

CONSERVATION MANAGEMENT PLAN

North Cronulla Surf Club



62 Prince Street, Cronulla

FINAL 2 MAY 2018

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ISSUED	REVIEW	ISSUED BY
6 April 2018	Draft	Alice Steedman
27 April 2018	Final	Alice Steedman
2 May 2018	Final – Minor Amendment	Sophie Bock

EXECUTIVE SUMMARY

This Conservation Management Plan for North Cronulla Surf Club, 62 Prince Street, Cronulla, was commissioned by North Cronulla Surf Life Saving Club Inc. to inform redevelopment and adaptive reuse of the site. It confirms the cultural heritage significance of the North Cronulla Surf Club as a place of local significance in the Shire of Sutherland. Through an examination of physical and documentary evidence it has assessed the relative significance of the internal and external spaces, components and fabric of the place. It provides principles, policies and an implementation plan to guide and inform future management, maintenance and works to the place and its setting, so that this may be carried out in a manner which conserves its heritage significance.

The methodology adopted for this report follows the established guidelines of *The Conservation Plan* by Dr James Semple Kerr (7th Edition, 2013) published by Australia ICOMOS, and the *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013*. Evaluation of the place has been carried out in accordance with the guidelines recommendations of the Heritage Division of the NSW Department of Environment and Heritage.

The assessment of physical and documentary evidence concludes the following Statement of Significance for the place:

North Cronulla Surf Club, 1950, including a Functionalist style surf club, adjoining kiosk and former change rooms, constructed in 1950 and swimming pool constructed in 1968, has cultural heritage significance for the following reasons:

The place, along with the adjacent Dunningham Park and remnant sea wall, are evidence of the continuing development of beachfront land for public recreation and amenity purposes since the early 1900s;

The place has social value to the members of the NCSLSC Inc and for members of the local community who have used the foreshore facilities for education, sporting and leisure activities;

The place is important to the community as a representation of the continued role of the North Cronulla Surf Club Inc in providing services to the community since 1926;

The Surf Club building illustrates the culture and identity of the NCSLSC Inc embodied in the building through the names of important members given to its facilities.

The prominent facades to north and north-east corner of the place are significant as representations of the competent expression of Functionalist style architecture implemented in the Post-War period.

The following principles for the management of places of cultural heritage significance are derived from the Burra Charter:

Principle 1 The Conservation Management Plan should be adopted as the principal guiding document for the ongoing management, conservation and use of the place.

- Principle 2** Implement a cautious approach to conservation. Only change as much as is necessary and as little as possible.
- Principle 3** The expertise of professionals, trades and craftspeople with specific expert knowledge in the cultural heritage management and traditional techniques and materials should be sought in the development and implementation of conservation and development proposals.
- Principle 4** All values associated with the place should be identified without unwarranted emphasis on any one value at the expense of others. Different values and degrees of cultural significance may result in different conservation actions.
- Principle 5** The discovery of new physical or documentary evidence or changes to the factors which influence the analysis and assessment of cultural significance will require a re-examination of the assessed significance of the place and conservation policies for its management.

North Cronulla Surf Club presents opportunities for conservation and redevelopment. The existing buildings are in a generally poor condition due to inadequate maintenance to address the harsh coastal location and the intensity of use. The place has strong social and historic values which should be interpreted in any redevelopment of the site.

NBRSARCHITECTURE



Alice Steedman
Senior Heritage Consultant

NORTH CRONULLA SLSC

62 PRINCE STREET, CRONULLA, NSW

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1.0 INTRODUCTION

1.1 BACKGROUND AND METHODOLOGY

This Conservation Management Plan was prepared for North Cronulla Surf Club by **NBRS**ARCHITECTURE. The work was commissioned by North Cronulla Surf Life Saving Club Inc. (NCSLSC Inc) at the request of Sutherland Council.

This report generally follows the format set out in the document entitled *The Conservation Management Plan* by Dr James Semple Kerr (6th Edition, 2004). 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) 1999 (See Section 6.2)*.

This Conservation Management Plan is intended to be a practical working document to guide future development, conservation and maintenance of the North Cronulla Surf Club. The Conservation Plan involves documentary and physical research and analysis to assess the cultural heritage significance of the place and assign levels of significance to the physical fabric to inform the development of policies to guide future actions to the place.

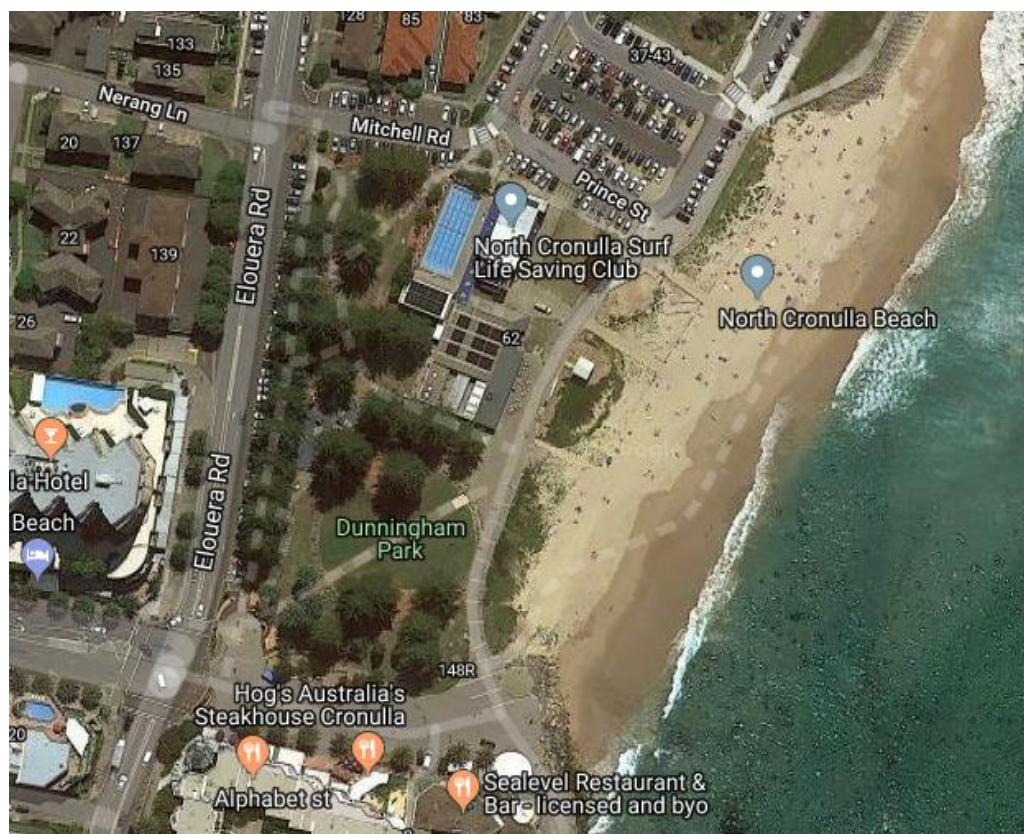


Figure 1 – Aerial photograph showing North Cronulla SLSC. (Source: Google Maps)

1.2 EXISTING HERITAGE LISTINGS AND CONTROLS

The *Sutherland Local Environment Plan 2015*, Schedule 5 Environmental Heritage includes a listing for North Cronulla Surf Club as item I044 covering the following lots

- Lot 1, DP12825
- Lots 16 - 20, DP12825
- Pt Lot 1, DP17118.

The site is also adjacent to two other heritage items listed in Schedule 5 of the *Sutherland Council Local Environment Plan*. These include Dunningham Park (I033) and Remains of Sea Wall (I066) as shown on the plan. These items are closely related to the history and use of the area and are considered in this Conservation Management Plan.

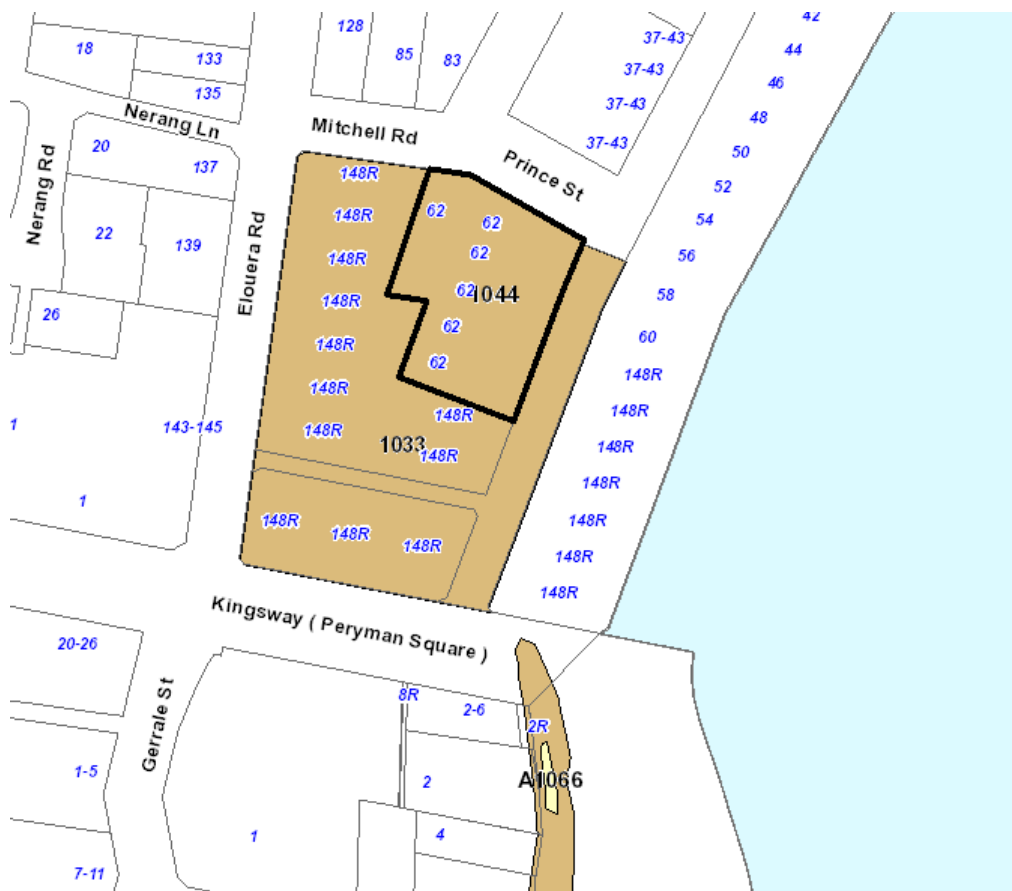


Figure 2 – Plan showing heritage items of North Cronulla Surf Club (I044), Dunningham Park (I033) and Remains of Sea Wall (I066).
(Source: Sutherland Shire Council LEP 2015)

The Statements of Significance for these places as adopted by Sutherland Council are as follows:

I044 – North Cronulla Surf Club

The site has the ability to demonstrate the continuing growth of beach culture, bathing and surfing in the mid twentieth century and the social evolution of the community.

The Pavilion and Surf Club evidence the continuing development of beachfront land for public recreation and amenity purposes during the post-war years.

The site and buildings are associated with the Surf Life Saving movement and the North Cronulla SLSC established in 1925.

Designed by Esmond B Wilshire and Hodges, the 1950 clubhouse evidences a continuing commitment of the local Government to surf and beach culture within the austerity of the immediate Post war years.

The Surf Club is significant as a good example of post-war Functional architecture. Through its siting, scale, form and massing, the Surf Club is a landmark feature of the coastline.

The Kiosk evidences the short-lived RED scheme – an employment initiative of the Whitlam government.

The coastal parkland landscape, within which the surf club sits, with extensive formal plantings of Norfolk Island Pines and Canary Island Date Palms, demonstrates the influence of coastal resorts and pleasure grounds such as Manly and Coogee that were well developed by the late nineteenth century.

Dunningham Park is of local historical significance as a popular beachside parkland originally created in 1919 by the infilling of swampy land and officially dedicated and landscaped in 1939. The park is dedicated to the memory of the Hon. J M Dunningham, a local resident and the Minister for Labour and Industry who died in 1938 and was instrumental in approving works programs and grants for the Shire (David Beaver 'Parks of Cronulla Peninsula, Draft CMP, 26 March 2008).

I033 - Dunningham Park Cronulla

The site evidences the provision of coastal defence installations by government agencies in the Sutherland Shire. The place evidences the development of mass tourism in the Sutherland Shire from 1929. The place evidences the development of leisure-based activities in the Sutherland Shire. The place demonstrates the development of organised sport in Sutherland. The place has an identified association with Perryman and Dunningham, significant persons in the Sutherland Shire. The site has landmark and scenic qualities. The site is a fine example of an Interwar Foreshore Park

The site is well known to the local community. The site demonstrates principal characteristics of a Federation/ Interwar Park in Cronulla

I066 - Remains of Sea Wall

This site is significant as the only remaining evidence of the many structures constructed by Sutherland Council in response to the increasing popularity of surfing at Cronulla resulting from changes in working conditions and improved transport facilities to the area.

1.3 DEFINITION OF THE STUDY AREA

North Cronulla Surf Club is located at 62 Prince Street, Cronulla, northeast of Dunningham Park and is shown in Figure 3. The study area includes all of the item I044 and is highlighted yellow in figure 3.

The NCSLSC Inc. lease the property from the Sutherland Council. The lease includes all buildings/areas as shown hatched on the plan included in figure 4 including:

- North Cronulla Surf Life Saving Club ('club house' or 'surf club')
- Jim Peryman Memorial Swimming Pool ('swimming pool')
- Change rooms
- Steve Warren Nippers Room
- Kiosk
- Boatshed
- Council operated change rooms

Clause 8 of the lease establishes that the public areas surrounding the premises and including the toilets, public change rooms, life guard rooms and showers are to be maintained and insured by the Lessor (Sutherland Council).

This Conservation Management Plan includes an analysis and assessment of significance and conservation policies for the heritage management of item I044 – North Cronulla Surf Club in its immediate environs including its relationship to the adjacent heritage items.

For clarity, when this document refers to the surf club association it is addressed as NCSLSC Inc. The whole of the site is referred to as North Cronulla Surf Club and the individual building components are referred to as noted above.

1.4 LIMITATIONS

Inspection of the place is limited to visual inspection from floor level. No intrusive investigations were carried out. Roof surfaces and roof or sub-floor spaces were not inspected.

1.5 IDENTIFICATION OF AUTHORS

This report was researched and prepared by Alice Steedman, Senior Heritage Consultant of NBR SARCHITECTURE.

1.6 ACKNOWLEDGMENTS

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

- Craig McKinnery
- Glen-Marie Stockwell



Figure 3 – North Cronulla Surf Club LEP Item I044 boundary highlighted in yellow line (not including Lot 15). (Source: NSW LRS, SIX Maps)

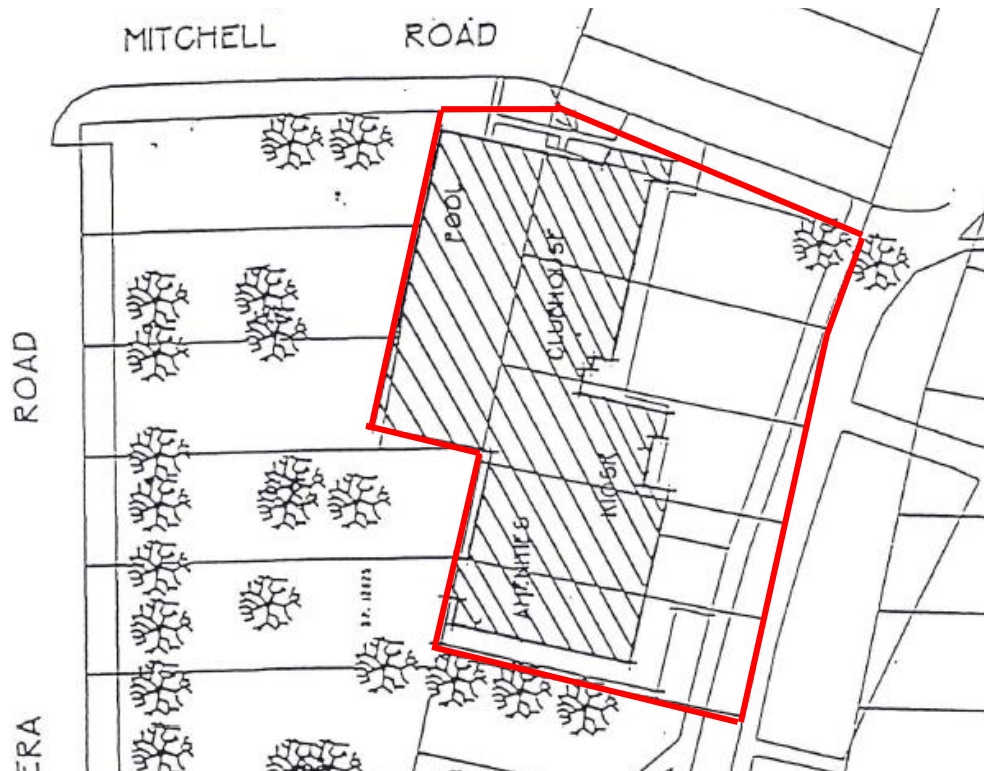


Figure 4 – North Cronulla Surf Club – Area leased by the NCSLSC Inc shown hatched. Study area shown in red. (Source: Lease 6920235N, dated 7/2/2000)

2.0 DOCUMENTARY EVIDENCE

2.1 THEMATIC HISTORY

The following history presented in *italicised* text is reproduced from the Sutherland Heritage Inventory Form for the North Cronulla Surf Club. Where additional information has been added it is noted in plain text. References have been removed from the reproduced text for ease of reading.

2.1.1 FORMATION OF THE SURF CLUB 1906 – 1925

Cronulla Beach was officially named by surveyor Dixon in 1827. In 1835 portions 2 and 3, a total of 380 acres of land facing Cronulla Beach, were granted to a John Connell, the second settler in the Sutherland Parish. The ocean frontage included a strip of approximately one mile from the boat harbour to the north end of Cronulla Beach. The land was granted in perpetuity with a given requirement for annual improvements and farming of the land.¹

Cronulla first appears in a list of holiday resorts in 1890 although it wasn't until 1895 that the government subdivided the peninsula to the south of Surf Road and offered the lots for public sale fronting Gunnamatta Bay. The Village of Gunnamatta was proclaimed in November 1899 and further lots were released to market in 1900. In 1908 the settlement was formally renamed 'Cronulla'.²

Bondi Beach Surf Bathing Association was the first surf lifesaving association to form in 1906 in response to the growing numbers of people swimming in the ocean. Up until the early 1900s it had been against the law to enter the ocean for bathing during daylight hours. By 1907 there were nine voluntary clubs in NSW³.

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."

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".

North Cronulla Surf Life Saving Club was established by a group of local residents, many of whom were members of the Cronulla Surf Club, concerned about the safety of visitors to the beach. Club members conducted the first patrol of the beach in 1925.

2.1.2 THE FIRST SURF CLUB BUILDING AND BEACHFRONT RECREATION (1926-1939)

On February 3, 1926, club members went to the Sutherland Shire Council to enquire into the building of a clubhouse on the beach. On August 18, 1926, the Building Inspector laid on the table at the Council Meeting the plans for the surf club premises at North Cronulla. The cost was estimated to be £350 and the President of the Club, Mick Farrell, who was present in the Chambers at the time, stated that the members of the club were well satisfied with the plans and would provide furnishings for the rooms at their own expense.

¹ 'The Romance of Cronulla', *Construction and Real Estate Journal*, 25 March 1931, p.12.

² 'The Romance of Cronulla', *Construction and Real Estate Journal*, 25 March 1931, p.12.

³ *Our History*. Surf Life Saving Australia, accessed 25 March 2018, <https://sls.com.au/about-us/>.

Discussions between Sutherland Council and the Minister for Local Government also occurred during the 1926 to request additional funding for improvements to North Cronulla Beach including construction of a sea wall between Cronulla and North Cronulla Beaches to provide for 'surplus crowd from the main beach'. The Shire Clerk noted proceeds from the 45% increase in beach revenue the previous season would be used to fund improvements however this only amounted to £420 after deducting wages, expenses and £800 to meet capital cost of 'mens' sheds.⁴

On October 9, 1926, the clubhouse at North Cronulla Beach was officially opened and the Club President, Mick Farrell, was handed the keys to the building by the Deputy Shire President. An annual nominal rental of £2.0.0, designed to accommodate the legal aspect of occupying Council controlled premises, was levied and Messrs. Farrell, O'Sullivan and Cridland were nominated and accepted by Council as trustees on November 3, 1926.

