



# *North Cronulla Surf Life Saving Club Inc*

**MINUTES OF THE 95<sup>TH</sup> ANNUAL GENERAL MEETING  
OF THE NORTH CRONULLA SLSC INC  
HELD ON 13 SEPTEMBER 2020 HARRY BROWN OAM FUNCTION ROOM & VIA ZOOM  
(BY ELECTRONIC PLATFORM)**

**1. Welcome to Guests, Visitors and Members:**

President, Geoff Budd declared the 95<sup>th</sup> Annual General Meeting of North Cronulla Surf Lifesaving Club Inc. open at 9.05am and delivered a cordial welcome to all present.

**Special Guests:**

Chairman Cronulla Sutherland District Council

Martin Fulton

**Life Members in attendance:**

Ben Dillon

Martin Dillon

Ted Larsen OAM

Warren Rennie AM

Bob Lovell

Kevin Macnamara

Craig McKinnier

Ron Hammond

Frank Ridley

Frank Schreuder

Barry Schuetrumpf

Kristine Whitford

John Turner

Steve Warren

Don Workman

Steve Swane

Stewart Cameron

Dianne Maddern

John Leard

**2. Apologies:**

**Hon Member for Cook**

**Scott Morrison MP**

**Hon Member for Cronulla**

**Mark Speakman SC MP**

**Mayor of Sutherland Shire Council**

**Carmelo Pesce**

**NSWSLS CEO**

**Steve Pearce**

**Councillor Sutherland Shire Council**

**Carol Provan**

**Sutherland Shire Beach Manager**

**Brett Richardson**

**NCSLSC Life Member**

**Ian Wallace**

**NCSLSC Member and NSWLS Director of Lifesaving**

**Joel Wiseman**

**NCSLSC Education Director**

**Mark Anders**

**3. Recital of the Surf Lifesavers' Prayer:**

The Lifesavers' Prayer was recited by Rome Southwell, the 2020/21 Nipper Club Captain.

One Minute Silence was observed for the following members who sadly passed away during the season:

- Howard Ionn
- Richard Silcock
- Desley Voigt

*We miss you all – May they rest in Peace –*

**4. Motion: *Notwithstanding anything in the Club Constitution the timing, format and conduct of this meeting is to be accepted and that any challenge arising from any procedural irregularity in, or to, notice, or the conduct, of the meeting be waived.***

**5. To Confirm and Adopt the Minutes of the Special Meeting Held on Sunday 14 July 2019**

The Minutes of the Special General Meeting held on the 14<sup>th</sup> July 2019 having been duly circulated to the membership, were endorsed unanimously by those in attendance.

It was moved, Kevin Macnamara seconded, Barry Schuetrumpf, both of whom attended last year's Special General Meeting "That the minutes of the 94<sup>th</sup> Special General Meeting of North Cronulla SLSC Inc., held on 14<sup>th</sup> July 2019, be accepted as a true and correct record."

**Moved: Kevin Macnamara  
All in Favour**

**Seconded: Barry Schuetrumpf  
Declared Carried**

**Carried unanimously**

**6. Business Arising from the Minutes**

No matters arising

**7. Confirmation and Adoption of the Minutes of the 94<sup>th</sup> Annual General Meeting:**

The Minutes of the 94<sup>th</sup> Annual General Meeting, held on 14<sup>th</sup> July 2019, having been duly circulated to the membership, were endorsed unanimously by those in attendance.

It was moved, Geoff Streater seconded, Kevin Mcnamara, both of whom attended last year's Annual General Meeting "That the minutes of the 94<sup>th</sup> Annual General Meeting of North Cronulla SLSC Inc., held on 14<sup>th</sup> July 2019, be accepted as a true and correct record."

**Moved: Geoff Streater  
All in Favour**

**Seconded: Kevin Macnamara  
Declared Carried**

**Carried unanimously**

**8. Business Arising from the Minutes:**

No matters arising:

**9. Presentation of NCSLSC Major Awards for 2019/2020 by Club Patron and Life Member Warren Rennie AM**

**Patrons Award** – Damien Bulian

**CN Rees Memorial Trophy** – Donna Hargreaves

**Mario Peryman Memorial Trophy** – Mark Anders (Apology)

**Tom Payne Memorial Grant** – Sophie Crawford

**10. Long Service Awards and Pins by Club Patron and Life Member Warren Rennie AM and Life Member and Deputy President Craig McKinnier**

The Patron detailed in turn the achievements of each recipient

**a) 25 Year Badge to:**

- Ben Smollett

**b) 50 Year Badge to:**

- Ian Wallace

**c) 10 years 100% Patrol Service Award to:**

- Alan Freeman
- Elissa Hughes

- Jeffery O'Loughlin

**11. Presentation of National Service Medal to:**

- Kane Hughes (not in attendance)
- Joel Wiseman (not in attendance)

**12. Life Member Nominations:**

**a) Nomination of Barry Fretten to be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Inc.**

***Nominated by Greg Fretten and Seconded by John Turner*** Warren Rennie read Greg Fretten nomination due to Covid 19 Border Restrictions  
Call for speakers for the floor against the motion

NIL

Calls for speakers from the floor for the motion

Members spoke of their agreement for Barry Fretten great work and dedication to North Cronulla SLSC.

**It was moved Greg Fretten, seconded John Turner "That Barry Fretten be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Incorporated."**

**Barry Fretten was presented with this his NCSLSC Life Membership Pin.**

Barry thanked his family and Club members for their support over the many years of service and friendship at the Club.

**b) Nomination of Geoffrey Streater to be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Inc.**

***Nominated by Barry Schuettrumpf and Seconded by Stephen Brown***  
Call for speakers for the floor against the motion

NIL

Calls for speakers from the floor for the motion Members spoke of Geoff tireless work and dedication to North Cronulla SLSC.

**It was moved by Barry Schuettrumpf and Seconded by Stephen Brown "That Geoff Streater be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Incorporated."**

**Geoff Streater was presented with this his NCSLSC Life Membership Pin.** Geoff thanked his family and Club members for their support over the many years of service and friendship at the Club.

**c) Nomination of Michael Bofinger to be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Inc.**

***Nominated by Kevin Macnamara and seconded by Frank Schreuder***

Call for speakers for the floor against the motion

NIL

Calls for speakers from the floor for the motion Members spoke of Michael outstanding achievements and dedication to North Cronulla SLSC

**It was Moved by Kevin Macnamara and Seconded by Frank Schreuder “That Michael Bofinger be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Incorporated.”**

**Michael Bofinger was presented with this his NCSLSC Life Membership Pin.**

Michael thanked his family and Club members for their support over the many years of service and friendship at the Club.

### **13. Submission and adoption of the 95<sup>th</sup> Annual Report of the Board of Directors and Financial Statements and Balance Sheet for Season 2019-2020:**

President, Geoff Budd submitted the Ninety Fifth (95<sup>th</sup>) Annual Report of North Cronulla Surf Life Saving Club Inc. Season 2019/2020.

In submitting the Ninetieth Fifth (95<sup>th</sup>) Annual Report of North Cronulla Surf Life Saving Club Inc. the President highlighted that Season 2019/2020 has been exciting and marked by high achievement by many of our members.

- **NO LIVES LOST – “important to me and our principal target”**
- **Season finished early due to COVID 19**
- **Team of North Cronulla members traveled to Argentina**
- **Education and Training strong again this season**

Finance Director, Ben Smollett presented the Financial Statements and Balance Sheet for the Financial Year Ended 30 April 2020 and spoke on the financial performance of the Club for this fiscal year.

The President then invited those wishing to speak on the Annual Report to come forward. The speakers were: -

Club Patron	Warren Rennie AM
Chairperson, Cronulla Sutherland District Council of SLS	Martin Fulton
Club Life Member and Trustee	Ben Dillon

It was moved Peter Moyle, seconded, Barbara Maythers “That the 95<sup>th</sup> Annual Report and Financial Statements and Balance Sheet for Season 2019-2020 be adopted.”

