resort in the world".*¹⁷

*The building was completed in 1940 as part of an unemployment relief scheme.*¹⁸

At the opening in November 1940, it was noted that "a radical departure has been made in the design of its new clubhouse... is the transfer of members general dressing accommodation from the ground floor to the top floor".

The building was constructed of reinforced concrete at a cost of 3,000 by Kell & Rigby and incorporates a 50 feet shark tower. The Sydney Morning Herald of 19 November 1940 notes "On the ground floor is the ambulance room main assembly hall, servery and clock-rooms, on the first floor, secretary's office and committee and official's rooms, and store rooms. The top floor, which has natural light, is devoted in the associates rooms and dressing accommodation for members."

In 1941/1942 barbed wire from Oak Park to Boat Harbour 'Sutherland quickly became the "Fortress Shire" as Japanese forces spread rapidly south, creating a danger of invasion for the first time in Australian history. Cronulla and Bate Bay were rated as ideal for Japanese landing forces. And so Sutherland had to be fortified against the danger. As the Cronulla

¹⁴ David Beaver 'Parks of the Cronulla Peninsula, Draft CMP, 26 March 2008

¹⁵ David Beaver 'Parks of the Cronulla Peninsula, Draft CMP, 26 March 2008

¹⁶ Rod Howard, 2001

¹⁷ Gary Lester, 2007, 'The Cronulla Story'

¹⁸ Sutherland Shire Heritage Study, Perumal Murphy Wu Pty Ltd

area was rated as a potential invasion site, the State War Effort Committee, at the Department of Army's request, sent an order to Sutherland Shire Council to remove sand from the seaward side of the Cronulla sea walls. An anti-tank ditch with a vertical face 10 feet high was to be constructed. Old tram rails were placed upright in the concrete path immediately behind the Cronulla sea wall. Barbed wire on steel posts was strung along the whole beach front, from Oak Park to Boat Harbour. 'Cronulla and Kurnell peninsulas were declared operational areas. Details have had to be 'supplied to the army authorities of all residents living on these peninsulas. 'The military authorities also obtained Council's permission to prepare demolition of Salmon haul wharf and a wire-net boom was placed across Port Hacking's entrance. 'The Volunteer Defence Corps, raised for local defence, took over the surf club and dressing pavilions and other Council buildings at Cronulla. The army in August 1942 allocated 2250 pounds to Sutherland Council to maintain tank traps along the sea walls. A machine gun emplacement was constructed and manned at the foot of Kingsway. A gun post was also established at Oak Park. Oak Park and a section of The Esplanade at Cronulla, from Rostrevor Street to Oak Park, was proclaimed as a "prohibited area". Land between The Esplanade and Ewos Parade south of Rostrevor Street was declared "restricted".¹⁹

When the war was over, the Cronulla Surf Life Saving Club put to better use the assembly hall in the clubhouse, turning it into a gymnasium which included wrestling mats, a punching ball, wall bars, a punching bag, medicine balls, skipping ropes and a badminton court.²⁰

The honour roll was officially unveiled on September 1, 1946 in the club's assembly hall by George Millar, a World War I veteran, who was the honorary general secretary of the SLSA.

Violent weather systems battered the NSW coast during 1950 and the Cronulla surf club members were lucky to save their clubhouse. In a year of gales and heavy seas, cracks began to appear along the Cronulla seawall. In June, the promenade collapsed from the Cecil Ballroom for a distance of 40 yards south. Heavy seas cut into the park to within 15 yards of the clubhouse, crashing their way through the seawall concrete and threatening the very foundations of the club. According to Bill Marshall, when it became obvious that further erosion of the promenade would threaten the front foundations of the clubhouse, the president and senior officials realised that sandbagging would be the quickest and most obvious method to halt the impending devastation. Club members worked 36 hours without a break ballasting the damaged promenade.²¹

The new boatshed project commenced in the 1954-55 season with the site excavation, concrete footing and bricklaying during the winter months. A team of amateur bricklayers, worked under the supervision of Max Pettit. The site was excavated for the boatshed adjacent and on the southern end of the clubhouse. Unfortunately, the excavated site robbed some of the family members of the grassy slope that was their regular weekend picnic lunch spot. The project was completed with the help of friends and family of the club members and the not-so-expert but effective brick-laying of club members. The boatshed was officially opened by Mrs Dorothy Monro on September 16, 1956.

In the 1950's the clubhouse was painted "duck-egg blue". Club member, "Ike" Mosley supplied the paint and brushes and a "few of us painted the club."²²

¹⁹ David Beaver 'Parks of the Cronulla Peninsula, Draft CMP, 26 March 2008

²⁰ Gary Lester, 2007, 'The Cronulla Story'

²¹ Gary Lester, 2007, 'The Cronulla Story'

²² Gary Lester, 2007, 'The Cronulla Story'

In 1967, substantial extensions to the clubhouse occurred. A clubroom and sleeping facilities were built over the existing boatshed, which would also incorporate a new gear room and storeroom. As part of the renovations, the new 'C O J Monro Memorial Room' was opened by club patron Rupert Michaels in honour of the club's former patron. Improvement to amenities for club members was an important focus for surf clubs, particularly in the SLSA's drive to entice the younger generation to surf club life. The new quarters were finished in time for Cronulla to host a South African Surf Life Saving Team, all 16 members accommodated in the new sleeping quarters.²³

On March 9, 1975 the Cronulla Sports Complex was opened by the Prime Minister, E Gough Whitlam.

The Sports Complex was the third reincarnation of Cronulla's third clubhouse, built in 1923 at a cost of £9000. Public dressing facilities were added to the original structure in 1940 but by 1969 the building had fallen into disuse. R Beacham Pty Ltd and O Small, of Cronulla, were appointed building contractors.

The complex, which cost \$227,000 to build, offered much-needed training and recreational facilities not only to Cronulla club members but to the wider Sutherland Shire community as well. Believed to be the first of its kind undertaken by a surf club in Australia, the complex, in time, would become a focus and a landmark for most shire residents, not the least reason that so many young children in the shire had their first swimming lessons at the complex. For the Cronulla Surf Club, too, not only would it provide swimming training on inclement summer days and during the winter, it would form a sound source of revenue for the club.²⁴

The complex provided a comprehensive array of facilities including 25 metre indoor heated swimming pool, special indoor heated swimming pool, two competition squash courts, Sauna and gymnasium, new public dressing shed and amenities, modern ancillary facilities, clubrooms for Polar Bears Winter Swimming Club, board shed storage facilities for senior and nipper clubs and fully equipped First Aid room. Members had also contributed \$6345 in interest-free loans for the provision of ancillary equipment, such as furniture and fittings and upstairs change and toilet facilities in the complex. Ken Wiles, considered the first coach to combine surf training with stillwater coaching, was appointed as the complex's first administrator.

The opening of the complex prompted the formation of an evening swimming club called the Kurranulla Swimming Club. While the club was for the general public, it maintained close ties to the surf club, providing an opportunity for Cronulla members to maintain fitness and to meet socially in friendly rivalry.²⁵

The closure of the Cecil in 1988 inspired a Friday night institution in the Monro Memorial Room at the surf club where, in June 1989, Cronulla officially opened the Cecil Bar, dedicated to C O J "Joe" Monro.

In 1990, Cronulla celebrated the clubhouse's 50 years, adding a balcony as an extension of the COJ Monro Memorial Room. The clubhouse, which cost almost £8000 when it was constructed and attracted thousands when it was opened, had served its purpose well over six decades.²⁶

²³ Gary Lester, 2007, 'The Cronulla Story'

²⁴ Gary Lester, 2007, 'The Cronulla Story'

²⁵ Gary Lester, 2007, 'The Cronulla Story'

²⁶ Gary Lester, 2007, 'The Cronulla Story'

In 1994 an extension to the Surf Club was designed to "complement the style of the existing building". The extra space created by the extension has been well used. The upstairs section included a function room, bar, office, modern kitchen, toilet facilities and two large balconies and is used as the "Crays" clubroom and for official functions, including the popular Sunday Bar. The new room was named the Tony Purcell Memorial Room, dedicated to one of Cronulla Surf Life Saving Club most revered members. The changes to the ground level included an IRB section and a relocated boat section, as well as a large area for nipper surfboard storage.²⁷

The club's leased assets including a new restaurant, which replaced the kiosk at the very southern end of the beach promenade, and a combination within the sports complex of the swimming pool and a new juice bar. The restaurant was completed during 2008.²⁸

2.3. HISTORY OF THE BUILDING TYPE

The following History is extracted from a Heritage Assessment of Cronulla Surf Life Saving Club prepared by Architectural Projects PL in 2011:

The interwar period was significant in that it witnessed the construction of architecturally considered surf and bathing pavilions along the coast of New South Wales. This reflected the important place that recreation on the beach held for many people across the country during the interwar period: 'Surfing and sunbaking ... Were almost obligatory for young people on the coast ... Bondi was a national symbol; in Perth Cottesloe proclaimed itself 'the Bondi of the West'. On weekends and public holidays people flocked to the beaches to anoint their bodies and be immersed, the newspapers duly estimating the size of the crowds attending each resort'. The importance of beaches in the life of Australians was noted by overseas commentators as well. For instance, both life on the beaches and the exceptional activities of the surf lifesaving movement were brought to the attention of American readers in an article on Australia's capital cities appearing in The National Geographic Magazine for December 1935. Apart from the convenience and amenity that they furnished, one important reason for the construction of a number of pavilions during the 1930s was the provision of much needed work for the unemployed, and many were funded out of the state government's Unemployment Relief Council. A large number of bathing pavilions and surf clubhouses were built along the coastline of New South Wales. They were new building types that appear to have reached a definitive form by the end of the 1920s.²⁹

Cronulla Beach Pavillion and Surf Club are representative of this new building type and needs to be understood within this context.

There were a number of surf pavilions erected at the beaches included in Sydney's metropolitan area. Perhaps the most grand and elaborate of all was built at Bondi Beach. Designed by the influential architectural firm of Robertson and Marks, and opened in 1930. At the opposite end of the 1930s the Manly Surf pavilion (completed in 1938) represented the acme of functional architectural modernism. This building, shaped like a boomerang in plan, combined dressing areas over which sun bathing decks were located and quarters for the surf club. The building won the Sulman Medal for 1939, partly for its harmonious relationship with its setting. It has since been demolished.³⁰

²⁷ Gary Lester, 2007, 'The Cronulla Story'

²⁸ Gary Lester, 2007, 'The Cronulla Story'

²⁹ Rod Howard, 2001

³⁰ Rod Howard, 2001

Few interwar pavilions remain on Sydney's northern beaches. There are Interwar Mediterranean style pavilions containing dressing and surf club accommodation at Newport Beach. 1933: The pavilion at Freshwater Beach is also a Mediterranean style building and was designed by club member Lindsay Scott. 1935: Scott held the positions of vice president and honorary architect to the Surf Life Saving Association during the 1930s and also designed surf pavilions for Palm Beach, South Curl Curl and Harbord beaches. Some fine surf pavilions were erected in Newcastle. Nobby's Beach Surf Pavilion was designed by the City Architect F.A. Scorer and opened on 1 December 1934. It was designed as a central pavilion with attached flanking dressing sheds in the interwar Mediterranean style. Bar Beach Surf Pavilion was designed by architects A.J. Brown and S.F. Coleman in association with Newcastle architects F.O. and A.C. Castleden. It was completed in 1933 and was considered to have no equals in the district and to be comparable to any in Sydney. The building contained facilities for the surf club, a refreshment kiosk, an office, lavatories, the caretaker's residence, sunbathing accommodation, and changing areas - 500 lockers and 50 cubicles were provided for men and 100 lockers and 250 cubicles for women. The exterior of the building was designed in an idiom that combined the Interwar Spanish Mission and Art Deco styles. The Merewether Surf Pavilion was completed in 1937. It was designed by the architectural firm of Pitt and Merewether in a restrained Art Deco idiom and consisted of a central two-storey pavilion containing a caretaker's flat and surf club room on the first floor, flanked on either side by attached dressing pavilions.³¹ A number of beach pavilions remain on Sydney's southern beaches.

