

TOWN OF COTTESLOE



SEA VIEW GOLF CLUB COMMITTEE MEETING

AGENDA

**SEA VIEW GOLF CLUB COMMITTEE MEETING
TO BE HELD IN THE
Mayor's Parlour, Cottesloe Civic Centre
109 Broome Street, Cottesloe
4:00 PM Monday, 29 July 2024**

Town of Cottesloe

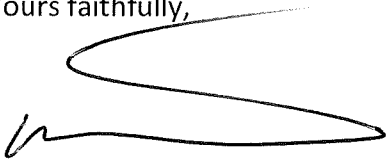
SEA VIEW GOLF CLUB COMMITTEE MEETING

Notice is hereby given that the next Sea View Golf Club Committee Meeting will be held in the Mayor's Parlour, Cottesloe Civic Centre

109 Broome Street, Cottesloe on **29 July 2024** commencing at **4:00 PM**.

The business to be transacted is shown on the Agenda hereunder.

Yours faithfully,



William Matthew Scott
Chief Executive Officer

25 July 2024

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Agenda and minutes are available on the Town's website www.cottesloe.wa.gov.au

PURPOSE

The purpose of this Committee is to consider improvements to the Sea View Golf Club and make recommendations to Council on the improvement of public infrastructure in the Sea View Golf Club.

TERMS OF REFERENCE

- a. To advise Council and make recommendations on improvements to the Sea View Golf Club;
- b. To advise Council and make recommendations on any plans or designs for public infrastructure in the Sea View Golf Club;
- c. To advise Council and make recommendations on town planning or other design matters that will have an impact on the public infrastructure in the Sea View Golf Club;
and
- d. Make recommendations to Council on matters relevant to the Committee.

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1 DECLARATION OF MEETING OPENING/ANNOUNCEMENT OF VISITORS

1.1 ACKNOWLEDGEMENT OF COUNTRY

I would like to begin by acknowledging the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet today, and pay my respects to their Elders past and present. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.

1.2 NOMINATION OF PRESIDING MEMBER

2 DISCLAIMER

Refer to the Disclaimer on the inside of the cover page

3 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

The meeting will be recorded, solely for the purpose of confirming the correctness of the Minutes.

4 ATTENDANCE

Members

Cr Sonja Heath	Elected Member
Cr Katy Mason	Elected Member
Cr Brad Wylynko	Elected Member

Deputy Members

Mayor Lorraine Young	Deputy Member, Elected Member (Observer)
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Officers

Mr Matthew Scott	Chief Executive Officer
Mr Shaun Kan	Director Engineering Services
Mr Peter Ng	Cordinator Building and Conservation Projects
Ms Rachel Cranny	Executive Services Officer

Visitors

Nil

Apologies

At the close of the agenda no apologies had been received.

- 5 DECLARATION OF INTERESTS**
- 6 CONFIRMATION OF MINUTES**
- 7 PRESENTATIONS**

8 REPORTS

8.1 REPORTS OF OFFICERS

8.1.1 SEAVIEW GOLF CLUB REDEVELOPMENT COMMUNITY AND STAKEHOLDER ENGAGEMENT PLAN AND BUILDING CONDITION ASSESSMENT REPORT

Directorate: Engineering Services
Author(s): Peter Ng, Coordinator Building and Conservation Projects
 Shaun Kan, Director Engineering Services
Authoriser(s): William Matthew Scott, Chief Executive Officer
File Reference: D24/26846
Applicant(s): Internal
Author Disclosure of Interest: Nil

SUMMARY

For the Sea View Golf Club Redevelopment Committee to consider recommending that Council notes the Building Condition Assessment Report and the Community and Stakeholder Engagement Plan (CSEP) and the intercept questions to conduct the needs and community aspiration consultation officer recommendation in brief

That the Seaview Golf Club Redevelopment Advisory Committee (Committee) recommends that Council NOTES the mentioned documents to progress the Needs and Community Aspiration Consultation.