Consisting of a small weatherboard building, without light or water, and situated on the beach at the foot of The Kingsway, [southeast of the current club building] it also had a dining room and casualty facilities. A common toilet, which was also used by the public, was erected for both men and women.

"After handing the clubhouse keys over to Mr MJ Farrell (president of the club) Mr Monroe [President of Sutherland Shire Council], stated that because of the severe drain on the Council's fund owing to the installation of electric light in the Shire and improvements to Gunnamatta Bay etc., sufficient money was not available to carry out the wishes of the president of the club, which were that the land fronting the ocean at the North Beach be resumed and a sea wall be constructed connecting the North and South beaches. The present clubhouse he said could only be regarded as a temporary structure, but would serve until such time as a large public shed could be built."⁵

⁴ 'North Cronulla Beach – Vast Improvement Suggested', *The Propeller*, 4 June 1926, p.4.

⁵ 'Cronulla's Progress – Club House on Big Beach', *Truth*, 17 October 1926, p.4.



Figure 5 — The first surf club was built in 1926 and was located at the end of Kingsway - this photo shows the club membership of the day at the front of the club. (Source: North Cronulla Surf Life Saving Club)

Land between Kingsway and 'Burranulla', a brick cottage at the end of Prince Street, was subdivided and advertised for sale as residential allotments forming part of the 'Glorious Beach Estate' in March 1931. The first 10 blocks which included Lots 23-30 on the beachfront east of Prince Street and Lots 1 and 2 between Prince Street and Mitchell Road were resumed by Sutherland Council for park purposes and 24 blocks remained for sale having road frontage to Prince Street and the beach. The blocks were described as 'high, dry and fine building blocks'. The Cronulla area was described as '...premier all-the-year seaside and holiday resort, with the wonderful National Park and beautiful Port Hacking right at its doors.' The blocks were to be auctioned by Peach Brothers and Richardson and Wrench Ltd.⁶ The surf sheds are shown at the end of Kingsway and the house "Burranulla" is shown at the north end (right) in what is now Dunnington Park (figure 7).

⁶ 'The Romance of Cronulla', *Construction and Real Estate Journal*, 25 March 1931, p.12

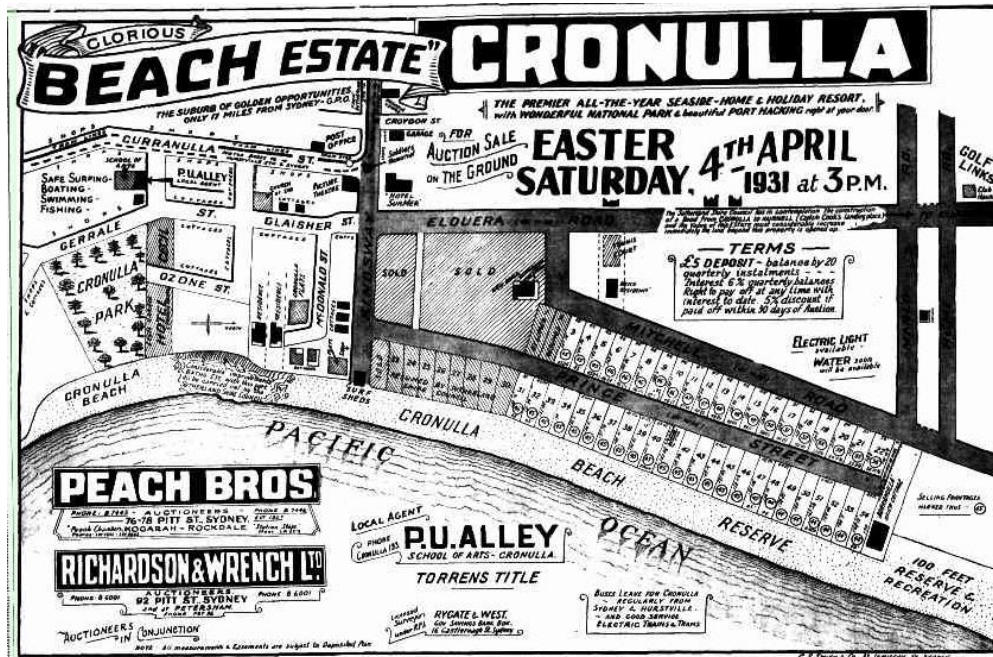


Figure 6 – Advertisement for land auction of Glorious Beach Estate Cronulla. (Source: St Georges Call, 27 March 1931, p.2)

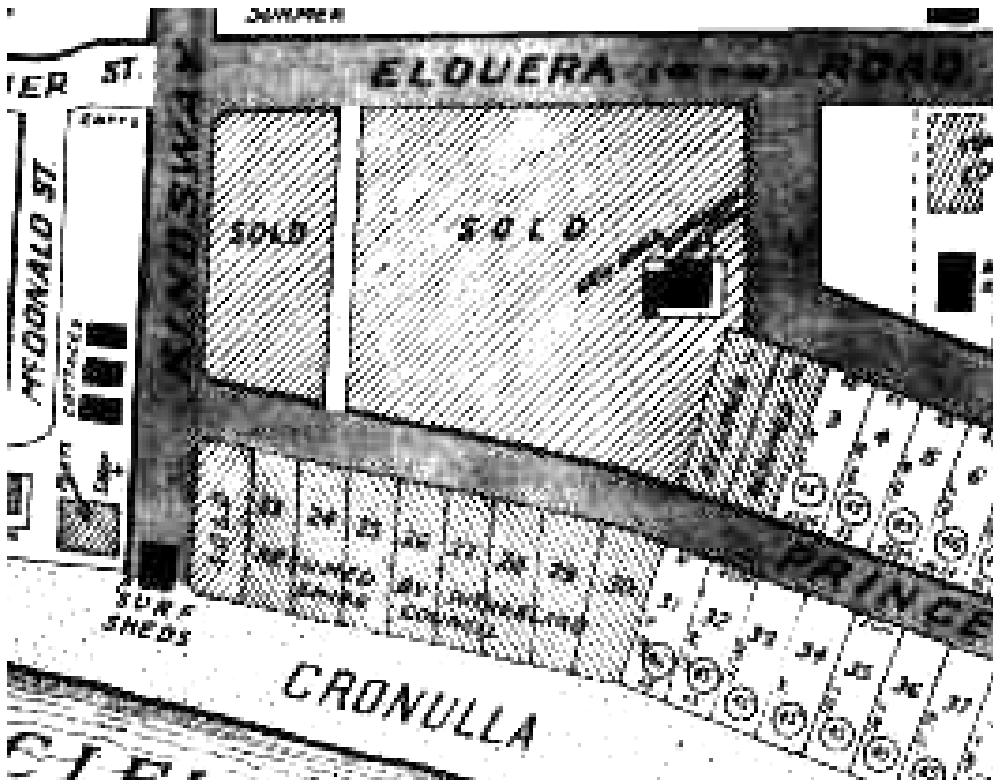


Figure 7 – Extract from Auction Plan showing beachfront lots 23-30 and lots 1 and 2 between Prince Street and Mitchell Road resumed by Sutherland Council. (Source: St Georges Call, 27 March 1931, p.2)

In September 1932, erosion of the beach required the club house to be moved from the bottom of Kingsway to a position about fifty yards (approximately 46 metres) further north along the beach, on a portion of ten allotments of land that Council had acquired.⁷



Figure 8 – The relocated club house, 1932. This may have been Lot 23. (Source: North Cronulla Surf Life Saving Club)

From that moment the problems of the club became frustratingly complicated, triggered by an initial report of the probable cost, prepared by the Council Engineer who hoped, it seems, to include the predicted expenditure of £105.5.0 within the loans arrangement of £ 22,000 sought from the State Government.

A flurry of letters - from the club to the Council -from the Council to the State Government - and back again, seemed for a time to create between the club and Council a type of Mexican stand off. Initially the club executive had issued an ultimatum to Council saying unless accommodation for club members and the general public was improved, the club could not continue to regularly patrol the beach. The Council, while attempting to finance improvements the club sought, were also seeking assurance that the club would continue to patrol the beach, without detailing whether they were likely to carry out the renovations the club members so desperately needed.

On the other hand, the Council in seeking the State Government loan were required to operate within certain well-defined areas. Consequently, when the amount of £105.5.0 for improvements to club facilities was included, the State Government Department concerned delayed the negotiations while this matter was clarified - at least to their satisfaction. Finally, late in December 1932, the Minister informed Council that if it complied with certain conditions, he would raise no further objections. Council quickly conceded to the Minister's requirements and eventually two rooms, a verandah and a shower were added to the building.

During the 1933-34 season, a kiosk and pavilion were built by Eric and Jean Sebire near what now could be described as the south-western corner of the beach. Jean and Eric were very active members of the club, both financially and morally. The large glassed-in verandah which ran along

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

the front of the building was a meeting place for breakfast after a dawn surf. [There is no evidence to suggest that this was located in the study area.]

2.1.3 THE SECOND SURF CLUB BUILDING AND DUNNINGHAM PARK 1937 - 1946

In 1935, it was reported that arrangements for the building of a new surf club were well underway. The Building Committee and surf club's architect met with representatives from the Council and the Council's architect so that the proposed building would meet the requirements of the members but also be within the budget limits of the Council.⁸

"The new building was designed by architects, Wilshire and Hodges. The Sutherland Shire Council applied to the New South Wales Government for an advance, the amount to be repayable over 15 years at an interest rate of three percent. The application was successful, with the Government proviso that ninety percent of all workmen engaged on the building were to be obtained through the local Labour Exchange. Not only would the building provide added amenities for the club members but it would also supply employment for many people in those depressed times.

The project was not without its problems and before it had commenced, a protest meeting was held, 101 residents of the Cronulla area signing a petition requesting Council not to borrow the money in view of the increasing debt in recent years and" the strong possibility that continued borrowing would result in an increase of rates. However, construction was begun during the 1936-37 season, and at a ceremony attended by club members and the President of the Surf Life Saving Association of Australia, Mr. Adrian Curlewis, the foundation tablet was officially set by the Minister for Works and Local Government, Mr. E. S. Spooner.

The builder is noted as Mr EV Campbell. The Construction and Real Estate Journal describes the building as '...three-storeys in height, and is considered to provide every possible facility for the modern surf club, including adequate sun-baking areas. The flat roofs are covered with Maltoid Roofing (Pabco Products Pty Ltd), while the ornamental wrought ironwork was supplied by the Ryde Steelworks. Donnacona Wall Boarding (AC Saxton & Sons Pty Ltd) was employed in the ceilings to the main hall'.⁹

"...its ground floor consisted of a double boat shed and two ambulance rooms. The entrance foyer gave access to the two upper floors, the caretaker's flat and the verandah, which ran the length of the building facing the surf. Behind the verandah was the ballroom with its stained timber floor and orchestra pit. Further along on the same level was the billiard room. The top floor contained the honorary secretary's office next to the committee room, but most of this level was open roof area with its high parapet walls, so useful as a wind protection for the sunbathers. Another favourite sunbaking area for members, when the wind blew from the south, was the path near the club's northern wall."

On October 9, 1937, when the new club house was officially opened by the Honourable E. S. Spooner, M.L.A.; also present were the President of the Surf Life Saving Association of Australia, Mr. Adrian Curlewis, President of Sutherland Shire Council and local M.L.A., Mr. C. O. J. (Joe) Monro. A magnificent building of three stories, constructed of painted cement render on brick, it was reported to be the finest surf club building, of the time, on the Australian coast. Even acknowledging modern construction techniques, there are still those that maintain that the 1937 clubhouse was "the best ever built on Bate Bay."

⁸ 'Surf and Lifesaving Clubs', *The St George*, 12 April 1935, p.6.

⁹ 'North Cronulla Surf Life Saving Club', *Construction and Real Estate Journal*, 24 November 1937, p.6.



Figure 9 – The 1937 Clubhouse was hailed as "the best surf club" on the coast by Sir Adrian Curlewis. (Source: North Cronulla Surf Life Saving Club)



Figure 10 – North Cronulla Surf Life Saving Club, ca1937-1946. (Source: Sutherland Shire Library, MF005\MF005179)

On December 8, 1937, at a Council meeting it was resolved that a letter be written to the Minister for Labour and Works, informing him that a firm of local auctioneers had been engaged to sell Lots 31 to 54 inclusive in Prince Street on Boxing Day and asking that steps be taken immediately to resume the land and give notice of resumption.

Council was advised eventually by the Department that under the Spooner Scheme [a 1930s government loan scheme to assist municipalities to provide work for men during the depression¹⁰], 1,000 feet of sea wall would be constructed at a cost of £ 30,000.0.0 on the proviso that the Sutherland Shire Council would find £2,000.0.0 towards the resumption of Lots 31 to 54 of D.P. 5166, the land in Prince Street. Further, if the land was dedicated for recreation, the Government would meet the cost of purchase over and above the £ 2,000.0.0. The sea wall was constructed of poured concrete and finally commenced in June 1938.

Plans for open parkland at North Cronulla, similar to those existing at Cronulla Beach were first mooted in 1935 when the Council requested a loan from the Minister for Lands to resume further private land fronting the Beach. Following the death of government minister and local member JM Dunningham in 1938 it was proposed that 'Beach Park' be dedicated as Dunningham Park '... to perpetuate the good name of the late Minister.'¹¹ The photograph at figure 12 shows the park was fenced and had an entry gate to the southwest corner addressing the junction of Kingsway and Elouera Street.



Figure 11 — North Cronulla Beach looking east with view of Dunningham Park, Surf clubhouse and bathing pavilion c 1937. (Source: Sutherland Shire Library, MF00\MF000531)

¹⁰ 'Spooner Scheme of Relief Works', *The Sydney Morning Herald*, 6 August 1938, p.18.

¹¹ 'Dunningham Park- North Cronulla Proposal', *The Propeller*, 14 July 1938, p.8.



Figure 12 –Dunningham Park, Cronulla c1939. Note entry gates constructed for Dunningham Park. (Source: Sutherland Shire Library, MF00\MF000559)

As World War II descended on Australia, the beach underwent a dramatic change. Army engineers moved in and completely altered the character of the area as they erected large tank traps in front of the stepped wall at foundation level. Rails were driven down through holes in the concrete path, which sealed the top of the wall, and barbed wire rolled along the foreshore between the rails and the traps.

In 1941/2, Cronulla and Kurnell peninsulas were declared operational areas. '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.'

'The tank traps to prevent Japanese beach landings at Cronulla gave Council trouble. The army allocated to £2250 for maintenance of tank traps in 1942 and required weekly reports from Council on progress. On 25th October 1942 heavy seas got under North Cronulla sea wall and induced scouring. In front of the wall was a deep tank trap. The pavement of the wall had been opened up and into squares about 2 feet in size. Into the squares old tram rails were inserted. Heavy seas broke against the wall, the water surge behind the wall and through the openings made from the tram rails. Some 72 feet of Sheet piling at the end of Kingsway had collapsed. Engineering advice was that the tank traps had contributed to the collapse. On 24th November 1942 further heavy seas were experienced and a gang of the Council staff underpinned the wall... The arbitrator found that the army was responsible for 70 percent of the sea wall damage.'

Only a matter of months had passed when big seas commenced washing and swirling around the tank traps, gouging out the sand and sucking it out to sea. Larger waves breaking over the promenade drained down through the rail holes and attacked the wall from the rear, thereby completing a two-pronged attack. The beach never recovered from this battering and by 1945 the fate of the stepped wall was sealed.



Figure 13 – North Cronulla Surf Life Saving Club, located east of Prince Street, 1943. Note the pre-1931 bungalow 'Burranulla' still standing in Dunningham Park which remains un-landscaped. (Source: NSW LRS, SIX Maps, Sydney 1943 aerial imagery)

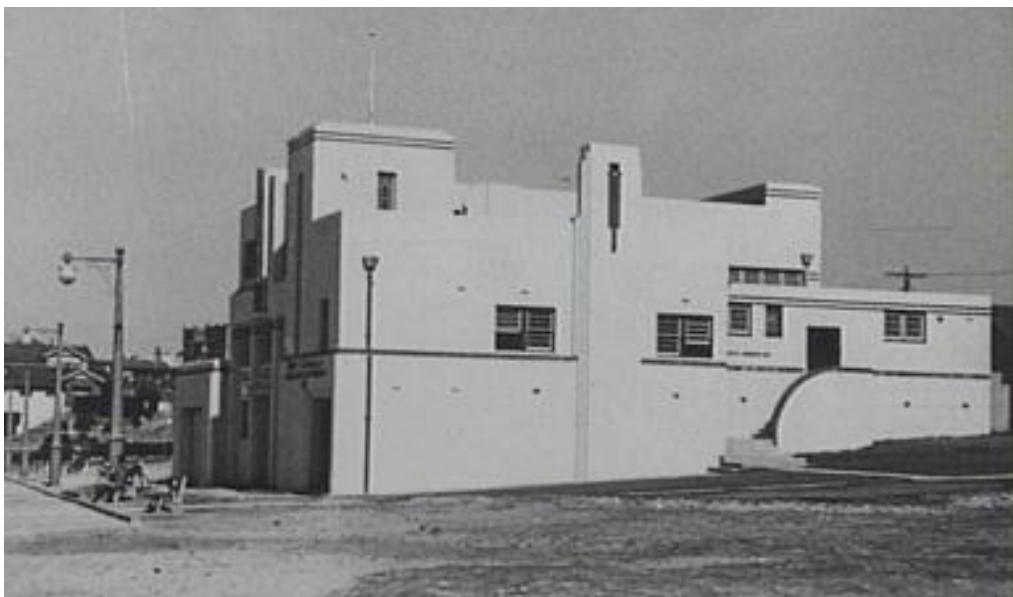


Figure 14 – Surf Lifesaving Club at North Cronulla, side view of the building, ca1937-1946. (Source: Sutherland Shire Library, MF001\MF001398)



Figure 15 — Cronulla Beach North looking south, with surf clubhouse on the right and crowds on the beach, ca1937-1946. (Source: Sutherland Shire Library, MF000\MF000848)

In 1943 the North Cronulla Progress Association requested the Sutherland Council to replant trees in Dunningham Park however they were notified that there were no men available to do the work.¹² Ironically it had been Dunningham as Minister in charge of Sydney's 150th anniversary celebrations who had been instrumental in a tree-planting scheme in 1938 whereby 251 councils had participated in a tree planting scheme to plant 500,000 trees however the landscaping of Dunningham Park had been neglected.¹³

On August 5, 1945, the clubhouse was further threatened, when heavy seas washed away both Cronulla beaches, broke over the promenade, and dragged hundreds of tons of sand through holes under the stepped wall. The concrete paving in front of North Cronulla club disappeared, and in front of the building there was a sheer drop into a swirling surf. Council employees worked under considerable danger crawling beneath unsupported concrete, sinking electric light poles into the sand to stabilize the wall and the club foundations.

Although the beach conditions stabilized during the summer of 1945-46, the following winter produced huge seas, which smashed the promenade and threatened the club. Mentioned in the Sydney Sun on September 27, 1946, the Council's Deputy Shire Clerk, Mr. M. J. Howard, was quoted as saying, "It seems certain that the sea wall in front of the club house will eventually collapse. It is useless to try to prevent the destruction of the clubhouse, so the Council will give effect to a plan formulated six weeks ago. It was then decided to build a new sea wall which would cut through the present site of the club house, pull the old club down and provide a new one."

This comment was despite the fact that on the previous day, the Deputy Shire Clerk, with Mr. L. B. Watson, the Shire Engineer, Mr. Marsh, the Electrical Engineer and Mr. Moxham met with the State Government engineers at the North Cronulla sea wall, where the Council were advised that efforts should be taken immediately to save the North Cronulla building. It was pointed out there was a reasonable chance of saving the building, provided certain ballasting work was commenced. In fact, the recommended work was carried out the same day by Council staff. The Honourable J. J. Cahill, the Minister for Works and Labour, stressed that every effort should be made to save the building. Council were making every effort to preserve the building although they had adopted a proposal to re-site the clubhouse and build a new wall.

¹² 'Municipal Jottings', *The Propeller*, 23 September 1943, p.4.

¹³ 'Tree Planting: Councils' Interest', *Northern Star*, 8 January 1938, p.8.

As the sea wall progressively collapsed, cracks appeared in the roof of the building, spread along the committee room walls and the stairway. Crowds watching silently from behind barriers which had been erected to seal off the danger area heard the melancholy sound of a piano being played by a club member in the deserted ballroom. Another member attempted to concentrate on a game of billiards as the table shook with the concussion of each breaking wave. Every few minutes, an extra-large dumper sent a shiver through the building, shaking glass fittings on the top floor. The club gear and lifesaving equipment had already been moved from the building, as club members stood by during the night with shovels and sand bags waiting for the high tide they feared most.

