

PROJECT PROPOSAL

Year-Round Bowling Facility



GISBORNE AND DISTRICT BOWLING CLUB

WHO WE ARE

Gisborne and District Bowling Club Inc. is centrally located in Gisborne at 1 Kilmore Road, a few minutes' walk from Gisborne's main shopping area and surrounded by attractive parkland next to Jacksons Creek

The Club was first formed in 1962 when the clubhouse consisted of a small bark rotunda. The rotunda was eventually replaced with a weatherboard clubhouse which, after surviving three major floods, was destroyed by fire in 1994. Members were then accommodated for the following two years in relocatable huts with portable toilets until a decision was made to purchase Macedon House across the road and this property served as the clubhouse for the next three years.

A new clubhouse was constructed on the original site and the move into the current building took place in 1999. A new synthetic green was constructed in 2015 funded by \$100,000 from the State Government and \$250,000 from Club members (which the Club is repaying \$50,000 per annum). As at the end of 2018, only \$80,000 will be owing to members.



In 2014, prior to the construction of the synthetic green, the Club had 80 members. Since that time the Club's membership has grown to 125 members in 2018 (30 women and 95 men) and 100 "barefoot bowlers". The Club has a cross section of members. In fact, two teenagers play pennant bowls in 1st Division, one of whom is the former State Junior Champion, while the Club's oldest bowler aged 91 years still plays pennant bowls.



Club's Bookends-Ethan Higgins aged 17 (former Under 18 Victorian Singles Champion and Finalist in the Australian Indoor Open Men's Championship) and John Doherty aged 91.

The Club has achieved recent success. The Club was Premiers in the Central Highlands Division in 1st Division in 2016/17 and 2017/18, and in 2nd Division 2017/18.

The Club is currently enhancing its corporate governance which includes implementing: new constitution; board charter; board committee charters; directors' skill mix (which includes the aim to have an appropriate gender balance); and a board and board committee code of conduct. Further, a formal lease of the Crown Land on which the Club is situated is currently being entered into. The lease retains the leasehold improvements in the ownership of the Club and includes an expanded area for parking.

WHAT WE WANT TO DO

The Gisborne and District Bowling Club wants to construct a canopy over the synthetic bowling green to provide year-round bowling. Currently bowling only occurs for 6 months of the year.

Such a structural cover give virtually complete protection and would enable the Club and its members, and visiting players to keep playing bowls come wind, rain, hail or shine, whatever the time of the day or night, and whatever season of the year come winter or summer.

The canopies are a solid and dependable structure with a life expectancy of over 35 years.



Such an acquisition would provide significant physical and mental health, social, economic, and environmental benefits to the community of Gisborne and the region.

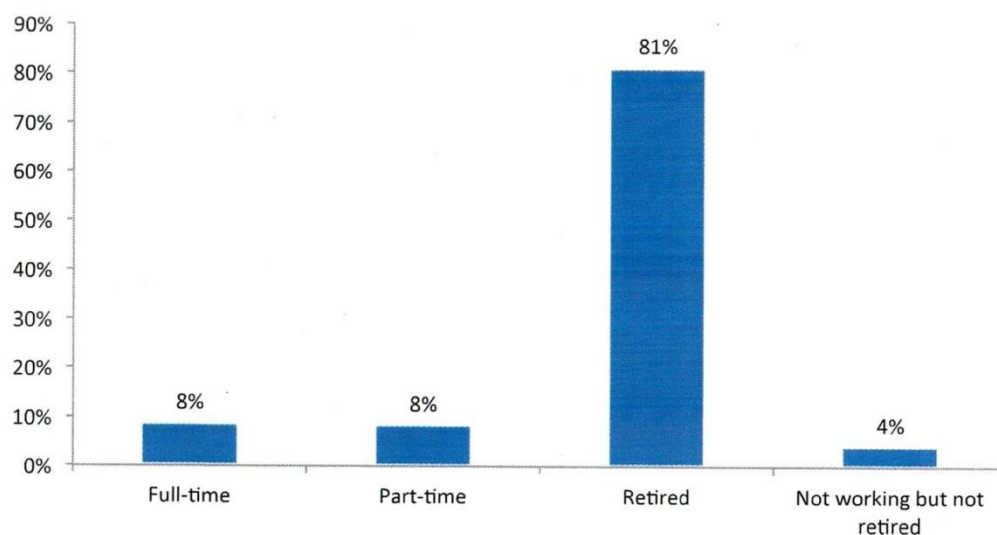


WHY WE WANT TO DO IT

A canopy over the synthetic bowling green will:

- promote **physical and mental health and wellbeing benefits** by enabling:
 - 1) those that are retired (that make up a large proportion of those that play bowls) to remain active all year round. The physical and mental health benefits are derived from participating in the game of bowls into older age, and from the strategic thinking required to play the game.
 - 2) those that work, a greater opportunity to play either socially or in competitions all year round, including at night after work
 - 3) those that are at school/university (there is a growing number of younger players) would be provided a greater opportunity to participate in the game of bowls via school sports/learner bowls programs and in competitions with guaranteed facilities all weather)
 - 4) those linked with businesses to undertake corporate bowls events (competitive or social) and utilise the Club's function room
 - 5) the venue to be rain and wind proof, and sun-safe, and therefore enable bowls to be played in all weather conditions (rain and extreme heat). Further, the canopy reduces the heat effect radiating from the synthetic playing surface.
 - 6) The fostering of connections between team and club members all year round, which clearly extends beyond the green, including a safe social space for women to participate in bowls and other associated activities, especially if they no longer have a partner.

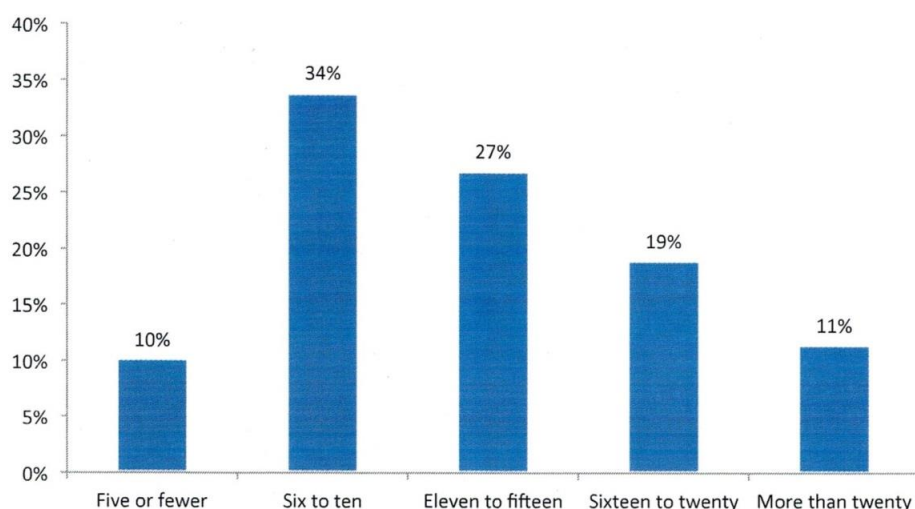
Employment profile of bowlers¹



¹ La Trobe University Centre for Sport and Social Impact – *Building an evidence base to increase participation in Lawn Bowls, Final Report for Bowls Australia*, Pg 31

- provide a **social benefit** to a growing community as it will enable bowls to also be played during the winter months and at night, and enhance the opportunity for greater community participation in the game of bowls. With a great opportunity for participation, research has disclosed that bowling clubs facilitate long lasting friendships that are often a central feature of the social network for older people.

Hours per week spent on club activities²



With the installation of the canopy over the synthetic green, participation levels are anticipated to increase by approximately 30 per cent.