2.4. RELEVANT HISTORICAL THEMES

8 Developing Australia's cultural life – Leisure – Activities associated with recreation and relaxation.

³¹ Rod Howard, 2001

3. PHYSICAL ANALYSIS

3.1. DESCRIPTION OF THE SITE & BUILDING

The following description is extracted from a Heritage Assessment of Cronulla Surf Club and Cronulla Sports Complex prepared by Architectural Projects PL in 2011:

Cronulla Surf Life Saving Club group is located at the south-eastern corner of Cronulla Park, at Cronulla Beach. The buildings are erected east of a small sandstone escarpment and west of the inter-tidal rock shelf. A pedestrian esplanade crosses between the inter-tidal zone and the club buildings. The general curtilage is made up of concrete and bitumen concourse and a bitumen roadway between two of the buildings.

The group consists of three separate buildings, the Surf Club built in 1940, the Beach Pavilion (now Sports Complex) built in 1923 and altered in 1940 and 1975, and the former kiosk.

The original 1940 Cronulla Beach Surf Pavilion as modified is highly intact although extended. It is characterized by its asymmetrical massing expressed in the extended stair, which offsets the symmetrical entry. The main entry is via a set of steps and framed by a symmetrical modern columned entry porch. The building is extended in a curve to the north side.

Five major extensions to the 1940 Cronulla Surf Life Saving Club have occurred; The 1956 boatshed located on the south and sits behind the main building. The 1967 C O J Monro Memorial Room is located above the 1956 boatshed. The 1990 balcony to the Monro Room extends beyond the alignment of the 1956 boatshed and in part obscures the 1940 building. The 1994 extension to include the public amenities features a curve wing intended to match the original, and the Purcell Room was added in 2007. The additions are generally added to the rear with the exception of the 1990 balcony and 1994 curved amenities wing, which detract from the 1940 building.

3.2. OTHER ASPECTS OF SITE

3.2.1. Evidence of Archaeological Potential

Given the history of site disturbance/development from the Interwar period, the site is unlikely to reveal archaeological remains.

3.2.2. Evidence of Aboriginal Heritage Potential

Given the history of site disturbance/development from the Interwar period, the site is unlikely to reveal aboriginal remains.

3.2.3. Evidence of Natural Heritage Potential

Given the history of site disturbance/development from the Interwar period the site is unlikely to have heritage significance for its natural features.

3.2.4. Moveable context

No significant moveable items exist.

3.3. PHASES OF DEVELOPMENT

Five major extensions to the Cronulla Surf Life Saving Club have occurred: the 1956 boatshed, the 1967 C O J Monro Memorial Room, the 1990 balcony to the Monro Room, the 1994 extension to include the public amenities, and the Purcell Room in 2007.

3.4. HISTORY OF GENERAL CHARACTERISTICS & A COMPARATIVE ANALYSIS OF THE INTERWAR FUNCTIONALIST STYLE

From the mid 1930s awareness of the ideas of the developing British Modern Movement became evident in Australia. This was due to direct exposure to the work in Britain and the continent by architects working abroad and through magazine publications. Compositionally the approach to building form was the antithesis of the classical compositions of the 1920s and 1930s. Every opportunity was taken to express a non hierarchical asymmetrical composition and provide a dynamic quality to the building. The interest in expressing the corner as a tower element evident in the castellated versions of the Art Deco style became instead a 'de stijl' like plane that often terminated the horizontal banding of the main façade. The preferred building composition was one of asymmetrical horizontal and vertical movement as opposed to the symmetrical hierarchical composition of the classically inspired buildings whether they exhibited classically inspired or Art Deco decoration. The decoration became more streamlined and less decorative and is similar to the stripped classical style prevalent at the time Interwar Functionalist Style is however clearly distinguished by its dynamic composition. Notable examples in the CBD include Sidney Warden County Clare Hotel, Hellyer Hollywood Hotel, Ancher & Prevost Civic Hotel, Sidney Warden Hotel Broadway, Copeman, Lemont & Keesing's Australian Hotel, Justelius & Frederick Albury Hotel, Paddington, Ancher & Prevost Union Hotel, North Sydney, Ancher & Prevost Piccadilly Hotel Kings Cross, Ancher & Prevost Hunter Hill Hotel, Joy & Pollitt Bridge Hotel, Glebe, Rudder & Grout Eastwood Hotel to a lesser extent, Joy & Pollitt Golden Barley, Hotel Joy & Pollitt Unicorn Hotel, SE Tennyson Hotel, Joy & Pollitt Unicorn Hotel, Hellyer Marlborough Hotel and the Scott Green and Scott Horse and Jockey, Homebush. Notable demolished examples include Sidney Warden Mayfair Hotel Kings Cross, Samuel Lipson Seabreeze Hotel.

4. ASSESSMENT OF CULTURAL SIGNIFICANCE

4.1. GENERAL

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

There are a number of recognised and pre-tested guidelines for assessing the cultural significance of a place or item established by organisations including among others, the ICOMOS (International Committee on Monuments and Sites, Australia), The National Trust of Australia, The Australian Heritage Council (Australian Government) and in New South Wales by the NSW Heritage Council (The Heritage Branch of the Office of Environment and Heritage).

The Heritage Council's criteria 'NSW Heritage Assessment Criteria' are based on the Australian Heritage Commission criteria and encompass the five values in the Australia ICOMOS Burra Charter; Historical Significance, Historical Association Significance, Aesthetic Significance, Scientific Significance, Social Significance and 'two' grading level Rarity and Representativeness. These criteria were gazetted following amendments to the Heritage Act, which came into force in April 1999 and further amended in 2004.

This report uses the NSW Heritage Assessment Criteria to assess the significance of the study area.

4.2. CRITERION A – HISTORICAL EVOLUTION

The site has the ability to demonstrate the growth of beach cultures, bathing and surfing in the early Twentieth Century and the social evolution of the community. The site and buildings are associated with the Surf Life Saving movement since the establishment of the Cronulla Surf Life Saving Club in 1907.

The Surf Club evidences the development of beachfront land for public recreation and amenity purposes during the Interwar years.

4.3. CRITERION B – HISTORICAL ASSOCIATIONS

Constructed to accommodate the Cronulla Surf Life Saving Club, the building has close associations with the Surf Life Saving movement in the Sutherland Shire. Cronulla Surf Life Saving Club was the first Surf Life Saving Club in the shire.

4.4. CRITERION C – AESTHETIC VALUES

The Surf Club is significant as a good example of Interwar Functionalist architecture. Through its siting, scale, form and massing, the Pavilion and Surf Life Saving Club are landmark features of the coastline.

4.5. CRITERION D – SOCIAL VALUE

The Pavilion and Surf Club have provided facilities for swimmers and surfers at Cronulla Beach since 1923/40 and are likely to be held in high esteem by the local residents.

4.6. CRITERION E – TECHNICAL/RESEARCH VALUE

The building has little known archaeological or research potential.

4.7. CRITERION F - RARITY

The building is rare as a surviving Interwar Surf in the Sutherland Shire and in the Sydney region.

4.8. CRITERION G - REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's

- **cultural or natural places; or**
 - **cultural or natural environments**
- (or a class of the local areas' cultural or natural places; or cultural or natural environments).**

The buildings are representative example of a group of Beach Pavilions and Surf Clubs erected in the Interwar period that evidence the importance of beach culture at this time.

4.9. INTACTNESS

The Surf Club has a moderate degree of integrity despite a number of extensions and alterations to original fabric.

The Surf Club appears to be in sound structural condition, the exterior is well maintained with painting last completed in 2007. There is evidence of roof leaks in both the original building and in the additions

No representations are being asserted as to the actual condition of the building, however given its harsh marine location, inspection of the concrete slabs would be prudent.

4.10. LEVELS OF SIGNIFICANCE

Background

The terms 'local', and 'state' relate to the geographical and social context of an item's significance. For example, an item of local significance will be of historical, aesthetic, social or technical/research significance in a local geographical context; an item of state social heritage significance will be important to an identifiable, contemporary, statewide community.

4.10.1. Local Heritage

Due to historic and aesthetic significance the building does reach the threshold for local significance.

4.10.2. State Heritage

Due to representative level of significance within the Sydney area, extent of alteration, nature the building does not reach the threshold for state significance.

4.11. GRADING OF SIGNIFICANCE

	GRADING	JUSTIFICATION	STATUS
A	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local or State listing
B	HIGH	High degree of original fabric, Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
C	MODERATE	Elements of typical representative quality. Altered or modified elements. Elements	Fulfil criteria for local or State listing.

GRADING		JUSTIFICATION	STATUS
		with little heritage value, but which contribute to the overall significance of the item.	
D	LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
E	INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

Schedule of significant fabric

The schedule of existing fabric notes the relevant area and its level of significance.

ELEMENT	GRADING
The Site	C
The 1940 Exterior	C
North Façade	C/D
South Façade	D
East Façade	C/D
West Façade	D
The Interior	D

KEY PHASES ADDITIONS

1956	Boatshed	D
1967	City of Sydney Monro Memorial Room	D
1990	Balcony to Monro Room	E
1994	Extension to Amenities	D
1994	Purcell Room	E

4.12. DEFINING HERITAGE CURTILAGE**4.12.1. Background**

There are different types of Heritage Curtilage that relate to the history and significance of the site.

Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

Expanded Heritage Curtilage

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

Composite Heritage Curtilage

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

4.12.2 Heritage Curtilage

The curtilage associated with the key period of significance is the setting, which comprises Cronulla Beach.

4.13. SUMMARY STATEMENT OF SIGNIFICANCE

The site has the ability to demonstrate the growth of beach culture, bathing and surfing in the early Twentieth Century and the social evolution of the community. The Surf Club evidences the development of beachfront land for public recreation and amenity purposes during the Interwar years.