As the death of the building appeared imminent, huge crowds were attracted to the beach. On August 25, 1946, 18,000 cars travelled to North Cronulla from the city and suburbs. A line of vehicles stretched five miles from Tom Ugly's Bridge to Cronulla as police on motor cycles and foot marshalled the cars into double lanes. The following day at 6.40 p.m. the two remaining pylons supporting Sebire's kiosk and pavilion collapsed and plummeted the building into the surf below. The council continued their efforts to save the surf club, but feeling there was little hope of success they met with Jack Dillon, Jock Davidson and other members of the club and reached the decision to purchase an Armco hut and locate it at the rear of the club house.

2.1.4 THE THIRD SURF CLUB BUILDING (1950 – 2018)

The position of the surf club members was clarified in a letter to Sutherland Council dated September 7, 1946, which said in part, "I have been instructed by my Committee to convey to you the following information concerning the wishes of the club in connection with the proposed scheme for the repair of the damage caused by the sea at North Cronulla and the protection of our club house. The club is deeply grateful to the Council for all that has been done on our behalf and has been most impressed by the sympathetic attention paid to our problem. In particular, we feel that we would be guilty of gross ingratitude if mention were not made of our deep appreciation of the work of the Shire President, Councillor Lawrence, who to our minds has done more than could have been expected of a man in his position, with so many calls on his time."

Bob Lyndon personally appeared before the meeting and stated that the letter clearly outlined the thoughts of the Committee. He again reminded the Council that the Committee had every confidence in the Sutherland Council doing the right thing. Finally, on September 30, 1946, the tender of Nadin and Bull to demolish the building was accepted and arrangements were made for the erection of a temporary clubhouse. Sutherland Council erected an Armco hut in Dunningham Park in front of the site of the present club house. At one end were double doors where the surf boat and gear were stored, while the main entrance led into an office for the Secretary and the Committee. There were no toilet facilities, while a lone shower received constant use.

Sutherland Shire Council alleged that the collapse was because of the removal of sand for the tank trap that had been dug in front of the wall. The army, on the other hand, maintained that this had only 'accelerated by a few hours' the inevitable collapse of the wall 'due to its defective design'. The case eventually went to arbitration.

Some of the stepped wall was eventually removed and the Department of the Army accepted some responsibility by reimbursing the Council £5,462.18.3. With the removal of the wall, the 1950s produced a period of accretion, although the beach did not approach its original state prior to the period of 1930

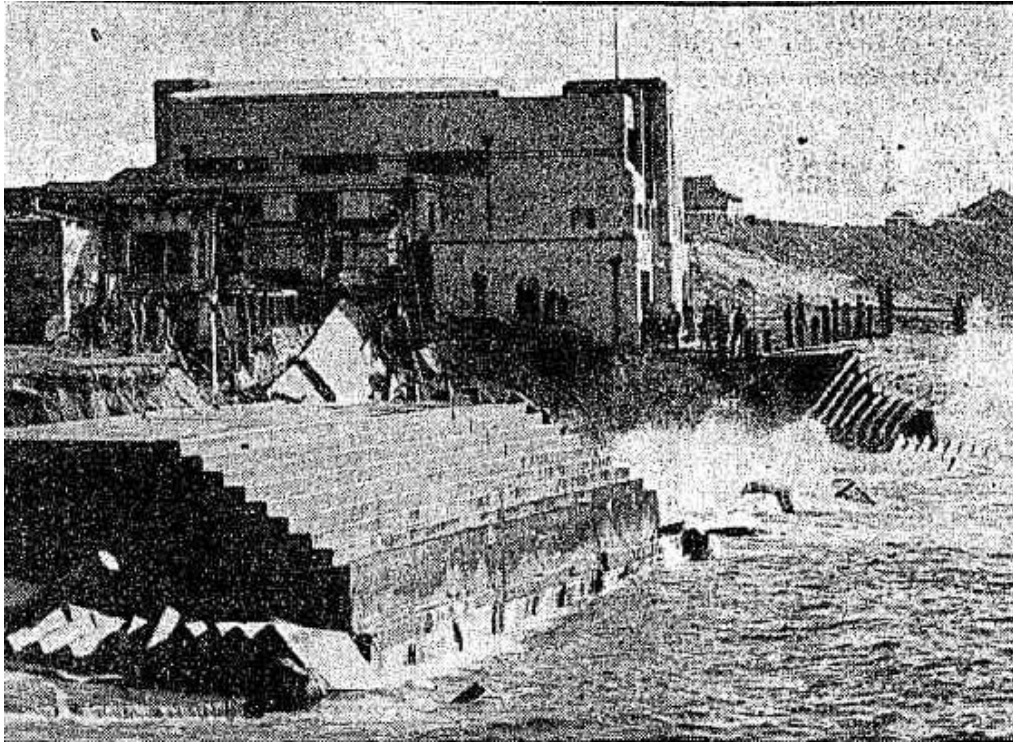


Figure 16 — Collapsed seawall, kiosk and surf pavilion at North Cronulla. (Source: 'Council will Abandon Clubhouse to the Sea', *The Sun*, 27 August 1946, p.3.)



Figure 17 — Collapsed seawall, kiosk and surf pavilion at North Cronulla. (Source: 'Council will Abandon Clubhouse to the Sea', *The Sun*, 25 August 1946, p.1.)

On 10 July 1948, Sutherland Shire Council placed a tender notice for North Cronulla Surf Club premises in the *Sydney Morning Herald*. Esmond B. Wilshire and Hodges Architects of Spring St Sydney, designers of the 1937 Clubhouse, prepared the plans. Esmond Birdsall Wilshire was a sole

practitioner in Sydney until around 1934 when he formed partnership with Hodges. Wilshire had previously designed "surf lifesaving accommodation and the erection of men's dressing sheds at Cronulla Beach" in 1922 and the Clubhouse at Balmoral Beach in 1928.

In 1950 new dressing sheds and kiosk were erected in Dunningham Park and new clubhouse opened later that year. Bricks from the demolition were used to build the current clubhouse in 1950.

The new building was described in an article published in the Sydney Morning Herald on 24 October 1950: "The palatial new building erected by Sutherland Shire Council and the State Government for North Cronulla Surf Club contains even an operating room. Of three storeys, lavishly equipped and costing £18,000, the clubhouse will also have the best life saving equipment in the world. ... Accommodation is provided for 400 members in the main clubroom. Appointments include offices for club secretary Jack Dillon. The executive room will be furnished by the parents of Jimmy Peryman." The clubhouse was opened by the Governor General Sir John Northcott, on 18 November 1950.



Figure 18— New Surf lifesaving clubhouse at North Cronulla, 1950. (Source: Sutherland Shire Library, MF001\MF001401)

Also in 1950, North Cronulla lost one of its greatest swimming champions. Club Captain Major James 'Jim' Perryman was attempting to rescue a 16 year old woman from the surf when he was pulled under by the weight of seaweed on his rescue line. The woman was pulled to safety by another club member. Perryman was reeled to shore, but could not be revived.



Figure 19 – The third clubhouse constructed in 1950 showing observation tower on third floor. (Source: North Cronulla Surf Life Saving Club)



Figure 20 – The third clubhouse, change (dressing) rooms, kiosk and early plantings in Dunningham Park in 1950. (Source: 1950 Aerial Photograph, <https://maps.ssc.nsw.gov.au/ShireMaps>)

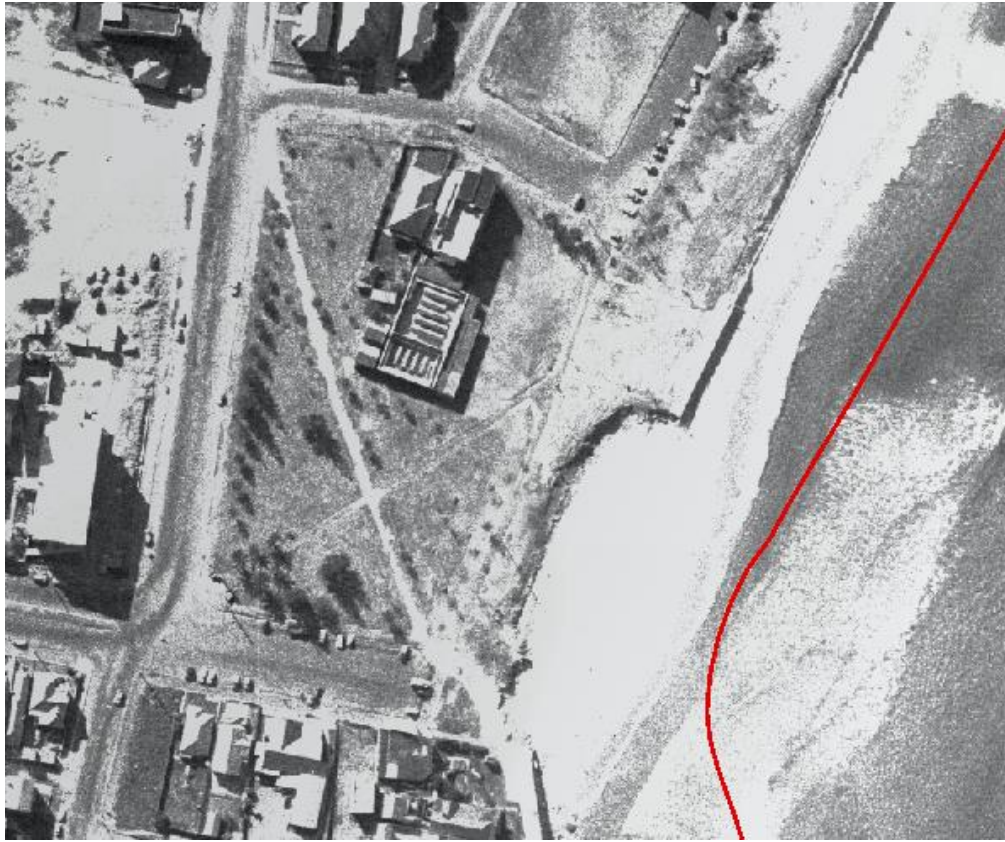


Figure 21 — The third clubhouse, change rooms, kiosk and early plantings in Dunningham Park in 1961. (Source: 1961 Aerial Photograph, <https://maps.ssc.nsw.gov.au/ShireMaps>)

2.1.5 JAMES PERYMAN MEMORIAL POOL 1968

On April 7, 1968, the official opening of "The James Peryman Memorial Pool took place. Originally the idea of the Club President, Harry Brown, who became the supervisor of its construction (it commenced in December 1967), following lengthy negotiations with the Sutherland Shire Council for the lease of the land adjacent to the club house for a period of twenty-one years. The pool was designed by Harry Brown to a length of 25 metres and six lanes in width. Incorporating two oil-fired boilers for internal heating of the pool, it was built of concrete and tile, the total cost being \$28,430.00, half of which the Sutherland Shire Council subsidised.

The pool was opened in ideal weather by the President of the Council, Mr. Arthur Gietzelt, and the Club's President, Harry Brown, before a huge crowd of local dignitaries and club members. The Club Champion, Gregg Jones, recorded the first lap of honour, and was followed in turn by each section champion and a 400 metre race between the club's fastest swimmers. The highlight of the ceremony was a lap of honour by Harry Brown, suitably, 'clothed, which the local M.H.R. Don Dobie "volunteered" to duplicate at the insistent encouragement of the club; members.

2.1.6 ADDITIONS AND ALTERATIONS

An early club photograph shows that the upper level bar (Harold Judd Room) had been added by 1964 (see figure 22). The North Cronulla Patrol Tower, located to the east of the study area was constructed in 1971 replacing the functions of the observation tower in the surf club building.

Opened by President of SLSA, Sir Adrian Curlewis on October 23, 1971. The tower was the first of its kind built in Australia and patterned on patrol Towers at Huntington Beach California. The Patrol Tower was a big improvement over the previous observation tower in main surf club and become the baseline for many Patrol Towers now installed on beaches all across Australia.¹⁴

In the early 1970's, the House Committee continued with the building extensions to the club, the plans which were originally presented to the Shire Clerk, Athol Hill, by the club building committee, The design called for the Sutherland Shire dressing shed complex [located at the south end of the clubhouse] to be renovated, with the female section being converted to both male and female, and the original male section converted into a boat shed capable of storing six surf boats and all the boards, skis and reels in the club. The extensions would be joined to the club house by a roof, under which would be a storage space for the Inshore Rescue Craft. The swimming pool filtration system and boilers would be re-located within the new building, which would enable the area surrounding the swimming pool to be increased to provide a larger sunbaking area. The Council agreed to contribute \$28,000.00 of the ultimate cost of \$48,000.00.



Figure 22 — North Cronulla Surf Life Saving Club, 1968. (Source: Sutherland Shire Library, MF003\MF003486)

Unfortunately, the big seas of May and June 1974, completely changed the proposition when the Council were advised by Unisearch that beach conditions could render the kiosk unsafe. As a result, the Council seriously considered demolishing the building. They advised the club to halt any extension plans pending a final decision on the fate of the kiosk.

¹⁴ A Shade of Blue, a Touch of Gold, p. 68.



Figure 23 – Storms and high seas damage beach at North Cronulla 1974 (Source: North Cronulla Surf Life Saving Club)

The Building Committee was undaunted and turned their attention to the roofing of the swimming pool. Sketch plans had already been prepared when they were advised by Harry Brown that it would be in the interests of the club to investigate the possibilities of financing the extensions through the Regional Employment Development (RED) Scheme [a Whitlam Government scheme to provide unemployed people with paid labour rather than unemployment benefits. Funding through the Scheme did not include materials needed for projects¹⁵]. The intent of the scheme was to aid unemployed persons within the community. Representations were immediately made to Mr. Ray Thorburn, the M.H.R. for Cronulla, and he replied that the electorate had not reached the required level of unemployment to warrant a Regional Employment Development project commencing at that time. However, he would keep closely in touch with future developments, and inform the club in due course. Meanwhile, plans of the extensions were quickly finalised and submitted to the Council so that work could be commenced immediately the finance became available through the Regional Employment Development Scheme.

Three weeks later, at a meeting on the site of the extensions, the Council informed the club that they had submitted the project as a Regional Employment Development scheme as the unemployment level within the area had reached the required figure. The anticipated cost of the project was \$104,000.00 with the Federal Government contributing \$88,000.00 and the Council the remainder. The plans incorporated the increase of a roof over the pool area and a Nippers Club Room on top of the swimming pool dressing sheds.

During October, 1975, news was received from the Council that the project had consumed the full allocation of money allowed by the Federal Government and work on the extensions would cease almost immediately before the construction of the roof above the swimming pool area, the Nippers Club Room or the union of the two buildings, where the Inshore Rescue Boat was to have been garaged was commenced.

¹⁵ *Green jobs and a red scheme.* Crikey, accessed 25 March 2018, <https://blogs.crikey.com.au/trevorcook/2009/07/31/green-jobs-and-a-red-scheme/>

The 1979 the NCSLSC Inc Annual Report notes renovations to shower and locker rooms, foyer, stairway and ladies toilet and external painting and in 1982 it was reported that renovations had been carried out to the large auditorium including carpet, new dance floor area and fittings and that it was proposed to build concrete roof over Nipper's Room (former committee room) to make new bar area and a storeroom.¹⁶ The first floor auditorium was named the Herb Nordstrom Room from 27 November 1981 to 14 July 2013 after a long standing club member, life member and Patron of the surf club.¹⁷



Figure 24 — Kingsway, North Cronulla 1982 showing landscaping and entry gate of Dunningham Park (Source: Sutherland Shire)



Figure 25 — The third clubhouse, swimming pool, boat shed, change rooms and Dunningham Park in 1984. (Source: 1984 Aerial Photograph, <https://maps.ssc.nsw.gov.au/ShireMaps>)

¹⁶ NCSLSC Annual Report 1979; NCSLSC Annual Report 1982

¹⁷ Information provided by Craig McKinnier, NCSLSC Inc, April 2018.

In 1987 the new ladies' showers and change room were constructed in the area between the clubhouse and the boatshed and two new toilets were added to the pool area. 1990 saw repairs to leaking roof in the auditorium (Harry Brown Room) and the Nippers Room was damaged by fire on 18 November that same year. It took almost two years to replace the Nippers room with the opening ceremony of Junior Activities Committee (JAC) Room and Cadet Junior Room taking place on 19 September 1992.¹⁸ It was officially dedicated The Steve Warren Nipper Room on 11 November 1994 '...to perpetually record North Cronulla's appreciation and respect for the greatest surf life saver ever to emerge from North Cronulla Nippers'.¹⁹

On 30 May 1998 work commenced on alterations and additions to gym (1950 Boat Shed) and ladies' change room including two additional ladies toilets, dual entries to the change room from the beach and pool and an extension to the gym area by 44%.²⁰ The Harry Brown Gymnasium was officially opened on 12 December 1999.²¹

In 2000, renovations occurred to the ground floor of the club house to relocate the mens locker room and offices and relocate the cool room.²² A plaque in the building foyer notes the administration centre was sponsored and constructed by Multiplex Constructions, supported by CSR Ceilings, Rondo Ceiling Grid, Australume Lights and officially opened on 1 December 2000.

In 2003, work was carried out to the Harold Judd Room (third floor bar) to renew windows and frames and upgrades to the swimming pool. In 2005, the NCSLSC Inc lodged a Development Application (DA04/1862) with Sutherland Shire Council to construct an operable roof over the pool area and enclose the balcony at the rear of the 1950s surf club building. The DA was approved however these works were not completed.

In 2013 alterations were made to the Herb Nordstrom Room (first floor) including new bar, kitchen and flooring.²³ It was renamed the Harry Brown Room.

A Building Code of Australia Compliance Audit²⁴ was completed in 2013 and a Building Condition Report in 2014. The summary of the Condition Report is as follows:

The building operates and is sited within some of the harshest weather and environmental conditions with high exposure to salt air and salt laden rainwater. Due to these conditions it is imperative that maintenance and more so ongoing maintenance are readily carried out on the building. The surf club building was built in the 1950's and is possibly past it's used by date with significant areas of the building that require upgrading and refurbishment. The building is mainly suffering from typical age and exposure type defects, however, bathrooms, change rooms; outdoor toilets etc. all require major refurbishment. A significant amount of money could be spent upgrading these areas. In addition, due to the age of the building, ongoing maintenance is costly and more frequent than a newer building built with more suitable building materials.

Large sections of roofing require replacement and repair, external wall and paint finishes require repairs and reapplication. It is extremely important that ongoing maintenance and strategic

¹⁸ NCSLSC Annual Report 1987; NCSLSC Annual Report 1990; NCSLSC Annual Report 1992

¹⁹ Plaque on building (Source North Cronulla SLSC)

²⁰ NCSLSC Annual Report 1998

²¹ NCSLSC Annual Report 1999

²² NCSLSC Annual Report 1999

²³ NCSLSC Annual Report 2003; NCSLSC Annual Report 2014

²⁴ Greenfield Certifiers Pty Ltd, *Building Code of Australia Compliance Assessment Report, Audit of existing building*, 24 October 2013.

maintenance is carried out on this building in order to preserve and increase the life span of the building.²⁵



Figure 26 – The third clubhouse, swimming pool, boat shed, change rooms and Dunningham Park in 2001. (Source: 2001 Aerial Photograph, <https://maps.ssc.nsw.gov.au/ShireMaps>)

2.2 CHRONOLOGY OF DEVELOPMENT

1827	Naming of Cronulla Beach
1835	Land grant to John Connell
1895	First residential subdivision named 'Gunnamatta'
1900	Second residential subdivision in Gunnamatta
1906	Meeting of surfers at Cronulla Beach to discuss formation of a surf lifesaving club
1908	Renaming of the area as 'Cronulla'
1926	Formation of North Cronulla Surf Life Saving Club; first clubhouse opened
1931	Subdivision of coastal land at North Cronulla including resumption of land by Sutherland Council
1933	Opening of beachside kiosk
1937	Opening of second clubhouse, kiosk and changerooms
1939	Opening of Dunningham Park
1946	Failure of sea wall
1948	Demolition of clubhouse and kiosk
1950	Opening of current and third clubhouse, kiosk and changerooms
c1964	Construction of third floor Harold Judd Room
1968	Opening of Jim Peryman Memorial Pool
1974	Clubhouse and kiosk again threatened by high seas

²⁵ Sullivans Contractors, *Building Condition Report, North Cronulla Surf Club*, 11 December 2014.

