




Community Development Report

Committee Consideration – 10 May 2016
Council Resolution – 24 May 2016

Table of Contents

Item No.	Page No.
CM03.16	Dalkeith Nedlands Bowling Club Funding Request.....2

CM03.16 Dalkeith Nedlands Bowling Club Funding Request

Committee	10 May 2016
Council	24 May 2016
Applicant	City of Nedlands
Officer	Amanda Cronin - Senior Community Development Officer Marion Granich - Manager Community Development
Director	Andrew Melville - Acting Director Corporate & Strategy
Director Signature	
File Reference	CD-006765
Previous Item	

Executive Summary

This report is presented to Council as the Dalkeith Nedlands Bowling Club (DNBC) has requested a grant to assist with the replacement of the club's boundary hedge with a fence at the club's facility on David Cruickshank Reserve.

Recommendation to Committee

Council approves a grant of \$33,697 (ex GST) to the Dalkeith Nedlands Bowling Club as a maximum of 50% of the cost of replacement of the whole boundary hedge with a fence.

Strategic Plan

KFA: Natural Built Environment

Undertaking this project will allow the Club to maintain their boundary in a more cost effective manner.

KFA: Community Development

Improvements to this facility will enable this viable club to continue to provide a key service for the health and wellbeing of its 343 members many of whom are City of Nedlands residents.

Background

DNBC is located on a portion of David Cruickshank Reserve (Reserve 1668) on Lot 14867 on Plan 35721. The Club's tenancy of the facility is on the basis of a lease. This lease provides the Club with the right to exclusive use of the facility, while still enjoying the right to generate income by hiring the facility to other users. The Club is responsible for all maintenance and utility costs associated with the facility. DNBC is a thriving local sporting club with 343 members. This indicates a functional club, as a national report on bowls indicated that a membership of below 100 puts a club at risk of not being financially viable. Aside from usage by the club itself, the bowling club's facilities are also booked for corporate and social bowls functions. Their facilities are also extensively used by a wide range of community groups for meetings and functions.

The Club is nearing completion of its previous project, being the redevelopment of the men's change-rooms, installation of a universal access toilet, roof replacement, installation of a synthetic bowling green with lights, installation of an automatic watering system to 4 greens and upgrade of grass bowling green's infrastructure.

Key Relevant Previous Council Decisions:

- CM03.14 27 May 2014 Approval of \$10,000 grant to DNBC for preparation towards a CSRFF application
- CM06.14 23 September 2014 Approval of \$265,095 grant to DNBC and endorsement of their CSRFF application
- CM04.15 June 2015 Approval of amended project budget for refurbishment of the Dalkeith Nedlands Bowling Club and approval of self-supporting loan of \$140,000.

To date, the City's relationship with Club has been on the basis of shared funding of major projects (although Council is not obliged to contribute to these projects). Therefore it is now proposed that the relationship continues on that basis with the Club and the City sharing the cost of this project, in this instance 50-50.

Consultation

Required by legislation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Required by City of Nedlands policy:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

There has been extensive consultation with the Dalkeith Nedlands Bowling Club in the process of the Club developing this project.

Legislation / Policy

Council policy 'Use of Council Facilities for Community Purposes' outlines that sporting clubs leasing buildings from Council do so on the basis of paying no rental fee and the club being responsible for all maintenance costs.

While Council policy 'Use of Council Facilities for Community Purposes' outlines that Council is under no obligation to contribute to the maintenance or capital development of a club's leased building, Council may choose to do so under Policy 'Capital Grants to Sporting Clubs'.

Budget/Financial Implications

Within current approved budget: Yes No
 Requires further budget consideration: Yes No

Table 1 – CSRFF Small Grants to Sporting Clubs budget line item

2015/16 Budget – CSRFF Small Grants to Sporting Clubs	\$100,000
Less funds already spent / allocated	\$63,899
Remaining	\$36,101

Council has approved \$100,000 in the current financial year's budget for expenditure on small CSRFF grants to sporting clubs, within the Community Development section of the budget under Recreation. (Major developments are budgeted for separately, as capital expenditure within the Technical Services section of the budget.)