BACKGROUND

In September 2023 - Council considered the 30 June 2026 expiring SVGC lease and resolved as follows:

OCM198/2023

THAT Council;

1. ADOPT the following key principles in relation to land associated with reserves 6613 and 1664, commonly referred to as the Sea View Golf Course:

- a. The Sea View Golf Course is a Class “A” crown reserve(s), under the management of the Town of Cottesloe for the purposes of Park Lands and Recreation;***
- b. The Sea View Golf Course cannot be used for residential or commercial development which is not compatible with the purposes of the crown reserve(s);***
- c. As Public Open Space, the public access to the Sea View Golf Course needs to be maintained***
- d. The continued use of the Sea View Golf Course as a golf course is supported, acknowledging its heritage significance to the Cottesloe and Greater West Australian Community; and***

- e. All activities on the Sea View Golf Course must provide positive environmental sustainability and public safety outcomes for the Cottesloe Community.*
- 2. PROVIDES in principal support for a ten (10) year lease renewal (new lease) of the Sea View Golf Course to the Sea View Golf Club, subject to either:**
- a. The inclusion in the new lease of a redevelopment clause exercisable by Council upon a six (6) month notice period; or*
 - b. Council resolving that the progress of investigating redevelopment opportunities is sufficient to result in a redevelopment plan being incorporated into the lease.”*
- 3. INVITES the Sea View Golf Club to continue to work with the Town of Cottesloe to investigate redevelopment options for the existing club rooms and associated facilities for the benefit of the Cottesloe Community and Sea View Golf Club members; and**
- 4. INSTRUCTS the Chief Executive Officer to:**
- a. Arrange a workshop with Council by 1 March 2024 to consider and provide input on a new lease;*
 - b. Subject to paragraph 4a, continue negotiations with the Sea View Golf Club with regards to the new lease, with the aim of developing a draft lease to be presented to the Council no later than 31 December 2024;*
 - c. Engage an appropriately qualified Project Facilitator to assist the Town in defining a redevelopment investigation scope;*
 - d. Invite the Sea View Golf Club to participate in the redevelopment investigation scoping exercise; and*
 - e. Prepare a report on the redevelopment investigation scoping exercise for Council’s consideration no later than 31 December 2023.*

Carried 5/1

In April 2024 - Council considered the SVGC Facilities Strategy (Attachment A) prepared by Cygnet West and resolved as follows:

OCM051/2024

THAT Council by absolute majority:

- 1. THANKS the Seaview Golf Club (SVGC) for providing feedback;**
- 2. APPROVES the following strategy steps (as outlined in the attached Sea View Golf Club Facilities Strategy, Cygnet West) to progress the redevelopment of the SVGC Facilities:**
 - a. Step 1 - Site Assessment including the Needs and Aspirations Analysis (undertaken concurrently);*
 - b. Step 2 - Feasibility Study, inclusive of developing up to 3 concept designs;*
 - c. Step 3 - Re-engagement with direct stakeholders;*
 - d. Step 4 - Community Endorsement;*
 - e. Step 5 - Final Report and recommendation;*

3. NOTES that that progression to each subsequent step in point 2 will only occur once Council has adopted the outcomes of the preceding step (for example Step 2 can only proceed once Council has adopted the outcome of Step 1);

4. INSTRUCTS the Chief Executive Officer (CEO) to:

a. Prepare the terms of reference for a Seaview Golf Club Redevelopment Advisory Committee with the membership comprising of 4 elected members and 2 SVGC representative no later than the June 2024 OCM;

b. Invite the SVGC to nominate 2 representatives (non-employees) for Council’s consideration as members of the proposed Seaview Golf Club Redevelopment Advisory Committee.

5. NOTES that the lease negotiation continues in conjunction with the Strategy implementation (point 2); and

6. APPROVES a budget amendment of \$50,000 from the mid-year budget review surplus to fund the Step 1 of the Strategy, by absolute majority, NOTING that an item will be included in the 2024/2025 budget considerations for the remaining strategy steps

Carried by Absolute Majority 9/0

In May 2024, Council appointed the Committee and the following consultants were commissioned between June and July 2024 to carry out the works:

- Niche Planning Studio was appointed to undertake a Needs and Community Aspiration Analysis;
- Chindarsi Architects commissioned to undertake the Building Condition Assessment to evaluate the following:
 - (a) Current structural, physical, and operational condition of the golf club and associated facilities;
 - (b) Assess their functionality and efficiency; and
 - (c) Examine their adaptability for potential community and town uses.

Enclosed in Attachment B is the Architect’s Building Condition Assessment Report covering the actual building itself, structural components and other services that include electrical, hydraulics and mechanical elements.