The Surf Life Saving Association has a long history of involvement at Cronulla starting when the first Cronulla Surf Life Saving Club was formed in 1907 and there has been a continuing Surf Life Saving presence at the beach since that time.

The Pavilion and Surf Club are representative examples of a group of Beach Pavilions and Surf Clubs erected in the interwar years that evidence the importance of beach culture at this time, many of which have been demolished. As a substantially intact Interwar Surf Club, the building is rare in the Sutherland Shire and in the Sydney region.

The Surf Club is significant as a good example of Interwar Functional architecture that has been altered. Through its siting, scale, form and massing, the Surf Club is a landmark feature of the coastline.

David Beaver's 'Parks of the Cronulla Peninsula, Draft CMP, noted:

*"The Cronulla Surf Life Saving Club, Pavilion, and ocean pools retain a high degree of intactness and demonstrate changing recreation habits of Australians in the inter-war period particularly the increasing popularity of ocean bathing."*³²

Sutherland Shire Heritage Study provided the following Statement of Significance:

*"Good example of an Inter-War International style building. Closely associated with the beginnings of Australia's beach culture. Special historical interest for its association with a 1930's unemployment relief scheme. Well presented on the beach foreshore and complemented by the adjoining sports complex building. Essential form and character retained. Additions reasonably sympathetic. Local significance"*³³

³² David Beaver 'Parks of the Cronulla Peninsula, Draft CMP, 26 March 2008

³³ Sutherland Shire Heritage Study, Perumal Murphy Wu Pty Ltd

5. CONSTRAINTS & OPPORTUNITIES

5.1. GENERAL

A general policy for the preservation of a building is based on a recognition of its significance and the relevant constraints, the chief constraint being the Statement of Significance. These constraints may extend to development on site in the vicinity.

5.2. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

The significance of the building does warrant its listing as a heritage item or as a component of the streetscape. The building should be retained and conserved in a recognisable form.

See Section 7 for specific Policies arising from Statement of Significance.

General Constraints Arising out of Cultural Significance.

The original 1940 building should be retained and conserved. No new work or activity should be carried out which will detract from or obscure physical evidence of the major phases of development of the key period of significance from the 1940 period. Architectural and decorative features that date from the key period of significance should be conserved. No new building should detract from the prominence of the building on the site. New works or activities at the place should not diminish the evocative character as an interwar Surf Life Saving club.

5.3. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF ITEMS IN THE VICINITY

The proposed changes will have a minimal external effect on the following buildings, which are located in the vicinity:

1055 *Cronulla Surf Club*, The Esplanade (to the east of Cronulla Park), Part of Lot 222, DP 752064; Lot A, DP 173271

1052 *Cronulla Sports Complex*, The Esplanade, Lots B and C, DP 173271

1023 *South Cronulla Beach and Cronulla Park*, 20R–38R Gerrale Street, Part Lot 222, DP 752064

1053 *The Esplanade—walking path of eastern foreshore, extending from Cronulla Park to Bass and Flinders Point*

The Esplanade, Lot 7050, DP 1115545; Lot 7302, DP 1130200

1025 *Commercial pair (shops/residence)*, 97–99 Gerrale Street, Lots A and B, DP 23736

The proposal largely retains the existing volume and the relationship to these buildings.

5.4. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE

The building is presently in need of significant maintenance work and upgrade to comply with egress requirement for specific future uses.

5.5. CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP

The owner wishes to alter the building to accommodate the primary use as a Surf Life Saving Club and upgrade the existing facilities.

5.6. CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPTIONS

The location of the building does not provide a significant limitation to development permissible in the zoning.

5.7. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS

5.7.1. Australian Heritage Council

The building and site is not included on the National Heritage List, The Commonwealth Heritage List nor on the list of items nominated for evaluation. The building and site is not covered by statutory protection provided pursuant to the EPBC Act

5.7.2. Heritage Council of NSW / NSW Heritage Act

The building and site is not covered by statutory protection provided pursuant to the NSW Heritage Act 1977. No constraints apply.

5.7.3. National Trust (NSW)

The building and site is not classified by the National Trust (NSW). Listings in this register impose no legal restrictions. No constraints apply.

5.7.4. AIA Register of Significant Buildings

The building is not listed as a heritage item by the AIA. Listings in this register impose no legal restrictions. No constraints apply.

5.7.5. Australian Institute of Engineers

The building is not listed as a heritage item by the RAIE. Listings in this register impose no legal restrictions. No constraints apply.

5.7.6. Art Deco Register of NSW

The building is not listed as a heritage item by the Art Deco Society of NSW. Listings in this register impose no legal restrictions. No constraints apply.

5.7.7. Section 170 Register

The site and building is not listed as a heritage item on any 170 Register of any Government Body. Listings in this register impose no legal restrictions. No constraints apply.

5.7.8. Sutherland Council

The building is listed on Part 1 Heritage Items, Schedule 5 of SLEP 2015:

The building and site is listed as a heritage item identified in the Part 1 Heritage Items, Schedule 5 of SLEP 2015. The building and site is not located within a Conservation Area identified in the LEP. The building lies within the vicinity of other buildings listed as heritage items under the LEP.

1055 *Cronulla Surf Club*, The Esplanade (to the east of Cronulla Park), Part of Lot 222, DP 752064; Lot A, DP 173271

1052 *Cronulla Sports Complex*, The Esplanade, Lots B and C, DP 173271

1023 *South Cronulla Beach and Cronulla Park*, 20R–38R Gerrale Street, Part Lot 222, DP 752064

1053 *The Esplanade—walking path of eastern foreshore, extending from Cronulla Park to Bass and Flinders Point*
The Esplanade, Lot 7050, DP 1115545; Lot 7302, DP 1130200

1025 *Commercial pair (shops/residence)*, 97–99 Gerrale Street, Lots A and B, DP 23736

5.8. OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Sutherland Council. Matters may be identified in this study that may require modification includes,

6. STATEMENT OF CONSERVATION POLICY

A Statement of Conservation Policy is a document that provides guidelines to assess many different proposals. Policies for the preservation of a Conservation Area or Heritage Item are based on a recognition of its significance and the relevant constraints. Conservation can be regarded as the management of change and can be applicable whether or not the building has reached the threshold for listing as a heritage item or as a contributing component of a streetscape or Conservation Area.

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 1999.

The Statement of Cultural Significance and Schedule of Significant Fabric set out in Section 4, together with any more detailed assessments of individual items in the policy section should be accepted as one of the bases for future planning and work on the place.

The policies recommended in this document should be endorsed by all parties as a guide to future conservation and development of the place.

All work in the building shall be undertaken on the basis of known evidence.

All work affecting significant fabric should be designed and constructed under the constant supervision of a qualified conservation practitioner approved by the Heritage Council of New South Wales. Assessment of cultural significance, and consequent decisions on conservation, should be modified if necessary in the light of further information obtained during conservation work.

This document should be reviewed regularly as the need arises or when new information comes to light.

The purpose of the following policy is to provide a framework for the management of the building as a heritage item.

The conservation policy focuses on retaining the building as a viable commercial facility, commensurate with current standards, while protecting its cultural significance as an Interwar Surf Life Saving Club.

The Statement of Conservation Policy identifies which elements of the building should be conserved and nominates intrusive elements in need of modification. The Policy identifies action in terms of essential and desirable works. The Policy also identifies new work opportunities. However, work should not occur at the expense of existing significant spaces.

6.1. REVIEW OF THE CONSERVATION MANAGEMENT POLICIES

6.1.1. Policy - Conservation Management

The Conservation Management Policy should be adopted to guide all work to the building and continually reviewed.

6.2. CONSERVATION OF BUILDING FABRIC

6.2.1. Policy - Fabric Conservation

- No significant item identified in this plan should be despoiled and/or removed from the building prior to understanding the significance of the item and its contribution to the significance of the place.

- The grading of significance of the various elements of the building is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements.
- Surviving building fabric nominated in this document as being of high significance shall be retained and conserved and shall only be considered for removal or alteration where there is no appropriate alternative. Any work which affects the building fabric or spatial arrangement graded in this category should be confined to preservation, restoration or reconstruction, as defined by the Burra Charter.
- Where fabric of high significance is removed or altered a thorough recording of the original form and detail should be made. Removed items should be catalogued and stored safely for possible future reinstatement.
- Fabric of moderate significance should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place. Surviving building fabric nominated in this conservation plan as being of little significance can be either retained or removed if required as either option does not intrude on the significance of the building.

The building should exemplify and reflect the principal period of its development from the key period of significance. Significant fabric should be preserved. The existing building, in particular, the significant façades and building elements, should be retained.

This includes the following building elements:

In the event that the building is kept, the building could exemplify and reflect the principal period of its development from the key period of significance. Significant fabric could be preserved. The existing building, in particular, the significant façades and building elements could be retained.

Elements that are identified in this plan as being of an intrusive nature reduce the overall significance of the place. The preferred option is for their removal, conversion to a more compatible form or replacement in a way that helps retain the significance of the overall.

The *Burra Charter* recommends a minimalist approach be taken in removing fabric graded as of little significance or intrusive, and it be limited to protecting and enhancing fabric of greater cultural significance, or allowing practical use of the building.

Significant fabric unavoidably disturbed during the works shall be salvaged, retained on site, securely stored and may be re-used in the building.

Decayed building fabric that is not likely to be causing on-going deterioration should not be repaired for visual reasons if by doing so the patina of age and ability to successfully interpret various stages of use is degraded.

Where repairs or alterations are required, new material should closely match original or adjacent materials. However, new materials should not be so well matched as to be impossible to read evidence of change on close inspection.

6.2.2. Policy – Significant Fabric

No fabric is identified as having exceptional significance. (A)

Fabric identified in Section 4.11 as having high significance (B) should be retained, conserved and/or preserved where possible.

Fabric identified in Section 4.11 as having moderate significance (C) – retention and preservation is desirable but not essential.

Fabric identified in Section 4.11 as having little significance (D) may be retained or removed as required subject to practical considerations.

Fabric identified in Section 4.11 as intrusive elements (E) should be removed or modified to a less intrusive form, wherever the opportunity arises.

6.2.3. Policy - Reconstruction

Reinstatement of missing fabric, or reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building generally.

6.2.4. Policy - Finishes

It is desirable that finishes never intended for painting should continue to be appropriately maintained. Investigation should be undertaken to establish whether the removal of later paint finishes is possible. Surfaces intended for painting should continue to be painted in appropriate colours.

6.2.5. Policy – Define Colours

Original significant Colour schemes based on appropriate research and which evoke the original character should be reinstated.

6.3. INTERVENTION

Background

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptations of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

Guidelines

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use, or upgrading of service areas and facilities.
- Intervention should not be detrimental to the original fabric.
- Existing service areas may be upgraded. Any upgrading is subject to the proper approval process.
- New internal floor coverings are permissible, but should have minimal impact on the floor structure.

6.3.1. Policy - Restrict Intervention

It is desirable that intervention into building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

6.3.2. Policy - Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance.

6.4. SETTING

6.4.1. Policy – Setting

The architectural impact of the building derives from its form, facades and landmark quality. Key views of the building available from Cronulla Beach should be preserved. No further additions should occur to the beach side front building.

