



City of
Melville

ATTACHMENTS

**Ordinary Meeting of Council
Under Separate Cover**

Tuesday, 17 November 2026



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**DRAFT - NEEDS ANALYSIS FOR
MELVILLE BOWLING & RECREATION
CLUB**

CITY OF MELVILLE
October 2026

PREPARED BY PAATSCH GROUP
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Version Control

Version	Date	Comments
Version 1	June 2026	Draft Issued for City of Melville comments
Version 2	October 2026	Updates following City Review.
Version 3	October 2026	Updates following further City Review.
Version 4		

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1 EXECUTIVE SUMMARY

The City of Melville ('City') has engaged Paatsch Group to lead the delivery of Needs Analysis and Feasibility Study for the redevelopment of the Melville Bowling & Recreation Club (MBRC). The existing MBRC is an ageing asset, and portions of the MBRC are no longer compliant or fit for purpose. The project is to consider the future needs and viability of possible options for provision and management of the MBRC, prioritising sustainability.

This Needs Analysis is the first step in the planning process and will explore the future requirements and opportunities for the MBRC ahead of examining the feasibility of potential development options in the second stage of the project.

1.1 Overview of Outcomes

A summary of the outcomes is as follows:

- The Council Plan for the Future identifies five Strategic Directions, and this project is linked to the key outcome area of Healthy, Safe and Inclusive as well as Sustainable and Connected Development. Relevant Strategic Objectives are:
 - 1.4 Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing.
 - 1.5 Support sustainable sporting and community groups and volunteering.
 - 3.2 Deliver sustainable and well-planned infrastructure and public places and spaces.
- There has been steady increase in the population of the City since 2001 with an increase of 13,259 people or 14.7% between the 2001 and 2021 Census. Continued steady forecast population growth in the City is forecast with an increase of 15,010 person or 13.45% between the 2025 and 2046 to an estimated residential population of 126,586¹.
 - Within the forecast population growth, significant growth is forecast to occur in the the 75–79-year age group which increases by 31.1% or 1,686 persons, the 80–84-year age group which increases by 79.6% or 2,846 persons and the 85+ age group increases by 6,206 persons or 151.4%.
 - The forecast growth in population and dwellings occurs in the areas of Applecross, Ardross and Booragoon, all of which are relatively proximate to the MBRC.
- The Drivetime Catchment Report completed by Kinetica included the following key findings:
 - Bowls - More than 2,000 adults in the area are currently active participants, while more than 6,000 are not presently playing but have expressed interest in trying the sport. It is forecast that participation in lawn bowls within the catchment area will increase by 21% by 2034.
 - Soccer - Current participation is equivalent to the state average, however, interest in participating in soccer is above the state average. Participation in soccer in the catchment is forecast to increase by 23% by 2034.
 - Padel - While current padel participation aligns with the state average, the number of adults playing in the catchment area is forecast to increase by 30% by 2034. *Padel is an emerging sport and while these numbers are consistent with proprietary models, it should be recognised the sample sizes are significantly smaller than other activities.*
 - Pilates - Current demand for Pilates is substantially higher than the state average. This is attributable to the older population skew. By 2034, adult participation is forecast to increase by a further 30%.
 - Yoga - The proportion of adults currently participating in yoga is significantly higher than the state average and is due to the same demographics outlined for Pilates. Participation in yoga is anticipated to increase by 30% by 2034.
- The MBRC is a part of the broader Tompkins Park and Atwell House precinct.

¹ Source: <https://forecast.id.com.au/melville/>

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- The MBRC lease area is a portion of Lot 39, 596 Canning Highway, Alfred Cove 6154 which is designated as Regional Open Space (Reserve) as well as Primary Regional Road (Reserve).
- The location in proximity to the Swan River and the Melville Bird Sanctuary (MBS) means that the site is of interest to DBCA, SERAG and Friends of MBS.
- The current understanding is that the Primary Regional Road Reserve means that any works would likely be determined by WAPC rather than DBCA. The lot is within the Swan River Development Control Area so if the Lot was sub divided, this may change.
- As of February 2026, the club has approximately 422 total members of which 143 are lawn bowls players. The table below shows a breakdown of the club membership by type and sex.

Type	Male	Female	Total
Playing/Full Member	72	41	113
Social Bowlers	18	12	30
Social Members	145	55	200
Soccer	39	1	40
Scrabble	12	27	39
Total	286	136	422

Table 1 – MBRC Membership February 202.

- Casual bookings are managed by the club with details provided by the Club indicating that for the period July 2024 to June 2025, 152 casual booking were made that generated 6,207 total attendees.
- The MBRC has made efforts in recent times to increase the usage of the facility with the Perth Saints FC utilising the facility for social purposes. A soccer training academy associated with the club has also utilised one of the greens as a training field. The Club has also signed a Heads of Agreement with Future Padel to sub lease a green for the inclusion of six padel courts.
- WSP completed a Parking Management Plan for the Tompkins Park Precinct. The key message from this review was that the addition of activities/uses that would significantly increase traffic at peak periods would be almost impossible to achieve as parking was at capacity.
- With the building opening in 1958, it lacks modern amenity and standards expected in a modern sport and recreation facility. The Building Condition Reports commissioned by the City indicated that the facility is in good condition for its age.
- Key outcomes of the Stakeholder Engagement include:
 - The MBRC membership is supportive of the green's configuration being two grass greens and one synthetic. Bowls WA has suggested that two synthetic greens would better meet the Club's needs. Grass greens have a maintenance cost associated and the synthetic green would add the additional cost of allocation to a sinking fund. [Note: This will be further assessed during the Feasibility Study.
 - Any development proposal needs to take into consideration the broader precinct inclusive of Tompkins Park, Atwell House and the Swan River.
 - A portion of the two (2) presently disused northern greens are located on Crown Land, managed by the City of Melville and outside of the MBRC Lease area. The MBRC has indicated a desire to have this area within the lease area but each of DBCA, SERAG and FMBS have indicated to date they are not supportive of the Crown Land adjacent to the MBRC Lease Area (and formerly within the lease area) being returned to the lease area. Each stakeholders preference is to see a revegetation of that area as has been considered in the Masterplan work completed by Element for the area.
 - Bowls Clubs have had to move away from the sport of bowls being a primary source of revenue and activity with supplementary activities such as function rooms supporting facility financial sustainability.
- The Feasibility Study will further review and confirm:
 - Composition of greens to ensure financial sustainability of the MBRC into the future.
 - Composition of food and beverage offerings.

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- Several redevelopment options have been tested at a high level. Two options were then provided to cost planner RLB to provide a high-level indicative cost to assist in informing the City on the preferred option to take forward into the Feasibility Study – refurbish and extend the existing facility in the current position or rebuild in the current position. Refurbishment has a capital cost of approximately \$7.92M with the option to demolish and rebuild \$11.23M noting the rebuild option includes an additional 204m² of floor area. The NPV 20-year capital and cumulative maintenance and replacement cost of the refurbishment option has been estimated at \$9.44M with the demolish and rebuild \$13.19M, a difference of \$3.76M. It is recommended that both Options are further developed and tested during the Feasibility Study to determine the recommended approach.

Note: Capital costs referred to above are for building only and exclude other redevelopment works such as greens replacement, shade structure, maintenance shed or carparking.

1.2 Key Strategic Drivers

The following are the strategic drivers/guiding principles identified as being key for the development of sporting facilities in the City of Melville as identified in the City's draft Community Infrastructure Strategy that will be used to assist in guiding the needs analysis:

- **Accessible and Inclusive:** Infrastructure is accessible for residents in different catchment areas with different abilities, and inclusive of diversity.
- **Multi-Functional and Collocated Facilities:** a network of facilities provide for a range of diverse user groups with a high level of spatial flexibility. Single use facilities will be considered where shared use facilities are proven not to meet the functional needs of the users they service.
- **Shared Use:** the City facilitates shared use of community infrastructure to maximise cost efficiencies and avoid duplication of provision.
- **Optimise Use and/or community outcomes:** the use of existing facilities owned or controlled by the City of Melville is maximised for community benefit.
- **Evidence Base:** investment is prioritised through a transparent and objective process and a clear understanding of stakeholders through tailored community engagement.
- **Responsible Provision:** community infrastructure is well planned, and delivered and maintained in a socially, economically and environmentally sustainable manner.
- **Safety and Security:** access to all community facilities is safe and secure, with enhanced passive surveillance, CCTV and lighting.
- **Quality of Design:** design meets the needs of users efficiently and effectively, balancing functional requirements and flexibility to deliver optimum benefit and lifecycle performance.

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1.3 Needs Analysis

A summary of the potential indicative development options or otherwise is provided below.

Facility	Comments
Community Facilities	
Shared Use Pavilion	<ul style="list-style-type: none"> Shared between Melville Bowling Club and Perth Saints FC Community as a stakeholder for social and community events Padel as supporting complementary activity
Two or three greens	<ul style="list-style-type: none"> MBC preferred composition is two grass greens and one synthetic with the Feasibility Study to examine two synthetic as a comparison for sustainability. <ul style="list-style-type: none"> Minimum of one green with shade cover as per City's recommended standards. Note: the City's Provision Standard for shade cover includes funding support of one-third of the cost.
Kiosk	<ul style="list-style-type: none"> Kiosk facility to support Perth Saints FC usage of Tompkins Park.
Optional Community Facilities	
Shade Cover	<ul style="list-style-type: none"> Type of shade cover provided and number of greens.
Playground	<ul style="list-style-type: none"> To support Pavilion facility usage.
Complementary Commercial Facilities	
Bar and function centre with commercial kitchen	<ul style="list-style-type: none"> Consistent with current facilities
Padel facility	<ul style="list-style-type: none"> While current padel participation aligns with the state average, the number of adults playing in the catchment area is forecast to increase by 30% by 2034. Padel is an emerging sport with demand growing overall MBRC have already entered into a Heads of Agreement with Future Padel for the development of up to 6 padel courts on the southwestern green at the MBRC, and the City is currently supporting preparation of the development application and sub-lease. Padel is consistent with current use of the site.
Optional Complementary Commercial Facilities	
Pilates and yoga studio	<ul style="list-style-type: none"> Current demand for Pilates in the area is substantially higher than the state average with adult participation forecast to increase by a further 30% by 2034. Current proportion of adults participating in yoga is significantly higher than the state average and is anticipated to increase by 30% by 2034. Pilates and yoga use is consistent with current use of the site and the adjacent Tompkins Park (noting advice from DBCA is that they may not support this type of use on site as they may not consider it consistent with current use).
Café	<ul style="list-style-type: none"> Has been identified in other studies as a potential option. To be further examined in Feasibility Study.
Licensed Restaurant	<ul style="list-style-type: none"> Benchmark and comparison sports clubs/facilities incorporating restaurants particularly where views are available e.g. Rowing Pavilion would provide a revenue stream to club through sub lease. Unlikely to be supported by key stakeholders including DBCA, SERAG and Friends of MBS. Would further impact negatively on car parking on site. As a result, this wont be investigated as part of the Feasibility Study.

Table 2 – Needs Analysis Summary Inclusions.

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2 INTRODUCTION

The City of Melville is located approximately 8 kilometres south of the Perth CBD. The City has an area of 53km². The City's eighteen suburbs are divided into six wards as shown by Image 1 below.

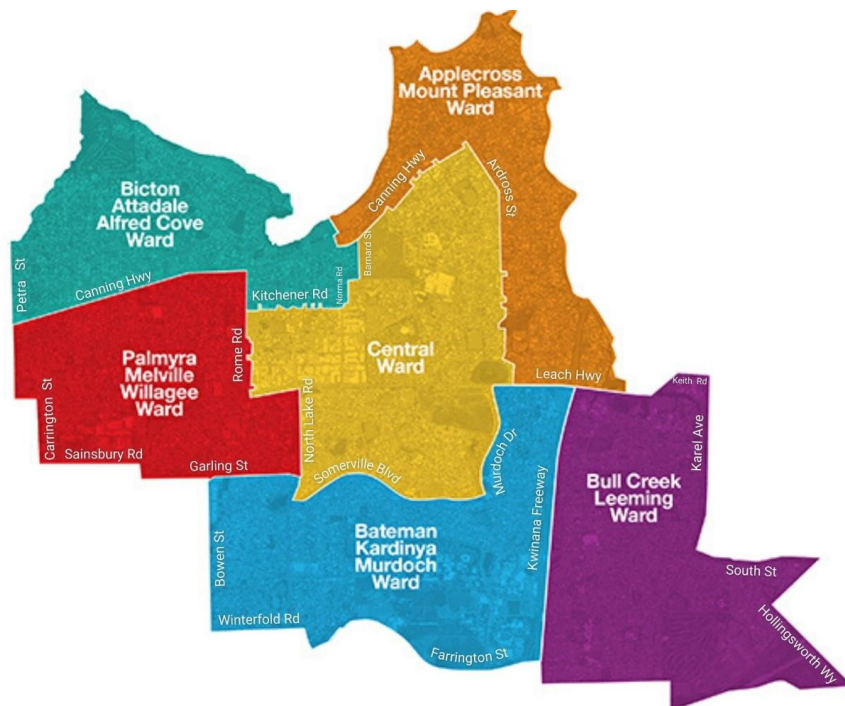


Image 1: City of Melville – Wards

The MBRC is located in the north east of the Bicton Attadale Alfred Cove Ward at 592 Canning Highway, Alfred Cove. The MBRC was funded and constructed by the club through 1957/1958 and opened in January 1958. Since this time the building structure has remained largely unchanged. Over the decades the facility has attracted use from many user groups, including but not limited to Probus clubs, dance groups and other sporting clubs and has been managed by the Melville Bowling Club (MBC).

There is a total of six natural turf greens located at MBRC, though in recent years, three greens have not been maintained to a playable standard for lawn bowls, one of which has been maintained and used for junior soccer.

Prior to 2020, the facility had been under a management licence to MBC, whereby the City was responsible for the structure. In 2020, the City granted the MBC a lease with an initial term of 50 years where the MBC were solely responsible for maintaining, keeping in good order and repair of the facility.

The MBC have expressed the desire to undertake a renewal of club infrastructure, in some form, for the last decade and to this effect have previously produced a draft Business Case in May 2023.

In May 2024, the City of Melville Chief Executive Officer received a formal written request from the MBC for a variation to their 50-year lease to 21 years, where it was proposed the City would resume the responsibility for maintaining, keeping in good order and repairing the premises. The following was resolved at the Ordinary Meeting of Council in October 2024.

"That the Council:

Approve the Deed of Variation to the lease with Melville Bowling Club Inc for Lot 39, 592 Canning Highway Alfred Cove, with immediate effect, subject to the removal of Clause 14 - Redevelopment; and

Requests the Chief Executive Officer to finalise and execute the Deed of Variation and surrender of lease; and

Authorise the expenditure of \$119,000 and the following budget amendments:

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From Community Facilities Reserve Account 277.28107.7888.000

To a new Capital Account – Melville Bowling Club Improvements to undertake urgent building compliance work for the Melville Bowling Club premises.

The item notes the MBC's interest in, "...redeveloping the premises in the future to create a more financially sustainable, community focused, accessible and energy efficient facility" and lists a redevelopment business case as a required item of work in 2025/2026. The MBC produced concept plans in 2025.

The MBRC is a part of the broader Tompkins Park and Atwell House precinct and is immediately adjacent to the Atwell House and Gallery, that is the subject of its own development process. [Note: in June 2026, the City was advised that the funding application for this development through Lotterywest had been unsuccessful].

The western playing fields at Tompkins Park adjoin the MBRC car park and in recent years the Perth Saints Football Club (a major user of the western fields at Tompkins Park) have adopted the MBRC as their preferred club facility for social use utilising the change rooms at the Tompkins Park facility.

The broader foreshore precinct vision has been documented in the Attadale Alfred Cove Foreshore Master Plan (2022) and further refined for the immediate vicinity of the MBRC in the Atwell Arts Centre/Melville Bowling Club Precinct Plan (2023).

As the MBRC facility is more than 60 years old, many aspects of the facility are dated, not considered fit for purpose or meet current industry standards. The facility has had minimal major investment over-time.

The existing lease boundary for the facility is contained within a freehold lot owned and managed by the City, though a portion of the two (2) presently disused northern greens are located on crown land, managed by the City of Melville. The MBRC holds a desire to regain the entirety of both of the northern greens into their lease boundary. The City of Melville in principle supports this desire and associated land administration requirements.

The MBC have entered into a Heads of Agreement with Future Padel for the development of up to 6 padel courts on the southwestern green at the MBRC, and the City is currently supporting preparation of the development application and sub-lease.



Image 2 – Precinct Image

OFFICIAL**OFFICIAL****3 PROJECT AIM**

The primary objectives for the overall scope of work include:

- Conduct a thorough assessment (needs analysis) to identify needs at Melville Bowling and Recreation Club, considering all forms of relevant infrastructure including but not limited to the building and bowling greens (synthetic or natural) and other club supportive infrastructure.
- Commercial needs analysis to assess demand and alignment with community priorities; this analysis should consider commercial opportunities that will support sustainability and activation of the area, considerate to the broader Tompkins Park and Atwell House Precinct.
- A Feasibility study on identified and agreed option/s from the Needs Analysis to evaluate viability of the proposal/s, to determine the best community value, and prioritising sustainability.
- Undertake and/or support internal and external engagement which includes preparation of a final report with the intent of obtaining approval from the Council.

The first stage of the project, the Needs Analysis, will seek to identify and understand the community infrastructure requirements of the MBRC as well as identifying any potential complementary commercial facilities that add value to the community infrastructure requirements.

The provision of sport, recreation and healthy lifestyle opportunities links to the City's "Healthy, Safe and Inclusive" key outcome area as articulated in the Council Plan for the Future 2024 with the Vision of this strategy being:

"Vibrant, Sustainable, Inclusive Melville."

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4 PROJECT METHODOLOGY

The process used by Paatsch Group in developing this needs analysis incorporated the following methodology:



OFFICIAL**OFFICIAL****5 STRATEGIC AND PLANNING DOCUMENT REVIEW**

A review of relevant City of Melville Strategies and Plans, State Sporting Associations Plan, State and Federal Government Plans and other strategic documents was undertaken as part of the Needs Analysis process. A summary of the relevant key planning documents follows. Further summary details are provided at Appendix A.

5.1 Existing City of Melville Strategies and Plans

The following City of Melville strategies and documents were reviewed:

- Council Plan for the Future 2024 – 2034
- Long Term Financial Plan 2024 – 2034
- Community Infrastructure Planning Framework (Draft May 2025)
- Healthy Melville Plan 2019 – 2023
- Active Reserve Infrastructure Strategy 2020 (under review)
- Attadale Alfred Cove Foreshore Master Plan
- Atwell Arts Centre and Melville Bowling Club Precinct Plan
- Stretch Reconciliation Action Plan 2025-2028
- Council Resolution – July 2025 Ordinary Meeting of Council - Item CD25/47, Provision Standard – Bowling Green Shade Infrastructure
- CP-037 – Community Hub Policy
- CP-028 – Physical Activity Policy
- CP-120 – Climate Action Policy
- CP-119 – Active Reserve Parking Policy
- CP-102 – Urban Forest and Green Space Policy
- CP-084 – Disability Access and Inclusion Policy
- CP-002 – Stakeholder Engagement Policy
- CP-109 – Cultural Awareness Policy
- CP-103 – Improving Public Spaces Policy
- CP-057 – Sustainability Policy
- CP-008 – Forward Financial Planning and Funding Allocation
- Infrastructure Strategy 2016-2036
- Building Asset Management Plan 2013-2032
- Parks Infrastructure Asset Management Plan 2014-2032
- Land Asset Management Plan (2017)
- Asset Management Framework (ask Geoff for a revised copy)
- Community Lease and Management License document template
- Safer Melville Plan 2023-2027
- Cultural Infrastructure Strategy
- Directions From Young People Youth Strategy 2022 – 2025

5.1.1 Council Plan for the Future, 2024 - 2034

The Council Plan is an integrated Strategic Community Plan and Corporate Business Plan. Key points noted in the Council Plan are:

- The vision for the City is “Vibrant, Sustainable, Inclusive Melville”.
- Strategic objectives are grouped around five key outcome areas:

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- **Healthy, Safe and Inclusive** – Healthy, safe and inclusive communities with a sense of belonging and wellbeing.
- **Clean and Green** – A clean, green and sustainable City for current and future generations.
- **Sustainable and Connected Development** – Sustainable, connected development and transport infrastructure across our City.
- **Vibrant and Prosperous** – Economic prosperity and vibrant, resilient communities and businesses.
- **Good Governance and Leadership** – Leadership and good governance for the benefit of the whole community.
- The consultation completed to inform the Council Plan was conducted across two phases with 3,193 people contributing views.
 - Phase 1 conducted in October 2023 as part of the Markyt Community Scorecard included sport and recreation facilities and services as one of 6 key priorities for the community.
 - Phase 2 conducted by Catalyse independently and confidentially identified six key themes that guided the development of the outcomes and objectives. This identified Community and Recreation Facilities as one of the six key themes.
- Relevant Strategic objectives aligned to Social/Community outcomes are:
 - 1.4 – Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing.
 - 1.5 - Support sustainable sporting and community groups and volunteering.
- Relevant Strategic objectives aligned to Sustainable and Connected Development outcomes are:
 - 3.2 Deliver sustainable and well-planned infrastructure and public places and spaces.
- The adjoining Atwell House and Tompkins Park are both identified as key redevelopment/upgrade projects.

The following should be considered in the development of the Needs Analysis:

- Ensure alignment with Council Plan and objectives.

5.1.2 Community Infrastructure Planning Framework (Draft May 2025)

One of the key elements of the draft Community Infrastructure Planning Framework is the development of Guiding Principles to inform and underpin the planning and provision of community and sports facilities. The draft principles at the time of this report are as follows:

- **Accessible and Inclusive:** Infrastructure is accessible for residents in different catchment areas with different abilities, and inclusive of diversity.
- **Multi-Functional and Collocated Facilities:** a network of facilities provide for a range of diverse user groups with a high level of spatial flexibility. Single use facilities will be considered where shared use facilities are proven not to meet the functional needs of the users they service.
- **Shared Use:** the City facilitates shared use of community infrastructure to maximise cost efficiencies and avoid duplication of provision.
- **Optimise Use and/or community outcomes:** the use of existing facilities owned or controlled by the City of Melville is maximised for community benefit.
- **Evidence Base:** investment is prioritised through a transparent and objective process and a clear understanding of stakeholders through tailored community engagement.
- **Responsible Provision:** community infrastructure is well planned, and delivered and maintained in a socially, economically and environmentally sustainable manner.
- **Safety and Security:** access to all community facilities is safe and secure, with enhanced passive surveillance, CCTV and lighting.
- **Quality of Design:** design meets the needs of users efficiently and effectively, balancing functional requirements and flexibility to deliver optimum benefit and lifecycle performance.

These draft Guiding Principles will be used in the development of facility requirements and concepts.

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The draft Framework also identifies that the provision of Bowls Green meets the current needs of the community based on PLA 2020 Community Facility Guidelines recommend provision and will also likely meet the forecast needs in 2046. The commentary provided notes "Future facility planning is undertaken on a case-by-case basis where the future needs and feasibility of bowling greens can be considered"².

5.1.3 Active Reserve Infrastructure Strategy 2020

The Active Reserve Infrastructure Strategy (ARIS) was developed to guide the provision of infrastructure on Active Reserves over the following 20 years.

Key points noted in the ARIS are:

- The guiding principles under which the ARIS was developed include ensuring that, wherever possible, the co-location of complementary users is maximised to ensure effective use of limited financial resources.
- The Strategy identifies Tompkins Park as "Neighbourhood Major Reserve".
- The Site and Building Assessment notes the following in relation to Tompkins Park and plans to co-locate users of the reserve with one multifunctional building which "would address serious dysfunctional issues with the existing infrastructure".
- In relation to Tompkins Park, the following recommendation is included: "Implement the current proposed Tompkins Park Redevelopment to incorporate potential land opportunities as a result of the decision to not proceed with the Wave Park development on site. Subsequently monitor and review the development intent to ensure it is meeting users' needs."

5.1.4 Attadale Alfred Cove Foreshore Master Plan

The Attadale Alfred Cove Foreshore Master Plan was completed by Element in August 2022 with extensive consultation and development undertaken through 2021.

Key points noted in relation to the Melville Bowls Club area are:

- Further layout planning for the Atwell Precinct and Melville Bowling Club is required.
- Key drivers identified outside of the bowls club and Atwell Gallery are:
 - Future road widening of Canning Highway impacting on access to Atwell House.
 - Pressures on car parking and access off Canning Highway.
- The intended outcomes are:
 - A holistic plan that seeks to find the optimal layout for the area and its future assets.
 - Provide more seamless movement and connectivity.
 - Provide more functional space in terms of arts, cultural and recreational activities.
- Further considerations, interdependencies and staging include:
 - Undertaking this layout planning exercise as a priority to ensure it is resolved prior to any major redevelopment (excluding Karlup or Atwell Boardwalk) or change in infrastructure.
 - Consider the need for future servicing in the plan.
 - Further liaison with MRWA to monitor any timeline for road widening and key access considerations.
 - Consider the potential use of food trucks in the space and the resulting access that would be required.

5.1.5 Atwell Arts Centre and Melville Bowling Club Precinct Plan

The Atwell Arts Centre and Melville Bowling Club Precinct Plan was prepared to include a Layout Plan for the Atwell House and Melville Bowling Club precinct as a short-term recommendation of the Attadale Alfred Cove Foreshore Master Plan.

Key points noted in the are:

- The document contains a significant amount of information in relation to the broader site, constraints and opportunities.

² Draft Community Infrastructure Planning Framework, p.29

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- A community facilities scan noted the following:
 - Mount Pleasant is the closest bowls venue at 2.5km away. There was an intense negotiation between the two clubs to amalgamate which ultimately failed with the matter to not be pursued further;
 - All bowls clubs have reduced the number of greens over time as membership has fallen;
 - MBRC remains one of the few all natural bowls facilities in the metro area. It offers four grass greens although it previously had six. Transitioning to synthetic grass is part of the club's deliberations for the future; and
 - MBRC is also located adjacent to Tompkins Park which accommodates cricket, rugby, lacrosse, touch and soccer. Having multiple sports facilities in this vicinity creates congestion issues in the precinct.
- As part of the technical assessments, the bowling club assessment noted:
 - Declining membership numbers at MBRC as well as other City of Melville based clubs.
 - Potential facility and offering conflicts with Tompkins Park. Opportunities to incorporate complementary activities.
 - The provision of two greens would (given the current membership numbers) be more than adequate, supported by contemporary social facilities. Having covered synthetic greens would create provide the optimal operating and maintenance strategy for the bowlers.
 - Potential opportunity to discuss relocation of Bowls WA headquarters which may then support four greens.
- Includes master planned layouts of the precinct area. Specific works proposed in relation to the MBRC included:
 - Staged demolition and reconstruction of the club house to cause minimal disruption to MBRC.
 - Realignment of southern boundary to allow for access road to Atwell House and Gallery.
 - Review main entrance to the MBRC to create a functional, visual entrance into the Club, with optimal parking layout.
 - Upgrade and/or reposition the greens: resurface both southern greens to create 2 x 6-7 rink covered synthetic greens. Retain the south-east green in place and relocate the south-west green east to allow for a future shared carpark between the new Atwell Gallery and the greens. Retain a 4m gap between the greens, as advised by the State regulations and MBRC.
 - Retain or repurpose the northern greens as directed by the MBRC business case. Consider use by complementary sports and community groups.
 - Landscape the currently underutilised land at the northern extent of the MBRC lease with a mixture of hard and soft landscaping in keeping with the surrounding native vegetation. Detail to be directed by MBRC business case.
 - Consider WSUD and harvesting of water runoff from impervious surfaces for non-potable purposes (e.g., toilet flushing, landscape irrigation).

5.1.6 Other City Documents

Key points noted from the remaining City of Melville documents reviewed include:

- **Stretch Reconciliation Action Plan 2025-2028** - is an "ambitious document that outlines actions for reconciliation across the organisation".
- **Council Resolution – July 2025 Ordinary Meeting of Council - Item CD25/47, Provision Standard – Bowling Green Shade Infrastructure** – The City may provide up to one-third funding on a motorised retractable shade canopy option for lawn bowling clubs that operate on land which is under the care and control of the City which includes the MBRC.
- **Healthy Melville Plan, 2019 - 2023** – The importance the City has placed on a Healthy Melville.

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- **Various City Policies** - Policies demonstrate a commitment from the City to increase the health and wellbeing of the residents and acknowledge the role community facilities broadly have to play. Strong commitment to climate action, sustainability and shared/multi use of facilities.

5.2 State Sporting Associations Documents

The following State Sports Associations Strategies were reviewed:

- Bowls WA Strategic Plan 2025-2028
- Football West State Facility Report 2022

Key points noted are summarised in Table 3 below:

Document	Key Points
Bowls WA Strategic Plan 2025-2025	<p>The Bowls WA Strategic Plan was released in 2025 to align with national initiatives from Bowls Australia with the vision "For people to be attracted to our clubs and following an enjoyable, fun experience, feel encouraged to return".</p> <p>Key related strategic project and actions include:</p> <ul style="list-style-type: none"> • Development of a Facilities Strategy. • Improving club governance through assessment of structures and procedures within clubs.
State Facility Report Football West, July 2022	<p>The State Facility Report was released by Football West in July 2022. It was produced by Football West following a comprehensive audit of WA football clubs and noted "This document provides an evidence-based approach to key facility requirements across Football West clubs to support the growth of the game moving forward"³.</p> <p>Football West's infrastructure objectives are:</p> <ul style="list-style-type: none"> • Activated • Inclusive • Fit-for-Purpose • Talent Enabled • Sustainable <p>Relevant priorities identified include:</p> <ul style="list-style-type: none"> • Improved change room provision. • More change rooms for match officials. • Talent pathway and ID facilities in all regions.

Table 3 – State Sporting Associations Strategies.

5.3 Standards of Provision

Based on the Parks and Leisure Australia (WA) Community Facility Guidelines 2020 as the industry standard the following is provided:

- Population Guideline – 1:35,000 to 50,000 – District level facility.
- It is recognised bowling clubs often function as a community hub for a target demographic, with a diverse range of sport and recreation participation based on the wider community need and economic viability of a facility.
- 1-2 grass/synthetic greens within a 5km catchment for a neighbourhood facility.
- 3+ grass/synthetic greens within a 5km catchment for a district facility.

Bowls Australia and Bowls WA do not have standards of provision for greens per active playing member.

5.4 Other Relevant Documents

Other relevant documents reviewed include several Federal, State and Local Government documents including:

- Places to Play, Australia's National Community Sport Infrastructure Plan, Australian Government, July 2026
- National Sports Strategy 2024 – 2034 (Sport Horizon), Australian Government, 2024

³ Western Australia State Facility Report, July 2022, p.2

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- Australia's Sport Participation Strategy, (Play Well Strategy), November 2023
- Sport West, Sport in Western Australia: Social Return on Investment, 2022
- The Value of Community Sport Infrastructure, KPMG, 2018

Key points noted are summarised in Table 2 below:

Document	Key Points
<p>Places to Play Australia's National Community Sport Infrastructure Plan, Australian Government, July 2026</p>	<p>Places to Play: Australia's National Community Sport Infrastructure Plan was released by the Australian Sports Commission in July 2026. It sets out a national approach to how community sport facilities are planned, funded, managed and used, built around a Common Goal ("Everyone has a place to play") and a Common Ground principle to "optimise what we have and grow what we need."</p> <p>Areas of focus for the Plan are:</p> <ul style="list-style-type: none"> • The Plan's central argument is a shift from an asset-first to a participation-first model. Under the "current model," facilities tend to be overspecified, built on a "build it and they will come" logic, designed around today's demand, managed individually, and treated as an end goal in themselves. • The proposed "new model" instead builds only to essential requirements, uses evidence and future-focused data to guide investment, designs and schedules facilities for flexible and inclusive use, takes a place-based whole-of-system approach that optimises existing assets first, and treats participation outcomes — not capital investment — as the actual measure of success. • The Plan recognises local governments as "the primary owners, planners and managers of local sport facilities" and as "the biggest sponsor of community sport" through the provision of facilities and enabling services — while also noting that local government currently "bears the biggest burden" in an ageing, strained system. • The Plan sets out clear expectations of local government going forward: ensuring local plans and strategies align with the Common Ground principle of Places to Play; gathering and analysing community data to underpin participation-first planning rather than opportunistic or asset-based decisions; collaborating with sport and other stakeholders to create localised Places to Play plans; optimising access to and shared use of existing facilities across sport and non-sport organisations; applying universal design principles to new builds, upgrades and renewals; and embedding the Common Goal and Common Ground into venue contracts and facility management practices. • The Plan does not mandate a single blueprint but positions itself as a shared, nationally-aligned framework intended to better coordinate the previously fragmented roles of the Australian Government (national leadership, data and evidence), state and territory governments (investment, policy and planning alignment), sport organisations (advocacy and program delivery), education providers (facility access) and communities (local insight and stewardship) around local government's central, on-the-ground role. • For a local government commissioning or reviewing sport infrastructure work, the practical takeaway is that studies and investment decisions are increasingly expected to demonstrate participation-first evidence, prioritise optimisation of existing facilities and shared/multi-use arrangements ahead of new-build proposals, incorporate universal design, and align with this national framework's Common Goal and Common Ground — considerations likely to strengthen the credibility of a facility feasibility case when seeking council or state government endorsement.

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Document	Key Points
National Sports Strategy 2024 – 2034 (Sport Horizon), Australian Government, 2024	<p><i>Sport Horizon</i> is Australia's national sport strategy. It sets the direction and aspiration for the Commonwealth, state and territory governments, communities, and sporting organisations to create thriving systems. The vision is "Building healthy, active, connected communities and a thriving sport system".</p> <p>This document is built on five guiding principles:</p> <ul style="list-style-type: none"> • Leadership • Diversity, Equity, Inclusion; • Integrity • Education and development • Sustainability. <p>Areas of focus for the Strategy, aligned with the immediate priorities of the sport sector:</p> <ul style="list-style-type: none"> • Inclusion - Promote inclusive practices and environments that are safe and encourage participation, involvement, and leadership across diverse cohorts. • Participation - Increase rates of participation and involvement in sport, and maximise access and quality of experiences. • High Performance - Enhance Australia's reputation as a fair, successful and leading edge sporting nation with opportunities and development pathways for high performance athletes, coaches and officials to thrive. • Safety - Instil safe sporting environments through a genuine culture of respect and integrity at all levels of sport. • International Engagement - Leverage the power of sport to bring people together, project Australia's values and identity, and promote Australia's international priorities. • Economy and Environment - Enable the sport sector to prosper at all levels. Leverage the significant investments in sport, including infrastructure and facilities. Promote sustainable practices and environmental leadership. <p>The provision of sport and recreation facilities has linkages to two of the priorities and more specifically to the actions set underneath the priorities which include:</p> <ul style="list-style-type: none"> • embed inclusivity in design by involving those with lived experience in the development and implementation of policies and programs. (Inclusion) • unlock alternative and non-traditional spaces for community use to ensure opportunities are accessible and available to all. (Participation) • ensure facilities and equipment are safe, and rules and practices minimise the occurrence and impact of injuries, e.g. concussion. (Safety) • encourage an aligned and coordinated approach to sport infrastructure. (Economy and Environment)
Australia's Sport Participation Strategy, November 2023	<p>Play Well - Australia's Sport Participation Strategy (Play Well Strategy) has been developed to create great sporting environments and experiences, where individuals of all ages, backgrounds, genders and abilities can come together to access the benefits of sport.</p> <p>The strategy will be delivered across four horizons leading up to and following the Brisbane 2032 Olympics. The first horizon covers the period 2024 to 2026 with activities in Horizon 1 focused on achieving alignment across the sport system.</p> <p>Activating Places and Spaces is one of six priority areas with objectives of:</p> <ul style="list-style-type: none"> • Provide equitable access to and usage of community places and spaces ensuring they are available and welcoming for all people to engage in sport.

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Document	Key Points
	<ul style="list-style-type: none"> • Unlock the multi-use potential of existing assets and maximise their versatility and sustainability through innovative partnerships and collaboration. • Establish processes to achieving optimum management practices including strategic planning, community engagement, policy change implementation and more equitable resource allocation. • Foster inclusive sport partnerships that address the demand for sport opportunities in local communities. • Implement aligned, coordinated and cooperative strategies for the design, upgrade, repurpose and construction of active places and spaces which are sustainable and resilient. <p>The strategy also highlights a commitment to sustainability and highlights the following in relation to venues for sport: "The PLACES where these experiences take place, ensuring that they are resilient to growing financial pressures and the changing climate, and that environmental impact is minimised with existing spaces used where possible⁴."</p>
SportWest, Sport in Western Australia: Social Return on Investment, 2022	<p>Study completed by ACIL Allen on behalf of Sport West to attempt to quantify Social Return on Investment from organised Community Sport.</p> <ul style="list-style-type: none"> • Headline findings: <ul style="list-style-type: none"> ○ Gross benefit of organised sport in WA annually is \$10.3B. <ul style="list-style-type: none"> ▪ Benefits include mental health benefits, enhanced human capital, Labour market outcomes, youth life skills and enhanced social capital. ▪ 5,715 FTE jobs supported.
The Value of Community Sport Infrastructure, KPMG, 2018	<p>In 2017, Sports Australia commissioned KPMG to undertake a study into the value of community sport facilities to Australia. In 2018, The Value of Community Sport Infrastructure report was released. The report identified the annual value supported by community sport infrastructure with the following being some of the key findings:</p> <ul style="list-style-type: none"> • The annual value supported by community sport infrastructure in Australia is at least \$16.2 Billion, with community and sporting infrastructure being utilised by eight million Australians. • The economic value of community sport infrastructure is \$6.3 Billion. • Persons utilising community and sporting infrastructure regularly delivers a saving on the Australian health care system estimated at \$0.5 Billion per annum. • Community sporting infrastructure generates the equivalent of 33,900 FTE positions in Australia.

Table 4 – Other Relevant Documents.

In addition, the following Federal Government programs may be relevant in future funding procurement with the Federal Government:

- Urban Precincts and Partnerships Program – \$150m over 3 years commencing in 2024 - 2025
<https://www.infrastructure.gov.au/territories-regions-cities/cities/urban-precincts-and-partnerships-program>

5.5 Summary

The document review has identified several implications for the Needs Analysis for the MBRC Project. These can be summarised as:

- The Council Plan for the Future identifies five Strategic Directions, and this project is linked to the key outcome area of Healthy, Safe and Inclusive as well as Sustainable and Connected Development.
- The use of guiding principles in the draft Community Infrastructure Planning Framework ensuring the concepts for the facility are developed in accordance with the Guiding Principles.

⁴ Australia's Sport Participation Strategy, November 2023, p.19

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- Significant master planning for the Attadale Alfred Cove foreshore and the Atwell Arts Centre/MBRC precinct has previously been completed including extensive community and stakeholder engagement. The relevancy and currency of this work to be tested during this project.
- PLAWA Community Facility Guidelines identify a population guideline of 1:35,000 minimum for a district facility with 1-2 grass/synthetic greens within a 5km catchment for a neighbourhood facility and. 3+ grass/synthetic greens within a 5km catchment for a district facility.
- Strong alignment for this project with key Federal Government sport strategies aimed at increasing sports participation for the benefits provided and providing places to play. Importantly, these facilities must be financially sustainable and minimise environmental impacts.
- The value of sport and recreation as an industry is starting to be quantifiable with key research project undertaken by SportWest and Sports Australia highlighting the social and economic benefits to the community and the economy.