**Carried**

### **14. Election**

#### **a) To elect the Board of Directors for the 2020/2021 Season and elect one Trustee for a Three (3) Year Term:**

The President declared all positions vacant and the election for the Board of Directors for Season 2020/2021 and one Trustee for a three-year term was held.

The President invited Club Patron, Warren Rennie AM to assume the chair to preside over the elections.

The following were elected:

**President**

One written nomination for President was received by the closing date, that of Geoff Budd.  
“That Geoff Budd be elected as President for the 2020/2021 Season **Carried**”

***The Patron congratulated Geoff on his reelection and invited him to resume the Chair.***

**Remaining Board of Director Positions**

For expediency, as only one written nomination had been received by the closing date for each of the remainder of Board of Director positions’ the President proposed that these Directors be elected for their nominated positions unless anyone present had any objections.

Those who had nominated were called forward.

Deputy President and SLSA Delegate	Craig McKinnier
Club Captain	Linda Hawkins
Administration Director/Club Secretary & Public Officer	Donna Hargreaves
Finance Director	Ben Smollett
Junior Activity Group (Nipper) Director	Colin Bulloch
Marketing & Communications Director	Barbara Maythers
Youth Development Director	Natasha Hargreaves
Lifesaving Director	Jamie Primmer
Competition Director	Peter Moyle
Training and Education Director	Mark Anders
Life Members (2) on BOD	Barry Schuetrumpf
	Kevin Mcnamara

**It was Moved, Ben Dillon, Seconded, Stephen Brown**

“That the Board of Directors as listed, all being sole nominations in writing by the closing date be elected to their respective Board of Director Positions.” **Carried**

The President invited the Board of Directors for the 2020/2021 Season to come forward.

**Election of one (1) Trustee for a Three (3) year term.**

One written nomination for Trustee had been received by the closing date, that of Barry Fretten

It was Moved, Craig McKinnier and Seconded Peter Moyle “That Barry Fretten be elected as Trustee for a further three (3) year term.” **Carried**

Barry Fretten and the incumbent Trustees, Ben Dillon (Bobby Lovell via Zoom) were asked to come forward to join with the Board of Directors.

**15. Date of First Board of Director’s Meeting for Season 2020/2021:**

The date for the first Board of Directors Meeting for Season 2020/2021 was set for Wednesday 16 September 2020.

**16. Urgent Business**

**NIL**

**17. President’s Closing:**

### **Ladies Committee**

The Ladies Committee, commended on another excellent season, led by their Chairperson, Amanda Duran and Secretary, Julie McKinnery were thanked for their hard work during a very busy Season.

### **Caretaker**

Ian (Muzza) Murray for his effect and hard work preparing the Club for today's events

### **Administration Officers**

Glenn-Marie, Helen Crawford our office staff for all that they do for our board of Directors and members.

**Tracey McKinnery** Congratulations on receiving her Cooks Community Classic Award.

**North Cronulla SLSC** has a very exciting year ahead with the coming events for the 2020/2021 Season Project Phoenix is getting closer.

### **Meeting Closed: 11.10am**

The President declared the 95<sup>th</sup> Annual General Meeting of North Cronulla Surf Life Saving Club Incorporated closed at 11.10am.

### **Geoff Budd President**

*The Minutes of the Ninety Fourth (95th) Annual General Meeting were compiled by Administration Director/Secretary and Public Officer.*

*To be confirmed at the 96<sup>th</sup> Annual General Meeting of North Cronulla Surf Life Saving Club Inc.*

### **Donna Hargreaves Administration Director/Secretary & Public Officer**



# North Cronulla Surf Life Saving Club Inc.

ABN 16 613 859 423

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**96<sup>th</sup> ANNUAL GENERAL MEETING – 12.00PM (NOON) SUNDAY, 18 JULY 2021**  
**MEETING AGENDA AND NOTICE OF MOTIONS**  
**(HARRY BROWN OAM FUNCTION ROOM)**  
**AGENDA**

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1. Welcome to Members, Guests and Visitors
2. Apologies
3. Surf Life Savers' Prayer
4. Motion: *Notwithstanding anything in the Club Constitution the timing, format and conduct of this meeting is to be accepted and that any challenge arising from any procedural irregularity in, or to, notice, or the conduct, of the meeting be waived.*
5. To confirm and adopt the Minutes of the Special Meeting held on 11 April 2021
6. Business arising from those Minutes
7. To confirm and adopt Minutes of the 95<sup>th</sup> Annual General Meeting, held on 13 September 2020
8. Business arising from those Minutes
9. Presentation of Long Service Awards
  - a) 50 Year Badge to:  
Benjamin Dillion, John Osmond, Robin (Tony) Smith and Stephen Swane
10. Motion/s of which due notice was given:
  - a) Nomination of Martin Fulton to be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Inc.  
*Nominated by Mark Anders and seconded by Peter Moyle*
  - b) Nomination of James Primmer to be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Inc.  
*Nominated by Barry Schuetrumpf and seconded by Ben Dillon*
  - c) Nomination of Joel Eaton to be elected to the status of Life Membership of North Cronulla Surf Life Saving Club Inc.  
*Nominated by Robert Lovell and seconded by Sam Freeman*

- 11. Submission and adoption of the 95<sup>th</sup> Annual Report of the Board of Directors and Balance Sheet for Season 2020-2021**
- 12. Submission and adoption of the 95<sup>th</sup> Annual Report of the Board of Directors and Balance Sheet for Season 2020-2021**
- 13. To elect the Board of Directors for the 2021-2022 Season and elect one new Trustee for a three-year term.**
- 14. To determine date of first Board of Directors Meeting Wednesday 21 July 2021**
- 15. General Business (urgent matters only)**
- 16. President's Address.**

**For and on behalf of the Board of Directors**

***Donna Hargreaves***  
***Administration Director***



# *North Cronulla Surf Life Saving Club Inc*

SPECIAL GENERAL MEETING OF MEMBERS OF NORTH CRONULLA SURF LIFE

SAVING CLUB Inc. Minutes

SUNDAY 11 April 2021

COMMENCING AT 10:10AM IN THE HARRY BROWN OAM ROOM

The North Cronulla Surf Life Saving Club Inc. President Geoff Budd welcomed on behalf of the Board of Directors your attendance today to approve important matters detailed below which will have a significant bearing on the Club's future at both a financial and operations level.

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**APOLOGIES:** Neil Oliver, Peter Moyle, Greg McKee, Martin Fulton, Colin Bulloch, Michael Hawkins, Kane Hughes, Boat Section Members Attending the NSW SLS State Titles

## **AGENDA ITEMS:**

1. Craig McKinnery Presented a Presentation to the members on the Project Phoenix: Presentation and update to the members on Project Phoenix: North Cronulla Surf Life Saving Club Inc. Gear Complex Redevelopment (*Redevelopment of existing club gear complex, club and council facilities and café*) as per Sutherland Shire Council DA17/1001 and subsequent Section 4.55 (1A) ME20/0326 application.

The presentation included updated financial position based on building costs on nominated construction company as per tender process, confirmation of local, state and federal governments' grants, update on Sutherland Shire Council funding commitments, North Cronulla SLSC Inc cash commitments and commercial bank loan facility required to fund the construction of the new and existing buildings. **PDF Presentation attached**

Q&A followed with several questions regarding the build and how members areas will be affected. Where we can store equipment etc.

2. Notice of Motion 1:

Approval to be granted to enter into building agreement based on AS4902-200 General Conditions of Contract for Design & Construct and AS4950-2006 Form of formal instrument of agreement with nominated construction company as outlined in Project Phoenix Presentation held at the Special General Meeting held on Sunday 11th April 2021 and as per Club Constitution Clause 11 POWERS OF BOARD.

Seeking members approval to:

- Continue negotiations with builders as per current tender process.
- The nominated builder will be based on advertised Tender Evaluation Criteria and based on the recommendations by Mitchell Brandtman (Quantity Surveyor), Global Projects NSW (Project Manager) and North Cronulla SLSC (President and Deputy President).
- AS4902-200 General Conditions of Contract for Design & Construct and AS4950-2006 Form of formal instrument of agreement will be used.