6.4.2. Policy – Detracting External Additions

Any new work should reduce the impact of detracting external additions. New development should be controlled so as not to detract from the significance of the place. Therefore additions to the building should be located to the rear.

6.5. EXTERIOR

6.5.1. Policy – Exterior Appearance

The overall building form should be preserved. The existing form, external surfaces, materials and finishes of the façade should be preserved. It is desirable that door and window openings should not be enlarged or closed in. No new work should compromise the original significant facades. All remaining intact fabric on significant facades, as identified in Section 4.11, should be retained and conserved.

6.5.2. Policy - Façade Modification

It is desirable that where it is necessary to modify the façade, changes to the facade should reinforce the composition of the original facade.

6.5.3. Policy – Façade Additions

Additions of little significance that detract from an appreciation of the original building detail can be removed. Scope exists to modify these alterations.

6.5.4. Policy – Façade Changes

The interpretation of the building would benefit by a better understanding of the original construction phase. Non-original additions could be modified to provide a better interpretation of the key period of significance 1940.

6.6. INTERIOR

6.6.1. Policy – Interior Spaces

The spatial qualities of the original 1940 building contribute to its significance and interpretation and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.

6.6.2. Policy – Impact on Façade

Internal work should not compromise the significant facades of the buildings.

6.6.3. Policy – Low Integrity Interiors

As the interiors of the building have been extensively modified, further modification could occur to the interior. The character defined by the original interiors that create the spatial quality should be preserved.

6.7. TENANCY FITOUT GUIDELINES

6.7.1. Policy – Tenancy Fitout

All tenants of the building should be made aware of the cultural significance of the item.

Tenancies should only be selected on the basis that the proposed or future uses are compatible with the significance, and the sensitive fabric and spaces, and can be installed and removed without impact.

6.7.2. Policy – Incremental Changes

In the event that the building is kept, proposed changes of use to any part of the building could be considered in the context of a coordinated plan for the whole building.

6.8. SIGNAGE AND EXTERNAL LIGHTING

6.8.1. Policy – Original Signage

The existing original signage should be retained.

6.8.2. Policy – Additional Signage

Investigations should occur to uncover evidence of any earlier signage.

6.8.3. Policy – Signage and External Lighting

Signs and external lighting must be consistent with the relevant signage and lighting policies of the authority.

6.8.4. Policy – Co-ordinated Signage

Coordinated signage should be designed for the building that complements the appearance of original fabric and the overall character of the place and is sufficiently flexible to allow for changes in occupancy.

6.9. ORDINANCE COMPLIANCE

6.9.1. Policy – Ordinance Compliance BCA

Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided or located in areas of low significance. Where unacceptable levels of intervention are required, exemptions should be sought. Conservation, upgrading and reuse programs of the various components of the building should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the cultural significance.

6.10. INTEGRATION OF SERVICES

6.10.1. Policy – Removal of Inappropriate Services

The provision of new services should consider the removal of inappropriate services.

6.10.2. Policy – Installation of Services

The extension or alteration of existing services in the building is acceptable in the context of re-use, but should not have a detrimental impact on the significance of the building components as a whole.

6.10.3. Policy – Ventilation

Appropriate ventilation and climate control that enabled retention of long-term tenants.

6.10.4. Policy – Upgrading of Services

Any proposed upgrading of services should be carefully planned. Brackets or fixings for services that are more visible and do not damage significant fabric are preferred.

6.11. INTERPRETATION

6.11.1. Policy – Retain and Interpret Building Evolution

Evidence of the progressive evolution of the building should be respected and retained and interpreted.

6.11.2. Policy – Appropriate Interpretation

The heritage significance of the building should be interpreted on site by appropriate methods making reference to existing / extant evidence that can be utilised in interpretation as the starting point (rather than rely on introducing new material).

6.11.3. Policy – Interpretation of Original Use

As the building's historical significance derives from its early function as a Interwar Surf Life Saving Club. Conservation should primarily be aimed at retaining and recovering this aspect of the significance.

6.11.4. Policy – Retention of Original Building Name

Consideration should be given for the continued use of the building name given its seventy-year presence in area and the occupation of the building. The building was purposely built for its use.

6.11.5. Policy

A plaque, consistent with others in the area, could be fixed to the external facade adjacent to the original entrance of the building noting the building's construction date and original use.

6.12. FUTURE USE

6.12.1. Policy - Future Use

The future use of the building should be compatible with its conservation and ideally remain as Surf Life Saving Club. Alternate uses would include: commercial or restaurant usage.

The policies set out in this document should be applied irrespective of the uses that occupy the building.

6.12.2. Policy - Incremental Changes of Use

Proposed changes of use to any part of the building should only be considered in the context of a coordinated plan for the whole building.

Background

The original use of the building has not been changed. It is preferable that the existing Surf Life Saver Club use remain. New uses should be selected which are most compatible with the retention and recovery of the character and significance of the building. The approach should be sufficiently flexible to ensure that the building and setting retain the identified cultural significance of the place.

Suitable uses would include commercial uses.

6.13. ASSET MANAGEMENT

6.13.1. Policy

It is highly desirable that the management of the building should occur as a single entity.

6.14. MAINTENANCE AND REPAIR

6.14.1. Policy – Maintenance Plan

A building maintenance plan and repair program should be prepared and implemented based on a comprehensive knowledge of the building's use and its materials, with regular inspection and prompt preventative maintenance and repair.

6.14.2. Policy – Graded Levels of Intervention

The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the acceptable level of intervention or appropriate action required under maintenance.

6.15. APPROPRIATE SKILLS AND EXPERIENCE

6.15.1. Policy – Skills and Experience

Relevant and experienced professional conservation advice should be provided for all conservation, maintenance, adaptation and repair works proposals and programs on the building.

7. IMPLEMENTATION OF POLICY

7.1. MANAGEMENT PROCESSES

In future management of the building / buildings the decision making process should centre on the protection of heritage values. The building is listed as a Heritage Item. The Sutherland Council is the consent authority for all building work. As such any Development Application should be accompanied by an Assessment of Heritage Impact, which assesses the proposed scheme in terms of the Conservation Policies outlined in this report.

The following management processes should be implemented / maintained when considering the ongoing use of the building:

- This Conservation Plan should be included in any future sale documents in order that the enquirer or prospective purchaser is fully appraised of heritage requirements.
- Skilled and appropriate staff or consultants should be employed to develop an understanding of the nature of the building or place, re-assess its significance and develop compatible approaches taking into consideration user requirements and heritage issues.
- Insurance cover for the building should be reviewed to acknowledge the areas of significance.
- Regular BCA reporting on emergency services as required.
- A building Maintenance Program should be implemented.

7.2. REVIEW OF THE CONSERVATION MANAGEMENT POLICY

This Conservation Management Plan proposes a framework for the management of heritage issues into the long term. Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

Conservation Policies should be reviewed every five years or subsequent to major programmes of upgrading or changes in ownership and should reflect latest relevant legislation and conservation practices. Reviews should be carried out by experienced Conservation Practitioners.

7.3. CONSERVATION WORKS

A Schedule of Essential and Desirable Conservation Works should be prepared to ensure the adequate conservation of the building.

7.4. MAINTENANCE WORKS

A planned Maintenance Program should be prepared and implemented based on the cyclical inspection, monitoring and recording of the condition of the fabric. The main elements requiring attention are:

- Roofing
- Gutters
- Rainwater disposal system
- Brickwork and render finishes
- Concrete elements
- Windows and doors
- Structural defects.

A schedule of ongoing maintenance works should be prepared. This should identify cyclic maintenance works to fabric and services that should be implemented by the owner / manager as part of the process of ongoing management of the building, beginning from the time that conservation works are substantially completed. A record of when this work is performed, and any faults found, or repairs made should be recorded and kept along side this maintenance schedule.

8. STATEMENT OF HERITAGE IMPACT

8.1. THE PROPOSAL

The proposal is described in the following drawings:

Survey – Plan Roof & Parapets	Boxall	9880-001	29 August 2012
Survey – Elevations	Boxall	9880-001	29 August 2012
Survey – Elevation	Boxall	9880-001	29 August 2012
Survey – Elevations	Boxall	9880-001	29 August 2012
Survey – Elevations	Boxall	9880-001	29 August 2012
Survey – Plan of First Floor	Boxall	9880-001	29 August 2012
Survey – Plan of Second Floor	Boxall	9880-001	29 August 2012
Survey – Plan of Ground Floor	Boxall	9880-001	29 August 2012
Survey – Plan of Sites Detail & Levels	Boxall	9880-001	29 August 2012
Plan – Ground	Redshift	A2.11	3 September 2015
Plan – First Floor	Redshift	A2.12	3 September 2015
Plan – Second Floor	Redshift	A2.13	3 September 2015
Plan – Roof	Redshift	A2.14	3 September 2015
Elevations	Redshift	A2.21	3 September 2015
Sections	Redshift	A2.31	3 September 2015
Isometric View	Redshift	A2.51	3 September 2015
Exterior Perspectives	Redshift	A2.52	3 September 2015
Interior Perspectives	Redshift	A2.53	3 September 2015
Site plan	Redshift	A0.2	3 September 2015
Context	Redshift	A1.01	3 September 2015
Shadows	Redshift	A1.02	3 September 2015
Views before and after	Redshift	A1.03	3 September 2015
Demolition Ground Floor	Redshift	A1.11	3 September 2015
Demolition First Floor	Redshift	A1.12	3 September 2015
Demolition Second Floor	Redshift	A1.13	3 September 2015

8.2. SIGNIFICANCE (STATEMENT OF SIGNIFICANCE)

The site has the ability to demonstrate the growth of beach culture, bathing and surfing in the early Twentieth Century and the social evolution of the community. Cronulla Park evidences the State Government's provision of capital for the construction of public facilities during the depression, supplemented by Sutherland Shire Council. The Surf Club evidences the development of beachfront land for public recreation and amenity purposes during the Interwar years.

The Surf Life Saving Association has a long history of involvement at Cronulla starting when the first Cronulla Surf Life Saving Club was formed in 1907 and there has been a continuing Surf Life Saving presence at the beach since that time.

The Pavilion and Surf Club are representative examples of a group of Beach Pavilions and Surf Clubs erected in the interwar years that evidence the importance of beach culture at this time, many of which have been demolished. As a substantially intact Interwar Surf Club, the building is rare in the Sutherland Shire and in the Sydney region.

The Surf Club is significant as a good example of Interwar Functional architecture that has been altered. Through its siting, scale, form and massing, the Surf Club and Pavilion are landmark features of the coastline.

8.3. GENERAL DISCUSSION OF THE PROPOSAL

The Original Building

The original building is retained externally to a high level of integrity. The south window to the original tower converted to a door on the 1950s, is retained. The original entry is reused.