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This section identifies the key demographic influences on the MBRC Needs Analysis. Full details of the demographic review and population forecasts are included at Appendix B.

6.1 Current Demographics

The 2021 Census Population of 103,523 represents an increase in the population of the City of 5,440 people from the 2016 census or 5.5%.

The Estimated Residential population in 2026 is 113,132⁵ people. Continued steady forecast population growth in the City is forecast with an increase of 13,454 person or 11.89% between the 2026 and 2046 to an estimated residential population of 126,586⁶.

The table below provides a snapshot of the City of Melville population compared with Western Australia overall.

Category	City of Melville	WA
Population (2021 Census)	103,523	2,660,026
Males	48.0%	49.7%
Females	52.0%	50.3%
Aboriginal and Torres Strait Islander Population	0.9%	3.3%
Born in Australia	62.1%	62.0%
Median Age	42	38
Median Income per person (\$ Weekly)	\$909	\$848
Median Income per household (\$ weekly)	\$2,096	\$1,815
Couple family with children	47.1%	44.6%
Couple family without children	38.6%	38.8%
Total dwellings	41,863	
Occupied private dwellings	92.1%	89.1%

Table 5 – Demographic Overview – Source: Australian Bureau of Statistics, 2021 Census.

Key points noted from the current demographic profile:

- Steady population growth in the City since 2001 with an increase of 13,259 people or 14.7% between the 2001 and 2021 Census.
- The age structure of the City, with a very even distribution of age groups from the 5-9 years group through to 65 – 69 years age group at approximately 6% in each category (except the 25-29 and 30-34 age group which are 5.1% and 5.4% respectively).
- Median Age of 42 which is 4 years greater than the WA median of 38.
- Median income per person and per household in the City are both above the WA median income.
- 62.1% of the population were born in Australia with 0.9% of the population Aboriginal and/or Torres Strait Islander people.

6.2 Future Population

Key points noted from the future population growth include:

- Within the forecast population growth, significant growth is forecast to occur in the the 75–79-year age group which increases by 31.1% or 1,686 persons, the 80–84-year age group which increases by 79.6% or 2,846 persons and the 85+ age group increases by 6,206 persons or 151.4%.

⁵ Source: [Forecast I.D.](#)

⁶ Source: <https://forecast.id.com.au/melville/>

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- The age structure of the City, from the 5-9 years group through to 65 – 69 years age group retains a very even distribution of age groups at approximately 5.5% in each category (except the 50-54 age group which is 5.0%).
- The forecast growth in population and dwellings occurs in the areas of Applecross, Ardross and Booragoon, all of which are relatively proximate to the MBRC.

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7 MARKET ANALYSIS

A Drivetime Catchment Report was completed by specialist consultancy group, Kinetica to determine the demand for bowls, other complementary sports including soccer, padel and pickleball and complementary commercial recreation facilities including Pilates and yoga that could form part of the development. The full report is provided at Appendix C.

7.1 Catchment Analysis

Image 2 below identifies the 10-minute drive-time catchment utilised by Kinetica for the analysis.



The Total Population forecast for the catchment area in 2024 is 117,566.

The key demographic trend within the catchment area is that the population skews older with 19.6% of the population aged 65+ which is above the WA State figure of 16.3%.

The population is forecast to increase to 128,014 by 2034, with percentage of population growth in the 0-14 year old demographic being 0.6%, below the forecast State growth figure of 4.8%.

Image 3 summarises the key demographic characteristics of residents within the 10-minute catchment. Australia, England and Malaysia are the three most common countries of birth among residents.

Image 3: Identified market catchment for the facility based on a 10-minute drive time.

Households within the catchment are more affluent and report higher levels of life satisfaction compared to the WA state average.

	Catchment	WA	National
Other Demographics			
% Born in Australia	60.5%	63.0%	68.1%
% Born in England	6.7%	7.5%	3.7%
% Born in Malaysia	3.0%	1.2%	0.6%
% High Income (Weekly income above \$2500) Households	36.0%	30.5%	30.0%
% Low Income (Weekly income below \$600) Households	15.1%	14.2%	14.9%
% Family Households	68.7%	71.2%	70.5%
AURA Health and Wellbeing (% of Population Rated Above 8 Out Of 10)			
Life Satisfaction	37.6%	35.4%	35.3%
Physical Health	44.6%	43.8%	44.9%
Mental Health	32.5%	31.1%	31.7%
Community Connection	42.7%	40.9%	41.3%
Confidence / Self-esteem	50.4%	51.0%	53.8%

Image 4: Key demographics.

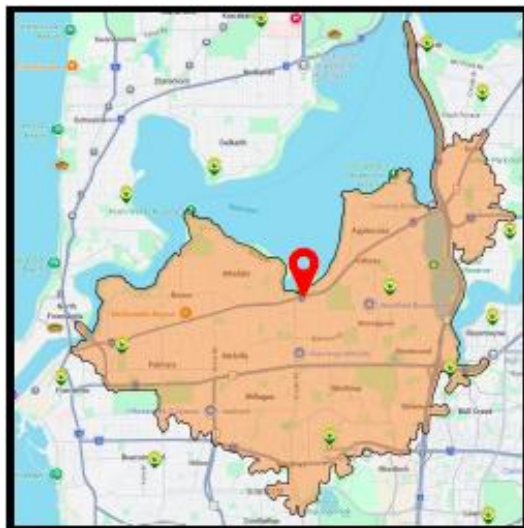
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7.2 Melville Bowls & Recreation Club

Image 4 illustrates the position of MBRC in relation to other bowls clubs within the catchment area with four other clubs within the catchment area. The analysis from Kinetica suggests that the MBRC is well-positioned within the bowls network to capitalise on potential demand.

Based on Kinetica's proprietary club categorisation methodology, there is strong demand with a corresponding higher supply of greens (1 of 20 bowls clubs with three or more greens). Conversion of lawn bowls members while on par with the metropolitan (7.7% Melville conversion against 7.6% WA Metro club average) average still represents significant opportunity. The MBRC ranks in the top 15% in WA for the Kinetica proprietary club categorisation score⁷.



The MBRC has 377 total members excluding soccer and scrabble players. Membership is further discussed at Section 8.5.1.

Kinetica's analysis of membership data provided by the MBRC identified the following key items:

- 89% of members live in the 10-minute drivetime catchment area.
- 42% are lawn bowls players.
- 34% have full playing rights for lawn bowls
- 2:1 male to female membership ratio.
 - 50% of females have full bowls playing rights compared to only 39% of male members.

Based on the catchment area and the demand assessment, Table 4 below summarises the current and forecast participation for each of the sports analysed by Kinetica compared to WA.

Image 5: Bowls Clubs within 10-minute catchment area.

	Bowls		Soccer		Padel		Pilates		Yoga	
Sport	C	WA	C	WA	C	WA	C	WA	C	WA
AURA Participation (Adults 15+ years old)										
Past 12 Months Participation (%)	2.1%	2.7%	5.9%	5.9%	0.5%	0.5%	9.7%	7.7%	13.9%	11.4%
Past 12 Months Participation (No.)	2,112	64,933	5,788	142,580	444	10,785	9,546	185,636	13,721	275,979
Past Month Participation	0.8%	1.0%	4.2%	4.1%	0.2%	0.2%	7.1%	5.4%	10.5%	8.2%
Interest in participating at all (%)	6.7%	7.0%	4.9%	4.4%			9.8%	9.3%	11.9%	11.5%
Interest in participating at all (No.)	6,561	170,318	4,847	107,730			9,617	224,472	11,759	279,548
Forecast 2034 participation (#)	2,559	78,522	7,115	172,417	577	2,174	12,416	224,484	17,846	333,733

Table 6 – Sports Demand Overview.

The key findings of the analysis have been detailed below:

- Bowls - More than 2,000 adults in the area are currently active participants, while more than 6,000 are not presently playing but have expressed interest in trying the sport. It is forecast that participation in lawn bowls within the catchment area will increase by 21% by 2034.

⁷ **Club categorisation.** Kinetica have categorised every club in Australia using their proprietary method of demand and supply factors and weightings in conjunction with Bowls Australia. A higher ranking compared to the balance of the club cohort means, that club has opportunity to grow with higher demand relative to other catchments and enough supply to service this demand.

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- Soccer - Current participation is equivalent to the state average, however, interest in participating in soccer is above the state average. Participation in soccer in the catchment is forecast to increase by 23% by 2034.
- Padel - While current padel participation aligns with the state average, the number of adults playing in the catchment area is forecast to increase by 30% by 2034. *Padel is an emerging sport and while this numbers are consistent with our proprietary models, it should be recognised the sample sizes are significantly smaller than other activities.*
- Pilates - Current demand for Pilates is substantially higher than the state average. This is attributable to the older population skew. By 2034, adult participation is forecast to increase by a further 30%.
- Yoga - The proportion of adults currently participating in yoga is significantly higher than the state average and is due to the same demographics outlined for Pilates. Participation in yoga is anticipated to increase by 30% by 2034.

7.3 Food & Beverage

Paatsch Group has identified food and beverage (F&B) establishments within a one-to-five-minute drive of the MBRC in order to understand further the potential of integrating a F&B outlet within a new or redeveloped facility. Images 5 and 6 below shows the restaurants, bars, café and takeaway outlets within this catchment window and how they are geographically placed in relation to the MBRC.

F&B facilities include:

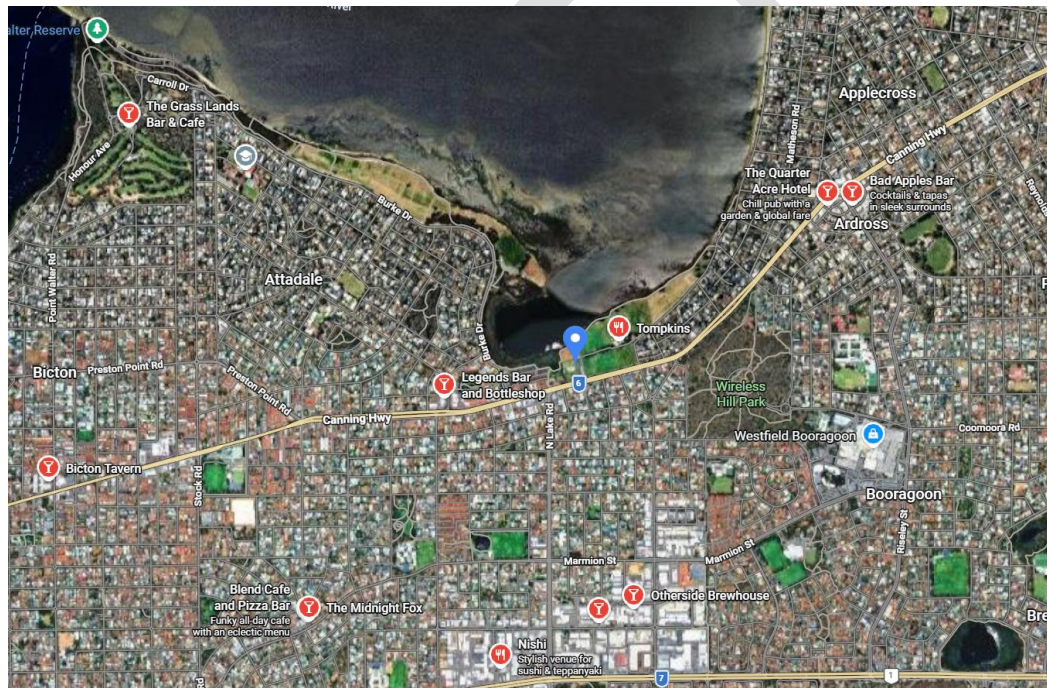


Image 6: Food & Beverage Venues in Area

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Image 7: Food Venues in Area

In summary there are numerous food and beverage outlets in the MBRC's direct vicinity with a variety of offerings.

Over the last ten to fifteen years, redevelopments of predominantly single use clubs in Western Australia (such as surf clubs in particular) have seen the development of food and beverage operations (bar/restaurant) by specialist Operators in sport and recreation facilities and precinct. These developments are categorised by a key point of difference in the facility, usually in the location or vista. Some successful local examples include:

- **The Rowing Pavillion - 4 The Esplanade Mount Pleasant**
 - A vibrant riverside bar, restaurant & function venue near Canning Bridge that opened in 2022 and is located on the upper level of Rowing WA/Perth Rowing Club facilities.
 - The facilities key point of difference is the unique riverside location (immediately on the river) at an upper level providing panoramic views of the river and the City.
 - The facility is operated by General Public Food Co (hospitality trio Mark Pearn, Nic Strachan, and Evan Hewitt) under a lease with Rowing WA
- **Longview – 151 Marine Parade Cottesloe**
 - Located above North Cottesloe Surf Lifesaving Club in Cottesloe.
 - Restaurant and kiosk offering views of the Indian Ocean.
- **Bib & Tucker – 18 Leighton Beach Boulevard North Fremantle**
 - Located above Fremantle Surf Lifesaving Club in North Fremantle.
 - Restaurant offering views of the Indian Ocean.
- **The Shorehouse – 278 Marine Parade Swanbourne**
 - Beachside restaurant, on absolute beachfront.
 - Located adjacent to Swanbourne Nedlands Surf Lifesaving Club.
 - Operated by the Kailis Hospitality Group.

Other examples where a bar/restaurant facility have been developed in sporting precincts include:

- **Carnaby's – East Fremantle Oval**

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- Located in the East Fremantle Oval precinct integrated with the East Fremantle Oval Football Club and Bowls Club.
- Operated by Belgravia Leisure.
- Open six days a week, as a cafe, bar and restaurant.
- **The Camfield – Optus Stadium Park**
 - Bar, restaurant and function centre adjacent to Optus Stadium.
 - Operated by Three Pound Group under a lease with Venues West (State Government)
 - Highly successful.

This is also the concept behind the adjacent “Tompkins” at Tompkins Park, which would be an immediate competitor to any restaurant/bar facility developed at MBRC. This facility is further discussed at Section 8.5.1.

7.4 Gym/Health Club

Paatsch Group has identified gym/health club facilities within 2.5 km's of the MBRC in order to understand the potential competitors for a gym/health club at the MBRC. There are approximately 15 gym or fitness facilities within 2.5 km's of the MBRC, including facilities at Tompkins Park, Council owned LeisureFit Booragoon and also a large-scale fitness facility in Revo Fitness. Image 7 below shows the gyms and health clubs with 2.5 km's of MBRC.

Noting the WSP Tompkins Park Parking Management Plan (details provided at Section 8.3.2) it is unlikely that the parking provision at Tompkins Park would support the addition of a gym/health club at this location.

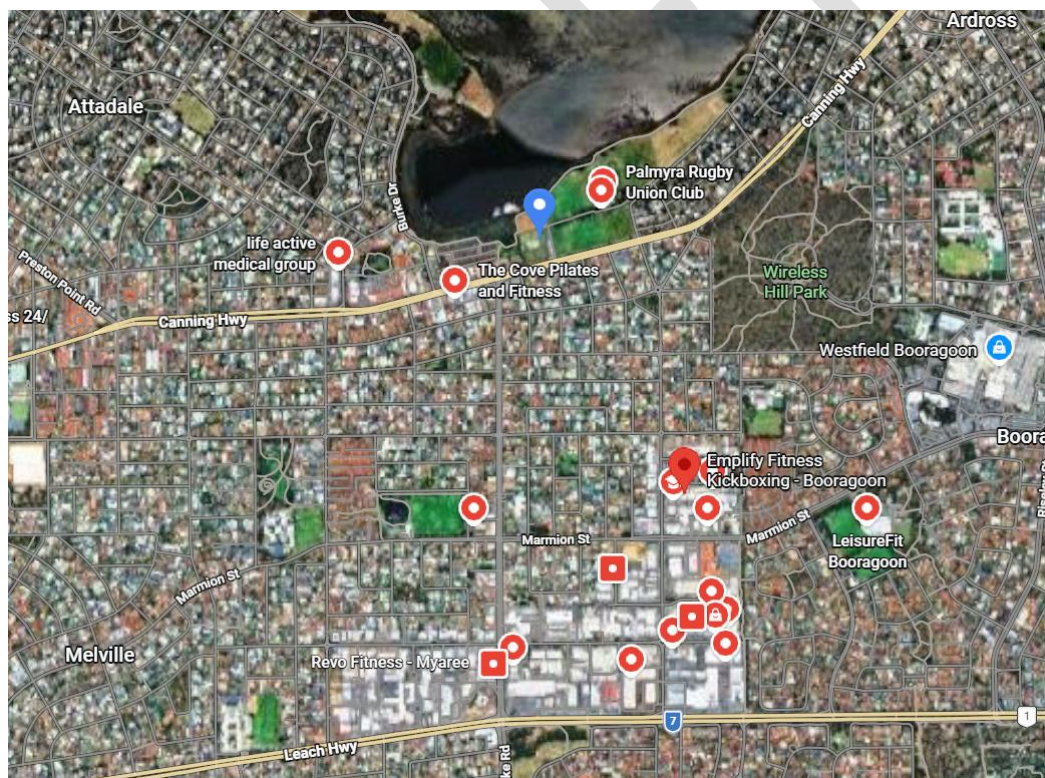


Image 8: Gym' in Area

7.5 Other Potential Inclusions

Based on the background review, initial consultation and an environmental scan of the facility location, a high-level opportunity identification and assessment has been completed. This assessment is included at Table 5.

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Opportunity	Scope	Planning Challenges	Location Requirements within Site	Spatial Requirements	Core or Ancillary Facility	Profitability	Management			Demand	Competitors	Community Benefit	Govt Funding Opportunity	Private Sector Funding Opportunity	Capital Cost	Recommend Further Planning	
							Lease	Operate	Hybrid								
Kiosk/Café	Kiosk	Low	Opportunity to locate to potentially service people passing thru the precinct using bike/walking paths and adjacent users of Tomkins Park	Low	Core	Medium	Y	Y	Y	Medium	Low	Low	Low	Medium Operator may be willing to cover fit out costs	Low	Yes	
Bar/Function Facility	Similar to current provision	Low	Access to public, away from residents. Function facility could be on upper levels with views of the river.	Medium	Core	Medium	Y	Y	Y	High	Medium There is a current bar and function centre, Tompkins on Swan, located in Tompkins Park	Low/Medium	Medium	Low	Low		Yes
Community Meeting rooms	Meeting rooms to service site users and external use.	Low	Integrated with function centre; could be upper level.	Low	Ancillary	Low	N/A	N/A	N/A	Medium	Low	Medium	Medium	Low	Low		
Padel	Up to 6 padel courts	Low MBRC have already entered into a Heads of Agreement with Future Padel for the development of up to 6 padel courts on the southwestern green at the MBRC, and the City is currently supporting preparation of the development application and sub-lease.	Adjacent to main building; ground level	Medium	Ancillary	High	Y	Y	Y	High	Low/Medium Padelwest at Melville Tennis Centre, Mount Pleasant Bowls Club.	Medium	Medium	High	Medium	Yes	
Licensed Restaurant	Full bar and restaurant facility	High DBCA have indicated they may not support. Parking provision to support operators particularly at peak periods.	Would ideally need upper level with views of the river for point of difference	Medium Potential impact on carparking	Ancillary	High	Y	Y	Y	Medium	Medium There is a current restaurant/bar facility, Tompkins on Swan, located in Tompkins Park	Low	Low	High Depending on demand	Medium		Maybe On basis facility can include 2 nd storey and carparking can be adequately addressed
Competitive Socialising Sport	Darts or similar	Medium	Integrated with bar/function; could be upper level	Low	Ancillary	High	Y	Y	Y	Medium/High	Low	Low	Low	Medium (possible pending tenancy arrangements)	Low	Maybe Darts or similar could be integrated into bowls bar facility	
Health and Fitness	Health club with program rooms (Could be targeted at older adults to align with Bowls Club membership e.g. Yoga or Pilates)	Low	If possible, street frontage; could be upper level with views of the river	Medium	Core	High	Y Y Y Operators would consider Capital but only with Management rights			High	High There is a current fitness facility in Tompkins Park and further 14 gyms within 2.5 km's including Council owned LeisureFit Booragoon	High	Medium	High Investor would require management; Operator would cover fitout costs at minimum	Low	Maybe A number of competitors in the areas along with carparking challenges would need to be considered	
Courts/Indoor Bowls	Minimum 3 courts with multi use of courts by basketball, volleyball, badminton, futsal etc Could also be used for indoor bowls	High Significant footprint and additional carparking required	N/A	High	Ancillary	Medium	Y		Y	High	Low	High	High	Low Would only be contemplated by Private Sector (ie. Operators) if they had Management rights	Medium	No The significant footprint and height required plus the additional impact on carparking	
Child Care	Mid-sized Child Care Facility;	High DBCA unlikely to support	Secure area with easy drop off access	Medium	Ancillary	High	Y	Y	Y	Medium	Low	High	High	High	Low	No	
							Operators prefer Turn-Key Lease but will consider capital on basis of reduced lease payment										
Aquatics	LTS, small pool - potential links to Health Club. Recovery facilities.	High	TBC	Medium	Ancillary	Medium	Y	Y	Y	Medium	High Council Owned LeisureFit Booragoon within 2.5 kms	High	Medium	Medium	High	No	

Table 7 – Opportunity Review.

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8 MELVILLE BOWLS & RECREATION CLUB - FACILITIES OVERVIEW

This section provides an overview of the current facility provision at the MBRC.

The MBRC was funded and constructed by the club through 1957/1958 and opened on 21 January 1958.

8.1 Location Summary

The MBRC is located at 592 Canning Highway, Alfred Cove which is in the City's north.

The MBRC is a part of the broader Tompkins Park and Atwell House precinct and is immediately adjacent to the Atwell House and Gallery, that is the subject of its own development process.

The western playing fields at Tompkins Park are adjacent to the MBRC car park and in recent years the Perth Saints Football Club, a major user of the fields, have adopted the MBRC as their preferred club facility for social use. Historically they have utilised the change rooms at the Tompkins Park facility.

The broader foreshore precinct vision has been documented in the Attadale Alfred Cove Foreshore Master Plan (2022) and further refined for the immediate vicinity of the MBRC in the Atwell Arts Centre/Melville Bowling Club Precinct Plan (2023).

The MBRC is bordered by:

- Shared access path and the Swan River in the north;
- Tompkins Park to the east;
- Canning Highway and residential to the south; and
- Atwell House to the west.



Image 9 – Melville Bowls Club, Source: Google Maps

The MBRC lease area is a portion of Lot 39 596 Canning Highway Alfred Cove 6154 which is designated as Regional Open Space (Reserve) as well as Primary Regional Road (Reserve).

Image 9 below shows the overall Lot 39 with the MBRC Lease area shown. Image 10 shows the portion of the Lot that incorporates the road reserve for the future widening of Canning Highway. (Note: the lot is located within the Development Control Area for the Swan River Trust however due to the presence of the road reserve, it is likely that the approving authority for any works would be determined by WAPC unless the lot was subdivided to essentially take out the road reserve).

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The existing lease boundary for the facility is contained within a freehold lot owned and managed by the City of Melville. A portion of the two (2) presently disused northern greens are located on Crown Land, managed by the City of Melville and outside of the MBRC Lease area.

The area is part of Bush Forever Site 331.



Image 10 – Lot 39 with MBRC Lease Area. Source DPLH Plan WA

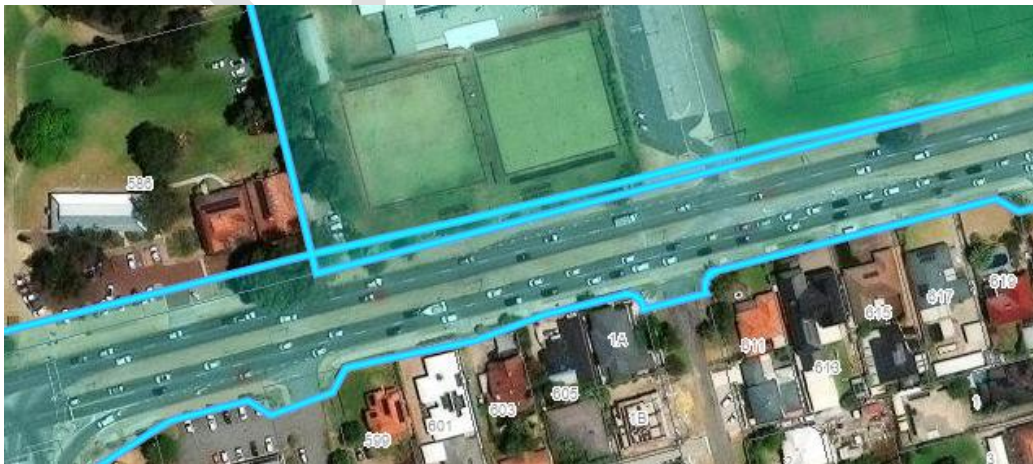


Image 11 - Road Reserve Cross Over – Source: DPLH Plan WA

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Image 12 – Melville Bird Sanctuary – East Region

As can be seen in Image 12, the MBRC is adjacent to the east Region of the Melville Bird Sanctuary.

8.2 Site Analysis

An initial Site Analysis has been conducted by Paatsch Group.

The Site Analysis and attachments are provided at Appendix D to this report.

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8.3 Current Facilities

Incorporated into the MBRC are several facilities as described further below. Images 13 and 14 below provide an overview of the current site plan and current Club building layout plan.



Image 13 – Melville Bowling Club Facilities

Currently, the MBRC comprises of:

- **Club Room:**
 - Change rooms
 - Office and meeting room
 - Sport Bar Area
 - Function Room
 - Kitchen
 - Toilet facilities
 - Verandah

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- **Outdoor areas:**

- Three grass rinks in use by MBRC
- One grass rink in use by soccer programs (to be converted to Padel Courts)
- Two disused rinks (noting that a portion of the disused rinks are outside of the lease area)
- Grounds keeper shed area

As the MBRC facility is in excess of 60 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.

The MBRS has a small car park that is included in the lease area with the main car parking facility shared with Tompkins Park.

The club room facility is well located between the existing greens and set back from Canning Highway.

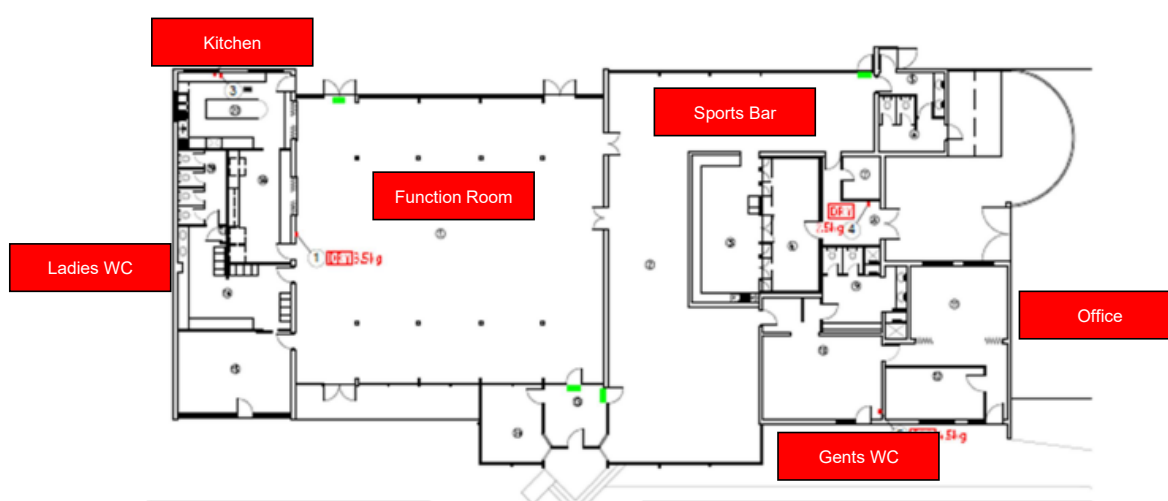


Image 14 – Club Room Layout

Functional issues observed:

- Entry is hidden with back of house areas addressing the main car park.
- Facility itself is hidden behind a wall that fronts on to Canning Highway.
- Layout issues include:
 - Accessing meeting room/office via the men's change rooms.
 - Ladies toilets only accessible through function room (creates an issue when functions are on).
 - Kitchen only accessible through function room – disconnect to main bar area.

OFFICIAL**OFFICIAL****8.4 Reports**

Several relevant reports have been completed by the City of Melville and reviewed as part of this study.

8.4.1 Talis Consultants Building Audit Reports – February 2023

Talis Consultants completed two building condition audit reports for the City on the clubroom facility and the groundsman shed at the MBRC. The audits had the following objectives:

- Assess the condition of the building.
- Identify key assets present in the building.
- Review the building for statutory compliance.
- Review the building for asbestos risk.
- Generate an action list.

In relation to the main building, the following was reported:

- The building appears to be in good condition for its age. It was structurally sound at the time of the inspection and does not pose any notable hazard to either the staff working there or members of the public who are visiting the facility. The building has been constructed with double brick walls with metal roof cover. Walls and ceilings are also in good condition for their age.
- Key assets included electrical switchboards, air conditioners, alarms, cool rooms and bar equipment. CCTV is also currently fitted.
- No issues were identified with statutory compliance.
- The building contains asbestos to eaves sheeting.
- Seventeen action items in relation to the building with water related issues the main issues identified.

In relation to the groundsman shed, the following was reported:

- The building appears to be in good condition for its age. It was structurally sound at the time of the inspection and does not pose any notable hazard to either the staff working there or members of the public who are visiting the facility. The building is a single brick with tin roof.
- Key assets included electrical switchboards and, at the time of the inspection, had not recently been inspected by an electrical professional.
- No issues were identified with statutory compliance.
- The building contains asbestos to the internal ceilings in the main workshop. The switchboard also contains asbestos. The location of the asbestos was to be recorded in the asbestos register and inspected regularly.
- No urgent actions in relation to the shed were required. However, there were a number of minor maintenance items that need to be carried out.

8.4.2 Melville Bowling Club – Structural Condition Report BG&E – December 2025

BG&E completed Structural Condition Report for the City on the clubroom facility, the groundsman shed and the shade structures at the MBRC. The condition assessment was to include the condition of the brickwork, foundations, the roof structure and its support structure and the suspended floor to the dance hall. The Executive Summary noted the following in relation to each of the structures:

- Main club House
 - The condition of the roof structure, façade brickwork and the foundations are in good condition.
 - One local area of the suspended timber floor in the dance hall is bouncy. To find the cause of the bounciness a follow up detailed inspection is required. To undertake the inspection a portion of the timber floor covering will have to be removed to provide access to the underfloor structure.
 - Other noted defects are minor and can be addressed through maintenance.
- Groundsman Shed

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- The standalone shed has several maintenance issues that require attention. The eaves are in poor condition where beams are badly corroded, and the sarking is in damaged and in poor condition.
- There is one large crack above the door in the eastern façade wall.
- External Shade Structures
 - The external shade structures at the ends of the bowling greens are corroding and a single member on one of the structures has failed.

Note: The City has advised the following works have been completed as at 9 March 2026 with a total spend of approximately \$120,000:

- Fire Compliance
 - EXIT Signage
 - Emergency Lighting
 - Fire Fighting Equipment
 - Evacuation diagrams
 - Replacement of sliding doors, doors, door frames and door hardware in club and gardeners shed as required to ensure designated fire exits meet compliance
- Detection
 - Hard wired smoke detection
 - Hard wired thermal detection
- Electrical
 - Remedial repairs to electrical infrastructure
 - Replacement of damaged fuse holders in site main switchboard
 - DB upgrades to gardeners shed, cool room, bore, kitchen and building main
 - Isolation and make safe of the Southern Bowling Green DB (3 phase still available for electric mower)
 - Lighting upgrades and replacements as needed
- Other
 - Replacement of Sewer pump station controller and pump station guide rails.
 - New electronic roller door to Gardeners Shed.
 - A large quantity of low-level maintenance items at the request of the club e.g. new cisterns, toilet seats, painting, new laundry trough, repairs to carpet, new solid core doors to gardeners shed, downpipe and gutter repairs, fixing PV panels that were not secured on the roof etc.
- In Progress
 - Replacement of Northern door and door frame (requested by the club, not compliance related).

8.4.3 Melville Bowling Club – Building Condition Assessment – August 2026

A further Building Condition Assessment was completed by Mansfield Property Advisory (MPA) in June 2026 with the report issued to the City in August 2026. The Executive Summary noted the following in relation to the overall condition:

- Structure and Fabric - Fair
 - This was due mainly to the condition of the roof (fair condition) and some internal areas (change rooms/toilets) that are approaching end of life.
 - Groundman's shed was assessed as in fair to good condition.
- Mechanical Services – Fair

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- Fire Services – Good (although limited)
- External Areas – Good
- Electrical Services – Good
- Hydraulic Services - Good

The key finding in relation to the Structure and Fabric of the building were as follows:

- Roof is in fair condition with the following works recommended.
 - Ongoing maintenance to replace damaged roof sheets to main roof, verandah and groundsman's shed
 - Replacement of deteriorated opaque sheeting to verandah
 - Replacement of areas of deteriorated joint sealant
 - Replacement of corroded mechanical fixings
 - Defective guttering to front and rear elevations of main building. Replacement of affected areas required.
- Reticulation overspray has caused staining to external facades and is increasing rate of mortar bed deterioration. Repoint affected areas and clean down facades to maintain aesthetic.
- Vinyl flooring to high-traffic areas including entrance lobby and bar area is at end of life and will require replacement.
- Previously painted areas internally and externally showing localised deterioration and staining. Redecoration of affected areas will be required.
- Shade structure at end of life. Recommend replacement.
- Carpark surface is poor and will require resurfacing, to include new line marking.
- Male WC and shower facilities are both in poor condition and are end of life. A programme of refurbishment is recommended.
- Female locker and WC area is in fair condition and unlikely to need work in the reporting period.
- Ceiling to the front store room, adjacent female locker area, is defective and will require replacement and redecoration.
- Carpet to bar/social area has undulations which may be a potential trip hazard. Recommend the carpet is re-stretched and pinned to extend life of existing.

The Report identifies \$477,250 in works across the next three year to address defects, maintenance and capex requirements.

8.4.4 WSP Tompkins Park Parking Management Plan – February 2026

WSP were engaged by the City of Melville to prepare a Parking Management Plan (PMP) for Tompkins Park/ Atwell Precinct and to provide advice in support of an Event Management Plan (EMP), with consideration of the current design proposals for the redevelopment of the two major facilities within the precinct:

- Tompkins Park – Stage 3B Redevelopment
- Atwell Gallery Redevelopment

Consideration for pending redevelopment of the Melville Bowling and Recreation Club was also included following consultation.

The PMP and EMP were informed by site visit undertaken at peak period on Thursday 19 November 2025 between 4pm and 9pm. Site observations included:

- The parking adjacent to the MBRC (106 bays) being at 100% capacity during the 5pm to 7pm period with the majority of zones with the carpark above 75% capacity from 7-8pm.
- Similarly, the 100 bays in the areas identified as Field and Tompkins Park Playground parking were also largely at capacity during these periods with Field Parking remaining at 100% from 7pm-8pm.

Key opportunities risk and constraints identified by WSP in relation to the MBRC project include:

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- The connection of Atwell House and Gallery Car Park to the MBRC Car Park may adversely impact parking for Atwell House and Gallery users was identified as a risk due to the lack of separation and potential overflow into Atwell House by Tompkins Park users.
- Opportunity to redevelop the existing MBRC Car Park to improve circulation and increase number of parking bays.
- Opportunity for the expansion of the Melville Bowling and Recreation Club Car Park north into the existing overflow parking area. [Note: consultation with DBCA has indicated this may not be an option they would support.]
- Opportunity to consider drop-off bays on the eastern side of MBRC Car Park to encourage drop-off and parking in alternative locations.
- Opportunity in consultation with Melville Bowling and Recreation Club, to redevelop the southern bowling greens to provide additional parking bays. [Note: the potential addition of Padel would eliminate this as an option in the short term].
- Risk exists with the existing three-lane aisle on the eastern side of Melville Bowling and Recreation Club Car Park combined with no footpath east of the aisle and narrow verge (limited by the fence) and no designated pedestrian crossing points creates an unsafe environment for pedestrians. Especially with a significant number of children and parents crossing from the carpark to the field to the east. It was recommended that a protected pedestrian crossing point is provided to reduce this risk, and pedestrian paths are provided to allow safer access to the southern fields from the car park. It was acknowledged that this car park primary intent is for use by the MBRC, however it will continue to be used as field parking during peak periods and therefore protected crossing points that align with existing desire lines should be provided.

The City is planning to provide an additional 84 bays through adjustments to the existing lane way parking. However, parking within the overall precinct will remain a challenge during peak periods. Noting the above, any additional activities or uses for the MBRC that will generate significant additional attendance particularly during peak periods are going to be difficult to accommodate with parking.

8.4.5 Atwell House Redevelopment

Planning had been completed with a funding application in place with Lotterywest to replace the existing gallery at the adjacent Atwell House. The City was advised in May 2026 that the grant application was not successful, and the project is now on hold until external funding can be obtained.

8.5 Current Users

8.5.1 Melville Bowling and Recreation Club

MBRC as the lease holders are the primary users of the current facility.

As of February 2026, the club has approximately 422 total members of which 143 are lawn bowls players. The table below shows a breakdown of the club membership by type and sex.

Type	Male	Female	Total
Playing/Full Member	72	41	113
Social Bowlers	18	12	30
Social Members	145	55	200
Soccer	39	1	40
Scrabble	12	27	39
Total	286	136	422

Table 8 – MBRC Membership Numbers.

Greens

The club has three active greens for bowls. Two greens are located on the northern or river side of the club rooms with the third located on the southern or Canning Highway side of the club room. A fourth green is currently being used by a private soccer academy for coaching programs 5 days per week and will potentially be converted to padel courts (see Section 3.4.4 below).

To note, a further two greens are located on the river side of the club rooms, and these are no longer used by the club and with portions of the greens located outside the club's lease area.

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The greens are used for all club activities such as pennants and internal competitions. They are available for hire for social activities such as barefoot bowls. They are also used occasionally for Bowls WA competitions.

Maintenance of the greens is managed by the MBRC who employ a greenskeeper to undertake the work.

Clubrooms

The MBRC manage the clubrooms. The bar is operated by paid staff and licensed volunteers.

Days	Opening Hours
Monday	Closed
Tuesday - Thursday	12.00pm – 7:00pm
Friday	12.00pm – 9:00pm
Saturday	12.00pm – 7:00pm
Sunday	1.00pm – 7:00pm

Table 9 – MBRC Bar Operating Hours

Casual bookings are managed by the club with details provided by the Club indicating that for the period July 2024 to June 2025, 152 casual booking were made that generated 6207 total attendees. The main types of bookings were as follows:

- Barefoot Bowls – 121
- Meetings – 11
- Functions (e.g. birthdays/wakes) – 9
- Teaching Kitchen Skills - 6

The MBRC has also established a relationship with the Perth Saints FC for club room usage for their social activities (see Section 3.4.2 below).

The Club also hosts a variety of regular activities including scrabble and probus club meetings. The table below provides an overview of regular activities hosted by the MBRC through the year with the numbers representing attendees.

