



Clubhouse Upgrade Project

Securing the future of a valuable community facility

PROJECT SUMMARY

The Management Committee has considered the Club's medium to long term future and what action is required to ensure its viability. It has concluded that it is essential to upgrade the existing clubhouse. The building is sub-standard and does not meet Australian building standards or community expectations.

Through the enormous effort of volunteers from the membership, the Club has progressively developed the course to its status as one of the best sand green golf courses in WA. It provides an excellent sporting facility for the local and surrounding communities with tremendous benefits to its users including improved physical and mental health, and opportunities to engage in social interaction with a wide group of people. Only as volunteer community-based club it is possible to provide the golf course at low fees to members and the general public, which is addressing a significant need for people of a lower socio-economic cohort.



To ensure that this valuable community asset is retained it has been recognised that the Club will need to continue to increase its membership and expand its sources of income.

The continued increase in the cost of course maintenance and improvement, and the aging profile of the Club's membership, point to pressure being put on the Club's sustainability. The Management Committee believes it is important for the

Club to maintain the affordability of membership and the excellent camaraderie and positive spirit that are hallmarks of the Club.

The golf course is essentially a 'public' course which the club members use for their own competitions on a limited basis, and the course only being closed to the public for large club events a few days each year. Therefore, the future viability of the Club is essential to a first-class facility being available to all local people and the wider golfing community.

The proposed upgrade to the clubhouse is part of an overall long term action plan which is a two-prong approach;

1. Endeavour to increase membership;
 - Allow for natural attrition of the current membership due to an aged demographic profile.
 - Increase the number of people making use of an excellent community sporting facility.
 - Be able to run junior coaching programs.

2. Endeavour to increase the sources of income;
 - Maximise the use of the Club's facilities - clubhouse and bar.
 - Be able to host regional and state golfing events.
 - Utilise the Club's facilities to run income producing events.
 - Improve the Club's facilities so that they can be hired out to the wider community.

Clubhouse

One of the factors restricting the possibilities for positive results on both these fronts is the size and condition of the existing clubhouse. The state of the kitchen prohibits on-site catering for events, and the disjointed lounge areas affect its suitability for larger function. In addition, the aging building is becoming costly to maintain suitable standards required for a contemporary golf club and community resource.



Existing Clubhouse



Proposed Standard of Upgrade

The Management Committee has decided to pursue the possibilities of upgrading the clubhouse in the medium term in a staged program that is financially responsible, attainable, and sustainable. They are very mindful of not placing any significant increased financial burden on the current membership.

Building Plans

Plans have been drawn up to investigate what might be suitable improvements to the existing building.