The Administration were in the process of completing the outstanding part of the Site Condition Assessment associated with land use and planning approval requirements associated with the Metropolitan Region Scheme (MRS) that the SVGC is located on.

It is expected that the Needs and Community Aspiration Consultation will occur over the months of August and part of September 2024.

OFFICER COMMENT

Building Assessment Report Summary

Inspections of the Clubrooms building were conducted in late June and early July 2024 by Chindarsi Architects and specialist consultancies. The various Building Condition Assessment

Reports are summarised below and is only for the purposes of providing context at this stage. Any improvements recommended is determined after the Needs and Community Aspiration consultation is complete.

- **Building Condition**

- (a) A table within the report that provides a more in depth assessment of the various elements against a set of compliance criteria relevant to its use.
- (b) The building is generally in a good to fair condition with the need for some repairs and rectifications, particularly accessibility and occupant safety;
- (c) Changes to the National Construction Code (NCC) classification of the Clubrooms would require strict compliance with the revised classification which may either be impractical or impossible for the existing structures;
- (d) Incorporating additional uses within the current building (gym, café, restaurants and dining rooms) would require upgrading the entire building to current NCC and other requirements;
- (e) Performance solutions can be applied to implement a number suggested solutions;

- **Structural Condition**

This was done through a visual assessment and with the exception of the following elements that are in a poor condition, the rest of inspected components are considered to be in a condition that is fair to good:

- (a) Minor reinforcement corrosion within the first internal slab and beams;
- (b) Concrete upstands for the raised dining area adjacent to the two balconies that are also not shown in the existing structural drawings;
- (c) Suspended terrace slab above the golf store entry that also has observable water leakage;
- (d) Suspended docking slab;
- (e) Beams located externally along the west elevation and on the first floor balconies exhibit severe corrosion likely due to exposure to salt sprays;
- (f) Cracks and concrete spalling in the perimeter concrete roof beam, indicating the expansion of corroded steel reinforcement
- (g) Canopy structures on the north elevation of the building have visible surface corrosion.

- **Electrical, Hydraulic and Mechanical Condition**

- (a) A number of electrical elements that require replacement as they have reached end of life and the renewal would need to be contemporary standards for safety and environmental sustainability reasons;
- (b) Hydraulic components identified in a poor condition cover taps supplying the washing machine, pipes to the dish washer, toilet plumbing and the trays to bar

beverage dispensers. Commentary also covered the lack of maintenance and continuous refurbishments of certain componentry beyond their useful life.

Other shortfalls cover the “must have” missing back flow valve to Water Corporation supply and no hydrant or hose reels in or around the building.

Replacement as part of future building works will improve water efficiency and is also needed to meet contemporary standards.

- (c) Mechanical services within the facility require upgrading to allow for better ambient control and meet current standards. This covers ventilation system upgrades and the replacement of the evaporative cooling with a contemporary reverse cycle air conditioning system.

Community Stakeholder Engagement Plan (Attachment C)

The CSEP will be carried out over a number of Phases:

- **Phase 1: Project Inception & Direct Stakeholder Engagement (completed)**
 - Project inception meeting with Internal Stakeholder (completed)
 - Community and Stakeholder Engagement Plan Review (This report)
- **Phase 2: Local Community and Wider Public Consultation**
 - Letter drop & Online Community Survey
 - Business Traders Evening
 - Intercept Engagement Sessions
 - Visioning Workshop
- **Phase 3: Market Sounding Exercise**

This has been included in the community engagement consultant’s quote and will be carried out at a later stage possibly after the 3 concepts have been identified.

An overall summary of the needs and aspiration consultation with an indicative timeline is below:

Task	Month	July		August				Sept	
		19th	26th	2nd	9th	16th	23th	30th	6th
Phase 1 Inception & Direct Stakeholder Engagement									
Project Inception Meeting		Completed							
Site Visit		Completed							
Background Review		Completed							
Community and Stakeholder Engagement Plan Review			SVGC Committee Meeting 29/07						
Phase 2 Local Community and Wider Public Consultation									
Material preparation for community consultation & Letter drop					Letter drop				
Online Community Survey					Online Survey 09/08 to 06/09				
Business Traders Evening					Thursday 22/08 evening (6pm-8pm)				
Intercept Engagement Sessions						Sunday 25/08 (7am - 12pm)			
Visioning Workshop						Sunday 25/08 (4pm - 6pm)			
Collate and Analyse Findings									Evaluate & Review
Engagement Summary Report									Draft Report 13/09
Phase 1 Site assessment & condition Report by Consultants									
		Completed							

The Intercept Questions within **Attachment D** essentially provides the survey frame that identifies the data that will be collected from the online and street surveys.