Internally the need to provide adequate boat storage requires a large extent of change to the additions and the original club room. The original club room accommodates increased number of WC's and the gym. The original entry is re-established. The distinctive curved rooms are better utilised and all later partitions removed. A sick room is provided in the curved room at the ground floor. The volume of the original club room is interpreted at the first floor and the plaque relocated to this area.

The Existing Additions

The existing additions which have no heritage significance are modified in the following way:

South Boatshed and room over demolished and replaced with a new boatshed and room over deck. The location of the room over is limited by its location to the rear embankment, the need to provide a WC, commercial kitchen, a small deck and lounge. The lounge aligns with the rear of the south tower. The open deck aligns with the front of the south tower. It is visually separated from the south tower.

The curved stairs of the northern extension is demolished and the ground floor used for essential boat storage. External fenestration on the north is modified and a new north terrace created.

New Work

The proposed changes retain the dominance of the original building. The proposed first floor terrace to the south-east sits below the building and is visually separated to retain views of the building. Views of the tower will not be interrupted from the south-east. The terrace serves an important social role within the Club building. The roof over the terrace shares the same construction as the new roof over the Ceremonial Hall. The frame of the terrace and the associated roof over share are vertically proportioned similar proportion to the ventral portion over the main entry, but the new element is clearly articulated from the existing with a slot between the new and heritage portions.

It is intentional that the formal expression of the additions, while reinforcing the render finish of the original are quite different from those of the north, because they relate to a different terrace use. The terrace is visually separated to retain the views of the building and incorporates masonry elements which assist in relating this new terrace to the original building.

The intention has also been to minimize the alternations to the building in addressing the modest increase in the building's accommodation requirements.

The main roof over the ceremonial hall reads as an understated contemporary element that is set back and hovers above the original building but does not dominate it. It is important that the new work, located in an area of low significance, provides an innovative response that balances the high level of retention of the original.

8.4. ASSESSMENT OF HERITAGE IMPACT USING THE CONSERVATION MANAGEMENT PLAN POLICIES

Proposed works are considered in relation to policies developed in this Assessment to determine their impact upon heritage significance.

REVIEW OF THE CONSERVATION MANAGEMENT POLICIES

6.1.1 Policy - Conservation Management

The Conservation Management Policy should be adopted to guide all work to the building and continually reviewed.

Response

The Conservation Management Policy has been adopted to guide all work to the building.

6.2.2 Policy – Significant Fabric

Fabric identified in Section 4.11 as having high significance (B) should be retained, conserved and/or preserved where possible.

Response

Fabric identified in Section 4.11 as having high significance (B) is retained.

Fabric identified in Section 4.11 as having moderate significance (C) – retention and preservation is desirable but not essential.

Response

Fabric identified in Section 4.11 as having moderate significance (C) is retained.

Fabric identified in Section 4.11 as intrusive elements (E) should be removed or modified to a less intrusive form, wherever the opportunity arises.

Response

Fabric identified in Section 4.11 as intrusive elements (E) have been removed as follows:

- Non original curved wall to members room
- Part of non original deck to surf boat storage

6.2.4 Policy - Finishes

It is desirable that finishes never intended for painting should continue to be appropriately maintained. Investigation should be undertaken to establish whether the removal of later paint finishes is possible. Surfaces intended for painting should continue to be painted in appropriate colours.

Response

Finishes will be painted in appropriate colours.

6.2.5 Policy – Define Colours

Original significant Colour schemes based on appropriate research and which evoke the original character should be reinstated.

Response

Colour schemes based on appropriate research are reinstated.

6.3.2 Policy - Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance.

Response

Interventions occur in areas of lower rather than higher significance.

SETTING

6.4.1 Policy – Setting

The architectural impact of the building derives from its form, facades and landmark quality. Key views of the building available from Cronulla Beach should be preserved. No further additions should occur to the beach side front building.

Response

Key views of the building available from Cronulla Beach are preserved.

6.4.2 Policy – Detracting External Additions

Any new work should reduce the impact of detracting external additions. New development should be controlled so as not to detract from the significance of the place. Therefore additions to the building should be located to the rear.

Response

New work reduces the impact of detracting external additions.

EXTERIOR

6.5.1 Policy – Exterior Appearance

The overall building form should be preserved. The existing form, external surfaces, materials and finishes of the façade should be preserved. It is desirable that door and window openings should not be enlarged or closed in. No new work should compromise the original significant facades. All remaining intact fabric on significant facades should be retained and conserved.

Response

The overall building form is preserved. The existing form, external surfaces, materials and finishes of the façade have been preserved with the exception of the southern stair window which is modified as a door.

6.5.2 Policy - Façade Modification

It is desirable that where it is necessary to modify the façade, changes to the facade should reinforce the composition of the original facade.

Response

Where it is necessary to modify the façade, in the conversion of a window to a door this facilitates the removal of part of the detracting deck.

6.5.4 Policy – Façade Changes

The interpretation of the building would benefit by a better understanding of the original construction phase. Non original additions could be modified to provide a better interpretation of the key period of significance, 1940.

Response

The interpretation of the building allows a better interpretation of the original construction phase, 1940.

6.6.1 Policy – Interior Spaces

The spatial qualities of the original 1940 building contribute to its significance and interpretation and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.

Response

The spatial qualities of the key interior spaces are retained and interpreted.

6.6.3 Policy – Impact on Façade

Internal work should not compromise the significant facades of the buildings.

Response

Internal work does not compromise the significant facades of the buildings.

6.7.1 Policy – Tenancy Fitout

All tenants of the building should be made aware of the cultural significance of the item.

Response

All tenants are aware of the cultural significance of the item.

SIGNAGE AND EXTERNAL LIGHTING

6.8.2 Policy – Additional Signage

Investigations should occur to uncover evidence of any earlier signage.

Response

Investigations will occur during construction to uncover evidence of any earlier signage.

6.8.4 Policy – Co-ordinated Signage

Coordinated signage should be designed for the building that complements the appearance of original fabric and the overall character of the place and is sufficiently flexible to allow for changes in occupancy.

Response

Coordinated signage is proposed to the building.

6.9.1 Policy – Ordinance Compliance BCA

Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided or located in areas of low significance. Where unacceptable levels of intervention are required, exemptions should be sought. Conservation, upgrading and reuse programs of the various components of the building should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the cultural significance.

Response

A comprehensive BCA report has been provided to the building.

6.10.1 Policy – Removal of Inappropriate Services

The provision of new services should consider the removal of inappropriate services.

Response

The provision of new services requires removal of inappropriate services.

6.11.1 Policy – Retain and Interpret Building Evolution

Evidence of the progressive evolution of the building should be respected and retained and interpreted.

Response

Evidence of the progressive evolution of the building is respected and retained and interpreted in the proposal.

6.11.2 Policy – Appropriate Interpretation

The heritage significance of the building should be interpreted on site by appropriate methods making reference to existing / extant evidence that can be utilised in interpretation as the starting point (rather than rely on introducing new material).

Response

The heritage significance of the building is interpreted on site by

- Retaining the volume of the original club room and its original finishes
- Reinterpreting the windows of the original club room by their relocation

6.11.4 Policy – Retention of Original Building Name

Consideration should be given for the continued use of the building name given its seventy year presence in area and the occupation of the building. The building was purposely built for its use.

Response

The original building name is retained.

6.16.1 Policy – Skills and Experience

Relevant and experienced professional conservation advice should be provided for all conservation, maintenance, adaptation and repair works proposals and programs on the building.

Response

Experienced professional conservation advice has guided the proposal.

8.5. ASSESSMENT OF HERITAGE IMPACT USING THE RECOMMENDATIONS OF THE INVENTORY SHEET

Conserve the Cronulla Beach Pavillon and Surf Life Saving Club.

Response

The Cronulla Beach Pavillon and Surf Life Saving Club has been conserved in a recognisable form.

Prepare a Conservation Management Plan for the Cronulla Beach Pavillon and Surf Life Saving Club to guide future maintenance and other works to these buildings.

Response

A Conservation Management Plan has been prepared.

Undertake additional landscaping and low scale native planting around the rear additions to soften the visual impact.

Response

Additional landscaping and low scale native planting is proposed to the rear additions.

Modification to the buildings should consider the following design principles

1. Reinforce primary of 1940 building forms over additions

Response

The Primary 1940 building form is reinforced.

2. Retain all existing external walls, dating from the Interwar period and stairs

Response

Existing walls and stairs from the Interwar period are retained.

3. Reinstate former openings

4. Scope exists to modify the uses, which may ensure the long-term viability of the building. Suitable uses would include meeting and function rooms, change rooms, toilets, showers, gym and café.

Response

Modification of uses ensure the long-term viability of the building.

Cronulla Beach Pavillon

- Reinstate symmetrical entry

The symmetrical entry is reinstated

- *Recess line of enclosure for café, reception and ambulance*
- *Define tenancies by primary dividing walls*
- *Retain boat store*

The boat store is retained

- *Interpret former change rooms*
Former change rooms are interpreted
- *Setback additions behind 1940 building form, subject to view analysis*
Additions are setback behind the 1940 building form

Cronulla Surf Life Saving Club

- *Retain and conserve 1940 built form*
1940 built form is retained and conserved
- *There is scope to re-construct 1940's rear wing*
- *Scope exists to retain or rebuild post 1940 additions as required*
- *Reinstate the 1940 entry*
1940 entry is reinstated.
- *Retain the 1940 stair*
1940 stair is retained
- *Retain open air change room*
Change room retained and its original open air character is interpreted
- *Scope exists to extend to the rear*
Extensions occur to the rear
- *Reinstate windows to hall*
Windows to the hall are relocated
- *Scope exists to relocate Munro Room to rear*
Munro Room is relocated to rear
- *Scope exists for potential car parking to rear*
- *Scope exists to enhance interpretation of the original 1940 building by executing additions in lightweight/glazed materials*
- *Now work is lightweight and incorporates the use of glazing to enhance interpretation of the original 1940 building.*

8.6. ALTERNATE ASSESSMENT OF HERITAGE IMPACT USING THE HERITAGE OFFICE GUIDELINES

8.6.1. *How is the impact of the new development on the heritage significance of the Item or Area to be minimised?*

The impact of the new development on the heritage significance of the Heritage Item is minimised. Removing detracting additions and providing new façade treatment additions is appropriate to the Heritage Item.

8.6.2. *Can the additional area be located within an existing structure? If not, why not?*

The additional area to be located within an existing structure with minimal extension to the existing building

8.6.3. *Will the additions visually dominate the Heritage Item?*

The additions do not dominate the Heritage Item because they are largely within the existing volume and provide façade treatment, which is appropriate to the Heritage Item and reduces the impact of the detracting additions.

8.6.4. *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative*

sites been considered? Why were they rejected?

The development is not sited on any known, or potentially significant archaeological deposits.

8.6.5. Are the additions sympathetic to the Heritage Item?

The additions are sympathetic to the Heritage Item because they are largely within the existing volume and provide façade treatment, which is appropriate to the Heritage Item and reduces the impact of the detracting additions.

8.6.6. Why is the new development required to be adjacent to a Heritage Item?

New development is proposed generally within the envelope of the existing additions.

