

### **Redevelopment Committee process to date.**

The Redevelopment committee was established 4 years ago in Sept 2013 to look at options to upgrade the club facilities.

The primary objectives were to provide options and seek funding to upgrade the club facilities whilst maintain the club facilities independence both financially and operationally in any redevelopment of the facility.

The committee undertook a range of meetings with members, community and COJ to determine needs / outcomes required and based on advice at that time developed design and cost options for the club through 2014 which were presented to COJ in early 2015. COJ required a business case to move the process forward and this coincided with changes on the committee and a hiatus period in moving forward due to time availability of members and works required.

In Mid 2016, the committee sought approval to engage an independent Project Manager to undertake preparation of business case as per COJ requirements. This was completed in early 2017, however COJ review and changes in their internal process identified additional requirements and processes which have moved the goal posts.

The committee & external PM has engaged with the COJ over the last few months to identify additional works required to move the project to a point where council can formally start its funding commitment process.

### **Current COJ Status**

The COJ acknowledges that the work completed to date has been beneficial and forms that majority of its requirements. COJ has however reviewed the design option and advised that based on the volume of funds sought (\$7-8m), they would like further options reviewed.

Additional impacts on this opportunity are the addition of the Safe Beach Enclosure impacts on the Beach use and club membership, plus a recent focus from Council on Enlivening Coastal areas in COJ.

The options required to be reviewed for COJ Business Case are:

1. Do Nothing (Not preferred outcome but required in report)
2. Full Redevelopment as per current plans
3. Partial Redevelopment as per current plans (ground floor only)
4. Minor works \$1-2m budget.

### **Objective & Timeframes**

The objective of the current club business case process is to attain commitment from COJ for project funding on both their 20 year and 5 year financial plans. In order to achieve this the COJ will prepare additional report and review of club business case and present to Councillors for approval within the financial plan.

Thereafter timing of finance commitments to the project become a political issues with Council to determine priority of funding allotment to the project and additional sources of external funding can be formally approached and developed.

Timeframes for the works to achieve presentation to Councillors is:

- SSLSC Business Case finalise – End October
- COJ Financial Review and Report – End November
- COJ Councillor Report – End December
- COJ Councillor Presentation for addition to Financial Plan – February 2018
- COJ Financial Plan updates – April 2018