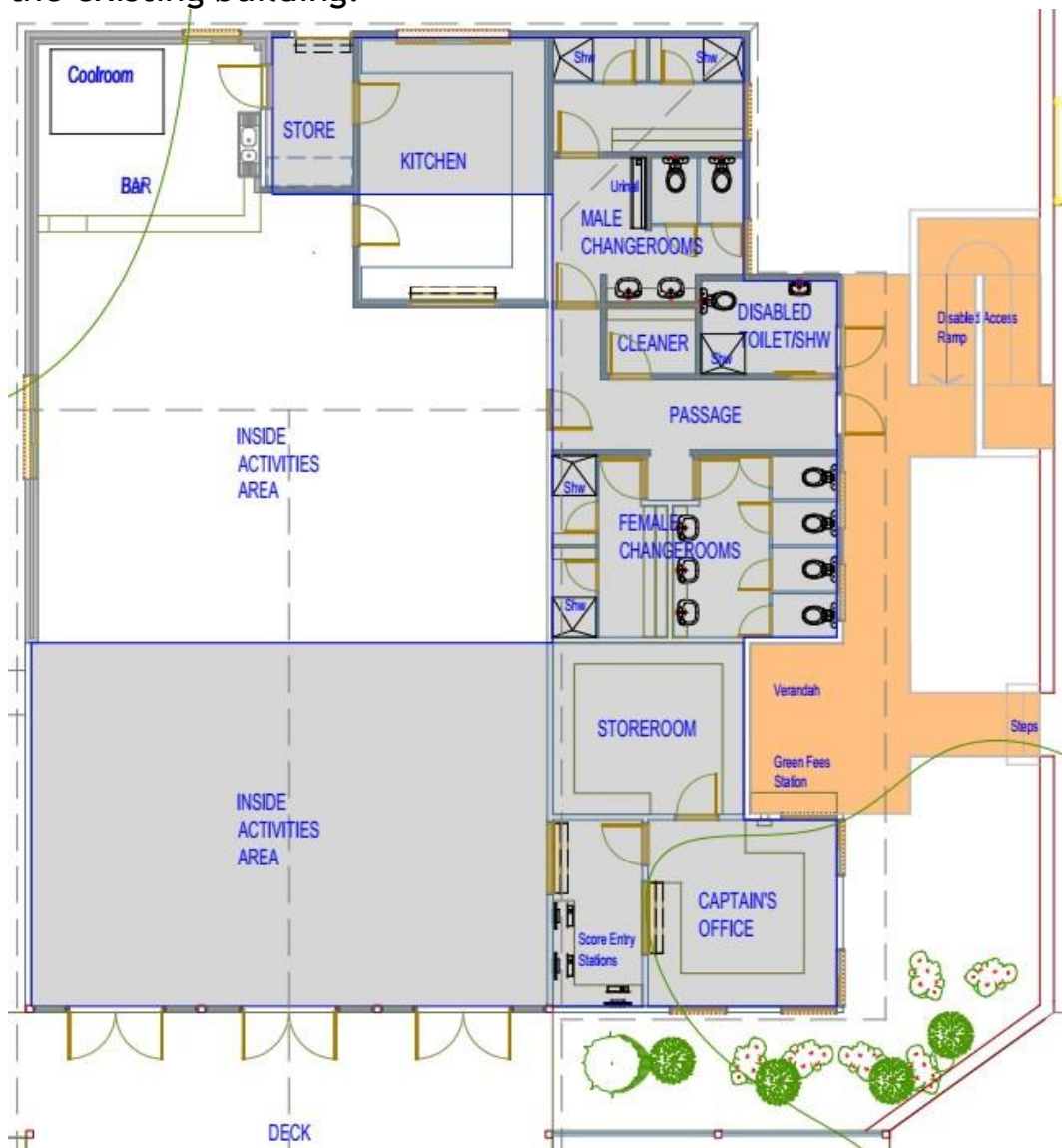


Figure 1 Proposed Clubhouse Upgrade Floor Plan

Upgraded Facilities

The plans show the existing changerooms, captain's office and outdoor covered area are significantly upgraded - extensively re-built. New changerooms will be completely rebuilt to meet all building codes and existing and future needs of the Club and other users. It will include an accessible toilet/shower facility that will be available to the public during all daylight hours or other times when the golf course and/or clubhouse are being used.

The kitchen will also be expanded and complete re-fitted to commercial standards to allow in-house catering operations to be carried out. This will significantly increase the size and types of events and function that can held in the building.

The existing roof over entire building will be replaced with a higher gable style roof, and new full height glass doors to significantly improve the aesthetic appearance of the external building and enhance the view from inside the facility. The external area will be upgraded to a covered and raised timber deck that will look out to the 1st and 9th fairways.

