

LATE ITEM CD20/8134 – TOMPKINS PARK REDEVELOPMENT UPDATE (REC)

Ward : Applecross - Mt Pleasant
Bicton - Attadale – Alfred Cove

Category : Strategic

Subject Index : Tompkins Park

Customer Index : City of Melville

Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.

Previous Items : CD16/8081_City_of_Melville_Lawn_Bowls Strategy June 2016; CD16/8089 City of Melville Lawn Bowls Strategy – 16 October 2016; CD16/8088 Community Sport and Recreation Facilities Fund Annual Forward Planning Grants Round – 18 October 2016; CD17/8098 Tompkins Park Concept Plan – 20 June 2017; Item 16.2 Motion with Notice, Review of Redevelopment of Tompkins Park Facility – 21 May 2019; CD19/8114 Tomkins Park Review – 18 June 2019; Motion With Notice Mount Pleasant Bowling Club Review – 19 December 2019; CD20/8125 Tompkins Park Redevelopment Review - March 2020

Works Programme : Not Applicable

Funding : \$3,360,000 (Approved)

Responsible Officer : Todd Cahoon
Manager Healthy Melville

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input checked="" type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

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KEY ISSUES / SUMMARY

- This Report responds to the Council resolution requesting an update on the Tompkins Park facility redevelopment.
- Council approved a revised scope for the Tompkins Park Redevelopment in March 2020 and work has progressed since this time.
- Officers are recommending that this report on the progress of the Tompkins Park be noted.

BACKGROUND

In May 2019 a Councillor motion was endorsed relating to the Tompkins Park Redevelopment requesting the Chief Executive Officer to:

1. **Put on hold the further implementation of the redevelopment of the Tompkins Park facility pending a review by Council of redevelopment options and community requirements for the Tompkins Park facility.**
2. **Facilitate and arrange workshops and/or EMIS meetings for Council to consider the community requirements and redevelopment options including appropriate community consultation for the Tompkins Park facility as an input into the following review of the Tompkins Park facility.**
3. **Undertake a review of options for the redevelopment of the Tompkins Park facility taking into consideration and addressing:**
 - **the change in circumstances resulting from the Surf Wave Park Ground Lease should it not proceed;**
 - **the refusal of the Melville Bowls Club to shift to a new Tompkins Park Bowls facility;**
 - **the reduction in the numbers of Mt Pleasant Bowls Club members likely to join in a new Tompkins Park Bowls facility;**
 - **the financial status of the Mt Pleasant Bowls Club;**
 - **the financial status of the Tompkins Park Community and Recreational Association;**
 - **the financial sustainability of a re-organised Tompkins Park Community and Recreational Association with and without a Function Centre and/or café business;**
 - **the requirements for additional public open space and Dunkley Ave storm flood mitigation;**
 - **any other relevant considerations.**
4. **Provide a report to Council on the results of the review of the Tompkins Park facility for Council approval before any further work proceeds.**

Workshops were held with Elected Members to establish key principles/goals for any development at Tompkins Park. A statement developed from the workshops, which reflects the overall goal of the review, is;

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To develop Tompkins Park as the premier multi-functional sporting site within the City of Melville which provides a financially sustainable, efficient and fit for purpose sporting and recreational hub to cater for current and future community needs whilst maintaining a high level of amenity for City residents.

At the March 2020 Ordinary Meeting of Council officers prepared a report seeking council approval to not proceed with the Tompkins Park Redevelopment as detailed in CD17/8098 – Tompkins Park Concept Plan and the allocation of funds for the essential maintenance and improvements to facilities as Tompkins Park Sporting Hub. The following substantive motion as amended was approved:

That the Council:

- 1. Does not proceed with the Tompkins Park Redevelopment as detailed in CD17/8098 – Tompkins Park Concept Plan.
8125_Tompkins_Park_Redevelopment**
- 2. Rescinds 3b of the resolution from item 8125_CD16/8089_City_of_Melville_Lawn_Bowls_Strategy_being 3b. facilitate the Melville Bowling Club and the Mount Pleasant Bowling Club to amalgamate and relocate to a new facility at the expanded Tompkins Park Hub.**
- 3. Approves the allocation of \$3,060,000 from the Tompkins Park Redevelopment budget to the essential maintenance and improvements to the facilities at Tompkins Park Sporting Hub.**
- 4. Approves the allocation of \$300,000 for fire services or other compliance upgrades if the works are deemed to be required.**
- 5. Allocate the remaining funds approved by item 8125_CD19/8114_Tompkins_Park_Review_to continuing the management model review and the revision of the initial Tompkins Park concept plan which will include appropriate community engagement within the next 12 months.**
- 6. Notes the current review and investigation process regarding the Mount Pleasant Bowling Club, as per 8125_Motion_With_Notice_Mount_Pleasant_Bowling_Club_Review.**
- 7. Directs the Chief Executive Officer to commence discussions with Mount Pleasant Bowling Club and Tompkins Park Community and Recreational Association regarding the establishment of payment plans to enable clubs to recommence loan repayments, noting payments will not commence until after the conclusion of the:**
 - o Mount Pleasant Bowling Club Review; and**
 - o Tompkins Park Operational Management Model Review.”**

Following the Council approval the City commenced working with the Tompkins Park Community and Recreational Association (TPCRA) in regards to establishing a sustainable management model and works timeline to suit all parties.

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The COVID-19 Pandemic restrictions resulted in the closure of the facilities at Tompkins Park and unfortunately caused delays to the commencement of planning for the execution of the Tompkins Park redevelopment works by the City.

The basis of a new management arrangement for the facility has been worked through with the TPCRA board and there is consensus between both parties that TPCRA will manage a reduced footprint of facilities compared to current operations as a tenant under the overall management of the facility by the City.

Given the closure and in preparation for the implementation of the shared management arrangement and to enable the building works to be completed it was agreed that the City will take over temporary management and responsibility of the entire facility from 1 June 2020 until the completion of Stage 1 works, which is anticipated to be mid November 2020.

A MOU between the City and TPCRA was established highlighting that both parties are working proactively to improve the sustainability of the Tompkins Park facility for the TPCRA, Sporting Clubs and the City.

At the July 2020 Ordinary Meeting of Council the following Councillor Motion with Notice was approved:

That the Council directs the Chief Executive Officer in consultation with the Tompkins Park Community and Recreational Association to develop urgently a detailed management plan, scope of works, budget and program for the Tompkins Park Redevelopment Stage One for presentation at the August Ordinary Meeting of Council. Prior to the report being prepared for the August 2020 Ordinary Council meeting that a meeting be held to include the Councillors, the Association and the Officers.

DETAIL

A budget and scope of works for the project has already been developed and was presented to the Council at the March 2020 meeting (Item CD20/8125 Tompkins Park Redevelopment Review). The budget of \$3.36 million was approved for essential maintenance and improvement works at Tompkins Park and a summary of the scope of works was included in the March 2020 report.

Following the Council item in March 2020 officers have been working with the TPCRA to assist the Association to develop a sustainable business model and to progress planning on the works to the facilities. A key principle has been to minimise impact on and ensure delivery of essential works for their re-opening under their new model.

COVID-19 has presented challenges for both the City and the Association. To support the Association during this time and assist with works preparation, as of June 2020 the City has temporarily taken over management responsibility of all facilities at Tompkins Park. The Association still operates from the facility and have a number of events they are conducting to support the Clubs usage of the reserve.

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Management Model Progress

The City will play a more active role in the management of the Tompkins Park facility and will directly manage areas of the building. It is proposed that the City will manage the southern community function room, the upstairs 'Riverview' room, common toilets/foyer and the sports change rooms. An additional tenant under the City's management will be the existing commercial gym arrangement.

The overall oversight of the facility going forward will be through the City's Leisure Facilities team within Healthy Melville Services. This is similar to the management arrangement and relationship the City has with the Melville Bridge Club at LeisureFit Melville and how the new facilities at Shirley Strickland Reserve will be managed.

TPCRA is progressing well with the development of their management plan and the City is assisting where and if required. It is noted that the TPCRA board are committed to implementing a sustainable operating model going forward. The planned model (based on TPCRA operating from the Sports Bar (River Room), Kitchen and Club Bar) will see the facility move from being predominately run as a commercial function centre to a 'Club' facility which will provide more access for the member clubs and the wider community (recreational members).

