

ITEM 16 LEASE OF COALCLIFF SURF LIFE SAVING CLUB

This report seeks Council approval to grant a 21-year lease to Coalcliff Surf Life Saving Club (SLSC) to formalise the occupation of the main Surf Club and Boatshed building pursuant to Sections 46 and 47 of the *Local Government Act 1993* on Community Land, Coalcliff Beach Reserve, Coalcliff. This reserve is Council owned Community Land managed under the Community Land Plan of Management (2022) (PoM).

RECOMMENDATION

- 1 Council authorises a 21-year lease of premises known as Coalcliff Surf Life Saving Club and part lower Boatshed buildings located on part Lot 12 DP 1127511 Coalcliff Beach Reserve, Lawrence Hargrave Drive, Coalcliff.
- 2 Council delegate the General Manager the authority to finalise and execute the Lease and any other documentation required to give effect to this resolution.
- 3 Authority be granted to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the *Local Government Act 1993* to the Lease documentation.

REPORT AUTHORISATIONS

Report of: Mark Berriman, Manager Sport + Recreation
 Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 Coalcliff SLSC - Aerial Map - Proposed Leased areas

ACRONYMS USED IN REPORT

Abbreviation	Meaning
ARI	Average Recurrence Interval
CZMP	Coastal Zone Management Plan
LGA	Local Government Area
PoM	Plan of Management
SLSC	Surf Life Saving Club

BACKGROUND

The Coalcliff SLSC was established in 1922 and officially recognised by Surf Life Saving NSW in 1923. In 1974 a storm disaster destroyed the original clubhouse and forced the Club to rebuild. The new clubhouse was constructed in mid-1970s to replace the damaged building. By 2019 the clubhouse was deemed aging and partially unsafe after a Council inspection. Plans were initiated at this time for a major refurbishment.

In 2024 Coalcliff SLSC celebrated its 100-year anniversary, in which it was awarded a certificate of recognition from Prime Minister Albanese. The SLSC hold events such as the annual ‘The Dave Winner Beach to Bombie Swim’, ‘Bridge to Boatshed Run’ and ‘Lifeguard Challenge’ events.

Despite continuous occupation of the existing Council buildings at Coalcliff SLSC, no formal lease agreement has ever been granted by Council for these buildings.

The Coalcliff SLSC will continue to conduct beach patrols during designated patrol seasons, in accordance with the Wollongong City Council and the Surf Life Saving Illawarra Service Agreement and remain a recognised member club under the relevant State or Territory Surf Life Saving body (Surf Life Saving NSW). This affiliation must be maintained throughout the term of the Lease. The Coalcliff SLSC and public toilet building is a double story building that consists of kitchens, function rooms, meeting

rooms and restroom facilities. The SLSC has evolved significantly since its founding reflecting changes in surf lifesaving, community culture, and infrastructure. The Coalcliff SLSC recently installed a newly refurbished clubhouse kitchen, with this project made possible through an infrastructure grant from the NSW Office of Sport Surf Club Facility Program.

PROPOSAL

It is proposed the granting of a Lease agreement with Coalcliff SLSC for a 21-year term for the Coalcliff Surf Life Saving Club and part lower Boatshed buildings with the following key proposal terms and conditions:

Lessor:	Wollongong City Council
Lessee:	Coalcliff Surf Life Saving Club Inc
Area to be Licensed:	Part Lot 12 DP 1127511, being premises known as Coalcliff Surf Life Saving Club and part lower Boatshed and Amenities building, Coalcliff Beach Reserve, Lawrence Hargrave Drive, Coalcliff NSW 2508.
Permitted Use:	Surf Life Saving Club and associated activities including fundraising and any commercial operations that are the subject of a written agreement as contemplated by Lease agreement.
Excluded area:	Boatshed Building – observation room and Council amenities room are excluded from the leased area and must allow for full and free access for Licensor’s agents and employees to provide ocean lifeguard services throughout the patrol season.
Land Classification:	RE1 Public Recreation
Lease Term:	Twenty-one (21) years
Commencement Date:	TBA
Commencement Rent:	\$850.00 per annum including GST payable annually in advance and varied annually according to Council’s Community & Sporting Group annual rental.

CONSULTATION AND COMMUNICATION

- Coalcliff Surf Life Saving Club Inc
- Surf Life Saving Illawarra

Relevant internal divisions of Council were consulted and provided with the opportunity to comment in relation to the proposed granting of the lease including:

- Infrastructure Strategy and Planning
- Sport & Recreation
- Commercial Operations and Property
- City Strategy (Environmental, Heritage and Community Land Planning)
- Legal Services

No objections were received in relation to the proposal to grant a lease to the Coalcliff SLSC for a twenty-one (21) year term.