8.6.7. How does the curtilage allowed around the Heritage Item contribute to the retention of its heritage significance?

The curtilage around the Heritage Item can be defined as the lot boundary and the wider setting of Cronulla Beach, which contributes to the setting to the building. Over time extensions have occurred to the rear and towards the cliff where they are largely unseen from the beach, which is the primary setting.

8.6.8. How does the new development affect views to, and from, the Heritage Item? What has been done to minimise negative effects?

New development does not affect views to, and from, the Heritage Item as it is largely contained to the rear.

8.6.9. Will the public and users still be able to view and appreciate its significance?

The public and users still be able to view and appreciate its significance. This experience will be improved by façade treatment, which is appropriate to the Heritage Item and reduces the impact of the detracting additions.

8.7. CONCLUSION

Given the heritage significance of the building and its condition its 76 year presence on the beach and its importance as a landmark to Cronulla, options for retention and adaptive reuse of the building as a Surf Life Saving Club are most appropriate.

The original building is retained externally to a high level of integrity. The south window to the original tower converted to a door on the 1950s, is retained. The original entry is reused. The original entry is re-established. The distinctive curved rooms are better utilised and all later partitions removed. The volume of the original club room is interpreted at the first floor and the plaque relocated to this area. The existing additions which have no heritage significance are modified.

The proposed changes retain the dominance of the original building. The proposed first floor terrace to the south-east sits below the building and is visually separated to retain views of the building. Views of the tower will not be interrupted from the south-east. The terrace serves an important social role within the Club building.

It is intentional that the formal expression of the additions, while reinforcing the render finish of the original are quite different from those of the north, because they relate to a different terrace use. The terrace is visually separated to retain the views of the building and incorporates masonry elements which assist in relating this new terrace to the original building.

The intention has also been to minimize the alternations to the building in addressing the modest increase in the building's accommodation requirements.

Given the retention of the 1940s building in a highly intact form and the reduction of the impact of the existing addition, the proposal will enhance the significance of the Heritage Item.

BIBLIOGRAPHY

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Pauline Curby, A Pictorial History of Cronulla, 1998, Sutherland Shire Council
Paul Ashton, Sutherland Shire a History, 2006, Sutherland Shire Council
Maryanne Larkin, Sutherland Shire a History to 1939, 1998, Sutherland Shire Council
Gary Lester, The Cronulla Story, 2007, Sutherland Shire Council
Cronulla Surf Life Saving Club, Plan of Management, 2007, Sutherland Shire Council

9. LIST OF ILLUSTRATIONS

FIGURE NO.	DATE	DESCRIPTION	SOURCE
2.1	1907	Lifeguards from the Cronulla Surf Lifesaving Club	Sutherland Shire Libraries
2.2	1920s	Cronulla Surf Lifesaving Club	Sutherland Shire Libraries
2.3	1922	Cronulla Beach South view, surf pavilion in background	Sutherland Shire Libraries
2.4	1927	Cronulla Surf Lifesaving Club members	Sutherland Shire Libraries
2.5	1937	Cronulla Beach North view of surf clubhouse and beach shop	Sutherland Shire Libraries
2.6	1937	Cronulla Beach North clubhouse	Sutherland Shire Libraries
2.7	1937	Cronulla Beach North surf clubhouse	Sutherland Shire Libraries
2.8	1940s	Cronulla Beach South clubhouse	Sutherland Shire Libraries
2.9	1940s	Surf Lifesaving Club	Sutherland Shire Libraries
2.10	1940s	Cronulla Beach South surf club	Sutherland Shire Libraries
2.11	1940	Cronulla Beach North and clubhouse	Sutherland Shire Libraries
2.12	1941	Cronulla Beach South	Sutherland Shire Libraries
2.13	1940s	Cronulla North Surf Life Saving Club	Sutherland Shire Libraries, Cronulla Story
2.14	1940	Cronulla South Surf Life Saving Club	Sutherland Shire Libraries, Cronulla Story
2.15	1950s	Cronulla Beach South Surf Lifesaving Club Cecil Ballroom Cafe	Sutherland Shire Libraries, Cronulla Story
2.16	1950	Cronulla Beach South clubhouse	Sutherland Shire Libraries, Cronulla Story
2.17	1967	Cronulla North Surf Life Saving Club from water	Sutherland Shire Libraries

FIGURE NO.	DATE	DESCRIPTION	SOURCE
2.18	1970	Cronulla North Surf Life Saving Club from water	Sutherland Shire Libraries
2.19	1988	Cronulla North Surf Life Saving Club demolition during extensions	Sutherland Shire Libraries
2.20	1943	Aerial Photo indicating original Cronulla Beach South clubhouse footprint	SIX Maps
2.21	2010	Aerial Photo of Cronulla Beach South clubhouse current footprint which has doubled in size	SIX Maps
2.22	2016	View of Cronulla Surf Lifesaving Club from south	Architectural Projects
2.23	2016	View of Cronulla Surf Lifesaving Club from south	Architectural Projects
2.24	2016	View of Cronulla Surf Lifesaving Club from south	Architectural Projects
2.25	2016	View of Cronulla Surf Lifesaving Club from north	Architectural Projects
2.26	2016	View of Cronulla Surf Lifesaving Club from north	Architectural Projects
2.27	2016	View of Cronulla Surf Lifesaving Club from east	Architectural Projects
2.28	Dec 2015	Exterior	Architectural Projects
3.1	Dec 2015	Room G2	Architectural Projects
3.2	Dec 2015	Room G2	Architectural Projects
3.3	Dec 2015	Room G3	Architectural Projects
3.4	Dec 2015	Room G3	Architectural Projects
3.5	Dec 2015	Room G4	Architectural Projects
3.6	Dec 2015	Room G5	Architectural Projects
3.7	Dec 2015	Room G5	Architectural Projects
3.8	Dec 2015	Room G6	Architectural Projects
3.9	Dec 2015	Room G7	Architectural Projects

FIGURE NO.	DATE	DESCRIPTION	SOURCE
3.10	Dec 2015	Room 1.1	Architectural Projects
3.11	Dec 2015	Room 1.2	Architectural Projects
3.12	Dec 2015	Room 1.2	Architectural Projects
3.13	Dec 2015	Room 1.5	Architectural Projects
3.14	Dec 2015	Room 2.1	Architectural Projects
3.15	Dec 2015	Room 2.1	Architectural Projects
3.16	Dec 2015	Room 2.2	Architectural Projects
3.17	Dec 2015	Room 2.2	Architectural Projects
3.18	Dec 2015	Room 2.3	Architectural Projects
3.19	Dec 2015	Room 2.3	Architectural Projects
3.20	Dec 2015	Room 2/4	Architectural Projects

Figure 2.1 | 1907 | Lifeguards from the Cronulla Surf Lifesaving Club | Sutherland Shire Libraries



Figure 2.2 | 1920s | Cronulla Surf Lifesaving Club | Sutherland Shire Libraries



Figure 2.3

1922

Cronulla Beach South view, surf pavilion in background

Sutherland Shire Libraries



Figure 2.4

1927

Cronulla Surf Lifesaving Club members

Sutherland Shire Libraries



Figure 2.5 | 1937 | Cronulla Beach North view of surf clubhouse and beach shop | Sutherland Shire Libraries



Figure 2.6 | 1937 | Cronulla Beach North clubhouse | Sutherland Shire Libraries



Figure 2.7

1937

Cronulla Beach North surf clubhouse

Sutherland Shire
Libraries



Figure 2.8

1940s

Cronulla Beach South clubhouse

Sutherland Shire
Libraries



Figure 2.9 | 1940s | Surf Lifesaving Club

Sutherland Shire
Libraries



Figure 2.10 | 1940s | Cronulla Beach South surf club

Sutherland Shire
Libraries



Figure 2.11

1940

Cronulla Beach North and Clubhouse

Sutherland Shire
Libraries



Figure 2.12

1941

Cronulla Beach South

Sutherland Shire
Libraries



Figure 2.13

1940s

Cronulla North Surf Lifesaving Club

Sutherland Shire
Libraries, Cronulla Story



Figure 2.14

1940

Cronulla Surf Lifesaving Club

Sutherland Shire
Libraries, Cronulla Story



Figure 2.15	1950s	Cronulla Beach South Surf Lifesaving club Cecil Ballroom Cafe	Sutherland Shire Libraries, Cronulla Story
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Figure 2.16	1950	Cronulla Beach Clubhouse	Sutherland Shire Libraries, Cronulla Story
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Figure 2.17

1967

Cronulla North Surf Lifesaving Club from water

Sutherland Shire
Libraries



Figure 2.18

1970

Cronulla North Surf Lifesaving Club from water

Sutherland Shire
Libraries



Figure 2.19 | 1988

Cronulla North Surf Lifesaving Club demolition
during extensions

Sutherland Shire
Libraries



Figure 2.20

1943

Aerial Photo indicating original Cronulla Beach South clubhouse footprint

SIX Maps



Figure 2.21

2010

Aerial Photo of Cronulla Beach South clubhouse current footprint which has doubled in size

SIX Maps



Figure 2.22 | 2016 | View of Cronulla Surf Lifesaving Club from south | Architectural Projects



Figure 2.23 | 2016 | View of Cronulla Surf Lifesaving Club from south | Architectural Projects



Figure 2.24 | Date | View of Cronulla Surf Lifesaving Club from south | Architectural Projects



Figure 2.25 | 2016 | View of Cronulla Surf Lifesaving Club from north | Architectural Projects



Figure 2.26 | 2016 | View of Cronulla Surf Lifesaving Club from north | Architectural Projects



Figure 2.27 | 2016 | View of Cronulla Surf Lifesaving Club from east | Architectural Projects



Figure 2.28 | Dec 2015 | Exterior

Architectural Projects



Figure 3.1 | Dec 2015 | Room G2

Architectural Projects



Figure 3.2 | Dec 2015 | Room G2

Architectural Projects



Figure 3.3 | Dec 2015 | Room G3

Architectural Projects



Figure 3.4 | Dec 2015 | Room G3

Architectural Projects



Figure 3.5 | Dec 2015 | Room G4

Architectural Projects



Figure 3.6 | Dec 2015 | Room G5

Architectural Projects



Figure 3.7 | Dec 2015 | Room G5

Architectural Projects



Figure 3.8 | Dec 2015 | Room G6

Architectural Projects



Figure 3.9 | Dec 2015 | Room G7

Architectural Projects



Figure 3.10 | Dec 2015 | Room 1.1

Architectural Projects



Figure 3.11 | Dec 2015 | Room 1.2

Architectural Projects



Figure 3.12 | Dec 2015 | Room 1.2

Architectural Projects



Figure 3.13 | Dec 2015 | Room 1.5

Architectural Projects



Figure 3.14 | Dec 2015 | Room 2.1

Architectural Projects



Figure 3.15 | Dec 2015 | Room 2.1

Architectural Projects



Figure 3.16 | Dec 2015 | Room 2.2

Architectural Projects



Figure 3.17 | Dec 2015 | Room 2.2

Architectural Projects



Figure 3.18 | Dec 2015 | Room 2.3

Architectural Projects



Figure 3.19 | Dec 2015 | Room 2.3

Architectural Projects



Figure 3.20 | Dec 2015 | Room 2/4

Architectural Projects



APPENDIX "C"