1975	Female change room converted to male and female areas, Male Change room converted to boat shed
1979	Showers and locker room upgrade and deck extension overlooking swimming pool
1982	Harry Brown Room (first floor upgrade)
1992	Construction of Steve Warren Nipper Room
1998	Gym and change room alterations
2000	Administration area (ground floor) upgrade
2003	New kitchen and bar (first floor) and windows and frames upgrade (second floor)
2013	Upgrade to Harry Brown Room (first floor)

2.3 DEVELOPMENT OF SURF CLUBS AND BEACH PAVILIONS

The following history of development of surf clubs and beach pavilions has been reproduced from Rod Howard, 2001, *North Beach surf life saving club building, George Hanley Drive North Wollongong: Conservation Management Plan* as produced in the Assessment of Significance for North Beach Precinct contained in the Heritage Office database

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.

Wollongong certainly appears to have established a respectable tradition of beach related architecture during the interwar period, much of which has been lost. Demolished buildings include the Continental Baths Pavilion and Baths, which were operating at the end of 1925 and officially opened by the Mayor on 6 March 1926, Woonona Baths Pavilion (1928), and the Austinmer Bathing Pavilion, promenade and Surf Club (1930). The buildings at North Beach were relatively late additions to the genre as was the South Beach Pavilion which was opened on 9 October 1936. This building was designed by C.D. Leake and consisted of a central two storey pavilion flanked on either side by attached wings housing men and women's dressing areas. The central pavilion included a kiosk, ladies' club room, residence for the kiosk lessee and an assembly hall for the surf club The South Beach pavilion is due

to be demolished in the near future. Another extant beach pavilion from the interwar period is located at Thirroul. It was officially opened by E S Spooner on 20 January 1940. It consists of a central single storey pavilion containing a kiosk and residence. The eastern facade of the pavilion has a simple though effective Art Deco character, and is flanked on each side by attached male and female dressing pavilions. The surf clubhouse is a separate building located to the immediate north of the complex. An olympic sized swimming pool was also built as part of the complex, which was funded by the state government on a pound for pound basis. The other pavilions and clubhouses located along Wollongong's northern beaches are all relatively recent structures.

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, it was designed to accommodate the extraordinary number of 12,000 visitors and opened in 1930. Numerous facilities were provided within one large building. The ground floor contained dressing areas, shops, turkish baths, a gymnasium, auditorium and the manager's residence, while a ballroom, dining rooms and office space were located on the first floor. 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.

The Cronulla Beach Surf Pavilion is another notable building, and was 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.

Few interwar pavilions remain on Sydney's northern beaches. There is an Interwar Mediterranean style pavilion containing dressing and surf club accommodation at Newport Beach. It was opened by the Minister of labour and Industry, J M Dunningham, on 30 September 1933. The pavilion at Freshwater Beach is also a Mediterranean style building and was designed by club member Lindsay Scott. It was opened by Eric Spooner on 8 September 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. Palm Beach is also graced by a fine Interwar Functionalist dressing pavilion that was constructed around 1936. Although its designer has not been ascertained, this may be the building designed by Scott. The pavilion contains a central circulation space with changing spaces on either side.

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. The building was officially opened by E S Spooner.

Distinctive pavilions were also erected in other parts of the state. For instance, an elegant Georgian Revival building consisting of a high central pavilion flanked by lower attached pavilions was erected at Forster.

Other Interwar beach pavilions still exist within the Illawarra Region. They include the 1936 City Beach pavilion (soon to be demolished) and the 1940 beach pavilion and surf life saving club at Thirroul.

The beach pavilion at Palm beach shows some similarities to the North Beach Bathing Pavilion, including curved ends and a prominent central entry pavilion. The 1933 pavilion at Newport Beach has since been compromised by extensive and unsympathetic alterations and additions. There is a Georgian Revival style beach pavilion at Forster's Ocean Baths.²⁶

Clubhouse facilities appear to have been standardised around Australia with the following list of facilities being given for the new surf club at Ulverstone, Tasmania in 1949: '...assembly hall which is available as a gymnasium; casualty, committee and supper rooms; boat shed – used for recreational and social activities including conducting lectures and for indoor training.'²⁷ Mooloolaba had an ambulance room, large public hall and boat sheds, and Townsville also had a kitchen and sleeping accommodation.²⁸

2.4 ASSOCIATED INDIVIDUALS

2.4.1 SIR JOHN MONTGOMERY DUNNINGHAM

(The following information is derived from the Australian Dictionary of Biography entry for Sir John Montgomery Dunningham (1884-1938) by Peter Spearitt.)

John Montgomery Dunningham, born in Sydney on 21 January 1884 to English immigrants, he was educated at Forest Lodge Public School and St James College. He worked in various roles including as a library assistant at the Sydney Mechanics School of Arts; a clerk at paper merchants, Alex Cowan & Sons; and at Australian Gas Light Co. He became secretary of the fitters' section of the New South Wales Branch of the Federated Gas Employees' Industrial Union.

From around 1911 to 1917 he operated a hatter and mercer's shop in Sydney's Imperial Arcade when he set up as a bookmaker. In this role he grew in respectability and became a committee member and later treasurer (1928-31) of the Tattersall's Club. He also served on Randwick Municipal Council from 1917 to 1931 including as Mayor from 1927-28.

²⁶ Howard, R, 2001 cited in North Beach Precinct Heritage Assessment, accessed 22 March 2018, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052983>

²⁷ 'New Ulverstone Surf Club House to cost 7000 pounds', *Advocate*, 18 January 1949.

²⁸ 'Surf clubs of the North coast', *The Courier Mail*, 26 January 1935, p.10; 'New clubhouse for Arcadians', *Townsville Daily Bulletin*, 26 January 1950, p.1.

He won the Legislative Assembly seat of Coogee for the Nationalists in September 1928 and remained a bookmaker until 1932 when he was named Minister for Labour and Industry. He proposed controversial amendments to the Industrial Arbitration Act earning him the nickname 'Slave Camp Dunningham' by the Communist *Worker's Weekly* because of his allegedly harsh treatment of the unemployed.

He was highly involved in sporting bodies, being president for the New South Wales Amateur Athletic Association, vice-president of New South Wales Rugby Union and Royal Life Saving Society, council member of National Roads and Motorists Association and Royal Agricultural Society of NSW, and office bearer in local football, cricket, swimming and tennis clubs. He was also active in the Anglican Church.

In 1936 he was appointed Minister-in-charge of preparations for Australia's 150th Anniversary celebrations and of those for the coronation in 1937 which were some of the most elaborate held in Australia. He was criticised for excluding any celebration of Australia's convict, bush-ranging or indigenous heritage provoking the first Aboriginals' Day of Mourning protest on Australia Day 1938.

He died of heart disease in his office on 26 May 1938 and was posthumously awarded a knighthood in June that same year.

2.4.2 JAMES (JIM) PERYMAN

The following is derived from historical material held at the North Cronulla Surf Life Saving Club:

Major James (Jim) Peryman was a member of the NCSLSC Inc and Club Captain from 1948-50. On 19 February 1950, from the clubhouse lawn, Peryman observed 16 year old Daphne Knowles being caught in a rip in a notorious section of the beach known as 'the Alley'. By the time other lifesavers had made it through the rough seas they were unable to locate her. Realising the situation was critical, Peryman summoned another reel, line and belt team from the patrol and ran to the northern end of the beach with visiting Queensland life saver Gerald Bergstrum.

A patrolman without a belt had reached the girl and met two men on a surf ski some 300 metres from the shore. Bergstrum, swimming without the drag of the belt reached the girl first. As Peryman approached the surf ski flipped and struck the girl on the head. Peryman grabbed the girl and signalled to the beach to be pulled ashore. The pair were pulled under a wave and were separated, Bergstrum grabbing the semi-conscious girl by the hair from beneath the water. Ike Smith, the Club Boat Captain, had arrived on a surf ski and took the girl to shore for resuscitation however Jim Peryman had not surfaced. The linesmen heaved the heavy line from the surf and bounded through the shallows to release Peryman from the mass of seaweed entangled in the line and around his body. Resuscitation commenced on the beach and was continued in the ambulance room and on route to St George Hospital where he was placed in an iron lung. He was pronounced dead a short time later. He was 24 years old.

Jim Peryman's death fund raised £2000. An ambulance room and radio communications room were furnished and dedicated to his memory. His father donated luxurious furniture for the committee room. The swimming pool dedicated to his memory was opened on 7 April 1968.

Peryman was posthumously awarded the Meritorious Certificate and Silver Medal by the Royal Shipwreck Relief and Humane Society. Given the fact that he had continued the rescue at the risk of his own life he was also posthumously awarded the Surf Life Saving Association highest recognition for bravery, the SLSA Meritorious Award Silver Medallion.

2.4.3 HARRY BROWN

The following is derived from historical material held at the North Cronulla Surf Life Saving Club:

Harold Brown was involved with the club from 1950, achieving his Bronze Medallion in December that year. He was an Active Senior Member from 1950 to 1962 and won a number of Australian Surf Life Saving Awards as well as holding committee positions within the club and being delegate to the Surf Life Saving Association and Branch Registrar.

He became an Active Reserve in 1963 and was awarded Life Membership in 1964, the same year he became Club President. He received his Instructors Certificate in 1969, Assessors Bronze Medallion in 1972 and in 1974 joined the Board of Examiners and achieved an Advanced Resuscitation Certificate.

He was active in the Club and the State and National Surf Life Saving bodies from 1968 to 1986, being involved in coordinating a number of international tours, carnivals and appeals, and maintaining a role as examiner. From 1986-1990 he was Vice Patron and Trustee and Patron from 1992 to 2001. He was Trustee and member of Finance Committee from 2006 to 2009. He was involved with a number of the Club committees for building improvements from 1968 to 2006 and remained a life member until 2017.

He received the Medal of the Order of Australia (OAM) in 1982 in recognition of service to life saving. The first floor function room is named in his honour.

2.4.4 HAROLD JUDD

Harold Athelstane Judd born 11 April 1879 (1880²⁹) in St Peters moved to Arncliffe when he was young when his family built the home, also named 'Athelstane' after the family's ancestral seat in Warwickshire, England. It was there that he learnt to play cricket with his father on what was rumoured to be the only private cricket ground in Australia.

He went on to play rugby for Newtown and St George (later Randwick) Rugby Union Football Club and excelled, first playing for NSW against New Zealand in 1901 and again in 1903. He was selected for the Australian Test team in 1904 against Great Britain and was Captain in all three matches of the test against New Zealand in 1905. He suffered a career-ending injury in 1907 after playing 5 times for Australia, 27 times for NSW, 90 first grade games, 63 for Newtown and 27 for St George. He later became an honorary coach at public schools in the region and was the Illawarra delegate to NSW Rugby Union.³⁰

He was also involved with Rugby League, Sculling, Horse Racing, and Surfing, leading him to joined the North Cronulla Surf Life Saving Club in its founding years. He became Club Patron from 1931 and was awarded life membership in 1939. He was coach and mentor to many young life savers, donated funds and a surf boat and loaned his car as a means of

²⁹ His birth year of 1880 is given in Wikipedia and in the archives of Randwick District Rugby Union Football Club Inc, accessed 4 April 2018, www.randwickrugby.com.au/rdrufc/archives/4481-harold-judd-flanker-wallaby-37.

³⁰ Harold Judd Flanker Wallaby #37. Randwick District Rugby Union Football Club accessed 4 April 2018, www.randwickrugby.com.au/rdrufc/archives/4481-harold-judd-flanker-wallaby-37

transporting competitors to other surf clubs. He served as Patron for 34 years until his death in 1968.³¹

The second floor members lounge and bar is named in his honour.

2.4.5 STEVE WARREN

The following is derived from historical material held at the North Cronulla Surf Life Saving Club:

Touted as the greatest surf life saver ever to emerge from North Cronulla Nippers, Steve Warren started his association with the Club as a Cadet in 1966. Receiving his qualifying certificate that same year, he graduated to an Active Junior in 1969 becoming Junior Captain in 1971. He received his Bronze Medallion in 1968 and Advance resuscitation certificate in 1975. He continued as an Active Senior until 1976 when he became an Active Reserve. In 1982 he was awarded life membership. He became a Surf Coach in 1994 and was a member of the Board in 2012.

His competitive history extends from 1969 to 2011 from metropolitan, Sydney, NSW and Australian titles in a number of events every year until 2001 when he had a two year break and continued once again with consecutive wins from 2004 to 2011.

In 1982 Steve warren was recognised by the Surf Life Saving Australia as one of the most successful Australian Championship Competitors and entered in to the Sport Section of the SLSA Hall of Fame.

The Nipper Room was named in his honour in 1994

2.4.6 WILSHIRE AND HODGES ARCHITECTS

EB Wilshire designed the 1937 North Cronulla Surf Club and Changerooms and its 1950 replacement. Wilshire and Hodges were architects for Sutherland Shire Council and were responsible for the Cronulla Baby Health centre in 1944 and extensions to the Council offices in 1947.³²

The partnership of Wilshire and Hodges formed in around 1934. As a sole practitioner, Esmond Birdsall Wilshire had designed surf club accommodation and dressing sheds at Cronulla in 1922 and the Clubhouse at Balmoral Beach in 1928³³. The Cronulla buildings were replaced in 1940 to the design of architect AB Pollin. The 1928 two storey brick surf club house at Balmoral Beach was demolished and replaced in 1999.³⁴

Predominantly commercial architects, Wilshire and Hodges produced a number of Art-Deco and Functionalism style buildings during 1930s - 1950s. Those identified include:

- North Cronulla Surf Club (1937, demolished),
- North Cronulla Surf Club (1950, Sutherland LEP)
- Lesseys Garage, Woolloomooloo (1934-35, Sydney LEP)
- Mont Clair Flats (1935-38, Sydney LEP)
- De Haviland Factory, Alexandria (1939-40, demolished)

³¹ 'Vale – Harold Judd', derived from Information provided by NCSLSC Inc.

³² 'Cronulla Health Centre', *The Propeller*, 11 May 1944, p.1; 'Shire Council Chambers: New Additions to Building', *The Propeller*, 16 October 1947, p.1.

³³ Shire of Sutherland Heritage Inventory.

³⁴ *Building Development*. Cronulla Surf Club, accessed 3 April 2018, <http://cronullasurfclub.com/our-club/building-development/>; *History*. Balmoral Beach Club, accessed 3 April 2018, <http://www.balmoralbeachclub.com.au/about/history/>

- Factory for R.H. Lawrenson Pty Ltd, Lidcombe (1945, demolished)



Figure 27 – Lessey Garage (Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421246>)



Figure 28 – Lessey Garage (Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421246>)

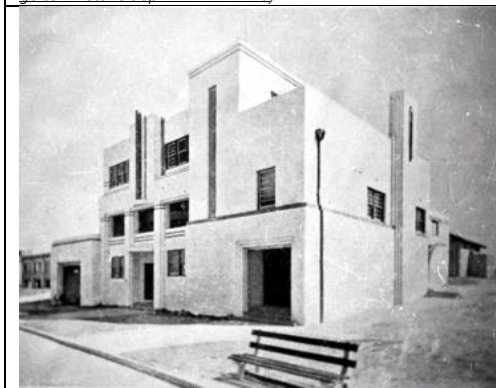


Figure 29 – North Cronulla Surf Club. (Source: Sutherland Shire Library, MF001\MF001401)



Figure 30 – Mont Clair Flats. (Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2420932>)



Figure 31 –New factory at Lidcombe for R.H. Lawrenson Pty Ltd (Source: Construction, 16 May 1945, p.3)

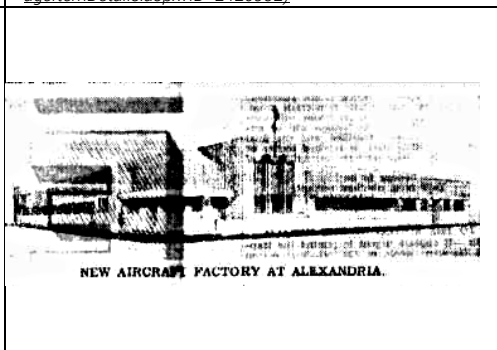


Figure 32 –New factory at Alexandria (Source: The Sydney Morning Herald, 29 August 1939, p.6.)

3.0 PHYSICAL EVIDENCE

3.1 INTRODUCTION

A survey of the physical fabric of the building was carried out by Alice Steedman, Senior Heritage Consultant of **NBRS**ARCHITECTURE in March 2018. This survey was carried out without excavation or physical intervention into the fabric.

3.2 SETTING AND VIEWS

North Cronulla Surf Club is located at the north-eastern corner of Dunningham Park and has a broad frontage to North Cronulla Beach. The north boundary is to the carpark at the junction of Prince and Mitchell Streets.

The complex consists of a three-storey clubhouse building, a single storey kiosk and boat shed, a two-storey building containing changerooms and the Nippers Room and a swimming pool. The Sutherland Council managed change rooms are located along the southern boundary. A two-storey observation tower is located on the beach front opposite the kiosk outside of the study area.

The area immediately to the north and east of the buildings is hard paved in concrete or bitumen paving with areas of lawn set within timber post and rail fencing. The light-coloured buildings are the only substantial structures adjacent to the beach between Kingsway and the start of residential housing north of the carpark. The placement of the buildings reflects the former alignment of Prince Street and face the current pedestrian promenade along the foreshore above the beach.

Dunningham Park contains mature Norfolk Island Pines and Canary Island Date Palms. It has a modern children's playground, and formal pathways and hard landscaping. The entry gateway at the junction of Elouera and Kingsway consists of rusticated sandstone walls with tall piers to either side of the central opening. A mature Norfolk Island Pine is located to the north-east corner of the lawn area adjacent to the carpark.

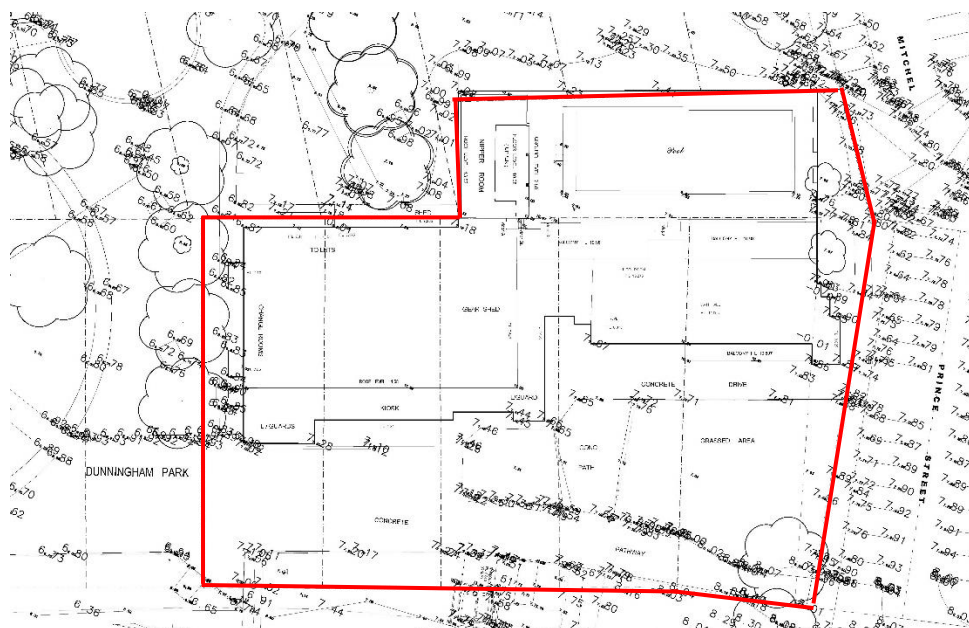


Figure 33 – Site plan with study area boundary in red. (extract from plans by Bergstrom Architects 2016)



Figure 34 – View of paving and lawns to east of kiosk (Photography: NBRSArchitecture, March 2018)



Figure 35 – Approach to NCSLSC from north showing mature pine tree. (Photography: NBRSArchitecture, March 2018)



Figure 36 –Hardstand area immediately to the east of NCSLSC. (Photography: NBRSArchitecture, March 2018)



Figure 37 - Small street trees and garden beds to north of NCSLSC. (Photography: NBRSArchitecture, March 2018)



Figure 38 – View of main entry to Dunningham Park. (Photography: NBRSArchitecture, March 2018)

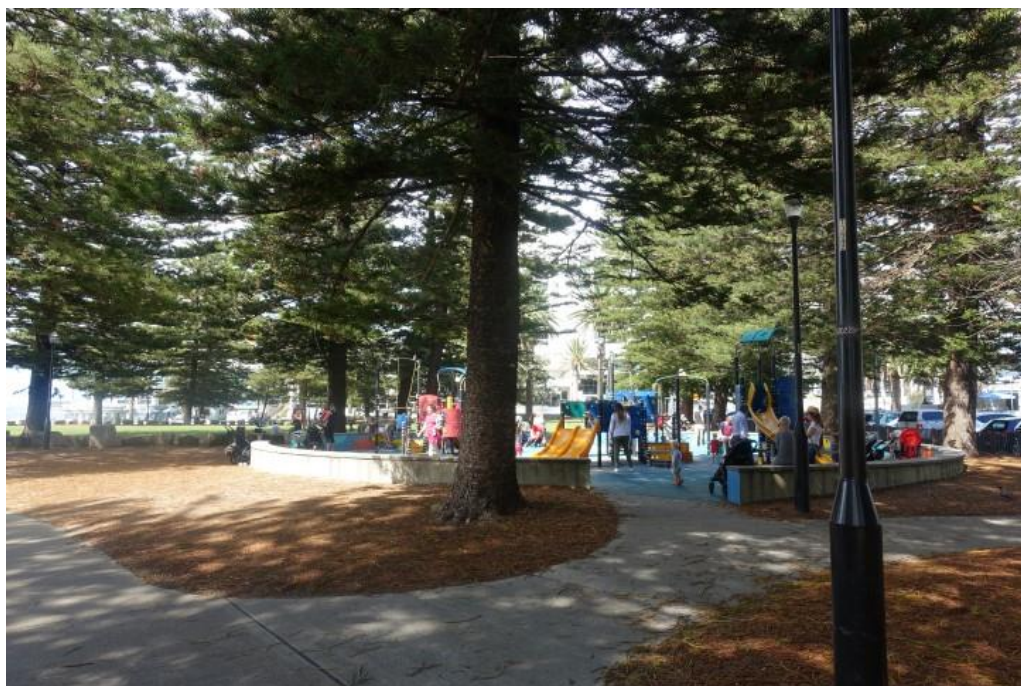


Figure 39 – View of children's play area in Dunningham Park. (Photography: NBRSArchitecture, March 2018)



Figure 40 – View of Council operated change rooms. (Photography: NBRArchitecture, March 2018)

3.3 IDENTIFICATION OF EXISTING FABRIC

3.3.1 SURF CLUB BUILDING

The 1950 Surf Club building has its main entry and most intact and prominent elevation facing north, fronting the carpark off Prince Street. The three-storey building contains administrative offices on the ground floor, a function room (Harry Brown Room) on the first floor and club social facilities (Harold Judd Room) on the second floor.

