

Joint Provision and Shared Use

Kalbarri Golf and Bowling Club

Aim/Objective

To provide a multi-purpose facility to service the future community, sport and recreation needs of Kalbarri.

Project Background

The coastal township of Kalbarri (population 2,000) is 590 kilometres north of Perth and is a popular holiday centre, with the year round temperate climate attracting an increasing number of retirees. The existing Kalbarri Golf and Bowling Club did not have the capacity to service the increased number of visitors and members. It did not contain changeroom facilities, had limited catering facilities and the meeting room was not suitable for social activities. The Centre is located on a reserve vested in Council for the purposes of recreation and services golf, bowls, tennis and netball.

Approach/Process

In March 1998 the Shire of Northampton funded a study that examined recreational facilities required for the growth being experienced in Kalbarri. The report recommended the amalgamation of a number of existing clubs and sporting bodies to utilise common multi-purpose facilities. The club's constitution was re-drafted to form the Kalbarri Community Sports and Social Centre. The project management team included representation from the clubs and the Shire of Northampton. The project brief and plans were prepared by community members, in conjunction with the project management team and were overseen by a local retired builder. The Shire assisted in the site preparation planning and works.

Project Partners

- Kalbarri Golf and Bowling Club
- Shire of Northampton
- Lotterywest
- Department of Sport and Recreation
- Kalbarri Netball Association
- Kalbarri Tennis Club
- Kalbarri Share and Care



Strengths

- The facility has created a 'hub' within the community, reducing the infrastructure required to meet community and sporting needs and preventing unnecessary duplication or over-provision of facilities.
- Revenue generated through social and fundraising activities held in the refurbished facility will be used to repay the construction loan.
- The multi-purpose clubroom is centrally located to service golf, bowls, tennis and netball.
- Access for people with disabilities has been provided.
- The facility is easily accessible on foot, by bicycle and by car.
- An effective management plan for multiple user groups of the facility has been developed.
- The building footprint allows for extensions on the north, east and west sides and does not limit future expansion.

Further Opportunities

- Long term planning for the admission of other sporting bodies was incorporated into the constitution when re-drafted.
- Construction of croquet greens adjacent to existing bowling greens has been allowed for in the building plan.
- Golf course is planned to be increased from nine holes to eighteen holes.

case study

Budget Implications

- The community contributed labour, materials and services which reduced the overall finished cost of the project.
- CSRFF contribution represented 33% of the value of the original contract. Budget - \$686,499. Actual - \$694,268.

Challenges

The existing car park, constructed of graded topsoil, was being carried into the facility on patron's shoes. The Shire has since paved the area to reduce maintenance and cleaning costs.

Sustainability Principles

- Building was designed taking into consideration coastal (salt resistant) conditions.
- The building design included extended verandahs, insulated roof, solar hot water service and natural lighting to reduce electricity and heating costs.
- Floors, toilets, changeroom and catering area finishes are low maintenance/high durability to reduce cleaning and maintenance costs.

Key Lessons

- The operational and capital costs have been spread across a larger user base through the amalgamation of the clubs, thus improving the performance of the asset.
- The House Committee, initially established as the project management group, has taken on the facility and asset management role.
- The facility will positively impact on the economic and social wellbeing of the Kalbarri community.

Who to contact for further information

Facilities Branch

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