Background:

- Due to Council Draft Deed of Agreement and Council contributions not confirmed by Council resolution, EOI process not completed and no formal loan offer, we cannot enter AS4902-200 agreement.

**3. Notice of Motion 2:**

**Approval to be granted to enter into financial loan agreement with nominated financial institution as outlined in Project Phoenix Presentation held at the Special General Meeting held on Sunday 11th April 2021 and as per Club Constitution Clause 11 POWERS OF BOARD.**

**Seeking members approval to:**

- **Continue negotiations with financial institutions.**
- **North Cronulla SLSC Finance Committee will review final bank loan offer and conditions and approve final recommendation.**

**Background:**

- **Due to Council Draft Deed of Agreement and Council contributions not confirmed by Council resolution, EOI process not completed and commercial tenants not identified and secured we need to continue engagement with several financial institutions to secure best deal for the club.**

**4. Notice of Motion 3:**

**Approval to be granted for the adoption of financial model for the building of Project Phoenix: North Cronulla Surf Life Saving Club Inc. Gear Complex Redevelopment (Redevelopment of existing club gear complex, club and council facilities and café) as outlined in Project Phoenix Presentation held at the Special General Meeting held on Sunday 11th April 2021 and as per Club Constitution Clause 11 POWERS OF BOARD.**

**Recommendation is this be adopted.**

**Note: This is a model that will change as funding items are confirmed and new items are introduced eg: Million \$ Wave donations, Surf Club Facilities Grant #2, Commercial tenants MOU's or agreements and other funding sources**

*Note: This is a model that will change as funding items are confirmed and new items are introduced e.g. Million \$ Wave donations, Surf Club Facilities Grant #2, Commercial tenants MOU's or agreements and other funding sources.*

*The financial information has been presented to and reviewed with Club Trustees and Finance Committee on Saturday 16 January 2021 and a final update will be held with Finance Committee prior to the Special General Meeting.*

**Ben Dillon Motioned: To amalgamate all 3 Motions into 1 vote by show of hands.**

**ALL MEMBERS PRESENT AGREED**

**CARRIED**

**Geoff Budd: Called for Members to vote in favour of the 3 Motions by a show of hands**

**ALL RIGHTS VOTING MEMBERS WITH VOTING RIGHTS RAISED THEIR HAND.**

**Geoff Budd: Called for Members to vote against of the 3 Motions by a show of hands**

**NO HANDS RAISED**

**MOTIONS: CARRIED BY A SHOW OF HANDS OF ALL MEMBERS WITH VOTING RIGHTS.**

**Warren Rennie – Congratulated Deputy President Craig McKinnier on this work he has done, also our President and Finance Director – We are Blessed to have this team.**

**Meeting closed 11.22am**

*Donna Hargreaves  
Administration Director  
North Cronulla Surf Life Saving Club Inc.*

*11 April 2021*

# NORTH CRONULLA SLSC Inc.

PROJECT PHOENIX UPDATE

SUNDAY 11<sup>th</sup> APRIL 2021

HARRY BROWN OAM ROOM



Founded 1925

# Meeting Agenda

- Welcome – President Geoff Budd
- Project Phoenix Update
  - General Update
  - Section 4.55(1A) Latest Plans – Add. Moves & Changes
  - Tender Process Overview and Update
  - Funding Model as of April 2021
  - Donation Wall – Million \$ Wave
  - Questions and Answers
- Consideration of 3 Motions as per Notice of Motion to Members.



# General Update

- 30<sup>th</sup> November 2019 - DA17/1001 Approved
- December 2019 - EOI for Project Manager issued
  - Craig Jones of Global Projects NSW appointed 2<sup>nd</sup> February 2020
- March 2020 onwards - COVID 19 Impact and restrictions in play and delayed a number of milestones and activities.
- March 2020 - Monthly project meetings with Council started and continue today and into build phase.
- Full team of architects, engineers, consultants and experts engaged to work on Construction Certificate and Tender Package.
- Tender Package Issued 12<sup>th</sup> October 2020
- Tender closed 4<sup>th</sup> December 2020



# General Update

- **Section 4.45(1A) MA20/0326 issued and approved 8<sup>th</sup> January 2021**
  - Required to accommodate changes to design, layout and location of Council and Community facilities in the new building
- **Q1 2021 - Federal and State government funding contracts executed – Value \$3.25 Million**
- **22<sup>nd</sup> March 2021 - Council meeting endorses recommendation to act as “guarantor” of loan**
  - Loan guarantee up to \$4,228,702 as per Council CFO review
  - Critical requirement/condition for financial loan
  - Aim is to reduce loan amount to approx. \$3 million or below

# General Update

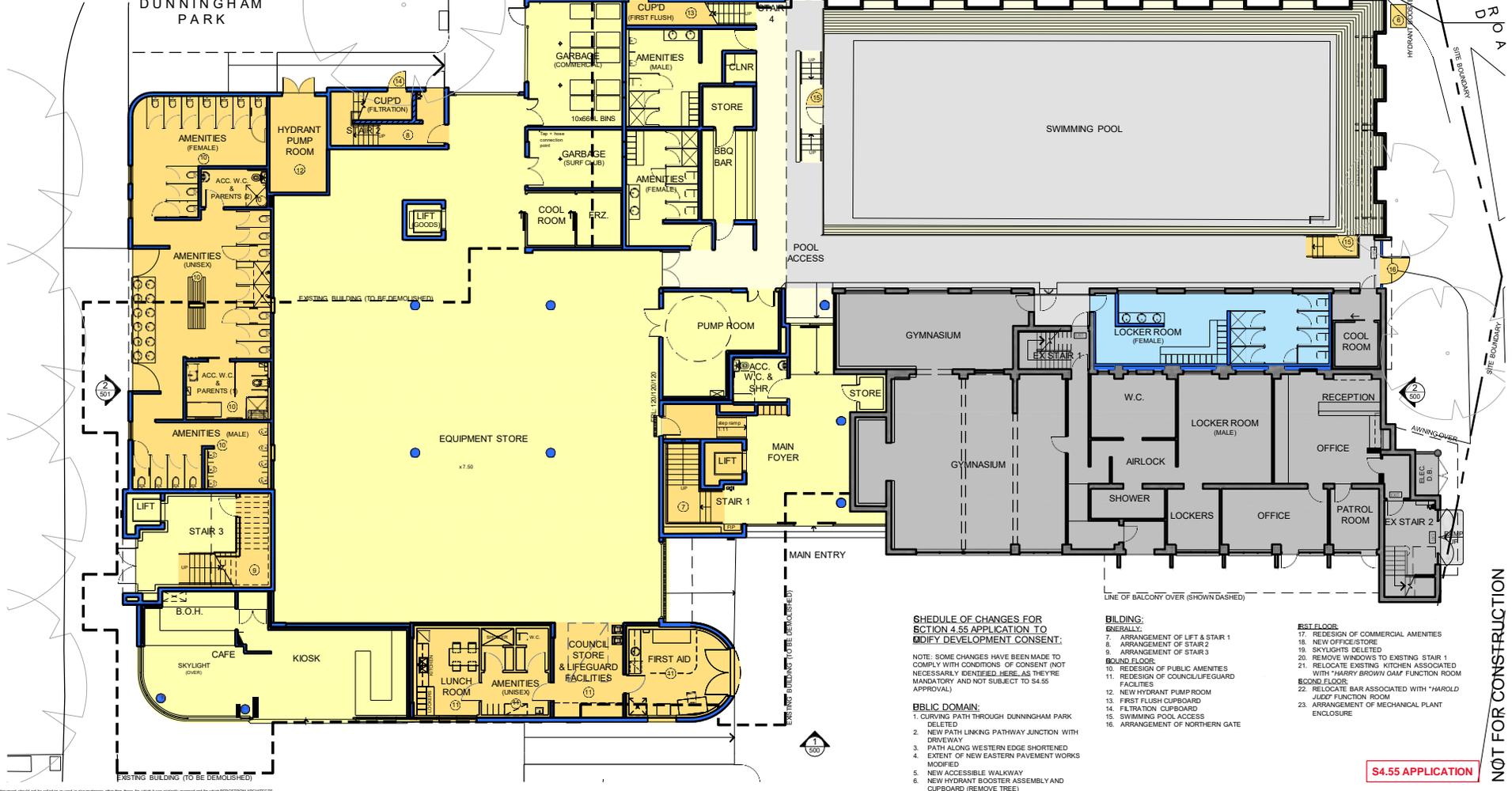
- 29<sup>th</sup> March 2021 - Kiosk & Commercial Expression of Interest (EOI) issued to market place and is ongoing.
- 29<sup>th</sup> March 2021 – Council provides draft Deed of Agreement for club review.
- Purpose is define License, terms and conditions and confirm Council Contributions to Works
- The License covers use of extra land during building phase for 2 year period
- Confirms Council Contributions of \$2,626,301 to the build (Works)
- To be endorsed by Council meeting on 26<sup>th</sup> April 2021
- Discussions with financial institutions continue.



