

# Denmark Bowling Club Inc.

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15 November 2011

## DENMARK RIVERSIDE CLUBS PROJECT

Further to discussions held with Ross Thornton and Gregg Harwood on 15 November we wish to seek Shire support for our Riverside Clubs Project which aims to establish a multi user riverside club precinct on the A Class reserve 20403 currently occupied by the Bowling Club and Dragon Boat Club.

### Background

Council would be aware of the Bowling Club's push to replace its clubhouse, the Dragon Boat Clubs efforts to find a permanent home and launch facilities and the Classic Boat Clubs concern for security of its moored craft. Members may also be aware through the recent Bulletin article of growing community interest to establish a canoe & kayak club.

Over the past three months these clubs have been investigating the feasibility of developing a multi user facility which would meet the ongoing needs of all, be self sustaining and considerably enhance the amenities available to the community. We have formed the Riverside Clubs Project (*Riverside*) to progress this aspiration.

Through this process we have consulted with:

- Clubs Development Officer, Basil Worner
- A/Director Great Southern DSR, Sam Stevens
- Local indigenous representatives, Wayne Webb and Harley Coyne
- Local clubs
- Denmark Agricultural College

### Our Vision

A vibrant multi activity sport & social centre on the Denmark River opposite Berridge Park, providing:

- Safe, purpose built river access for dragon boats, canoes and other water craft.
- Start point of a south coast water trail linking our inlets & rivers
- A sports pavilion and club house for river based water activities, lawn bowls and other surrounding leisure activities.

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- Public access and modern hall hire facilities.
- Added focus and amenity to Berridge Park, Denmark's iconic leisure area.

## Project Outline

*Riverside* will provide multi user facilities for four existing Denmark clubs with over 300 current members:

- Bowling Club
- Dragon Boat Club
- Classic Boat Club
- Canoe Kayak Club

*Riverside* will be totally self sustaining and provide a significant new recreational and social amenity for the community.

*Riverside* does not require a green field site; it will be built on the Class A reserve currently used by the Bowling Club and Dragon Boat Club, replacing old and outmoded facilities:

- Stage 1 will see the construction of a pavilion on the bowling clubhouse site to provide spectator viewing areas, toilet and shower facilities, secure boat and equipment storage, club house facilities and community reception areas. As part of this development the existing Bowling Club building which is of heritage interest will be relocated to the planned Heritage Precinct close to the river mouth.
- Stage 2 will see a boat launch area incorporating the bandstand building and will be designed to provide safe river access for water craft in a manner which minimises environmental damage and degradation of the river bank.

## Time Frames

- September 2012. Submission of CSRFF grant applications for Stage 1, Development of Pavilion
- 2013/14. Construction of pavilion and removal of bowls club house
- September 2013 (subject to indigenous . Submission of CSRFF grant application for Stage 2, River Access Facilities.
- 2014/15. Development of river access facilities.

## Financial

### Estimated Costs.

- Stage 1, Pavilion \$m1.2 - \$m1.6
- Stage 2, River Access, tba

**One Third Clubs Contribution.** The clubs are confident of raising their one third contribution towards the project. The Bowling Club has in excess of \$100,000 currently available and plans are underway to raise the balance.

**Ongoing Viability.** *Riverside* will be self sustaining and build on the strong financial operating model already successfully operated by the Bowling Club. We envisage that this will be enhanced by membership growth and expanded catering opportunities afforded by well positioned attractive facilities.

### **Support Requested From Council**

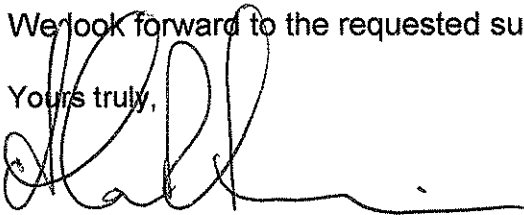
1. Council representative on the Riverside Project Committee.
2. An initial grant of \$5,000 in November/December 2011 to enable employment of architects to develop concept plans.
3. Allocation of \$100,000 from the Shires Royalties for Regions funding towards Stage 1.
4. One third contribution to the project cost subject to a successful CSRFF application.

### **Conclusion**

This project combines several clubs into a riverside precinct which enhances the recreational and leisure amenity of Denmark. It adheres to Councils policies for development of sporting facilities and the strategic boating plan, is feasible and will be self sustaining once established.

We look forward to the requested support being approved.

