

ITEM 9.4	MONA VALE SURF LIFE SAVING CLUB FEASIBILITY AND BUSINESS CASE
REPORTING MANAGER	EXECUTIVE MANAGER PROPERTY
TRIM FILE REF	2018/160971
ATTACHMENTS	1 ⇒ Mona Vale SLSC Renewal Feasibility Study and Business Case (Included In Attachments Booklet 6)

EXECUTIVE SUMMARY

PURPOSE

To obtain Council endorsement for the concept plans for the planned renewal of the Mona Vale Surf Life Saving Club and for the project to proceed to community engagement.

SUMMARY

Former Pittwater Council identified the need for a full renewal of the Mona Vale Surf Club building and resolved on 21 December 2015 to provide in principle support for the rebuild of Mona Vale Surf Life Saving Club and to undertake preliminary investigations, a detailed business case for the project including scope, costings and timeframes and for it to be brought back to Council for consideration.

Northern Beaches Council has worked closely with the Surf Club and key stakeholders to develop a project concept and business case and the project is now considered ready for community engagement.

RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That:

- A. Council, having considered the information and evidence contained in the Business Case, continue to support the project to provide a new surf club building at Mona Vale Beach.
 - B. Council approve for the concept plans to be placed on Public Exhibition and to proceed with the next stages of the project.
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REPORT

BACKGROUND

Former Pittwater Council resolved on 21 December 2015 to provide in principle, support for the rebuild of Mona Vale Surf Life Saving Club and to undertake preliminary investigations, a detailed business case for the project including scope, costings and timeframes and be brought back to Council for consideration.

The existing surf club building is in need of constant repairs due to its age and condition. A new larger building is proposed to address the needs of the Mona Vale Surf Life Saving Club and the local community, and to develop commercial activities to fund the project and surrounding precinct.

The project includes the demolition and rebuild of a new surf club building. The new building is proposed to be constructed on the existing surf club building site and the total floor area is approximately twice the size of the existing facility. The building will cater for the surf club's current and future needs, the professional and volunteer lifeguards and the community in general.

A portion of the new building will be leased to the Mona Vale Surf Life Saving Club and other commercial spaces for a cafe and restaurant will be leased to external operators. The income generated from these commercial activities will assist in funding the project.

CONSULTATION

Community engagement was undertaken by Council starting in June 2017 that included two drop-in information sessions on 8 and 17 June 2017.

A Working Group comprising members of the community including representatives from the Mona Vale Surf Life Saving Club, key user/hirer, local resident group, board rider group, cafe operator, local business and SLS Sydney Northern Beaches was formed in July 2017 to assist with the development of the concept design phase. Monthly meetings were organised from July and Stage 1 of the consultation process concluded with a preferred concept plan agreed by the Working Group in November 2017.

TIMING

Stage 2 of the community engagement process with the public exhibition of the concept plans will commence once Council approves the business case. The current timeline is shown below:

Council approval	- April 2018
Public Exhibition	- May 2018
Development Application Lodgement	- July 2018
DA Assessment	- October 2018
Tender	- November to January 2019
Contract Award	- February 2019
Construction	- April 2019

FINANCIAL CONSIDERATIONS

The funding confirmed to date is \$3.454m that includes funds from Council Capital Works Program, Council Active Play Program, Mona Vale Surf Life Saving Club contribution and a State Government grant from the Stronger Communities Fund. The project cost estimate prepared by a quantity surveyor and based on the concept plans is in the order of \$6,350,000.

The proposed funding for the project is detailed in the attached Feasibility and Business Case report.

SOCIAL CONSIDERATIONS

The project will provide a fit for purpose facility that suits the needs of the surf club and the community. The new building will address ongoing storage issues, improve accessibility and safety, and provides commercial activities to generate revenue for Council.

ENVIRONMENTAL CONSIDERATIONS

The design team includes for a coastal engineer to provide specialist advice with regards to construction of the building in a coastal environment, installation of solar panels and rainwater tanks. Matters relating to flooding, inundation and the effects of climate change are also considered in the design process.

GOVERNANCE & RISK CONSIDERATIONS

The project is still in concept phase and it is not considered there are and unmanaged governance or risk issues.