# Latest Plans

- Section 4.55(1A) plans
- New ground floor design and layout
  - Redesign of public amenities
  - Redesign of Council/Lifeguard facilities
  - New hydrant pump room
  - New first flush cupboard
  - Redesign of filtration cupboard
  - Updates to swimming pool access
  - Arrangements of northern gate
  - Updated design for female locker and change room
  - Arrangement of Lift, Stair 1, Stair 2 and Stair 3
  - Public domain changes i.e. paths, driveways etc.

- LEGEND:**
- WALL TYPES:**  
 [Solid Line] EXISTING WALL  
 [Dashed Line] NEW WALL
- SCOPE OF WORKS:**  
 [Yellow] EXISTING CONDITIONS  
 [Light Blue] EXTERNAL NEW WORK  
 [Light Orange] INTERNAL RENOVATIONS  
 [Light Green] SECTION 4.55 CHANGES



**SCHEDULE OF CHANGES FOR SECTION 4.55 APPLICATION TO MODIFY DEVELOPMENT CONSENT:**

NOTE: SOME CHANGES HAVE BEEN MADE TO COMPLY WITH CONDITIONS OF CONSENT (NOT NECESSARILY IDENTIFIED HERE AS THEY'RE MANDATORY AND NOT SUBJECT TO S4.55 APPROVAL)

**PUBLIC DOMAIN:**

- CURVING PATH THROUGH DUNNINGHAM PARK DELETED
- NEW PATH LINKING PATHWAY JUNCTION WITH DRIVEWAY
- PATH ALONG WESTERN EDGE SHORTENED
- EXTENT OF NEW EASTERN PAVEMENT WORKS MODIFIED
- NEW ACCESSIBLE WALKWAY
- NEW HYDRANT BOOSTER ASSEMBLY AND CURBOARD (REMOVE TREE)

**BUILDING:**

**GENERALLY:**

- ARRANGEMENT OF LIFT & STAIR 1
- ARRANGEMENT OF STAIR 2
- ARRANGEMENT OF STAIR 3

**GROUND FLOOR:**

- REDESIGN OF PUBLIC AMENITIES
- REDESIGN OF COUNCIL/LIFEGUARD FACILITIES
- NEW HYDRANT PUMP ROOM
- FIRST FLUSH CURBOARD
- FILTRATION CURBOARD
- SWIMMING POOL ACCESS
- ARRANGEMENT OF NORTHERN GATE

**FIRST FLOOR:**

- REDESIGN OF COMMERCIAL AMENITIES
- NEW OFFICE/STORE
- SKYLIGHTS DELETED
- REMOVE WINDOWS TO EXISTING STAIR 1
- RELOCATE EXISTING KITCHEN ASSOCIATED WITH 'HAROLD BROWN GOLF FUNCTION ROOM'
- RELOCATE BAR ASSOCIATED WITH 'HAROLD JUDO' FUNCTION ROOM
- ARRANGEMENT OF MECHANICAL PLANT ENCLOSURE

**S4.55 APPLICATION**

**NOT FOR CONSTRUCTION**

F:\00113\012\North Cronulla SLSC\DRAWINGS\SSMs\Section 455\013\012\_Da\_100\_Plan\Nc w GroundFloor.dwg, 12/10/2020 3:34:14 PM

PROJECT ADDRESS  
**NORTH CRONULLA S.L.S.C.,  
 62 PRINCE STREET,  
 CRONULLA, N.S.W., 2230**



SCALE  
**1:100 (@A1)**

DWG NO.  
**DA-100**

REV.  
**A**

DATE  
 MAR., 2020

DRAWN BY  
 S.T., P.J.H.

JOB NUMBER  
 13-012

- GENERAL NOTES:**
- DO NOT SCALE OFF DRAWINGS. USE ONLY FIGURED DIMENSIONS.
  - ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
  - ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BERGSTROM ARCHITECTS PTY LTD BEFORE COMMENCEMENT OF ANY WORK.
  - ALL DIMENSIONS ARE GIVEN IN MILLIMETRES EXCEPT LEVELS & DRAWINGS TO SCALE 1:500 AND SMALLER WHICH ARE IN METRES.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DOCUMENTATION.
  - ALL DESIGN, PRINTS & SPECIFICATIONS ARE THE PROPERTY OF BERGSTROM ARCHITECTS PTY LTD & MUST NOT BE REPRODUCED, USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM BERGSTROM ARCHITECTS PTY LTD.

- NOTES:**
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DEVELOPMENT APPLICATION FORM AND STATEMENT OF ENVIRONMENTAL EFFECTS.
  - THE NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BCA.
  - ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE NOTICE OF DETERMINATION FOR THE DEVELOPMENT APPLICATION.
  - DISABILITY ACCESS AND FACILITIES TO BE IN ACCORDANCE WITH AS 1428.1 AND AS 1428.4.
  - THE PROPOSED WORKS WILL ADDRESS FIRE SAFETY MEASURES TO COMPLY WITH THE PERFORMANCE REQUIREMENTS OF THE BCA (EITHER DEEMED TO SATISFY OR ALTERNATIVE SOLUTIONS TO BE PREPARED BY A QUALIFIED FIRE ENGINEER).

- ALL MEANS OF EGRESS, EMERGENCY LIGHTING, EXIT SIGNS, FIRE DOORS, FIRE HYDRANT SYSTEMS, FIRE HOSE REEL SYSTEMS, PORTABLE FIRE EXTINGUISHERS, SMOKE AND HEAT VENTS, SMOKE DETECTION, ALARM AND EXHAUST SYSTEMS TO BE IN ACCORDANCE WITH THE BCA AND OTHER RELEVANT AUSTRALIAN STANDARDS.**