Works

To limit the impact on both the clubs and TPCRA and ensure the TPCRA facilities will be available for their relaunch in early December 2020 the works have been staged as follows:

- Stage 1: River room and kitchen maintenance and upgrade works by early December 2020. Stage 1 will be managed by TPCRA directly as these works are considered tenant fitout.
- Stage 2: Sports flood light upgrade to LED lights by February 2021. (Essentially changing from older style globes to LED – there is no replacement of towers or installation of additional towers)
- Stage 3: Remaining internal building works including air-conditioning replacement and sports change room upgrades to commence January 2021 through to mid 2021
- Stage 4: External works including; sports club storage, carpark improvements, Playground renewal, improved access to public UATs, paved apron area improvements, sports field and practice area modifications and improvements. To commence ~mid 2021 and subject to a formal development application and approval process through the Department of Biodiversity, Conservation and Attractions and the Western Australian Planning Commission.

It should be noted that the staging elements are still indicative (particularly stage 3 & 4) as they are based on advice at this time. If some elements can be brought forward it will be considered.

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Other items that form part of the project and in progress now by the City include: general ongoing maintenance, Access Control, new furniture for the community spaces (that will be managed by the City, security system replacement and investigation of the possible inclusion of CCTV.

The City is also investigating the requirement of a lift to the Riverview room. If required the funding could come from the City's disability access and inclusion budget or the \$300,000 building compliance budget that was approved in March 2020.

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

Continued engagement and consultation with the sporting clubs impacted and the TPCRA has been conducted.

City officers continue to attend the TPCRA monthly committee meetings and have also attended a strategy planning session held by the association. It is noted that TPCRA have had concerns with the detail of scope and timeframes of staging but since a recent meeting it seems that the board are satisfied with the direction the project is heading in.

As planning progresses further updates will be provided to key community stakeholders including local residents. Project information will be contained on the following webpage: <https://www.melvillecity.com.au/our-city/about-our-city/projects-and-works/tompkins-park-redevelopment>

A meeting with Councillors, TPCRA board and City officers was held on the 6 August 2020. An update was presented by officers and the TPCRA President and overall the session confirmed that while the board had recent concerns, they were now satisfied with the direction of the project.

II. OTHER AGENCIES / CONSULTANTS

The Department of Local Government, Sport and Cultural Industries have been contacted in regards to the City submitting a CSRFF application for the Sports Flood Lighting.

The Department of Biodiversity and Attractions were notified of the review of the project and aware of the future development application for the external works.

STATUTORY AND LEGAL IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

A budget of \$3,360,000 was approved at the March 2020 Ordinary Meeting of Council and has been included in the 2020/2021 budget.

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As highlighted in the March 2020 report to Council there is acknowledgement that some funding is supporting the commercial nature of the Tompkins Park operations. Given the significant capital outlay by the City and potential ongoing maintenance costs which in some way support these commercial activities, the City is working with the TPCRA board on lease terms that will see a contribution from the operations of the facility towards these costs.

Initially it is proposed that funds paid to the City through the lease arrangement are used to pay down the TPCRA's self supporting loan.

The TPCRA board are also looking to include a minimum % of profit to be retained in a sinking fund for future fitout, maintenance and replacement within their leased area

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
Risk of declining solvency of the TPCRA due to delays in the delivery of the stage one works detailed in this report.	Minor consequences which are almost certain, resulting in a High level of risk	Support the TPCRA in managing the stage one fitout works.
Risk of further declining sustainability of Tompkins Park facility due continued operations.	Moderate consequences which are likely, resulting in a High level of risk	Implement Operational management whereby the City plays a more active role in the management of facilities. Continue to support TPCRA in changing their operating model.

POLICY IMPLICATIONS

Reference is given to several Council Policies that guide the decision making by Council in consideration to this report and include the following Council Policies:

CP-028 Physical Activity Policy highlights the increased opportunities for physical activity; leading to the improved health and wellbeing of the community.

CP-037 Neighbourhood Development – Community Hub Policy highlights that gaining the greatest community benefit can be achieved through the provision of facilities consolidated into community hubs.

CP-031 Asset Management Policy highlights that assets must be reviewed on a regular basis to ensure they remain relevant, have a demonstrated community need and are achieving optimal levels of service in a cost effective manner over the asset lifecycle.

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ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Nil

CONCLUSION

TPCRA is progressing well with the development of their management plan and the City is assisting where and if required.

To limit the impact on both the clubs and TPCRA the works have been separated in staged with works commencing onsite around October 2020 and the final stages of the works to be finalised by late 2021.

Officers, in collaboration with the TPCRA, are working to ensure an opening of their lease area early in December 2020, to enable the Association to meet their financial modelling and commence operations.

OFFICER RECOMMENDATION (8125)

APPROVAL

That the Council notes the Tompkins Park Redevelopment Update.