Of the \$100,000 allocated in the current financial year's budget, a grant of \$14,875 was paid to Associates Rugby Union Football Club. This grant was approved by Council in February 2014 and it was issued to the Club on completion of their project. A grant of \$49,024 has already been allocated to Dalkeith Tennis Club. This grant was approved by Council in March 2016, for a floodlight upgrade due for completion in the 2016/17 financial year. The grant will be paid to the club on completion of the project.

\$36,101 remains unspent against the Small CSRFF Grants to Sporting Clubs budget line item. There are no further CSRFF grants round in the current financial year. Therefore there is existing budget capacity to approve a grant of \$33,697 to DNBC.

Risk Management

The main risk in allocating this grant to DNBC is that of sending a signal to sporting clubs that Council will necessarily contribute to their building projects, which would result in an unsustainable call on Council's budget.

Mitigation of this risk is to allocate a specific amount for small grants to sporting clubs in the annual budget, and to approve grants only to the limit of that budget allocation. This is the City's practice. Providing a grant of \$33,697 to DNBC is consistent with this practice.

Discussion

The club has formally requested a grant of \$67,394 to assist with replacing their club boundary hedge with a fence. DNBC want to replace the hedge with an open fence for various reasons including the following;

- The hedge leaves a potential fire risk to their new synthetic surface on B green (hedge runs along 2 sides of B green).
- Reduce the cost to the Club of maintaining the hedge
- The hedge has become very wide and it is reaching the end of its useful life
- Open up the views across Point Resolution to the river and open up Club to passing traffic.
- Making playing conditions on the greens more pleasant in hot conditions allowing better airflow across the playing and seating areas.

The Club has evaluated several options and decided on a fence based construction comprising of two courses of limestone blocks with powder coated post and rail and vertical infill aluminum fence one metre high set above the limestone base (attachment 1).

The cost of the proposed project is as follows;

Table 2 – Summary of costs for total replacement of the hedge with a fence

Project description	B&C Greens	A&D Greens	Total All Greens
Boundary survey	\$1,450	-	\$1,450
Cut back, remove hedge, grub out roots	\$1,000	\$1,000	\$2,000
Chip and dispose of waste material	\$1,200	\$800	\$2,000
Grade to level, compact subgrade, supply, place and compact crushed limestone base course	\$3,250	\$3,250	\$6,500
Supply and install two course reconstituted limestone wall	\$11,240	\$8,200	\$19,440
Supply and install aluminum post and rail fence	\$18,327	\$10,677	\$29,004
Contingency	\$4,000	\$3,000	\$7,000
TOTAL (EX GST)	\$40,467	\$26,927	\$67,394

DNBC have requested Council funding of \$67,394 to replace the whole boundary hedge with a fence. DNBC would prefer to replace all of the hedge at the same time. However their highest priority is to replace the hedge around B and C greens – see attachment 2. The cost of completing this part of the project is \$40,467. Given the Club's financial commitments to their current redevelopment project, the Club has stated it cannot fund the whole of this project. The Club will be able to manage and supervise this project as they have done successfully with their last redevelopment project.

It is proposed that a grant of \$33,697 is donated to the Club allowing them to undertake part of the hedge replacement while remaining within the City's budget parameters.

The Club is not a shared use facility because of the nature of bowls as a sport (unlike sports such as Football which can share ovals with other sports). However this project will have a high level of community benefit. The facilities are extensively used by a wide range of community groups for meetings and functions and are booked regularly for corporate and social bowls.

