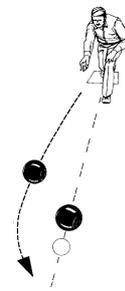


# THE GOOD LINE

## Periodic Newsletter

### City of Heidelberg Bowling Club

#### August 2020



#### Introduction

#### **Greetings!**

Stage 4 restrictions are with us. Consequently, our hope that things would improve enough for us to re-occupy the Greens has been scuttled. The new six-week lockdown with its harsher conditions stymies any thoughts of re-opening our Club and must generate doubts about the proposed late September start of the Pennant season. Let's try to remain positive and engaged throughout the next six weeks. Above all, stay safe!

#### **Report on Board Business – July 2020 Meeting**

**Due to COVID-19, this meeting was held with participation via Zoom.**

- Following a request from Warringal Hospital for a meeting, John and Tony met with hospital representatives where they outlined a proposal for a three-stage expansion of the hospital. Details of the proposal were discussed by the Board and are provided elsewhere in this Newsletter.
- A request from Warringal Hospital for use of 30 – 40 car park spaces for a short term was considered. Their intent is to conduct COVID-19 tests outside of the hospital premises and only for those clients who are to undergo procedures at one of Ramsay-owned hospitals in the forthcoming days. The request was approved, as no Club activities are taking place during this period nor are members inconvenienced. The Board saw this activity as a contribution to helping control COVID-19.
- Correspondence was received from Warringal Hospital to ascertain whether any additional car parking was available on the Club grounds. After analysis, it was decided to offer 10 additional car parking spaces on the same basis as the current 25. This is subject to review in 12 months.
- One person was approved for membership of the Club.
- The agreement with Exopest for the eradication and control of termites was extended for another 12 months
- To date, 69 out of 134 annual subscriptions have been paid.
- A request for reinstallation of the Invitation Fours honour board was approved. This to be housed in the small meeting room. Following this decision, the actual board was measured and this decision is now to be reviewed due to the size of the board and available space.
- The defibrillators have been serviced in readiness for the coming season.
- The pedestrian entrance wrought iron gate from Stradbroke Ave to the clubhouse will be replaced in the coming month in readiness for the Pennant season. A contract has been let.
- Conduct of the AGM scheduled for August 8, 2020 was deferred. Existing office bearers will remain in their respective positions until such time as the AGM can be safely conducted. See details below.

Next meeting is on Monday, August 17, 2020 at 7.30 p.m.

Meeting location and format will be determined closer to that date depending on restrictions.

## **General Information**

Membership invoices were posted out on July 1. If you haven't yet paid your membership fee, please do so as soon as possible. The preferred method of payment is direct bank transfer.

John Starmans

## **Annual General Meeting**

The Annual General Meeting (AGM) was scheduled for Saturday, August 8, 2020 at 3.00 p.m. As members will appreciate, the unprecedented conditions caused by the corona virus, make it impossible to hold the AGM at that date and time. It is an obligation by the Board to hold an AGM annually and to make reports and also give the opportunity for members to select office bearers. Obviously the AGM cannot occur at the scheduled date and time. The Board has decided to defer the AGM till such time as members are able to congregate together within current government requirements.

The situation is that existing office bearers have agreed to continue in their position until such time as the AGM can be safely held. As soon as these conditions can be met, the AGM will be organised and members given the opportunity to select office bearers for the remaining part of the year. Members will be duly notified when a new date has been determined by the Board.

Please be patient and keep safe during this difficult time. It is also an opportunity to give serious consideration to nominating for a position within the Club so that we can keep on thriving as a progressive Club. Your contribution would be very welcome and allows for new ideas to be generated and to invigorate the Club. Much has been achieved, but with your input, we may achieve even more.

Tony Vandenberg

## **Hospital Expansion Details**

At the request of staff from the Warringal Hospital and the Senior Project Manager, John Starmans and I met to discuss planned extensions to the hospital.

The Project Manager outlined a proposal for the hospital to embark on a three-staged extension.

Stage 1 - Involves the addition of two storeys to the existing building (the building overlooking the top Green which has the large opening covered by plywood).

Stage 2 - Involves demolishing a two-storey building facing Martin St and replacing it with a six-storey building above ground and four levels underground.

Stage 3 - Redeveloping existing ground floor wards near current main entrance and creating an Emergency department (within existing building boundary). May happen concurrently with Stage 2.

Stage One preparatory work is expected to commence in mid to late 2021. Project completion is within four years.

The plan is to use the existing L shaped parking area owned by the Club and leased by the hospital for the purposes of one-way truck entry and egress. Negotiations are being held with Council to temporarily use a narrow strip of parkland parallel to the existing retaining wall. This will be for the purposes of a crane and a large gantry (building sheds/lunch rooms) with storage underneath for building materials. No private vehicle parking is expected on the L shaped block. The present retaining wall is likely to be demolished during construction and made good on completion. Two cranes will be present over the construction period with one having a boom that will extensively cover the top green. It was confirmed that the boom of the crane would not be travelling over the top Green area with a load. We expressed grave concerns regarding removing the current retaining wall as water had already caused damage to the green on two past occasions. Concern was noted and abatement mechanisms are to be put in place. Builder will make good if any damage is caused. Since the past floods, drains have been installed in the middle of the road and kerbing laid to mitigate flooding. However, the temporary removal of the retaining wall without some additional precautions may again threaten the Green.