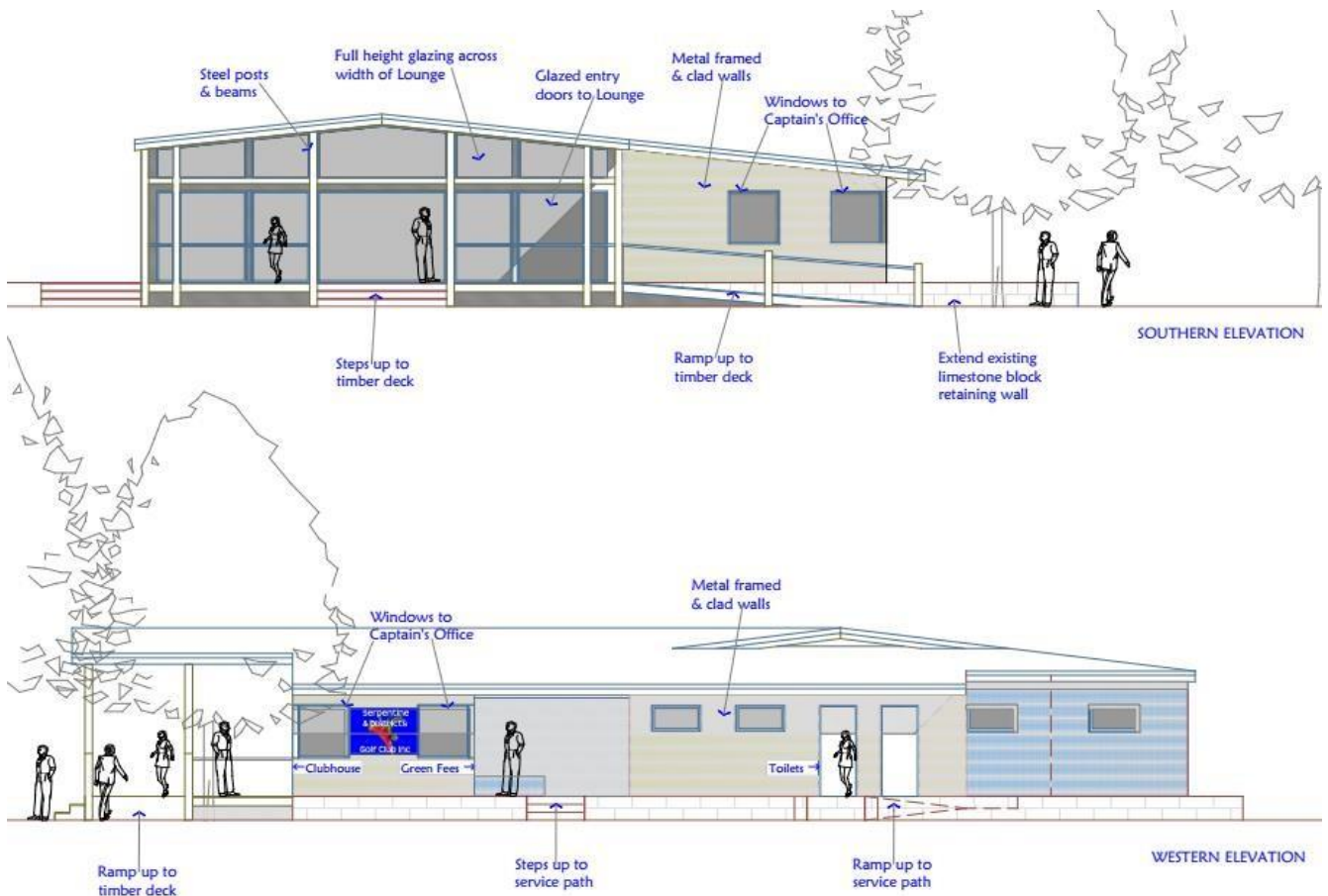


Figure 2 Clubhouse Upgrade Elevations

Building Funds

The Management Committee has created a Building Fund bank account, and over the last five years, the Club has raised close to \$150,000 which is now invested in this account.

These funds are the result of the hard work of the Club's members organising additional events over and above all the usual voluntary work undertaken.

Preliminary estimates indicate that the total project costs will be about \$600k. This is based on current local construction costs rates of \$2,170m² with additional amounts for site services and demolition.

The Club is seeking financial assistance from the State Government and the Shire of Serpentine Jarrahdale. It is planned that an application to the Community Sporting and Recreation Facilities Fund in September 2023. This will be an application for a Forward Planning Grant that is expected to involve an amount of \$200k being sought from the CSRFF.

The Club plan to be able to contribute \$150k to the project. The Club also expects to receive some donations in kind and discounted work from their contacts in the construction industry and from local contractors and suppliers. It is difficult to put an accurate figure to this, but it may equate to an estimated value of \$50k.

The project will need an additional amount between \$200-250k to be fully funded. This is to be sought from the Shire of Serpentine Jarrahdale.

Attached: Project Scope & Evaluation Details

PROJECT SCOPE AND EVALUATION

Project Purpose

The proposal is to create a multi-purpose building and surrounds to accommodate a range of recreational activities that are critical to the wellbeing of the local communities and their residents. The existing structure will be upgraded and expanded to include the golf clubhouse, a multi-purpose activities room, new kitchen, changerooms, toilets and other complimentary office & storage areas. Adjacent external areas will also be upgraded to facilitate activities such as a community garden and outdoor recreational games.

The upgrading of the building is a critical component of the Golf Club's plan to ensure its future viability as a community-based sporting facility. It will see an aging sub-standard structure converted to a larger modern building that will increase the Club's capacity to provide a service to the community and use the asset to attract additional forms of income.