In summary, the questions asked aim to establish:

- In general terms, the Town of Cottesloe areas visited by the different category of respondents, whether the services there meet expectations and potential improvements.
- From the SVGC perspective, how current facilities are used, improvements needed to entice visitation and the likelihood of utilising different future facility categories if provided.

Upon the completion of Phases 1 and 2, the Committee will then recommend to Council a set of redevelopment principles for adoption so that the 3 concepts can be developed. Once Council has accepted these options, the market sounding can occur to determine the preferred solution for the redevelopment and delivery model.

The Committee is to note that Elected Members will be consulted on this item at their August 2024 Workshop. This allows the Administration to understand whether there is appetite for the Needs and Community Aspiration consultation to occur before the CSEP and the Committee Minutes from this meeting is tabled at the August 2024 Ordinary Council Meeting (OCM).

The consultation commencement prior to the August OCM provides the opportunity for the tabling of an item to the September 2024 OCM for Council to approve a set of redevelopment principles to establish the 3 concepts before the end of 2024. Starting the consultation in September would likely delay the completion of the next strategy phase to 2025.

The Administration does not anticipate any implications given any consultation process is essentially data gathering to allow an informed future decision. There is the opportunity for Elected members to provide comment on the CSEP at the August 2024 Workshop for the officer’s consideration to ensure the consultation captures the required data.

For this reason, the officer’s recommendation is for Council to note the attachments. Should Elected member feedback suggest that there is the preference for a formal decision, the consultation is then deferred, pending a Council decision.

Notwithstanding this, it is open for the Committee to amend its recommendation to Council.

Regardless, a supplementary officer’s report will be tabled at the August 2024 OCM to explain either the consultation commencement in August or its deferral pending a decision at the mentioned Council Meeting.

ATTACHMENTS

- 8.1.1(a) Attachment A - Sea View Golf Club - Club House Redevelopment Strategy [under separate cover]**
- 8.1.1(b) Attachment B - Sea View Golf Course Clubhouse Building Assessment Condition Investigation Report [under separate cover]**
- 8.1.1(c) Attachment C - Community and Engagement Stakeholder Plan - SVGC Redevelopment Advisory Committee Workshop [under separate cover]**
- 8.1.1(d) Attachment D - Draft Intercept Questions - SVGC Redevelopment Advisory Committee Workshop [under separate cover]**

CONSULTATION

Sea View Golf Club Redevelopment Advisory Committee

STATUTORY IMPLICATIONS

Building Act (2011)

Lands Administration Act (1997)

Metropolitan Redevelopment Scheme (MRS)

Planning and Development Act (2005)

Heritage Act (1972)

Local Government Act 1995

Other Standards mentioned within the Attachment B Building Condition Assessment Reports

POLICY IMPLICATIONS

There are no perceived policy implications arising from the officer's recommendation.

STRATEGIC IMPLICATIONS

This report is consistent with the Town's *Council Plan 2023 – 2033*.

Priority Area 4: Our Leadership and Governance - Strategic leadership providing open and accountable governance.

Major Strategy 4.2: Work innovatively and collaboratively with government, industry, business and community to deliver positive outcomes.

RESOURCE IMPLICATIONS

Resource requirements are in accordance with the existing budgetary allocation.

ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

There are no perceived sustainability implications arising from the officer's recommendation.

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

THAT the Sea View Golf Club Committee recommends

THAT Council:

- 1. NOTES** the Building Condition Assessment Reports;

2. **NOTES** the Community and Stakeholder Engagement Plan and the intercept questions to conduct the Needs and Community Aspiration Consultation; and
3. **NOTES** that Elected Members will be consulted at the August 2024 Workshop and a supplementary report to Council tabled at the August 2024 Ordinary Council Meeting explaining either the commencement of the public consultation in August 2024 or the deferral.

8.2 ITEMS FOR DISCUSSION

Nil

9 GENERAL BUSINESS

9.1 COMMITTEE MEMBERS

9.2 OFFICERS

10 MEETING CLOSED TO PUBLIC

10.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

11 NEXT MEETING

12 MEETING CLOSURE