

CURRENT STATUS OF OUR CLUB REDEVELOPMENT 1st October 2020

Twenty-eight months ago the Club submitted a Development Application to Ku-ring-gai Council. Today, I am pleased to advise you that our Application was finally granted approval by the Sydney North Planning Panel following a public meeting on 2nd September 2020.

The five member panel comprised three independent members appointed by the State Government and two serving Ku-ring-gai Councillors. It is disappointing to note the two Council members voted against approval of our application. Thankfully, the three independent members voted in favour.

The Board has been working with our building partner, Hycorp Property Group, in our redevelopment for over four years. I have to thank Stephen Abolakian and his team at Hycorp for their relentless effort and support over this protracted process.

We are now on the cusp of realising a brand new, sustainable vision of a community facility that will ensure the short, medium and long-term survival of the Club and prevent its closure. A closure would bring to an abrupt end our pivotal role in the Roseville community that now spans over seven decades. A role that our forbearers proudly commenced with great honour.

It is important to note that the Club, with the support of Hycorp only undertook (and continued to pursue) the redevelopment of the Club inclusive of a small area of land at the rear which is owned by Ku-ring-gai Council. Over the last four years there have been extensive discussions with Council Officers and elected representatives concerning the divestment of this land to the Club. These discussions are marked by the milestone events set out in the Table below:

9 th December 2016	Council classified the land as operational (able to be sold) in their amendment of Schedule 4 of Ku-ring-gai LEP (Local Centres) 2012 (Amendment No. 4).
13 th June 2017	Council resolved to excise that strip of land from its adjoining land holdings and divest of (sell) the strip in their Ordinary Meeting.
10 th April 2018	Council, as land owner, provided land owners consent to the Club and its permission for the Club to lodge the subject development application on the land.
9 th April 2019	Council resolved to enter into negotiations with the Club, as the agreed natural purchaser.
2019	Extensive negotiations continued with Council around the terms of the Voluntary Planning Agreement and the contractual documents that support the sale of the land.
2020	Discussions continue with Council towards conclusion of the transaction.

As you can see from the Table, all that remains now is to resolve the divestment of the 156.8m² of Council owned land at the rear of the Club. While it is small in area, the sale of this land is critical to the project. We anticipate that that the final stage in the divestment process should be unproblematic and merely a matter of due process. A process that commenced in 2016. However, should for some unforeseen reason, the Council resolve to obstruct the final stage of the sale transaction the Board may need to call upon our members for their help.

There is still a great deal of work to be done before development activities can commence on the site and our expectation now is that work will not formally commence before the end of the first quarter of 2021.

In the meantime, be assured that your Club will continue to serve you and the community as a COVID Safe Venue providing lunch and dinner in the Larkin Lane Kitchen and an ambient atmosphere for Members and guests to enjoy whilst complying with COVID-19 restrictions.

Thank you for your relentless support over the past 12 months. We look forward to your company and continuing support in the future.

Keep safe in these extraordinary times.

On behalf of the Board.

John Whitworth
President