

Community Report

Committee Consideration – 8 June 2021

Council Resolution – 22 June 2021

Table of Contents

Item No.	Page No.
CSD07.21 Swanbourne Surf Life Saving Club - Clubroom Redevelopment Project.....	2

CSD07.21	Swanbourne Surf Life Saving Club - Clubroom Redevelopment Project
-----------------	--

Committee	8 June 2021
Council	22 June 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the <i>Local Government Act 1995</i>	Nil.
Executive Manager	Patricia Panayotou – Executive Manager Community
Attachments	Nil.
Confidential Attachments	Nil.

Executive Summary

The Swanbourne Surf Life Saving Club is requesting financial support from Council for their major building redevelopment project.

This project has been in the planning for some time. In September 2019 Council approved a grant of \$239,408 towards this project. Council's grant offer was conditional on the Club securing funding from various other funding bodies. However, the Club was unable to secure federal government funding in time for the project to be approved as part of that 2019 Community Sport and Recreational Facility Funding round. With the project failing to meet the Council condition of securing other funding approval, Council's 2019 grant offer lapsed.

The Club has now successfully secured funding approval from the federal government, state government and Lotterywest; and is therefore re-approaching Council, seeking Council's component of the project cost, which will allow the project to go ahead.

Recommendation to Committee

Council approves the following expenditure on the redevelopment of the Swanbourne Surf Life Saving Club's facilities project, being:

(a) \$124, 200 in the 2021/22 financial year and

(b) \$124,200 in the 2022/23 financial year.

Voting Requirement

Absolute Majority.

Background

Club history, location, membership and services

The Swanbourne Nedlands Surf Life Saving Club was formed in 1932 and since then has operated out of a purpose-built facility on Swanbourne Beach that is owned by the City and leased to the Club. The Club's current lease expires in 2034.

The current changerooms were constructed in 1959, when the Club had 138 members in total, being 138 male and no female members. However, these changerooms do not meet today's standards, having no female changing facilities and no universal disability access. In 2016, the Club had 519 members. Today they have 810 members, a 56% increase in 5 years. While Club members come from various local government areas, City of Nedlands residents make up the Club's largest local government representation, more than double the next closest Local Government Authority.

The Club provides lifesaving patrols of Swanbourne Beach on weekends and public holidays throughout summer, contributing significantly to beach users' safety by providing approximately 4,000 skilled volunteer hours each summer.

Club's previous grant request to Council

On 24 September 2019, Council considered a grant request from the Club, asking Council to contribute \$239,408 towards their building project to upgrade their changerooms and clubrooms. Council approved this request, conditional on the Club securing funding from all other funding bodies involved. However, following that application, the Club was unable to secure federal government funding in time to be approved in that round of Community Sport and Recreational Facility Funding by the state government. Therefore, Council's offer of a grant of \$239,408 lapsed, as it was conditional on the Club obtaining all other sources of funding stipulated in their application to Council.

Discussion

The Club has now successfully secured funding for their project from the federal government, state government and Lotterywest. Therefore, they are now re-approaching Council, requesting that Council contributes \$248,400 to the project. Council approval of funds towards the project will allow the project to go ahead.

The project

The Club's building redevelopment project will involve:

- Constructing new gym and education facilities.
- Constructing a new storage area for lifesaving equipment, boats, trailers etc.
- Constructing compliant unisex toilet and changeroom facilities that are suitable, safe, and appropriate for all users.

Project funding partners

The Club has been successful in securing funding support from a wide range of funding bodies, an indication of the community value in this building development project. Table 1, below, shows the project's funding partners, amount of funding requested or approved and the status of each funding request.

Table 1: SSLSC Building Project Funding Partners Status

Funding Body	Amount	Status
Federal Government	\$610,000	✓
WA Department of Local Government, Recreation & Cultural Industries	\$500,000	✓
Lotterywest	\$500,000	✓
Swanbourne Nedlands Surf Life Saving Club	\$173,000	✓
City of Nedlands	\$248,400	<i>Pending Council decision</i>
Total Project Cost	\$2,031,400	

Table 1, above, summarizes information provided to the City by the Club on grant approvals to date, being approval of \$610,000 by the federal government; \$500,000 by the state government; and \$500,000 by Lotterywest. The Club will contribute \$173,000 and is now requesting a total of \$248,400 from Council over 2 financial years.