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
8am		Ladies	Ladies	Probus			
9am	Scrabble	Bowls	Bowls	Club			
10am	50	50	30	100			
11am				Monthly			
12pm							Soccer 40
1pm		SCAPHE		Mens Bowls (Oct-April) 40-50	Winter Bowls (May-Oct)	Mens Bowls (Oct-April)	
2pm		Meetings	Soccer	Social Bowls (May-Sep) 40-50	50	80	
3pm		Bi/Mthly 15	40	Social Bowls Oct - Apr) 20		Social Bowls (May-Sep)	
4pm						40-50	
5pm							
6pm					Ladies Night Bowls (OCT-APR)		
7pm			Community Bowls 10 Weeks/YR		40		
8pm			100				
9pm							
10pm							

Additional activities include:

- School Bowls Programs – twice per year for 10-week periods. 40 students attend 2 times per week.
- Cycling Without Age – this group has a shed and bay for trailer on site.

Governance

The MBRC is governed by a volunteer Management Committee of eleven comprised of the following positions:

- President
- Vice President
- Treasurer

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- Secretary
- Chair – Bar, Grounds, Public Relations & Sponsorships, House, Club Functions
- Men's Bowls Captain
- Ladies' Bowls Captain

These office bearers are supported by a part – time administrator.

8.5.2 Perth Saints FC

Perth Saints FC have been based at Tompkins Park since the Clubs inception in 1996. The Club uses Tompkins Park predominantly in winter with traditional programming of training with games being played all day Sunday. The Club has both junior and senior teams with approximately 850 registered members. Perth Saints currently utilise the change rooms at Tompkins Park, storage facilities in sea containers and use the MBRC for social activities. Image 14 below indicates how Perth Saints layout the soccer fields of play on Tompkins Park.



Image 15 – Facility Locations - Source: Kinetica proprietary Aura Data.

The MBRC has become their venue for social activities after training and matches with primary usage by members on Wednesday evenings from 8pm and Sunday afternoons from 1pm to 6.30pm.

As noted above, a soccer program, Eddie's Futbol Clinic which is associated with the Perth Saints, currently utilise the fourth bowling green for programs.

OFFICIAL**OFFICIAL****8.5.3 Future Padel**

The MBRC have entered into a Heads of Agreement with Future Padel for the development of up to 6 padel courts on the southwestern green at the MBRC, the City is currently supporting preparation of the development application and sub-lease.

An overlay of the proposed layout of the courts is provided below.



Image 16 – Proposed Padel Court Layout

8.6 Competitor Facilities

The image below shows the location of the MBRC in relation to the other Bowling Clubs in relative proximity.

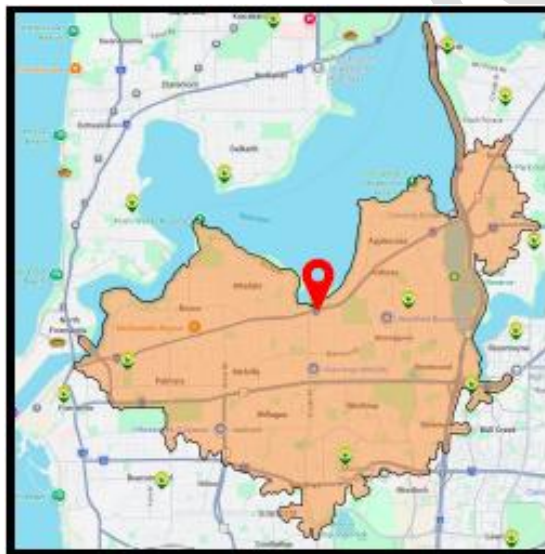


Image 17 – Facility Locations - Source: Kinetica proprietary Aura Data.

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The table below provides a summary of the key facilities relative to the MBRC and the driving distances between the facilities.

Facility	MBRC		Notes
	Distance	Time	
Competitors			
Tompkins Park	275m	0 min	Tompkins Park Association facility incorporating bar, function room and cafe. Shared use cricket, rugby union, touch football and soccer.
Mount Pleasant Bowls Club	2.5km	5 min	Single Use Bowls Club. Two natural grass and one synthetic green. One disused green being converted to padel courts.
Kardinya Bowls Club	3.9km	10 min	Single Use Bowls Club in broader sporting precinct. Two synthetic greens with shade cover.
East Fremantle Bowls Club	4.9km	9 min	Located in redeveloped East Fremantle Oval Precinct. Shared use facility – co located with East Fremantle Football Club and East Fremantle Croquet Club. Two synthetic greens.
Hilton Park Bowls Club	5.8km	14 min	Single Use Bowls Club in broader sporting precinct. Two natural grass and one synthetic green.
Fremantle Bowls Club	6.6km	15 min	Located in redeveloped Fremantle Park Sport & Community Centre. Shared use facility with Fremantle Lawn Tennis Club and Fremantle Workers Social and Leisure Club. Two natural grass and one synthetic green.
Leeming Bowls Club	7.5km	12 min	Single Use Bowls Club collocated with Leeming Spartans Cricket Club. Three synthetic greens.

Table 10 – Driving Distances between Facilities

To note with the competitor facilities is the following:

- Tompkins Park is a potential major competitor in terms of food and beverage operations and potential complimentary commercial options such as a function room. (See further details below).
- Both East Fremantle and Fremantle Bowls Clubs have been redeveloped in the past 5-6 years and are no longer single use bowls clubs, East Fremantle sharing with Australian football and croquet and Fremantle sharing with tennis. Both facilities include food and beverage operations available to non-bowls users.
- Mixture number of greens and of composition of greens at the Clubs. Mount Pleasant, Hilton Park and Fremantle have the composition that the MBRC are seeking (two natural turf plus one synthetic turf).

8.6.1 Tompkins Park

As noted previously, the MBRC is adjacent to Tompkins Park. For clarity, there are two components to Tompkins Park:

- The reserve and the playing fields that are laid out on the reserve (Tompkins Park), and
- The club house/pavilion facility (Tompkins Pavilion).

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Image 18 – Tompkins Park Reserve.

As can be seen in Image 16, the Reserve is divided into two halves, north and south by the service/access road. Users of the reserve are captured in Table below.

	User Groups Summer	User Groups Winter
Tompkins North	<ul style="list-style-type: none"> • Melville Cricket Club <ul style="list-style-type: none"> ◦ Primary and secondary fields. ◦ Turf training nets. • Western Synthetic Turf Pitch <ul style="list-style-type: none"> ◦ Bicton Junior Club ◦ Applecross Junior Cricket Club ◦ Murdoch University Melville Cricket Club 	<ul style="list-style-type: none"> • Palmyra Rugby Club <ul style="list-style-type: none"> ◦ Primary and secondary fields. • Perth Saints (western end refer Image 14).
Tompkins South	<ul style="list-style-type: none"> • Tompkins Touch Assn. • Perth Saints. • Bicton Junior Club • Applecross Junior Cricket Club • Murdoch University Melville Cricket Club 	<ul style="list-style-type: none"> • Palmyra Rugby Club <ul style="list-style-type: none"> ◦ Tertiary/training field. • Perth Saints (refer Image 14).

Table 11 – Tompkins Park Users

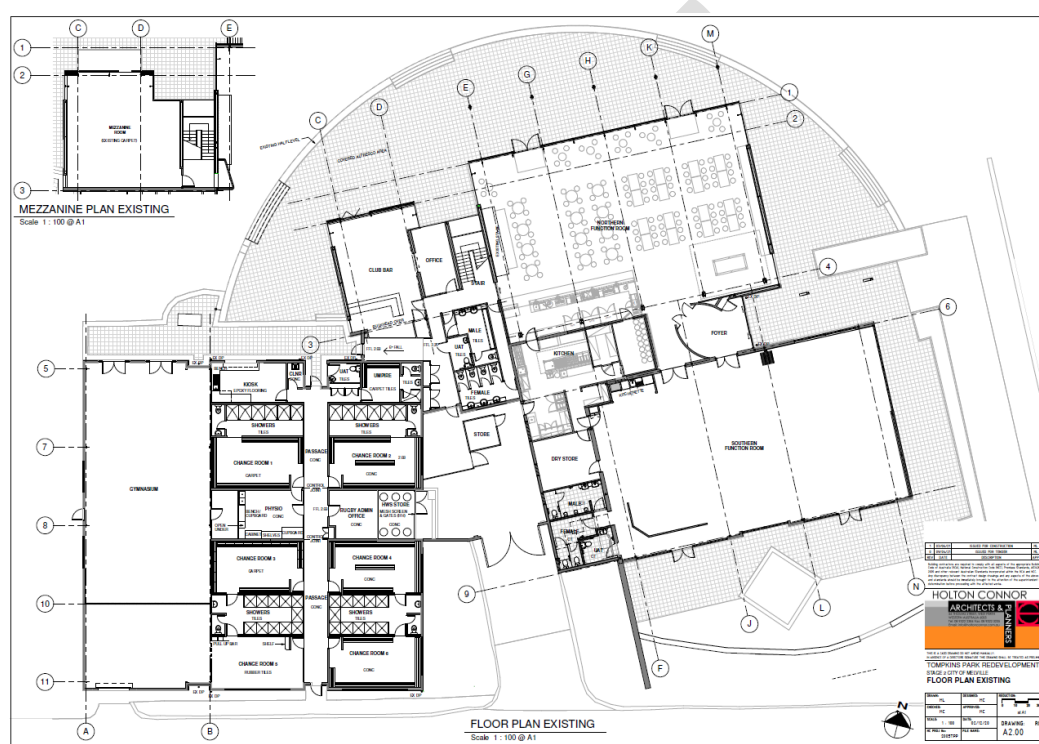
Tompkins Pavilion, constructed in the late 1990's, is located between the halves of the reserve and to the eastern end of the playing fields. The Pavilion faces north (addresses the main cricket ovals and rugby field) and provides views across the reserve to the river and the city. The pavilion is comprised of the following components:

- Canning Function Room – bookable venue for functions and meetings with a capacity of 120 pax seated or 200 pax theatre style.

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- Main Restaurant and Bar Area – main club room area. Operated by the Association as a bistro for lunch/dinner Wednesday from 5pm and Thursday to Sunday from 11:30am with Sunday's last food orders at 6.00pm.
- Club Bar Area
- Swan View Room – function / meeting room with a capacity of 50 pax cocktail style, 30 theatre style and 22 board room style.
 - Each of the above are supported by a shared commercial kitchen facility.
- Kiosk facility – currently in use as a cleaner's cupboard.
- Six change rooms – available for hire from the City.
- Gymnasium area – sub leased by the City to Fitness Results offering Personal Training and Group Fitness Classes.



The facility is managed and operated by the Tompkins Park Community and Recreational Association which is an incorporated body comprised of the two core tenants of the facility being the Palmyra Rugby Club and Melville Cricket Club. These two clubs are Affiliated Members with three clubs listed as being Associate Organisations – Tompkins Touch, St Christophers Netball and Murdoch Volleyball.

The Constitution of the Association (available [here](#)) includes the following:

- To become an Affiliate Body, require an application and payment of an entrance fee of \$50,000 or such greater amount as may be decided by the Special Board Meeting by two-thirds majority⁸.
- To become an Associate Organisation, "the applicant body pays to the Association any entrance fee as may be decided by the Special Board Meeting by two-thirds majority⁹

⁸ The Rules of the Association of Tompkins Park Community and Recreational Association (Incorporated), p6

⁹ As above.

OFFICIAL**OFFICIAL****8.7 Major Issues and Opportunities**

The facility, being built in 1958, is facing issues with age mainly with accessibility and functionality. The Building Reports completed by Talis Consultants and BG&E indicate that structurally the club house facility is in a good condition with more concerns around the groundsman shed identified. The following have been identified as the major issues with the MBRC:

- Precinct is currently at capacity car park wise at peak periods, therefore, will be difficult to introduce activities that require parking particularly in the evening between 5pm and 7.30pm and Saturday/Sundays during winter.
 - Egress from car park can be challenging onto Canning Highway.
 - Reconfiguration of car park
- Proximity to the Swan River and Melville Bird Sanctuary and location within the Swan Canning Development Control Area means that any redevelopment will need to be sympathetic to and cognisant of DBCA requirements.
- As noted in the introduction paragraph, functionality issues with the facility such as location of kitchen and entry location would need to be addressed in a redevelopment.
- Whilst a DDA Compliance Report has not been completed at this stage of the project, it is anticipated that, due to the age of the facility, there would be issues with the building meeting modern standards.
- Perth Saints utilise the changerooms within the Tompkins Park Pavilion and, while Australian sporting facility guidelines do not prescribe a fixed distance between change rooms and playing fields; all major codes (AFL, Football Australia, Cricket Australia, Rugby Australia) require change rooms to be located immediately adjacent to the field they service, with direct, safe, and unobstructed access. Crossing roads or car parks is considered non-compliant and unsafe, particularly for junior participants. Best practice places change rooms within 20–50 metres of the field boundary, on the same side of the playing area. Guidelines also recommend the provision of two change rooms per playing field (per senior pitch in the case of Football Australia).

Opportunities with the facility include:

- Location in proximity to the Swan River with river view. Enhance river view possible with second storey location.
- Location on Canning Highway. Whilst the facility could be considered “hidden” currently behind the wall that fronts Canning Highway, this also provides a future opportunity to open the facility up with street frontage.
- Co-location with Tompkins Park. Opportunity to develop relationships with the community sporting club usage of Tompkins Park. Opportunity to differentiate between the two facilities by providing different offerings.
- Current increasing diversity of uses provides an opportunity to build on existing operations within a modern facility.

NB: Further investigation of development and management options for Tompkins Park is recommended in parallel with MBRC planning to ensure alignment of the future development and management of the two precincts/facilities.

8.8 Summary

Observations and key points noted from the review of the existing facilities:

- The MBRC is located in the north of the City. It is located on Canning Highway in a broader precinct that includes Tompkins Park and Atwell House. It is located in proximity to the Swan River and the Melville Bird Sanctuary which is both potentially an issue and an opportunity for any future redevelopment.
- The MBRC has made efforts in recent times to increase the usage of the facility with the Perth Saints FC utilising the facility for social purposes. A soccer training academy associated with the club has also utilised one of the greens as a training field. The Club has also signed a Heads of Agreement with Future Padel to sub lease a green for the inclusion of six padel courts.

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- WSP completed a Parking Management Plan for the Tompkins Park Precinct. The key message from this review was that the addition of activities/uses that would significantly increase traffic at peak periods would be almost impossible to achieve as parking was at capacity.
- With the building opening in 1958, it lacks modern amenity and standards expected in a modern sport and recreation facility.
- The Building Condition Reports commissioned by the City indicated that the facility is in good condition for its age.

DRAFT

OFFICIAL**OFFICIAL****9 RELEVANT INDUSTRY TRENDS AND BENCHMARKS**

Trends in sport and recreation from both a planning perspective, participation and usage are important to understand for the future planning of sport and recreation facilities. Responses to trends can have impact on program provision and have impact on facility provision in both positive and negative ways.

9.1 Recreation Facility Planning and Provision

Planning for and provision of sport and recreation facilities has seen a trend away from single use facilities to multi-purpose facilities.

Governments are the provider of a significant proportion of sporting facilities and are often left to pick up the capital cost of new facilities when single use Club facilities as an example come to the end of their life and the Club is not in a position to fund a renovation or replacement.

National sporting bodies such as the AFL, Cricket Australia and Tennis Australia have recognised this important role and have produced guidelines for the development of community facilities to assist guiding councils on requirements for the sports to be played at different levels. Sports are also investing in varying degrees in those facility upgrades and prioritising elements such as lighting and change room upgrades.

Facilities are also including “complementary commercial” activities such as allied health facilities, cafes/food and beverages operations or health clubs that provide a community benefit while also contributing a revenue stream outside of visitations. The industry is also looking at ways to drive secondary spends at facilities through food and beverage and retail offerings.

Emerging trends in recreation and aquatic facilities also include the following:

- Integration of community facilities – this involves the inclusion places or activities where the public can interact with the facility without entering a controlled space. Café, libraries, and meeting rooms are all examples.
- Shared use of facilities with schools – this has become more prevalent around the usage of spaces such as ovals where the schools use the ovals during the day with clubs having access outside of school hours.
- Equity and accessibility particularly for people with a disability or who have a disability that effects mobility. For example, modern aquatic facilities include accessible ramps to provide easy access into and out of the pool spaces.

9.2 Lifecycle and Maintenance Planning

Local Governments are the provider of a significant proportion of sporting facilities including aquatic, recreation and club facilities. As noted above, in the past, many facilities were originally developed as single or dual use with the Club/s or Operators having a lease arrangement in place for the facility. Ongoing maintenance of the facility was often left to the Club with no requirement to reinvest in the facility or provision for future lifecycle maintenance requirements. As these facilities age, and as NSOs introduce facility standards for community sporting infrastructure, the Clubs generally look to the Local Government for assistance, mainly financial, to replace or upgrade the facility. As an alternative method to address this issue, the City of Joondalup provides licenses to club to use facilities rather than leases and retains the responsibility for facility maintenance. Venues West is using a similar model for a number of its State Level facilities including the Bendat Basketball Centre, Rugby House and the new State Football Centre.

A similar issue has also occurred for Local Government owned and operated facilities. The capital cost for facilities has been budgeted for with assistance provided through other funding mechanisms such as government grants or, through community fund raising efforts. The ongoing maintenance costs are not allowed for, and the Local Government makes decisions based on needs at the time often at the cost of the regular maintenance required. For Local Governments with multiple facilities in similar condition, this creates a challenge in relation to prioritising and funding upgrades.

To avoid the issue noted above, Government funding and planning (especially State Government) now includes requirements for business plans inclusive of sinking funds/capital renewal. The WA State Government have introduced measures into grant funding sources such as the Community Sports and Recreation Facilities Fund (CSRFF) to ensure that planning incorporates business planning inclusive of life cycle costs and the establishment of a sinking fund for asset renewal during the lifecycle of the facility.

Many National and State Sporting Association are trying to take a more proactive approach in ensuring facilities are developed and maintained at an appropriate level. The State of Aquatic Facility Infrastructure in

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Australia', Report commissioned by Royal Life Saving Australia is an example of a more proactive approach. This report identifies that up to \$8 billion is required nationally to replace or upgrade Australia's ageing public pools by 2030 with a further \$3 billion needed by 2035.

9.3 Formal to Informal Sports

An emerging trend in sport and recreation has been the shift away from formal sport to informal sports where structured team or individual sport is starting to give way to less structured activities.

As noted in Sport 2030, where once people planned their weeks around sporting and physical activity, today many Australians now look for sporting and physical activities that work around their week. Sport is more fragmented. Traditional sports now compete with less organised physical activities such as yoga, bushwalking, cycling, gym, and park runs for the physical activity demands of Australians.

In the report published in December 2022, *The Future of Australian Sport – Megatrends shaping the sport sector over the coming decades*¹⁰, this trend is one of six identified as megatrends that will influence how Australians consume and participate in sport through to the Olympics in Brisbane in 2032.

Sports Australia's AusPlay Survey (AusPlay) provides national, state and territory data on almost 600 different sports and activities in Australia and who is participating in them. In July 2023 AusPlay shifted from phone to online data collection. This major methodological transition introduced a break in the time series and trends re-started with the October 2024 release of inaugural results (2023-24 financial year) from online data collection. Following this, new data will be released every six months.¹¹ On 30 April 2026 the Australian Sports Commission released its latest outputs from AusPlay.

At a national and state level, the most popular sports and physical activities (for the Calendar Years 2024 and 2025) are captured in Table 11. Traditional sports now compete with less organised physical activities such as yoga, bushwalking, cycling, gym, and park runs for the physical activity demands of Australians and participation in non-sport recreational activities such as walking, and fitness/gym have increased the most. This is reflected in the data below.

Rank	Adult (>15 years)		Juniors (<15 years)	
	Australia	WA	Australia	WA
1	Walking (Recreational) (50.1%)	Walking (Recreational) (49.4%)	Swimming (23.1%)	Swimming (21.3%)
2	Fitness/Gym (32.2%)	Fitness/Gym (33.8%)	Football/soccer (14.0%)	Football/soccer (12.5%)
3	Bush walking (17.2%)	Bush walking (17.8%)	Basketball (6.9%)	Australian football (8.4%)
4	Running/Jogging (16.3%)	Running/Jogging (16.4%)	Gymnastics (6.8%)	Basketball (8.3%)
5	Swimming (15.3%)	Swimming (15.9%)	Australian football (5.8%)	Gymnastics (7.9%)
6	Cycling (8.4%)	Cycling (10.4%)	Dancing (recreational) (5.5%)	Netball (6.7%)
7	Pilates (6.5%)	Pilates (7.1%)	Netball (4.7%)	Dancing (recreational) (6.3%)
8	Football/soccer (5.5%)	Football/soccer (5.7%)	Tennis (3.9%)	Running/Jogging (4.1%)
9	Yoga (5.0%)	Yoga (5.0%)	Walking (Recreational) (3.6%)	Walking (Recreational) (3.9%)
10	Tennis (5.0%)	Basketball (4.9%)	Cricket (3.3%)	Cricket (3.5%)

¹⁰ https://www.clearinghouseforsport.gov.au/research/future#escalate_the_exercise

¹¹ <https://www.ausport.gov.au/clearinghouse/research/ausplay/results>

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Table 12 – AusPlay Participation Data.

To note, in Australia for all Adults, Bowls is ranked equal 28th with a participation rate of 0.9%, equal with padel/pickleball. In Western Australia, it is 34th with a participation rate of 0.7%.

In comparative data tracked over the last 20 years, participation in non-sport recreational activities such as walking, and fitness/gym have increased the most.

Regarding organised participation, the following is noted¹²:

- Fitness/gym is the highest participation centre for the overall adult population followed by pilates and running/jogging.
- For males, it is fitness/gym followed by football/soccer. For women most popular is fitness/gym followed by pilates.

9.4 Increases in Female Participation

Sports such as AFL football, soccer and cricket have placed an increase focus on female participation with the creation of professional leagues and the broadcasting of these competitions having a flow on affect to increasing participation at the grass roots level.

Whilst there has been a large focus on the lack of “female friendly” changerooms and pavilions, the real challenge for these sports is suitable “grass space” or playing space for the increased number of teams to train and play.

9.5 Sustainability

Three key elements of sustainability are environment sustainable design, financial sustainability, and social sustainability of facilities.

The design process requires analysis of site-specific environmental conditions to assist in the design of a facility that will react to its surroundings rather than impose upon them. Major increases in energy and water costs in recent years (and predictions of higher energy costs into the future) require facilities to incorporate modern, environmentally sustainable features such as prioritising LED lighting and including solar PV systems.

The second element is the financial sustainability of facilities. As has been mentioned previously, the ongoing financial viability and affordability for Local Governments for the provision of aquatic and recreation facilities is now a key focus. Whilst Local Governments have a social responsibility to provide facilities for the community, they also need to ensure ongoing maintenance and asset renewal provisions and costs are balanced against the requirement to provide and maintain other services and infrastructure to the community.

The third element is social sustainability. Ensuring that the systems within facilities are designed to best practise links to social sustainability as the cost of facility operation such as electricity and water consumption is often paid via a rate payer funded budget. It is the Local Governments responsibility to the community to ensure that the facilities have energy systems field of play designs that don't result in any excess utilities usage and costs. Local Governments have a responsibility to the community to make changes to the operations of facilities that result in reductions to greenhouse gas emissions.

9.6 Health and Fitness Trends

Trends in participation are noted above and are reflective of changing trends in sport and recreation. Other key trends for consideration include:

- A gradual ageing of the population and the influence on facility provision requirements.
- Changes to employment structure and working hours with increased flexibility required to allow people to exercise around these times – the rise of 24/7 gyms.
- Expectations on quality and standards of facilities. As costs to use facilities rise, so too does the expectation of the facility provision.
- Emergence of non-traditional sports such as padel and pickleball and catering for this demand.

¹² AusPlay Data, [Participation through An Organisation](https://app.powerbi.com/view?r=eyJrJoiMzg2NTFmZGEtNGRhZC00Yzg2LWFjMjktNTViZTc2NDYwN2RlIiwidCI6IjhhMmUwZjRjLTU1ZjltNGNiMS04ZWU3LWRhNWRkM2ZmMzYwMCJ9)<https://app.powerbi.com/view?r=eyJrJoiMzg2NTFmZGEtNGRhZC00Yzg2LWFjMjktNTViZTc2NDYwN2RlIiwidCI6IjhhMmUwZjRjLTU1ZjltNGNiMS04ZWU3LWRhNWRkM2ZmMzYwMCJ9>

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9.7 Reporting on Benefits

SportsWest in 2022 released a report on the Social Return on Investment for sport in WA. Headline findings of the report included the gross benefit of organised sport in WA annually is \$10.3 billion. Benefits include mental health and wellbeing, enhanced human capital, labour market outcomes, youth life skills and enhanced social capital.

The West Australian Football Commission has also undertaken a study into the economic and social benefits of local football to the WA community¹³.

Completed by ACIL Allen, the report assesses the social and economic impact of club-based football in WA and provides a measurement tool that will enable the WAFC to track social return on investment (SROI) on an annual basis.

The report uses club-based participation as the key metric to quantify the social returns of the entire industry, which identifies that the broad range of community benefits from WA football include:

- Every dollar spent by club-based football in WA creates two dollars of economic activity.
- WA footy generates over \$220 million in economic benefits to WA.
- Club-based footy generates an additional \$225 million in social benefits to the community each year.

Royal Lifesaving Australia (RLS) has reported that \$910 million annually would be the likely social, health and economic cost should only 10% of aquatic facilities fail to be renewed by the end of this decade. Further a report commissioned by PricewaterhouseCoopers (PwC) and RLS found that the aquatic industry contributes \$9.1 billion annually in health, social and economic benefits to Australia. Another joint report by RLS and Swinburne University of Technology found that aquatic facilities and their programs play a critical role in creating social connections and reducing social isolation for at risk community members.

The PwC report notes that the aquatic industry through increased swimming capability and water safety education of children has annual benefits valued at \$174 million in avoided health costs.

The study report by RLS and Swinburne University, also noted that for many aquatic facility users, the pool and/or its programs may be the only opportunity for regular and genuine social interaction for many members of the community, particularly those who have been identified as being vulnerable, or at- higher risk of drowning, or who do not engage in any other physical activity outside of aquatics.

RLS and PwC found that there is a \$2.18 social return on investment for every dollar spent on aquatic facility operations in regional Australia. Other benefits that were not quantified included increased social cohesion, early childhood learning and long-term enjoyment of water.

PwC has calculated the collective value of these social benefits to Australia as \$3.8 billion per year.

Research by RLS has shown that the aquatic industry employs 67,000 people across Australia in roles such as lifeguards, swimming and water safety teachers, aquatic technical operators, duty managers, aquatic program instructors and customer service officers.

Each year, 40,000 new staff enter the aquatic sector workforce, of which 73 per cent are female. An important element of the employment profile of the workforce is that approximately 22 per cent of the aquatic industry workforce are aged between 15 and 24, which equates to 14,500 employees. The total direct economic impact, which is predominantly generated through compensation paid to employees, has been estimated by PwC to be valued at \$1.4 billion annually.

The PwC Report further established that the aquatic industry provides health benefits worth \$2.5 billion per annum. A weekly visit to the pool has been found to take most people out of the 'physically inactive' category and generates \$26.39 in health savings per visit. For those over 65 years of age, the AusPlay Sports and Physical Activity Reports reveal that 20 per cent of this age group obtain their physical activity at aquatic facilities.

The overall physical health benefits attained by the reduced occurrences of disease due to attendance at aquatic facilities have been valued by PwC at \$1.65 billion per year.¹⁴

¹³ Source: <https://wafootball.com.au/annual-reports/social-return-on-investment>

¹⁴ Source: Royal Life Saving: Aquatic Infrastructure Report, 2022

OFFICIAL**OFFICIAL****9.8 National Sports Conference – Design Shifts to meet generational and participation changes**

Paatsch Group consultants attended the National Sport Conference held in Melbourne in late July 2023. One of the sessions focused on design shifts and the following key points were noted:

- Facilities have a built life of 40 to 50 years - what does that look like when one reflects back 50 years on facility design?
- Crèches are starting to reduce in usage.
- Increases in functional classes with some reduction in spin classes.
- Increases in demand for Pilates and yoga.
- Technology and virtual programs and impacts on design.
- Design for diversity - elements such as all gender change areas.
- Increased focus on personal wellbeing (average age increase, life expectancy increase, increase in population).
- Programming and usage of buildings leading to increased wellbeing as a sustainable element.
- Aquatic facilities moving to electric heating rather than gas for heating.
- Opportunity for community interaction before arriving at a control or access point.

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9.9 Facility Hierarchy and Guidelines

9.9.1 Department of Local Government, Sport and Cultural Industries

The Department of Local Government, Sport and Cultural Industries (DLGSC) in 2012 released the "Classification Framework for Public Open Space", that provides a framework to define terminology that can be universally used to describe Public Open Space (POS)¹⁵. The framework contains two central categories – function and catchment hierarchy.

Summary details of the open space functions is provided below.

Facility	Purpose	Description
Recreation Spaces	Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction.	<p>Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation.</p> <p>Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.</p> <p>Recreation spaces include gardens and open parklands, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares.</p>
Sports Spaces	Sport spaces provide a setting for formal structured sporting activities.	<p>Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training.</p> <p>Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity.</p> <p>Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game.</p> <p>Most sport spaces can also be accessed by community members for informal sport and recreation.</p>
Nature Spaces	Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values.	<p>Nature spaces provide opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features.</p> <p>Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity values.</p>

Table 13 – DLGSC POS Function

¹⁵ Classification Framework for Public Open Space, DSR, 2012, p6

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Tompkins Park is considered a Regional open Space with summary details of what that means in the hierarchy are provided below.

Facility	Purpose and Function	Access	Location and Design	Activities
Regional Open Space	<p>Regional open space (ROS) may accommodate important recreation and organised sport spaces as well as significant conservation and/or environmental features.</p> <p>ROS may provide substantial facilities for organised sport, play, social interaction, relaxation and enjoyment of nature.</p> <p>ROS can assist to protect biodiversity conservation and environmental values through retention of bushland, wetlands and other natural features.</p>	<p>ROS serves one or more geographical or social regions and is likely to attract visitors from outside any one Local Government area.</p> <p>Users not living within close proximity will use either private vehicles or public transport systems.</p>	<ul style="list-style-type: none"> ROS should be well connected to major road and public transport networks. Sport spaces allocated within ROS must have the capacity to accommodate required field dimensions for both junior and adult sporting competition and appropriate supporting amenity. ROS should accommodate biodiversity principles and environmental management goals where possible. 	<p>ROS should be large enough to accommodate various concurrent uses, including organised sports, children's play, picnicking, bush walking, and protection of natural features.</p>

Table 14 – DLGSC Catchment Hierarchy

9.9.2 Parks and Leisure WA

Parks and Leisure WA (PLA WA) produced guidelines, "WA Guidelines for Community Infrastructure" in 2020, that provide guidance on recommended facility provision. The publication is one of several documents collectively referred to as the Community Facility Guidelines (CFG). In relation to Bowls Club facilities, the following guidance is provided¹⁶:

Facility	Definition	Population Guideline	Facility Hierarchy, Distance And Spatial Components
Lawn Bowls	Square flat grassed or synthetic surface of 40m by 40m surrounded by a ditch.	1:35,000 to 50,000 – District	<p>It is recognized that bowling clubs often function as a community hub for target demographic, with a diverse range of sport and recreation participation based on the wider community need and economic viability of a facility.</p> <p>1-2 grass/synthetic greens within a 5km catchment for a neighborhood facility.</p> <p>3+ grass/synthetic greens within a 5km catchment for a district facility.</p>

Table 15 – PLA WA Community Infrastructure Guidelines – Extract

¹⁶ WA Guidelines for Community Infrastructure, PLA WA, July 2020, p.22

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9.9.3 Sport Facility Guidelines and Strategies

National sporting bodies have invested over recent years in the development of facility guidelines for the provision of sporting infrastructure on a variety of levels from local clubs through to State level facilities. The guidelines have been developed to provide guidance to Clubs and Local Governments in understanding the on-field and off-field requirements for individual sports. These guidelines have subsequently been utilized by sports to audit facilities against the guidelines, assisting in informing strategies for the sports facilities. The guidelines can be used to inform the development of new facilities or the redevelopment or refurbishment of existing facilities.

Relevant guidelines developed include:

- Bowls Australia – Club Construction Guidelines
- Bowls Australia – Bowling Green Construction Guidelines

As referenced in section 4.3, Bowls WA and Football West have developed facility strategies or incorporate facility objectives into Strategic Plans. The relevant sport facility guidelines and strategic priorities will be referenced as part of the Needs Analysis and Development Proposal.

9.10 Benchmark Facilities

In order to inform the planning and schedule of accommodation for this project, a benchmarking exercise was undertaken against four similar facilities. These facilities are:

- Cockburn Bowling and Recreation Club.
- Helensvale Bowling Club.
- Fremantle Bowling Club.
- Fremantle Surf Club.

A summary of each facility is provided in Table 15 below.

Facility	No. of Greens	Green Type	Shade/Cover	Complementary Revenue Streams	Relevance to Melville
Cockburn BRC	2	Synthetic	Yes – one green	Bistro, bar, functions, events, multi-sport	Strong WA benchmark for modernisation & sustainability
Helensvale BC	3	2 Synthetic / 1 Natural	Yes – over 2 synthetic	Gaming, dining, events, corporate hire	High-performance national benchmark
Fremantle BC	3	2 Natural / 1 Synthetic	No permanent cover	Barefoot bowls, small functions	Shared use components not well integrated
Fremantle SLSC	N/A	N/A	N/A	Café/restaurant, functions, events	Clubhouse design & revenue diversification

Table 16 – Benchmark Facilities

OFFICIAL**OFFICIAL****10 STAKEHOLDER CONSULTATION**

Consultation was undertaken with key stakeholders including MBRC, Perth Saints FC, the Department of Biodiversity, Conservation and Attractions (DBCA), Swan Estuary Reserves Action Group (SERAG), Friends of Melville Bird Sanctuary (FMBS), Main Roads WA (MRWA), Bowls WA and Future Padel.

An initial engagement session was also completed with the City of Melville Elected Members.

The full Stakeholder Consultation Report is included at Appendix E with a summary of the key outcomes provided as follows:

- The MBRC identified that maintaining the identity of the Club and opening the facility up more to the community were important to the Club with any redevelopment.
- Key priorities for the MBRC are a synthetic green, refurbishment or redevelopment of the club room and retention of two grass greens. The MBRC also indicated a desire to be able to continue operating at the facility during any redevelopment works to be able to maintain membership and connection to the facility.
- Key priorities for the Perth Saints are ideally a club room and access to canteen facilities.
- Neither the MBRC nor the Perth Saints have a relationship with the Tompkins Park Association.
- Perth Saints identified an opportunity to reallocate green spaces between Rugby and Soccer for more efficient use of green space and deconflict parking.
- Each of DBCA, SERAG and FMBS were not supportive of the Crown Land adjacent to the MBRC Lease Area (and formerly within the lease area) being returned to the lease area. Preference is to see a revegetation of that area as has been considered in the Masterplan work completed by Element for the area. Image 19 Overleaf is the proposed Precinct Layout Plan provided by Element in Atwell Arts and Melville Bowling Club Precinct Layout Plan. Specific comments from these parties on the draft plan include the following:
 - SERAG would prefer to see the proposed realigned shared path as close as possible to the boundary of the MBRC lease area with the path set back a minimum of 30 metres from the rivers edge to support a buffer zone with the revegetation occurring on both side of the path.
 - DBCA have previously provided correspondence to the City not supporting parking areas as shown at 9 and 11 on the plan. DBCA also indicated that they would not be supportive of the car park extension shown at 7a.
- Potential impacts on the Swan River from any redevelopment are important considerations in developing concepts for the MBRC as is how the facility fits within the broader Tompkins Park Precinct.
- Concept design will need to take into consideration the road reserve.
- Bowls Clubs have had to move away from the sport of Bowls being a primary source of revenue and activity with supplementary activities such as function rooms supporting facility financial sustainability.
- Padel would appear to be a nice fit with the above in that it provides a revenue source through not only rent but also through driving foot traffic to bar any future catering activities.
- Bowls WA advice on greens composition (two synthetic greens) is conflicted with the MBRC preferred position – an issue that will need to be addressed early in this process. The issue with the MBRC position is that the Club will still have the expense of the maintenance of natural turf greens whilst also establishing a sinking fund for the replacement of the synthetic turf.

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Image 19 - Element Precinct Layout Plan

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11 NEEDS ANALYSIS

Based on the strategic and planning document review, demographic review, review of industry trends, stakeholder consultation and facility review, this section details the key strategic drivers, facility needs and indicative development options for the development of concept plans and feasibility assessment.

11.1 Key Strategic Drivers/Guiding Principles

The following are the strategic drivers/guiding principles for facility development as identified as being key for the development of sport and recreation facilities in the City of Melville in the draft Community Infrastructure Strategy:

- **Accessible and Inclusive:** Infrastructure is accessible for residents in different catchment areas with different abilities, and inclusive of diversity.
- **Multi-Functional and Collocated Facilities:** a network of facilities provide for a range of diverse user groups with a high level of spatial flexibility. Single use facilities will be considered where shared use facilities are proven not to meet the functional needs of the users they service.
- **Shared Use:** the City facilitates shared use of community infrastructure to maximise cost efficiencies and avoid duplication of provision.
- **Optimise Use and/or community outcomes:** the use of existing facilities owned or controlled by the City of Melville is maximised for community benefit.
- **Evidence Base:** investment is prioritised through a transparent and objective process and a clear understanding of stakeholders through tailored community engagement.
- **Responsible Provision:** community infrastructure is well planned, and delivered and maintained in a socially, economically and environmentally sustainable manner.
- **Safety and Security:** access to all community facilities is safe and secure, with enhanced passive surveillance, CCTV and lighting.
- **Quality of Design:** design meets the needs of users efficiently and effectively, balancing functional requirements and flexibility to deliver optimum benefit and lifecycle performance.

11.2 Review of Current Facilities

The information below provides a review of the MBRC based on information previously outlined.