Pursuant to Section 47 of the *Local Government Act 1993*, Council advertised the proposed granting of the Lease for a 21-year term to Coalcliff SLSC for 28 days. The statutory advertising period closed on Tuesday 1 July 2025.

Following the statutory notification period, Council received 50 submissions from surf club representatives and members of the local community. There was strong support for the proposed lease

and for enabling the SLSC to hold fundraising events on premises for both members and the broader community.

Most of the submissions requested that Council include provisions within the lease to allow the Club to host live music events at the surf club building. These events would be open to the public and serve as a fundraising initiative to support ongoing operations and the maintenance of lifesaving equipment.

The President of Coalcliff SLSC was advised that should the Club wish to host live music events and entertainment in the future, particularly on the terrace area, the Club must first obtain Development Approval (DA) from Council. This approval process is separate from the proposed 21-year lease agreement with Council and must be completed prior to any such activities being undertaken.

As no objections were received during the public notification period and the lease term does not exceed 21 years, Council may grant the lease under delegation to the General Manager.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2035 Goal 4 ‘We have a healthy, respectful, and inclusive community’. It specifically delivers on the following:

Community Strategic Plan 2035		Delivery Program 2025-2029
Strategy		Service
4.2	Provide a variety of quality and accessible public spaces and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.	Parks and Sport fields
4.3	Provide safe, well - maintained and accessible beaches and aquatic facilities, and promote water and beach recreation safety to residents and visitors.	

The report also contributes to Council’s Beach and Foreshore Access Strategy 2019-2028. The Strategy aligns with Council’s objective to increase the health and wellbeing of our community. Council explores opportunities and collaboration with surf clubs to improve beach access including beach matting and provide disability awareness training.

The Lease does permit the SLSC to sublease part of the premises for a commercial operation, but any sublease is subject to Council’s consent, and any proposed activity would have to follow Council’s usual development application and consent process.

SUSTAINABILITY IMPLICATIONS

Council and future sport and recreation facilities support long-term sustainability. Council’s overall vision is to provide a diverse range of sustainable, functional infrastructure that supports active, safe and inclusive participation in sport and recreation across the Wollongong Local Government Area.

RISK MANAGEMENT

There is a known Aboriginal site in the vicinity of the land, meaning the SLSC must not undertake any ground disturbance, excavation, or subsurface activity on the leased land unless prior written consent has been obtained from both the Landowner and the relevant Aboriginal heritage authority. The restriction includes trenching, digging, or installation of infrastructure.

The Wollongong Coastal Zone Study (2010) mapped the Erosion and Inundation Hazard extents considering the storm demand and wave overtopping for a 100-years ARI event for 2010, 2050 and 2100 planning horizons. It also mapped the Coastal Geotechnical Risk extent for 2100.

Consideration of potential coastal geotechnical issues should be undertaken during any upgrade works, within maintenance requirements and during the use of the buildings.

Council is currently updating its Coastal Hazard Studies, and these will also inform a new Coastal Management Program to replace the CZMP 2010. This new hazard extents should be considered in any redevelopments in the future as necessary.

FINANCIAL IMPLICATIONS

Council will retain responsibility for structural maintenance and building insurance for both the Surf Club and Boatshed buildings, ensuring asset integrity and risk management. The SLSC is responsible for obtaining \$20M public liability insurance.

Coalcliff SLSC will be responsible for day-to-day upkeep and renewal of the buildings in accordance with the Building Maintain and Replace Responsibility Schedule, ensuring consistent care and reducing reactive maintenance. Council, as landowner, reserves the right to seek variations to the lease agreement to reflect future works or changes required to ongoing maintenance obligations, ensuring adaptability to future infrastructure needs or service delivery requirements.