The building is constructed in load-bearing brickwork with reinforced concrete floors and predominantly timber framed windows and doors divided into horizontal glazed panes. It has a reinforced concrete portico over the entry door to the north and sunshade and verandah over openings at the northern end of the east elevation.

There are noticeable changes in the façade surface on the east elevation indicating where the building has undergone alterations and extension over time including the addition of the second floor Harold Judd Room and alterations to change the former ground floor boat sheds into the gymnasium.

The main entry leads to a small foyer with a tiled staircase with rendered brick balustrade and steel handrail. The office area, consisting of one large and one smaller office and a storeroom, is carpeted and has suspended acoustic ceiling tiles. There is noted damp ingress causing failure of ceiling tiles along the eastern wall. An area to the west of the main office was the Nippers room (1970s). It has timber panelled walls fixed to rendered brickwork, aluminium framed sliding windows and a hard-plastered ceiling indicating it was a later modification. A plaque fixed to the wall in this area notes its use as a former committee room.

Also on the ground floor are mens and ladies change rooms and the area used as a gym which are entered from outside the building from both the east and west.

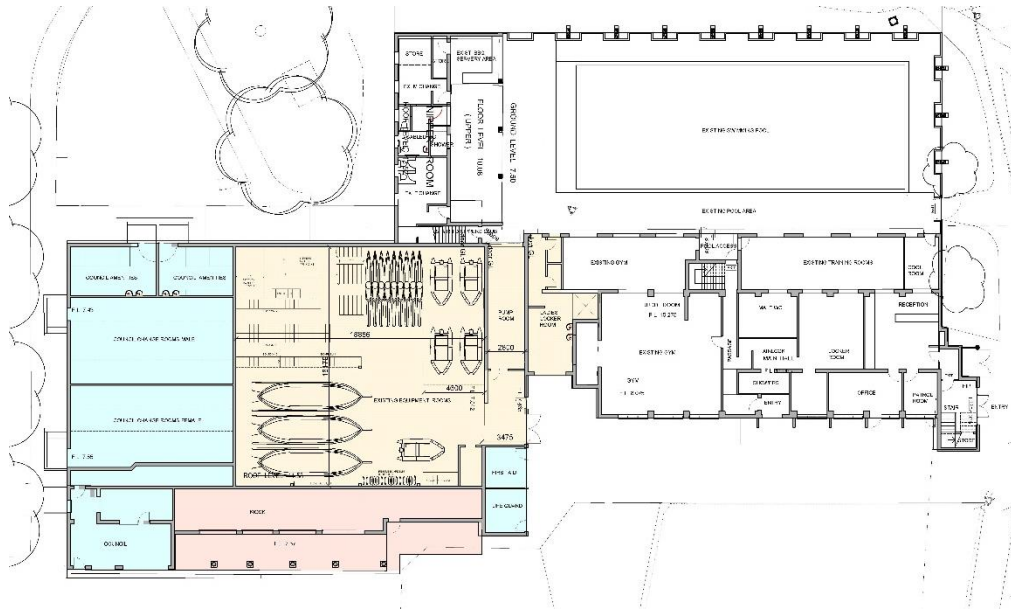


Figure 41 –Ground Floor Plan (extract from plans by Bergstrom Architects 2017)

The first floor function room (Harry Brown Room) is accessed via a short lobby at first floor level. The lobby and function room has a suspended acoustic ceiling and carpeted floors. The function room has a small stage recessed into the south wall and a parquet dance floor which is covered by loose carpet. To the south of the lobby are a small kitchen, servery and toilets. The function room opens onto a narrow verandah to the east overlooking the beach. A large concrete deck area to the west which is accessed through the fire escape stair overlooks the swimming pool.

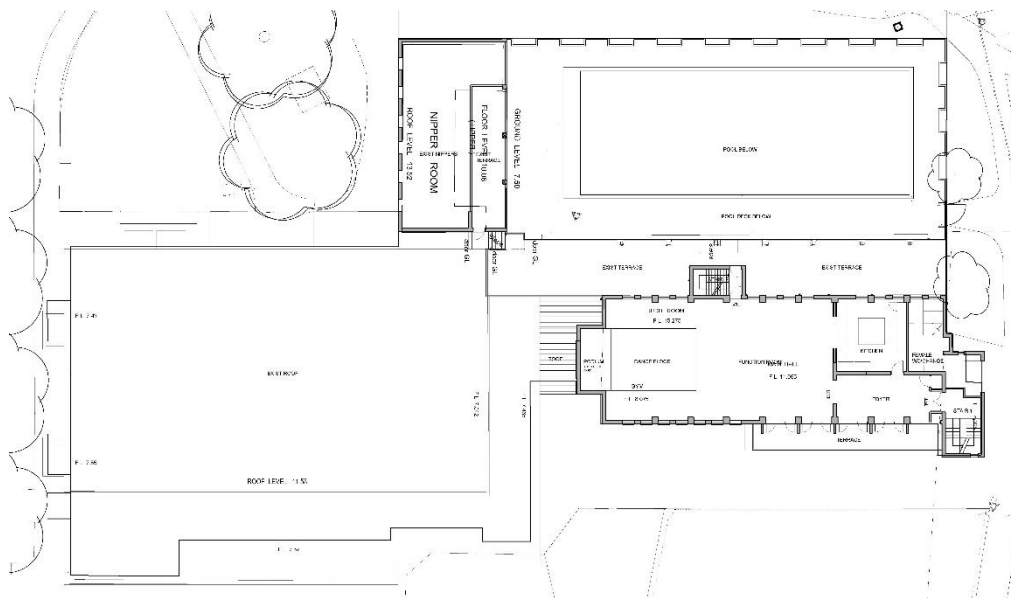


Figure 42 –First Floor Plan (extract from plans by Bergstrom Architects 2017)

The second floor contains a small caretaker's flat, toilets, members lounge and bar (Harold Judd Room). There is a small area with a lowered floor and a steel frame supporting a roof above indicating the original observation deck. The bar area has a lower ceiling and is bounded by brick piers indicating the original external wall line.

The members lounge opens onto a concrete deck to the south. There is evidence on the east wall where this room is an extension of the original building.



Figure 43 – Front (north) elevation. (Source NBRsArchitecture, March 2018)

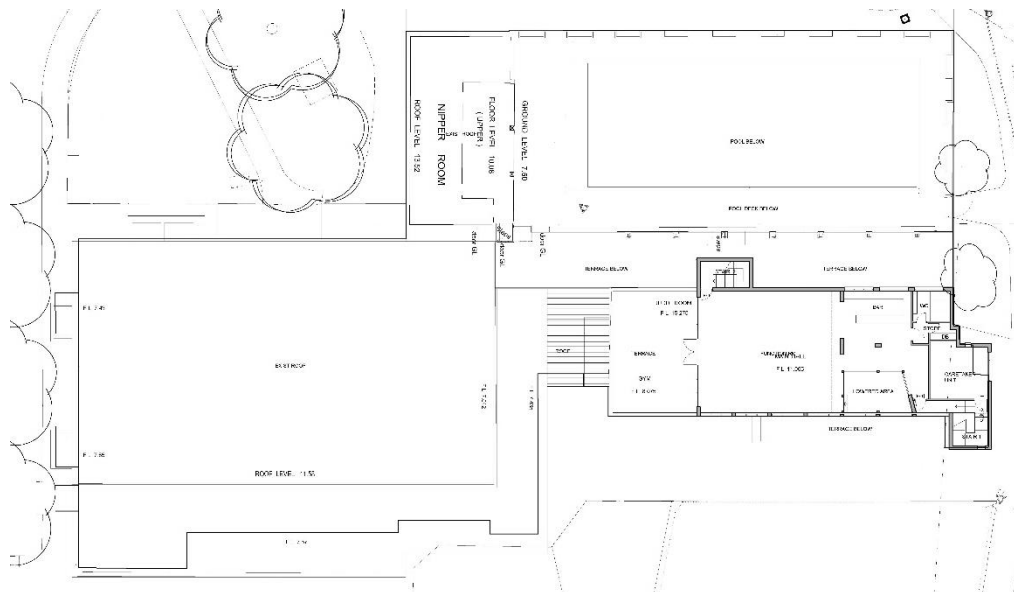


Figure 44 – Second Floor Plan (extract of plans by Bergstrom Architects 2017)



Figure 45 – Windows on north elevation. (Source NBRSArchitecture, March 2018)



Figure 46 – East elevation of club house. (Source NBRSArchitecture, March 2018)



Figure 47 – Detail of reinforced concrete balcony and sunshade on east elevation. (Source NBRSArchitecture, March 2018)



Figure 48 – View over swimming pool and rear (west) elevation of the club house. (Source NBRSArchitecture, March 2018)





Figure 57 – First floor lobby to function room. (Source NBRSArchitecture, March 2018)



Figure 58 – Damp damage to plaster ceiling over stage in function room. (Source NBRSArchitecture, March 2018)



Figure 59 – Cracking in terrazzo door sill to balcony on first floor. (Source NBRSArchitecture, March 2018)



Figure 60 – Members bar on second floor. (Source NBRSArchitecture, March 2018)



Figure 61 – Members lounge (second floor) looking south. (Source NBRSArchitecture, March 2018)

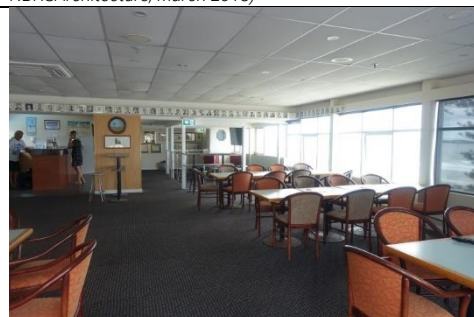


Figure 62 – Members lounge looking north. (Source NBRSArchitecture, March 2018)



Figure 63 – Line of later addition on north elevation. (Source NBRSArchitecture, March 2018)



Figure 64 – Former second floor observation deck. (Source NBRSArchitecture, March 2018)



Figure 65 – Corrosion to window winders on second floor. (Source NBRSArchitecture, March 2018)



Figure 66 – Members area roof terrace. (Source NBRSArchitecture, March 2018)

3.3.2 SWIMMING POOL

The swimming pool is 5 lanes of 25 metres in length. It is constructed above the ground level and accessed by tiled concrete steps at the south and north ends. It has a high brick wall to the west and north sides with bench seating provided in nooks on the west wall.

3.3.3 CHANGE ROOMS AND NIPPERS ROOM

The change rooms and Nippers room is a two-storey building with a skillion metal deck roof. Change rooms, additional to those provided in the main surf club building, are located on the ground floor and the Nippers room is located on the first floor. The change rooms have concrete floors and rendered brick walls. The Nippers room has face-brick walls and carpeted concrete floors. A small kitchen and kiosk is located at the west end.

3.3.4 KIOSK AND BOAT SHED

The kiosk and boat shed is a single storey painted face brick structure with a low-pitched skillion metal deck roof. It has a flat roofed porch supported on concrete columns over the kiosk servery area to the east.

Internally the kiosk has a battened asbestos cement sheet ceiling and concrete floors. The boat shed has concrete floors and no ceiling.



Figure 67 – Swimming pool viewed from Nippers Room. (Source NBRSArchitecture, March 2018)



Figure 68 – Steps to swimming pool. (Source NBRSArchitecture, March 2018)



Figure 69 – Nippers Room and Change Rooms viewed from north. (Source NBRSArchitecture, March 2018)



Figure 70 – View of change rooms and Nippers Room from south (Source NBRSArchitecture, March 2018)



Figure 71 – Kiosk servery. (Source NBRSArchitecture, March 2018)



Figure 72 – Internal view of kiosk. (Source NBRSArchitecture, March 2018)



Figure 73 – View over roof of kiosk and boat shed with Council change rooms at the far end. (Source NBRSArchitecture, March 2018)



Figure 74 – Corroded door frame to boat shed. (Source NBRSArchitecture, March 2018)



Figure 75 – Damp damage to walls in boat shed. (Source NBRArchitecture, March 2018)



Figure 76 – Interior of boat shed. (Source NBRArchitecture, March 2018)

3.4 INTEGRITY AND CONDITION

The buildings are in a poor state of repair due to their age, location and type of construction. Facilities have been added, adapted and renovated on an ad hoc basis and maintenance appears generally inadequate to address the harsh coastal environment and intensity of use of the site.

The structure of the main Surf Club building appears relatively sound however there is some noted water ingress which will need to be addressed to ensure longevity and viability of the building and its fabric.

The former ground floor boat sheds now form the gym and change rooms which change the relationship of this space with the beach frontage. The former second floor functions of observation tower and sun-bathing deck were obscured by the addition of the Harold Judd Room in c1964.

The Harry Brown function room and its lobby are relatively intact although new ceilings and floor coverings have been added and the stage area is in poor condition.

The Council change rooms are the most heavily adapted area, with the originals mens change room having been converted to the boat shed in 1975. The original ladies change room now contains mens and ladies change rooms and toilets and is partially roofed. The boat shed and kiosk areas are in very poor condition for required function.

3.5 MOVEABLE HERITAGE – MOVEABLES, CONTENTS AND COLLECTIONS

The North Cronulla Surf Club contains a large amount of moveable heritage associated with the activities of the club since 1926. These items include honour boards, trophies, photographs, furniture and memorabilia located in the main stairwell and lobby, first floor lobby and function room (Harry Brown Room), second floor Harold Judd Room and in the Nippers Room.

These items provide a tangible link to the history of operation of the club and the people who have been instrumental in its existence. The number of items directly relating to the history of the club and its members is reflective of the continued practices and traditions pertaining to the operation of NCSLSC Inc since 1926.





Figure 81 – Framed certificates in Harold Judd Room. (Source NBRSArchitecture, March 2018)



Figure 82 – Photograph of surf carnival on North Cronulla Beach 1968. (Source NBRSArchitecture, March 2018)



Figure 83 – Remnant propeller from a plane crash at the first North Cronulla SLSC Carnival in 1938. (Source NBRSArchitecture, March 2018)



Figure 84 – Timber surfboard built in 1937. (Source NBRSArchitecture, March 2018)



Figure 85 – Timber Malibu style surfboard. (Source NBRSArchitecture, March 2018)



Figure 86 – Trophy cabinet in first floor function room lobby. (Source NBRSArchitecture, March 2018)



Figure 87 – World Life Saving Championship Bali 1981 – Champion Club. (Source NBRSArchitecture, March 2018)



Figure 88 – Honour board in function room. (Source NBRSArchitecture, March 2018)



Figure 89 – Honour boards in function room. (Source NBRSArchitecture, March 2018)



Figure 90 – Honour Boards in function room. (Source NBRSArchitecture, March 2018)

4.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

4.1 BASIS OF CULTURAL HERITAGE ASSESSMENT

This assessment of cultural heritage significance is based on the methodology and guidelines set down by the NSW Heritage Office, and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

4.2 EVALUATION CRITERIA

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance of a place permits informed decisions about future planning and management that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with the criteria used by the Australian Heritage Commission in assessing items for the Register of the National Estate, and with those included in The Burra Charter.

4.3 ANALYSIS OF PHYSICAL AND DOCUMENTARY EVIDENCE

North Cronulla Surf Club including the Surf Club, swimming pool, Nippers room, kiosk and change rooms constructed in 1950 evidences continuing change and refurbishment over time. The second floor extension (c1964) to contain the Harold Judd Room substantially altered the original design intent of the building to have an open sub-baking area on the roof and beach safety observation deck. The relocation of the boat shed originally housed in the ground floor of the Surf Club substantially altered the building's relationship to the beach.

The relocation of the boat shed also resulted in a significant change to the functioning and layout of the Council changerooms.

The 1968 development of the swimming pool is substantially intact although the original pool layout has changed from 6 to 5 lanes to meet contemporary lane width requirements.

Limited funding over the years to meet the facility requirements of the NCSLSC Inc and the community has resulted in facilities which have been developed on an ad hoc basis. The buildings have merged together with gradual accretions as evidenced by the different roof levels as shown in figure 73.

Maintenance has generally been inadequate to address the harsh coastal environment and intensity of use of the site as evidenced by the water ingress in the ground floor (figures 51

and 52) and first floor stage area (figure 58), complete corrosion of the base of the roller door to the boat shed (figure 74), cracking in the terrazzo door sills (figure 59) and corrosion of window hardware (figure 65). Whilst the overall structure appears relatively sound, the buildings do not meet current building codes and standards for the required use including provision of fire protection, warning, access and egress, and disabled access requirements.

The building does contain a substantial collection of artefacts relating to the history of the NCSLSC since its formation in 1926, including items salvaged from the collapsing second clubhouse and items donated in memory of Jim Peryman who lost his life whilst performing a rescue. The collection covers many aspects of the social history of the club, including competition and members' awards and recognition of those lost in war. The collection is in a generally good condition. The recognition of members, Judd, Brown, Peryman and Warren, through naming of facilities illustrates the culture and identity of the NCSLSC Inc embodied in the building. Whilst Dunningham is memorialised in the adjacent parkland it does not appear he was directly involved in NCSLSC Inc activities.

The landscape surrounding the building within the boundaries of the study area is relatively minimal with the open grass and paving to the east of the buildings. The mature Norfolk Pine located at the northeast corner of the site is likely to have been planted around 1945-1950 as a small tree is shown at the right of the photograph at figure 18. It appears that planting in Dunningham Park may have occurred at this time as evidenced by the aerial photographs at Figures 20 and 21.

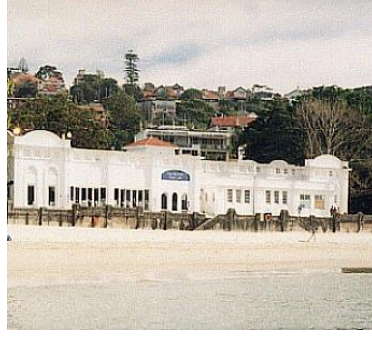




4.4 COMPARATIVE ANALYSIS

The buildings identified as the work of Wilshire and Hodges illustrate the use of key design features of both Art-Deco and Functionalist styles including the use of stepped skyline, simple geometric shapes, roof concealed by parapet, cantilevered balcony or hood, stairs expressed by vertical emphasis, and plain surfaces. What is absent from North Cronulla Surf Club 1950 is the use of ribbon windows to accentuate a contrasting horizontal and vertical emphasis on the façade.

The following table illustrates the range of styles applied to the new building type of 'surf club' and/or associated beach pavilion from 1930 to 1960. Of these many designs exhibit Functionalist style although the use of Mediterranean, Art Deco and Spanish Mission styles were also popular. The North Cronulla Surf Club a good example of an Interwar Functionalist style surf club.