CLIENT  
**NORTH CRONULLA SURF LIFE SAVING CLUB**

ARCHITECT  
**BergstromARCHITECTS**

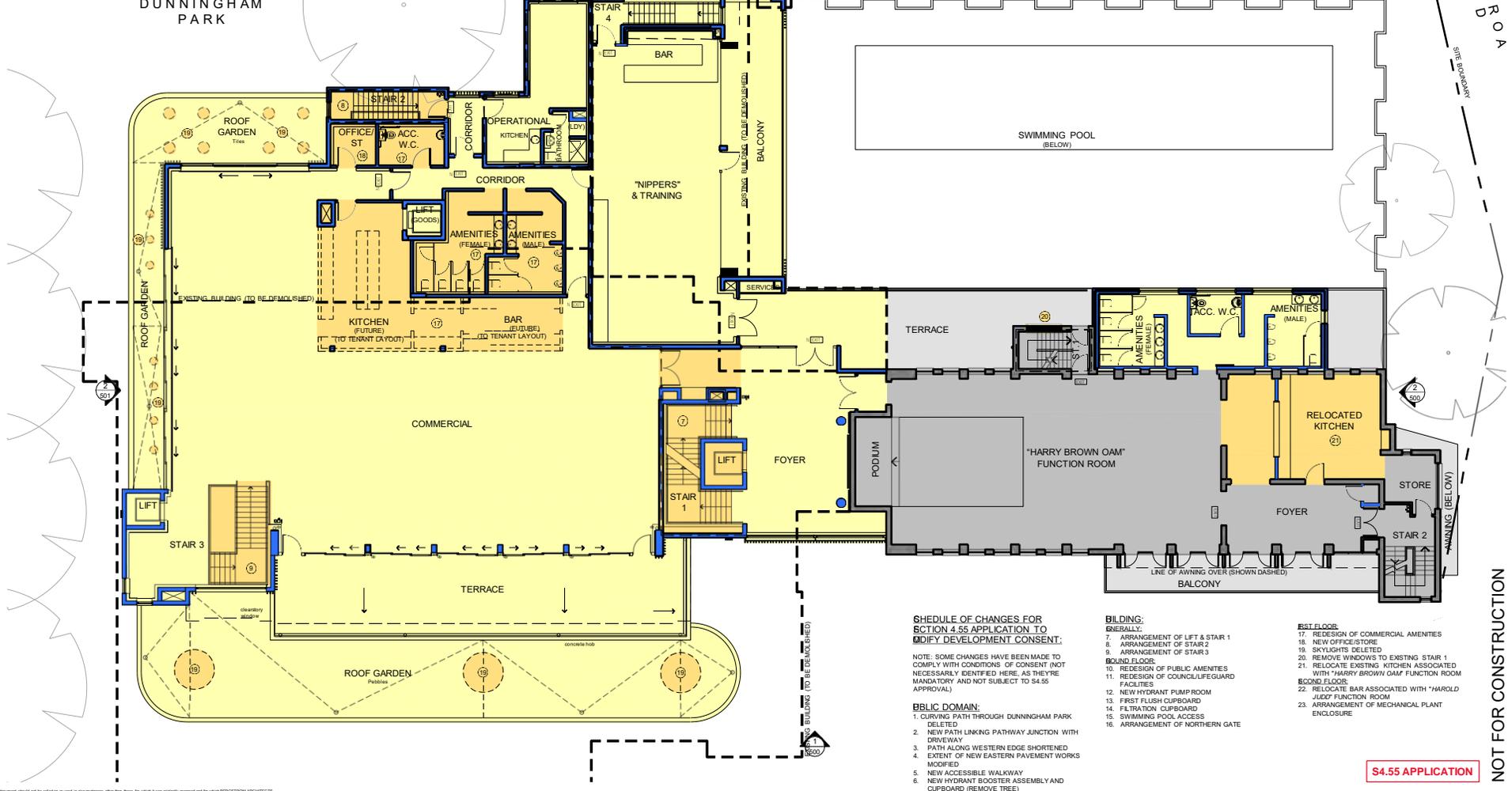
BERGSTROM ARCHITECTS PTY. LTD (ABN 75 095 992 989)  
 SUITE 10/10 DUNDAS STREET  
 NORTH SYDNEY NSW 2060  
 PH 02 8501 1400 FAX 02 8501 1599

NO.	DATE	DESCRIPTION	BY
A	13/10/2020	ISSUED FOR S4.55 APPLICATION	P.J.H.

# Latest Plans

- Section 4.55(1A) plans
- First floor design and layout
  - Redesign of Commercial Space
  - New office/store in Commercial space
  - Removal and reduction in skylights
  - Removal of existing window Stair 1
  - Relocate existing kitchen in Harry Brown Room ( Due to previous NSW grant for renovation)
  - New Store room ( Existing ladies toilets)

- LEGEND:**
- ALL TYPES:**
- EXISTING WALL
  - NEW WALL
- SCOPE OF WORKS:**
- EXISTING CONDITIONS
  - EXTERNAL NEW WORK
  - INTERNAL RENOVATIONS
  - SECTION 4.55 CHANGES



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**PUBLIC DOMAIN:**

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- PATH ALONG WESTERN EDGE SHORTENED
- EXTENT OF NEW EASTERN PAVEMENT WORKS MODIFIED
- NEW ACCESSIBLE WALKWAY
- NEW HYDRANT BOOSTER ASSEMBLY AND CURBBOARD (REMOVE TREE)

**BUILDING:**

**GENERALLY:**

- ARRANGEMENT OF LIFT & STAIR 1
- ARRANGEMENT OF STAIR 2
- ARRANGEMENT OF STAIR 3

**GROUND FLOOR:**

- REDESIGN OF PUBLIC AMENITIES
- REDESIGN OF COUNCIL/LIFEGUARD FACILITIES
- NEW HYDRANT PUMP ROOM
- FIRST FLUSH CURBBOARD
- FILTRATION CURBBOARD
- SWIMMING POOL ACCESS
- ARRANGEMENT OF NORTHERN GATE

**FIRST FLOOR:**

- REDESIGN OF COMMERCIAL AMENITIES
- NEW OFFICE/STORE
- SKYLIGHTS DELETED
- REMOVE WINDOWS TO EXISTING STAIR 1
- RELOCATE EXISTING KITCHEN ASSOCIATED WITH 'HARRY BROWN GOLF' FUNCTION ROOM
- RELOCATE BAR ASSOCIATED WITH 'HAROLD JUDG' FUNCTION ROOM
- ARRANGEMENT OF MECHANICAL PLANT ENCLOSURE

**S4.55 APPLICATION**

NOT FOR CONSTRUCTION

F:\00113-0112\North Cronulla SLSC\DRAWINGS\SSA\SSA Section 05\10113-0112\_DA-101\_PLAN-New\FireFloor.dwg, 1/21/2020 3:24:19 PM

PROJECT ADDRESS  
**NORTH CRONULLA S.L.S.C.,  
 62 PRINCE STREET,  
 CRONULLA, N.S.W., 2230**

SCALE  
**1:100 @A1**

DWG NO.  
**DA-101**

REV.  
**A**

DATE  
**MAR. 2020**

DRAWN BY  
**S.T., P.J.H.**

JOB NUMBER  
**13-012**

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NO.	DATE	DESCRIPTION	BY
A	10/10/2020	ISSUED FOR S4.55 APPLICATION	P.J.H.

CLIENT  
**NORTH CRONULLA SURF LIFE SAVING CLUB**

ARCHITECT  
**BergstromARCHITECTS**

BERGSTROM ARCHITECTS PTY. LTD (ABN 75 095 092 989)  
 SUITE 10/11 DUNN STREET  
 NORTH SYDNEY NSW 2060  
 PH: 02 8501 1400 FAX: 02 8501 1599

