



City of  
**Melville**

*Mt Pleasant Bowling Club Review & Petition*



**Agenda Briefing Forum  
6 October 2020**



- This report provides a response to the Council motion, 10 December 2019, resolution:
- That the Council request the CEO to undertake research into previous Council resolutions relating to:
  - A the Mt Pleasant Club requests for financial support and requests to changes to financing commitments
  - B the relocation of the Mt Pleasant Bowls Club and the development of Club site, and
  - C the noting and endorsing the City of Melville Bowls Strategy Report, and provide a report to the Council on the implications, both financial and nonfinancial, of the Council rescinding previous motions relating to the relocation of the Mt Pleasant Bowls Club, which includes consideration and investigation of a home base for Tingara Netball Club or other interested sporting clubs at Mount Pleasant Bowls Club and the noting and endorsing of the City of Melville Bowls Strategy Report



This report also considers a petition signed by 749 residents of the City of Melville and 249 non-residents that was tabled at the September 2020 Ordinary Meeting of the Council meeting.

The tabled petition requests that the Council:

1. Extend and vary the current Lease agreement with the Mount Pleasant Bowling Club (MPBC) to provide an extended lease period of 21 years with a 21 year option; and
2. Renovate and extend the Clubhouse to update the facilities including the provision of facilities for the disabled and vary the conditions of use to allow wider community usage; and
3. Completely waive any outstanding debts or liabilities owed by the MPBC to the City of Melville.



The City received a request from the MPBC on the 5 September 2020 for the ‘renewal, extension and variation of deed of lease.’ The Club have requested a 21 year lease with a 21 year option period and various conditions such as the City funding clubhouse renovations and extensions for conference rooms / office space and compliance upgrades e.g. Accessible toilets, ramps. The specific details of which are unknown at this point.

The land is Crown Reserve owned by the State Government and the maximum lease term that can be granted by the City under the Management Order from the Minister of Lands is 21 years in total including options.



- Self Supporting Loan

The current position of the MPBC's self supporting loan is a current outstanding loan liability of \$198,769.47. The Club believe this had previously been written off in June 2017 however the resolution was conditional on a new bowling club entity forming and commencing.

A March 2020 resolution for the MPBC to enter into a loan payment plan following the MPBC review (this item)

- Summary of financial support

The MPBC have been provided approx. \$192,849 in financial support since March 2017 which includes loan repayments not paid, support for green keeping fees in 19/20 and COVID stimulus package measures.



- A number of resolutions remain in place regarding the acquisition and redevelopment of the site (P16/3724 & P17/3764).
- The implications of rescinding all motions from P16/3724 and P17/3764 relating to the development of the current MPBC site would essentially result in negotiations with the State Government to acquire the site ceasing.
- Officers are of the view that 30% parkland / public open space is a key development principal that should be maintained in any and all options for the site given the strong community support for access to local and quality public open space.



1. Redevelopment of the site to include Netball facilities as per December 2019 Council motion – not supported by officers.
2. MPBC relocates/dissolves, playing members are financially supported to join other clubs and the City progresses with site acquisition for residential and parkland development – MPBC would strongly object to this option.
3. Site acquisition and retirement housing development including Bowls facilities (for MPBC club activities) and approx. 30% site developed into parkland – long term potential option, will likely disrupt club activities for a period.
4. Long term ‘premises lease’ / ‘management license’ arrangement with the MPBC and approx. 30% of site developed into parkland / public open space for the local community.



- Council is to provide further direction in regards to which option is preferred, noting that past resolutions remain in place and there is the potential for significant capital investment for some of the above options.
- Officers recommend an Elected Members Workshop to discuss options for the MPBC and the site as a whole considering the associated risks and potential costs due to the complexity of matters identified in the report.



That the Council

1 Note the Officer Report, in dealing with the Council resolution 10 December 2019 in item 16.5 Mt Pleasant Bowling Club Review, on;

- the Mt Pleasant Club requests for financial support and requests to changes to financing commitments
- the relocation of the Mt Pleasant Bowls Club and the development of Club site,
- the noting and endorsing the City of Melville Bowls Strategy Report,
- the implications, both financial and non-financial, of the Council rescinding previous motions relating to the relocation of the Mt Pleasant Bowls Club,
- consideration and investigation of a home base for Tingara Netball Club or other interested sporting clubs at Mount Pleasant Bowls Club and

2 Directs the CEO to schedule a workshop with Elected Members, to be held as soon as practicable to consider options for the Mount Pleasant Bowling Club and the site as a whole and to consider the officers comments in this report.

3 Write to the lead petitioner of the outcome of any motions resolved by Council.



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**Questions?**