

Presented to	Ordinary Meeting of Council to be held on 10 December 2024
Related to Item	15.2 Notice of Motion – Leeming Recreation Centre
Submitted by	Director Community Development
Attachments	Nil

This Officer Advice Note is provided in relation to 15.2 Notice of Motion – Leeming Recreation Centre, proposed by Cr J Spanbroek for the Ordinary Meeting of Council to be held on Tuesday, 10 December 2024.

Background

The Leeming Recreation Centre (LRC) is situated at 55 Farrington Road, Leeming which is on the City's south-east nearby the border of the City of Cockburn and is approximately 500 metres from the nearest Kwinana Freeway northbound on and off ramp.

The LRC is bordered by:

- Leeming Senior High School in the north
- Robert Weir Park in the west; and
- Peter Ellis Park in east.

Immediately to the south is the LRC and Peter Ellis Park is the Leeming Skate Park, the Leeming Family Centre (trading as the French School of Perth) and the Leeming Activity Centre (Leeming Forum).

In 1988 the City of Melville (the City) opened and managed the LRC with dry facilities (e.g. indoor courts, gymnasium etc) and in 1992 the wet (aquatic facility) opened. It is understood that in 1988, the State Government through the now called Department of Education, funded approximately \$300,000 (of a \$3.5M overall facility cost) of the dry facility to support the Leeming Senior High School's programming.

In 2008, the City decommissioned the aquatic portion of the facility and since late 2009 the City has leased the LRC to Cute Holdings Pty Ltd (trading as Striker Indoor Sports Centre).

Currently, the LRC comprises of:

Ground floor:

- Two multi-marked indoor courts
- Three indoor cricket nets
- Seven squash courts
- Gymnasium
- Creche
- Group fitness areas
- Offices and supporting amenities
- Changerooms
- Pre-kindy (sub lessee)

First floor:

- Indoor cricket facilities for specialised coaching and athlete development (sub lessee)

In addition, included as part of the overall footprint:

- Shared use change rooms used by Leeming Senior High School in school hours and available for use outside of school hours for sporting groups accessing Peter Ellis Park
- Office area for Leeming Senior High Schools Health and Physical Education staff (leased to the Department of Education)
- Performing arts area for the Leeming Senior High School (leased to the Department of Education)

Cute Holdings Pty Ltd recently exercised their last five-year option and currently hold the lease to the facility until 30 November 2029.

As the facility is nearing 40 years old, many aspects of the facility are not considered fit for purpose or meet current industry standards. The facility has had minimal major investment over-time, however, is understood to perform well given a lack of indoor multi-court provision across the state and the unique operations and provision including but not limited to the indoor cricket nets that can be used for other sports (e.g. netball).

Given the upcoming lease expiry and limited major investment in the facility since it was constructed, City Officers have been recently working on preparing a brief to seek a suitably qualified consultant to undertake the objectives sought by the Notice of Motion through a 'Needs Analysis and Pre-Feasibility' process.

Engagement Implications

As part of the process, the City would be required to engage with the following stakeholders (including but not limited to):

- Existing tenants – Cute Holdings Pty Ltd and sub-lessees of the LRC
- Department of Education and Leeming Senior High School
- Existing user groups of Peter Ellis Reserve
- Relevant state government authorities to ensure proposed commercial activities are permissible with the use of the reserve.

The requirement for wider community engagement is not proposed at this time. The City needs to better understand the relevant technical information relating to the various opportunities that exist in line with the City's capacity to fund any future redevelopment given no large capital investment for the site is listed in the City's Long Term Financial Plan.

Once the City has a better grasp on the options and opportunities, community engagement will occur to ensure the community is not misled on aspects the City cannot deliver upon.

Financial Implications

As noted in the background of this Officer Advice Note, City Officers have been recently working on preparing a brief to seek a suitably qualified consultant to undertake the objectives sought by the Notice of Motion through a Needs Analysis and Pre-Feasibility process into the future of Leeming Recreation Centre.

There is \$246,114 allocated for consultancy in the 2024/25 Healthy Melville – Leisure Planning budget – a portion of this was reserved to complete the Needs Analysis and Pre-feasibility report for the future of Leeming Recreation Centre.

Officers anticipate the Leeming Recreation Centre Needs Analysis and Pre-feasibility report costing between \$130,000 and \$150,000, falling well within the budgeted funds.

Internal staff resources are available and allocated to undertake the work immediately over the coming nine months.

Legislative and Policy Implications

When considering a development of a licensed venue, such as a café or licensed venue, or any other commercial activities as part of, or independent of a broader community facility on Crown land; there are a number of regulatory requirements that need to be considered, investigated and/or sought specific advice on from state government authorities.

These include but are not limited to:

- The reserves designated purpose under the *Land Administration Act* (1997)
- The Management Order permits development and/or restricts any certain activities and includes the authority to lease or license.
- Alignment with the City of Melville's Local Planning Scheme No. 6 and relevant planning policies.
- Ability to obtain a liquor license under *the Liquor Control Act* (1988).
- Evaluation of potential environmental impacts on native flora and fauna, given the proximity to the bushland in Robert Weir Park.
- Understanding of potential impacts such as noise, traffic, parking, operating hours given the proximity to the nearby residential area and Leeming Senior High School.

It's critical that these matters above are investigated to ensure legal compliance, mitigate any future risks and required statutory obligations to ensure what opportunities exist before undertaking any community engagement and/or future decision making.

Consequences

Should this Notice of Motion not be approved, it may impact the Needs Analysis and Pre-Feasibility body of work the City intends to undertake to better inform future decision making around the Leeming Recreation Centre.

Should this Notice of Motion be approved, there are no negative impacts.

Alternative Recommendations

The overall objectives of the Notice of Motion are supported by Officers. However, as the Elected Member Engagement Session is not a decision making forum, officers have proposed an alternative for recommendation proposed 3 and 4 (noting that whilst the investigation noted in number 4 could be delivered in September 2025, it would be appropriate to hold this over until after the 2025 local government elections caretaking period):

3. ***Requests the Chief Executive Officer to present the investigation 2a and 2b to an Ordinary Council Meeting by June 2025 for consideration and further direction.***
4. ***Requests the Chief Executive Officer to present the investigation 2c and 2d to an Elected Member Engagement Session by December 2025 for consideration and further direction.***