PROJECT  
**ALTERATIONS AND ADDITIONS TO NORTH CRONULLA SURF LIFE SAVING CLUB**

DRAWING  
**GENERAL ARRANGEMENT PLAN: FIRST FLOOR**

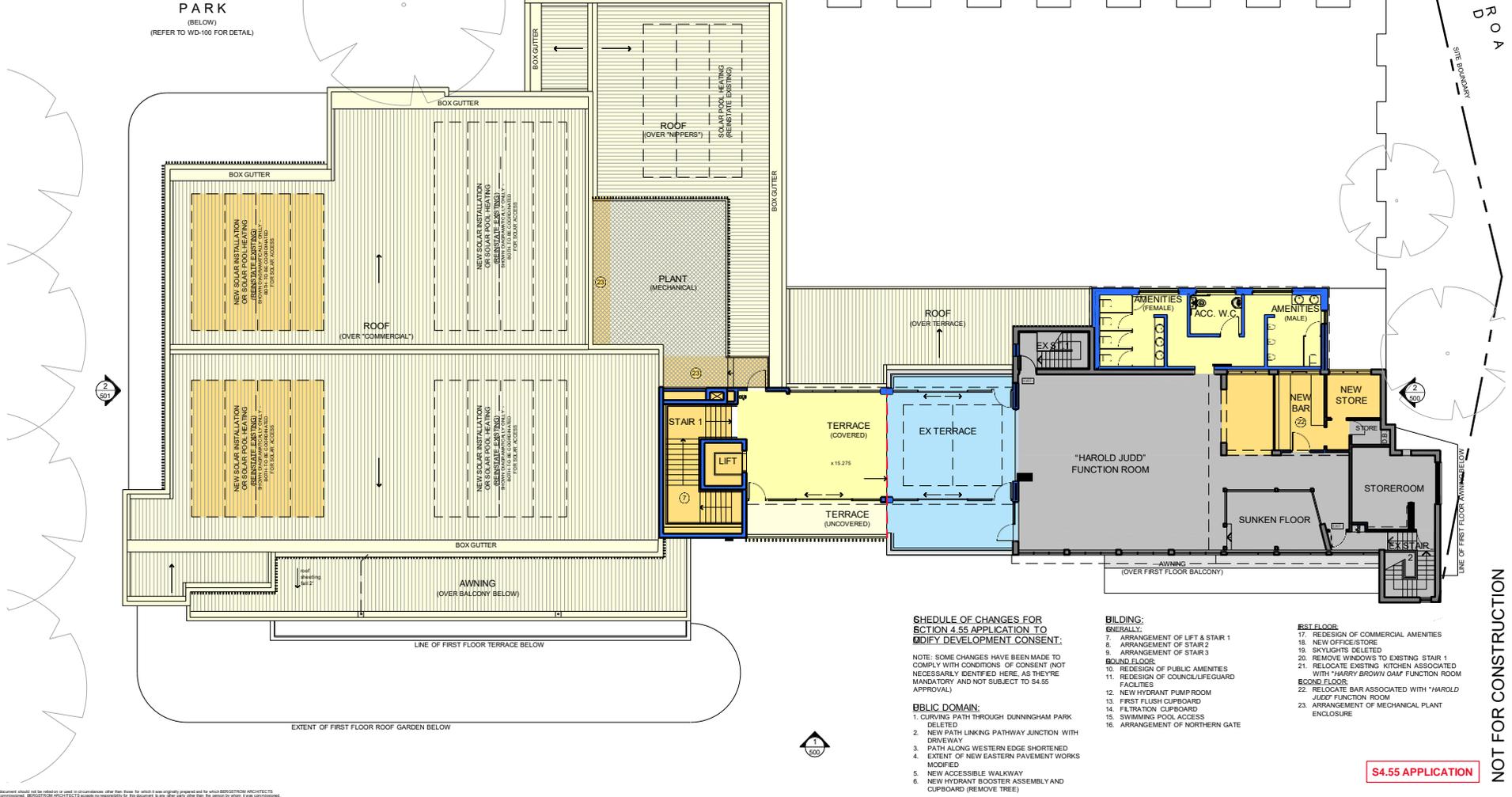
# Latest Plans

- Section 4.55(1A) plans
- Second floor design and layout
  - Relocate bar area associated with Harold Judd room
    - New bar and equipment to be installed except beer fonts
  - New store room ( Existing unisex toilets)
  - Arrangement of Lift and Stair 1
  - Arrangement of Mechanical Plant enclosure
  - New solar PV installation or solar pool heating area added on new building roof



- EGEND:**
- ALL TYPES:**
- EXISTING WALL
  - NEW WALL
- SCOPE OF WORKS:**
- EXISTING CONDITIONS
  - EXTERNAL NEW WORK
  - INTERNAL RENOVATIONS
  - SECTION 4.55 CHANGES

**DUNNINGHAM PARK**  
(BELOW)  
(REFER TO WD-100 FOR DETAIL)



**SCHEDULE OF CHANGES FOR SECTION 4.55 APPLICATION TO MODIFY DEVELOPMENT CONSENT:**

NOTE: SOME CHANGES HAVE BEEN MADE TO COMPLY WITH CONDITIONS OF CONSENT (NOT NECESSARILY IDENTIFIED HERE, AS THEY'RE MANDATORY AND NOT SUBJECT TO S4.55 APPROVAL)

- PUBLIC DOMAIN:**
- CURVING PATH THROUGH DUNNINGHAM PARK DELETED
  - NEW PATH LINKING PATHWAY JUNCTION WITH DRIVEWAY
  - PATH ALONG WESTERN EDGE SHORTENED
  - EXTENT OF NEW EASTERN PAVEMENT WORKS MODIFIED
  - NEW ACCESSIBLE WALKWAY
  - NEW HYDRANT BOOSTER ASSEMBLY AND CUPBOARD (REMOVE TREE)

- BUILDING:**
- GENERALLY:**
- ARRANGEMENT OF LIFT & STAIR 1
  - ARRANGEMENT OF STAIR 2
  - ARRANGEMENT OF STAIR 3
- GROUND FLOOR:**
- REDESIGN OF PUBLIC AMENITIES
  - REDESIGN OF COUNCIL/LIFEGUARD FACILITIES
  - NEW HYDRANT PUMP ROOM
  - FIRST FLUSH CUPBOARD
  - FILTRATION CUPBOARD
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  - SKYLIGHTS DELETED
  - REMOVE WINDOWS TO EXISTING STAIR 1
  - RELOCATE EXISTING KITCHEN ASSOCIATED WITH 'HARVEY BROWN GOLF' FUNCTION ROOM
- SECOND FLOOR:**
- RELOCATE BAR ASSOCIATED WITH 'HAROLD JUDD' FUNCTION ROOM
  - ARRANGEMENT OF MECHANICAL PLANT ENCLOSURE

**S4.55 APPLICATION**

**NOT FOR CONSTRUCTION**

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PROJECT ADDRESS  
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62 PRINCE STREET,  
CRONULLA, N.S.W., 2230**

1:100@A1

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PROJECT  
**ALTERATIONS AND ADDITIONS TO NORTH CRONULLA SURF LIFE SAVING CLUB**

DRAWING  
**GENERAL ARRANGEMENT PLAN: SECOND FLOOR**

SCALE  
1:100 (@A1)

DWG. NO.  
DA-102

REV.  
A

DATE  
MAR., 2020

DRAWN BY  
S.T., P.J.H.

JOB NUMBER  
13-012

# Tender Process

- **Tender Package Process.**

- End to end managed by Global Projects NSW
- March 2020: EOI issued to 13 \* Tier 2 and below construction companies:

EOI sent to:	EOI sent to:
Rotric Constructions Pty Ltd	Clifford Constructions Pty Ltd
Beach Constructions (NSW) Pty Ltd	Hicon Building
Rohig (NSW) Pty Ltd	Next Constructions Pty Ltd
Taylor Pty Ltd	Relyon Constructions Pty Ltd
Dengan Pty Ltd	Cowyn Building Group
Denton Projects (NSW) Pty Ltd	Renascent Australia Pty Ltd
Lahey Constructions Pty Ltd	



# Tender Process

- **Tender Panel Selection**

- Global Projects prepared EOI assessment matrix that was reviewed by project consultants and surf club representatives and following companies selected to participate in formal tender process:

## Invited to Tender – 12<sup>th</sup> October 2020

Rotric Constructions Pty Ltd	Next Constructions Pty Ltd
Rohig (NSW) Pty Ltd	Relyon Constructions Pty Ltd
Taylor Pty Ltd	Lahey Constructions Pty Ltd

Above companies advised they were successful with their EOI and would be invited to submit a formal tender offer.

Note: During tender period Next Constructions Pty Ltd and Taylor Pty Ltd withdrew from the tender process



# Tender Process

- **Tender Responses Received**

- Tender submissions were issued to appointed project quantity surveyor (Mitchell Brandtman).
- Formal review commenced with PM, QS and Club and RFI's and clarifications raised with tenderers.