It appears the majority of surf club buildings appeared in the 1930s and that most had bathing pavilions as separate structures. Many of the earlier surf clubs have been demolished and replaced or significantly adapted over time.

Location	Details	Image
North Beach Surf Life Saving Club	Style: Interwar Functionalist Architect: H Gale Date: 1938 Significance: LEP Image Source: http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052983	

Balmoral Bathers Pavillion	<p>Style: Interwar Mediterranean Architect: Alfred Hale Date: 1928 Significance: LEP Image Source: (Department of Urban Affairs and Planning sourced at http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5045254#ad-image-0)</p>	
North Steyne Surf Club	<p>Style: Interwar Mediterranean Architect: Clifton D Leake Date: 1934 Image Source: http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2020345</p>	
Collaroy Surf Club	<p>Style: Interwar Functionalist Architect: Date: c1930 Image Source: http://hwww.asnevents.com.au/venue-and-location/</p>	
Bondi Beach Pavilion	<p>Style: Interwar Mediterranean Architect: Ross and Rowe Date: c1934 Significance: LEP Image Source: http://www.woody.blogspot.com/2014/11/bondi-beach.html</p>	
Bondi Surf Club	<p>Style: Interwar Mediterranean Architect: Roberston and Marks Date: 1930 Significance: LEP Image Source: https://www.google.com.au/search?q=bondi+surf+club&rlz=1C1GCEA_enAU778AU778&source=lnms&tbm=isch&sa=X&ved=0ahUKEwjxq_Pc04baAhXBVZQKHT3qCFkQ_AUICygC&biw=1680&bih=944#imgsrc=1zgdOPfzTQ1x_M</p>	

Queenscliffe Surf Club	<p>Style: Post-Modern Architect: unknown Date: 1990s Significance: LEP Image Source: https://static.panoramio.com/storage.googleapis.com/photos/large/37935109.jpg</p>	
Yamba Surf Club	<p>Style: Interwar Mediterranean Architect: unknown Date: 1931 Significance: LEP Image Source: http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1990182</p>	
Newport Surf Life Saving Club	<p>Style: Interwar Mediterranean Architect: unknown Date: 1933 Image Source: https://www.newportsurfclub.com.au/club-2/</p>	
Cooks Hill Surf Life Saving Club	<p>Style: Interwar Functionalist (modified) Architect: unknown Date: 1990s (1933 original) Image Source: http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2170400</p>	
Thirroul Surf Life Saving Club	<p>Style: Art-Deco/Interwar Functionalist Architect: R E Glastonbury Date: 1937/40 Image Source: https://www.haveyoursaywollongong.com.au/wollongonginfrastructuresurvey/photos/36837</p>	
Tamarama Surf Life Saving Club	<p>Style: Interwar Functionalist Architect: unknown Date: 1930s/40s Image Source: https://www.dulux.com.au/content/dam/dulux/siteassets/weathershield/PR7_Weathershield_SurfClubProject.png/_jcr_content/renditions/cq5dam.thum</p>	

	bnail.400.400.png.transform/q /image.jpg	
Cronulla Surf Life Saving Club	Style: Interwar Stripped Classical Architect: AB Pollin Date: 1940 Image Source: NBRSArchitecture, March 2018	
Cronulla Bathing Pavillion	Style: Interwar Stripped Classical Architect: AB Pollin Significance: Date: 1940 Image Source: NBRSArchitecture, March 2018	
Manly Cove Bathing Pavilion	Style: Interwar Mediterranean Architect: Date: 1938 Significance: Image Source: https://cdn.newsapi.com.au/image/v1/ac2674b1314c2adf256005b0665df4e9?width=1024	
Palm Beach Surf Club	Style: Architect: Date: 1954 Significance: Image Source: http://www.pittwateronline.com/ian-curlewis-profile.php	
Nobbys Beach Surf Pavilion	Style: Interwar Mediterranean Architect: FA Scorer Date: 1934 Significance: Image Source: https://www.flickr.com/photos/suburbanbloke/404503220	
Bronte Surf Club	Style: Interwar Functionalist Architect: H. Glencoe Williams Date: 1931 Significance: Image Source: https://localwiki.org/sydney/Bronte_Surf_Lifesaving_Club	

4.5 ABILITY TO DEMONSTRATE

This section discusses the NCSLSC in terms of the National, State and Local historical themes.

National Theme	State Themes	Local Themes	Ability to demonstrate
<i>Developing local, regional and national economies</i>	<i>Environment – cultural landscape</i>	<i>Activities associated with interaction between humans, human societies and shaping of their physical surroundings</i>	The development of beach facilities such as the bathing pavilion, surf club and the associated development of Dunningham Park and the sea wall.
<i>Developing local, regional and national economies</i>	<i>Events</i>	<i>Activities that mark the consequences of natural and cultural occurrences</i>	The history of development of the surf club and its buildings including previous buildings, the failure of the 1930s sea wall, and the Club's history recorded in photographs, memorial and honour boards.
<i>Developing local, regional and national economies</i>	<i>Health</i>	<i>Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well-being of humans</i>	The development of surf clubs and beach side amenities reflecting the growing relationship of Australians with the ocean as a place of recreation in the 1910-1930s and the response by surf lifesaving associations to maintain the safety of ocean users.
<i>Building settlements, towns and cities</i>	<i>Towns, suburbs, villages</i>	<i>Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages</i>	The development of beachside facilities to service the local community and seasonal visitors.
<i>Developing Australia's cultural life</i>	<i>Leisure</i>	<i>Activities associated with recreation and relaxation</i>	The development of recreational facilities including the swimming pool, hall, bar, kiosk, park, beach, and clubhouse.
<i>Developing Australia's cultural life</i>	<i>Sport</i>	<i>Activities associated with organised recreational and health promotional activities</i>	The activities of the Surf Life Saving Club in participation in sporting activities in relation to surf lifesaving including equipment, trophies, swimming pool
<i>Marking the phases of life</i>	<i>Persons</i>	<i>Activities of, and associations with identifiable individuals, families and communal groups</i>	Commemorative place names such as Harold Judd Room, Harry Brown Room, Steve Warren Nippers Room, James Peryman Memorial Pool, and Dunningham Park.

4.6 ARCHAEOLOGICAL POTENTIAL

The site of Dunningham Park and North Cronulla Surf Club formed part of an earlier (c1890) land holding which was subdivided in 1931. The swimming pool and Nippers Room are located on the area which contained the original brick cottage 'Buranulla' which was retained on the site until 1968. The photograph of Dunningham Park c1937 illustrates intensive use of the area for beachside parking and camping. Documentary evidence also refers to extensive use of the area by the army during the early 1940s. Despite the ground disturbance that has occurred in the area over the years in construction of the buildings, swimming pool and installation of landscaping there may still be potential for archaeological deposits relating to residential, recreational, surf club and defence force activities that have occurred since 1890.

4.7 ASSESSMENT OF CULTURAL SIGNIFICANCE

4.7.1 CRITERION (A) HISTORICAL EVOLUTION

An item is important in the course, or pattern, of the local area's cultural or natural history.

The North Cronulla Surf Club is important to the local community as a place associated with beach education, social gathering, medical attention and beach safety since 1950.

It represents the continuous and ongoing use of the foreshore at North Cronulla by a surf life saving club since 1926.

4.7.2 CRITERION (B) HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

The place has special associations with members of the surf club including James Peryman, Steve Warren, Harry Brown and Harold Judd as people who excelled in service to the club and/or surf life saving.

4.7.3 CRITERION (C) AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

The North Cronulla Surf Club is a competent example of Functionalist style architecture applied to a surf club to the design of Esmond Birdsall Wilshire in 1950.

The place, through its height and geometric lines provides a strong visual presence to Prince Street and the beach frontage at the north and northeast end of the site.

The integrity of the design of the buildings is still evident in its exterior form although it has undergone substantial changes in layout and function which have altered an understanding of the operation of many internal spaces. The first floor function room retains a high degree of integrity.

4.7.4 CRITERION (D) TECHNICAL / RESEARCH VALUE

An item has strong or special association with a particular community or cultural group in North Cronulla, NSW for social, cultural or spiritual reasons.

The North Cronulla Surf Club contains a collection of moveable heritage which has a special association with current and former members of the NCSLSC Inc. It has the potential to inform research into the history of development of the NCSLSC Inc, the wider surf club community and activities on North Cronulla Beach.

The site has moderate archaeological potential due to its continued use since c1890.

4.7.5 CRITERION (E) SOCIAL VALUE

An item has potential to yield information that will contribute to an understanding of (NSW's) the area's cultural or natural history.

The place has social value to the members of the NCSLSC Inc and for members of the local community who have used the club facilities for swimming lessons or social events.

The place illustrates the culture and identity of the NCSLSC Inc embodied in the building through the names of important members given to its facilities.

The place contains a collection of artefacts related the history of development and operation of the NCSLSC Inc which are valued by former and current members.

4.7.6 CRITERION (F) RARITY

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history.

The place is not an uncommon, rare or endangered place or building type.

4.7.7 CRITERION (G) REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments.

The place is representative of the type of facility provided for surf clubs across Australia from the 1920s to the 1960s.

4.8 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The following Statement of Significance for North Cronulla Surf Club has been adapted from that developed by Sutherland Council:

North Cronulla Surf Club, 1950, including a Functionalist style surf club, adjoining kiosk and former change rooms, constructed in 1950 and swimming pool constructed in 1968, has cultural heritage significance for the following reasons:

The place, along with the adjacent Dunningham Park and remnant sea wall, are evidence of the continuing development of beachfront land for public recreation and amenity purposes since the early 1900s;

The place has social value to the members of the NCSLSC Inc and for members of the local community who have used the foreshore facilities for education, sporting and leisure activities;

The place is important to the community as a representation of the continued role of the North Cronulla Surf Club Inc in providing services to the community since 1926;

The Surf Club building illustrates the culture and identity of the NCSLSC Inc embodied in the building through the names of important members given to its facilities.

The prominent facades to north and north-east corner of the place are significant as representations of the competent expression of Functionalist style architecture implemented in the Post-War period.

Note: The following statements, in relation to North Cronulla Surf Club, contained in the Shire of Sutherland Heritage Inventory are not demonstrated by the research contained in this report:

The Kiosk evidences the short-lived RED scheme – an employment initiative of the Whitlam government.

The coastal parkland landscape, within which the surf club sits, with extensive formal plantings of Norfolk Island Pines and Canary Island Date Palms, demonstrates the influence of coastal resorts and pleasure grounds such as Manly and Coogee that were well developed by the late nineteenth century.

Dunningham Park is of local historical significance as a popular beachside parkland originally created in 1919 by the infilling of swampy land and officially dedicated and landscaped in 1939. The park is dedicated to the memory of the Hon. J M Dunningham, a local resident and the Minister for Labour and Industry who died in 1938 and was instrumental in approving works programs and grants for the Shire (David Beaver 'Parks of Cronulla Peninsula, Draft CMP, 26 March 2008).

4.9 GRADED ZONES AND ELEMENTS OF SIGNIFICANCE

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or authenticity may diminish significance.

GRADING	JUSTIFICATION	STATUS
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

4.9.1 DETAILED IDENTIFICATION OF SPACES AND FABRIC ELEMENTS

Refer also to the plans in figures 91 – 95.

Exceptional

- There are no items of exceptional significance

High

- North elevation of surf club
- East elevation of surf club excluding windows to former observation deck, Harold Judd Room, alterations to ground floor former boat shed doors and single storey additions to the south
- South elevation of the surf club excluding single storey additions
- West elevation of the surf club excluding the single storey additions to the ground floor and the second floor additions
- Collection of artefacts relating to the history of the NCSLSC

Moderate

- Original internal walls of surf club
- Remaining original walls of changerooms and kiosk, including portico
- Former committee room
- Entry lobby and stair case of surf club
- First floor foyer and Harry Brown function room
- Remaining open roof terrace and former observation deck of surf club
- Swimming pool and surrounds including fence
- Open grassed and paved area and Norfolk Island Pine to the north and east

Little

- All remaining interior spaces of surf club, boat shed and change rooms
- Landscaping to south and west boundary
- Nippers room
- single storey additions

Intrusive

- None



Figure 91 –Site plan showing grading of significance)

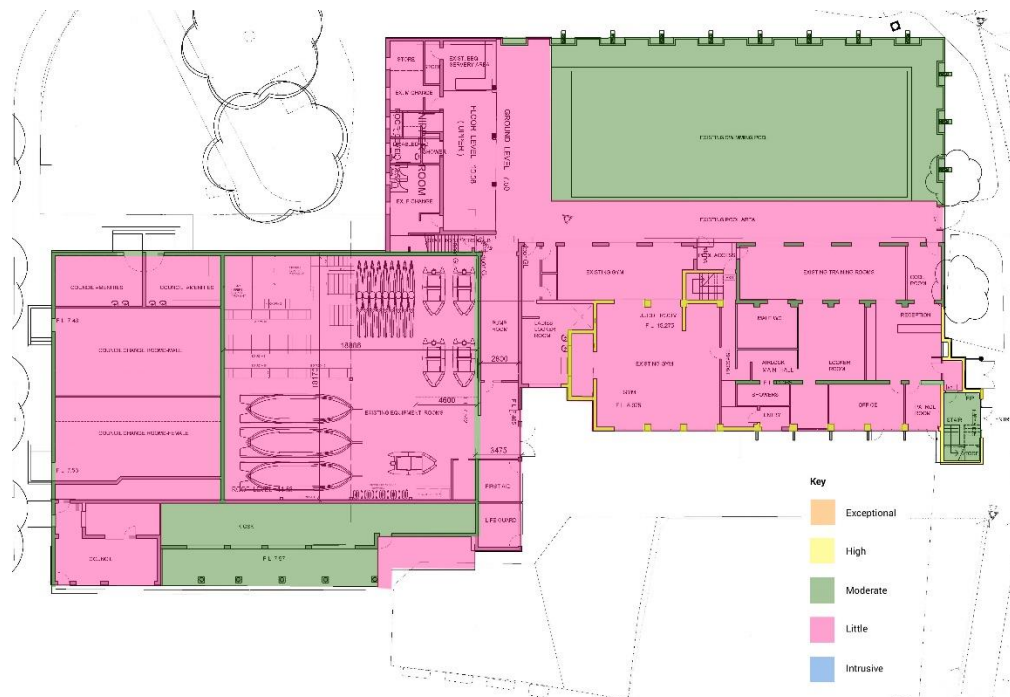


Figure 92 –Ground floor plan showing grading of significance

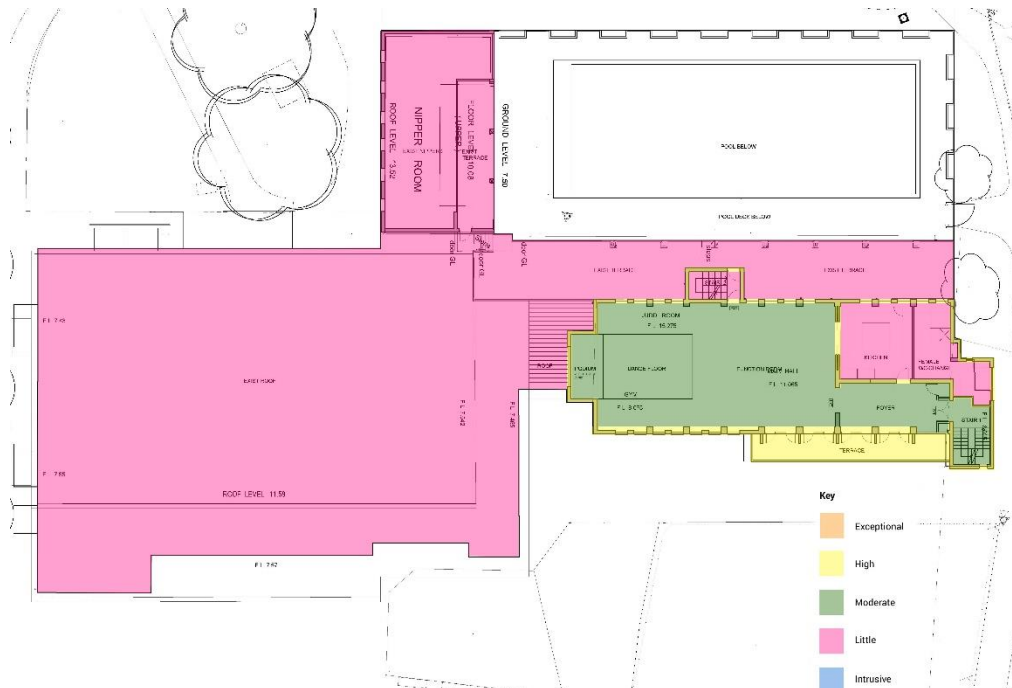


Figure 93 –First floor plan showing grading of significance

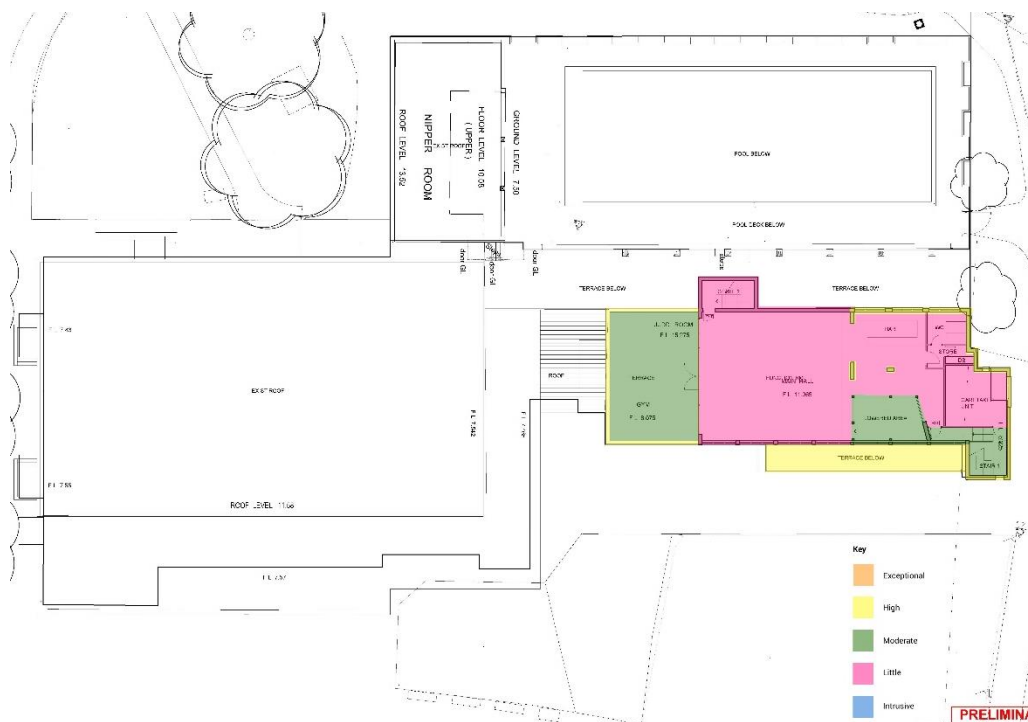


Figure 94 –Second floor plan showing grading of significance



Figure 95 –Elevations showing grading of significance

4.10 CURTILAGE

The identification of curtilage enables the development of comprehensive principles and policies which will inform decisions to be made about the future use of the place which conserve and enhance the identified cultural heritage values associated with the site.

Heritage curtilage is defined in the Heritage Office's Heritage Curtilages as "the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance".

There are four types of curtilage defined under the NSW Heritage Office (NSW Department of Office and Environment Heritage Division). These include Lot Boundary, Reduced Curtilage, Expanded Curtilage and Composite Heritage Curtilage.

There is no proposed change to the curtilage as defined in the *Sutherland Local Environment Plan 2015*.

The area of land which is essential for retaining and interpreting the significance of North Cronulla Surf Club can be defined by the following lots:

- Lot 1 DP 12825
- Part Lot 1 DP 17118
- Lot 16 - 20 DP 12825

Note: The 1971 North Cronulla Patrol Tower is located within the adjoining curtilage of Dunningham Park.



Figure 96 –Aerial photograph showing lots and heritage curtilage

5.0 DEVELOPMENT OF CONSERVATION POLICY

5.1 INTRODUCTION

This section summarises all the information relevant to the development of conservation policies for North Cronulla Surf Club. The development of an appropriate set of conservation policies for the place must include consideration of the following key factors including:

- *Constraints and Opportunities arising from the Statement of Significance*
- *Constraints and Opportunities arising from the owner's requirements*
- *Constraints and Opportunities arising from the physical condition of the building*
- *Constraints and Opportunities arising from adaptive re-use options.*
- *Constraints and Opportunities arising from Commonwealth, State and Local government requirements*
- *Other statutory requirements*

5.2 CONSTRAINTS & OPPORTUNITIES ARISING FROM THE STATEMENT OF SIGNIFICANCE

The significance of North Cronulla Surf Club is, in part embodied in the intact fabric of the building, its contents and its setting. The significant components of the architectural character and fabric of the place and its significant component of moveable heritage need to be appropriately conserved.