CRONULLA SURF LIFE SAVING CLUB

Legend

Abbreviations relating to Setout

BSB	Bottom of trench / Subsoil course
CL	Centreline
CON	Concrete
NOB	Normal concrete / normal surface to street / defined / unpaved
PCL	Paved Curb / Level (to RL) - Australian Height Datum
PL	Profile
RA	Reinforcing Area
RS	Reinforcing Section, Corridor actual dimensions on site
RL	Reduced Level
SL	Standard Level
SLR	Standard Relative Level to Australian Height Datum
TP	Top of Pavement
TPP	Top of Pavement / Pavement
UND	Unexcavated / Unexcavated
UND	Unexcavated / Unexcavated

Window Numbers:

W0.1.1 A reference to a window number where the abbreviation below the point number

W	Window
0.1.2	Location: Ground, Level 1, Level 2

The number after the point identifies the item number

Window number in this plan

Materials and Components Legend

Guide to Legend:

The Materials and Components Legend provides project specific:

The legend includes the following information that are related with the materials and components

• Describes a variation of a material and/or component. Variations of a material or component are identified with each material or component

() Materials / Components / Components that relate to the material and component / Materials / Components that relate to the material and component

/ Describes applications / Materials / Components that are applicable to the material and component / Materials / Components that are applicable to the material and component

Materials and Components Legend

Materials and Components:

APW Aluminium Framed Window System

BAL Balustrade

BR Brickwork

DP Downpipe

FC Fibre Cement

-C Chasing

GD Garage Door

LV Louvers

MCH Metal Deck Roofing

PPC Parallel Ridge Channel

RA Reinforced Concrete

RC Reinforced Concrete

RWH Reinforced Wall

SKL Skylight

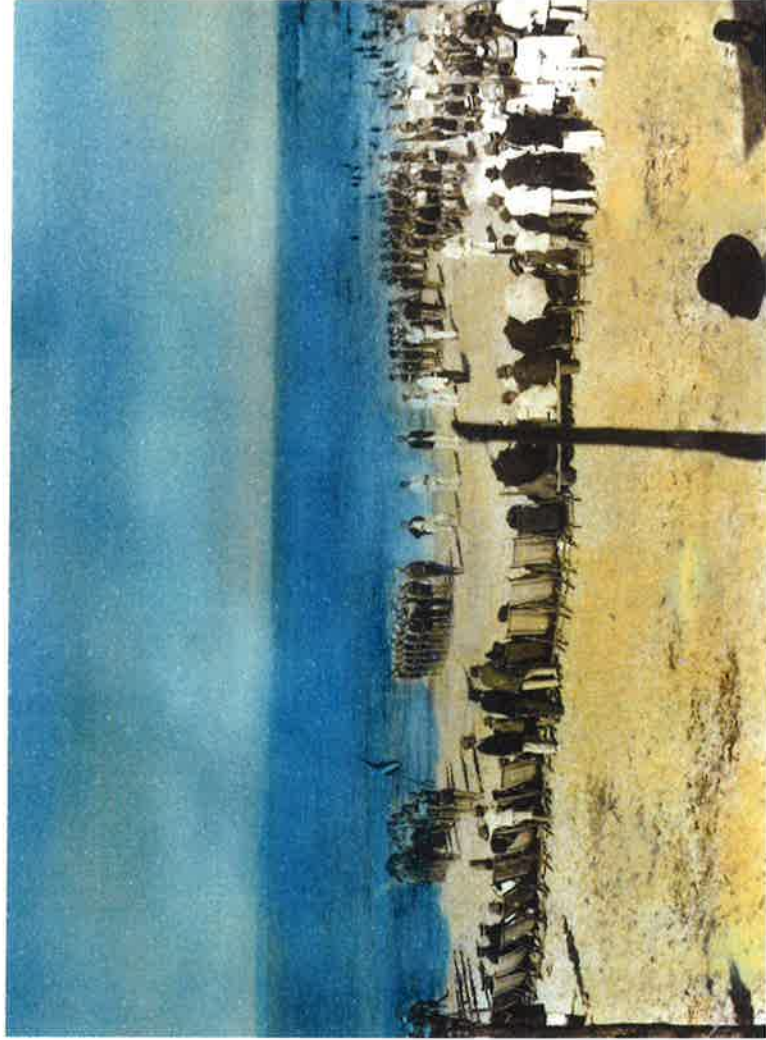
T Tiled Area

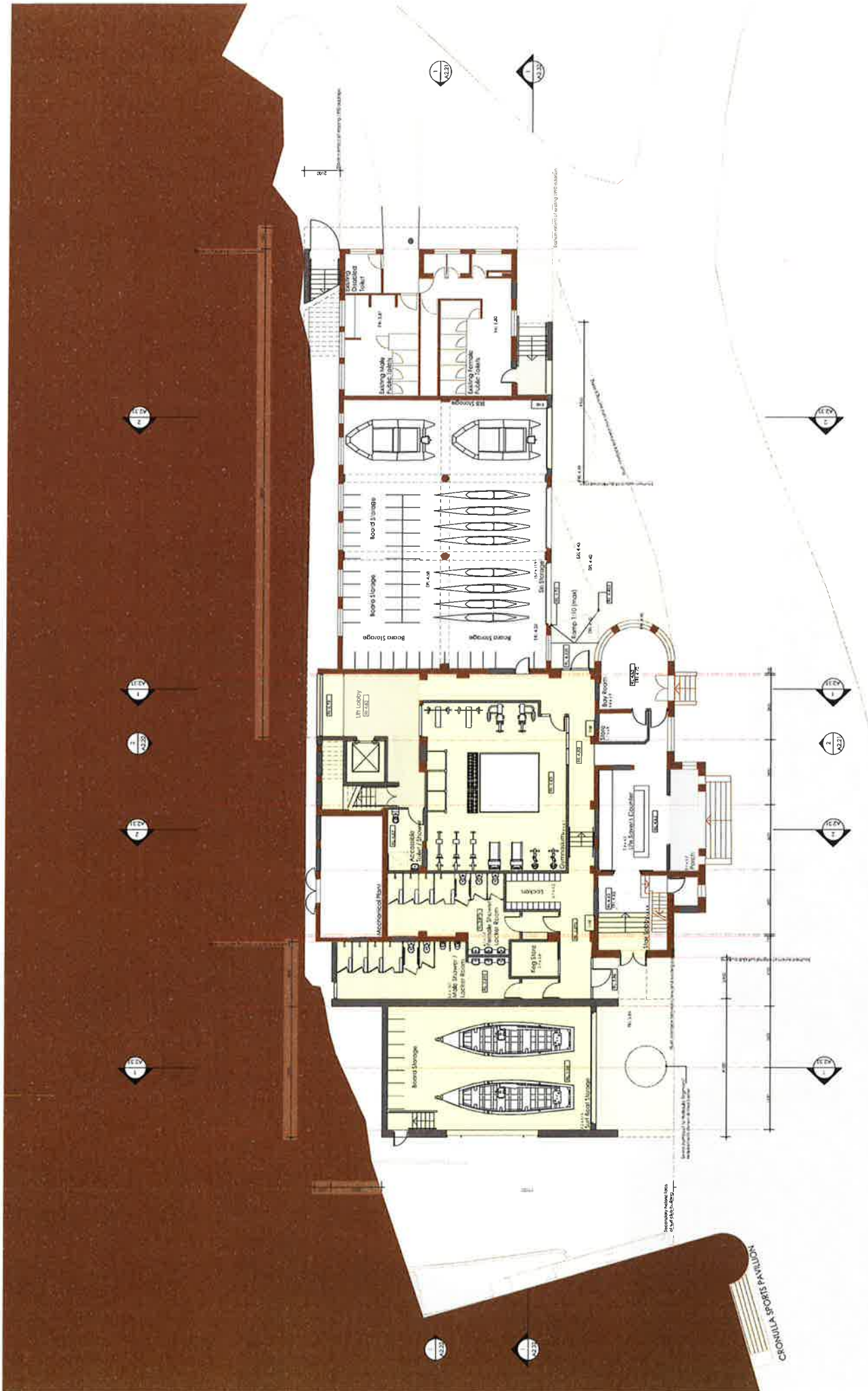
TPW Timber Frame Window

Applied on Integral Buildings

IR

PPF





1 Ground Floor Plan
1:100 @ A1

DEVELOPMENT APPLICATION ISSUE

Project:
Clubhouse Upgrade
for Cronulla Surf Life Saving Club
Cronulla Beach

Legend:

- New work / in section
- Existing work / in section
- Existing - demolished
- Extent of new work in section / beyond

Rev: 24/06/16
J 21/06/16
K 21/06/16
M 10/06/16

For:
Issued for Discussion at ARAP Meeting
Issued for Discussion at ARAP Meeting
Issued for Discussion at ARAP Meeting
Issued for Discussion at ARAP Meeting