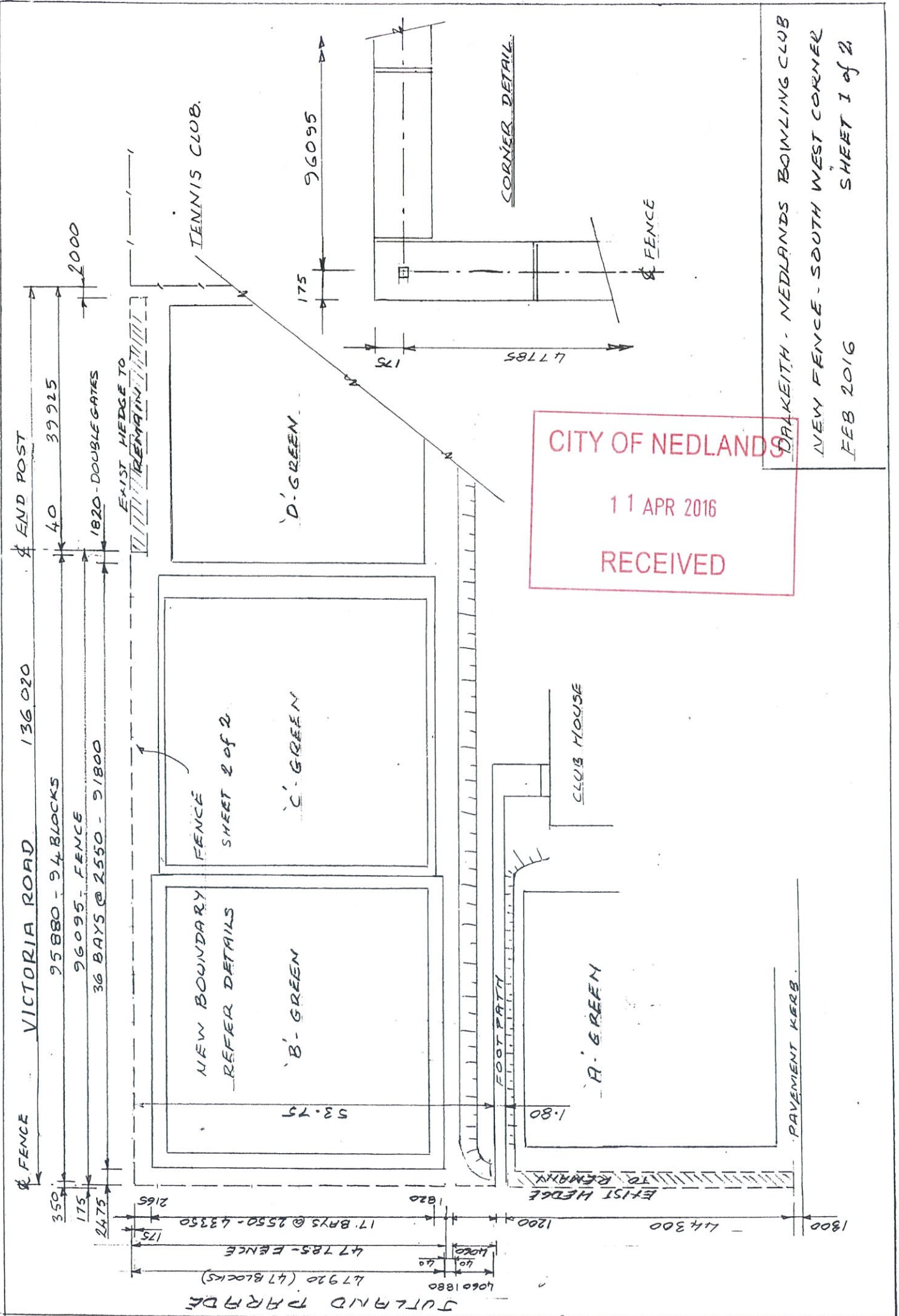
Conclusion

It is recommended that Council approve a grant of \$33,697 as a maximum of 50% of the cost of replacement of the Club's boundary hedge with a fence. The Club has demonstrated responsible maintenance of their premises to date and are dedicated to its continued improvement. This project will complement the ongoing development works that DNBC have undertaken.