Decisions about works to the place, whether it is maintenance, repairs or more extensive adaptation works, must take into account the impact on the cultural significance of the place, both as a whole and on individual components.

The *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)* is the principal guiding document for conservation of places of cultural significance in Australia including natural, indigenous and historic places.

The Burra Charter is based on the premises that places of cultural significance are important expressions of our identity, experience, culture, history and diversity and that they enrich people's lives and should be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

5.3 CONSTRAINTS & OPPORTUNITIES ARISING FROM THE OWNERS/MANAGER/TRUSTEE/CUSTODIAN REQUIREMENTS

5.3.1 LEASE AGREEMENT

A twenty-one-year 'peppercorn' lease from Sutherland Shire Council to North Cronulla Surf Life Saving Club Incorporated commenced on 7 February 2000 and expires on 6 February 2021. The lease sets out rights and responsibilities of each party in relation to the lease agreement and the portion of land and buildings subject to the lease. In particular, the roles of each party in relation to the care and maintenance of the building include:

LESSOR

The Shire of Sutherland as Lessor is responsible for the asset maintenance of the place as set out in Schedule No. 2 of the lease agreement. These responsibilities include:

- a) Annual, five, ten and twenty-five-year maintenance plans;
- b) Planned maintenance including painting, roof replacement, hot water heater replacement, major refurbishments, structural repairs and any necessary upgrades to meet the latest standards and codes;
- c) Proactive and cyclical maintenance including:
 - a. Dilapidation surveys
 - b. Pest control treatment and inspections for non-commercial components
 - c. Firefighting and fire prevention equipment for non-commercial components
 - d. Sewerage ejectors and sewerage treatment plants;
- d) External beach public address system and associated equipment including shark alarm;
- e) Supply of oxygen for oxy-viva;
- f) Outside security lighting which incorporates public toilets.

LESEE

The NCSLSC Inc is responsible for operational maintenance as set out in Schedule No.1 Operational Maintenance and Schedule 1A Operational Maintenance in regard to the commercial components of the building. These include such items as repair and maintenance of floor coverings, tap washers, light bulbs, tools of trade, general cleaning, payment of utilities and insurance, etc.

The lease should be referred to in allocating responsibility for implementation of conservation policies.

5.3.2 PLAN OF MANAGEMENT

A Plan of Management for North Cronulla Surf Life Saving Club was adopted by Sutherland Council on 21 June 2010. The Plan of Management is formulated to comply with the requirements of the Local Government Act 1993 No.30 for the classification of public land for 'community' or 'operational' purposes.

The Plan of Management for North Cronulla Surf Club categorises the land as 'general community use' and sets performance targets and objectives in that regard as set out in the Act. The Local Government Act 1993 No.30 (6.2.2.36) establishes that community land can be categorised as one or more of the following: a natural area, a sports ground, a park, an area of cultural significance, general community use. As the Plan of Management is limited to the categorisation of the land a 'general community use', the plan of management does not contain any objectives for management relating to the cultural significance of the place as established by the Sutherland Council.

The Act defines the following provisions in relation to Community land comprising an area of cultural significance (Chapter 6, Part 2, Division 2, Section 36D):

36D Community land comprising area of cultural significance

- (1) *This section applies to community land that is the subject of a resolution by the council that declares that, because of the presence on the land of any item that the council considers to be of Aboriginal, historical or cultural significance, the land is an area of cultural significance for the purposes of this Part.*
- (2) *A plan of management adopted in respect of an area of land, all or part of which is land to which this section applies, is to apply to that land only, and not to other areas.*
- (3) *A plan of management to be adopted for an area of community land, all or part of which consists of land to which this section applies:*
 - (a) *must state that the land, or the relevant part, is an area of cultural significance, and*

- (b) *must, in complying with section 36 (3) (a), categorise the land, or the relevant part, as an area of cultural significance, and*
- (c) *must, in complying with section 36 (3) (b), (c) and (d), identify objectives, performance targets and other matters that:*
 - (i) *are designed to protect the area, and*
 - (ii) *take account of the existence of the features of the site identified by the council's resolution, and*
 - (iii) *incorporate the core objectives prescribed under section 36 in respect of community land categorised as an area of cultural significance, and*
- (d) *must:*
 - (i) *when public notice is given of it under section 38, be sent (or a copy must be sent) by the council to the Chief Executive of the Office of Environment and Heritage, and*
 - (ii) *incorporate any matter specified by the Chief Executive of the Office of Environment and Heritage in relation to the land, or the relevant part.*
- (4) *If, after the adoption of a plan of management applying to just one area of community land, all or part of that area becomes the subject of a resolution of the kind described in subsection (1):*
 - (a) *the plan of management is taken to be amended, as from the date the declaration took effect, to categorise the land or the relevant part as an area of cultural significance, and*
 - (b) *the council must amend the plan of management (and in doing so, the provisions of subsection (3) (a), (c) and (d) apply to the amendment of the plan of management in the same way as they apply to the adoption of a plan of management), and*
 - (c) *until the plan of management has been amended as required by paragraph (b):*
 - (i) *the use of the land must not be varied, except to the extent necessary to protect any item identified in the council's resolution or in order to give effect to the core objectives prescribed under section 36 in respect of community land categorised as an area of cultural significance, or to terminate the use, and*
 - (ii) *no lease, licence or other estate may be granted in respect of the land.*
- (5) *If, after the adoption of a plan of management applying to several areas of community land, all or part of one of those areas becomes the subject of a resolution of the kind described in subsection (1):*
 - (a) *the plan of management ceases, as from the date the declaration took effect, to apply to that area, and*
 - (b) *a plan of management must be prepared and adopted by the council for that area, and*
 - (c) *the plan of management so prepared and adopted must comply with subsection (3).*

The Act defines the following objectives in relation to community land comprising an area of cultural significance (Chapter 6, Part 2, Division 2, Section 36H):

36H Core objectives for management of community land categorised as an area of cultural significance

- (1) *The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.*
- (2) *Those conservation methods may include any or all of the following methods:*
 - (a) *the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,*
 - (b) *the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,*
 - (c) *the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,*
 - (d) *the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the*

- physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),*
- (e) *the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.*
- (3) *A reference in subsection (2) to land includes a reference to any buildings erected on the land.*

The Act also sets out arrangements with regard to leasing of community land (Section 6.2.2.47, 47A and 47AA) and for development on community land. Delegation of responsibility for development on Community land is limited to minor development or uses as set out in 6.2.2.47E.

5.4 CONSTRAINTS & OPPORTUNITIES ARISING FROM THE PHYSICAL CONDITION OF THE BUILDING

The building is in a poor state of repair due to its age, location, type of construction, ad hoc development over time and inadequate maintenance. The building does not meet current building standards and codes required for the current use of the building including provision of fire protection, warning, access and egress, and disabled access requirements.

The prominent façades which address the north and east should be retained in any future development and provides the opportunity for conservation. The south and west elevations provide opportunity for minimal change required for any adaptation (refer to Conservation Policies and Australia ICOMOS *Practice Note: Burra Charter Article 22 – New Work*, November 2103 at http://australia.icomos.org/wp-content/uploads/Practice-Note_Burra-Charter-Article-22-New-Work.pdf).

The structure of the Surf Club building appears relatively sound and the modified interior spaces provide opportunity for further adaptation. There is some noted water ingress and structural steel corrosion which will need to be addressed to ensure longevity and viability of the building and its fabric.

The structure of the former change room has been significantly altered and provides further opportunity for substantial modification and/or redevelopment.

If possible, the form of the kiosk and portico should be retained or interpreted in future development to ensure a continuing relationship with the foreshore.

The adhoc development at the south and south-west of the surf club including change rooms and Nippers room should be considered for redevelopment.

The large Norfolk Island Pine and the open area at the east of the buildings should be retained in any future development.

Prior to redevelopment a photographic archival record should be prepared.

5.5 CONSTRAINTS & OPPORTUNITIES ARISING FROM COMMONWEALTH, STATE AND LOCAL GOVERNMENT REQUIREMENTS.

5.5.1 HERITAGE REQUIREMENTS

Australian Heritage Commission

Inclusion on the Register of the National Estate (under the *Australian Heritage Commission Act, 1975*) of private, state or local government properties has no statutory force other than

to control the actions of the Commonwealth. It does, however, increase the opportunities for funding under Commonwealth and State funded heritage assistance schemes.

The site is not included on the Register of the National Estate.

NSW Heritage Office

The NSW Heritage Office State Heritage Inventory identifies buildings that are protected under the *Heritage Act, 1977* or the *Environmental Planning and Assessment Act, 1979*. Heritage items listed in the Heritage Inventory are protected by heritage schedules to local environmental plans (LEPs), regional environmental plans (REP's) or by the State Heritage Register.

The site is not included on the NSW State Heritage Register.

The NSW Heritage Act 1977 Division 9 requires that an excavation permit is sought to ensure excavation of archaeological sites under supervision and that archaeological evidence is appropriately recorded and managed.

The site is located on a portion of land identified as being of high archaeological potential in the Sutherland LEP 2015.

Sutherland Local Environment Plan 2015

Part 5, clause 5.10 - Heritage conservation contains the following provisions in relation to heritage places:

(1) *Objectives*

The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of Sutherland Shire,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) *Requirement for consent*

Development consent is required for any of the following:

- (a) *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (i) *a heritage item,*
 - (ii) *an Aboriginal object,*
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
- (b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area,*
or
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land:*

- (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) *When consent not required*
 However, development consent under this clause is not required if:
 - (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.
- (4) *Effect of proposed development on heritage significance*
 The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) *Heritage assessment*
 The consent authority may, before granting consent to any development:
 - (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
 require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) *Heritage conservation management plans*
 The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) *Archaeological sites*
 The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):
 - (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) *Aboriginal places of heritage significance*

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
 - (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*
- (9) *Demolition of nominated State heritage items*
The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:
- (a) *notify the Heritage Council about the application, and*
 - (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (10) *Conservation incentives*
The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:
- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
 - (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
 - (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
 - (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
 - (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

The site of North Cronulla Surf Club and the adjoining Dunningham Park are included in the *Sutherland Local Environment Plan 2015*. A Heritage Impact Statement will need to accompany any development application and address objectives of the Sutherland LEP and heritage impact on the identified significance of both places.



Figure 97 –Plan showing heritage items general in brown and heritage items archaeological cream (Sutherland Shire Local Environment Plan 2015 - Sutherland Shire Maps)

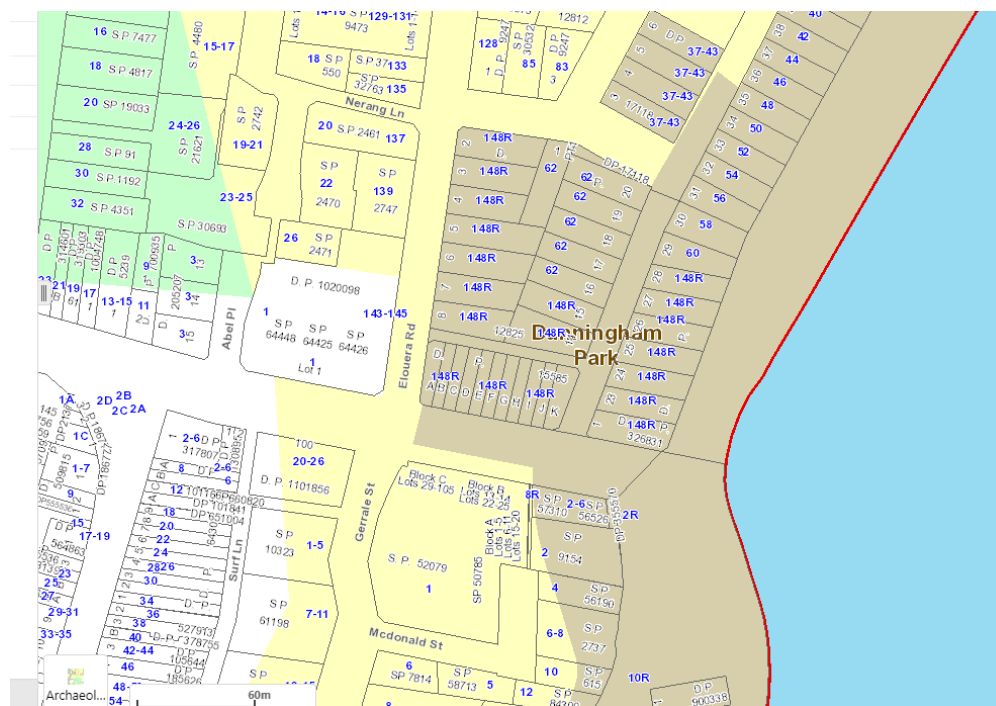


Figure 98 –Plan showing area marked grey as having high archaeological potential (Sutherland Shire Local Environment Plan 2015 - Sutherland Shire Maps)

Sutherland Development Control Plan 2015

Signage on buildings is discussed in Chapter 35 Section 6. Sub-section 6.2 Controls for Wall Signs, clause 7 addresses signs on heritage buildings:

Signs on buildings of heritage value must complement the heritage value of the building or area. The architectural characteristics of the building must always come first.

5.5.2 OTHER PLANNING AND LAND USE OPPORTUNITIES AND CONSTRAINTS

Zoning

The area containing North Cronulla Surf Club, Dunningham Park, car park areas, Kingsway, beach front and beach is delineated as RE1 Public Recreation (Green) as shown on figure 99. Adjoining land to the northwest is zone R4 High Density Residential (Red) and to the west and south west of Dunningham Park is B2 Local Centre (Blue). The white portion of the beach is UL Unzoned Land.

Vegetation

As shown on figure 100, the area marked pink is delineated S_GL01 Beach Spinifex Grassland.

Soil Type

The land coloured purple on figure 101 contains class 4 acid sulphate soils.

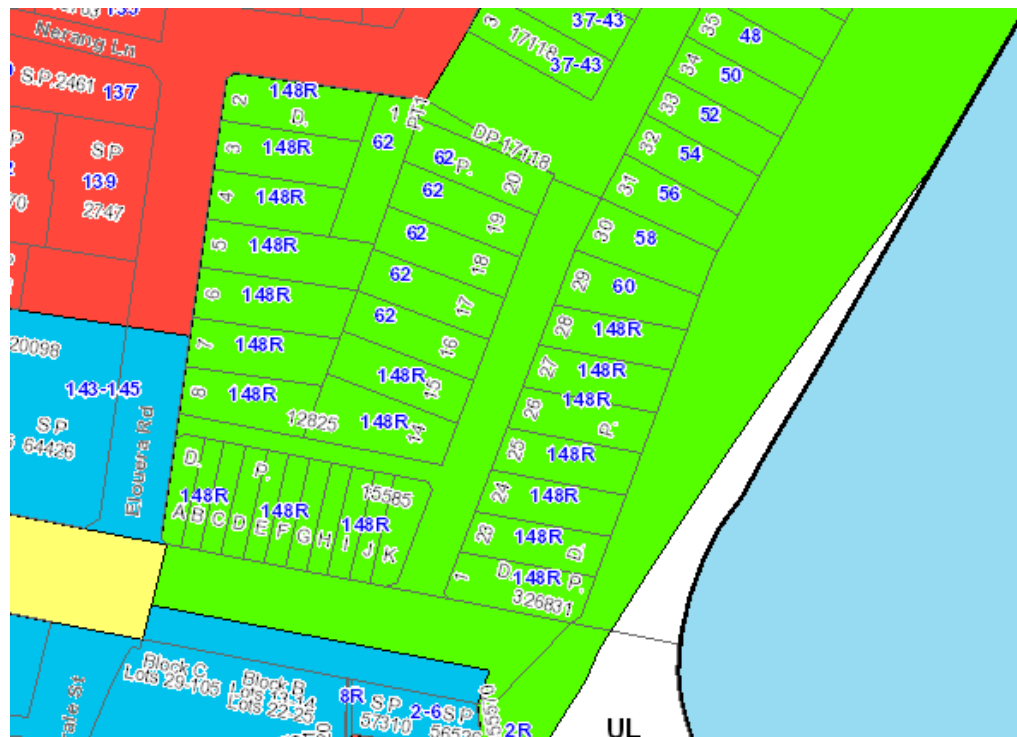


Figure 99 –Plan showing land zoning as established in Sutherland Shire Local Environment Plan 2015 (Sutherland Shire Maps)



Figure 100 –Plan showing area marked pink as containing Beach Spinifex Grassland (Sutherland Shire Local Environment Plan 2015 Sutherland Shire Maps)

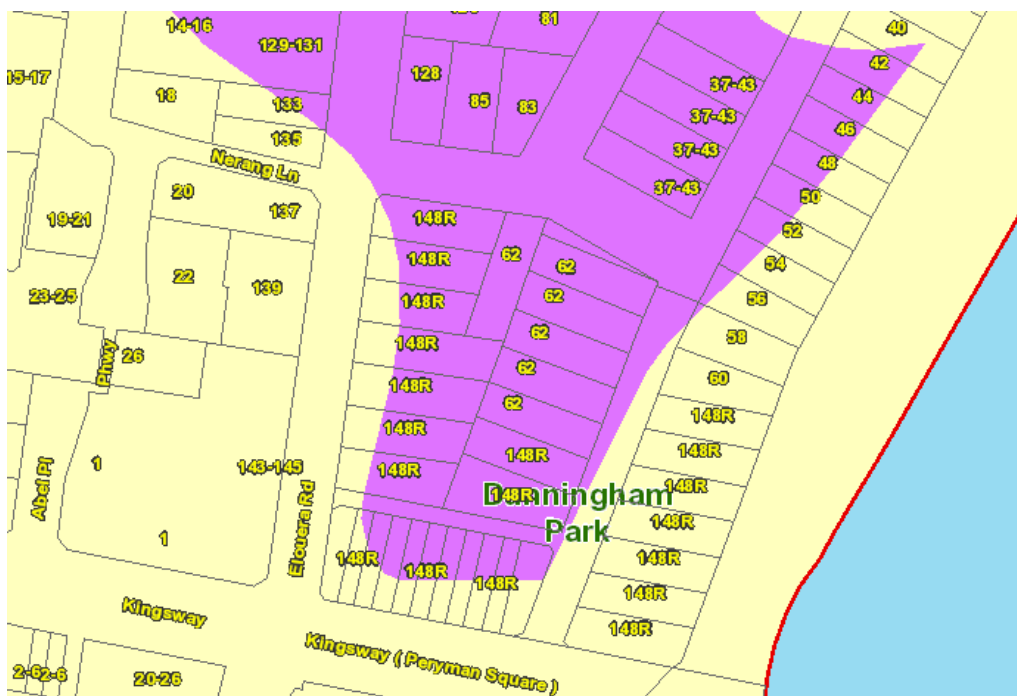


Figure 101 –Plan showing area marked purple as containing class 4 Acid Sulfate Soils. (Sutherland Shire Local Environment Plan 2015 - Sutherland Shire Maps)

Foreshore Development

Foreshore development is addressed in chapter 10 of the Development Control Plan. It has the following objectives

1. *Ensure that development visible from the foreshore, waterways and public domain makes a positive contribution to the foreshore and natural setting of the area.*
2. *Ensure development is compatible with the scale, character and landscape setting of the foreshore, natural setting and scenic quality and that the environment's natural qualities dominate.*
3. *Retain and enhance existing natural features, trees and bushland in the foreshore area.*
4. *Minimise the impact of development on the natural landform of the foreshore and waterway by integrating structures into the site with minimal change to the natural topography.*
5. *Integrate developments in the foreshore and waterfront environment by using design and materials which complement the natural landscape.*
6. *Minimise adverse environmental impacts from development and where possible, improve environmental qualities along the foreshores.*
7. *Minimise the visual impact of foreshore and waterway structures when viewed from adjacent land, foreshores and waterways.*
8. *Achieve an appropriate balance between private development and the public use of waterways.*
9. *Maintain and improve public access to the intertidal area of the waterfront.*
10. *Ensure that any development does not obstruct or interfere with the physical manoeuvring of vessels and navigation within the waterway.*

SP3 Tourist Zone – Prince Street

This area is located immediately to the north of North Cronulla Surf Club. The area was rezoned as a Special Tourist zone in the Sutherland LEP 2015.

