

Progress Report

December 2024

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Planning

The planning work of the Project Management Working Group (PMWG) continues to consolidate the position of the Clubhouse Upgrade project with increases in funding, obtaining Shire and Planning Commission approvals, liaison with consultants and builders to further develop the plans for the building works.

Project Management Working Group

The PMWG will be meeting in January 2025 to consider the next steps required in progressing the project. The PMWG have been working on forward-planning of the purchase of temporary portable changerooms and a sea container to be a temporary lounge/kitchen/captains office.

Planning Approvals

Notice was received on the 21st of November 2024 that Development Approval (DA) application has been approved by the Western Australian Planning Commission. This is another major milestone for the project and clears the way for Building Permit applications to be submitted when required.

The conditions of the approval are minor and standard in nature.

Funding

Funding for the project continues to increase and commitments confirmed, with the target amount remaining at \$750K.

Costs

The estimated costs as of December 2024 are shown below;

Capital Item	Notes	Estimate (Incl GST)	Amounts Spent (Incl GST)	Totals (Incl GST)
Land Cost	The land is a crown reserve vested to the SJ Shire The Club has a 10 year lease with a 10 year option	Nil		
Site Services				
Power Supply	Roof mounted solar panel system & upgrade main panel to accommodate	\$40,000.00		
Water Supply	Upgrade existing water supply	\$40,000.00		
Effluent Disposal	Alternative Treatment System – Filtrex or similar	\$30,000.00		
Demolition	150m2 @ \$65 m2	\$10,000.00		
Consultant Costs		\$20,000.00		
	BCA Site Services Inspection & Report		\$2,068.00	
	Lalli Consulting Engineers		\$7,700.00	
				\$9,768.00
Construction	Estimates based on square metre rates and input from builders	\$670,000.00		
Contingency Sum	5% of construction costs	\$30,000.00		
Total Capital Costs		\$840,000.00		
Savings from In-kind work	Savings from discounts from local suppliers and contractors Including value of voluntary work from sponsoring companies Estimated at 10% of total costs	-\$90,000.00		
Total Project Costs		\$750,000.00		
Total Spent to date				\$9,768.00

Timetable

The program for the project is currently set around the Community Sports & Recreation Facilities Fund (CSRFF) schedule for decisions and announcements. This is due to occur in late 2024 early 2025.

Assuming a positive outcome for the CSRFF application the required funding for the project could be confirmed in the first quarter of 2025 at which time the Club will make the decision to proceed with the project.

Project Stages

The construction of the project has been split over a number of stages to manage the funding allocations and disruptions due building works.

The current timetable for these stages is shown below;

Construction Stage	Stage Details	Timeframe	Estimated Cost
Site Services	Upgrade to water & power supply?	Jan 2025 - May 2025	\$80,000.00
Stage 1	Demolish existing barbeque, paving, fencing and garden beds	June 2025 - Sept 2025	\$75,000.00
	Construct new effluent disposal system		
	Install temporary toilet/changerooms		
	Set-up temporary admin area in existing lounge area		
Stage 2	Demolish existing toilets, changerooms, captains office, store.	Oct 2025 - May 2026	\$350,000.00
	Construct new toilets, changerooms, captain's office storeroom		
	Construct extend kitchen and fit-out		
Stage 3	Demolish southern section of existing lounge area	June 2026 - March 2027	\$245,000.00
	Construct new internal activity area, external activity area		
		Total	\$750,000.00

Design & Documentation

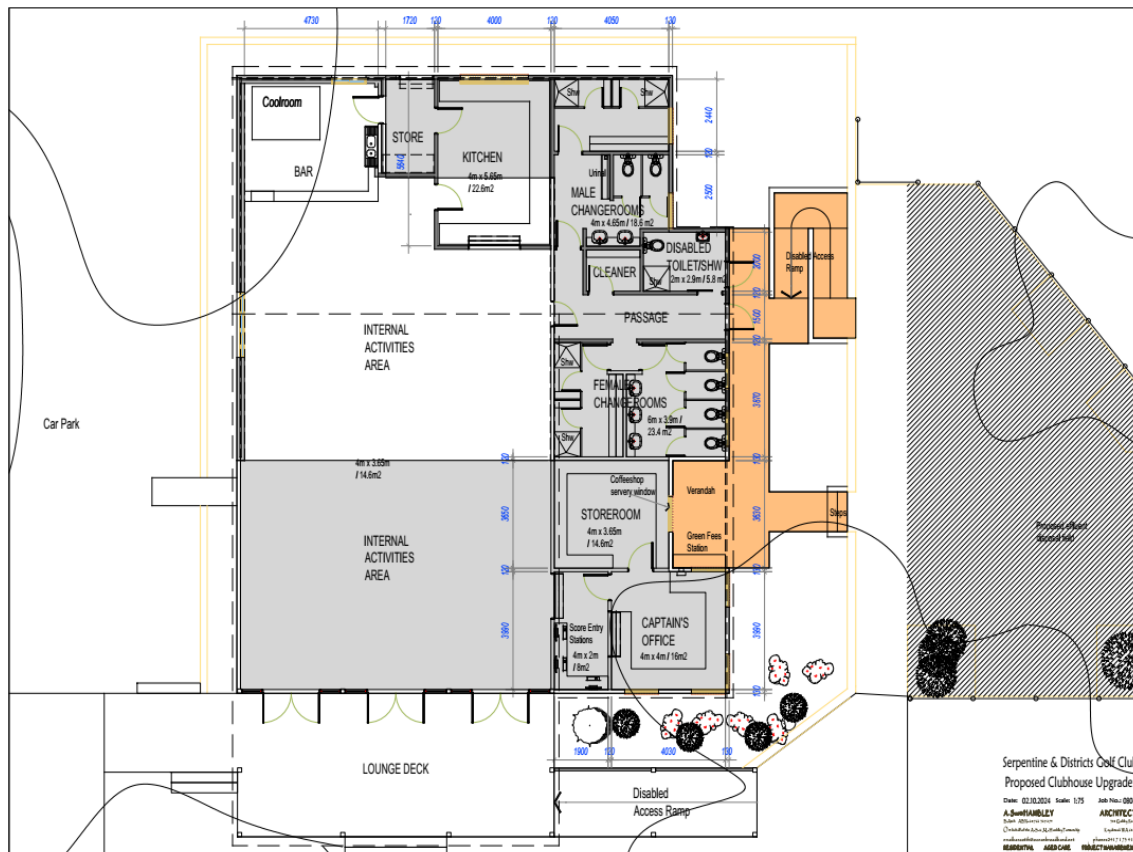
The current architectural drawings have been revised to include some changes in responses to discussions with the building contractors.