Criteria	LRC
Facility Hierarchy	PLAWA – Neighbourhood Facility Tompkins Park - Regional Open Space/Sports Space (PLAWA)
Year of Opening	1958
Distance from Alternate Centre	2.5km – Mount Pleasant Bowls Club 3.9km – Kardinya Bowls Club 4.9km – East Fremantle Bowls Club 5.8km - Hilton Park Bowls Club 6.6km – Fremantle Bowls Club 7.5km – Leeming Bowls Club
Potential Space for Redevelopment	Utilising existing footprint of the facility plus underutilised and not used former green areas within lease boundary. Constrained by: <ul style="list-style-type: none"> • Crown land and Swan river to north • Car park to east • Canning Hwy Primary Road Reserve to South • Atwell House to west (opportunity to reduce barriers between facilities)

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Criteria	LRC
Current Development and Works Plans	<p>City of Melville has undertaken approximately \$120,000 of remediation works to address a number of compliance, electrical and aesthetic issues. Any other works on the building are on hold whilst this process is undertaken.</p> <p>Six Padel Courts are planned to be installed on the south west green as part of a sub lease arrangement between MBRC and Future Padel.</p>
Sport Guidelines and Facility Audits Identified Gaps in Provision	<p>Bowls Australia Bowling Green Construction Guidelines 2019 Bowls Australia Bowls Club Construction & Refurbishment Guidelines</p> <p>Facility Audit - all three BCA reports completed by the City agree the clubhouse remains structurally sound for a 1958-era building — no notable safety hazard identified in any report. MPA's 3-year cost plan totals approximately \$477,250 (\$374,450 capex / \$68,200 maintenance / \$34,600 defect rectification).</p> <p>Gaps in provision:</p> <ul style="list-style-type: none"> • Contemporary club room facilities • Environmentally sustainable design elements • Complementary activities to assist with financial sustainability • Currently predominantly single use
Current Design Review	<p>Built in 1958, facility is aged and whilst in good condition, functionality issues exist. Interiors are tired and require modernisation. Functionality issues include:</p> <ul style="list-style-type: none"> • Service area located in car park which is main entry point to facility. • Main entrance hidden. • Access to ladies toilets through function room. • Disconnection between kitchen and main bar.
Opportunities	<ul style="list-style-type: none"> • Location in proximity to the Swan River with river view. Enhance river view possible with second storey location. • Location on Canning Highway. Whilst the facility could be considered "hidden" currently behind the wall that fronts Canning Highway, this also provides a future opportunity to open the facility up with street frontage. • Co-location with Tompkins Park. Opportunity to develop relationships with the community sporting club usage of Tompkins Park. Opportunity to differentiate between the two facilities by providing different offerings. • Current increasing diversity of uses provides an opportunity to build on existing operations within a modern facility.

Table 17 – Current Facility Summary

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When assessing the number of Bowls greens in the 5km catchment area, a total of approximately 10 greens are available:

- MBRC – 3 greens
- Mount Pleasant – 3 greens
- Kardinya Bowls Club – 2 greens
- East Fremantle – 2 greens

	2024 5km Catchment	2034 Population
Population	117,566	128,014
Benchmark	2:35,000	2:35,000
Estimated Green Requirements	6.7	7.3
Shortfall/Over Supply	+3.7	+2.7

Table 18 – Demand Assessment

Based on the above and the PLAWA Guidelines for Neighbourhood Facilities, there is an adequate supply of greens with no additional greens required.

11.3 Indicative Development Options

A summary of the potential indicative development or otherwise is provided below. Further details are provided in the Development Proposal at Appendix F.

11.3.1 Bowls

Bowls - Key inclusions are as follows:

- Greens
 - Two grass greens and one synthetic green is the preferred configuration of the MBRC. The provision of two synthetic greens as an alternative will be tested during the feasibility study.
 - Sports lighting.
 - Shade cover for one synthetic green.
 - Greens keeper maintenance shed.
- Pavilion facility.
- Sports lighting.
- Administration and support facilities to meet the needs of the MBC.

11.3.2 Perth Saints

Perth Saints - Key inclusions are as follows:

- Kiosk.
- Storage.

11.3.3 Complementary Facilities

The inclusion of a sports bar and function room are recommended as is the inclusion of Padel courts.

Further analysis is required on the following potential complementary commercial opportunities:

- Food and beverage. An opportunity exists to design the food and beverage facilities to service a broader audience and possibly incorporate a café or licensed restaurant.
- Demand exists in the area for Yoga or Pilates Studios. DBCA have indicated that this may constitute a change of usage which needs to be tested further.

OFFICIAL**OFFICIAL****11.4 Potential Redevelopment Options**

Prior to proceeding with the Feasibility Study, four key redevelopment options were assessed to identify which should be investigated in detail through the Feasibility Study. A summary of the options and the positives and negatives of each is provided at Appendix G. The four options and the outcome of the assessment are summarised in the table below.

Option	Assessment summary	Outcome
Option 1 – Retain and maintain the existing building	Continued expenditure on a building that remains functionally constrained. The 2026 Building Condition Assessment identified approximately \$477,250 in defect, maintenance and capital works over three years, in addition to the \$119,000 of urgent compliance works already completed. This option would not address the accessibility, operational, financial sustainability and shared-use limitations identified through the Needs Analysis, nor improve the facility's ability to meet the contemporary needs of current and future users.	Not recommended
Option 2 – Refurbishment	Allows the Club to maintain a level of operations during the works and provides an opportunity to materially improve accessibility, entry and circulation, connections between key spaces, shared-use functionality and supporting amenities. Does not provide the same design flexibility as a new building and retains the structure of an ageing asset, with some limited risk associated with latent conditions, existing structural constraints and potential compromises in layout.	Progress to Feasibility Study
Option 3 – Demolish and construct a new facility in generally the same location	Provides the greatest design flexibility and a new asset with a longer useful life.	Progress to Feasibility Study
Option 4 – Develop a new facility at an alternative location on the site	Expected to be the most expensive option given the need to reconfigure the vast majority of the site and would cause the greatest disruption to ongoing Club operations. This option would also create some operational challenges with southern green/padel facilities located some distance from the social and club facilities, which is particularly relevant for the aged demographic of Bowling club membership. Further, this option would create the greatest challenge to maintain operations during construction, thereby having the greatest impact on all key stakeholders.	Not recommended

Options 2 and 3 were then provided to Quantity Surveyor Rider Levett Bucknall (RLB) to prepare high-level indicative cost estimates, based on the draft schedule of accommodation (not concept plans), to assist in informing the City on the option(s) to take forward into the Feasibility Study. Estimated average annual lifecycle costs, based on percentage allowances recommended by RLB, were also applied to assist in determining the long-term financial impact on the City. To note, the rebuild option includes an additional 204m² of floor area.

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	Option 2 Refurbishment	Option 3 Demolish and rebuild	Difference Option 3 less Option 2
Capital cost¹	\$7.92 million	\$11.23 million	+\$3.30 million
Life Cycle Cost² (Estimated annual maintenance and replacement)	2.4% Approximately \$190,000	2.2% Approximately \$247,000	+\$57,000 per year
NPV - 10-year capital and cumulative maintenance and replacement cost³	\$8.76 million	\$12.31 million	+\$3.55 million
NPV - 20-year capital and cumulative maintenance and replacement cost³	\$9.44 million	\$13.19 million	+\$3.76 million

¹ RLB Indicative Order of Cost Estimates, October 2026 – building cost only; excludes external works, escalation, headworks, professional fees, FF&E and GST.

² Annual maintenance/replacement allowance per RLB guidance, applied from Year 4.

³ Present value of capital and lifecycle costs at a 7% discount rate (October 2026).

The estimates are most relevant as a comparative assessment of the two pathways rather than as forecast project costs. They are based on high-level facility assumptions and cover building works only.

On this preliminary basis, Option 2 (Refurbishment) is the lower-cost pathway, with a capital cost approximately \$3.3M less than Option 3 (Demolish and rebuild). While Option 2 has a slightly higher annual lifecycle rate (2.4% compared with 2.2%), its overall cost to the City is estimated to be lower over both 10 and 20 years. However, the cost difference between the two options may change once the extent of retained building fabric, latent conditions and design compromises are better understood, and Option 3 offers the greatest design flexibility and a new asset with a longer useful life.

It is therefore recommended that both Option 2 (Refurbishment) and Option 3 (Demolish and rebuild) progress to the Feasibility Study, so that a thorough, like-for-like comparison is available before a preferred option is selected.

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Appendices

Appendix A –Document Review Summary

Appendix B – Demographic Review Details

Appendix C – Kinetica Drivetime Catchment Report

Appendix D – Site Analysis

Appendix E – Consultation Report

Appendix F – Draft Development Proposal Schedule of
Accommodation

Appendix G – Potential Redevelopment Options

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Appendix A – Document Review Summary

Document	Key Points to Note	Project Implications
City of Melville Council Plan for the Future 2024 - 2034	<ul style="list-style-type: none"> The Council Plan is an integrated Strategic Community Plan and Corporate Business Plan. Vision – Vibrant, Sustainable, Inclusive Melville. Strategic objectives are grouped into five key outcome areas: <ul style="list-style-type: none"> Healthy, Safe and Inclusive – Healthy, safe and inclusive communities with a sense of belonging and wellbeing. Clean and Green – A clean, green and sustainable City for current and future generations. Sustainable and Connected Development – Sustainable, connected development and transport infrastructure across our City. Vibrant and Prosperous – Economic prosperity and vibrant, resilient communities and businesses. Good Governance and Leadership – Leadership and good governance for the benefit of the whole community. The consultation completed to inform the Council Plan was conducted across two phases with 3,193 people contributing views. <ul style="list-style-type: none"> Phase 1 conducted in October 2023 as part of the Markyt Community Scorecard included sport and recreation facilities and services as one of 6 key priorities for the community. Phase 2 conducted by Catalyse independently and confidentially identified six key themes that guided the development of the outcomes and objectives. This identified Community and Recreation Facilities as one of the six key themes. Relevant Strategic objectives aligned to Social/Community outcomes are: <ul style="list-style-type: none"> 1.4 – Provide inclusive multipurpose places and facilities to encourage healthy lifestyles and wellbeing. 1.5 - Support sustainable sporting and community groups and volunteering. Relevant Strategic objectives aligned to Sustainable and Connected Development outcomes are: <ul style="list-style-type: none"> 3.2 Deliver sustainable and well-planned infrastructure and public places and spaces. Includes design for redevelopment of Atwell House and Atwell Gallery to meet current and future community needs, dependent on grant funding as a key project. The project will deliver a redeveloped facility including a refurbished heritage Atwell House and a demolished and newly constructed Gallery adjoining. The facility will serve the community with provision of a community arts focused cultural venue. Includes funding for Stage 3B of the Tompkins Park Redevelopment Project will include the upgrading of infrastructure to meet current building accessibility and 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> Ensure alignment with Council and objectives. Outcomes from consultation conducted.

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Document	Key Points to Note	Project Implications
	<p>inclusion standards and improve road safety for drivers and pedestrians. The refurbishment work also includes addressing structural and safety issues related to the glass facade of the main function room and roof and facilitating improved access and safety for juniors using the changerooms and toilets.</p>	
<p>City of Melville Long Term Financial Plan 2024 - 2034</p>	<ul style="list-style-type: none"> • The Long-Term Financial Plan forms a part of the local government Integrated Planning and Reporting Framework. • This Plan ensures that the City's priorities and services are affordable and align with community needs and aspirations both now and in the future. • The LTFP notes "The City's land mass is largely fully developed and additional population growth is being accommodated through densification in the form of in-fill development. High-rise development is being undertaken in specific nodes that are located close to public transport links within the City. Whilst densification generates significant additional revenue, it also increases the need for more public open spaces and upgrades to urban infrastructure and facilities." • The LTFP references Asset Management Planning and notes the following approach: "The City has previously completed Asset Management Plans (AMPS) for significant asset classes and this work has identified the life cycle costs of assets and, in particular, the annual renewal expenditure required to ensure they continue to deliver an appropriate level of service. The average renewal expenditure identified by the AMPS is transferred to appropriate specific-purpose cash-backed reserves each year and the actual amount required for renewal expenditure in each year is transferred from the appropriate reserve account. This helps ensure that the cost of asset consumption is spread equitably across all users over the life of the asset." • The City has a Community Facilities Reserve with the purpose of this Reserve being for the provision of new, renewed or upgraded community facilities/buildings. Funds set aside in this reserve represent the amount identified in the Asset Management Plans for renewal of community facilities at the end of their usable life. Transfers from the reserve represent the actual capital expenditure on community facilities. • The Plan notes higher expenditure on the buildings asset class with this increase primarily due to two projects: <ul style="list-style-type: none"> ○ The New Library and Cultural Centre: We're investing in the vibrant Melville City Centre with a state-of-the-art library and cultural centre, designed to enrich our community's cultural and educational experiences. ○ Upgraded Sports Change rooms: We're accelerating the renovation of change rooms at sports grounds to meet contemporary standards, ensuring that our facilities are modern and welcoming for all users. 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> • The City's approach to asset management and planning for new, renewed or upgraded community facilities/buildings.

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Document	Key Points to Note	Project Implications
Community Infrastructure Planning Framework Draft May 2025	<p>To assist in this project, Paatsch Group were provided with a draft of the Community Infrastructure Planning Framework for review. One of the key elements of this Plan currently is the development of Guiding Principles to inform and underpin the planning and provision of community and sports facilities. The draft principles at the time of this report are as follows:</p> <ul style="list-style-type: none"> • Accessible and Inclusive: Infrastructure is accessible for residents in different catchment areas with different abilities, and inclusive of diversity. • Multi-Functional and Collocated Facilities: a network of facilities provide for a range of diverse user groups with a high level of spatial flexibility. Single use facilities will be considered where shared use facilities are proven not to meet the functional needs of the users they service. • Shared Use: the City facilitates shared use of community infrastructure to maximise cost efficiencies and avoid duplication of provision. • Optimise Use and/or community outcomes: the use of existing facilities owned or controlled by the City of Melville is maximised for community benefit. • Evidence Base: investment is prioritised through a transparent and objective process and a clear understanding of stakeholders through tailored community engagement. • Responsible Provision: community infrastructure is well planned, and delivered and maintained in a socially, economically and environmentally sustainable manner. • Safety and Security: access to all community facilities is safe and secure, with enhanced passive surveillance, CCTV and lighting. • Quality of Design: design meets the needs of users efficiently and effectively, balancing functional requirements and flexibility to deliver optimum benefit and lifecycle performance. • The draft Framework also identifies that the provision of Bowls Green meets the current needs of the community based on PLA Community Facility Guideline recommend provision and will also likely meet the forecast needs in 2046. The commentary provided notes "Future facility planning is undertaken on a case-by- 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> • These draft Guiding Principles will be used in the development of facility requirements and concepts.

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Document	Key Points to Note	Project Implications
	case basis where the future needs and feasibility of bowling greens can be considered ¹⁷ .	
City of Melville Healthy Melville Plan 2019 - 2023	<ul style="list-style-type: none"> The Healthy Melville Plan identifies 5 goals to create a Healthy Melville: <ul style="list-style-type: none"> ○ Increase Physical Activity ○ Increase healthy eating ○ Create a mentally healthy community ○ Reduce alcohol and other drug use ○ Create a safe and healthy urban environment Actions to address increasing physical activity include planning and provision of fit for purpose infrastructure to support an active community. 	<p>The following should be considered in the development of the Project:</p> <ul style="list-style-type: none"> The importance the City has placed on a Healthy Melville.
City of Melville Active Reserve Infrastructure Strategy 2020	<ul style="list-style-type: none"> The Active Reserve Infrastructure Strategy (ARIS) was developed to guide the provision of infrastructure on Active Reserves over the following 20 years. The guiding principles under which the ARIS was developed include: <ul style="list-style-type: none"> ○ Wherever practical, ensuring the resident population of the City has equality of access to active reserve infrastructure. ○ The critical outcomes of the plan are based on the needs of the community for recreational and community-based sporting outcomes on active reserves. ○ Developing a sound evidence base to identify both perceived and normative need through ongoing engagement with clubs, the community and key stakeholders. ○ Ensuring that, wherever possible, the capacity of existing active reserves and associated infrastructure is maximised having regard to design and operational limitations. ○ Ensuring that, wherever possible, the co-location of complementary users is maximised to ensure effective use of limited financial resources. ○ Ensuring active reserve infrastructure is planned and delivered in a timely manner which is flexible to changing demographic and development profiles. ○ Providing the optimum level of provision relevant to the functionality and use by the City of Melville Community. The Strategy identifies Tompkins Park as "Neighbourhood Major Reserve". The Site and Building Assessment notes the following in relation to Tompkins Park and plans to co-locate users of the reserve with one multifunctional building which "would address serious dysfunctional issues with the existing infrastructure". 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> Use of the Guiding Principles in development of facility requirements and concepts.

¹⁷ Draft Community Infrastructure Planning Framework, p.29

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	<ul style="list-style-type: none"> In relation to Tompkins Park, the following recommendation is included: "Implement the current proposed Tompkins Park Redevelopment to incorporate potential land opportunities as a result of the decision to not proceed with the Wave Park development on site. Subsequently monitor and review the development intent to ensure it is meeting users' needs." 	
Attadale Alfred Cove Foreshore Master Plan, Element, 2022	<p>The Attadale Alfred Cove Foreshore Master Plan was completed by Element in August 2022 with extensive consultation and development undertaken through 2021.</p> <p>Key points noted in relation to the Melville Bowls Club area are:</p> <ul style="list-style-type: none"> Further layout planning for the Atwell Precinct and Melville Bowling Club is required. Key drivers identified outside of the bowls club and Atwell Gallery are: <ul style="list-style-type: none"> Future road widening of Canning Highway impacting on access to Atwell House. Pressures on car parking and access off Canning Highway The intended outcomes are: <ul style="list-style-type: none"> A holistic plan that seeks to find the optimal layout for the area and its future assets. Provide more seamless movement and connectivity. Provide more functional space in terms of arts, cultural and recreational activities. Further considerations, interdependencies and staging include: <ul style="list-style-type: none"> Undertaking this layout planning exercise as a priority to ensure it is resolved prior to any major redevelopment (excl Karlup or Atwell Boardwalk) or change in infrastructure. Consider the need for future servicing in the plan. Further liaison with MRWA to monitor any timeline for road widening and key access considerations. Consider the potential use of food trucks in the space and the resulting access that would be required. 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> Note the potential impact of road widening on future plans. Interdependencies between facilities.
Atwell Arts Centre and Melville Bowling Club Precinct Plan, Element	<p>The Atwell Arts Centre and Melville Bowling Club Precinct Plan was prepared to include a Layout Plan for the Atwell House and Melville Bowling Club precinct as a short-term recommendation of the Attadale Alfred Cove Foreshore Master Plan.</p> <p>Key points noted in the are:</p> <ul style="list-style-type: none"> The document contains a significant amount of information in relation to the broader site, constraints and opportunities. A community facilities scan noted the following: 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> Note proposed master plan layouts and test with stakeholder for currency.

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Document	Key Points to Note	Project Implications
	<ul style="list-style-type: none"> ○ Mount Pleasant is the closest venue at 2.5km away. There was an intense negotiation between the two clubs to amalgamate which ultimately failed with the matter to not be pursued further; ○ All clubs have reduced the number of greens over time as membership has fallen; ○ BC remains one of the few all natural bowls facilities in the metro area. It offers four grass greens although it previously had six. Transitioning to synthetic grass is part of the club's deliberations for the future; and ○ MBRC is also located adjacent to Tompkins Park which accommodates cricket, rugby, lacrosse, and touch. Having multiple sports facilities in this vicinity creates congestion issues in the precinct. ● As part of the technical assessments, the bowling club assessment noted: <ul style="list-style-type: none"> ○ Declining membership numbers at MBRC as well as other City of Melville based clubs. ○ Potential facility and offering conflicts with Tompkins Park. Opportunities to incorporate complementary activities. ○ The provision of two greens would (given the current membership numbers) be more than adequate, supported by contemporary social facilities. Having covered synthetic greens would create provide the optimal operating and maintenance strategy for the bowlers. ○ Potential opportunity to discuss relocation of Bowls WA headquarters which may then support four greens. ● Includes master planned layouts of the precinct area. Specific works proposed in relation to the MBRC included: <ul style="list-style-type: none"> ○ Staged demolition and reconstruction of the club house to cause minimal disruption to MBRC. ○ Realignment of southern boundary to allow for access road to Atwell House and Gallery (see Item 8). ○ Review main entrance to the MBRC to create a functional, visual entrance into the Club, with optimal parking layout. ○ Upgrade and/or reposition the greens: resurface both southern greens to create 2 x 6-7 rink covered synthetic greens. Retain the south-east green in place and relocate the south-west green east to allow for a future shared carpark between the new Atwell Gallery and the greens. Retain a 4m gap between the greens, as advised by the State regulations and MBRC. ○ Retain or repurpose the northern greens as directed by the MBRC business case. Consider use by complementary sports and community groups. ○ Landscape the currently underutilised land at the northern extent of the MBRC lease with a mixture of hard and soft landscaping in keeping with the surrounding native vegetation. Detail to be directed by MBRC business case. 	

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	<ul style="list-style-type: none"> Consider WSUD and harvesting of water runoff from impervious surfaces for non-potable purposes (e.g., toilet flushing, landscape irrigation). 	
<p>City of Melville – Policies</p> <p>CP-037 – Community Hub Policy</p> <p>CP-028 – Physical Activity Policy</p> <p>CP-120 – Climate Action Policy</p> <p>CP-119 – Active Reserve Parking Policy</p> <p>CP-102 – Urban Forest and Green Space Policy</p> <p>CP-084 – Disability Access and Inclusion Policy</p> <p>CP-002 – Stakeholder Engagement Policy</p> <p>CP-109 – Cultural Awareness Policy</p> <p>CP-103 – Improving Public Spaces Policy</p> <p>CP-057 – Sustainability Policy</p> <p>CP-008 – Forward Financial Planning and Funding Allocation</p>	<p>CP-037 – Community Hub Policy</p> <ul style="list-style-type: none"> Policy objectives include: <ul style="list-style-type: none"> Facilities consolidated into identified community hubs – which aim to provide: <ul style="list-style-type: none"> effective and efficient service coordination and delivery. place making and place activation. community building - a localised approach to the delivery of services; and a financially sustainable community asset. Defines Community Hub as "A conveniently located public space that is recognised and valued in the local community as a gathering place for people and an access point for a range of community activities, programs, services and events. Policy Statement includes: <ul style="list-style-type: none"> supporting community facilities which are: accessible; multi-functional; and well utilised. Community hubs are multipurpose places and spaces where a variety of activities occur, a range of goals are addressed, and different objectives can be pursued. The key to the hub concept is integration and adaptability to enable transitions as community requirements evolve. This can mean both integration of services, programs and activities within a multipurpose community facility or an integration of a range of activity generating various uses including community, sporting and cultural facilities/places, shops, transport, public parks and plazas. <p>CP-028 – Physical Activity Policy</p> <ul style="list-style-type: none"> Objective of the policy is to increase opportunities for physical activity, leading to the improved health and wellbeing of the community. Includes commitment to: <ul style="list-style-type: none"> Providing or facilitating a safe environment, facilities and services to encourage physical activity. The provision of reserves and facilities for structured community sport and recreation. Promotion of shared and multi-use of community facilities. Building partnerships with internal/external agencies to promote the use of existing community assets (i.e. Schools, Travel Smart). <p>CP-120 – Climate Action Policy</p>	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> For noting and ensuring compliance with all Policy's in delivery of the project. Policies demonstrate a commitment from the City to increase the health and well being of the residents and acknowledge the role community facilities broadly have to play. Strong commitment to climate action, sustainability and shared/multi use of facilities.

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	<ul style="list-style-type: none"> This policy applies to all services, programs, projects, facilities, and strategic and operational factors over which the City has control or where the City may influence (e.g., community behaviour, advocating to other levels of government). Includes: <ul style="list-style-type: none"> Life Cycle Assessments for best value sustainable decisions by undertaking holistic sustainability assessments for any project, service, or decision, considering associated aspects, impacts and externalities across its lifecycle. Ensuring assessments evaluate sustainability across the spectrum of social, economic, environmental, and financial aspects, including potential opportunities and risks with a strong focus on climate change aspects and impacts. Appropriate business models and partnerships for shared assets will be explored with various stakeholders, including the community, to ensure assets can be sustainably funded and resourced for continuing efforts in climate change mitigation and adaptation. <p>CP-119 – Active Reserve Parking Policy</p> <ul style="list-style-type: none"> This policy applies to all proposed and existing active reserves in the City of Melville. Any new active reserve parking facilities meet the car parking requirements set out in LPP1.6 Car Parking and Access. <p>CP-102 – Urban Forest and Green Space Policy</p> <ul style="list-style-type: none"> Policy Statement includes: <ul style="list-style-type: none"> The City is committed to locally targeted increases in tree canopy and understory cover to ensure equality of Green Infrastructure across the City. The City will foster and facilitate innovative ways to engage the community in increasing urban forest and other green space across the City in all urban environments including streetscapes, parks, civic facilities, infrastructure reserves and private land. <p>CP-084 – Disability Access and Inclusion Policy</p> <ul style="list-style-type: none"> Policy Statement includes: <ul style="list-style-type: none"> The city recognizes that people with a disability have equal rights to quality facilities and services that enable them to live and fully participate in their communities. <p>CP-002 – Stakeholder Engagement Policy</p> <ul style="list-style-type: none"> Details the City's Policy on Stakeholder and Community Engagement. Objectives include: 	

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	<ul style="list-style-type: none"> ○ To ensure City of Melville residents and all relevant stakeholders are provided a fair and meaningful opportunity to participate and contribute to problem solving, planning and decisions made by the Council and its staff. <p>CP-109 – Cultural Awareness Policy</p> <ul style="list-style-type: none"> • Policy objective is recognising the uniqueness of our Traditional owners, the Bibbulmun people, the City commits to engage mutual learning and meaningful action in partnership with the local Aboriginal and Torres Strait Islander community; paying respect to the Whadjuk people and Elders both past and present towards inclusion and reconciliation. <p>CP-103 – Improving Public Spaces Policy</p> <ul style="list-style-type: none"> • Policy Objectives include: <ul style="list-style-type: none"> ○ To improve the quality, useability, amenity and safety of public spaces in the City of Melville. ○ To develop greener and more sustainable public spaces. ○ To improve accessibility and connections. ○ To create public spaces which are fit for their intended purposes. • Policy statement includes: <ul style="list-style-type: none"> ○ An independent assessment by POS Tool, developed by the University of Western Australia, calculated that public spaces occupy 25.8% of the City's total area. This percentage does not include other public spaces, such as club pay-for-use facilities and pedestrian-friendly streets. The City of Melville has more available public space than most comparable urban local governments in Perth. ○ The main issue for the City to address is not an overall lack of public spaces, but rather how to best improve existing spaces. There are a range of opportunities to enhance existing spaces by adding new amenities, providing shade and greenery, improving accessibility and connections, providing more things to do and making spaces more environmentally sustainable. • Principles to improve public spaces include: <ul style="list-style-type: none"> ○ Utilise a best value for money approach to improving public spaces. ○ Make public spaces more accessible and comfortable for seniors. ○ Respect and celebrate Aboriginal culture and history in public spaces. ○ Liaises as appropriate and works co-operatively with the state Agencies managing regional reserves in the city, community groups and other stakeholders to manage and improve public spaces. <p>CP-057 – Sustainability Policy</p>	

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	<ul style="list-style-type: none"> The objectives of this policy include: <ul style="list-style-type: none"> acknowledge that sustainability is an ongoing strategic and operational objective and to provide a commitment to ensure sustainability consideration across City's functions; and embedding sustainability aspects and considerations in City's existing and new frameworks, projects, plans, products and services and developing sustainability focused programs. <p>CP-008 – Forward Financial Planning and Funding Allocation</p> <ul style="list-style-type: none"> Funding Allocation Prioritisation is based on the following key principles and prioritised in the following manner: <ul style="list-style-type: none"> Activities required to ensure compliance with statutory obligations or standards; Risk mitigation activities or projects that are required to reduce extreme or high-level risks (as determined by using the City of Melville Risk Assessment Matrix or another agreed risk assessment method) to, as far as practicable, an acceptable level; Current operational funding for programmes unless the operational need for any of those programmes has been superseded; Maintenance of existing assets (infrastructure) in a manner that will maximise their useful life and ensure they remain fit for purpose; New programmes or assets required to meet demonstrable organisational or community needs as identified through community and corporate planning activities and Council decisions based on advice of technical/professional staff. 	
City of Melville Parks Infrastructure Asset Management Plan 2020 - 2040	<ul style="list-style-type: none"> To ensure the City effectively manages park infrastructure, the Parks Hard Asset Management Plan PHAMP assists in this process by identifying the size and value of the assets within this class, establishing the current Levels of Service, and determining the future demand and the risk profile that ownership attracts. Finally, lifecycle management of the portfolio is examined to identify opportunities to achieve better value for money. The purpose of this PHAMP is to demonstrate responsible management of assets (and services provided from assets), compliance with regulatory requirements (Acts, Australian Standards), and to indicate necessary whole of life funding to provide the required Levels of Service, as well as estimated replacement cost. 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> For noting.

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Document	Key Points to Note	Project Implications
	<ul style="list-style-type: none"> The City's park infrastructure asset hierarchy is grouped into asset classes; these being sporting infrastructure, irrigation, playspace, furniture, and structures, which are broken down further into asset components. The City undertakes regular planned maintenance on reserves and inspection on relevant sporting infrastructure. Lifecycle planning is important for the City due to the high value (\$24M) of the overall assets. 	
City of Melville Building Asset Management Plan 2011 - 2030	<ul style="list-style-type: none"> The City of Melville owns and maintains a building portfolio with a replacement valuation of approximately \$263.1 million which includes sport and recreation facilities. The Building Asset Management Plan will assist in the City taking a tactical approach to the effective management of the facilities process by identifying the size and value of the assets within this class, establish the levels of service, determine the future demand and the risk profile that ownership attracts. Finally, lifecycle management of the portfolio is examined to identify opportunities for to achieve great value for money. The plan notes that the City undertakes comprehensive Building Condition Audits (BCA) on an ongoing basis. A comparison of past expenditures and building values indicates there has been an under spend on the City's buildings in the past although this spend has recently been increased based on the results of the previous BAMP. This increased expenditure should be maintained to ensure the City continues to meet expectations in its provision of community building infrastructure. Opportunities for rationalisation should also continue to be pursued. The extent of the building covered by the BAMP includes the structure (foundations and external walls), roof, services such as utilities and HVAC (heating ventilation and air conditioning) as well as fixtures and fittings (predominantly kitchen and bathrooms). Note that many buildings or parts of buildings, particularly those associated with sporting clubs, are subject to lease arrangements with varying levels of commitment to maintenance. They are included in the relevant asset category to enable a contingent liability to be allocated in the case of the City resuming full control of the building should the organisation cease to exist. The City's goal in managing its building assets is to meet the required level of service in the most cost-effective manner for both present and future consumers. The key elements of infrastructure asset management are: <ul style="list-style-type: none"> Taking a life cycle approach, Developing cost-effective management strategies for the long term, Providing a defined level of service and monitoring performance, 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> For noting.

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	<ul style="list-style-type: none"> ○ Understanding and meeting the demands of growth through demand management and infrastructure investment, ○ Managing risks associated with asset failures, ○ Sustainable use of physical resources, ○ Continuous improvement in asset management practices. ● The Plan notes (at the time) the current portfolio varies in age from 1 to 98 years with the average age being approximately 38 years. A number of the buildings were not originally constructed to provide their current service but rather tenants were found for them in preference to disposal, as such their 'fitness for purpose' is low. 	
City of Melville Infrastructure Strategy 2016 - 2036	<ul style="list-style-type: none"> ● The City delivers over 200 products and services to the community and manages over \$700 million in physical infrastructure assets. ● This is the first Infrastructure Strategy for the City of Melville (the City) and its purpose is to: <ul style="list-style-type: none"> ○ Provide the City and the community a clear view of the state of the City's core infrastructure and priorities for investment over the next 20 years; ○ Identify significant issues and possible solutions for infrastructure assets over the next 20 years and provide a strategic direction that reflects current and future expectations; ○ Provide the basis for long term financial plans and budgets for infrastructure ● The Strategy applies to the City's community infrastructure assets, which are: <ul style="list-style-type: none"> ○ Roads ○ Buildings ○ Drainage ○ Paths ○ Parks and river infrastructure ● The Building portfolio is the second largest infrastructure class at the City of Melville and a significant 'touch point' for the community as it includes libraries, aquatic and recreation centres, community centres and halls, public toilets, sporting club rooms and change rooms. ● At the time of writing, the report noted "the City has not 'saved' sufficiently to upgrade or replace building assets at the end of their economic or useful life and needs to retain and build up building related reserves for future works. Initial work on modelling this indicates that the additional expenditure required averages out at approximately \$1.2 million per annum. This is our "Inheritance Gap". 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> ● Planned approach to asset management and replacement.
City of Melville Land Asset Management Plan 2017	<ul style="list-style-type: none"> ● The City delivers over 200 services to the community, manages 237 vested State reserves and owns 170 freehold properties. ● The purpose of this Plan is to give practical effect to the implementation of the City's Land and Property Retention, Disposal and Acquisition Policy (CP-005) by: 	<p>The following should be considered in the development in the Project:</p>

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Document	Key Points to Note	Project Implications
	<ul style="list-style-type: none"> documenting the principles, goals, indicators that will guide land asset management within the relevant State and local legislative and policy boundaries; establishing consistent criteria for accountable and transparent decision making; and indicating operational directions and priorities over the medium to longer term. <ul style="list-style-type: none"> This Plan applies to the City's real estate assets, which are held for the following uses: <ul style="list-style-type: none"> Undeveloped open space; Property acquired to facilitate future redevelopment or regeneration to meet planning objectives (various current uses). Community and municipal facilities; Parks and recreation reserves; and Infrastructure placement (roads, paths, drainage). 	<ul style="list-style-type: none"> Planned approach to asset management and replacement.
City of Melville Community Lease and Management License document template	<ul style="list-style-type: none"> The lease agreements provide a consistent approach and specify clear obligations on lessees. License documents clearly delineate responsibilities of the Licensor and Licensee. 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> For noting.
City of Melville Direction from Young People 2022 - 2025	<ul style="list-style-type: none"> Provides a four year strategic road map for how the City will deliver initiatives and plans in partnership with young people that support their health, wellbeing, and connection to community. Priority actions (four key actions) include "Explore the development of more dedicated youth spaces in the City". At the time, people aged 12 to 25 living in the City made up 17.2% of the population. Relevant actions in the strategy include: <ul style="list-style-type: none"> Activate the City's outdoor spaces with initiatives that relate to active pursuits such as skateboarding, BMX, mountain biking, and parkour. Recruit and maintain a Youth Steering Group or similar to oversee the delivery of this Strategy 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> For noting. Should the Project proceed to include community consultation, engagement with youth and potentially Youth Steering Group to be included.
National Sports Strategy 2024 – 2034 (Sport Horizon) Australian Government, 2024	<p><i>Sport Horizon</i> is Australia's national sport strategy. It sets the direction and aspiration for the Commonwealth, state and territory governments, communities, and sporting organisations to create thriving systems. The vision is "Building healthy, active, connected communities and a thriving sport system".</p> <p>This document is built on five guiding principles:</p> <ul style="list-style-type: none"> Leadership Diversity, Equity, Inclusion; 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> For noting and ensuring alignment.

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Document	Key Points to Note	Project Implications
	<ul style="list-style-type: none"> • Integrity • Education and development • Sustainability. <p>Areas of focus for the Strategy, aligned with the immediate priorities of the sport sector:</p> <ul style="list-style-type: none"> • Inclusion - Promote inclusive practices and environments that are safe and encourage participation, involvement, and leadership across diverse cohorts. • Participation - Increase rates of participation and involvement in sport, and maximise access and quality of experiences. • High Performance - Enhance Australia's reputation as a fair, successful and leading edge sporting nation with opportunities and development pathways for high performance athletes, coaches and officials to thrive. • Safety - Instil safe sporting environments through a genuine culture of respect and integrity at all levels of sport. • International Engagement - Leverage the power of sport to bring people together, project Australia's values and identity, and promote Australia's international priorities. • Economy and Environment - Enable the sport sector to prosper at all levels. Leverage the significant investments in sport, including infrastructure and facilities. Promote sustainable practices and environmental leadership. <p>The provision of sport and recreation facilities has linkages to two of the priorities and more specifically to the actions set underneath the priorities which include:</p> <ul style="list-style-type: none"> • embed inclusivity in design by involving those with lived experience in the development and implementation of policies and programs. (Inclusion) • unlock alternative and non-traditional spaces for community use to ensure opportunities are accessible and available to all. (Participation) • ensure facilities and equipment are safe, and rules and practices minimise the occurrence and impact of injuries, e.g. concussion. (Safety) • encourage an aligned and coordinated approach to sport infrastructure. (Economy and Environment) 	
Australia's Sport Participation Strategy, November 2023	<ul style="list-style-type: none"> • Playwell Australia's Sport Participation Strategy (Play Well Strategy) has been developed to create great sporting environments and experiences, where individuals of all ages, backgrounds, genders and abilities can come together to access the benefits of sport. • The strategy will be delivered across four horizons leading up to and following the Brisbane 2032 Olympics. The first horizon covers the period 2024 to 2026 with activities in Horizon 1 focused on achieving alignment across the sport system. • Activating Places and Spaces is one of six priority areas with objectives of: 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> • For noting and ensuring alignment.

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Document	Key Points to Note	Project Implications
	<ul style="list-style-type: none"> • Provide equitable access to and usage of community places and spaces ensuring they are available and welcoming for all people to engage in sport. • Unlock the multi-use potential of existing assets and maximise their versatility and sustainability through innovative partnerships and collaboration. • Establish processes to achieving optimum management practices including strategic planning, community engagement, policy change implementation and more equitable resource allocation. • Foster inclusive sport partnerships that address the demand for sport opportunities in local communities. • Implement aligned, coordinated and cooperative strategies for the design, upgrade, repurpose and construction of active places and spaces which are sustainable and resilient. • The strategy also highlights a commitment to sustainability and highlights the following in relation to venues for sport: • "The PLACES where these experiences take place, ensuring that they are resilient to growing financial pressures and the changing climate, and that environmental impact is minimised with existing spaces used where possible." 	
Sport West Sport in Western Australia: Social Return on Investment 2022	<ul style="list-style-type: none"> • Study completed by ACIL Allen on behalf of Sport West to attempt to quantify Social Return on Investment from organised Community Sport. • Headline findings: <ul style="list-style-type: none"> ○ Gross benefit of organised sport in WA annually is \$10.3B. <ul style="list-style-type: none"> ▪ Benefits include mental health benefits, enhanced human capital, Labour market outcomes, youth life skills and enhanced social capital. ○ 5,715 FTE jobs supported. 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> • The value of investment in sport and recreation facilities from an SROI perspective.
The Value of Community Sport Infrastructure, KPMG, 2018	<ul style="list-style-type: none"> • In 2017, Sports Australia commissioned KPMG to undertake a study into the value of community sport facilities to Australia. In 2018, The Value of Community Sport Infrastructure report was released. The report identified the annual value supported by community sport infrastructure with the following being some of the key findings: • The annual value supported by community sport infrastructure in Australia is at least \$16.2 Billion, with community and sporting infrastructure being utilised by eight million Australians. • The economic value of community sport infrastructure is \$6.3 Billion. • Persons utilising community and sporting infrastructure regularly delivers a saving on the Australian health care system estimated at \$0.5 Billion per annum. 	<p>The following should be considered in the development in the Project:</p> <ul style="list-style-type: none"> • For noting.

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Document	Key Points to Note	Project Implications
	<ul style="list-style-type: none">Community sporting infrastructure generates the equivalent of 33,900 FTE positions in Australia.	

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Appendix B – Demographic Review Details

The information in this section has been drawn from the most recent census data completed by the Australian Bureau of Statistics (ABS) in 2021 (<https://www.abs.gov.au/>) and, where relevant, compared and analysed the data against previous census data.

Population forecast information has been provided by .id (informed decision).

2021 CENSUS INFORMATION

The table below provides a snapshot of the City of Melville population compared with Western Australia overall at the time of the 2021 Census.