Project management by the City

Sporting Club redevelopment and upgrade projects are usually managed by the Club itself, which can apply to Council for a grant towards the project. However, in this instance, the project is of significant size and complexity, at a total cost of > \$2 million. Therefore, to manage risk associated with this project and ensure its professional management, the City's Technical Services department will manage the project. This approach mitigates any risk that might arise from having club members managing such a significant project on a volunteer basis. The project has still benefited, and will continue to benefit, from significant in-kind input by the Club and its members with design and construction-related skills and experience.

Project timing

In its role of overseeing this project, the City's Technical Services department advises that the project will be scheduled over 2 financial years, being 2021/22 and 2022/23. This also assists with spreading the impact on Council's budget over 2 financial years.

Key Relevant Previous Council Decisions:

CM03.19 – 24 September 2019 - Community Sport and Recreation Facilities Fund Applications – Swanbourne Nedlands Surf Life Saving Club and Nedlands Golf Club.

Consultation

The City's Community Development department has liaised closely with the Swanbourne Surf Life Saving Club over the 3 years this project has been in development. The City's Technical Services staff are also currently in close liaison with the Club and have contributed to the scope and detail of this revised project and application to Council.

Strategic Implications

How well does it fit with our strategic direction?

The project is consistent with Council's strategic priorities as outlined in its Community Strategic Plan, being "renewal of community infrastructure" and "providing for sport and recreation".

Who benefits?

- The Club: the Surf Life Saving Club itself will benefit from this project, as it will enable its members to operate more effectively.
- Other community users: this facility also provides a venue for multiple other community users including yoga and Pilates groups, a school and various community, educational and training groups.
- The City: this project will also benefit the City by attracting non-City funds towards the upgrade of a City-owned facility. This club also benefits the City by contributing significantly to the safe public usage of Swanbourne Beach, which would otherwise be a responsibility the City would have to consider.
- The community: the main beneficiary of this project will be members of the broader community who use Swanbourne Beach, as the project will contribute to the better functioning of the Club and therefore to the increased safety of the beach into the future.

Does it involve a tolerable risk?

The risks associated with volunteer club management of building projects will be mitigated by having Technical Services oversee this project. Any financial risk of scope creep and budget overrun will also be mitigated by having the City managing this project.

Do we have the information we need?

Yes. The City's Technical Services has obtained from the Club the project design and budget information it needs to proceed with overseeing the project and recommending Council's participation in the project as a funding partner.

Budget/Financial Implications

It is recommended that Council approve the following expenditure on this project:

- \$124,200 in Council's 2021/22 budget and
- \$124,200 in Council's 2022/23 budget.

Can we afford it?

This project has not been included in the City's Long Term Financial Plan. However, it would be financially prudent for the City to now respond to the Club's initiation of this facility redevelopment project by contributing to it financially, along with other funding bodies. The amount that Council is being asked to contribute (\$248,400 in total, over 2 financial years) is a relatively modest amount in the context of the total cost of the project, being > \$2,000,000. This represents good financial value for the City, which will achieve a significantly upgraded facility that will benefit the local community for many years to come.

How does the option impact upon rates?

While approving funding for the project will impact rates in the 2021/22 and 2022/23 financial years, it also represents excellent value for the local community and users of Swanbourne Beach. The specific impact on each financial year's budgets will need to be considered within the context of those Council budgets.

Conclusion

The redevelopment of the Swanbourne Surf Life Saving Club's facility is a worthwhile project with significant community value. The Club has worked towards this project for some years and has done an excellent job of securing widespread funding support for it. The support achieved reflects the project's clear community benefit and the importance of Swanbourne Beach at a local, state and national level. Council is being asked to contribute approximately 12% of the total cost of this project. This represents excellent value for the City and an opportunity to upgrade a key City facility at a relatively modest cost to Council. Therefore, it is recommended that Council approves expenditure of \$124,200 on this project in each of the 2021/22 and 2022/23 financial years.