



## **A NEW LEASE ON LIFE FOR EXCITING NEW FUTURE FOR BONGAREE BOWLS CLUB SITE**

**Bribie Island RSL and Citizens Club has this week lodged a Development Application with Moreton Bay Regional Council for an exciting new proposal for the Bongaree Bowls Club Site at 54 Toorbul Street Bongaree.**

**Shaped by the club over a period of more than three years with our advisor and project partner, Club Property Solutions, and the executive of the Bongaree Bowls Club, the scheme is designed to provide a major upgrade and revitalisation of the existing bowls club facilities along with the addition of a unique new boutique Seniors Living complex of 33 apartments, expected to have enormous appeal for club members.**

Formed in 1949, the Bongaree Bowls Club has enjoyed an important 70-year connection with the Bribie community. The club began operating from the Toorbul Street site in 1952 when the greens and original clubhouse were first completed and since then has become an important part of the island's social and recreational infrastructure.

However, while the sport of bowls was particularly popular through the latter half of the 20<sup>th</sup> century, in recent decades it has faced major challenges. Player participation rates for many clubs have fallen dramatically while operating costs have continued to increase. At the same time, the sport of bowls has struggled to attract interest from a younger generation of participants in the face of increasing competition from a whole new range of sports and leisure activities.

Bribie Island RSL and Citizens Club acquired the 54 Toorbul Street site from Bongaree Bowls Club in 2007, allowing the bowls club to restructure and continue operating from the premises as a tenant and in that process, Bongaree Bowls Club became an affiliated club of Bribie Island Sports Club (operated by Bribie RSL).

While that arrangement worked successfully for both organisations for a decade, by 2017 it became apparent that in order for the bowls club to remain sustainable into the future, extensive revitalisation of the premises and facilities would be required. At that point we began discussions with Club Property Solutions Pty Ltd (CPS), a company established to assist clubs with developing land-use strategies and enhance viability and appeal to their members and the broader community.

Over the last several years CPS has worked with our own board and that of the bowls club to design a strategy for the adaptive re-use of the Bongaree Bowls Club site in a manner that will allow the level of improvements required to ensure the preservation and future prosperity of this important part of the island's history and tradition while enhancing the site for the benefit of all stakeholders and the community.

The proposal includes the following key elements:

- Retention of two of the three existing lawn bowls greens (one of which has been disused for many years) and their conversion of the remaining greens to synthetic all-weather playing surfaces;

- Extensive refurbishment of the existing clubhouse and adjacent external areas
- Construction of a new attractive, al-fresco, café | bar area for members that will also be open to the general public; and
- Establishment on the redundant green of a 4-level, boutique Seniors Living project comprising 33 apartments and semi-basement parking, with spacious architecturally design apartments overlooking the enhanced bowling facilities, a dedicated pool and outdoor recreation area for residents, and the attractive adjacent parkland.

The proposed design for the project maintains a connection between the two site activities via the entry design and the flow of outdoor landscaped areas.

If the project is approved by Council, the Seniors Living facility will be owned and operated by Club Villages Pty Ltd (a boutique Seniors Living operator established by CPS for Seniors Living projects co-located with community clubs). Residents will not only have their own external leisure facilities but will also enjoy full access to the bowls clubhouse and its facilities.

While occupancy of the Seniors Living apartments will be available to the general public, given their location and proximity to our club we expect they will have particular appeal to club members. If Council approval is obtained and the project proceeds, priority reservation rights will therefore be given to club members.

The project has been fully endorsed by the boards of both Bribie RSL and Citizens and Bongaree Bowls Club and is fully supported by the members of the bowls club. In particular the board of Bribie RSL and Citizens is delighted with both the use strategy and design outcome we have been able to achieve for the Toorbul Street site and the commercial arrangements around which the project is framed.

Importantly, the project will not involve the need for any capital investment by Bribie RSL and Citizens Club, nor will it expose the club to any financial risk. However, we will have the opportunity to receive ongoing financial benefits from the operation of the Seniors' Living element.

The Toorbul Street site is currently zoned for Sport and Recreation therefore the inclusion of the Seniors Living component requires what is termed an "Impact Assessable Material Change of Use" from Moreton Bay Regional Council, under which Council carefully considers the application details and various consultants' reports. In the process the proposal will also involve a "Public Notification" period during which members of the public are invited to make submissions both for and against the proposal.

During this period, the Club Board would like to encourage members who are supportive of the proposal to let Council know of your support by making a brief submission in favour of the proposal.

Information evenings to further explain and introduce the proposal to members will be arranged over the coming weeks

Janelle Barraud  
GENERAL MANAGER