Category	City of Melville	WA
Population (2021 Census)	103,523	2,660,026
Males	48.0%	49.7%
Females	52.0%	50.3%
Aboriginal and Torres Strait Islander Population	0.9%	3.3%
Born in Australia	62.1%	62.0%
Median Age	42	38
Median Income per person (\$ Weekly)	\$909	\$848
Median Income per household (\$ weekly)	\$2,096	\$1,815
Couple family with children	47.1%	44.6%
Couple family without children	38.6%	38.8%
Total dwellings	41,863	
Occupied private dwellings	92.1%	89.1%

Table 19 – Demographic Overview – Source: Australian Bureau of Statistics, 2021 Census.

Population

In the 20 years since the 2001 census, the population of the City increased by 13,259 people. This represents an overall growth of approximately 14.7%.

The Estimated Residential population in 2026 is 113,132 people with the population forecast to increase to over 126,586 by 2046¹⁸.

Census Year	2001	2006	2011	2016	2021
Population	90,264	93,003	95,700	98,083	103,523
Change		2,739	2,697	2,383	5,440
Percentage Growth		3.0%	2.9%	2.5%	5.5%

Table 20 – Population Growth – City of Melville – Source: Australian Bureau of Statistics.

Age Structure

The 2021 Census identifies that the largest age groups in the City as being:

- the 50 - 54 years age group with 6,899 persons or 6.7%;
- the 45 - 49 years age group with 6,853 persons or 6.6%; and
- the 40-44 years age group with 6,803 persons or 6.6%.

To note, there is an even spread of age groups from the 5-9 years group through to 65 – 69 years age group.

¹⁸ Source: [Forecast i.d.](#)

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Category	2021			
	Persons	% of Population	Change (2016 to 2021)	% Change (2016 to 2021)
0-4 years	4,959	4.8	44	0.9%
5-9 years	6,181	6	331	5.4%
10-14 years	6,766	6.5	734	10.8%
15-19 years	6,536	6.3	40	0.6%
20-24 years	6,205	6	-461	-7.4%
25-29 years	5,326	5.1	-393	-7.4%
30-34 years	5,628	5.4	24	0.4%
35-39 years	6,603	6.4	772	11.7%
40-44 years	6,803	6.6	307	4.5%
45-49 years	6,853	6.6	-20	-0.3%
50-54 years	6,899	6.7	255	3.7%
55-59 years	6,486	6.3	-69	-1.1%
60-64 years	6,515	6.3	365	5.6%
65-69 years	6,242	6	782	12.5%
70-74 years	5,509	5.3	1,599	29.0%
75-79 years	3,920	3.8	834	21.3%
80-84 years	2,757	2.7	179	6.5%
85 years and over	3,336	3.2	115	3.4%

Table 21 – Age Structure and Change – City of Melville – Source: ABS

Family and Household Make Up

Category	City of Melville	%	WA	%
Couple family without children	11,072	38.6	272,493	38.8
Couple family with children	13,519	47.1	313,666	44.6
One parent family	3,670	12.8	106,035	15.1
Other family	426	1.5	10,930	1.6
Family Households	28,152	73.0	686,949	71.2
Single or lone person house	9,375	24.3	245,193	25.4

Table 22 – Family Composition – City of Melville - Source: [ABS](#)

To note from the above:

- The number of family households with children residing in the City is above the State percentages and provides for a high proportion of households in the region.

Household Income

As provided in Table 19 – Demographic Overview, the following is noted in relation to household income levels in the City of Melville:

- In relation to household income levels in the City of Melville:
 - The median income per person is \$909 which is above the WA median (\$ 848)
 - The median income per household is \$2,096 which is above that of WA (\$1,815).

OFFICIAL**OFFICIAL****Cultural Profile**

From the 2021 census, 62.1% of the population were born in Australia. 0.9% of the population are Aboriginal and/or Torres Strait Islander people. The other top 5 country of birth responses were:

- England – 6.6%
- Malaysia – 3.4%
- China (excludes Special Administrative Regions and Taiwan) – 2.1%
- India – 1.9%
- New Zealand - 1.7%

POPULATION PROJECTIONS**City of Melville**

Between 2026 and 2046, the population of the City of Melville is forecast to increase by 13,454 persons (11.89% growth), at an average annual change of 0.59%¹⁹.

The table below summarises the forecast population for the City of Melville in 5-year increments from 2026 to 2046.

Year	2026	2031	2036	2041	2046
Estimated Population	113,132	118,693	121,670	123,979	126,586
Change		5,561	2,977	2,309	2,607
Percentage Growth		4.9%	2.5%	1.9%	2.1%

Table 23 – Forecast Population Growth – [Forecast I.d.](#)

Population growth (or decline) in suburbs in close proximity to the MBRC for the same period include:

- Attadale: -120 persons (- 1.65%)
- Melville: - 207 persons (- 3.1%)
- Alfred Cove – Myaree: -25 (-0.47%)
- Booragoon: 2,306 (+36.14%)
- Ardross: 2,523 (+49.9%)
- Applecross +5,607 persons (+62.02%)

[Note: Population numbers in forecast.id for the 2021 base year are derived from Estimated Resident Population from the Australian Bureau of Statistics. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.]

Forecast Age Structure

As noted above, the forecast population in the City of Melville is anticipated to grow. Table 24 provides the forecast population growth (or decline) for each five-year age group from 2026 to 2046. To note, the 75–79-year age group increases by 31.1% or 1,686 persons, the 80–84-year age group increases by 79.6% or 2,846 persons and the 85+ age group increases by 6,206 persons or 151.4%.

Age Group	2026		2046		Change between 2021 and 2046	
	Number	%	Number	%	Number	%
0-4	5,338	4.7	6,216	4.9	+877	16.4
5-9	6,364	5.6	6,756	5.3	+392	6.2
10-14	6,835	6.0	6,774	5.4	-62	-0.9
15-19	7,362	6.5	6,810	5.4	-552	-7.5
20-24	7,297	6.4	7,402	5.8	+106	1.5
25-29	6,384	5.6	6,982	5.5	+598	9.4

¹⁹ Source: <https://forecast.id.com.au/melville/>

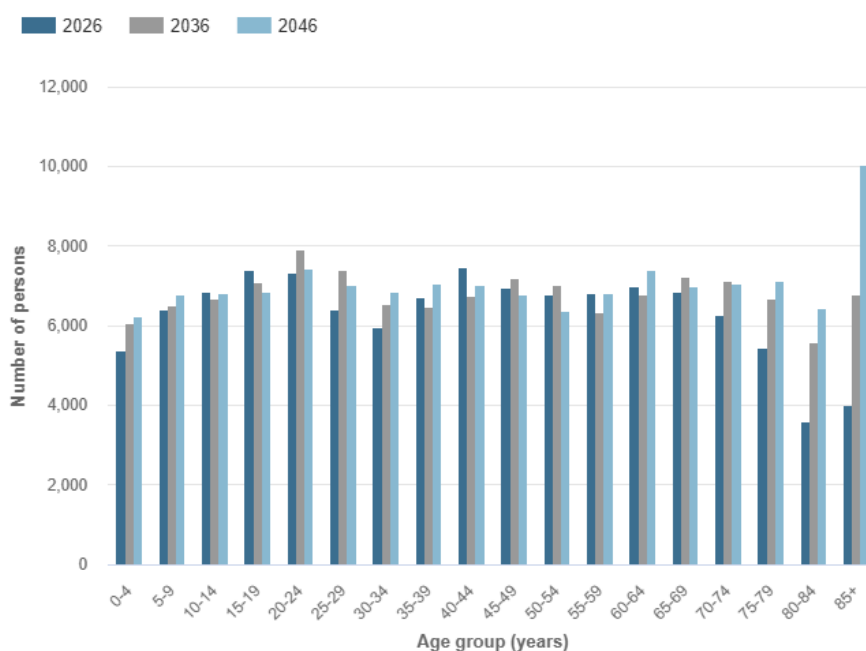
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Age Group	2026		2046		Change between 2021 and 2046	
	Number	%	Number	%	Number	%
30-34	5,942	5.3	6,817	5.4	+875	14.7
35-39	6,695	5.9	7,025	5.5	+330	4.9
40-44	7,425	6.6	6,993	5.5	-432	-5.8
45-49	6,935	6.1	6,761	5.3	-174	-2.5
50-54	6,757	6.0	6,351	5.0	-407	-6.0
55-59	6,805	6.0	6,793	5.4	-11	-0.2
60-64	6,948	6.1	7,369	5.8	+421	6.1
65-69	6,828	6.0	6,960	5.5	+133	1.9
70-74	6,234	5.5	7,036	5.6	+802	12.9
75-79	5,428	4.8	7,114	5.6	+1,686	31.1
80-84	3,574	3.2	6,420	5.1	+2,846	79.6
85+	3,981	3.5	10,007	7.9	+6,026	151.4
Total	113,132	100.0	126,586	100.0	+13,454	11.9

Table 24 – Forecast Population Growth – Source: Population and household forecasts, 2021 to 2046, National Forecasting Program, .id (informed decisions), July 2024. <https://www.id.com.au>

City of Melville - Total persons



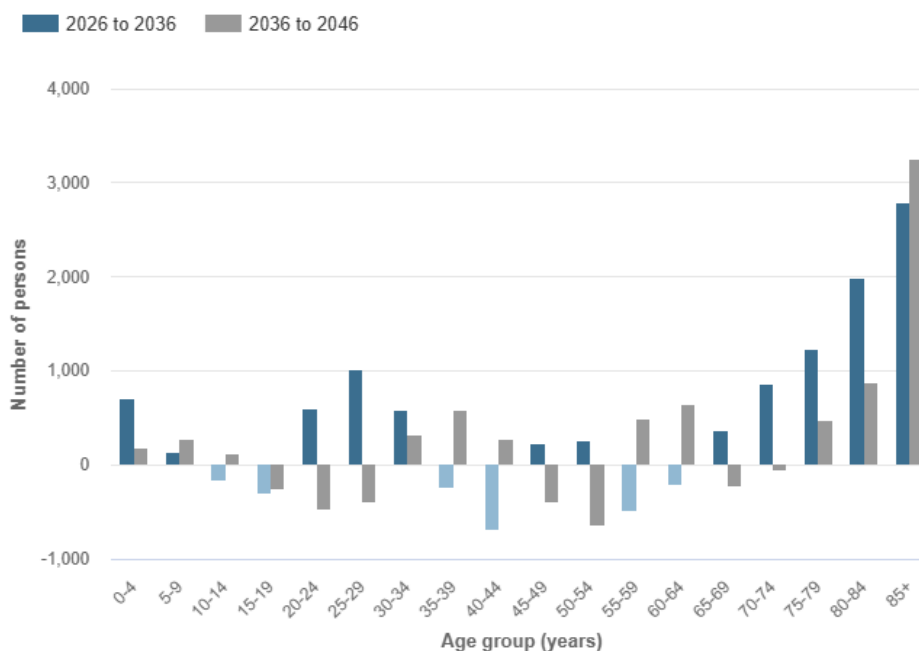
Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), July 2024.

Image 20 – Forecast age structure – 5 year age groups..

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City of Melville - Total persons

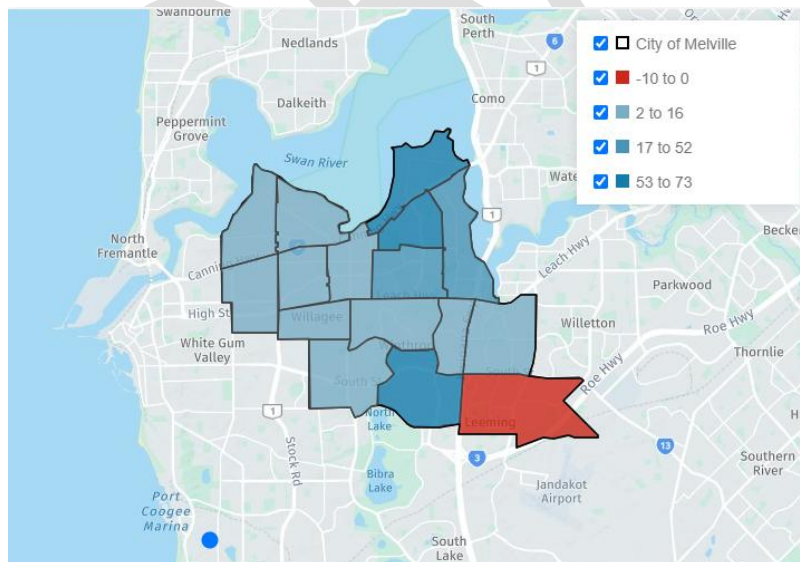


Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), July 2024.

Image 21 – Forecast change in age structure – 5-year age groups.

Dwellings

Image 20 and Table 25 demonstrate the forecast increases to dwellings over the 20-year period from 2026 to 2046. To note are the significant increase in dwellings in Applecross, Ardross and Booragoon that are in close proximity to the MBRC and align with the increase if forecast population growth.



Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), July 2024.

Image 22 – Forecast Dwellings and Development Map, City of Melville, 2026 to 20246 percent change.

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Area	2026		2046		Change between 2026 and 2046	
	Number	%	Number	%	Number	%
City of Melville	44,950	100.0	55,121	100.0	+10,171	+22.6
Alfred Cove - Myaree	2,021	4.5	2,204	4.0	+183	+9.1
Applecross	3,969	8.8	6,879	12.5	+2,910	+73.3
Ardross	1,949	4.3	3,372	6.1	+1,423	+73.0
Attadale	2,772	6.2	3,002	5.4	+230	+8.3
Bateman	1,388	3.1	1,418	2.6	+30	+2.2
Bicton	3,099	6.9	3,396	6.2	+298	+9.6
Booragoon	2,582	5.7	3,917	7.1	+1,334	+51.7
Bull Creek	3,242	7.2	3,360	6.1	+118	+3.6
Kardinya	3,871	8.6	4,484	8.1	+613	+15.8
Leeming	3,117	6.9	3,147	5.7	+29	+0.9
Melville	2,607	5.8	2,751	5.0	+143	+5.5
Mt Pleasant-Brentwood	4,471	9.9	5,784	10.5	+1,314	+29.4
Murdoch	1,387	3.1	2,132	3.9	+744	+53.7
Palmyra	3,760	8.4	4,168	7.6	+409	+10.9
Willagee	2,571	5.7	2,907	5.3	+336	+13.1
Winthrop	2,145	4.8	2,202	4.0	+57	+2.7

Table 25 – Forecast Dwelling Growth, 2026-2046. Source: Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), July 2024.

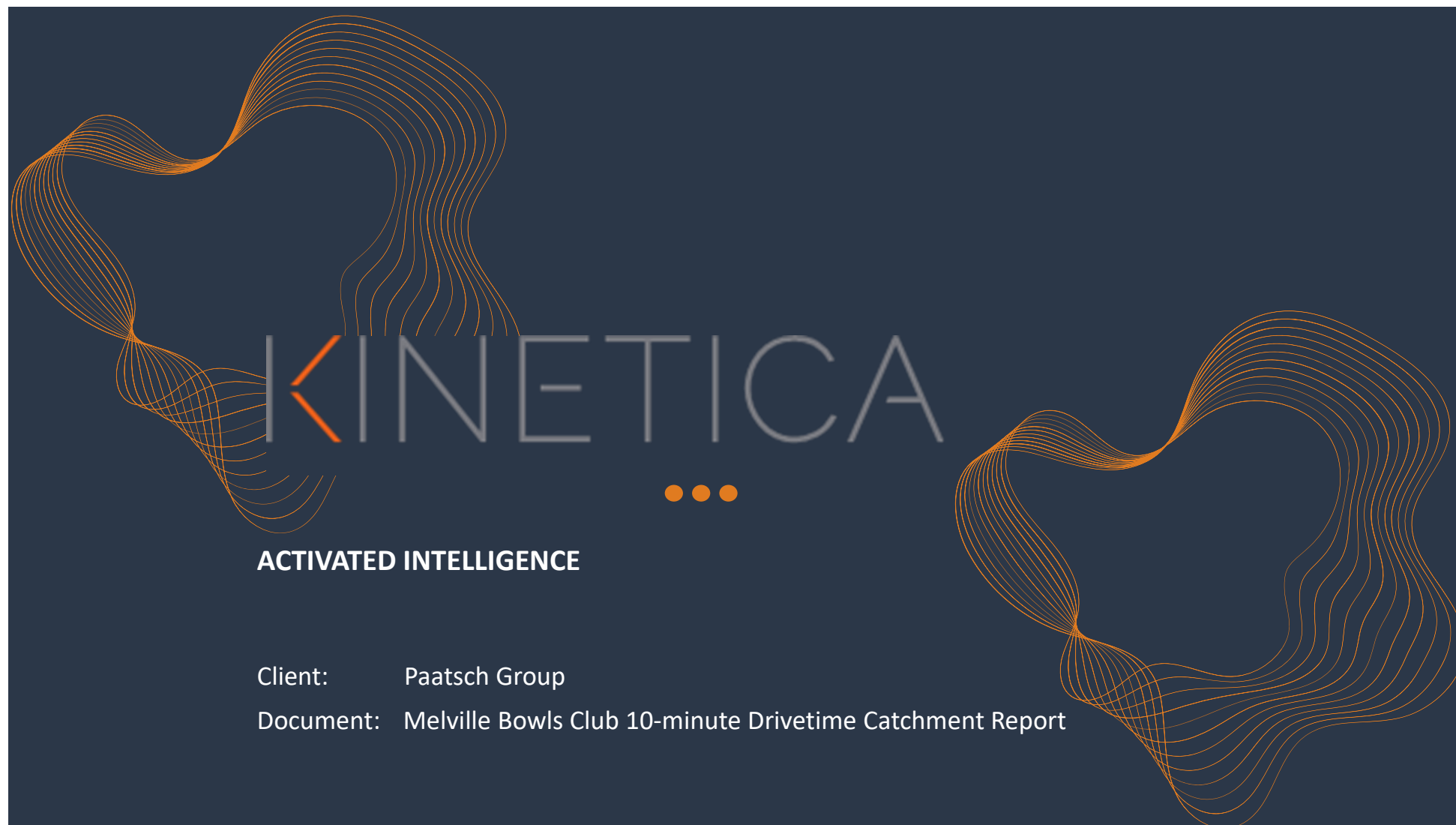
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Appendix C – Kinetica Drivetime Catchment Report

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10-Minute Drive-Time Catchment: Demand Profiles	7 - 14

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Melville Lawn Bowls Club Catchment - Executive summary

Population & Demographic Insights

Skews Older	-2.4%		
Wealthier High Household Income	+5.5%		
Higher life satisfaction	+2.2%		
Lower Pop Growth	-6%		
Aus Born	-2.5%		
England Born	-0.8%		
Malaysia Born	+1.8%		

WA Lawn Bowls Insights

Demand
Rank **25th** out of 199 bowls clubs

Supply
1 of 20 bowls clubs with 3 or more greens

Lower *Conversion of members compared to WA
Rank **149th** out of 199 bowls clubs

Conversion means, lawn bowls members as a function of total lawn bowls demand within this catchment.



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Melville bowls club registered membership

The two tables below summarise the registered members of the Melville Bowls Club. The table on the left presents data for female members, while the table on the right summarises data for male members. While there are fewer female members, 50% of females have full bowls playing rights compared to only 39% of male members.

422 Total members

143 Lawn bowls players

40 Soccer Players

39 Scrabble Players

194 Social Members

Female Members

Type	Membership Categories	Number of players
Playing/Full Members	FFULL	19
	FCONC	15
	FLIFE	3
	FFULL75	2
	FFOUND	1
	FFULL50	1
	Total	41
Social Bowlers	FSOCB	6
	FSOCB75	5
	FSOCB50	1
	Total	12
Social Members	FSOC	47
	FSOC75	4
	FSOC50	3
	FSCOMP	1
	Total	55
Soccer	FSOCFC	1
Scrabble	FSOCSC	27

Male Members

Type	Membership Categories	Number of players
Playing/Full Members	MFULL	46
	MCONC	11
	MLIFE	7
	MFULL75	4
	MFULL50	3
	MCONC75	1
	Total	72
Social Bowlers	MSOCB	14
	MSOCB75	2
	MSOCB50	2
	Total	18
Social Members	MSOC	113
	MSOC75	15
	MSOC50	11
	MSOC25	4
	MSCOMP	2
	Total	145
Soccer	MSOCFC	39
Scrabble	MSOCSC	12

Source: Melville Bowls Club Membership Data.

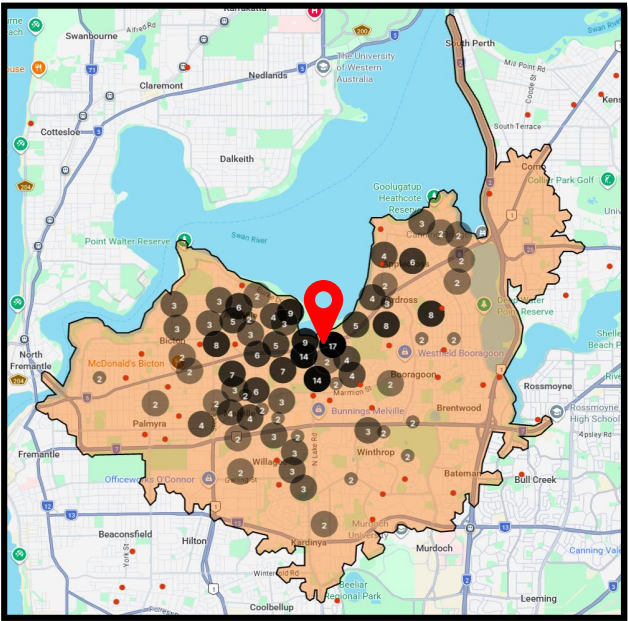
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Only one third of the members are lawn bowls players with full playing rights, weighted towards males

The image on the left shows the 10-minute drive-time catchment area around the Melville Bowling Club. The red dots indicate the individual addresses of registered members, and the larger black dots are groups of members.

10-minute Drivetime Catchment With Locations Of Playing Bowls Members



Source: Kinetica proprietary Aura Data. ABS

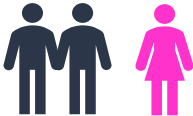
377 Total Members (excluding soccer and scrabble players)

89% Members live in the 10-minute drivetime catchment area.

42% Lawn bowls players

34% Have full playing rights for lawn bowls

2:1 Male : female ratio



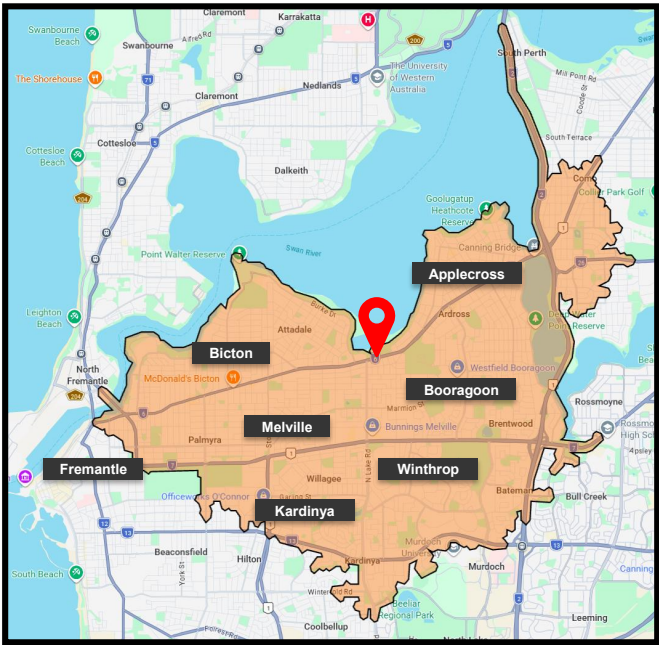
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Within a 10-minute drive-time, the population skews older, with low projected growth among children aged 0-14 years over the next decade.

The table on the right summarises current and forecast population figures, segmented by age and gender, and further benchmarked against the Western Australian and the National averages.

10-minute Drivetime Catchment With Suburbs



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
Total Population 2024	117,566	2,965,078	27,194,369
Population Share by Gender (%)			
% Female	51.3%	50.3%	50.7%
% Male	48.7%	49.7%	49.4%
Population by Age Groups (%)			
0-4 years old	4.6%	5.9%	5.8%
5-9 years old	5.1%	6.3%	6.0%
10-14 years old	5.7%	6.4%	6.2%
15-34 years old	26.8%	26.4%	26.7%
35-64 years old	38.1%	38.7%	37.9%
65+ years old	19.6%	16.3%	17.5%
Population Forecasts			
Population forecast 2034	128,014	3,505,822	31,184,478
% 0-14 years 2034	13.9%	16.5%	16.5%
% 15+ years 2034	86.1%	83.6%	83.5%
% Pop growth 2024-2034 (0-14 years old)	0.6%	4.8%	5.3%
% Pop growth 2024-2034 (15+ years old)	14.3%	21.3%	16.7%

*Red cells highlight the numbers below the state average
Green cells highlight the numbers above the state average

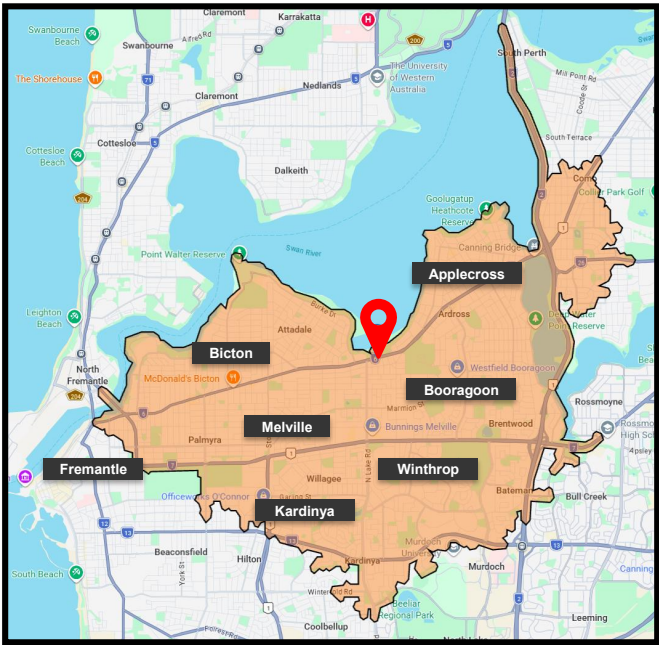
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Households within the catchment are more affluent and report higher levels of life satisfaction compared to the WA state average

The table on the right summarises the key demographic characteristics of residents within the 10-minute catchment. Australia, England and Malaysia are the three most common countries of birth among residents.

10-minute Drivetime Catchment With Suburbs



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
Other Demographics			
% Born in Australia	60.5%	63.0%	68.1%
% Born in England	6.7%	7.5%	3.7%
% Born in Malaysia	3.0%	1.2%	0.6%
% High Income (Weekly income above \$2500) Households	36.0%	30.5%	30.0%
% Low Income (Weekly income below \$600) Households	15.1%	14.2%	14.9%
% Family Households	68.7%	71.2%	70.5%
AURA Health and Wellbeing (% of Population Rated Above 8 Out Of 10)			
Life Satisfaction	37.6%	35.4%	35.3%
Physical Health	44.6%	43.8%	44.9%
Mental Health	32.5%	31.1%	31.7%
Community Connection	42.7%	40.9%	41.3%
Confidence / Self-esteem	50.4%	51.0%	53.8%

*Green cells highlight the numbers above the state average

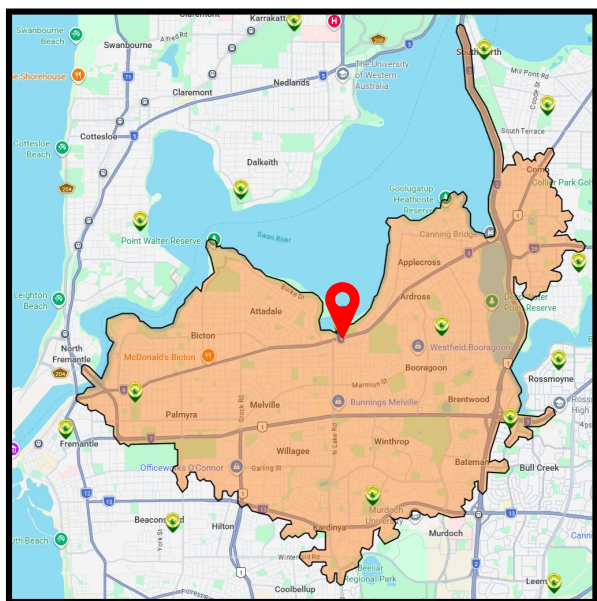
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Melville Bows Club is well-positioned within the Bows network to capitalise on potential demand

The image on the left illustrates the location of other bowls clubs within the catchment. Based on Kinetica's proprietary club categorisation methodology, there is strong demand with a corresponding higher supply of greens. Conversion of Lawn Bowls while on par with the metropolitan average still represents significant opportunity.

10-minute Drivetime Catchment With Location of Other Bowls Clubs



Source: Kinetica proprietary Aura Data. ABS



Ranks in the top **15%** in WA for the Kinetica proprietary club categorisation score



7.7% Melville bowls club conversion

7.6% WA metro club average



4 Lawn bowls clubs within the catchment

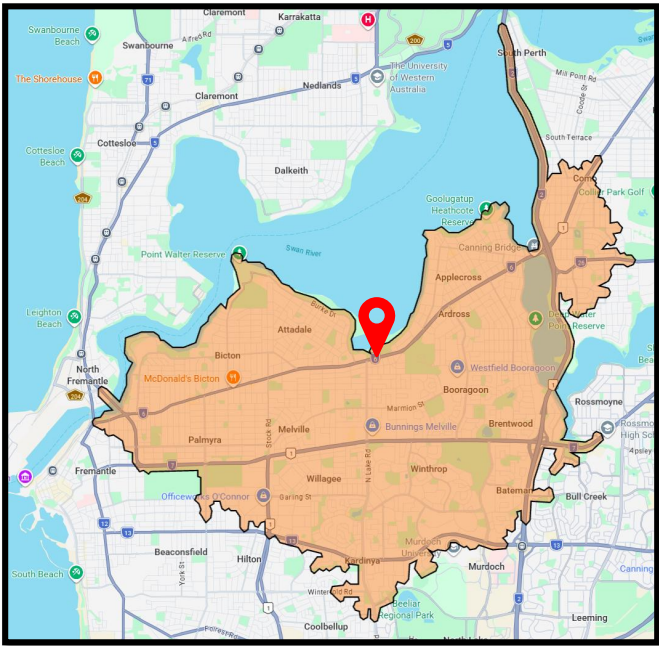
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Melville Bowls Club Catchment – Lawn Bowls Demand

The table on the right summarises the demand for lawn bowls within the catchment. More than 2,000 adults in the area are currently active participants, while more than 6,000 are not presently playing but have expressed interest in trying the sport. It is forecast that participation in lawn bowls within the catchment area will increase by 21% by 2034.

10-minute Drivetime Catchment



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
AURA Participation (Adults 15+ years old)			
Past 12 Months Participation (%)	2.1%	2.7%	2.8%
Past 12 Months Participation (No.)	2,112	64,933	624,279
Past Month Participation	0.8%	1.0%	1.2%
Interest in participating at all (%)	6.7%	7.0%	5.7%
Interest in participating at all (No.)	6,561	170,318	1,274,317
Forecast 2034 participation (#)	2,559	78,522	725,727

*Green cells highlight the numbers above the state average

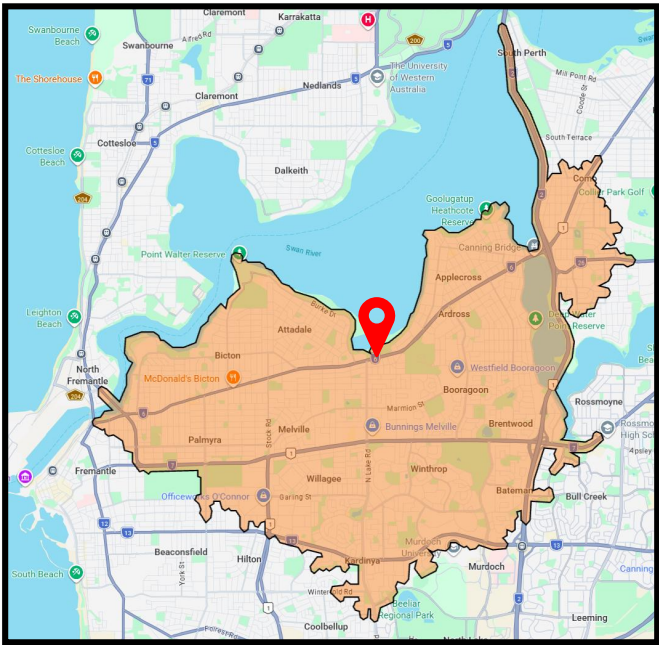
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Melville Bowls Club Catchment – Soccer Demand

The table on the right summarises the demand for soccer within the catchment. Current participation is equivalent to the state average, however, interest in participating in soccer is above the state average. Participation in soccer in the catchment is forecast to increase by 23% by 2034.

10-minute Drivetime Catchment



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
AURA Participation (Adults 15+ years old)			
Past 12 Months Participation (%)	5.9%	5.9%	7.0%
Past 12 Months Participation (No.)	5,788	142,580	1,564,456
Past Month Participation	4.2%	4.1%	4.3%
Interest in participating at all (%)	4.9%	4.4%	4.2%
Interest in participating at all (No.)	4,847	107,730	929,679
Forecast 2034 participation (#)	7,115	172,417	1,818,686

*Green cells highlight the numbers above the state average

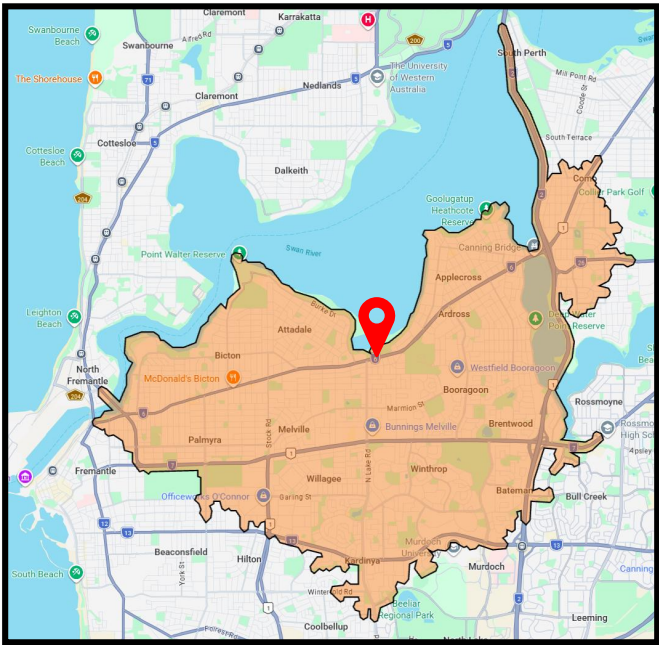
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Melville Bowls Club Catchment – Pickleball Demand

The table on the right summarises the demand for pickleball within the catchment. While current pickleball participation aligns with the state average, the number of adults playing in the catchment area is forecast to increase by 12% by 2034.

10-minute Drivetime Catchment



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
AURA Participation (Adults 15+ years old)			
Past 12 Months Participation (%)	0.9%	0.9%	0.9%
Past 12 Months Participation (No.)	887	21,570	195,732
Past Month Participation	0.4%	0.3%	0.4%
Interest in participating at all (%)	2.6%	2.2%	2.8%
Interest in participating at all (No.)	2,564	52,937	634,755
Forecast 2034 participation (#)	1,154	26,084	227,539

*Green cells highlight the numbers above the state average

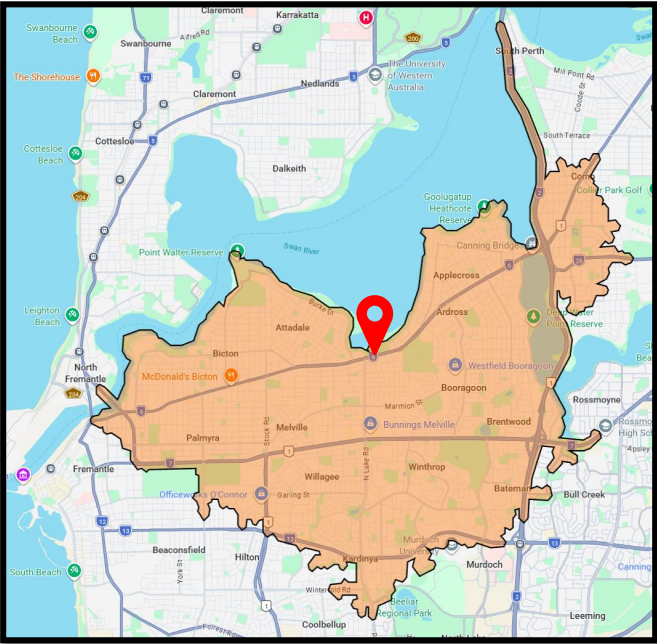
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Melville Bowls Club Catchment – Padel Demand

The table on the right summarises the demand for padel within the. While current padel participation aligns with the state average, the number of adults playing in the catchment area is forecast to increase by 30% by 2034. *Padel is an emerging sport and while this numbers are consistent with our proprietary models, it should be recognised the sample sizes are significantly smaller than other activities.*

10-minute Drivetime Catchment



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
AURA Participation (Adults 15+ years old)			
Past 12 Months Participation (%)	0.5%	0.5%	0.5%
Past 12 Months Participation (No.)	444	10,785	97,866
Past Month Participation	0.2%	0.2%	0.2%
Forecast 2034 participation (#)	577	2,174	18,459

*Green cells highlight the numbers above the state average

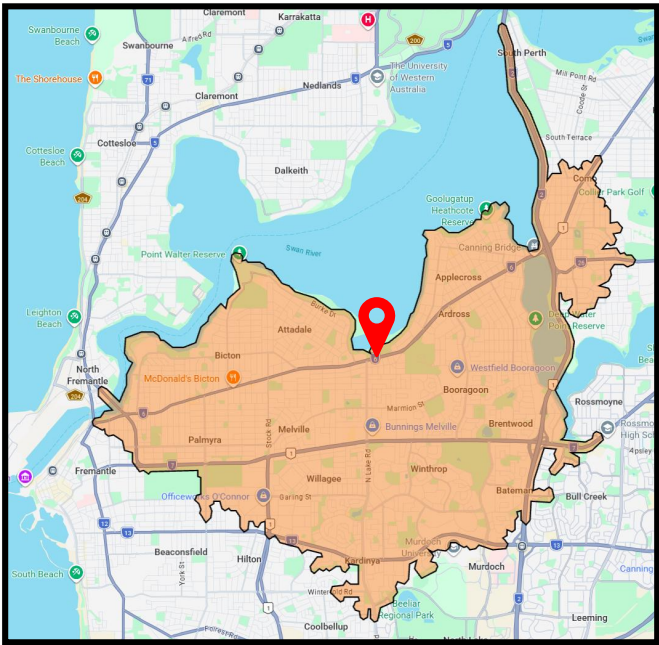
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Melville Bowls Club Catchment – Pilates Demand

The table on the right summarises demand for Pilates within the 10-minute catchment. Current demand for Pilates is substantially higher than the state average. This is attributable to the older population skew. By 2034, adult participation is forecast to increase by a further 30%.