The proposed works on the clubhouse will see the provision of;

- A larger more usable internal activities area.
- Toilet and showering facilities that comply with Building Code of Australia (BCA) standards, with increased numbers of fixtures.
- The addition of a disabled access toilet and shower, and improved access for the disabled to all areas.
- A new commercial quality kitchen.
- Improved office and storage facilities.
- A new outdoor assembly area.
- General upgrade of the building's fit-out to comply with the BCA standards.

The existing structure has been constructed in various stages with hap-hazard extensions added over approximately 45 years. Some parts of the building are converted outdoor areas and do not comply with current BCA standards.

The Shire of Serpentine-Jarrahdale has a Sport and Active Recreation Plan, and the objectives of the plan are:

- An increase in physical activity participation;
- A reduction in the percentage of residents being overweight and obese;
- Recognition of the value of sport and active recreation in the community;
- Support for people and services for a stronger, happier and more connected community.

The upgrade to the Clubhouse will ensure that the Golf Club can continue to provide a first-class sporting that provides positive outcomes aligned with these objectives.

Opportunities for Community Involvement

The upgrading of the clubhouse will allow the Club to provide a facility that is suitable for many community activities that are not currently offered including: ;

- *A Community Wellness Centre.*
A central location for the Club and other service groups to run activities for seniors, such as reading groups, board games, coffee meetings, fitness programs, movie nights, etc.
- *Indoor Sports Coaching.*
The provision of a large video screen and associated software will allow the Club to run indoor golf coaching sessions. Coaching could be provided during inclement weather and night-time hours, and for people with limited mobility.
- *Virtual Golf Centre.*
The provision of the video screen and associated software will allow the Club to run indoor virtual golf sessions available to community groups and the public.
- *Community Garden.*
- *Free Camping area.*

Proof of Demand

The Shire of Serpentine Jarrahdale is one of the fastest-growing communities in the country. 2016 population figures were 27,747 with growth being predicted to reach 63,336 by 2036.

The Serpentine and Districts Golf Club's course is the only golf course in the Serpentine Jarrahdale shire with the nearest facility being 26 km away at Marri Park Golf Course.

The course is open to the public during all daylight hours every day of the week, with only some minor restrictions during club competitions three mornings and one afternoon per week. Public players are required to pay a green fee of \$10 for 9 holes or \$15 for 18 holes. Green fee players - average over 2,000 players per year, representing a steady increase from 1,800 in 2014. The Club's members play in competitions held every Tuesday, Thursday and Sunday mornings and Saturday afternoons. Fully paid members can play casually at any other time, with an estimated 20,000 rounds of golf played annually.

Nationally, golf club membership has seen a small decline in numbers over recent years, but this trend has been stemmed in 2016-17. Also positively, 36% of clubs across Australia experienced growth and more than a quarter of new members were aged between 18-34. Memberships for the SDGC have continually bucked the national trend by maintaining our numbers over many years with a 50% increase in female members.

The SDGC provides an alternative to other golf clubs where golfers have limited financial capacity as it maintains a significantly lower membership and green fee structure. The Club continually attracts pensioners and self-funded retirees, and its members are drawn from many outlying suburbs as well as from the local area. Evaluation of the factors outlined above provides a strong argument for the continued demand for the SDGC, its course and its other facilities.

Detailed Project Description

The first stage of the existing Clubhouse was constructed in the 1970s and has been extended three times and alterations made numerous times over subsequent years. Approximately one half of the existing building was constructed by the conversion of an existing verandah, leading to variations in the internal floor levels and a 'ramp' connecting adjacent floor areas. Several the existing walls are of sub-standard framed and lined construction, and one end of the lounge area has a very low ceiling height. The existing lounge area also has several internal brick and metal columns that inhibit the efficiency and nature of functions held in this space.

There are various features of the existing building that do not comply with BCA regulations, particularly concerning the requirements for disability access . Additionally, the existing building suffers from several rainwater leaks in the roof, framed walls and windows.