This zone is a special purpose zone which aims to encourage tourism related uses taking advantage of the precincts dramatic coastal location. Uses permissible in this precinct include food and drink premises, tourist and visitor accommodation in addition to residential flat buildings. A maximum height of 16m (4/5 storeys) is permissible with a Floor Space Ratio (FSR) of 1.5:1.



Figure 102 –Plan showing Prince Street Special Tourist Zone. (Sutherland Shire Development Control Plan 2015)

5.6 OTHER STATUTORY REQUIREMENTS

Any changes to the buildings may result in a need to upgrade certain facilities to meet statutory requirements, building codes and standards and local planning policies as may be imposed by Sutherland Council. These include, but may not be limited to, the following;

- *Building Code of Australia (BCA)*
- *Fire safety requirements*
- *Access and egress from the building*
- *Disability access code.*

Certain aspects of the building may be eligible for exemption from the BCA where upgrading may result in the loss of heritage significance. A heritage building must demonstrate compliance with mandatory performance requirements through complying with 'deemed-to-satisfy' provisions (prescriptive approach); formulating an alternative solution (performance-based approach); or, a combination of both.

The development of Alternative Solutions must be documented and verified that it complies with the relevant performance standards. The following Assessment Methods, as described in the BCA, are used to determine whether a building solution complies with the relevant performance standards.³⁵

³⁵ 'Building Code of Australia Assessment Methods', Accessed 27 March 2017, <https://accesspeerreviews.com.au/performance-based-building-codes/assessment-methods-2/>.

Evidence of Suitability

A2.2 in Volume One and 1.2.2 in Volume Two allow the following evidence to be submitted in support of a proposal that a material, form of construction or design meets a Performance Requirement or a Deemed-to-Satisfy Provision:

- A report from a Registered Testing Authority.
- A current Certificate of Conformity or Certificate of Accreditation.
- A certificate from a professional engineer.
- A current certificate issued by a product certification body that has been accredited by the Joint Accreditation System of Australia and New Zealand (JAS-ANZ).
- Any other form of documentary evidence that adequately demonstrates suitability for use.

Verification Methods

Verification Methods include:

- Calculations – using analytical methods or mathematical models; and/or
- Tests – using a technical operation either on-site or in a laboratory to directly measure one or more performance criteria of a given solution.

Comparison with the Deemed-to-Satisfy Provisions

This method allows a comparison to be made between a 'Deemed-to-Satisfy' provision and a proposed Building Solution (including 'Alternative Solutions').

If the performance assessment determines that the proposed building solution complies in an 'equivalent' or it exceeds a 'Deemed-to-Satisfy' provision, then it can be deemed to meet the relevant Performance Requirement.

Expert Judgement

Where physical criteria are unable to be tested or modelled by calculation, the opinion of a technical expert may be accepted.

This is referred to as the use of Expert Judgement, that is, the judgement of a person who has the qualifications and experience necessary to determine whether a Building Solution complies with the Performance Requirements.

Required changes to significant fabric as a result of changes to the building or change of use are best addressed at the conception of any development project. It is important to understand the degree of change required and its impact on significant fabric. A heritage consultant should be consulted.

5.7 NON STATUTORY LISTINGS

National Trust of Australia

Listing by the National Trust of Australia (NSW) does not impose any statutory requirements on the building. The purpose of the National Trust Register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities that prompted the classification.

North Cronulla Surf Club is not listed by the National Trust.

6.0 CONSERVATION PRINCIPLES AND GUIDELINES

6.1 INTRODUCTION

The following section of the Conservation Management Plan provides owners, users, occupants and administrators of North Cronulla Surf Club with guidance as to the management, maintenance, development and use of the place that will enable the retention of the identified cultural heritage values.

Conservation Policies have taken into account:

- The procedural constraints and requirements arising from the Burra Charter
- The requirements and constraints arising from the Statement of Significance
- The requirements arising from the Graded Zones and Elements of Significance
- The physical condition of the buildings and site
- The client's requirements
- Other external requirements such as health and safety and local government

The policies listed below need to be implemented according to different priorities. The priority assigned to each policy is set out in the Implementation Strategy (Section 7).

6.2 DEFINITIONS

The Article 1 of the Burra Charter establishes specific definitions of terms. These terms have specific meanings in heritage and conservation and are used in the Conservation Policies. Further explanatory notes are available in the Burra Charter available at <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>. The definitions are included below:

Article 1.1 **Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Article 1.2 **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.
Places may have a range of values for different individuals or groups.

Article 1.3 **Fabric** means all the physical material of the *place* including elements, fixtures, contents and objects.

Article 1.4 **Conservation** means all the processes of looking after a *place* so as to retain its *cultural significance*.

Article 1.5 **Maintenance** means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Article 1.6 **Preservation** means maintaining a *place* in its existing state and retarding deterioration.

Article 1.7 **Restoration** means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

- Article 1.8* **Reconstruction** means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- Article 1.9* **Adaptation** means changing a *place* to suit the existing *use* or a proposed use.
- Article 1.10* **Use** means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
- Article 1.11* **Compatible use** means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- Article 1.12* **Setting** means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- Article 1.13* **Related place** means a *place* that contributes to the *cultural significance* of another place.
- Article 1.14* **Related object** means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- Article 1.15* **Associations** mean the connections that exist between people and a *place*.
- Article 1.16* **Meanings** denote what a *place* signifies, indicates, evokes or expresses to people.
- Article 1.17* **Interpretation** means all the ways of presenting the *cultural significance* of a *place*.

6.3 CONSERVATION PRINCIPLES

Places of cultural significance should be conserved for the benefit of present and future generations. To successfully manage places of cultural significance it is important to both understand the cultural significance embodied in the place and to seek guidance on the appropriate management of the place so the values that underpin its significance are not lost or placed at risk.

The following principles should be applied to the management of the place:

- Principle 1** The Conservation Management Plan should be adopted as the principal guiding document for the ongoing management, conservation and use of the place.
- Principle 2** Implement a cautious approach to conservation. Only change as much as is necessary and as little as possible.
- Principle 3** The expertise of professionals, trades and craftspeople with specific expert knowledge in the cultural heritage management and traditional techniques and materials should be sought in the development and implementation of conservation and development proposals.

- Principle 4** All values associated with the place should be identified without unwarranted emphasis on any one value at the expense of others. Different values and degrees of cultural significance may result in different conservation actions.
- Principle 5** The discovery of new physical or documentary evidence or changes to the factors which influence the analysis and assessment of cultural significance will require a re-examination of the assessed significance of the place and conservation policies for its management.

6.4 CONSERVATION POLICIES

6.4.1 HERITAGE MANAGEMENT

- Policy 1** This Conservation Management Plan should be adopted as the primary guiding document for the management, maintenance and conservation of place and its contextual setting.
- Policy 2** The Statement of Significance (Section 4.8), and Graded Zones and Elements of Significance (Section 4.9) and Curtilage (Section 4.10) and Policies 9 – 12 shall be used to assess proposals for maintenance, management and future use to ensure the assessed cultural significance of the place is not compromised.
- Policy 3** In addition to the Conservation Management Plan, the principles and processes set out in The Burra Charter should be used to inform decisions relating to the conservation of the place. (The Burra Charter is available at <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>)
- Policy 4** The owners of the place shall be ultimately responsible for its ongoing and continuous maintenance, conservation and security.
- Policy 5** Building owners, users and managers shall develop, fund and implement a programmed conservation and maintenance schedule to halt ongoing deterioration to the significant fabric. (See Policies 34 -36)
- Policy 6** All building and maintenance work shall be overseen and carried out by professionals and practitioners with experience and expertise in building conservation.
- Policy 7** Review the Conservation Management Plan every ten (10) years or sooner if circumstances regarding the management and condition of the place undergo significant change.
- Policy 8** The owners shall ensure that property managers, lessees, architects, contractors, etc., understand the opportunities and responsibilities incurred by statutory listing of the place. Property Managers shall be experienced and knowledgeable in the management of places of cultural heritage significance and/or should be aware when they should access specialist advice. Property

Managers should be provided with a copy of this Conservation Management Plan.

Whilst change of ownership is not contemplated, the place is leased to a NCSLSC Inc who have the ability to sub-lease commercial areas of the building. Tenants and property managers must understand and accept their responsibility for the care and use of a heritage-listed place.

6.4.2 APPROACH TO CONSERVATION OF SIGNIFICANT SPACES AND ELEMENTS

Policy 9 Approach to Areas and Elements of High Significance

Reconstruction is desirable, providing sufficient detailed information is available.

Adaptation is acceptable, to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric or spaces, that are of exceptional significance.

No significant fabric should be removed, or action taken to confuse the sense of space.

Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in-keeping with the overall aims of the Conservation Policy and has a minimal impact on the significant fabric.

Alterations to the fabric should be archivally recorded.

There should be no new works in open spaces that will adversely affect the setting of the place or obscure important views to and from the site.

Policy 10 Approach to Areas or Elements of Moderate Significance

Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions, provided this does not adversely affect any external or internal appearance of the building.

Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage important evidence of significant materials and finishes.

Any alterations to the fabric should be archivally recorded.

There should be no new building works in open space areas that will adversely affect the setting of the building or obscure important views into and out of the site.

Policy 11 Approach to Areas Little Significance

The fabric of such spaces or elements may be retained or removed depending on the future use requirements. Care should be taken to ensure that such works do not detract from the significance of adjoining spaces or elements.

Before removal ensure that archival recording is completed.

Policy 12 Approach to Intrusive Fabric

Intrusive fabric may be modified or removed in order that the significance of the building is enhanced by reduction of adverse effect.

6.4.3 OWNERSHIP AND USE

Policy 13 The land contained in the curtilage should be retained in public ownership through Shire of Sutherland or similar organisation.

Policy 14 The use of the portion of the place referred to as the Surf Club should be retained for use by and activities of the NCSLS Inc.

Policy 15 Compatible uses for the remaining portion of the site include any uses relating to the activities of the NCSLSC Inc, public open space, public amenities or contain such uses that contribute to the social and cultural life of the North Cronulla Beach.

Policy 16 Should circumstances change, alternative use or adaptive re-use should be considered as a means of sustaining the assessed cultural heritage values associated with the place.

6.4.4 MOVEABLE HERITAGE

The NCSLSC Inc has a large collection of moveable heritage associated with the operation of the club since 1926. This includes photographs, plaques, trophies, honour boards, furniture, etc.

Policy 17 Items should be retained in a facility operated and used by the members of the NCSLC Inc

If retaining all items in context is not possible, practical or desirable, the items should be catalogued and retained in an appropriate secure location for research purposes.

Should the NCSLC Inc not be in a position to continue management of their moveable heritage, it should revert to Sutherland Council or similar body as custodian of its community's cultural heritage.

Public access to the collection should be maintained where feasible.

6.4.1 ARCHAEOLOGICAL POTENTIAL

Policy 18 The place is on a site of high archaeological potential in the Sutherland LEP. An archaeological Management Plan should be prepared.

Policy 19 Any works involving disturbance or excavation of the land will require application for a permit from the Heritage Division of the Office of Environment and Heritage under the NSW Heritage Act 1977.

Policy 20 Disturbance of the area should be avoided where possible. Where disturbance cannot be avoided, an archaeologist should be present when works are

undertaken in order to identify and/or collect material of archaeological significance.

6.4.2 LANDSCAPE

Policy 21 Landscape elements should not be altered or removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, appropriate replacement plantings should be made.

6.4.3 SIGNAGE

Policy 22 Develop a coordinated approach to signage for the place.

Policy 23 Signage should not be erected on the site or building without the prior approval of the Shire of Sutherland.

Signage should consider the requirements for signage in the Sutherland DCP 2015 - Signs on buildings of heritage value must complement the heritage value of the building or area. The architectural characteristics of the building must always come first.

6.4.4 SAFETY AND SECURITY

Policy 24 Provide adequate external lighting for security of the place with due consideration given to its impact on the significant fabric and setting of the place.

Policy 25 Security should be maintained to the place to safeguard against unauthorised entry and damage to significant fabric

6.4.5 ENVIRONMENTAL SUSTAINABILITY AND SERVICES

Policy 26 Appropriate use of building materials, insulation, services, fittings and fixtures should be implemented in any redevelopment works with a view to minimising energy and resource use.

Policy 27 Any hazardous materials identified during works should be professionally assessed to determine status and potential hazard. Recommendations should be followed in relation to recording, labelling, stabilisation or replacement.

Policy 28 Where traditional materials pose a health and safety risk or are sourced from scarce or endangered resources, appropriate alternative materials should be sought with the advice of a heritage architect.

Policy 29 The incorporation of environmental sustainability measures shall be undertaken within the heritage constraints of the site, giving appropriate consideration to the economic, aesthetic and functional aspects.

Policy 30 New services shall be carefully installed so as not to damage or detract from the heritage fabric of the place. Seek the advice of a heritage architect.

6.4.6 FUTURE DEVELOPMENT

Policy 31 Where possible, development should occur in areas of Little Significance. (Refer to Section 4.9 - Graded Zones and Elements of Significance.)

Policy 32 Redevelopment works should consider the following opportunities:

- Improve disability access
- Improve fire safety
- Retain activation of the formal main entrance
- Retain club and community use of the function room (Harry Brown Room)
- Reactivate the connection between the clubhouse and the beach front at ground floor level including activation of the open grassed and paved area at the east corner of the site
- Retain and conserve the north and east façades
- Redevelop the Harold Judd Room to be set back from the original building line so that the balustrade and a portion of the sun deck across the eastern elevation can be reconstructed.
- Development of the Harold Judd Room should respect the original form and location of the former observation deck and provide interpretation of its function.
- Improve amenity of kiosk and change rooms

Policy 33 Future development plans should be cognizant of the management of the site's acid sulphate soils and its archaeological potential.

7.5 Building Works and Maintenance

Policy 34 Building and development works should be carried out with the prior approval of Shire of Sutherland.

Policy 35 A programmed building maintenance schedule shall include but is not limited to;

- cleaning of gutters and downpipes;
- inspection of roof cladding/s
- termite inspections
- servicing of electrical fixtures and fittings
- servicing of plumbing fixtures and fittings
- servicing of gas fixtures and fittings
- checking of fire egress routes, detection and alarms, signage etc
- checking compliance with Access to Premises Standards
- checking of painted surfaces for deterioration
- checking of timber elements for damage and degradation
- easing all windows and doors and re-fixing loose mouldings and maintenance of door and window hardware
- trimming of mature trees as necessary
- maintenance of garden areas, paving, stairs and ramps; etc.

Policy 36 Initiate and fund the following program of conservation and repair works to include urgent, short, medium-term and long-term works to enable the place to

remain a viable physical asset and to retain the cultural heritage values identified in this report.

URGENT WORKS shall be completed within the next 12 MONTHS:

- Investigate and remediate damp ingress on the east side of the building
- Investigate and remediate corrosion of steel reinforcement within the structure
- Investigate and remediate damp ingress over stage
- Prepare and implement a programmed maintenance schedule

SHORT-TERM WORKS shall be completed within the next 2 YEARS

- Redevelop the Nippers and change room facilities to provide improved amenity. The redevelopment should involve removal of single storey ad hoc additions to the south of the Surf Club
- Restore and adapt the kiosk as part of the redevelopment of change room facilities

MEDIUM-TERM WORKS shall be completed within the next 5 YEARS

Conserve and restore the Surf Club including:

- redevelopment of the second floor to reference the sun bathing deck and observation deck
- reconstruction of large openings to the ground floor east façade of the former boat store
- reconstruction of north elevation porch (see figure 18)
- adaptation of ground floor spaces
- restoration of first floor function room
- restoration of all external fabric

LONG-TERM WORKS shall be completed within the next 10 YEARS:

- Restore or adapt the swimming pool

6.4.7 INTERPRETATION, ARCHIVAL RESEARCH AND RECORD KEEPING

Policy 37 An Interpretation Plan should be prepared as a means to share the history and culture of the North Cronulla Surf Club and related heritage items, Dunningham Park and Remains of Sea Wall, in the context of the history of development of North Cronulla.

The Interpretation Plan should explore ways to enhance an understanding and enjoyment of the heritage items and appeal to different audiences, levels of experience, knowledge, language and culture. It should aim to strengthen and sustain the connection between the community and its heritage and may provide economic and social benefits for the community.

Policy 38 Records relating to the development, use, management and maintenance of the place since its inception should be actively collected, recorded, conserved and securely kept for future reference.

Policy 39 Archival recording of the place and its setting should be carried out in accordance with Heritage Information Series – How to Prepare Archival Records of Heritage Items produced by NSW Heritage Office, available at:

(<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infoarchivalrecords.pdf>)

6.4.8 STATUTORY REQUIREMENTS

Policy 40 Statutory protection of the place through its listing in Shire of Sutherland Local Environment Plan should be maintained.

Policy 41 The Plan of Management for North Cronulla Surf Life Saving Club should be updated to reflect the cultural significance of the land as set out in Local Government Act 1993 No.30, sections 6.2.2.36D and 6.2.2.36H.

7.0 POLICY IMPLEMENTATION

7.1 INTRODUCTION

This section provides recommendations on the way in which the policies in the previous section may be implemented.

The owners of the place, Shire of Sutherland, is primarily responsible for its conservation, care and maintenance however all those who use, manage and maintain the place have the ability to influence the success or failure of retaining the assessed cultural significance of the place.

It is therefore important that owners and managers establish organisational provisions to establish persons responsible for informing tenants, users, maintenance staff and contractors, consultants and curators of the policies contained in this Conservation Management Plan.

7.2 MANAGEMENT ACCORDING TO THE CONSERVATION MANAGEMENT PLAN

An implementation schedule is provided on the following pages. It sets out a time frame for adoption of the conservation policies and assigns responsibility to Shire of Sutherland and North Cronulla Surf Life Saving Club Inc being the primary owners and managers of the site. These organisations have the responsibility to manage and educate others involved in making decisions or taking actions that may influence the retention of the significance of the place and its contents through its care, conservation and maintenance.

The following abbreviations have been used for the organisations:

Shire of Sutherland – SS

North Cronulla Surf Life Saving club Inc. – NC

A policy summary is provided for ease of reference however the policies referred to in section 6 should be referred to in developing appropriate implementation plans.

7.3 SCHEDULE OF CONSERVATION WORKS

No conservation works are contemplated at the present time, however conservation works may be implemented as part of a future proposal for the adaptations to the site. The implementation of these conservation works should be preceded by a comprehensive inspection carried out by a suitably qualified and experienced consultant and detailed specifications and schedules prepared at that time.

POLICY NO.	POLICY SUMMARY	RESPONSIBLE ORGANISATION	12 MTHS 2018/19	2 YEARS 2019/20	5 YEARS 2022/23	10 YEARS 2027/28	ONGOING
HERITAGE MANAGEMENT							
Policy 1	Adopt the Conservation Management Plan.	SS NC	•				
Policy 2	Use the Assessment, Statement of Significance and Graded Zones and Elements of Significance to assess proposals for maintenance, management and future use	SS NC					•
Policy 3	Use the Burra Charter	SS NC					•
Policy 4	The owners of the place shall be ultimately responsible	SS					•
Policy 5	Fund and implement programmed conservation and maintenance	SS					•
Policy 6	Use heritage professionals to oversee maintenance and conservation works	SS NC					•
Policy 7	Review the Conservation Management Plan	SS				•	
Policy 8	Property managers and users must understand and accept their responsibility for the care and use of a heritage-listed place and should be provided with a copy of this Conservation Management Plan.	SS NC					•
APPROACH TO CONSERVATION OF SIGNIFICANT SPACES AND ELEMENTS							
Policy 9	Understand how to manage areas and elements of High Significance	SS NC					•
Policy 10	Understand how to manage areas or elements of Moderate Significance	SS NC					•
Policy 11	Understand how to manage areas or elements of Little Significance	SS NC					•
Policy 12	Understand how to manage areas or elements which are intrusive	SS NC					•
OWNERSHIP AND USE							
Policy 13	Retain the land in public ownership.	SS					•
Policy 14	The Surf Club should be retained for use by and activities of the NCSLS Inc.	SS NC					•
Policy 15	Ensure compatible use.	SS NC					•
Policy 16	Alternative uses should sustain cultural heritage values.	SS NC					•
MOVEABLE HERITAGE							
Policy 17	Items of moveable heritage should be retained and conserved for the benefit of the community.	NC					•
ARCHAEOLOGICAL POTENTIAL							
Policy 18	Understand and manage the archaeological potential of the site	SS NC					•
Policy 19	Seek relevant approvals before ground disturbance or excavation.	SS NC					•
Policy 20	Use an archaeologist.	SS NC					•
LANDSCAPE							
Policy 21	Understand the significance of the landscape	SS NC					•
SIGNAGE							
Policy 22	Develop a coordinated approach to signage.	SS NC		•			
Policy 23	Seek relevant approvals.	NC					•

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