Tender Responses Received	Tender Responses Received
Rotric Constructions Pty Ltd	Relyon Constructions Pty Ltd
Rohig (NSW) Pty Ltd	Lahey Constructions Pty Ltd

Tender Review Process	Moved to next tender stage
Rohig (NSW) Pty Ltd	Yes
Relyon Constructions Pty Ltd	Yes
Lahey Constructions Pty Ltd	Yes
Rotric Constructions Pty Ltd	Yes



# Tender Process

- Value Engineering / Cost Saving Phase
  - Companies invited to participate in the process to identify cost savings.
  - Meetings held to discuss and reviewed project costs savings and update pricing model.
  - Council issued a list of proposed maintenance works to be undertaken during the building upgrade. This work and costs are excluded in surf club financial model as Council will pay builder direct.
  - Process is ongoing.
- Due to recent Council Draft Deed of Agreement, Council contributions not confirmed by Council resolution , EOI process not completed and no formal loan offer, we can not nominate a preferred builder at this stage.
- The club is not in a position to execute any agreements until the above items and issues have been addressed and resolved.



# Project Phoenix Funding Model

ACTIVITY AND SOURCE	AMOUNT	REFERENCE	COMMENTS
Project Construction Costs (1) (2)	\$10,132,500	Final Pricing	Tender Price GMP & Contingency
Surf Club Funds	\$350,000	NCSLSC INC.	Confirmed
Million Dollar Wave (\$ Donations)	\$49,100	NCSLSC INC.	Target \$300K to \$500K
NSW Surf Club Facility Grant	\$350,000	NSW Govt.	Confirmed
NSW Surf Club Facility Grant	\$150,000	NSW Govt.	*Applied & wait response
Federal Govt Grant (CDG970)	\$2,900,000	Federal Govt.	Confirmed
SSC (Council) – BCA Building works	\$750,000	SCC (Council)	Confirmed
SSC (Council) – Contribution	\$1,876,301	SCC (Council)	Requires Council Approval
Total Non bank contributions	\$6,425,401	Total Capital	*At risk \$150,000
Commercial Bank Loan	\$3,707,099	Bank to be confirmed	Every \$ donated will reduce our loan principle



Note: Surf Club cash requirement of \$100,000 not included in Final Pricing. Required to fund sheds, custom racking, pool heat pump & misc. expenses.

# Funding Model

- **Bank Loan Facility**
  - Loan amount up to \$4.2 million
  - Business Loan Variable rate for 18 months for construction funding and Interest only
  - Converts to Business loan Variable rate principal and interest for term to be confirmed e.g. 10 or 15 years.
- **Council Support**
  - Confirmed Loan guarantor to \$4,228,702
  - Confirmed contribution of \$750,000
  - To be confirmed contribution of \$1,876,301 (26<sup>th</sup> April 2021)
  - Proposed additional funding of asset maintenance works of \$400K to \$500K. This figure is excluded from funding model.



**NORTH CRONULLA  
SURF LIFE SAVING CLUB**

# Donation Wall Million \$ Wave

- Concept for Donation Wall.
- Located in new foyer area on level 1 between old and new sections.
- Donations recognised by colour and shapes to build a graphic of a spilling wave onto our beach
- Every \$ raised allocated to the build – reduce the size of the commercial loan and interest paid!
- Tax deductible.
- Perpetual recognition of our supporters, members and families who have donated.
- Cash and Value in Kind.

# Donation Wall Million \$ Wave

- Current donations stand at \$30,000

Name	Donation	Amount
Bruce Dowling (1942- 1963)	Cash	\$10,000
Fairfield RSL	Cash	\$20,000
Member Family	Cash	TBC
Individual Member	Cash	TBC
ACME Company	VIK	TBC
	Total	\$30,000

- Sky is the limit – Every \$ will help

# Project Phoenix – Questions and Answers



**NORTH CRONULLA  
SURF LIFE SAVING CLUB**



# Notice of Motion 1:

- Approval to be granted to enter into building agreement based on AS4902-200 General Conditions of Contract for Design & Construct and AS4950-2006 Form of formal instrument of agreement with nominated construction company as outlined in Project Phoenix Presentation held at the Special General Meeting held on Sunday 11<sup>th</sup> April 2021 and as per Club Constitution Clause 11 POWERS OF BOARD.

# Notice of Motion 1:

Seeking members approval to:

- Continue negotiations with builders as per current tender process.
- The nominated builder will be based on advertised Tender Evaluation Criteria and based on the recommendations by Mitchell Brandtman (Quantity Surveyor), Global Projects NSW (Project Manager) and North Cronulla SLSC (President and Deputy President).
- AS4902-200 General Conditions of Contract for Design & Construct and AS4950-2006 Form of formal instrument of agreement will be used.

Background:

- Due to Council Draft Deed of Agreement and Council contributions not confirmed by Council resolution , EOI process not completed and no formal loan offer, we can not enter AS4902-200 agreement.



## Notice of Motion 2:

- Approval to be granted to enter into financial loan agreement with nominated financial institution as outlined in Project Phoenix Presentation held at the Special General Meeting held on Sunday 11<sup>th</sup> April 2021 and as per Club Constitution Clause 11 POWERS OF BOARD.

# Notice of Motion 2:

Seeking members approval to:

- Continue negotiations with financial institutions.
- North Cronulla SLSC Finance Committee will review final bank loan offer and conditions and approve final recommendation.

Background:

- Due to Council Draft Deed of Agreement and Council contributions not confirmed by Council resolution , EOI process not completed and commercial tenants not identified and secured we need to continue engagement with several financial institutions to secure best deal for the club.

# Notice of Motion 3:

- Approval to be granted for the adoption of financial model for the building of Project Phoenix: North Cronulla Surf Life Saving Club Inc. Gear Complex Redevelopment (*Redevelopment of existing club gear complex, club and council facilities and café*) as outlined in Project Phoenix Presentation held at the Special General Meeting held on Sunday 11<sup>th</sup> April 2021 and as per Club Constitution Clause 11 POWERS OF BOARD.
- Recommendation is this be adopted.
- Note: This is a model that will change as funding items are confirmed and new items are introduced e.g. Million \$ Wave donations, Surf Club Facilities Grant #2, Commercial tenants MOU's or agreements and other funding sources.

# Online links

[Council website](#)

[Council Minutes 22nd March 2021](#)

[Section 4.55 \(1A\) Plans.](#)

[DA17/1001](#)

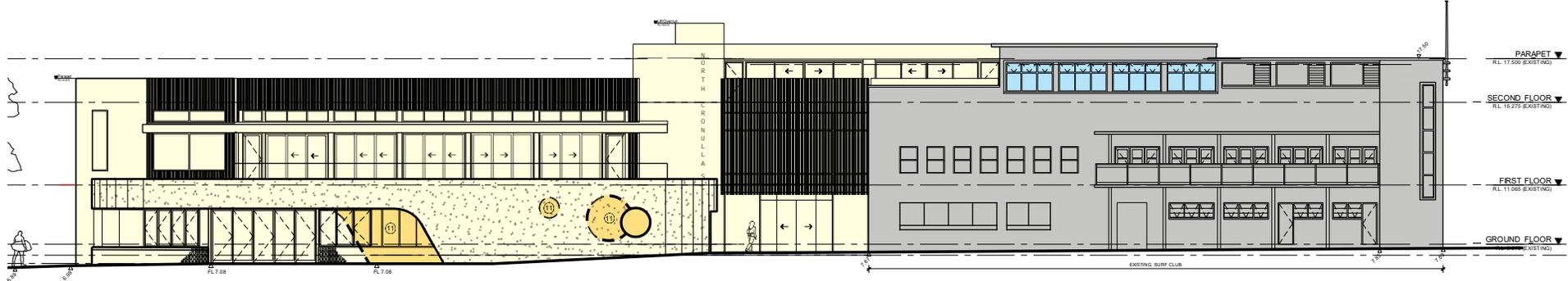
[NCSLSC Web page](#)

[Council Agenda](#)