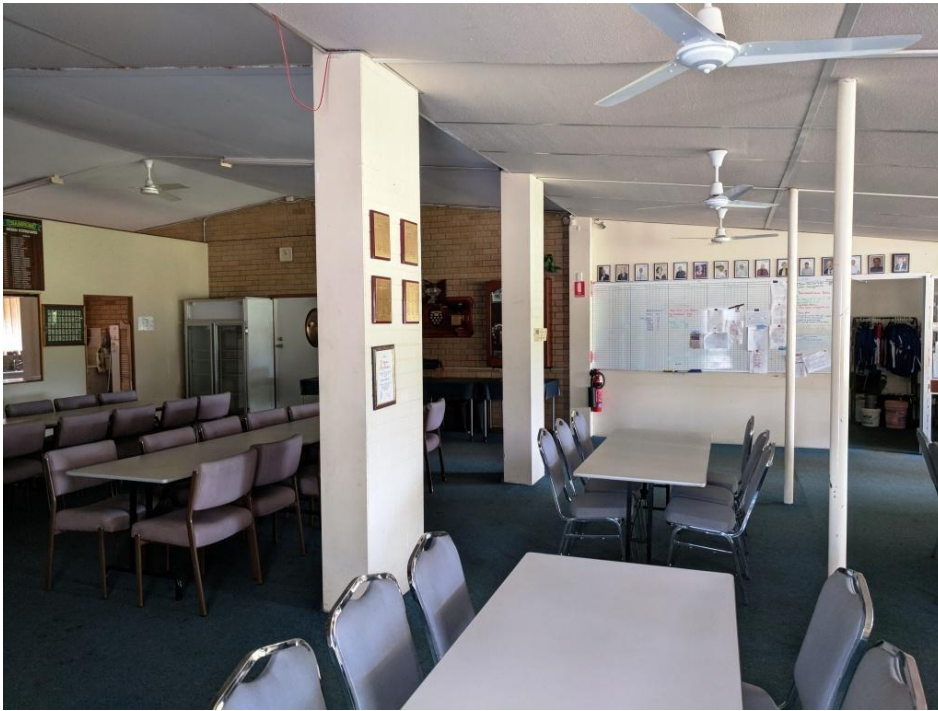


Figure 3 Existing lounge area.

The existing toilets are dated, poorly ventilated spaces with limited fixtures; 1 urinal and 1 shared pan for the men, 2 pans for the ladies. The men's pan is shared as a public access toilet. The building does not have a disabled access toilet or shower.

The existing kitchen is small and is not constructed or fitted to commercial kitchen standards which limits catering activities able to be undertaken onsite.



Figure 4 External view of existing clubhouse

Access to the lounge is via a steep and narrow ramp that does not comply with BCA standards. Access to the public toilet is via a small door with no roof cover at the top of a long ramp.

The project will see a major upgrade to the Clubhouse which will include the following works;

- Demolish the existing changerooms.
- Construct a new changerooms area to create additional space for a disabled access toilet/shower and increased numbers of toilet, shower and change areas for men and women. The changerooms will be rebuilt with an improved standard of space, access, fixtures, and finishes.
- Re-build the external walls of the kitchen to create a larger kitchen, and fit-out to commercial kitchen standards.
- Create a loading bay to service deliveries to the kitchen.
- Demolish southern half of the internal activities area built from sub-standard materials.
- Re-build the internal activities area with a new southern section - with new concrete floor slab to achieve one common floor level throughout.
- Remove existing brick and metal internal columns in the lounge - where necessary, replace with steel roof beams.
- Construct full height glazed sliding doors to the full width of the southern section of the Internal activities.
- Construct new roof to the entire building to replace the sub-standard roof sheeting and to achieve increased ceiling heights.
- Upgrade all services, fixtures, and fittings through the building to meet BCA requirements.

Background

The Club continues to be sustainable as a community-based golf club because of the large amount of volunteer work done by the members and through a very successful annual fundraising program.

One of the main components of the fundraising is the running of three major social golf events each year. These events are open to the public and attract large fields of men and women of all ages. The renowned success of these events is partly due to the hospitality afforded to the players by the Club members, including good quality food and drink and a friendly post-game atmosphere in the clubhouse. The current size and condition of the clubhouse is a barrier to the continued and future success, limiting the possibilities for expansion and improvement of the hospitality provided.

Another form of income for the Club is to hire the clubhouse facilities to local community groups and for private functions. The size and condition of the clubhouse, and particularly the kitchen and toilets, makes it very difficult for the Club to attract more income. These conditions also limit the size and nature of events that the Club runs for its members and the golfing public.

For the Club to ensure its future, it is critical for the clubhouse to be increased in size and more importantly improved in standard and appearance.

The Club's management committee has worked on the preparation of a strategic plan to assess its goals and objectives, and what options they have to achieve them. The two major components of the strategic plan are the standard of the golf course and condition of clubhouse. The Club has worked tirelessly over its 50-year history to improve the quality of its course continually, with it now considered one of the best sand-green golf courses in Western Australia.