10-minute Drivetime Catchment



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
AURA Participation (Adults 15+ years old)			
Past 12 Months Participation (%)	9.7%	7.7%	6.7%
Past 12 Months Participation (No.)	9,546	185,636	1,492,246
Past Month Participation	7.1%	5.4%	4.7%
Interest in participating at all (%)	9.8%	9.3%	8.4%
Interest in participating at all (No.)	9,617	224,472	1,891,006
Forecast 2034 participation (#)	12,416	224,484	1,734,741

*Green cells highlight the numbers above the state average

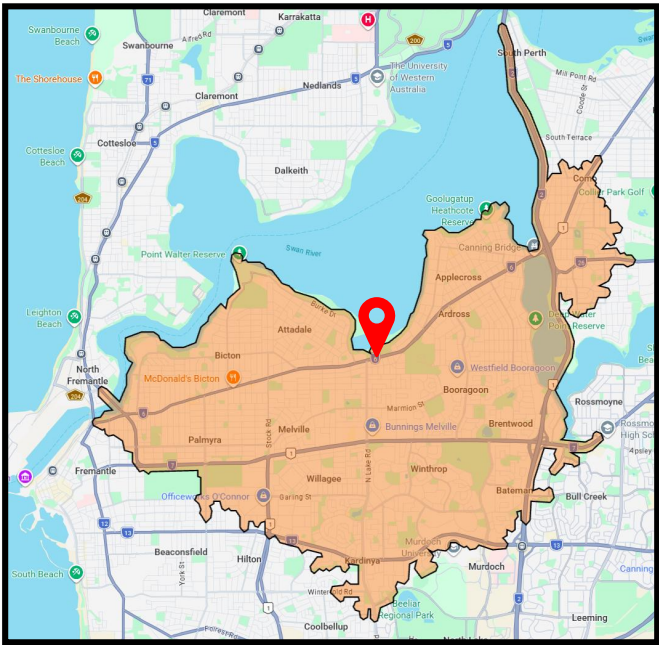
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Melville Bowls Club Catchment – Yoga Demand

The table on the right summarises the demand for yoga within the 10-minute catchment. The proportion of adults currently participating in yoga is significantly higher than the state average and is due to the same demographics outlined for Pilates. Participation in yoga is anticipated to increase by 30% by 2034.

10-minute Drivetime Catchment



Source: Kinetica proprietary Aura Data. ABS

	Catchment	WA	National
AURA Participation (Adults 15+ years old)			
Past 12 Months Participation (%)	13.9%	11.4%	10.6%
Past 12 Months Participation (No.)	13,721	275,979	2,371,212
Past Month Participation	10.5%	8.2%	7.6%
Interest in participating at all (%)	11.9%	11.5%	11.1%
Interest in participating at all (No.)	11,759	279,548	2,480,740
Forecast 2034 participation (#)	17,846	333,733	2,756,543

*Green cells highlight the numbers above the state average

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Appendix D – Site Analysis

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MELVILLE BOWLS & RECREATION CLUB SITE ANALYSIS



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Item	Information	
Site Information		
Property Address	592 Canning Highway, Alfred Cove, WA 6154	
Reserve Number	D017693 39	
Lot Number	Lot 39	
Legal Area (size)	6.4189 hectares	
Lot Type	Parks & Recreation	
Certificate of Title	V1185, Folio 584	
Precinct Plan	No	
Bush Forever Site	Site No. 331 under SPP 2.8	
State Seat	Electorate: Bateman – Currently held by the Labor Party by Kim Giddens	
Federal Seat	Division of Tangney – Currently held by the Labor Party by Sam Lim	
Council Electoral Ward	Bicton – Attadale – Alfred Cove	
Control/Land Ownership	Vested to the City of Melville on behalf of DPLH.	
Lease / License Arrangements	Facility leased by Melville Bowling Club (MBC). 21-year lease is in place as of March 2025.	
Certificate of Title.	Held by the City.	
Lot 39 with MBC Lease Area Shown		

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Item	Information
Encumbrances/ statutory/ legislation/ policy requirements on the land parcel.	<ul style="list-style-type: none"> The project area sits in a Development Control Area (DCA). This means Development Approvals (DA) within the DCA are subject to Part 5 of the Swan and Canning Rivers Management Act. The southern edge of the site is within a future widening area of Canning Highway. The current understanding is that the Primary Regional Road Reserve means that any works would likely be determined by WAPC rather than DBCA.
Implications of the proposed review of Local Planning Scheme No.6	<ul style="list-style-type: none"> Surrounding land is a combination of City and State-owned land, and zoned Parks and Recreation and Public Open Space, and there are no plans to change this. Any proposed change would likely form part of a long-term precinct plan developed by the City or State government. The City is considering increasing the density (R-code) of the residential land on the southern side of Canning Highway as part of the LPS6 review from current R20 to a potential R60 – this will be a process taking two or three years to complete.
Background on the sites catchment and surrounding amenity.	<ul style="list-style-type: none"> Approximately 12 km from the Perth CBD. Situated within the Bicton–Attadale–Alfred Cove Ward at Tompkins Park, adjoining Atwell House and the Swan River, with frontage to the major arterial road, Canning Highway.
Valuation required?	<ul style="list-style-type: none"> No
Is the project being developed over multiple lots on the one parcel?	<ul style="list-style-type: none"> A majority of MBC sits on Lot 39 Two disused bowling greens to the north captured on Lot 9789.
Building Permit and/or Development Application (DA) required?	<ul style="list-style-type: none"> During the project planning phase a BP will not be required. BP / DA will be required in future project phases.
Approved Structure Plan	<ul style="list-style-type: none"> There isn't a specific structure plan for this area, though MBC is captured in the Attadale Alfred Cove Foreshore Master Plan that guides future development including Tompkins Park.
Are there any other parallel projects listed for the land parcel or in close proximity?	<ul style="list-style-type: none"> Refer Attadale Alfred Cove Foreshore Master Plan page 15. Detailed breakdown is also available on page 124). Tompkins Park Stage 3 Reconfiguration of the Dunkley Ave/ Canning Highway Intersection The Atwell Arts & Melville Bowling Club Precinct Plan (2023) is highly relevant and is used as an informing document to guide works/planning.

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Item	Information
Briefly summarise the current demographic of the site and projected population growth?	<ul style="list-style-type: none"> The details below are taken from ProfileID. The 2021 Census (ABS) recorded a total population of 2,830 people living in Alfred Cove. This increased to 3,056 in 2024 representing a 7.6% increase. The dominant ancestry groups are English (42.4%), Australian (32.5%), Irish (11.0%), Scottish (10.3%) and Italian (9.6%). Residential building approvals have declined in the period following the COVID-19 pandemic, influenced by economic pressures such as inflation, increased cost of living, and higher construction costs. However, the market also reflects a normalisation, particularly in multi-residential projects, after the surge experienced during the pandemic. By 2046, it's forecasted that Alfred Cove will experience a -0.06% change in population from 5,151 (2025) to 5,147 (2046). This small change is contributed by minimal births, increased deaths and minimal net migration.
Building / Site Assessment	
Current structures.	<p>The main structures on site are the club room facility and the groundsman shed. Three building condition audits have been completed by the City since 2023 as follows: Talis Consultants Building Audit Reports – February 2023 (Attachments A and B). Structural Condition Report BG&E – December 2025 (Attachment C). Building Condition Assessment - Mansfield Property Advisory (MPA) - June 2026 Full reports are attached. In summary:</p> <p>Main Clubhouse:</p> <ul style="list-style-type: none"> Consensus: all three reports agree the clubhouse (double-brick walls, steel/timber-framed roof, slab-on-ground) remains structurally sound for a 1958-era building — no notable safety hazard identified in any report. Footings/walls: Talis (2023) footings stable, only minor cracking, no action needed. BG&E (2025) brick façade/internal walls crack-free bar two minor cracks at southern entry; corrosion at base of one entry-canopy column and a storeroom lintel (surface only, treat and repaint). Roof structure: BG&E (2025) inspected the steel rafter/timber purlin structure via ceiling access — structure and connections "in good condition, no defects noted" (visual/limited access only, no full ceiling-void inspection).

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Item	Information
	<ul style="list-style-type: none"> • Suspended timber floor: BG&E (2025) one localised area of the dance-hall floor is "bouncy"; no sub-floor access or structural drawings exist to diagnose cause; recommends removing floor covering for a detailed follow-up inspection. Not raised in the 2023 Talis audit or the 2026 MPA report. • Roof covering / amenities / finishes (MPA, Aug 2026): overall Structure & Fabric now rated "Fair." Roof sheeting, gutters, joint sealant and mechanical fixings recommended for renewal; male WC/shower "Poor" and end-of-life; vinyl flooring, carpet and shade structure at end of life; carpark surfacing poor. • Asbestos: Talis (2023) identified asbestos eaves sheeting (water-stained, flaking paint — possible fibre risk); highest-priority action raised (paint/seal). Not addressed in BG&E's structural scope; MPA references an existing Asbestos Management Plan (QED, 2022) but does not re-confirm eaves condition. <p>Groundmen Shed</p> <ul style="list-style-type: none"> • Talis (2023): significant cracking to brick gable/eaves and above the external door; summary line calls the shed "good condition... structurally sound," yet the detailed findings recommend brickwork repair tied to the roof structure and note it "may be worth demolishing... and build a new structure" — an internally inconsistent characterisation within the same report. • BG&E (Dec 2025): confirms cracking — one large crack above the eastern door, likely footing settlement, repairable with Helifix ties and fill (no demolition recommended); eave beams badly corroded, sarking damaged, rafter ends corroding; roof structure viewed as good. • MPA (Aug 2026): downgrades the concern — Structural Type table records only "minor cracking to brickwork to groundsman's shed"; ancillary building rated "Good," "utilitarian... fit for purpose." <p>Key Contradictions / Items Needing Reconciliation</p> <ul style="list-style-type: none"> • Shed cracking severity trend is inconsistent: "significant... consider demolition" (Talis, 2023) → "large crack, settlement-related, needs repair" (BG&E, Dec 2025) → "minor cracking... Good" (MPA, Aug 2026, 8 months later). No remedial works are recorded between reports — City should confirm which assessment is current before relying on MPA's "Good" rating for budgeting. • Roof/ceiling water ingress assessed inconsistently: Talis (2023) flags ceiling water staining as a leak risk needing point-of-entry investigation (priority 3). BG&E (Dec 2025), viewing the same ceiling tiles, calls the marks "small and localised... not of major concern." MPA (Aug 2026) then rates the roof covering "Fair" and recommends sheet/gutter replacement — a materially worse position than BG&E's eight months earlier. (BG&E's scope was limited to structural framing, not the roof envelope, which partly explains the gap, but the leak itself is characterised very differently by Talis and BG&E.)

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Item	Information																												
	<ul style="list-style-type: none">• Asbestos eaves flag not carried forward: Talis's highest-priority 2023 action (seal/paint the asbestos eaves lining; possible fibres in flaking paint) is not mentioned in BG&E's report and not specifically re-verified in the MPA sections reviewed — recommend confirming this action was closed out.• Dance-hall floor bounce unresolved: BG&E's Dec 2025 flag for a localised structural floor issue does not appear to have been followed up or referenced in MPA's Aug 2026 assessment — status of this item should be confirmed as open. <p>Overall Trajectory</p> <ul style="list-style-type: none">• Condition assessments trend from "good" (Talis 2023, BG&E 2025 — structure only) to "fair" (MPA 2026 — full fabric/services), consistent with a 68-year-old asset reaching end-of-life on multiple non-structural elements (roof covering, amenities, flooring, shade structure) rather than a structural safety concern. MPA's 3-year cost plan totals approximately \$477,250 (\$374,450 capex / \$68,200 maintenance / \$34,600 defect rectification).																												
<p>Who leases the current facility, under what agreement and who are the tenants in summer and winter?</p> <p>What are the membership numbers of the current user groups?</p>	<p>The facility is leased by Melville Bowling Club. Though bowls is generally played in summer, the club is open year-round.</p> <p>As of February 2026, the club has approximately 422 total members of which 143 are lawn bowls players. The table below shows a breakdown of the club membership by type and sex.</p> <table><tr><th>Type</th><th>Male</th><th>Female</th><th>Total</th></tr><tr><td>Playing/Full Member</td><td>72</td><td>41</td><td>113</td></tr><tr><td>Social Bowlers</td><td>18</td><td>12</td><td>30</td></tr><tr><td>Social Members</td><td>145</td><td>55</td><td>200</td></tr><tr><td>Soccer</td><td>39</td><td>1</td><td>40</td></tr><tr><td>Scrabble</td><td>12</td><td>27</td><td>39</td></tr><tr><td>Total</td><td>286</td><td>136</td><td>422</td></tr></table> <p>Perth Saints FC utilise the Club Rooms during winter as a pseudo club rooms for social purposes. The Club has both junior and senior teams with approximately 850 registered members.</p>	Type	Male	Female	Total	Playing/Full Member	72	41	113	Social Bowlers	18	12	30	Social Members	145	55	200	Soccer	39	1	40	Scrabble	12	27	39	Total	286	136	422
Type	Male	Female	Total																										
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Social Bowlers	18	12	30																										
Social Members	145	55	200																										
Soccer	39	1	40																										
Scrabble	12	27	39																										
Total	286	136	422																										
Location, orientation and topography.	<ul style="list-style-type: none">• The facility is well located on Canning Highway in Attadale relatively close to the intersection of North Lake Road. It is located at the western end of the Tompkins Park precinct with the Atwell Gallery to the west. The Swan River is to the north of the facility.																												

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Item	Information
	<ul style="list-style-type: none"> The facility is orientated in north/south direction with a minimal westerly orientation. The topography of the site slopes towards the Swan River, from approximately RL3.30m AHD at the south of the site to RL2.50m at the north of the site. It is recommended that a detailed geotechnical investigation be undertaken by a qualified geotechnical engineer at the appropriate time for the redevelopment of the Melville Bowling Club to validate this preliminary assessment.
Access - vehicular, public transport, pedestrian, bike, disability.	<ul style="list-style-type: none"> The MBRC is located on Canning Highway, a primary arterial road. Access to the facility is good but egress by motor vehicle can be challenging particularly if heading west on Canning Highway with the requirement to turn right as egressing the car park. Two bus stops are located on the northern side of Canning Highway within 200m walking distance from the entrance to the MBRC. One bus stop is located on the southern side within 140m walking distance. Canning Highway is serviced by multiple bus routes running regularly throughout the day and night. The MBRC is well connected to the pedestrian network adjacent to Canning Highway. Pedestrians do, however, need to be on the north side of Canning Highway for ready access if coming from the east. Signalised pedestrian is only available at North Lake Road intersection and there are no zebra crossing in proximity. The MBRC is located in proximity to a popular bike path and route. A shared use path runs along the Swan River. However, cyclists have to access via Canning Highway footpath as the cycle path does not have a current connection to the MBRC. Disability – a full DDA compliance report has not been completed, and it is likely (given the facility was built in 1958) that compliance would need to be upgraded as part of any redevelopment. Flat access is provided to both sides of the pavilion from the car park.
Heritage.	<ul style="list-style-type: none"> The project will not have any direct impact on heritage sites; however, it is important to acknowledge that MBRC is situated on the banks of the Swan River, a location of significant cultural, environmental, and community value. While no heritage concerns are anticipated, this setting highlights the importance of undertaking the project with sensitivity and awareness of its broader context.
Flood / sports lighting.	The original metal halide lights on the southern greens are no longer in an operable state. Floodlighting to the northern greens was installed in 2000, there are a total of 6 x 12 metre towers with 8 x 1500w luminaires. Originally testing confirms an average illuminance of 191.4 lux with a uniformity of 0.83. No testing information beyond the original installation is available.

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Item	Information
Is there informal spaces on the site that need to be considered e.g., playgrounds, BBQ, seating/ shading, footpaths, signage	Limited informal spaces currently exist with a BBQ area at the western end of the clubhouse facility. Opportunity exists for the inclusion of these facilities as part of a redevelopment.
<p>Is the existing parking infrastructure sufficient to meet current demand, or is there a need for further expansion?</p> <p>If additional parking is developed, how might this impact traffic flow and congestion on and around the site?</p>	<p>WSP were engaged by the City of Melville to prepare a Parking Management Plan (PMP) for Tompkins Park/ Atwell Precinct. Refer attached Report (Attachment E).</p> <p>Key opportunities risk and constraints identified by WSP in relation to the MBRC project include:</p> <ul style="list-style-type: none"> • The connection of Atwell House and Gallery Car Park to the MBRC Car Park may adversely impact parking for Atwell House and Gallery users was identified as a risk due to the lack of separation and potential overflow into Atwell House by Tompkins Park users. • Opportunity to redevelop the existing MBRC Car Park to improve circulation and increase number of parking bays. • Opportunity for the expansion of the Melville Bowling and Recreation Club Car Park north into the existing overflow parking area. [Note: consultation with DBCA has eliminated this as an option.] • Opportunity to consider drop-off bays on the eastern side of MBRC Car Park to encourage drop-off and parking in alternative locations. • Opportunity in consultation with Melville Bowling and Recreation Club, to redevelop the southern bowling greens to provide additional parking bays. [Note: the potential addition of Padel would eliminate this as an option in the short term]. • Risk exists with the existing three-lane aisle on the eastern side of Melville Bowling and Recreation Club Car Park combined with no footpath east of the aisle and narrow verge (limited by the fence) and no designated pedestrian crossing points creates an unsafe environment for pedestrians. Especially with a significant number of children and parents crossing from the carpark to the field to the east. It was recommended that a protected pedestrian crossing point is provided to reduce this risk, and pedestrian paths are provided to allow safer access to the southern fields from the car park. It was acknowledged that this car park primary intent is for use by the MBRC, however it will continue to be used as field parking during peak periods and therefore protected crossing points that align with existing desire lines should be provided. <p>The City is planning to provide an additional 84 bays through adjustments to the existing lane way parking. However, parking within the overall precinct will remain a challenge during peak periods. Noting the above, any</p>

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Item	Information
	additional activities or uses for the MBRC that will generate significant additional attendance particularly during peak periods are going to be difficult to accommodate with parking.
Services	
Civils, utilities and services.	<ul style="list-style-type: none"> Refer to the Stantec Civil Engineering Servicing Report (Attachment F) for further details. Power <ul style="list-style-type: none"> Based on the available information, the existing Western Power assets are confined predominantly to the southern boundary of the site and are not expected to present a significant constraint to redevelopment works outside of this area. The availability and adequacy of the existing electrical supply for the proposed redevelopment have not been confirmed as part of the initial assessment and remains subject to further investigation and consultation with Western Power Communications - The identified communications infrastructure may require protection, relocation, or modification depending on the final redevelopment layout. Detailed service locating and consultation with the relevant telecommunications providers should be undertaken during future design stages to confirm asset locations, assess capacity requirements, and determine any upgrade or relocation works that may be necessary to support the proposed development. Gas – (To be reviewed.)
Water management.	<ul style="list-style-type: none"> A desktop review of the Perth Groundwater Mapping has been undertaken for the site. The depth to the maximum groundwater level calculated in 2019 was 0.24m AHD, equivalent to 2.20m below ground level (BGL). The salinity of the groundwater is between 1000-1500 TDS mg/L, which indicates brackish groundwater. Refer to the Stantec Environmental Constraints Analysis (Attachment F) report for further information about the groundwater and associated implications. Refer to the Stantec Civil Engineering Servicing Report for details of Wastewater, Stormwater Drainage, Flooding and Water Infrastructure.
Is there any stormwater infrastructure on site e.g., Basins/ bores/swales?	<p>All details can be found here.</p> <ul style="list-style-type: none"> Pits located at adjacent car park.
Does the site have a water license or Stormwater Management Plan?	<ul style="list-style-type: none"> Ground Water License (GWL) 159537

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Item	Information
If the site has a water licence, please confirm the following: Issue Date of GWL Expiry Date of GWL	Issue date: 2/10/2019 <ul style="list-style-type: none"> Expiry date: 10/03/2029
What is the ground water licence allocation?	<ul style="list-style-type: none"> 2,328,098 KL
What is the aquifer?	<ul style="list-style-type: none"> Perth – Superficial Swan
Feature survey.	<ul style="list-style-type: none"> An up-to-date feature survey will be required.
Does a geotechnical survey need to be undertaken or are there any known ground issues (e.g., acid sulphate soils)?	<ul style="list-style-type: none"> An up-to-date geotechnical survey will be required.
Environmental	
Environmental - flora and fauna, conservation and sustainability	<ul style="list-style-type: none"> Refer to the Stantec Environmental Constraints Analysis report (Attachment F).
Is there presence of flora and fauna on site? Does the site have protected species or habitat? Are there threatened ecological communities (TEC) or priority ecological communities (PEC)? If the above factors are present, how will they affect the project, and what steps will you take to mitigate them?	<ul style="list-style-type: none"> The City is in the process of updating the Foreshore Management Plan having sought permission from DBCA to complete surveys, which DBCA have permitted. The area is part of Bush Forever Site 331 with the species list here. Alfred Cove Nature Reserve 35066 home to established wildlife and landscape conservation as legislated in the <i>Land Administration Act 1997, Conversation and Land Management Act 1984</i>. Protection and respect of the nature reserve to be prioritised – refer to the <i>South West Native Title Claim Joint Management Process</i>. Threatened Ecological Community (TEC): Temperate coastal saltmarsh encompasses remnant vegetation areas including Alfred Cove and most of the Attadale foreshore as identified in the <i>EPBC Act 1999</i>. <p>The entire foreshore area and adjacent waters with greatest concentration found around Alfred Cove have three agreements regarding International migratory birds:</p> <ol style="list-style-type: none"> 1. Japan-Australia Migratory Bird Agreement (JAMBA) 2. China-Australia Migratory Bird Agreement 3. Republic of Korea-Australia Bird Agreement

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Item	Information
	<ul style="list-style-type: none"> The City endorsed the area as part of the Melville Bird Sanctuary and as noted; there have been 131 different bird species recorded around Alfred Cove.
Is the site within an EPBC area?	<ul style="list-style-type: none"> The immediate footprint of MBC is not on EPBC land though the adjacent Swan River is a protected area. More information can be found here.
<p>Provide a link from the Department of Planning Lands & Heritage Aboriginal Heritage Inquiry System and Inherit – Heritage Council regarding the following:</p> <p>Is the site within the vicinity of Sites of Cultural Significance? If so, how will this affect the project?</p> <p>Does the site sit under any Native Title or Indigenous Land Use Agreements (ILUAs)?</p>	<p>MBC is located adjacent to the Swan River, which is a Culturally Significant site for the State. Under the Departments Aboriginal Cultural Heritage Inquiry System please see details below, alternatively click here for further details:</p> <ul style="list-style-type: none"> ACH Place 3536 ACH Identified-00003536 Name: Swan River Place Status: Register <p>The Swan River sits under the Whadjuk Indigenous Land Use Agreement (ILUA).</p> <ul style="list-style-type: none"> Directly west of MBC is heritage listed Atwell House classified as class 2 (Considerable Significance) under the <i>Heritage Act 2018</i>
Is the site within a bushfire prone area? If yes, does the site have a BAL rating or TPZ?	<p>No, MBC is not located within a bushfire prone area.</p> <p>Refer to Department of Fire Emergency Services mapping here.</p>
Has an assessment been undertaken on the DWER Contaminated Sites database and are there any implications?	<ul style="list-style-type: none"> Lot 39 and Lot 9789 was remediated for restricted use on 16/08/2017. Contamination includes waste and possible asbestos below one metre depth. Land is zoned for recreation; residential or childcare use requires further assessment/remediation. Site reported to DWER under the <i>Contaminated Sites Act 2003</i>; classified in 2007 and reclassified in 2016 with new technical information. Site was historically used as a landfill (1955–1963), a land use known to cause contamination. Soil and groundwater investigations were conducted between 2011–2015 <p>The reports can be found here.</p>

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Item	Information
	  DWER DWER Contaminated Sites Contaminated Sites
Sustainability	
During the design phase, will the project take into consideration a reduction of emissions e.g., carbon neutral buildings, consideration of electric over gas, low global warming potential (GWP) refrigerants or carbon reduction?	<ul style="list-style-type: none"> Yes.
Will sustainable energy be taken into consideration e.g., 5-star energy rated appliances, renewable energy generation, energy efficient design?	<ul style="list-style-type: none"> Yes.
Will water management on site improve e.g., incorporation of water harvesting strategies through rainwater tanks, water efficient plumbing and reuse or stormwater treatment?	<ul style="list-style-type: none"> Yes.
From a circular economic standpoint, are there opportunities to salvage materials for use within the local community?	<ul style="list-style-type: none"> Yes.
Is there a requirement to approach native vegetation management?	<ul style="list-style-type: none"> Not on the current site. Consideration for the adjacent Lot.
Will landscape design be incorporated to respond to future climates e.g., indigenous planting, drought resistant vegetation, water sensitive urban design (WSUD) elements?	<ul style="list-style-type: none"> Yes.

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Melville Bowling Club

Address: 596 Canning Hwy Applecross

Building ID: BL10038B1

Audit Date: 1 February 2023



Prepared for City of Melville

February 2023

Project Number: TA22046

Assets | Engineering | Environment | Noise | Spatial | Waste

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Melville Bowling Club
Audit Date: 1 February 2023
City of Melville



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Signature	<i>Graham Lantzke</i>				
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Appendices

APPENDIX A Building Plans

APPENDIX B Action List

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1 Summary

1.1 Inspection Details

Talis Consultants completed an audit of the following building

Building Name:	Melville Bowling Club
Building ID:	BL10038B1
Date of Inspection:	1 February 2023
Inspecting Officer:	Michael Hay

The audit had several objectives:

- Assess the condition of the building
- Identify key assets present in the building
- Review the building for statutory compliance
- Review the building for asbestos risk
- Generate an action list

1.2 Building Condition

The building appears to be in good condition for its age. It was structurally sound at the time of the inspection and does not pose any notable hazard to either the staff working there or members of the public who are visiting the facility.

The building has been constructed with double brick walls with metal roof cover. Walls and ceilings are also in good condition for their age.

1.3 Key Assets

Key Assets were assessed as follows

- The electrical switchboard boards were located within the building and have been recently inspected by an electrical professional.
- The building has a number of air conditioners fitted which appear to be located on the roof or around the building. There are two storage and one instantaneous hot water system which are in good working order.
- There is a burglar alarm fitted to the building which may not be functioning correctly. There is a camera in the storage / safe room which has been disconnected.
- The building also has a cool room and bar equipment fitted within the building.
- These assets should be inspected as part of regular maintenance by the City of Melville.
- There are CCTV cameras.

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- There was not a fire indicator panel for the site.
- No generators were located on site.

1.4 Statutory Compliance

The following compliance issues were identified.

- Nil

1.5 Asbestos

The building contains asbestos to eaves sheeting. The location of the asbestos should be recorded in the asbestos register and inspected regularly.

1.6 Preventative Maintenance

Refer to current City of Melville Preventative Maintenance ('PM') Schedule.

1.7 Action List

The most urgent action required is to ensure roof leaks are repaired. There are also a small number of minor maintenance items that need to be carried out – see Appendix B.

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2 Building Condition

The building is double brick and iron construction. The ceilings are in good condition, however in some areas it appears that there are water leaks on the ceiling. The majority of the floors are a combination of carpet, timber flooring and tiles. The windows and door frames are in good condition for age.

2.1 External Condition

The building is generally in sound condition externally. There are a number of minor issues that are outlined below.

2.1.1 Foundation and Walls

Footings for the building appear to be stable. The floor structure is slab on ground construction. It appears that most of the cracking is occurring at the rear of the building on the kitchen wall. Photos below. There are minor cracks visible. No action is recommended. Given the age of the building and some signs of some slight movement (cracking) on the walls, it appears the footings are structurally sound. Externally, the walls are in good condition for their age.



Photo: 2-1



Photo: 2-2



Photo: 2-3

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The cracking above windows has been repaired from the corrosion jacking see Photos below. The lintels and brickwork are in good condition. No action is recommended.



Photo: 2-4



Photo: 2-5



Photo: 2-6



Photo: 2-7

The delivery area brick wall support columns are in poor condition see Photos below. It appears that the bricks have been removed or are loose. It is recommended that the bricks are replaced or repaired.



Photo: 2-8



Photo: 2-9



Photo: 2-10

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**2.1.2 Roof**

The colorbond metal roof sheeting is in good condition for its age see Photos below. There are signs of water leaks on the ceiling lining within the building. The roof cover has a lot of penetrations from air conditioners, flues and anchor points. Every penetration has a risk of a possible water leak and in general the roof is watertight. It is recommended any water leaks are assessed during a rain event and repaired.



Photo: 2-11



Photo: 2-12



Photo: 2-13



Photo: 2-14

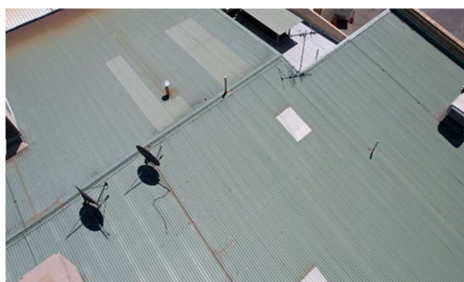


Photo: 2-15

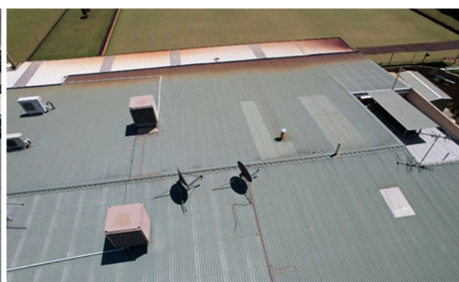


Photo: 2-16

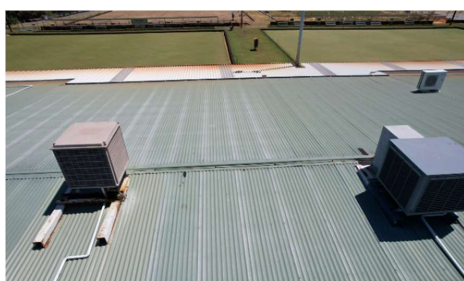


Photo: 2-17

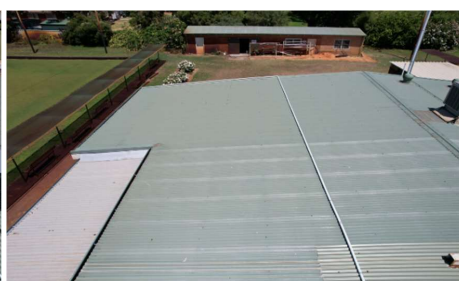


Photo: 2-18

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The asbestos eaves lining is water stained see Photos below. The gutters are clean and functioning correctly. The roof sheeting has been turned down correctly. The cause of the issue is unknown. The roof has a low pitch, but the correct type of roof cover has been used. If the eaves sheeting continues to be water damaged more investigation may be required. It is recommended that the eaves sheeting is painted



Photo: 2-19



Photo: 2-20

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**2.1.3 Doors and Windows**

Door frames and windows are generally in good condition see Photos below. The timber external door on the male changeroom is in poor condition. The male changeroom door is well weathered and damaged around the lock set. It is recommended that the door is replaced. The aluminium windows are also in good condition. However, there was a few slight cracks in some glass of the windows and doors.



Photo: 2-21



Photo: 2-22



Photo: 2-23



Photo: 2-24



Photo: 2-25

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The windows to the office and the male changeroom have security screens fitted see Photos below.
The screens and fly screens are in good condition. No action is recommended.



Photo: 2-26

Photo: 2-27

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2.1.4 External Services

There are a number of air conditioners fitted to the building and appear to be in good working condition see Photos below. However, some of the supports appear to be rusting. It is recommended that the supports are assessed and repaired/replaced if needed.



Photo: 2-28



Photo: 2-29



Photo: 2-30

The hot water unit is located externally behind the kitchen see Photos below. The hot water unit appears new and is in very good condition. All systems are in good working condition. The building appears to be connected to natural gas. The bathrooms are connected to the deep sewer main and appears to be in good working order. No action is recommended.



Photo: 2-31

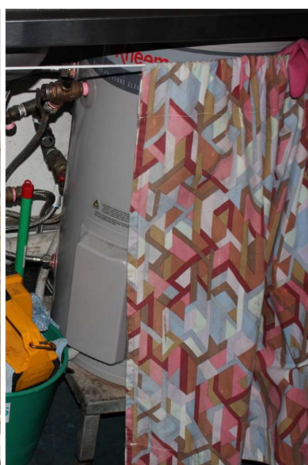


Photo: 2-32



Photo: 2-33

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**2.1.5 Verandas**

The metal verandas are in good condition see Photos below. There is bore water staining and a little corrosion at beam connection. However, given the age of the structure it is structurally sound. The metal post that supports the roof at the southern entry is in average condition. Rust is starting to form at the top and bottom of the post. It is recommended that the rust is treated and re-painted. The western patio and BBQ area is in good condition.



Photo: 2-34



Photo: 2-35



Photo: 2-36



Photo: 2-37



Photo: 2-38



Photo: 2-39



Photo: 2-40



Photo: 2-41

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2.2 Internal Condition

In general, the internal condition of the building is average for its age. The bathrooms are of satisfactory condition. However, there are a few minor issues that need attention.

2.2.1 Storeroom and Safe Room

The storage room is in average condition see Photos below. The vinyl floor cover is in average condition. The floor cover is marked but for a storeroom it is fit for purpose. The walls are in good condition. However, the paint work is poor. It is recommended that the walls are re-painted.



Photo: 2-42



Photo: 2-43



Photo: 2-44

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**2.2.2 Passage Storeroom**

The passage storeroom is in average condition for its age see Photos below. The floor is vinyl and is in poor condition. It is recommended that the floor cover is replaced. The walls and ceiling linings are in good condition. There is a hot water system for the male toilets fixed to the wall. The hot water system appears to be in good condition. The wall lining above the entry door is in poor condition. However, it is fit for purpose. No action is recommended.



Photo: 2-45



Photo: 2-46



Photo: 2-47

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**2.2.3 Delivery Room**

The delivery room is in good condition see Photos below. The face brick walls are in good condition. The flooring is exposed concrete and is in good condition. The roofing is exposed pine rafters and custom orb sheeting. The rafters and roof sheeting appear new and are in good condition. No action is recommended.

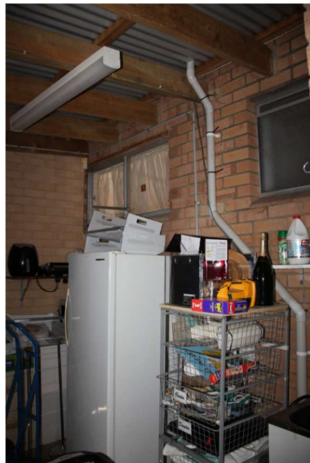


Photo: 2-48



Photo: 2-49



Photo: 2-50

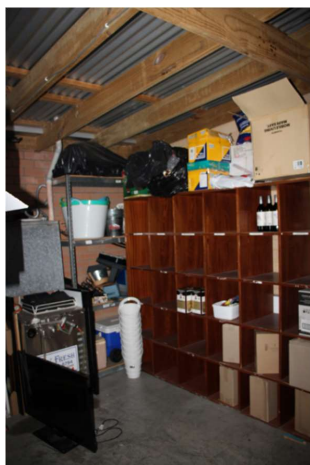


Photo: 2-51



Photo: 2-52



Photo: 2-53

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**2.2.4 Male Toilets (Sports Bar)**

The male toilets are in good condition for its age see Photos below. The wall and floor tiles are in good condition. There is a small crack in the wall. The urinal was in good condition, however there are a cracked tile at each end of the urinal. No action is recommended. The vanity cabinet is in good condition. The toilets, grab rails and cubicle walls are in good condition. No action is recommended.



Photo: 2-54



Photo: 2-55



Photo: 2-56



Photo: 2-57



Photo: 2-58

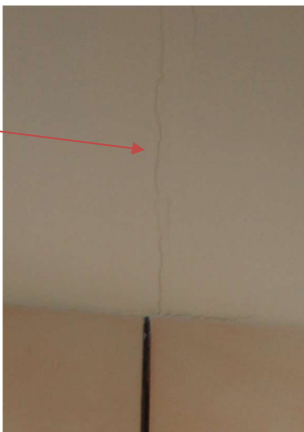


Photo: 2-59



Photo: 2-60

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**2.2.5 Sports Bar Area**

The sports bar is in good condition see Photos below. The walls and ceilings are in good condition. The timber doors, door frames and skirtings are well painted and are in good condition. The carpet floor cover is also in good condition. There is a split system air conditioner appears to be in good condition. No action is recommended.

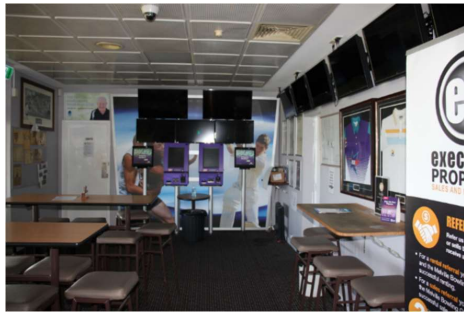


Photo: 2-61



Photo: 2-62

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**2.2.6 Sports Bar**

The bar is in good condition see Photos below. The vinyl floor on the customer side of the bar is in average condition. It is recommended that the floor cover is replaced. The stainless-steel benches are also in good condition. The plumbing was inspected and no leaks were found. The bar area was functioning correctly.



Photo: 2-63



Photo: 2-64



Photo: 2-65



Photo: 2-66



Photo: 2-67



Photo: 2-68

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**2.2.7 Cool Room**

The cool room appeared to be in good condition see Photos below. The ceiling and walls are in very good condition. The blower unit also appeared to be in good condition. No action is recommended.



Photo: 2-69



Photo: 2-70



Photo: 2-71



Photo: 2-72



Photo: 2-73

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**2.2.8 Lounge**

The lounge is in good in condition see Photos below. The walls and ceilings are in good condition. The carpet floor covering is in good condition for its age. The corner glass window has a minor crack in the glass, but it appears to be safe. It is recommended that the glass is replaced if the crack starts to travel. No action is recommended.



Photo: 2-74



Photo: 2-75



Photo: 2-76



Photo: 2-77



Photo: 2-78



Photo: 2-79

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**2.2.9 Male Toilets**

The male toilets are in average condition see Photos below. The wall and floor tile are in good condition for their age. The skirting tile has cracked next to the urinal. However, no action is recommended as matching the colour of the tile is unlikely.



Photo: 2-80



Photo: 2-81



Photo: 2-82

The vanity top is in poor condition see Photos below. The Laminex has been chipped off and the substrate is damaged. It is recommended that the bench top is replaced. The tapware and basins are in good condition. The plumbing was inspected and no leaks were found.



Photo: 2-83



Photo: 2-84

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The floor and wall tiling in the toilet area are in good condition for its age see Photos below. The door to the toilet cubicle is in poor condition. It appears that the veneer has been water damaged and is splintering. It is recommended that the door is replaced. The cubicle wall has separated slightly from the wall tiles. It is recommended that the gap between the cubicle wall and wall tiles is filled with silicon.



Photo: 2-85



Photo: 2-86



Photo: 2-87

The shower recess is in poor condition see Photos below. The grout to the internal wall and floor corners of the shower is missing or has cracked. It is recommended that the grout is removed and replaced with silicon.