Attachments

1. Photo of proposed fence
2. Fence plans

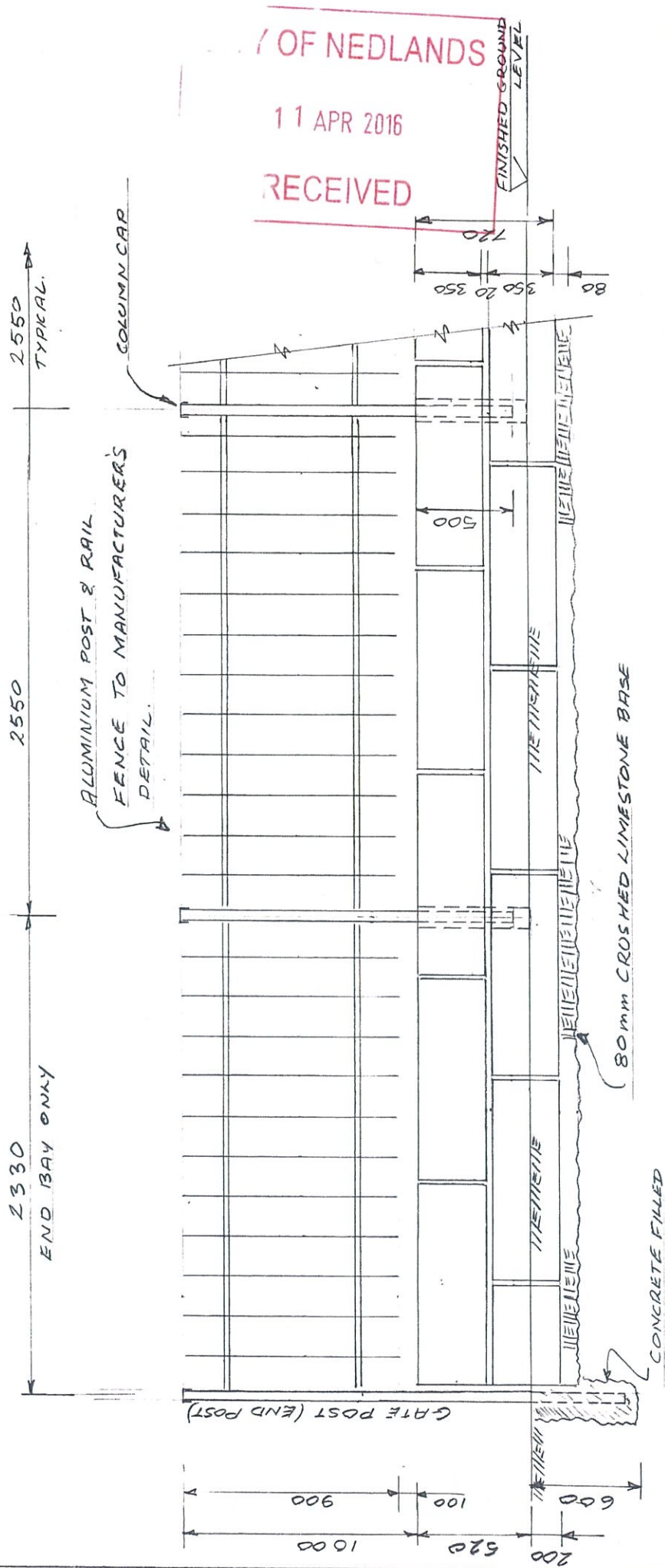




CITY OF NEDLANDS
 11 APR 2016
 RECEIVED

DRAKEITH - NEDLANDS BOWLING CLUB
 NEW FENCE - SOUTH WEST CORNER
 FEB 2016
 SHEET 1 of 2

BASE - 2 LAYERS OF RECONSTITUTED LIMESTONE
 BLOCKS 1000 x 350 x 350
 20 mm WHITE CEMENT JOINTS
 CONSTRUCTED OVER 80 mm THICK COMPACTED
 CRUSHED LIMESTONE 600 WIDE.



DALKEITH NEDLANDS BOWLING CLUB
 NEW BOUNDARY FENCE - SOUTH WEST CNR.
 JAN 2016 SHEET 2 of 2.