Yours truly,



Alan Davis  
Chairman  
Riverside Clubs Project



## 8.5.2 DENMARK BOWLING CLUBHOUSE UPGRADE

<b>File Ref:</b>	A3069
<b>Applicant / Proponent:</b>	Denmark Bowling Club Inc.
<b>Subject Land / Locality:</b>	3 (Lot 1109) Morgan Road, Denmark (Reserve 20403)
<b>Disclosure of Officer Interest:</b>	Nil
<b>Date:</b>	21 February 2011
<b>Author:</b>	Dale Stewart, Chief Executive Officer
<b>Authorising Officer:</b>	Dale Stewart, Chief Executive Officer
<b>Attachments:</b>	Yes

### Summary:

The Denmark Bowling Club Inc. have written to Council requesting permission for the Club to;

1. demolish the existing clubhouse on portion of Reserve 20403, Morgan Rd / Fyfe St, Denmark and;
2. allow them to replace it with a new building on the same site and;
3. assist with financial assistance, by way of a grant, for one third of the project cost.

### Background:

The clubhouse is the former Railway Station which was relocated to its current site in the early 1960's. Over the years alterations have taken place by filling in the old verandah and changing it so as to more adequately function effectively as a Bowling Club but the Council's draft (December 2010) Municipal Heritage Inventory notes that the *'essential character of the building remains as it was'*.



### Comment:

The Club notes that they have considered the option of collocation with the Denmark Country Club and have ruled this out due to the additional costs associated with relocation of their greens.

The Club has also ruled out modifying the existing building as it is no longer suitable in terms of size as well as concerns regarding the general integrity of the building and builders have advised them that the cost of refurbishment associated with the major modifications they wish to make would be more expensive than building new.

The Clubs desired starting date for their project is 2012/2013. The Club has not stated the size of building that they intend to construct nor the likely build cost of what they are considering. They note that their current seating capacity is 80 and that they have 144 current members with regular attendances at different events of between 120 and 80.

### Consultation:

Significant consultation would need to occur with the community and specifically the Denmark Historical Society if Council was inclined to either support the principle of demolition of the building or relocation to another site.

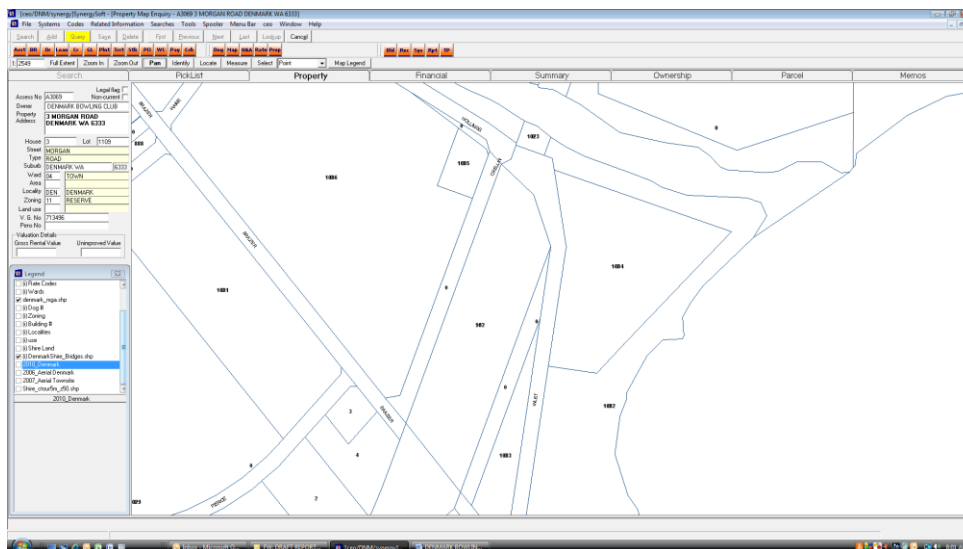
Council staff have not yet assessed the building for structural integrity and this would only occur if the Council was inclined to support the principle of (and taking responsibility for) relocating it.

### Statutory Obligations:

The Building is listed in the Council's current and recently reviewed Municipal Heritage Inventory (currently out for public comment) with the title 'Old Railway Station' and is listed as having a level of significance category of 'considerable', which would warrant its retention on the appendix of Heritage Places in the Council's Town Planning Scheme. This of itself places no greater protection on the building other than ensuring that the owner (Council in this instance) is aware of its importance to the community and that there must be an advertising process in any development application to change its structure, appearance or indeed to demolish it.

A copy of the listing 'place record form' is attached as an appendix.

It notes that the building was originally constructed adjacent the Denmark – Nornalup Railway Line in 1929 and relocated by the Bowling Club to the present site in 1964. The original location of the building was on the corner of Crellin St and Hollings Rd on Lot 1085 (refer below map), being Reserve 46242 (vested in the Shire for the purposes of 'Community Centre'), opposite the existing Spirit of Play School (old Post Office Building) on Reserve 30277. This later reserve (lot 952) is the location of a new Heritage Railway Precinct Place as proposed by the Place Record Form in the recently reviewed Municipal Heritage Inventory.



