

# Progress Report

January 2025

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## Latest News

### CSRFF Funding Application

Great news! The Club has been advised that its application to the state government's Community Sport & Recreation Facilities Fund (CSRFF) has been successful. This was confirmed by our local state government MP, Hugh Jones, who has been a very good supporter of the Club and its Clubhouse Upgrade project.

The CSRFF funding will see the Club receive a total of \$280,000.00 incl GST over the next two financial years of 2025-26 and 2026-27.

This significant funding gives the Club the ability to progress the project immediately with total available funding now amounting to \$840,000.00

## Planning

The planning work of the Project Management Working Group (PMWG) will now shift to preparing to commence construction of Stage 1 in July 2025. The next few months will be involving planning of the preliminary preparation works including demolition, installation of the new effluent disposal system, setting up temporary toilet facilities, confirming the design and documentation, and preparing a building contract for the Stage 1 works.

### Project Management Working Group

The PMWG will be meeting in February 2025 to consider the next steps required in progressing the project.

### Building Approvals

Once a building contractor has been appointed, they will be responsible for submitting the documentation for the Stage 1 building permit.

# Costs

The estimated costs as of December 2024 are shown below;

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

# Funding

The total funding committed for the project has now reached the target amount of \$840K incl GST

Funding Item	Notes	Amount	Amount incl GST	Status
<b>1. Club Funds</b>	Club's Building Fund	\$176,363.64	\$194,000.00	Confirmed
<b>2. SJ Shire Funding</b>				
Current commitment	Ordinary Council Meeting of Monday, 17 <sup>th</sup> July 2023	\$181,818.18	\$200,000.00	Confirmed
Additional commitment		\$4,545.45	\$5,000.00	Confirmed
Funds for consultants		\$4,545.45	\$5,000.00	Confirmed
<b>3. CSRFF Application</b>	Annual Forward Planning fund 2024 -33% of \$840,000.00	\$254,545.00	\$280,000.00	Confirmed
<b>4. Corporate Funding</b>	Alcoa (With GST included)	\$60,000.00	\$66,000.00	Confirmed
<b>5. Donated materials</b>		\$40,909.09	45,000.00	Estimated
<b>Volunteer Labour</b>		\$40,909.09	45,000.00	Estimated
<b>Total Project Funding</b>		<b>\$763,635.90</b>	<b>\$840,000.00</b>	

# Timetable

With the positive outcome of the CSRFF application the required funding for the project has now been confirmed and the Club can now 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	Est Cost Incl GST
<b>Site Services</b>	Upgrade to water & power supply?	Jan 2025 - May 2025	\$80,000.00	\$88,000.00
<b>Stage 1</b>	Demolish existing barbeque, paving, fencing and garden beds	June 2025 - Sept 2025	\$75,000.00	\$82,500.00
	Construct new effluent disposal system			
	Install temporary toilet/changerooms			
	Set-up temporary admin area in existing lounge area			
<b>Stage 2</b>	Demolish existing toilets, changerooms, captains office, store.	Oct 2025 - May 2026	\$350,000.00	\$385,000.00
	Construct new toilets, changerooms, captain's office storeroom			
	Construct extend kitchen and fit-out			
<b>Stage 3</b>	Demolish southern section of existing lounge area	June 2026 - March 2027	\$258,636.36	\$284,500.00
	Construct new internal activity area, external activity area			
		<b>Total</b>	<b>\$763,636.36</b>	<b>\$840,000.00</b>

