



## Secret Harbour Surf Life Saving Club

### Update to the community on club building & ground floor café space

24 June 2021

There have been a number of questions and comments directed to the Secret Harbour Surf Life Saving Club regarding the status of the café space in the building. To help answer these, we've produced an FAQ to address the most common queries we get about the café space, club bar and club building in general.

The Club would **love** to have a Café or Restaurant as a tenant that would bring much needed income to our not-for-profit organisation, provide a service to the club and wider community, and bring more people to our amazing beach. All of us at the club would dearly love a coffee and hot breakfast in the morning and then kick back with a beverage and delicious lunch or dinner to finish off a great day enjoying our foreshore!

#### **1. Why is the café space currently sitting empty? Is the Club charging excessive rent or putting other barriers up to prevent the leasing of the space?**

We've been made aware of a perception that businesses are lining up to lease this space and that the Club are rejecting applications for reasons that are unwarranted or to suit the interests of the club.

However, the fact is that despite having over 80 interested parties view the premises, there have only ever been three businesses that have progressed to signing a genuine expression of interest. Two of these businesses pulled out after they realised that their business model was unlikely to be successful due to a range of matters that included the highly seasonal nature of attendance at the beach, the location and how the place becomes deserted once the wind comes in and the restrictions associated with the space itself.

The club building is owned by the City of Rockingham and is leased to the club. It is the Club's responsibility to find a tenant. Any sub-lease is agreed between the tenant, Club and the Council, who also represent the WA Department of Planning.

We have had some fantastic businesses approach us that we have had to unfortunately reject because their business model was not aligned with the permitted use of this space, as determined by the WA Department of Planning. We did not want to waste theirs, ours or the Council's time on an application that would be rejected if put forward.

One of the businesses we were most recently in discussions with has unfortunately decided not to move forward with leasing the cafe/restaurant space. Their decision was due to a number of factors including uncertainty due to COVID-19 and the economic climate, particularly in the hospitality sector, staffing concerns and other reasons specific to their business.

The rental rates for the cafe/restaurant space and our meeting/function rooms are in line with similar Council owned facilities and the local marketplace.

#### **2. What is Secret Harbour SLSC doing to help secure a tenant?**

The Club has previously engaged with professional business development companies to seek assistance and advice with leasing this space and they have all confirmed it will be difficult to lease.



One of the obstacles we have encountered with securing a tenant is the lack of toilet facilities within the café space. Although the building has been built to the Australian building code and Liquor licencing requirements for a café licence, our past two enquiries (from experienced industry operators) were both not prepared to send their clientele to outside public toilets or upstairs to our internal toilets.

As a possible solution, the Club is considering funding options to install toilets in that space, which would make the venue more attractive to a potential lessee. This type of undertaking would incur a significant expense so there is much work to do to ensure the project's viability and receive approval from our members and the Council to proceed. Updates will be communicated as soon as they are available.

### **3. Why is the club bar/Sundeck a 'members-only' venue? Shouldn't it be open to the whole community?**

In short, the Club could only secure a 'Club Restricted' liquor license as the Club's primary purpose is to provide essential surf lifesaving, education and emergency rescue services and the "supply of liquor is **secondary** to the primary objects of the club" (Source: DLGSC.wa.gov.au). As such, this class of licence has a number of conditions that the club must abide by, including the requirement to be a member to purchase alcohol and members can accompany up to five guests.

The Club makes every effort to include the community/non club members by way of obtaining an Extended Trading Permit (ETP) for specific functions, particularly when there is live music or other drawcard that may interest a wider audience and bring the community together. We are limited to the number of ETPs we can apply for/purchase each year so it's not something we can do every weekend, but we do use this option as often as we can.

Our next ETP approved event is on **Friday July 2nd** and you will see the event promoted as one for "members and the general public". We hope to see some new faces there!

For more information on Club Restricted licenses, cafe licence and other licence types, please visit the Department of Local Government, Sport and Cultural Industries [website](#).

We welcome ALL community members to patronise our club facilities including our Function Room bar in winter and beautiful Sundeck in the summer, and there are a few ways for you to do this:

- Accompany a club member who can sign you in as per our liquor license obligations.
- Come on by for a visit to see our facilities during the day or during one of our member sessions (Friday/Sunday) and our Office Administration or Management would be happy to meet you and sign you in as a **one-off** occasion and show you around.
- Become a member of our club! There are many membership options available, whether you'd like to become a [Social member](#), a trained volunteer [surf lifesaver](#), or get the whole family involved in beach fun, safety and education with [Woodside Nippers](#). We are a welcoming, inclusive and healthy community and we'd love to see more of our local residents at the club.
- Do stay up to date with our Social events and functions calendar by following **Secret Harbour Social** on [Facebook](#) & [Instagram](#).



#### **4. The Building was paid for by the Community and should be for the whole Community.**

The SHSLSC spent over 10 years saving, accessing grants and fundraising to be able to contribute approximately 25% of the total building project costs; the Community, via the Council provided the rest of the funds. However, the Surf Club views and operates the facility as a community facility and we welcome many Community Groups weekly who have directly approached the Club to use the facility.

The Secret Harbour Beach foreshore area is definitely a perfect location for a café facility and community hub. We are all as keen as the rest of the community to see this space leased out by the appropriate business to be enjoyed by local residents, visitors to the area and club members alike.

As a reminder, our core purpose is to provide a voluntary community emergency service to the City of Rockingham which is centered around beach safety, emergency rescue, education and youth development.

As a volunteer-run organisation we welcome anyone from our community to support the club, lend a hand or provide input into areas you think can be improved.

To keep up to date with club news, events and find out what opportunities are available to our members and community, you are welcome to follow our Club pages on [Facebook](#) and [Instagram](#) or come and see us.

We hope that this note has answered most or all of your questions about the current situation with our club building, but if you have any further questions, please email [admin@secretharbourslsc.com](mailto:admin@secretharbourslsc.com) and your query will be directed to the appropriate club member.

Thank you,

Board of Management  
**Secret Harbour SLSC**