The building is listed in the Shire of Denmark Town Planning Scheme No. 3 (TPS) as a "place of heritage value". Clauses 7.1 to 7.3 of the TPS relate and read as follows;

### 7.1 Declaration Of Places

*The Council may declare places of historic, architectural, scientific or other interest to be Places of Heritage Value and such places shall be listed in the schedule in Appendix 7.*

## 7.2 Development Approval

A person shall not without the approval of the Council at or on a place of Heritage Value, carry out any development including, but without limiting the generality of the foregoing:

- (a) the erection, demolition or alteration of any building or structure (not including farm fencing, wells, bore or troughs and minor drainage works ancillary to the general rural pursuits in the locality);
- (b) the removal, felling, lopping, topping or damaging of trees associated with Places of Heritage Value;
- (c) the erection of advertising signs; and
- (d) clearing of land.

## 7.3 Public Notice

The provisions of Clause 6.4 apply to applications for the approval of the Council under Clauses 7.1 and 7.2.

### Policy Implications:

Policy P110304 SUSTAINABILITY & COLLOCATION (SPORT & RECREATION FACILITIES) relates as follows;

*“Council will give priority support to facility development or redevelopment that shows capacity for collocating or the sharing of resources.*

*Applicants must be community based organizations and incorporated under the WA Association Incorporations Act 1997.*

*Council will require community based organisations seeking public funds of greater than \$10,000 for developing new or refurbishing current facilities to have a business plan appropriate to the size of their organisation.*

*Council will contribute to a maximum of one-third (1/3) only of major facility development / redevelopment with a project cost greater than \$50,000 to demonstrate the need for such development and their strategies to ensure that the development will be viable for a least the next 10 years or such period requested by Council.”*

Policy P110305 MONITORING PARTICIPATION NUMBERS FOR BOWLING, TENNIS & GOLF also relates:

### Purpose

To ensure Council is aware of any ongoing changes in participation trends.

### Objective

That the Jill Powell & Associates report titled "Denmark Country Club Concept Plan", be received and;

1. That the participant numbers for bowling, tennis and golf be monitored on an annual basis to ensure that the Shire is aware of any dramatic changes in participation trends; and
2. That should the numbers for the following sports exceed these estimates the Shire would need to address additional facilities which would need to be catered for at the Country Club site,

Sport	Maximum Numbers	2008 numbers	2010 numbers
Tennis	250	130	105
Golf	450	220	251
Bowls	250	127	144

**Budget / Financial Implications:**

There are potential large financial considerations for the Council in future budgets depending upon the favoured option.

The estimated build cost of the project including car parking improvements to the site is \$1.2m The following assumptions have been used in calculating this total;

- an estimated 180 seating capacity in a public building (clubrooms)
- an estimated 450sqm of buildings
- an estimated commercial build cost from Rawlinson's Guide 2008 of \$2,200sqm plus 10% regional factor.

Should Council support the principle that the building could or should be demolished, the costs associated will be relatively little to the Bowling Club and or Council (were it to also agree to the principle of a one third contribution to the overall project).

Alternatively should Council support the principle that the building should be relocated, it will probably have to finance that cost itself and or with in-kind and or cash grants from relevant partners or parties such as through the Country Local Government Fund, Royalties for Regions Regional Grants Scheme, The Heritage Council of WA and/or Lotterywest.

Based on initial discussions with the Bowling Club and having some understanding of their current financial position given existing self supporting loans the Club has with Council for their 'Greens' projects of recent years, it is the authors view that the Club has little current or short term ability to finance their one-third cash / in-kind contribution to a project that would in all probability cost in the vicinity of over \$1.2 million.

The Club states that they have a desired starting date for construction in 2012/13 which, if realistic, would see the Club applying to the Department of Sport & Recreation's Community Sporting & Recreation Facilities Fund (via Council) in September 2011 for a major grant that cannot be accessed until July 2012 (assuming they are successful). In the opinion of the author this timing is unrealistic on two counts. Firstly, on the basis that such a large grant request (seeking some \$400,000 or more) is classed as a major grant and requires full business planning, needs analysis long term cash flow planning, design and quotes to be undertaken by the Club (for completion in September) and secondly, on the basis that the Club would need to find a matching amount of cash and or in-kind commitments to be 'in-hand' by September. Based on existing debt and sinking fund (for replacing the greens) commitments this would be highly improbable. The request of Council would be for a similar amount (\$400,000).

The Denmark Bowling Club currently has the following self supporting loans with Council;

- Loan 141                      Matures 26/3/2018
- Loan 142                      Matures 30/1/2019

Original Principal for both was \$80,000 over a ten year term.