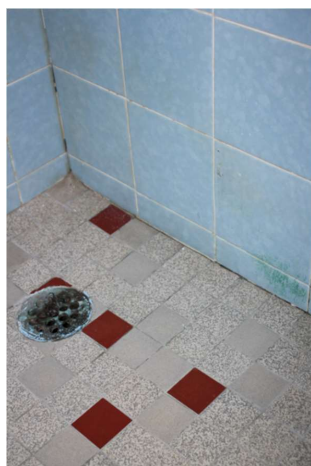


Photo: 2-88



Photo: 2-89

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The wall above the urinal is in poor condition see Photos below. The plaster has cracked from movement. It is recommended that the wall is re-plastered and painted. The ceiling is in good condition. However, the light shade is missing and there is a gap between the light surround and the ceiling. No further action is recommended.



Photo: 2-90



Photo: 2-91

2.2.10 Bowls Cleaning Room and Storage

The bowls cleaning room is part of the male changeroom see Photos below. The walls are in good condition. It appears that the ceiling has been patched. It is recommended that the ceiling is professionally fixed and re-painted.



Photo: 2-92



Photo: 2-93



Photo: 2-94

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**2.2.11 Male Changeroom**

The changeroom is in good condition. The switchboard was located in the changeroom. The switchboard was last inspected and tested by an electrical professional on the 26/3/21 see Photos below. It is recommended that the switch board is tested and inspected as soon as possible. Asbestos was found behind the fuse panel. The asbestos is in good condition.



Photo: 2-95



Photo: 2-96

The walls and ceiling are in good condition see Photos below. The carpet floor cover is in good condition for its age. The entry door into the changeroom is in average condition. The timber veneer appears water damaged and is delaminating. It is recommended that the door replaced.



Photo: 2-97



Photo: 2-98



Photo: 2-99

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**2.2.12 Committee Room and Office**

The committee room is in good condition see Photos below. There are water stains on the cornice. It is recommended that the cornice is replaced. The rest of the ceiling and walls are in good condition. The carpet floor cover is in good condition for its age. The split system air conditioner in the committee room is producing a loud sound and most likely needs to be serviced. It is recommended that the air conditioner unit is repaired.



Photo: 2-100



Photo: 2-101



Photo: 2-102



Photo: 2-103



Photo: 2-104



Photo: 2-105

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**2.2.13 Entry Hall**

The entry hall is in good condition see Photos below. The face brick walls and ceiling lining is in good condition. The glass doors and windows are all in good condition. The carpet floor cover is also in good condition. No action is recommended.



Photo: 2-106



Photo: 2-107



Photo: 2-108

2.2.14 Viewing Room

The viewing room is in good condition see Photos below. The walls and ceiling are in good condition. The windows are in good condition. The bench tops and carpet floor covering are in good condition. No action is recommended.



Photo: 2-109



Photo: 2-110



Photo: 2-111

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**2.2.15 Bowls Club Main Hall**

The main hall is in average condition see Photos below. The face brick walls do not appear to have any cracks and are in very good condition. The ceiling lining is in poor condition. Some of the ceiling panels have rusted or are water damaged. It is recommended that the roof is inspected and that the damaged ceiling panels are replaced. The timber flooring has been well maintained and is in good condition for its age.



Photo: 2-112



Photo: 2-113



Photo: 2-114



Photo: 2-115



Photo: 2-116



Photo: 2-117

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**2.2.16 Kitchen**

The kitchen is in good condition for its age see Photos below. The cabinets and benches appear to be in average condition. There are a couple of overhead cabinet panels that are delaminating. It is recommended that the panel are replaced if they become worse. The floor tiling is also in good condition for their age. The join between the kitchen bench top and splash back tiles has not been sealed and is unhygienic. It is recommended that the joint is sealed with silicon. The main working section of the kitchen is also in good condition. The plumbing to the sink was inspected and no leaks were found.



Photo: 2-118



Photo: 2-119



Photo: 2-120



Photo: 2-121



Photo: 2-122



Photo: 2-123

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A switchboard was located in the kitchen see Photos below. The switchboard was last inspected and tested in 2021 by an electrical professional. It is recommended that the switchboard is tested every 6-12 months.

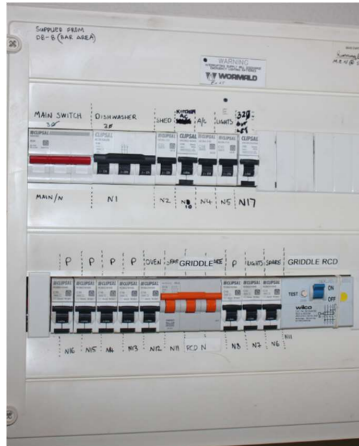


Photo: 2-124

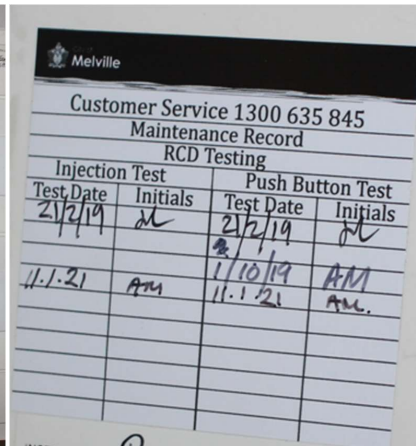


Photo: 2-125

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**2.2.17 Female Changeroom and Toilets**

The female changeroom is in good condition for its age see Photos below. One of the walls appear to have been patched. It is recommended that the wall is re-painted. The rest of the walls are in good condition. The ceiling is also in good condition apart from a slight water stain in the toilet area. The vinyl and carpet floor cover throughout this area is in very good condition. The tiled splashback above the vanity is old but it is in good condition for its age. The basin plumbing was inspected and no leaks were found. The toilet cubicles and doors are in good condition. No action is recommended.



Photo: 2-126



Photo: 2-127



Photo: 2-128



Photo: 2-129



Photo: 2-130



Photo: 2-131

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**2.2.18 Storeroom**

The storeroom is in average condition see Photos below. The ceiling is in average condition. There is water blistering the ceiling paint near the light. The wall is a little damaged and marked from the furniture in the room. The windows and floor covering are in good condition. The room is fit for purpose as a furniture storeroom. No action is recommended.



Photo: 2-132



Photo: 2-133



Photo: 2-134



Photo: 2-135



Photo: 2-136



Photo: 2-137

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3 Key Assets

3.1 Asset Summary

The Melville Bowling Club contains some of the City of Melville plant and equipment.

The building contains bar equipment and a cool room.

Hot water system and point of sales register (cash register).

Key items are the switchboard, Hot water Systems, air conditioners and bar equipment.

The switchboards do require attention. They have not been inspected since 2021 and may not be compliant to current regulations. The building also contains a number of hot water systems that are in good working order.

All assets are in sound working condition and the building is functioning properly. Please refer to Appendix A for asset locations.

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4 Statutory Compliance

4.1 Compliance Summary

The building appears compliant in the area of disabled access. There is suitable disabled access at the main entry and the toilets have grab rails fitted.

Energy efficiency requirements are not compliant to current standards, but in a building this age, achieving compliance is neither required nor cost effective.

Smoke detection appear to be compliant.

Emergency egress appears to be compliant.

4.1.1 Electrical Safety

The buildings main switchboards are not up to date and may not be compliant. It appears that the switchboard has been added to the asset register, inspected and tested regularly as part of preventive maintenance in the past. Ensure this building is assessed by an electrical professional as soon as possible.

4.1.2 Energy Efficiency

It is evident that the building does not meet modern energy efficiency requirements. Windows are limited in quantity and size and the amount of insulation is not known. However, it is not a statutory requirement to be compliant with modern requirements in a building of this age. A review of electricity consumption in comparison to other similarly utilised, but more modern facilities could be carried out, but it should be a low priority as it is unlikely benefits will warrant the expense of any corrective action

4.1.3 Disabled Access and Inclusion

The building has been designed for disabled access. The building has a disabled ramp to the main entry. The toilets have also been fitted with grab rails. These provisions meet the standard.

4.1.4 Life Safety

The facility contains a reasonable number of fire extinguishers. They are in sensible locations at doors and kitchens. No action is currently recommended. Fire extinguishers were tagged and up to date. The last inspection date was December 2022.

Emergency egress also complies and an evacuation plan is in place.

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5 Asbestos

5.1 Asbestos Summary

The building is predominantly double brick and iron construction. Asbestos was found in the eaves lining and in one of the switchboards.

5.1.1 External Asbestos

Asbestos was found in the eaves lining see Photos below. The asbestos was clearly marked. The paint is flaking on one section of the eaves. It is possible that asbestos fibres are attached to the paint. It is recommended that the flaking paint is removed and the asbestos is sealed.



Photo: 5-1



Photo: 5-2

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6 Preventive Maintenance

Refer to the City of Melville for existing preventive maintenance tasks.

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Melville Bowling Club
Audit Date: 1 February 2023
City of Melville



7 Action List

A number of actions have been proposed throughout this report.

These are collated in Appendix B along with assessments of condition and priority.

Approximate value of work has been estimated. These are order of magnitude estimates per room intended for use in budgetary cost benefit analysis. Budget estimates following scoping and work packaging for the annual works program for next fiscal year.

Condition has been rated on a scale of 1 to 5, with 1 indicating very good condition and 5 indicating very poor condition. Condition is an assessment of the physical condition of the existing infrastructure.

Action priority has also been rated on a scale of 1 to 5, with 1 indicating urgent and 5 indicating the work will only be required in the medium term.

In the instance of a non-compliant item, the condition can still be 1, however in the instance of fire safety the priority will also be 1 and the work should be carried out immediately.

Proposed works that have a reasonable condition (1, 2 or 3), and a low priority (4 or 5) should be added to the long-term capital works programme.

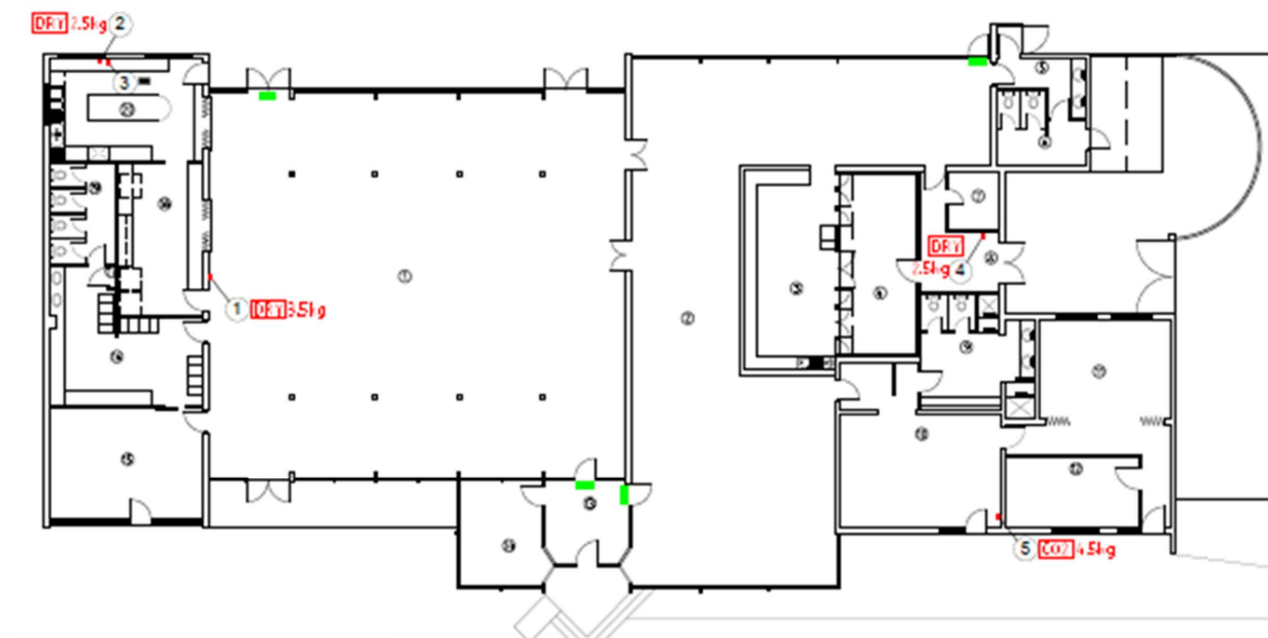
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APPENDIX A

Building Plans



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Audit Date: 1 February 2023
City of Melville



APPENDIX B

Action List

Report header	Building Area	Description	Condition 1 Good 5 Poor	Priority 1 Low 5 High	Recommendation	Cost Estimate (ROOM)	Deadline (FY)	Comments
2.1.1	Foundations and Walls	It appears that the bricks have been removed or have fallen off the brick wall support column	4	4	It is recommended that the bricks are replaced and wall repaired	1000	2023	The column gives support to the brick wall
2.1.2	Roof	Possible water leaks from the roof	3	3	It is recommended that any roof leaks are assessed straight away to determine the point of entry.	1000	2025	
2.1.2	Roof	Possible leak in the guttering or roof on the south of the building	3	4	It is recommended that more investigation is needed	500	2024	
2.1.2	Roof	The asbestos eaves lining is water stained	3	5	It is recommended that the eaves lining is painted	2000	2023	
2.1.3	Doors and Windows	External door to male changeroom is weathered	4	5	It is recommended that the door is replaced	1000	2023	
2.1.4	External Services	Air-conditioner supports are rusting	4	4	It is recommended that the supports are assed and repaired/replaced if needed	1000	2024	

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Report header	Building Area	Description	Condition 1 Good 5 Poor	Priority 1 Low 5 High	Recommendation	Cost Estimate (ROOM)	Deadline (FY)	Comments
2.1.5	Verandas	Southern side steel post roof support is rusting	4	4	It is recommended that the rust is treated and re-painted	500	2024	
2.2.1	Storage and safe room	Wall paint is fading	3	3	It is recommended that the walls are re-painted	1000	2025	
2.2.2	Passage Storeroom	The floor is vinyl and is in poor condition	5	5	It is recommended that the floor cover is replaced	500	2023	
2.2.4	Sports Bar	The vinyl floor is in poor condition	4	4	It is recommended that the floor cover is replaced	1000	2023	
2.2.8	Lounge	The corner glass window has a minor crack in the glass	3	4	It is recommended that the glass is replaced if the crack starts to travel	500	2024	The glass appears to be safe
2.2.9	Male toilets	The vanity Laminex has been chipped off and the substrate is damaged	5	5	It is recommended that the bench top is replaced	1000	2023	The tapware and basins are in good condition
2.2.9	Male toilets	The toilet cubicle door veneer has been water damaged and is splintering	4	4	It is recommended that the door is replaced	500	2024	
2.2.9	Male toilets	The cubicle wall has separated slightly from the wall tiles	3	5	It is recommended that the gap between the cubicle wall and wall tiles is filled with silicon	100	2023	
2.2.9	Male toilets	The grout to the internal wall and floor corners of the	5	5	It is recommended that the grout is removed and replaced with silicon.	500	2023	

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Report header	Building Area	Description	Condition 1 Good 5 Poor	Priority 1 Low 5 High	Recommendation	Cost Estimate (ROOM)	Deadline (FY)	Comments
		shower is missing or has cracked						
2.2.9	Male toilets	Plastered wall has cracked above urinal	3	3	It is recommended that the wall is re-plastered and painted	1000	2025	
2.2.10	Bowls cleaning room	The ceiling has been poorly patched	3	3	It is recommended that the ceiling is professionally fixed and re-painted	300	2025	
2.2.11	Male changeroom	The entry door is water damaged and the veneer is delaminating	3	4	It is recommended that the door replaced	1000	2024	
2.2.11	Male changeroom	Electrical switchboard has not been inspected since 8/2021	5	5	It is recommended that the switchboard is inspected and tested	500	2023	
2.2.12	Committee Room & Office	Cornice is water damaged	4	3	It is recommended that the cornice is replaced	500	2025	
2.2.12	Committee Room & Office	The split system air conditioner in the committee room is producing a loud sound	5	5	It is recommended that the air conditioner unit is repaired	500	2023	
2.2.15	Bowls club main hall	The ceiling lining is in poor condition	3	4	It is recommended that the roof is inspected and that the damaged ceiling panels are replaced	3000	2024	

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Report header	Building Area	Description	Condition 1 Good 5 Poor	Priority 1 Low 5 High	Recommendation	Cost Estimate (ROOM)	Deadline (FY)	Comments
2.2.16	Kitchen	the kitchen bench top and splash back tiles have not been sealed	5	5	It is recommended that the joint is sealed with silicon	300	2023	The gap is unhygienic as food scraps get stuck in the gap
2.2.16	Kitchen	There are a couple of overhead cabinet panels that are delaminating	5	3	It is recommended that the panel are replaced if they become worse	1000	2025	
2.2.16	Kitchen	Electrical switchboard has not been inspected since 01/2021	5	5	It is recommended that the switchboard is inspected and tested	500	2023	
2.2.17	Female changeroom	One of the walls appear to have been patched but not painted	3	3	It is recommended that the wall is re-painted	1000	2025	
5.1.1	External Asbestos	The paint is flaking on one section of the eaves	5	5	It is recommended that the flaking paint is removed and the asbestos is sealed	1000	2023	It is possible that asbestos fibres are attached to the paint

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Melville Bowling Club Groundsman's Shed

Address: 596 Canning Highway Applecross

Building ID: BL10038B2

Audit Date: 1 February 2023



Prepared for City of Melville

February 2023

Project Number: TA22046

Assets | Engineering | Environment | Noise | Spatial | Waste

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Melville Bowling Club Groundsman's Shed
 Audit Date: 1 February 2023
 City of Melville



DOCUMENT CONTROL					
Version	Description	Date	Author	Reviewer	Approver
0.1	Field Report	21/02/2023	MH	MA	
1.0	First Approved Release	2/03/2023	MH	MA	GL
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Approval for Release					
Name	Position	File Reference			
Graham Lantzke	Senior Engineering Consultant	TA22046_28_MelvilleBuilding2022_MelvilleBowlingClubGroundsmansShed_2.0			
Signature	<i>Graham Lantzke</i>				
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Melville Bowling Club Groundsman's Shed
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Appendices

APPENDIX A Building Plans

APPENDIX B Action List

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1 Summary

1.1 Inspection Details

Talis Consultants completed an audit of the following building

Building Name:	Melville Bowling Club Groundsman Shed
Building ID:	BL10038B2
Date of Inspection:	1 February 2023
Inspecting Officer:	Michael Hay

The audit had several objectives:

- Assess the condition of the building
- Identify key assets present in the building
- Review the building for statutory compliance
- Review the building for asbestos risk
- Generate an action list

1.2 Building Condition

The building appears to be in good condition for its age. It was structurally sound at the time of the inspection and does not pose any notable hazard to either the staff working there or members of the public who are visiting the facility.

The building is a single brick with tin roof.

1.3 Key Assets

Key Assets were assessed as follows

- The electrical switchboard boards were located within the building and have NOT been recently inspected by an electrical professional.
- It appears that the switchboard has been inspected and is part of regular maintenance in the past. However, must have been missed this year and last. It is recommended that the switchboard is inspected and tested ASAP.
- These assets should be inspected as part of regular maintenance by the City of Melville.
- There is no burglar alarm fitted to the building.
- There are no CCTV cameras.
- There was not a fire indicator panel for the site.
- No generators were located on site.

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**1.4 Statutory Compliance**

The following compliance issues were identified.

- Nil

1.5 Asbestos

The building contains asbestos to the internal ceilings in the main workshop. The switchboard also contains asbestos. The location of the asbestos should be recorded in the asbestos register and inspected regularly.

1.6 Preventative Maintenance

Refer to current City of Melville Preventative Maintenance ('PM') Schedule.

1.7 Action List

There is no urgent action required. However, there are a number of minor maintenance items that need to be carried out – see Appendix B

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2 Building Condition

The building is constructed with single brick walls with metal roof construction. The ceilings are in average condition. The floor inside the shed is concrete. The windows and door frames are in good condition for their age.

2.1 External Condition

The building is generally in sound condition externally. There are a number of minor issues that are outlined below.

2.1.1 Foundation and Walls

Footings for the building appear to be stable. However, there are significant cracks in the brick work see Photos below. It appears that a large crack has occurred above an external door. The brick gable has also cracked horizontally along the mortar line. It is recommended that the brick work is repaired and tied to the roof structure to give support. Given the age and general condition of the building, it may be worth demolishing the building and build a new structure. The floor structure is slab on ground construction and is fit for purpose as a shed floor. Given the age of the building and some movement (cracking) of the walls, it appears the footings are structurally sound. Externally, the brick walls have been visually stained by the bore water.



Photo: 2-1



Photo: 2-2



Photo: 2-3



Photo: 2-4

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**2.1.2 Roof**

The colorbond metal roof sheeting is in good condition see Photos below. The gutters are in good condition. However, the gutters are full of leaf debris. It is recommended that the gutters are cleaned yearly. The roof sheeting is discolouring from the exposure of the sun. The roof structure also appears to be structurally sound. It is also recommended that the tree branch at the rear of the building is removed.



Photo: 2-5



Photo: 2-6



Photo: 2-7



Photo: 2-8

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**2.1.3 Doors and Windows**

Door frames and windows are generally in average condition see Photos below. However, the external timber doors are in poor condition. It is recommended that the doors and the rusted door frames are replaced. The windows and lintels appear to be in good condition for their age. There is some surface rust on some of the lintels but will outlast the life span of the structure. No further action is recommended.



Photo: 2-9



Photo: 2-10



Photo: 2-11



Photo: 2-12



Photo: 2-13



Photo: 2-14

2.1.4 External Services

There does not appear to be any external services for this building.

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2.2 Internal Condition

In general, the internal condition of the building is average for its age. However, there are a few minor issues that need attention.

2.2.1 Storeroom 1

The storeroom 1 is fit for purpose see Photos below. The internal exposed brick work in good condition. The roof rafters and roof blanket insulation are visible and are in average condition for their age. The roof blanket has deteriorated and has exposed the glass wool insulation. The roof rafters are steel and have surface rust forming. Given the age of the structure the rafters are structurally sound. No action is recommended.



Photo: 2-15



Photo: 2-16



Photo: 2-17

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**2.2.2 Storeroom 2**

The storeroom 2 is fit for purpose see Photos below. The internal exposed brick work in average condition with cracking found on the gable brick work. The roof rafters and roof blanket insulation are visible and are in good condition for their age. This room does not have a ceiling installed. Given the use and condition of the building, no action is recommended.



Photo: 2-18



Photo: 2-19



Photo: 2-20

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**2.2.3 Main Workshop**

The main workshop is fit for purpose see Photos below. The internal exposed brick work in good condition for its age. The asbestos ceiling is in good condition and fit for purpose. The switchboard is located in this room. The switchboard is very old and contains asbestos. The bare concrete floor inside the shed is also in good condition. No action is recommended.



Photo: 2-21



Photo: 2-22



Photo: 2-23



Photo: 2-24



Photo: 2-25



Photo: 2-26

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**2.2.4 Kitchenette / Lunchroom**

The kitchen is in poor condition see Photos below. The exposed brick walls and ceiling lining are in good condition for their age. The kitchen cabinet is in poor condition. The cabinet doors are swollen from water damage. The plumbing was inspected and no leaks were found. It appears that the kitchen is used for coffee making and a hand wash station. It is recommended that the kitchen is replaced. However, given the use of the kitchen it is recommended that no action is taken as it appears to be fit for purpose.



Photo: 2-27

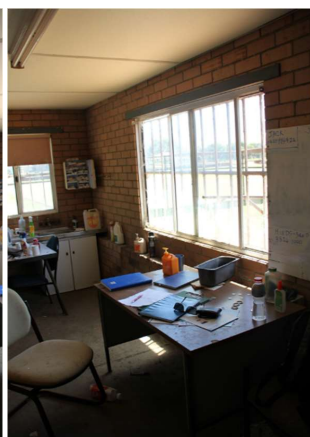


Photo: 2-28



Photo: 2-29



Photo: 2-30



Photo: 2-31



Photo: 2-32

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Melville Bowling Club Groundsman's Shed
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3 Key Assets

3.1 Asset Summary

The Melville Bowling Club Groundsman's Shed contains some of the City of Melville plant and equipment.

Key item is the switchboard.

The switchboard has not been inspected by an electrical professional. The switch board appears not to be compliant to current regulations.

All assets are in sound working condition and the building is functioning properly. Please refer to Appendix A for asset locations.

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4 Statutory Compliance

4.1 Compliance Summary

Disabled access requirements do not need to apply for this building.

Energy efficiency requirements are not compliant to current standards, but in a building this age, achieving compliance is neither required nor cost effective.

Smoke detection appear to be compliant.

Emergency egress appears to be compliant.

4.1.1 Electrical Safety

The buildings main switchboards are not up to date and compliant see Photos below. It appears that the switchboard has been added to the asset register, inspected and tested regularly in the past. However, a current inspection is needed as soon as possible.

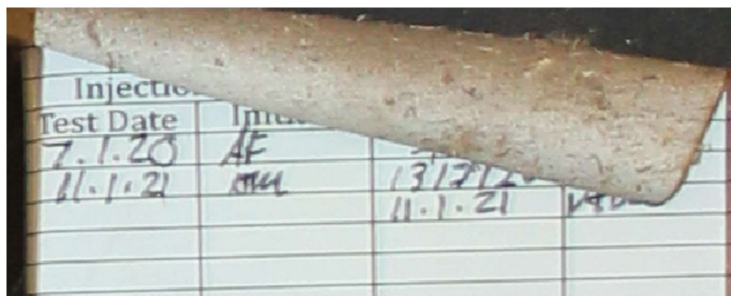


Photo: 4-1

4.1.2 Energy Efficiency

It is evident that the building does not meet modern energy efficiency requirements. Windows are limited in quantity and size and the amount of insulation is not known. However, it is not a statutory requirement to be compliant with modern requirements in a building of this age. A review of electricity consumption in comparison to other similarly utilised, but more modern facilities could be carried out, but it should be a low priority as it is unlikely benefits will warrant the expense of any corrective action.

4.1.3 Disabled Access and Inclusion

N/A

4.1.4 Life Safety

The facility contains a reasonable number of fire extinguishers. They are in sensible locations at doors and kitchens. No action is currently recommended. Fire extinguishers were tagged and up to date. The last inspection date was in December 2022.

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5 Asbestos

5.1 Asbestos Summary

The building is predominantly brick and iron construction. Asbestos was found in the ceiling lining and in the switchboard.

5.1.1 Internal Asbestos

Asbestos was found in the ceiling lining and switchboard see Photos below. The asbestos was clearly marked and is in good condition.



Photo: 5-1

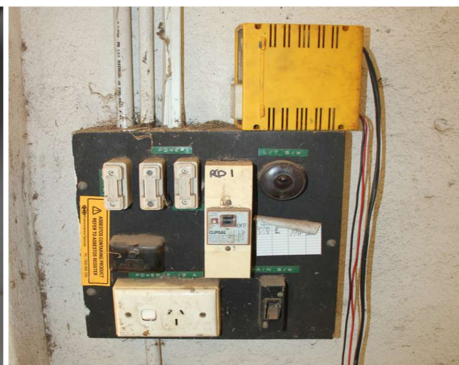


Photo: 5-2

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6 Preventive Maintenance

Refer to the City of Melville for existing preventive maintenance tasks.

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Melville Bowling Club Groundsman's Shed
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7 Action List

A number of actions have been proposed throughout this report.

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Action priority has also been rated on a scale of 1 to 5, with 1 indicating urgent and 5 indicating the work will only be required in the medium term.

In the instance of a non-compliant item, the condition can still be 1, however in the instance of fire safety the priority will also be 1 and the work should be carried out immediately.

Proposed works that have a reasonable condition (1, 2 or 3), and a low priority (4 or 5) should be added to the long-term capital works programme.

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APPENDIX A

Building Plans



OFFICIAL

Melville Bowling Club Groundsman's Shed
 Audit Date: 1 February 2023
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APPENDIX B

Action List

Report header	Building Area	Description	Condition 1 Good 5 Poor	Priority 1 Low 5 High	Recommendation	Cost Estimate (ROOM)	Deadline (FY)	Comments
2.1.1	Foundations and walls	The brick gable has also cracked horizontally along the mortar line	5	4	It is recommended that the brick work is repaired and tied to the roof structure to give support	1000	2024	Given the age and general condition of the building, it may be worth demolishing the building and build a new structure
2.1.2	Roof	The gutters are full of leaf debris	5	5	It is recommended that the gutters are cleaned yearly	200	2023	
2.1.2	Roof	Tree branch over hanging roof	5	4	It is recommended that the tree branch is removed	500	2024	
2.1.3	Doors and Windows	External timber doors are in poor condition	5	4	It is recommended that the doors and the rusted door frames are replaced	1500	2024	
2.2.3	Main Workshop	Switchboard has not been inspected	5	5	It is recommended that the switchboard is inspected and tested as soon as possible	500	2023	
2.2.4	Kitchenette / Lunchroom	The cabinet doors are swollen from water damage and carcass is in poor condition	5	3	It is recommended that the kitchen is replaced. However, given the use of the kitchen it is	1000	2025	The plumbing was inspected and no leaks were found

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Report header	Building Area	Description	Condition 1 Good 5 Poor	Priority 1 Low 5 High	Recommendation	Cost Estimate (ROOM)	Deadline (FY)	Comments
					recommended that no action is taken as it appears fit for purpose			

OFFICIAL

Melville Bowling Club - Structural Condition Report

Prepared for Melville City

12/2025
Project Number P25192
Version A

OPPORTUNITIES
THROUGH
EXCELLENCE
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OFFICIAL

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2. Structural Condition Report

2.1 Introduction

2.2 Building Description

2.3 Building Condition

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Document Control				
Revision	Date	Prepared	Reviewed	Approved
A	17/12/2025	George Banks	[Reviewer Name]	[Approver Name]

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OFFICIAL**1. Executive Summary****MAIN CLUB HOUSE**

The condition of the roof structure, façade brickwork and the foundations are in good condition. One local area of the suspended timber floor in the dance hall is bouncy. To find the cause of the bounciness a follow up detailed inspection is required. To undertake the inspection a portion of the timber floor covering will have to be removed to provide access to the underfloor structure. Other noted defects are minor and can be addressed through maintenance.

SHED

The standalone shed has several maintenance issues that require attention. The eaves are in poor condition where beams are badly corroded, and the sarking is in damaged and in poor condition.

There is one large crack above the door in the eastern façade wall.

EXTERNAL SHADE STRUCTURES

The external shade structures at the ends of the bowling greens are corroding and a single member on one of the structures has failed.

OFFICIAL

2. Structural Condition Report

2.1 Introduction

The Melville City commissioned BG&E to undertake a structural condition report of the Melville Bowling Club. The club is located at 592 Canning Highway in Alfred Cove.

The condition assessment was to include the condition of the brickwork, foundations, the roof structure and its support structure and the suspended floor to the dance hall.

The site inspection was undertaken on the 16th December 2025 by George Banks and Abdelrazzak Elhribawy.

2.2 Building Description

The facility consists of two separate building structures, namely the main bowling club building and a shed at the western end of the site.

The main building is of brick construction with a steel and timber framed roof. The roof structure is supported on steel columns. The floor construction is a suspended timber structure.

The shed building is of brick construction with a timber roof supporting roof sheeting. The floor construction is concrete.

Photographs of the building elevations are in Appendix A.1

2.3 Building Condition

2.3.1 Main Building

In general, the condition of the structure of the club house is good with a few items that require maintenance or further investigation.

Ceilings

There are several ceiling tiles that are not seating properly within their frame. The ceiling tiles are however secure and are not likely to become dislodged and fall. A typical example of an incorrect seated tile is shown in photograph 1. Appendix A.2.

There are water marks on several tiles which may indicate that there has been storm water ingress through the roof sheeting. The water marks on the ceilings are small and localised and not of major concern.

Photographs showing the water marks are in Appendix A.2 numbers 2,3,4 and 5.

Walls

The brick façade and internal walls are crack free except for two minor cracks in a wall in the southern entry. One of the cracks is the result of some minor movement at a brick control joint. A photo of the crack is in Appendix A.2 photograph 6. The other crack in the southern entry is shown in Appendix A.2 photograph 7.

Corrosion

One of the columns supporting the southern entry canopy has corrosion at the base of the column. Refer to photograph 8. Appendix A.2. The column should be able to be repaired by removing the rust back to bare metal and treating with zinc rich primer and a high build epoxy finishing coat.

Suspended Timber Floor

There is a section of the suspended timber floor that is bouncy under foot. This localised area is not typical of the rest of the floor which may indicate that there is a localised structural problem. There are no existing structural drawings on record that show the foundations and structural support of this floor. The problem could be due to a issue with a timber support beam or the foundation supporting the floor. There is no access to the area below the floor which prevented an inspection of the sub-floor structure. To inspect the sub-floor structure a portion of the floor will have to be removed to provide access for an inspection to be made.

Sill Tiles

The sill tiles under the windows on the southern elevation are loose and need to be re-bonded. Refer Appendix A.s photograph 9.

OFFICIAL**Lintels**

There is a lintel in the storeroom that is corroding. The corrosion is limited to the surface and can be removed and the lintel treated with paint. Refer to Appendix A.2 photograph 10.

Roof Structure

A limited visual inspection of the main club house roof structure was undertaken by removing a couple of ceiling tiles and inspecting from a ladder. There is no access into the ceiling space and very limited space within the ceiling space to allow for a more comprehensive inspection to be made. The structure consists of steel rafters and timber purlins. The structure and the structural connections are in good condition with no defects noted. Typical details of the roof structure are shown in photographs 11 and 12 in Appendix A.2.

Barbecue Area

The barbecue structural steel has some light corrosion on a beam on the southern façade. Refer photographs 13 and 14 in Appendix A.2.

2.3.2 Shed

In general, the condition of the structure of the shed is reasonable however there are elements of the building that need to be repaired.

Eaves

The sarking under the eaves on both the eastern and western elevations is damaged and needs to be replaced or repaired. Examples of the damaged sarking is shown in photographs 16 and 17 in Appendix A.2. The gutters are full of dirt and leaves.

Walls

The brick façade is a single leaf wall stiffened with brick piers. There is a large crack in the south end of eastern façade immediately above a timber door frame. The crack is probably due to settlement of the foundation. The crack can be repaired by installing Helifix ties across the crack and filling the crack. A photograph of the crack is in Appendix A.2 photograph 18.

There is a minor horizontal crack in the eastern façade which is not considered to be of structural significance. This crack is shown in Appendix A.2 photograph number 19.

Corrosion

The ends of the exposed steel rafters under the eaves on the western and eastern facades are corroding. The paint and corrosion need to be removed to expose bare metal and then treated with a zinc rich primer and a finishing coat. Examples of the corroded rafter ends are shown in Appendix A.2 photographs 20, 21 and 22.

Lintels

There is a minor crack in the brick bed joint over the roller door. There does not appear to be a steel lintel over the door. Refer to Appendix A.2 photograph 23

Roof Structure

The roof structure was viewed from within the building and is considered to be in good condition. Refer to photograph 24 in Appendix A.2.

2.3.3 External Shade Structures

There are shade structures at the ends of the bowling greens. These are light steel structures covered with shade cloth. The steel structures are corroding. One of the members has failed. Refer to photograph 26.