Construction workers are likely to be on site six days a week.

During construction, appropriate dust abatement procedures will be taken. Expected that some screening will be installed to minimise dust from entering the top Green.

Noise decibel rating will be in the vicinity of 60 decibels. A schedule can be provided.

Increased overshadowing of the top Green was not discussed. Expect that even if we were to raise any objections, Council would be likely to ignore this or be dismissive.

Submission will be made to Council by the Project Manager for temporary access to the area previously used for croquet. Could possibly be used for material storage or parking.

After the Project Manager outlined plans for the site, staff from the hospital entered the discussion and concentrated on the actual L shaped land owned by the Club. Enquiries were made whether the Club was open to negotiations for the hospital to acquire the property. We stated that under no circumstances would the Board of the Club consider this. However, the Club would be open to negotiations regarding a long-term arrangement for leasing the current L shaped block. This was favourably received. We also indicated that the Club may be able to extend the number of parking spots on its locked up grounds for staff at the hospital but that may depend on bowling season requirements which means spaces would be very much limited.

Building workers will be encouraged to travel to the site by public transport similar to what is happening at sites in or near the City.

Following the meeting, and after considering the implications for the Club, a few issues have emerged. These are:

### **Overshadowing**

This is an issue which was not raised at the meeting, but which affects the actual Green (algae build up) and playing conditions for bowlers. This issue is normally addressed during Planning Permit submission when signage of the proposal is advertised and submissions/objections can be brought to Council's notice. This would be the period the Club could raise objections but these two issues are likely to be ignored or dismissed. However, it may be worth a try.

### **Dust damage**

Many trucks will be entering the site per day to either deliver or load material for removal. Entry will be via Burgundy Street and exit via Stradbroke Ave. This movement will be intensive, especially during the excavation of the four-level car park. The response to our concern about dust generation was that appropriate screening will be attached to the fence. Screening material mentioned was shade cloth. There are two concerns here. One is that shade cloth is porous and dust will penetrate. It would be more appropriate to have a solid barrier such as plywood. The second concern is that with excavation of the four level underground car park there will be many loads of soil having to be removed. That means that trucks will be loaded not far from the green and being loaded by the crane. Soil will be dropped from the crane at considerable height into the truck with some dust floating over any hoarding/screening around the perimeter of the Green. We were assured that dust mitigation measures would be employed such as watering of the soil. The concern is that the dust mitigation measures proposed may not be sufficient to ensure the Green is unaffected.

### **Retaining wall**

We were at pains to point out that water cascading down the Council-owned land had damaged the Green on two separate occasions. Concern was expressed that removal of the retaining wall and the drainage piping behind it could jeopardise the Green once again. It must be remembered however that since the two occasions of flooding of the Green additional work was completed viz. drainage was in the middle of the roadway and kerbing alongside the roadside has been installed. Under normal circumstances this carries away any water which approaches the Green. Possibly this would also drain water caused by a severe storm even without the retaining wall. However, this is yet to be proven.

### **Making good**

We were assured that any damage caused by the construction would be remedied. This is a normal clause in any building contract with a builder. However, what is not normally included is a timeline for this. Remediation works are usually carried out at the end of the contract period. In this case it could be up to four years. We could try to insist that a specific period for rectification be inserted in any contract.

## **Where to from here?**

To minimise any work for the Club in the future, these issues are to be raised with the Project Manager and a response sought. The outcomes will determine a possible strategy by the Club to address any remaining issues.

If any member has additional concerns, please bring these to the attention of any Board Member.

Tony Vandenberg

## **Club surrounds**

As indicated in last month's newsletter, arborists hired by Metro trains were on site on Monday, July 6, to fell and clear a number of dead trees on the railway side of the car park.

Throughout the Stage 3 restrictions, maintenance of the surrounds and Greens has continued. Gerry, Rodney and I aim to continue as best we can throughout Stage 4.

Rob Boffey

## **Bowls-related items**

BV sought feedback on the operation of the BowlsLink program. This software is used for membership details along with Pennant team notifications and recording of game results. Paul Liistro, Gwyn Pritchard and John Starmans were asked to respond to the survey questions.

July 31 was the cut-off date for submitting Pennant side nominations. Based on previous years, we should learn around mid to late August about the placement of our sides and hopefully be given confirmation of the Pennant starting dates. Once any or all of these details are received members will be notified.

Rob Boffey

## **Personal Note**

Popular member Les Jones recently had a run-in with his circular saw and lost the tips of a couple of fingers on his left hand. He is to undergo further treatment later this week. Despite this setback Les still retains a sense of humour. He wants know if anyone is interested in his circular saw! We wish Les well as he recovers from his injuries.

Hugh Woodburn and Rob Boffey

## **Light relief**



**These newspaper headlines show why proof reading is important!**

**Something Went Wrong in Jet Crash, Expert Says**  
**Really? You think?**

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**Police Begin Campaign to Run Down Jaywalkers**  
**Now that's taking things a bit far!**

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**Panda Mating Fails; Veterinarian Takes Over**  
**What a guy!**

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**Juvenile Court to Try Shooting Defendant**  
**See if that works any better than a fair trial!**

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**Cold Wave Linked to Temperatures**  
**Who would have thought!**

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**And the winner is....**  
**Typhoon Rips Through Cemetery; Hundreds Dead**  
**Did I read that right?**

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