**Strategic Implications:**

The Denmark Bowling Club Reserve is leased to the Club for a period of 21 years expiring on 31 October 2022. The Club is an incorporated not for profit association.

Council has in recent years considered the merits of effectively forcing the relocation of the Club to a collocated site at the Denmark Country Club. At the time the Council accepted the view that the Club was viable at its current location and supported the major investment of two synthetic bowling greens at that site. Whilst elements of the greens are 'relocatable', the predominate cost is not (earthworks and drainage).

The author assumes it would be the Communities and Council's mutual desire that to see the preservation of the historic building but given the building has no heritage relationship to the current location, that the Community and Council would be favourably disposed to its return to its former location (as much as possible or desirable) and to enable it to be reused for suitable community purposes (to be determined).



It should be noted that no discussions have occurred with other community groups that might like to utilise the building if it was relocated. An example could include a group such as the Denmark WoodTurners who are currently in the Denmark Visitor Centre with only a 5 year lease.

The former location of the Railway Station is adjacent the proposed Railway Station Heritage Precinct.

Existing Groups and uses in the Precinct include;

- Denmark Lions Club (former Station Master House c1928);
- Spirit of Play School (former Post Office c1926);
- Denmark Machinery Restoration Group (new shed c2010);
- Rail Trail;
- Historic Rail Bridge and turntable.

With the intention of the draft revised Municipal Heritage Inventory to create a Heritage Precinct at the Railway Station site there is a long term strategic opportunity to create a vibrant and sustainable tourism and community use precinct on the heritage theme.

The opportunity of having two 'similar' men's groups in the one location next to the home of Denmark Lions Club could also create the nucleus of a vibrant 'Men's Shed' facility for generations to come and cater for a popular pastime of a large sector of the community

On balance there appears to be more opportunities than constraints that the community could benefit from in agreeing to the relocation of the building to its former home (in general location).

#### **Sustainability Implications:**

##### ➤ **Environmental:**

There are no known significant environmental considerations relating to the report or officer recommendation.

##### ➤ **Economic:**

There are no known significant economic considerations relating to the report or officer recommendation.

##### ➤ **Social:**

There are potential social considerations relating to how the community values the built form of the former Railway Station Building. Whilst the Building has no authenticity at its current site, the fabric of the building as a period timber and tile construction of the 1920's is largely intact. If Council was to support the principle of demolition it is recommended that significant community consultation first occur. Similarly if Council is inclined to support the officer recommendation that it is prepared to consider relocating the building in coming years, this should also be the subject to significant community consultation on the merits and options of the proposal(s).

#### **Voting Requirements:**

Simple majority.

At the meeting held on the 15 March 2011;

- Cr Barrow requested the costs of relocating the Club to a new location, the cost of what they are proposing to build and the cost of either demolishing or relocating the building;
- Cr Hinds asked how long they had left on their current lease; and
- Cr Thornton asked the CEO to find out how long the Woodturners had left on their lease.

The CEO advises that the Denmark Bowling Club's Lease expires on the 30 October 2029, which was a new 21 year lease approved by Council on the 28 October 2008.

In relation to Cr Barrow's requests relating to various costs the CEO advises that he is unable to give reliable estimates for these without further detailed research.

The Woodturners sub-lease with Denmark Tourism Inc. was for a five year term and expires the same year as Denmark Tourism Inc's Lease with Council, being 2012 noting however that both have the option of a further five year term.

**COUNCIL RESOLUTION & OFFICER RECOMMENDATION**

ITEM 8.5.2

MOVED: CR RICHARDSON-NEWTON

SECONDED: CR PHAIR

That with respect to the request of the Denmark Bowling Club that Council support both the principle of demolition of their existing Clubhouse, being the former Denmark Railway Station Building, and also a one third cash contribution to a new Clubhouse at the location, Council respond as follows;

1. That Council does not support the proposed demolition of the current building;
2. That Council is prepared to consider supporting applications for grants for a new Clubhouse at the current site to a maximum cash and or in-kind value of one-third, plus additional self supporting loans, only if the Club can demonstrate to Council's satisfaction that it can meet its projected long term debt and ongoing commitments and has undertaken all necessary planning for the project.
3. That Council staff inspect the building with a view to helping Council and the Club determine its structural integrity and suitability for relocation and or modification.
4. If the Club wishes to proceed with planning for a new building on the site, that prior to part 2 being determined or considered, Council staff prepare for Council's consideration a draft concept plan for the Railway Heritage Precinct accommodating a relocated Railway Station Building for the purposes of undertaking community consultation.

CARRIED: 10/0

Res: 200311