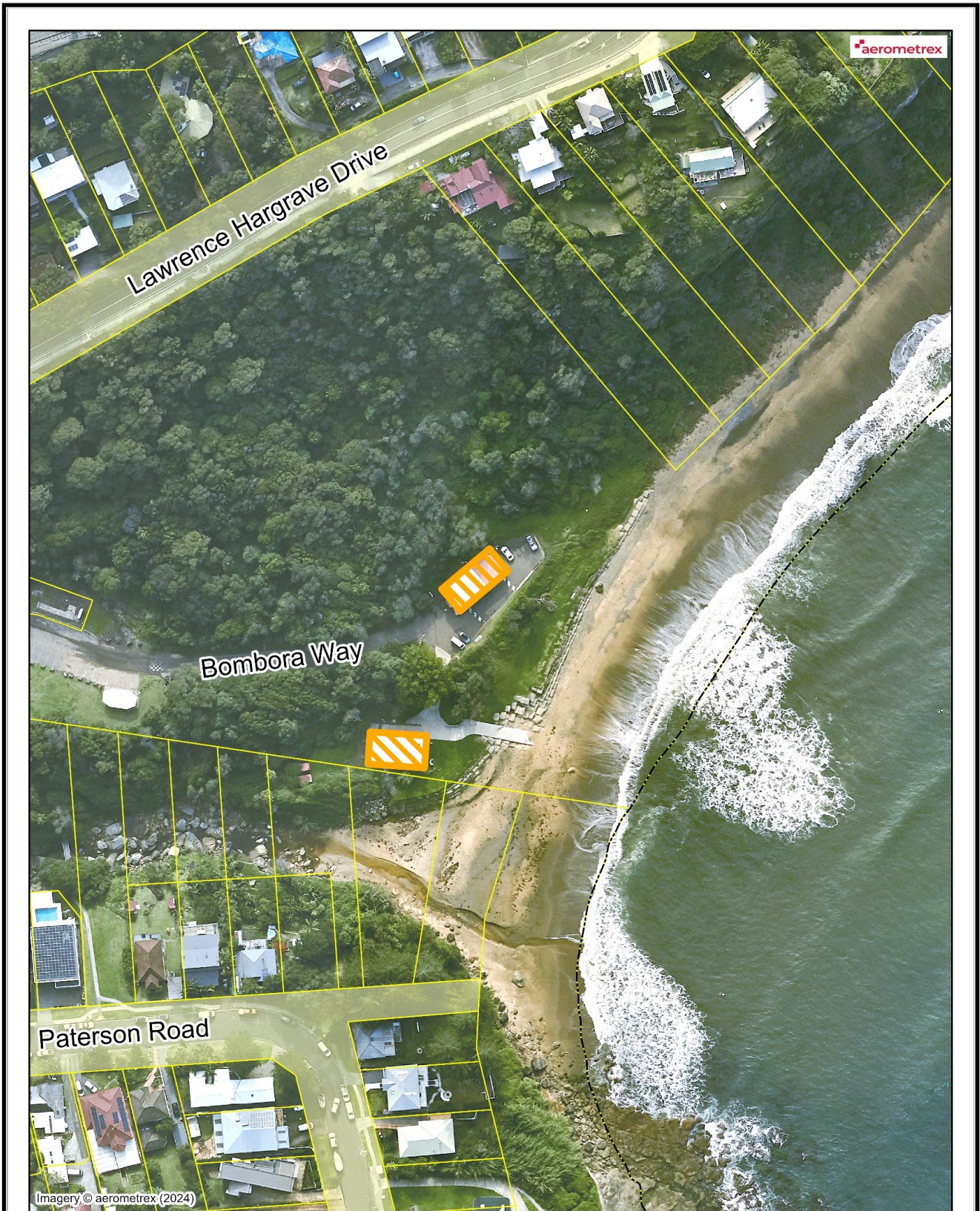
Coalcliff SLSC will be responsible for 100 percent outgoings related to the main SLSC building. For the Boatshed building, which is a shared facility with Council Lifeguards, the Club will contribute 25 percent of all rates and taxes (if applicable), along with shared outgoings such as electricity, water, gas, cleaning, and rubbish removal.

Council will continue to receive an income in the amount of \$850.00 per annum (GST inclusive) in accordance with Council's Revenue Policy Fees and Charges 2025/26 for Community and sporting group annual fee. The Lease fee is to be reviewed on each anniversary in accordance with Council's Policy.

The Coalcliff SLSC will pay \$218.00 (GST inclusive) towards the Lease preparation fee in accordance with Council's Revenue Policy Fees and Charges 2025/26.

CONCLUSION

The granting of the Lease will secure a long-term agreement with Council and the Coalcliff SLSC for the existing occupation of the Surf Club and Boatshed building. It outlines the ongoing maintenance responsibilities and outgoings of both parties. It also clearly identifies that any potential future commercial income Coalcliff SLSC may generate, Council expects, in good faith, that the additional rental income to fund its obligations under the Lease.



Imagery © aerometrex (2024)



Coalcliff Surf Life Saving Club
Leased Area over Community Land
Surf Life Saving Club Building and boatshed.
Part Lot 12 DP 1127511, Coalcliff Beach Reserve,
Lawrence Hargrave Drive, Coalcliff.



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