# Design & Documentation

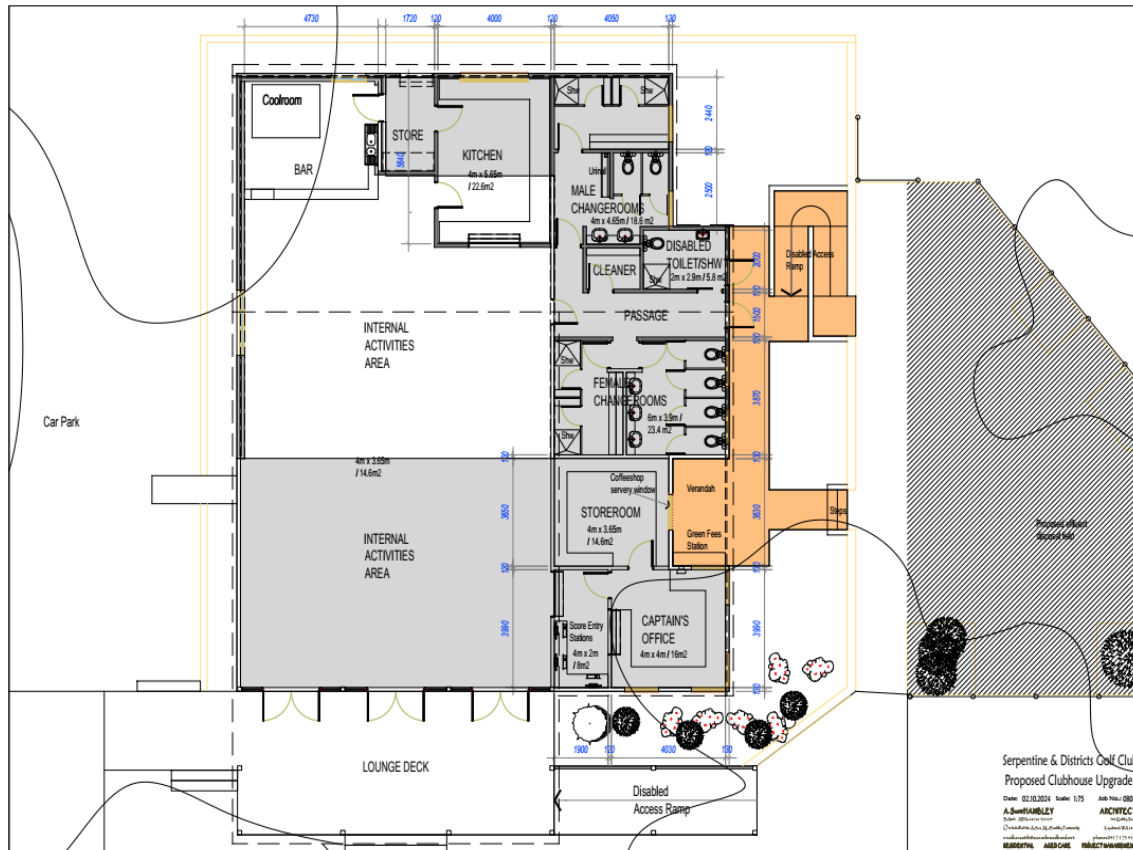
The current architectural drawings have been revised to include some changes in responses to discussions with the building contractors.

## 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.

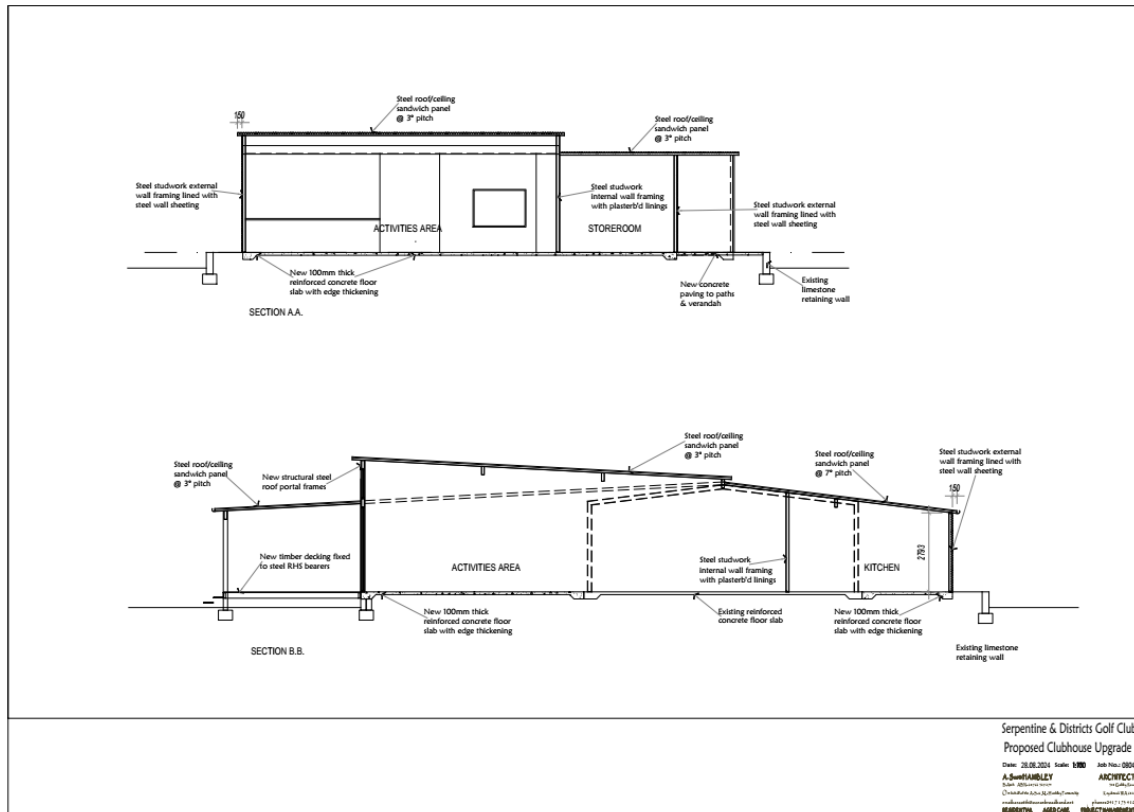
## Floor Plan



# 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.