**NORTH CRONULLA  
SURF LIFE SAVING CLUB**





1 ELEVATION  
EAST (FACING BEACH)



2 ELEVATION  
NORTH (PRINCE STREET)

**SCOPE OF WORKS:**

- EXISTING CONDITIONS
- EXTERNAL NEW WORK
- INTERNAL RENOVATIONS

**SECTION 4.55 CHANGES**

**SCHEDULE OF CHANGES FOR SECTION 4.55 APPLICATION TO MODIFY DEVELOPMENT CONSENT:**

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4. EXTENT OF NEW EASTERN PAVEMENT WORKS MODIFIED
5. NEW ACCESSIBLE WALKWAY
6. NEW HYDRANT BOOSTER ASSEMBLY AND CURBBOARD (REMOVE TREE)

**BUILDING:**

- GENERALLY:**
7. ARRANGEMENT OF LIFT & STAIR 1
  8. ARRANGEMENT OF STAIR 2
  9. ARRANGEMENT OF STAIR 3
- GROUND FLOOR:**
10. REDESIGN OF PUBLIC AMENITIES
  11. REDESIGN OF COUNCIL/LIFEGUARD FACILITIES
  12. NEW HYDRANT PUMP ROOM
  13. FIRST FLUSH CURBBOARD
  14. FILTRATION CURBBOARD
  15. SWIMMING POOL ACCESS
  16. ARRANGEMENT OF NORTHERN GATE

**FIRST FLOOR:**

17. REDESIGN OF COMMERCIAL AMENITIES
18. NEW OFFICE/STORE
19. SKYLIGHTS DELETED
20. REMOVE WINDOWS TO EXISTING STAIR 1
21. RELOCATE EXISTING KITCHEN ASSOCIATED WITH 'HARRY BROWN GOLF FUNCTION ROOM'
22. RELOCATE BAR ASSOCIATED WITH 'HAROLD JUDO FUNCTION ROOM'
23. ARRANGEMENT OF MECHANICAL PLANT ENCLOSURE

**S4.55 APPLICATION**

NOT FOR CONSTRUCTION

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PROJECT ADDRESS  
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62 PRINCE STREET,  
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SURF LIFE SAVING  
CLUB**

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PROJECT  
**ALTERATIONS AND  
ADDITIONS TO  
NORTH CRONULLA  
SURF LIFE SAVING CLUB**

DRAWING  
**ELEVATIONS  
(SHEET 1)**

SCALE  
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DWG NO.  
DA-500

REV.  
A

DATE  
MAR. 2020

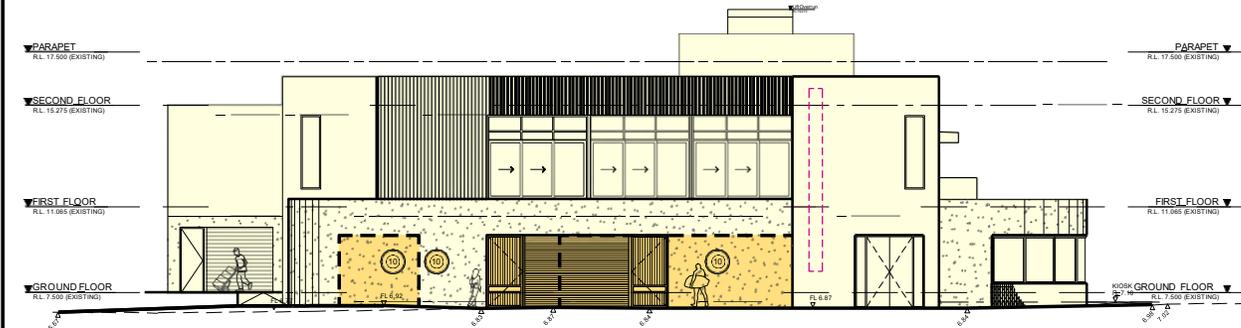
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1 ELEVATION  
WEST (DUNNINGHAM PARK & ELOUERA ROAD)



2 ELEVATION  
SOUTH (DUNNINGHAM PARK)

- LEGEND:**
- WALL TYPES:**
- EXISTING WALL
  - NEW WALL
- SCOPE OF WORKS:**
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**GROUND FLOOR:**

- RELOCATE BAR ASSOCIATED WITH \*HAROLD JUDO FUNCTION ROOM
- ARRANGEMENT OF MECHANICAL PLANT ENCLOSURE

S4.55 APPLICATION

NOT FOR CONSTRUCTION

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  - THE PROPOSED WORKS WILL ADDRESS FIRE SAFETY MEASURES TO COMPLY WITH THE PERFORMANCE REQUIREMENTS OF THE BCA (EITHER DEEMED TO SATISFY OR ALTERNATIVE SOLUTIONS TO BE PREPARED BY A QUALIFIED FIRE ENGINEER).

- FINISHES:**
- ALL MEANS OF EGRESS, EMERGENCY LIGHTING, EXIT SIGNS, FIRE DOORS, FIRE HYDRANT SYSTEMS, FIRE HOSE REEL SYSTEMS, PORTABLE FIRE EXTINGUISHERS, SMOKE AND HEAT VENTS, SMOKE DETECTION, ALARM AND EXHAUST SYSTEMS TO BE IN ACCORDANCE WITH THE BCA AND OTHER RELEVANT AUSTRALIAN STANDARDS.

NO.	DATE	DESCRIPTION	BY
A	10/10/2020	ISSUED FOR S4.55 APPLICATION	P.J.H.

CLIENT  
**NORTH CRONULLA SURF LIFE SAVING CLUB**

ARCHITECT  
**BergstromARCHITECTS**

BERGSTROM ARCHITECTS PTY. LTD (ABN 75 095 092 989)  
SUITE 10/11 EDEN STREET  
NORTH SYDNEY NSW 2060  
PH 02 8501 1400 FAX 02 8501 1559

PROJECT  
**ALTERATIONS AND ADDITIONS TO NORTH CRONULLA SURF LIFE SAVING CLUB**

DRAWING  
**ELEVATIONS (SHEET 2)**

SCALE  
1:100 (@A1)

DWG NO.  
DA-501

REV.  
A

DATE  
MAR. 2020

DRAWN BY  
S.T., P.J.H.

JOB NUMBER  
13-012



## OFFICE BEARERS

#	Patron	
+ # >	President	+ # Competition Director
+ # >	Club Captain	+ # Lifesaving Director
+ # >	Deputy President	+ # Training and Education Director
+ # >	Finance Director	+ # Operations Director
+ # >	Administration Director (Secretary)	+ # Life Member (2)
+ # >	Junior Activities Group (JAG) Director	+ # Marketing & Communications Director
+ # >	Youth Development Director	+ # Trustees (3)

*To be elected, with the exception of the Patron, at the Annual General Meeting together with one (1) Trustee for a three (3) year term.*

Positions marked by + signifies a Board of Directors position.

Positions marked by # must be the holders of the SLSA Bronze Medallion.

Positions marked by > signifies a member of the Executive Committee.

	NC Chargers Manager	#	Lifesaving Captain
	Assistant Chargers Manager		Lifesaving Coach
#	Beach Captain		March Past Captain
	Beach Coach		March Past Coach
#	Board Captain	#	Masters Captain
	Board Coach		Member Protection Information Officer (2)
#	Board Riding Captain		NSW & Australian Touring Team Manager
#	Boat Captain		Work, Health & Safety Officer
	Boat Coach		Pool Officer
	Building Committee Organiser		Presentation Night Organiser
	Carnival Organiser		Publicity Officer
#	Club Events Organiser	#	R&R Captain
	Club Historian		R&R Coach
#	Club Vice Captain		Radio Officer
	Constitution Committee		Senior Registrar
	Equipment Officer	#	Ski Captain
	First Aid Officer		Ski Coach
	Fitness Room Coordinator/s		Social Organiser
	Carnival Entries Officer/s		Sponsorship Committee
	Hon Auditor	#	Swim Captain
	Hon. Professional Officers		Swim Coach
	House Officer	#	Under 15 Coordinator
#	IRB Captain	#	Under 17 Coordinator
	IRB Coach	#	Under 19 Coordinator

*Office Bearers will be elected by The Board of Directors at their first meeting.*