Title:
Plan - Ground

Scale:
1:100 @ A1

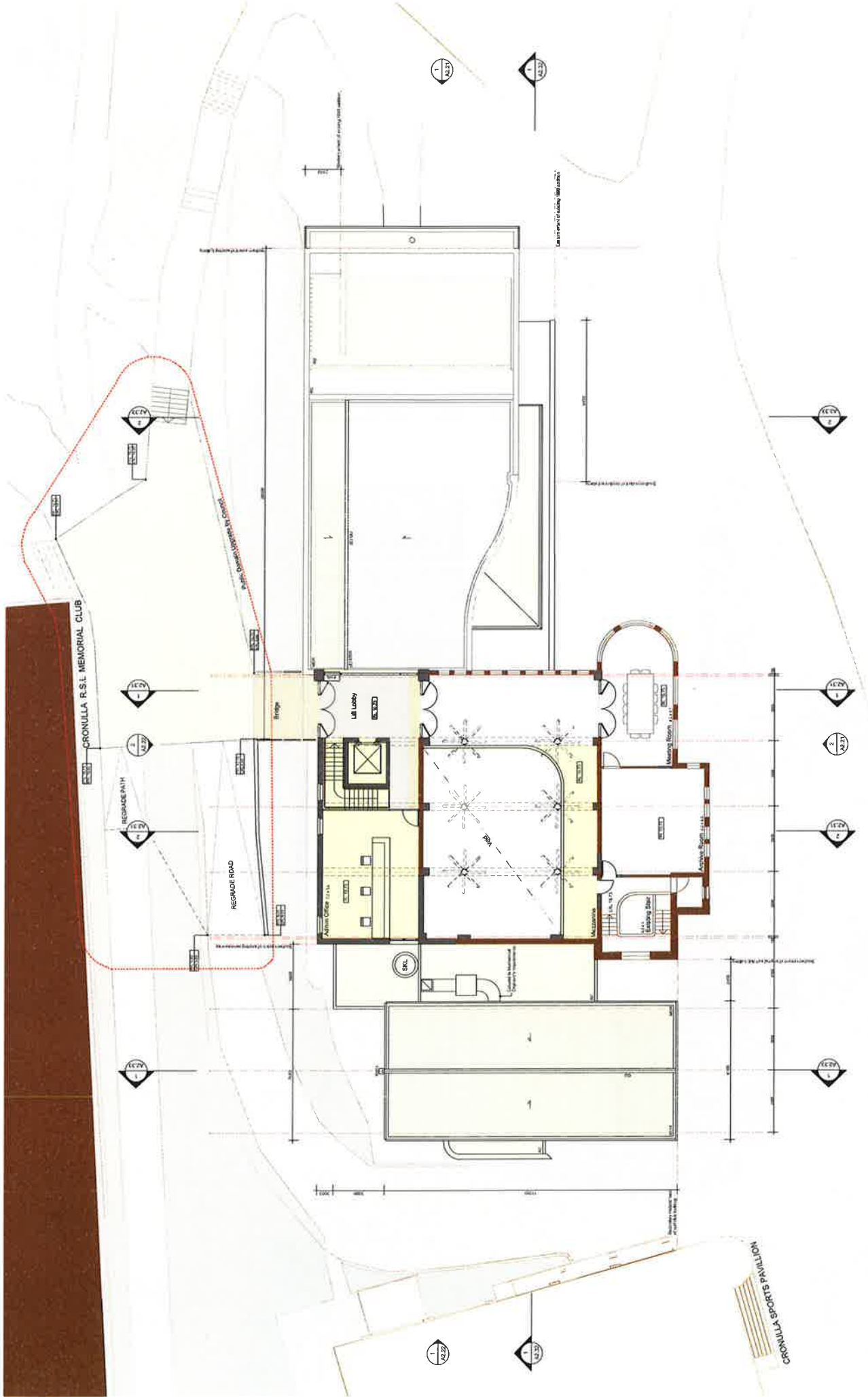
Check:
AK

Drawing No:
A2.11

Rev:
M

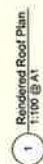
REDSHIFT

REDSHIFT ARCHITECTURE & INTERIOR DESIGN
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Fax: (02) 9330 1001
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Website: www.redshift.com.au



1 Second Floor Plan
1:100 @ A1

<div>RED SHIFT REDSHIFT ARCHITECTURE AND DESIGN 11/12/2018 11:13 AM 11/12/2018 11:13 AM 11/12/2018 11:13 AM</div>		<div>Project: Clubhouse Upgrade for Cronulla Surf Life Saving Club Cronulla Beach</div>		<div>Rev J 21/01/18 K 13/04/18 L 10/05/18 M 14/05/18</div> <div>Date 21/01/18 13/04/18 10/05/18 14/05/18</div> <div>For Issued for Council Meeting Issued for Council Meeting Issued for Development Application Attended in Response to Council Comments</div>	<div><div><div></div></div><div>Plan - Second Floor</div></div> <div>Scale: 1:100 @ A1</div> <div>Drawn: CT Checked: AK</div>	<div>Drawing No A2.13</div> <div>Rev M</div>
<div>Legend: New walls / in section Existing walls / in section Existing - demolished Extent of new work in section / beyond</div>		<div>DEVELOPMENT APPLICATION ISSUE</div>				



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Existing walls / in section
Existing - demolished
Extent of new work in section

	Extent of new work in section / beyond
0	None
1	A few items
2	Some items
3	Most items
4	All items

1107

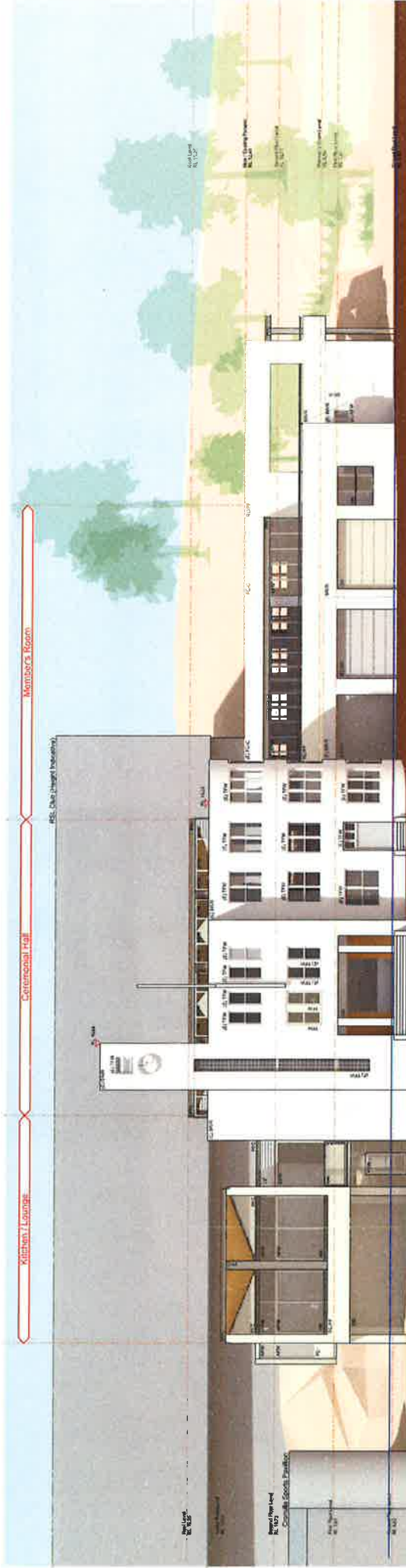
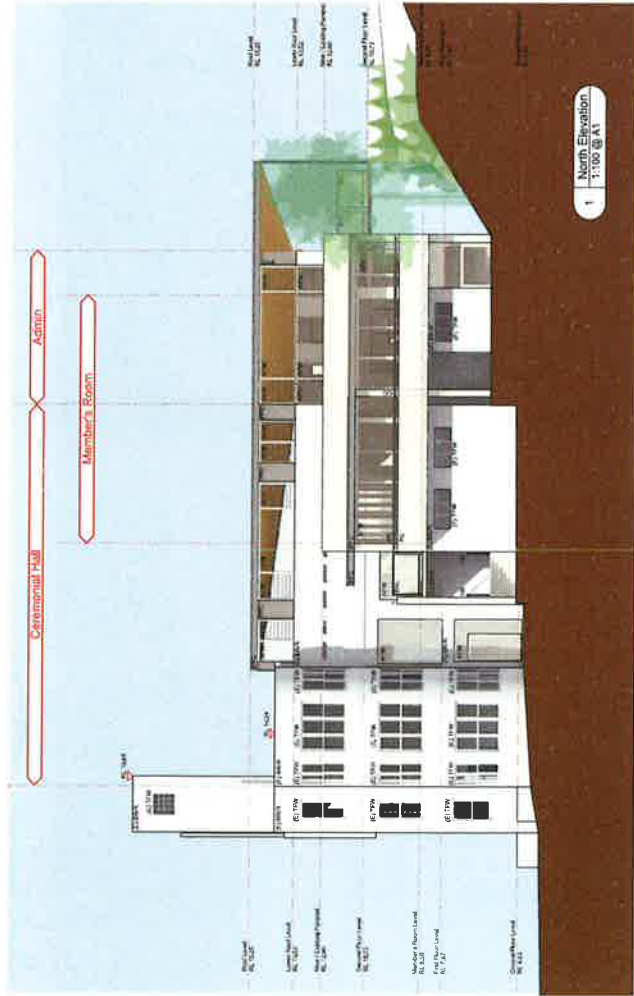
J	31Q/16	Issued for CA Coordination
K	12/4/16	Issued for Meeting with Council's
L	10/5/16	Issued for Development Appraisal
M	14/9/16	Amended in Response to Council

sumarized its response to Council comments

Scale: 1:100 @ A1

Checklist

A2.14^M



REDSHIFT

New walls / in section
Existing walls in section
Existing - demolished
Extent of new work in section / beyond

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DEVELOPMENT APPLICATION ISSUE

Project:
**Clubhouse Upgrade
for Cronulla Surf Life Saving Club**
Cronulla Beach

Rev Date For
J 31/07/16 Issued for Council Meeting
K 13/08/16 Issued for Meeting with Council Design Services
M 14/09/16 Amended in Response to Council Comments

Title:
Elevations

Scale: 1:100 @ A1
Period: 14/09/16
Drawn: CT
Checked: AK

Drawing No
A2.21
Rev M
The information on this drawing is to be used in accordance with the terms of the contract between the client and the architect.



1 Section Through Hall
1:100 @ A1



REDSHIFT

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 WWW.REDSHIFTPROJECTS.COM

Legend

- New walls / in section
- Existing walls / in section
- Existing - demolished
- Extent of new work in section / beyond

Project:
Clubhouse Upgrade
for Cronulla Surf Life Saving Club
 Cronulla Beach

DRAFT DEVELOPMENT APPLICATION ISSUE

Rev **Date** **For**

B	2/6/16	Issued for Discussion at A&P Meeting
C	3/10/16	Issued for Consultant Meeting
D	3/10/16	Issued for Council Meeting
E	13/4/16	Issued for Meeting with Council's Design Services
F	10/6/16	Issued for Development Application

Project:
Clubhouse Upgrade
for Cronulla Surf Life Saving Club
 Cronulla Beach

Rev **Date** **For**

B	2/6/16	Issued for Discussion at A&P Meeting
C	3/10/16	Issued for Consultant Meeting
D	3/10/16	Issued for Council Meeting
E	13/4/16	Issued for Meeting with Council's Design Services
F	10/6/16	Issued for Development Application

Project:
Clubhouse Upgrade
for Cronulla Surf Life Saving Club
 Cronulla Beach

Rev **Date** **For**

B	2/6/16	Issued for Discussion at A&P Meeting
C	3/10/16	Issued for Consultant Meeting
D	3/10/16	Issued for Council Meeting
E	13/4/16	Issued for Meeting with Council's Design Services
F	10/6/16	Issued for Development Application

Project:
Clubhouse Upgrade
for Cronulla Surf Life Saving Club
 Cronulla Beach

Rev **Date** **For**

B	2/6/16	Issued for Discussion at A&P Meeting
C	3/10/16	Issued for Consultant Meeting
D	3/10/16	Issued for Council Meeting
E	13/4/16	Issued for Meeting with Council's Design Services
F	10/6/16	Issued for Development Application



Current view from Cronulla Park to rear of Surf Club



View of proposed scheme from Cronulla Park



Current view from RSL Club - Bistro area



View of proposed scheme from RSL Club



View from RSL Club Bistro (building changes not indicated)



View from RSL Club Bistro (building changes not indicated)





1 Beach View of Completed Proposal
NTS





Current view from promenade - South side



View of proposed scheme from promenade - South side



Current view from promenade - North side



View of proposed scheme from promenade - North side