Design Changes

The schematic design of the clubhouse upgrade works includes the following;

- Changes to the new roof form and structure for the upgraded lounge area. A mono-pitched roof form replaces the previous gabled roof. This is a simpler form which avoids hips and valleys and is more suitable for the proposed sandwich panel roof/ceiling sheeting. This change will also reduce the amount and cost of structural steel.
- A service window has been added to the new store. This is to facilitate the possibility of operating a small “shop” adjacent to the green fees station. It would allow for the option of selling golf equipment/coffee/food/etc to green fee players and the public. It could also be used during large club events to serve players avoiding the need to enter the clubhouse.

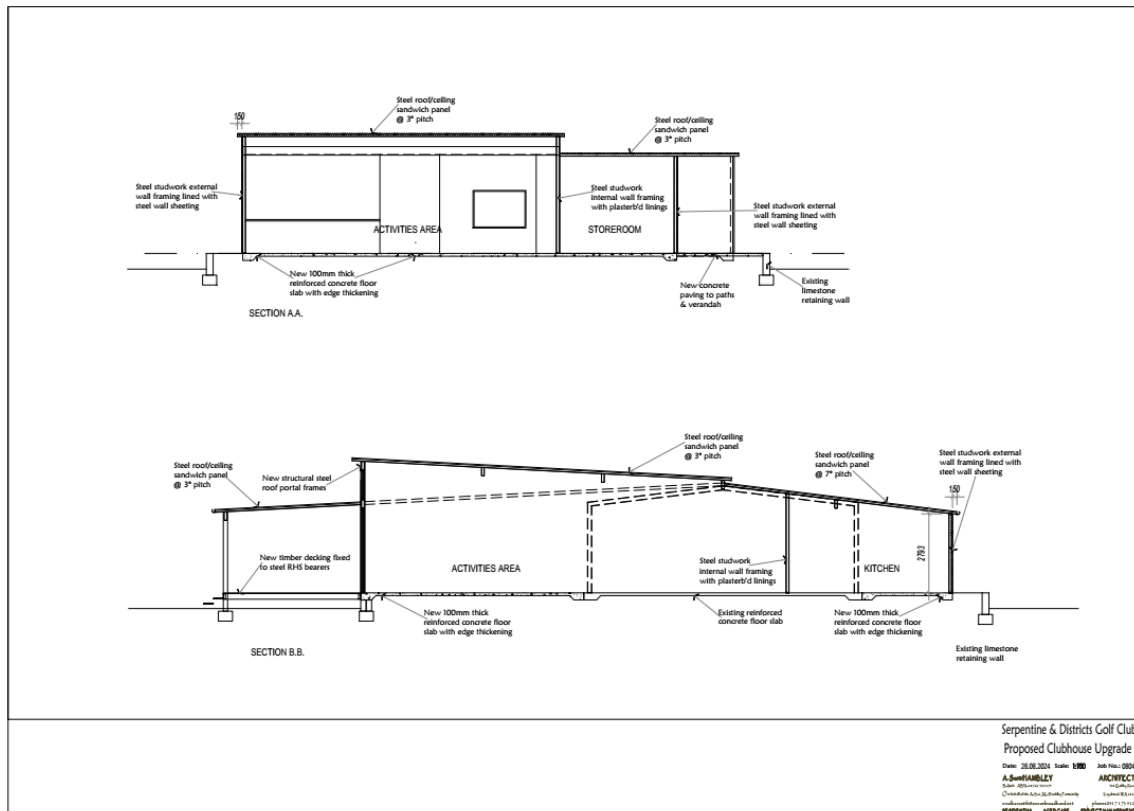
Floor Plan



Elevations



Sections



Structural Design

Lalli Consulting Engineers have completed the structural design and documentation. These documents provide details of the concrete footings, floor slab and structural steel for walls and roof structures.

The documentation has been forward to the preferred building contractor to assist in fine-tuning the construction cost estimate.

Pre-Construction Works

The PMWG have commenced planning for the works required before the main building contract is commenced. Generally, these works are aimed at minimising the disruption to the Club's activities and the amenity and comfort for the members.

New Effluent Disposal System

The PMWG have received quotes from Build Construct Renovate Pty Ltd for the supply and installation of a new effluent disposal system.

There are two options;

1. \$17,820 for a 2400lt/day treatment capacity
2. or \$35,640 for two units with a combine 4800lt/day treatment capacity

The PMWG will consider the pros and cons of the options with option 1 suitable for the current usage and options 2 providing significant future-proofing.

Demolition

The Club will organise some minor demolition works prior to the building contractor commencing work. This will include the removal of the existing brick barbecue, brick paving and garden beds as well as the removal of the existing metal verandah. The verandah will be relocated to be an extension to one of the service sheds, but most of this wont be done until stage 2 of the construction to maintain a cover area for golf carts.