- provide an **economic benefit** as it would enable:
 - 1) more bowling events to be played and accordingly an increased number of visitors to the area and increased patronage of local businesses. We believe this will increase awareness of the region as a travel and tourism destination
 - 2) the Clubs associated with the Central Highlands Bowling Division to play competitions all year round and bring revenue to the district. The Gisborne and District Bowling Club is part of the Central Highlands Bowling Division which consists of clubs from Kyneton, Kyneton Golf, Bacchus Marsh, Woodend, Trentham, Diggers Rest, Macedon, Romsey and Lancefield
 - 3) with increased bowling events during the day and at night (at the Club-social and competition, regional and State level) and guaranteed game scheduling in winter and summer with a waterproof and UV block out canopy, the Club to generate increased social and full membership fees and general revenue
 - 4) high profile Bowls Tournament opportunities, such as a major regional and/or State bowling event to be played during the winter months using the combined resources of Gisborne and Sunbury
 - 5) bowlers from the Loddon Mallee region to play in the winter months. There is no Bowling Club in the Loddon Mallee region that has a cover over their bowling green.

² La Trobe University Centre for Sport and Social Impact – *Building an evidence base to increase participation in Lawn Bowls, Final Report for Bowls Australia*, Pg 35

➤ provide **environmental benefit** by:

- 1) catching water run-off, via full guttering around the canopy, which can be stored in rainwater tanks for use at the bowling club (currently use recycled water)
- 2) the canopy extends the life span of the synthetic playing surface
- 3) the fabric is UV stabilised and will not deteriorate under sun exposure, and has the required tensile strength to resist severe storm events
- 4) the fabric does not mould, resulting in lower maintenance costs
- 5) the LED lights having lower running costs compared with over metal halide lights. Further, the LED lights reflect off the fabric roof which results in shadow free bowling at night
- 6) the PVC translucent fabric does not need to run lights during sunny days resulting in lower running costs.

HOW WE WANT TO DO IT

The indicative cost to construct a canopy over the Club's synthetic green is \$950,000 which includes a contingency and cost escalation sum of 15 per cent. (Light Weight Structures Architectural Solutions in August 2018 provided an indicative price range of \$800,000 to \$850,000 to construct this canopy. The club has adopted the mid-point of \$825,000 in calculating the indicative cost. This price range included the cost of \$143,000 to supply and install LED lights).

That price excludes costs associated with stormwater connection, concrete pathways around the perimeter of the bowling greens and Council fees associated with the development application documentation.

While the structure does not need lighting to play bowls during the day, the total cost of LED lighting, including all associated electrical work, to enable bowls to be played at night is \$165,000 which includes a contingency and price escalation sum of 15 per cent (which is included in the above indicative price).

Similar facilities have been constructed in Victoria at Sebastopol, Deer Park, Dandenong, Sunbury and Morwell, with one planned at Warrnambool. All these Clubs have poker machines which have been used as the source of funding to construct their facilities.

The Gisborne and District Bowling Club is a socially responsible poker machine free community Club. Accordingly, the **Club is seeking funds up to the value of \$625,000 to construct a cover over the Gisborne and District Bowling Club synthetic bowling green** which would be a great benefit for the local community and the wider Victorian community.

The Club is seeking support to obtain funds from the following sources:

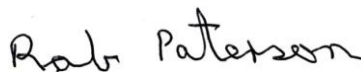
- (1) \$475,000 from the State Government's Community Sports Infrastructure Fund
- (2) \$150,000 from the Macedon Ranges Shire Council. This project is strategically supported by the Council's Sport and Active Recreation Strategy - Supporting the Installation of "Australian standard sports lighting at synthetic lawn bowls rinks" (paragraph 3.1.17 on page 32) and "continue to encourage club development and support initiatives as required" (page 45).

The Gisborne and District Bowling Club will contribute \$325,000 mainly via borrowings from a range of sources, including from Members. The Club will seek Local Community Grants as a means of further reducing the exposure to debt financing by the Club and its Members. Based on current debt repayment history it is expected that this amount will be repaid within 7 years.

Your support of this project proposal and the associated funding request would be greatly appreciated.



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