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Appendices

Report for Melville City | Project Number P25192 | Page 4
Melville Bowling Club Condition Report | Version A



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Appendix A - Photographs

Report for Melville City | Project Number P25192 | Page 5
Melville Bowling Club Condition Report | Version A



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A.1 Elevations



CLUB HOUSE - East Elevation



CLUB HOUSE - South Elevation

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CLUB HOUSE – North Elevation



CLUB HOUSE – West Elevation

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SHED – East Elevation

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A.2 Condition Assessment Photographs

CLUB HOUSE



1. DANCE HALL – Loose Ceiling Tiles



2. DANCE HALL – Evidence of Roof Leak

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3. MENS LOCKER ROOM – Evidence of Roof Leak



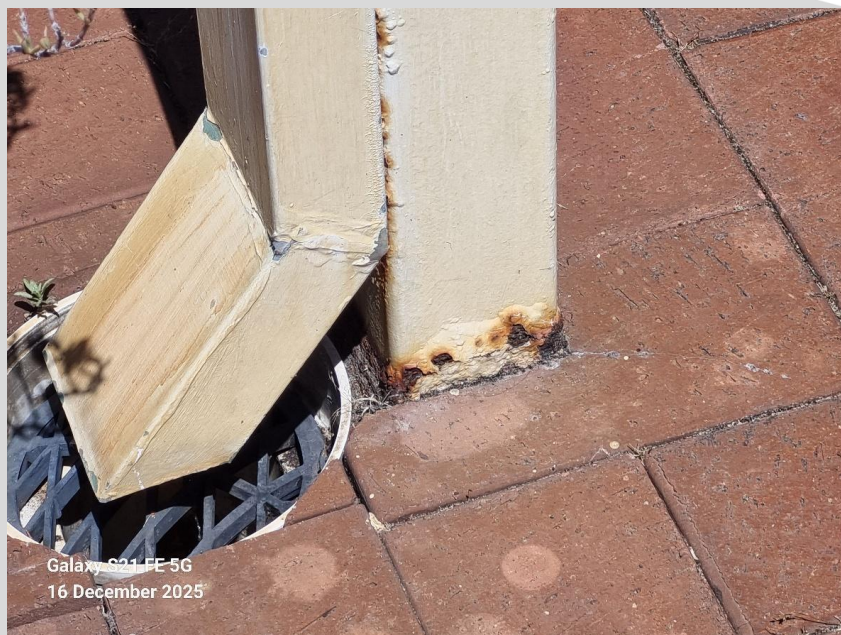
4. SOUTHERN ENTRY – Ceiling evidence of water ingress

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7. SOUTHERN ENTRY – Small brick crack



8. SOUTHERN ENTRY – Corrosion at the base of the external column

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9. SOUTHERN ELEVATION – Loose sill tiles



10. STORE ROOM – Corrosion of window lintel

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11. ROOF STRUCTURE



12. ROOF STRUCTURE

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BARBECUE AREA



13. TYPICAL ELEVATION



14. EAVES BEAM – Some minor rust

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15. STORE ROOM – Condensate from pipes causing damage to door frame

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SHED



16. EAVES OVERHANG – Sarking torn under the eaves

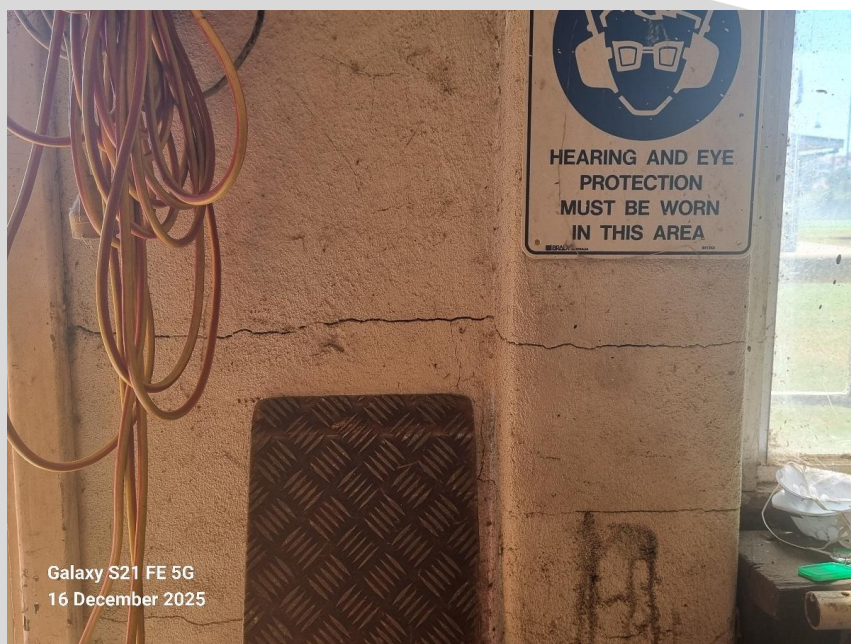


17. EAVES OVERHANG – Sarking torn under the eaves

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18. EASTERN FAÇADE – Large Brick Crack



19. EASTERN FACADE – Horizontal crack on internal wall

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20. EAVES OVERHANG – Light corrosion on steel beam



21. Corrosion of Flashing

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22. WESTERN ELEVATION - Eaves beam corrosion



23. LINTEL – Minor brick cracking above door frame

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24. TYPICAL ROOF STRUCTURE – Good condition



25. INTERNAL PARTISION WALL – Wall has been removed

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EXTERNAL SHADE STRUCTURE



26. NORTH-WESTERN BOWLING GREEN – Failed member on shade structure

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Building Condition Assessment
Melville Bowls Club and Groundsman’s Shed, Applecross
Draft Rev 1 Issued: 7 August 2026

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Appendix A -PhotographsA

Appendix B - Cost PlanB

Appendix C - Floorplan.....C

Document Details			
Client	City of Melville	Prepared by:	GF
Job Number	001434	Reviewed by:	SW
Property:	Melville Bowls Club and Groundsman’s Shed, Applecross	Authorised for Issue:	David Mansfield
Report Type:	Building Condition Assessment	Date of Issue:	7 August 2026
Date of Inspection:	9th June 2026.	Revision:	Draft Rev 1

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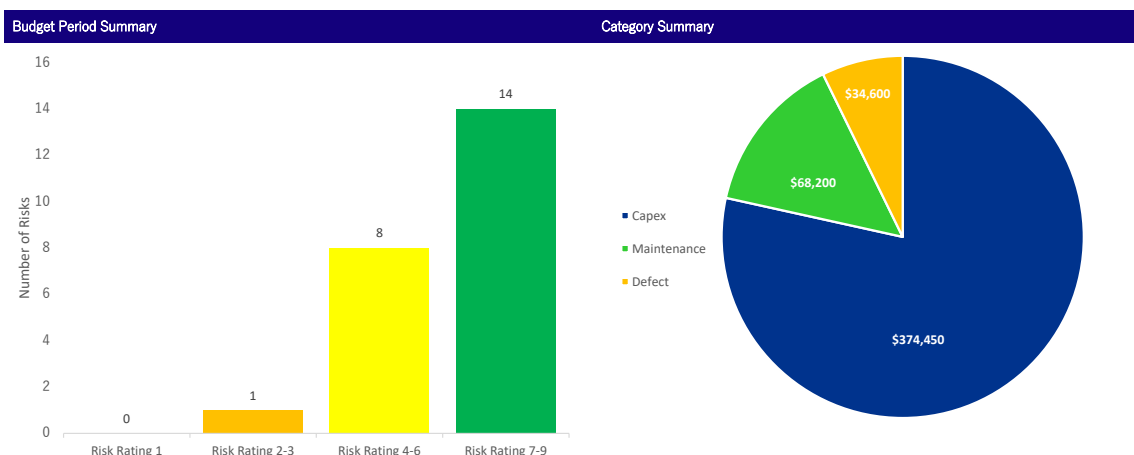
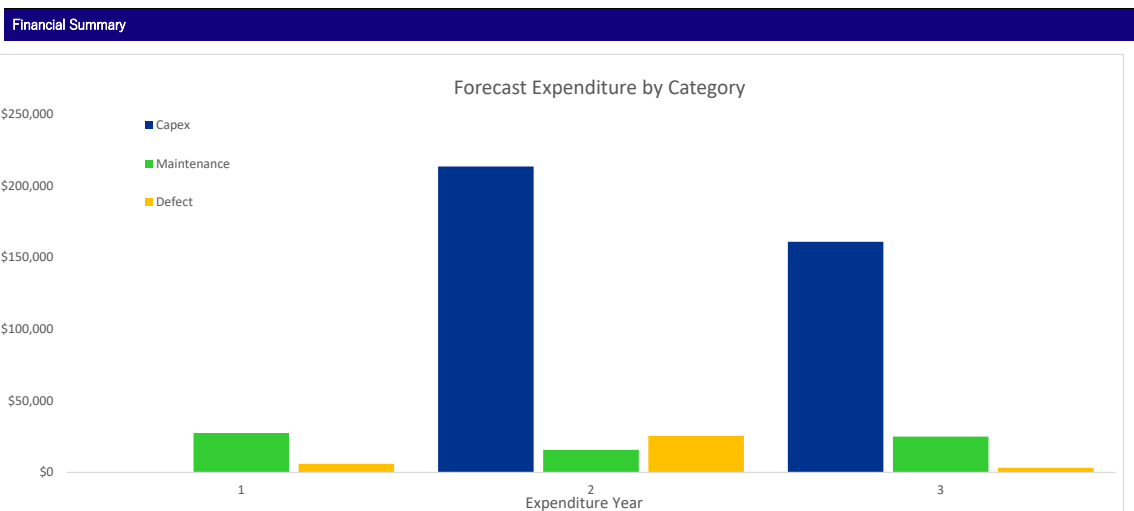


Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross
Draft Rev 1 Issued: 7 August 2026

1 Executive Summary

Overall Condition and Key Findings		
Structure and Fabric		Fair
<ul style="list-style-type: none"> Roof in fair condition Internal areas are approaching end of life and will require significant life cycle replacement during reporting period and beyond. Toilets are in good working order however are dated and showing significant wear. Groundsman's shed in fair to good condition. Basic but fit for purpose. 		
Mechanical Services		Fair
<ul style="list-style-type: none"> Mechanical services installations are generally suited for the application No air-conditioning noted to main hall restricting usage in extreme temperatures. 		
Fire Services		Good
<ul style="list-style-type: none"> Fire service installations are limited on-site. 		
Vertical Transport		N/A
<ul style="list-style-type: none"> No vertical transport systems are provided on site. 		
External Areas		Good
<ul style="list-style-type: none"> External areas are generally well maintained, tidy, and in good condition Three bowling greens appear to be currently utilised with remaining either decommissioned or in poor condition. Vegetation overgrowth noted to the rear of the groundsman's shed 		
Electrical Services		Good
<ul style="list-style-type: none"> Electrical installations are suited for the current building configuration. RCD testing should be undertaken on a regular basis to maintain electrical installations in safe condition. 		
Hydraulic Services		Good
<ul style="list-style-type: none"> Hydraulic services installations are commercial in nature and suited for the application. 		



**Building Condition Assessment**

Melville Bowls Club and Groundsman's Shed, Applecross

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2 Introduction

2.1 Brief

On the instructions of City of Melville, Mansfield Property Advisory Pty Ltd (MPA) has carried out an inspection of Melville Bowls Club and Groundsman's Shed, Applecross and provides the following Building Condition Assessment report.

Our team has completed this report with the objective of furnishing you with information as to the current condition of the property in terms of the specific areas of investigation detailed in our accepted fee proposal, and in accordance with our reporting Limitations and agreed contract terms.

2.2 Scope

Our agreed scope of work was to investigate and comment upon the following areas;

- Discussions with site representatives;
- Reviews of limited available information;
- Completion of site inspection and condition audit and preparation of a site-specific written Report and Excel Spreadsheet capturing costs associated with maintenance and repairs over a 3-year period;
- Photographic references of significant plant and equipment.

2.2.1 Inspection

Our team inspected the property on 9th June 2026. The weather at the time of inspection was cool and dry.

There was no roof access available. Roof slopes and roof-mounted plant were inspected via ground level observations with a drone inspection undertaken.

Our inspectors gained access to all areas of the site.

2.2.2 Report Methodology

This report has been prepared in accordance with the standard Limitations detailed in the Appendices. The aim of this report is to identify;

- Significant expenditure risks for costs likely to be incurred by the Building Owners over the reporting period agreed in our scope of services.
- Significant property risks relating to health and safety and continuous operation.

In preparing budget estimates, we have only considered works of a significant nature. All buildings require regular repairs and maintenance throughout their service lives. In general, we have not included regular repair and maintenance items (such as testing fire services, cleaning amenities, gardening and the like). The cost of undertaking regular maintenance tasks is not covered by this report and should be considered separately.

General building and planned maintenance costs have been derived from industry pricing books, and cost indices are supported by information received from our own project experience and tender database where appropriate.

We have based our predictions on the average life expectancy for various components as indicated in the BMI Publication "Life Expectancy of Building Components - A Practical Guide" and the AIRAH publication "Technical Handbook Edition 4" (as compared to similar building elements/ plant in similar locations with adjustments made as necessary to reflect the condition of the building element / plant at the time of inspection).

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**Building Condition Assessment**

Melville Bowls Club and Groundsman's Shed, Applecross

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2.2.3 Information Provided

The following was used as a basis for preparation of this report;

- Walk through visual inspection of accessible structure and services undertaken on 9th June 2026.
- The report includes the following limited information and publicly accessible information:
 - Asbestos Management Plan – Various Sites; QED, 2022

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3 General Description

The subject property is located approximately 15 km south of the Perth CBD in the City of Melville.

The Melville Bowling Club comprises a single storey building constructed early 1960's. The structure is predominantly of brick masonry wall construction, supporting a profiled metal sheeting roof. The building provides typical amenities associated with a community sporting facility, including changerooms large main hall, kitchen/canteen, bar/social club and administration offices. Overall, the construction reflects the standard design and materials commonly adopted for recreational use of this era.

Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross

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Fig 1: Aerial Image from Landgate

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Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross

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4 Structure and Fabric

Building Area	Summary Description	Condition
Structural Type:	Double brick external walls with timber roof structure. Ground floor slab is ground bearing reinforced concrete. Minor cracking to brickwork to groundsman's shed	Good
Foundations:	Not observed, assumed to be shallow concrete pad and strip footings suitable for predominantly sandy soil in locality.	Good
Roof Construction:	Metal framed roof structure covered with [profiled metal sheeting.	Fair
Gutters and Downpipes:	Profile metal gutters to the perimeter with metal downpipes.	Fair
Exterior Walls:	Double brick cavity walls, laid in stretcher bond with painted render around perimeter	Good
Windows:	Mix of Single glazed painted aluminium window frames or painted timber frames	Good
Doors:	Combination of hinged painted timber and aluminium doors internally and externally.	Good
Internal Areas:	Typical community hall arrangement with large open plan central area with a kitchen/canteen and storerooms. Floor Finishes: Mix of sheet vinyl, broadloom carpeting and timber flooring. Wall Finishes: painted plaster and exposed masonry Ceiling Finishes: painted gyprock and perforated metal suspended ceiling tiles.	Good
Amenities:	Amenities showers and toilet facilities Floors: vinyl and carpet tile flooring Walls: Painted gyprock Ceiling: Painted Gyproc F&F: various porcelain toilets and sinks, chrome tap wear, mirrors above the sinks - Male facilities are at end of life. Female facilities approaching end of life	Poor
External Areas:	Three bowling greens currently utilised. Vegetarian overgrown to rear of groundsman's shed.	Fair
Ancillary Buildings or Facilities:	Groundsman's Shed – simple brick construction. Utilitarian in nature and fit for purpose.	Good

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Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross

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4.1 Key Findings

- Roof is in fair condition with the following works recommended.
 - Ongoing maintenance to replace damaged roof sheets to main roof, verandah and groundsman's shed
 - Replacement of deteriorated opaque sheeting to verandah
 - Replacement of areas of deteriorated joint sealant
 - Replacement of corroded mechanical fixings.
 - Defective guttering to front and rear elevations of main building. Replacement of affected areas required.
- Reticulation overspray has caused staining to external facades and is increasing rate of mortar bed deterioration. Repoint affected areas and clean down faced to maintain aesthetic.
- Vinyl flooring to high traffic areas including entrance lobby and bar area is at end of life and will require replacement
- Previously painted areas internally and externally showing localised deterioration and staining. Redecoration of affected areas will be required
- Shade structure at end of life, Recommend replacement.
- Carpark surface is poor and will require resurfacing, to include new linemarking.
- Male WC and shower facilities are both in poor condition and are end of life. A programme of refurbishment is recommended
- Female locker and WC area is in fair condition and unlikely to need work in the reporting period.
- Ceiling to the front store room, adjacent female locker area, is defective and will require replacement and redecoration.
- Carpet to bar/social area has undulations which may be a potential trip hazard. Recommend the carpet is re-stretched and pinned to extend life of existing.

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Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross

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5 Building Services

Installed Services Summary		Condition
Cooling System:	Wall mounted split system AC units and ceiling mounted fans	Good
Heating System:	Heating is provided by reverse-cycle operation of the AC units,	Good
Exhaust Systems	Local ceiling-mounted domestic-style exhaust fans.	Good
Electrical System:	Electricity is supplied to the property through an underground connection from the main fused switch, Power is distributed throughout the premises via a (DB) located in the Storeroom, which serves various power outlets, lighting, and electrical fixtures. The DB's typically contain protected circuits for both lighting and power. The property's light fittings are primarily low-energy fluorescent or LED types. The number of power outlets is adequate, with no significant shortfalls identified.	Good
Fire Systems:	No smoke detection is provided. Illuminated running man lighting at fire escapes are provided. Portable fire extinguishers are installed at strategic locations.	Good
Hydraulic Systems:	The incoming domestic cold water (DCW) supply comes from the local Water Corporation's infrastructure. Hot water is provided by gas instantaneous water heater located on external elevation near kitchen Wastewater is conventional gravity system and falls at grade to the local Water Corporation infrastructure. Stormwater from the roof is collected in box and eaves gutters and channelled to ground through downpipes.	Good
Vertical Transportation:	No vertical transportation systems are present on site.	N/A

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Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross

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5.1 Key Findings

Mechanical

- Evaporative AC typically have an economic lifespan of 15 to 20 years dependant on use and servicing can exceed these periods. No replacement anticipated within the reporting period.
- Ventilation fans are provided to the amenities and are domestic in nature. Fans are typically replaced when they fail, operational at time of inspection.
- No mechanical services as installed documentation / O&M Manuals have been sighted or provided. Consider compiling an accurate asset register to assist with ongoing maintenance and any potential future upgrades.

Electrical

- The age of the switchboards could not be confirmed, although modern RCD's were noted. No replacement anticipated within the reporting period.
- Upgrade of the lighting installation was not anticipated in the reporting period. Lamp replacements were undertaken as part of ongoing R&M.
- RCD test records in accordance with AS3760 have not been sighted or provided. Allows the obtaining of test records or undertaking of testing as required in the short term.
- No O&M Manuals have been sighted or provided. Consider compiling an accurate suite of documentation to assist with ongoing maintenance and any potential future upgrades.

Fire Services

- Fire extinguishers are provided at strategic locations throughout. These have an economic lifespan of 8-10 years. Fire extinguishers and blanket replacements should be accommodated under the routine annual maintenance budget.

- Complete AS1851 testing records have not been sighted or provided. Allow the acquisition of a copy for review in the short term or undertake testing as required in the short term.
- No fire services as installed documentation / O&M Manuals have been sighted or provided. Consider compiling an accurate suite of documentation to assist with ongoing maintenance and any potential future upgrades.

Hydraulic Services

- Hydraulic services infrastructure pipework appears original,. Installations have an economic lifespan of 35-40 years however no issues were noted.. Allow to undertake pressure testing to confirm the condition of existing pipework. No works anticipated within the reporting period.
- Backflow prevention test records in accordance with AS3500 have not been sighted or provided. Allow to obtain a copy for review or undertake testing as required in the short term.
- No hydraulic services as installed documentation / O&M Manuals have been sighted or provided. Consider compiling an accurate suite of documentation to assist with ongoing maintenance and any potential future upgrades.



Building Condition Assessment

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6 Cost Plan

6.1 Estimated Cost of Works

Estimates approximating the cost of all works have been assigned. The costs are itemized in a cashflow to reflect the recommended frequency of undertakings required.

Where additional investigations are required by a professional assessment, an additional cost will need to be allocated for this advice.

All estimates are based on 2026 costs and have not been escalated for inflation. Adjustments for regional price indices have been made where appropriate.

All estimates are based on a point in time and assume normal wear and tear. Where this assumption is invalidated, an increased frequency or level of improvements may be required to ensure future proofing for robustness.

6.1.1 Definitions and Methodology

Definitions - Defect / Maintenance / Capex – This specifies the type of work item.

- **Defect** –works that require short-term maintenance are considered to be a defect. It may be a fault or deviation from the intended structural performance of a building element, including asbestos.
- **Maintenance** – Works that require proactive maintenance. Repair works are considered maintenance (or “Opex”). This is work that keeps, restores, or improves the element/appliance/fixture.
- **Capex** – These are long term capital expenditure items. Replacement and/or renewal works are considered “Capex”. This could be a significant construction or enhancement of an element/appliance/fixture.

6.2 Risk Rating - Combination of Probability and Severity.

All identified work items have been assessed using the agreed risk matrix.

6.2.1 Probability

The probability is the likelihood of the works having to be undertaken, and is a risk assessment of the likely requirement to undertake the works.

- H: High Priority – Works should be undertaken to minimise risk.
- M: Medium Priority – The Works may be undertaken to minimise risk, but may lead to further deterioration of the element if not attended to
- L: Low – There is low risk in not undertaking the works.

6.2.2 Severity

Severity is the level of severity of potential damage which could occur as a result of not undertaking the works. Works classed as High should be undertaken ASAP to prevent significant damage

- H: High Severity – Severe damage / injury or death could occur or a high risk issue could evolve if the works are not undertaken
- M: Medium Severity – Moderate damage / injury may occur if the works are not undertaken
- L: Low Severity – Low level damage / minor injury only may occur if the works are not undertaken.

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Building Condition Assessment

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6.2.3 Risk Score

This is the risk rating driving the need behind undertaking the works.

Probability				
		Low	Medium	High
Severity	Low	9	8	6
	Medium	7	5	3
	High	4	2	1

6.2.4 Consequence

Each work item is also categorized according to consequence, using the following definitions of nature and consequential impact and risk to;

- C: Compliance – Works should be undertaken to meet current standards, such as servicing and testing of fire equipment
- CD: Consequential Damage – Further damage will occur to the element, or other parts of the building if the recommended works are not undertaken, such as repair of roof leaks.
- CU: Continuous Use – The condition of the element will deteriorate due to ongoing use such as the deterioration of floor finishes.
- Health and Safety – the works should be undertaken to prevent an OH&S issue on site
- IR: Image and Reputation – Works should be undertaken to maintain the image of the premises, such as the upgrade of signage, or painting of ceilings
- OE: Operational Efficiency – Works undertaken will improve the operational efficiency of the element, such as installing dual flush toilets
- S: Security – Works are recommended which will improve the security on site

6.3 Condition Ratings

Condition ratings for rooms, buildings and components are based on the following definitions

Rating	Status	Definition of Rating / Condition
5	Excellent	· no defects · as new condition and appearance
4	Good	· minor defects · superficial wear and tear · some deterioration to finishes · major maintenance not required
3	Fair	· average condition · significant defects are evident · worn finishes require maintenance · services are functional but need attention · deferred maintenance work exists
2	Poor	· badly deteriorated · potential structural problems · inferior appearance · major defects · components fail frequently
1	Very Poor	· building/element has failed · not operational · not viable · unfit for occupancy or normal use · environmental / contamination / pollution issues exist

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Appendix A -Photographs

Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross
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A

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Melville Bowls Club and Groundsman's Shed, Applecross
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General view



General view



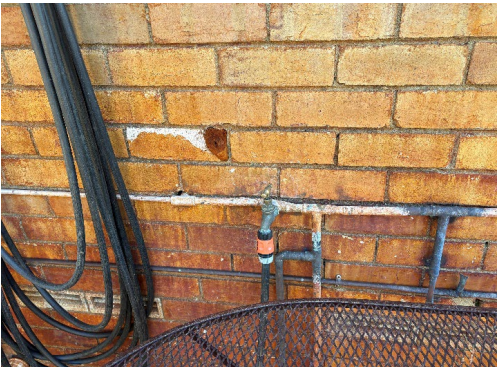
General view



General view



Fascia detail



Mortar bed deterioration and staining

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General view verandah



General view



General view



General view



Defective opaque sheeting



General view new shade structure

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Building Condition Assessment

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Carpark surface



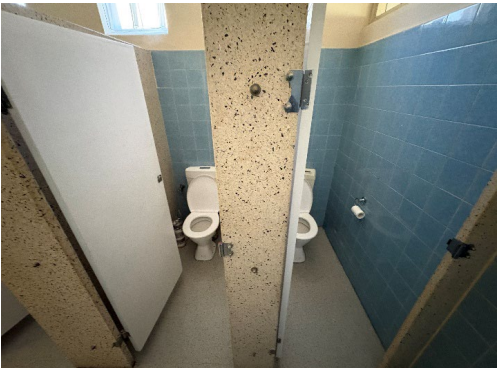
Main hall



Storage room – defective ceiling



General view of female changing



Female WC – typical condition



Male shower/WC – General view

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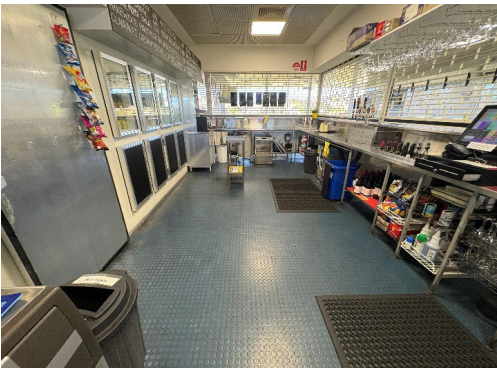


Building Condition Assessment

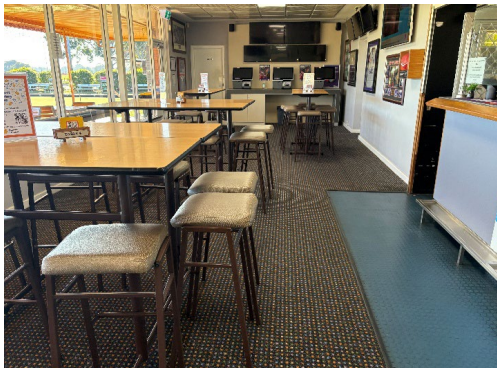
Melville Bowls Club and Groundsman's Shed, Applecross
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Male shower/WC – Typical condition



Bar area – General view



Bar area – General view



Kitchen – General view



Office – General view



Groundsman's shed – General view

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Aerial view –Main building



Aerial view –External areas



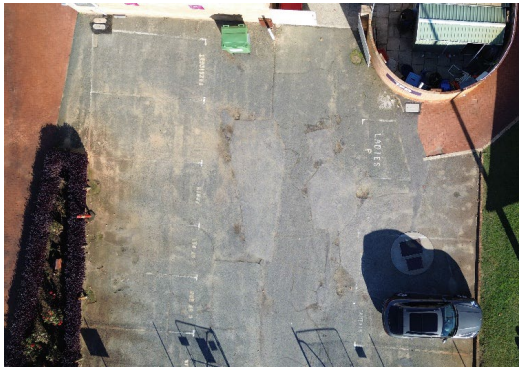
Aerial view –External areas



Aerial view –Groundsman's shed



Aerial view –Overgrown vegetation



Aerial view – Carpark

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Appendix B - Cost Plan

Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross

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B

Item CD26/77 - Attachment 1

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Appendix C - Floorplan

Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross

Draft Rev 1 Issued: 7 August 2026

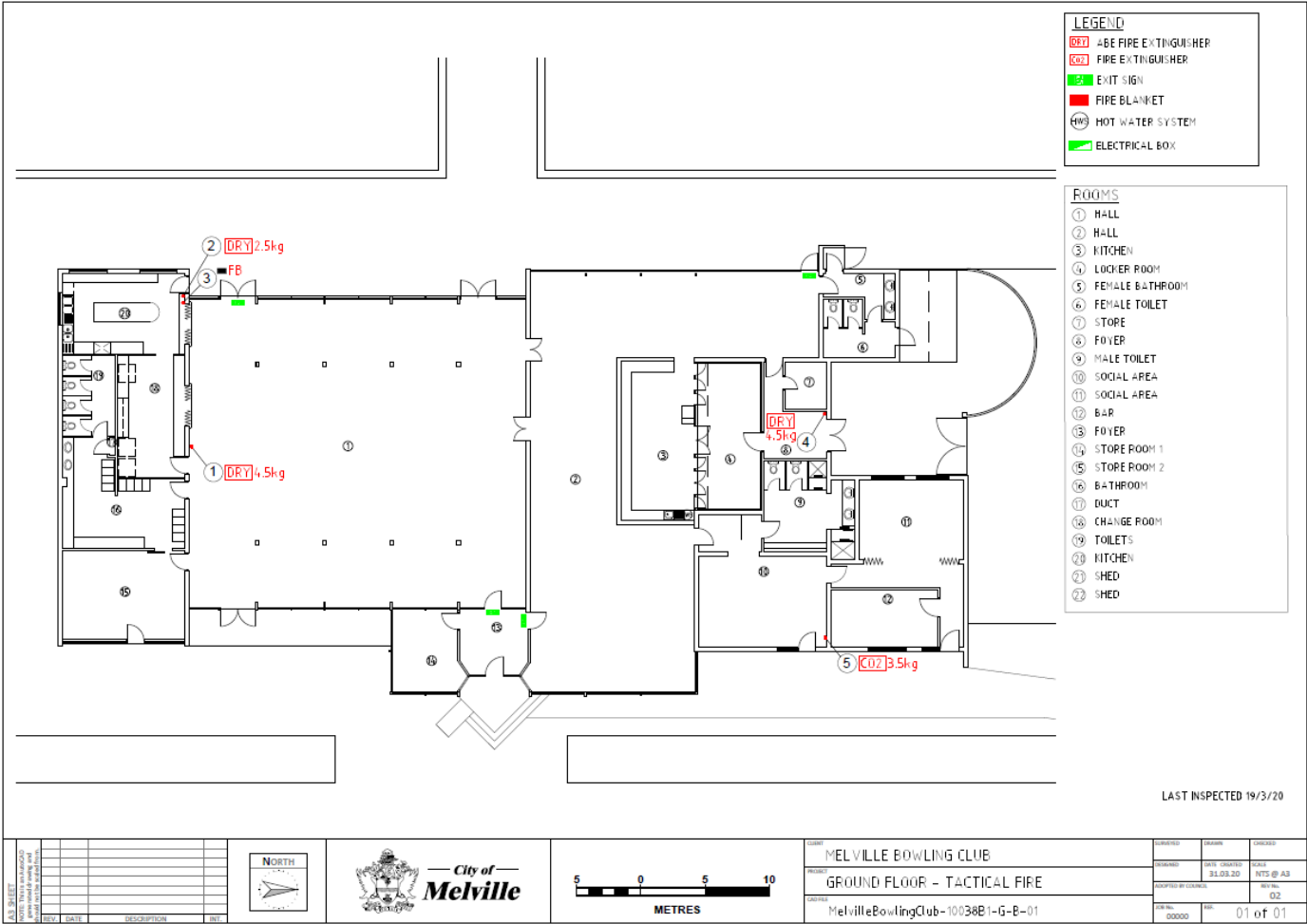
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Building Condition Assessment

Melville Bowls Club and Groundsman's Shed, Applecross
Draft Rev 1 Issued: 7 August 2026



D



Limitations

- Unless specifically stated otherwise in our agreed scope of Services the following limitations will apply to our inspection, reporting and estimate of costs;
- Parts of the building built in, covered up or otherwise made inaccessible during construction, alteration or fitting out have not been inspected. Therefore, we are unable to comment as to whether such elements are free from defect or infestation.
 - We have undertaken a visual inspection of the property with the intent of describing its basic construction and state of repair. We will identify principal defects or significant shortcomings in our report. Minor defects and imperfections that are not considered to have a material effect on the risk of ownership have not been recorded.
 - Facades will be inspected from ground level and other vantage points where available. Roof areas will be inspected providing safe access is available and weather conditions are suitable on the day of inspection.
 - We have not undertaken any work of a specific engineering nature, such as engineering calculations, structural analysis, testing or measurements as the report is intended to reflect our interpretation of the condition of the building as apparent from the inspection.
 - Building services have been visually inspected where exposed to view only. No internal inspections have been undertaken of plant, equipment and machinery or where services are covered up or hidden by structural elements or finishes. Building services have not been tested and no design calculations have been undertaken.
 - In preparation of our reporting, we may refer to documentation prepared by others which we consider to be reliable but do not warrant its accuracy or completeness.
 - The property has not been inspected specifically for pest infestation and we would only report on such if evidence of infestation was apparent during our inspection of accessible areas.
 - Where a variety of multiple units are inspected, a random selection of each type of unit was inspected and used for the basis for this report.
 - This report is not a certification, warranty or guarantee and has been prepared in accordance with the agreed scope and the time allowed.
 - Estimates are indicative only and are provided as a guide to the "order of magnitude" of the cost item. Items of work are not fully described or detailed reflecting the high level nature of the assessment, the amount of information available and the purpose of the report;
 - Preliminaries, builder's margins, overheads and contingencies are excluded;
 - Professional fees, project management fees, planning and building licence fees are excluded;
 - No allowance has been made for Tender Price Inflation for the budget period considered;
 - Unless stated in the individual item, all costs assume replacement on a like-for-like basis with no allowance for upgrade, improvement or betterment;
 - Unless stated in the individual item, all costs assume that subsequent legislative requirements (e.g. WHS, Sustainability) will be similar to those currently in force and we will make no allowance for additional measures that may be required in the future.

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Melville Bowling Club Redevelopment

Civil Engineering Servicing Report



Stantec Australia Pty Ltd

Prepared for:
Architectus

Date:
21 July 2026

Prepared by:
Chris Kessar

Project/File:
304770796

OFFICIAL**Civil Engineering Servicing Report****Revision Schedule**

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer	Project Manager Final Approval
A	XX/06/2026	Draft Report	Chris Kessar	Darren Pesich	Darren Pesich	Chris Kessar

Disclaimer

The conclusions in the report are Stantec's professional opinion, as of the time of the report, and concerning the scope described in the report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The report relates solely to the specific project for which Stantec was retained and the stated purpose for which the report was prepared. The report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Project: 304770796

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OFFICIAL**Civil Engineering Servicing Report****1 Introduction**

Stantec have been commissioned by Architectus Australia Pty Ltd (formerly known as Carabiner) to provide an Engineering Servicing Report for the redevelopment of the Melville Bowling Club.

This report is provided to assist with the future redevelopment of the Melville Bowling Club.

Servicing investigations have been undertaken to establish the availability of the existing services infrastructure in the area and any upgrade or extensions required to service the proposed new development.

The contents of this report are based on the information available to date.



OFFICIAL**Civil Engineering Servicing Report****2 Subject Area**

The site is approximately 64,200 m² and is located at 596 Canning Highway, Alfred Cove in Western Australia.

The existing lease boundary for the facility is contained within a freehold lot owned and managed by the City of Melville, though a portion of the two (2) presently disused northern greens is located on crown land, managed by the City of Melville.

The Melville Bowling Club holds a desire to regain the entirety of both of the northern greens into their lease boundary.

The site is currently zoned as "Parks and Recreation" under the Metropolitan Region Scheme.

The site is bound by the Canning Highway to the south, Tompkins Park to the east, the Atwell House and Gallery to the west and Crown Land to the north abutting the Swan River.

The site currently contains a clubhouse on the western side of the Lot, two existing bowling greens located to the south of the clubhouse and four existing bowling greens located to the north of the clubhouse, which the two northern most bowling greens are currently disused. There is an existing car park located to the east of the clubhouse with an access road connecting to the Melville Cricket Club. The site additionally contains various recreational ovals as part of Tompkins Park.



Figure 1: Aerial Photography of the Site (Metromap, June 2026)



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Civil Engineering Servicing Report

3 Geotechnical Conditions

A detailed geotechnical investigation has not been undertaken for the redevelopment of the Melville Bowling Club. This will be required to inform earthworks, drainage and other design strategies and responses.

A desktop review of the GeoVIEW.WA map from the Department of Mines, Petroleum and Exploration shows that the 1:50,000 geology of the site is classified as S14. (Sand – white to pale grey subangular to subrounded medium to coarse-grained quartz sand abundant shells and shell fragments).



Figure 2: 1:50,000 Geological Survey of Western Australia (GeoVIEW.WA, June 2026)

A desktop analysis of borehole data from the Bureau of Meteorology's Australian Groundwater Explorer, from a bore drilled on the 10th October 2011 located within the subject site (Bore ID 61670914) found groundwater at a standing water level of 1.6m. The lithology log of the bore revealed that grey and brown sand was encountered from ground level up to a depth of 11m, grey coarse sand from a depth of 11m up to 21m, yellow clays and coarse sand from a depth of 21m to 22m and clay from a depth of 22m to 25m.



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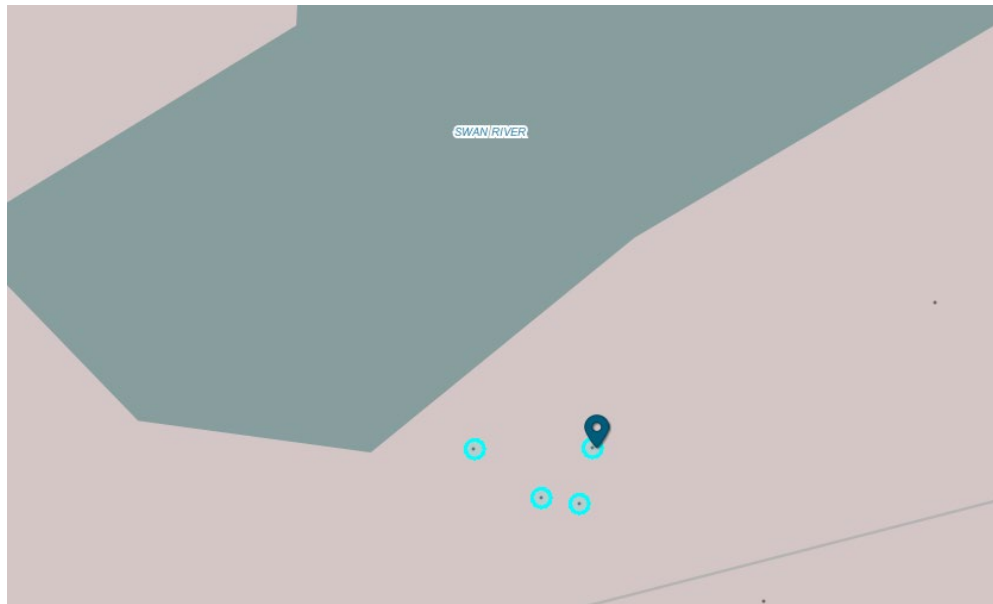


Figure 3: Bore ID 61670914 (BOM Australian Groundwater Explorer)

The topography of the site slopes towards the Swan River, from approximately RL3.30m AHD at the south of the site to RL2.50m at the north of the site.

We recommend that a detailed geotechnical investigation be undertaken by a qualified geotechnical engineer at the appropriate time for the redevelopment of the Melville Bowling Club to validate this preliminary assessment.



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4 Acid Sulfate Soils

Based on the information available on the Acid Sulfate Soils (ASS) Risk Map available from the Department of Water and Environmental Regulation (DWER) Landgate's Shared Land Information Platform (SLIP). The site comprises of moderate to low risk category soils across the majority of the site, with higher risk areas occurring closer to the Swan River foreshore and adjacent saltmarsh environments.

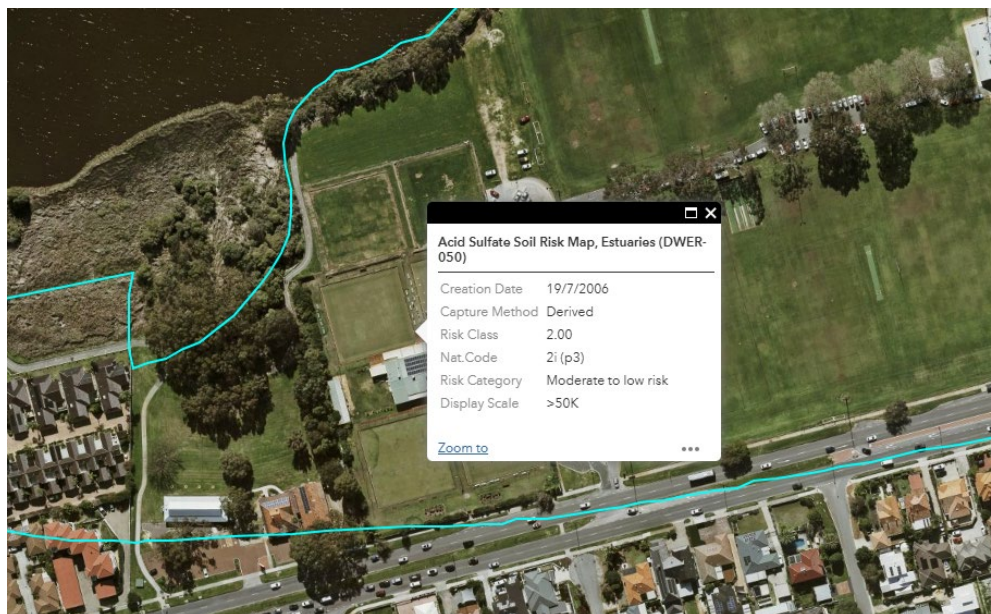


Figure 4: Acid Sulfate Soil Risk Map (Department of Water and Environmental Regulation)

It is recommended that further investigations be undertaken following the planning stages of the redevelopment of the Melville Bowling Club to determine the need for any dewatering and any associated ASS risks, particularly where deep excavations are required.



Civil Engineering Servicing Report**5 Groundwater**

A desktop review of the Perth Groundwater Mapping has been undertaken for the site. The depth to the maximum groundwater level calculated in 2019 was 0.24m AHD, equivalent to 2.20m below ground level (BGL). The salinity of the groundwater is between 1000-1500 TDS mg/L, which indicates brackish groundwater.

Refer to the Stantec Environmental Constraints Analysis report for further information about the groundwater and associated implications.

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OFFICIAL**Civil Engineering Servicing Report****6 Wastewater**

A desktop review of the Water Corporation's Esinet network has been undertaken. The following sewer reticulation infrastructure exists in the vicinity of the site, refer to Figure 5:

- DN150 Reinforced Concrete Pressure Sewer in the northern verge/carriageway of the Canning Highway
- DN150 PVC-U Gravity Sewer which traverses through the adjacent lot (586 Canning Highway) on the western side and extends to the subject site

It is assumed that the redevelopment of the Melville Bowling Club will not significantly increase the generated wastewater and therefore the existing DN150 PVC sewer appears to be suitable for re-use.

Sewer serviceability remains subject to Water Corporation advice and the proposed layout of the redevelopment including the estimated wastewater load.



Figure 5: Existing Wastewater Infrastructure (Water Corporation Esinet)



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Civil Engineering Servicing Report

7 Stormwater Drainage

7.1 Site Stormwater Drainage

A desktop review of the City of Melville's Intramaps has been undertaken. The following stormwater infrastructure exists in the vicinity of the site, refer to Figure 6:

- Underground stormwater pipe network which conveys the surface drainage within the car park (located to the east of the existing clubhouse) and discharges directly into the Swan River.
- Open drain traversing along the western boundary of the lot which conveys stormwater from the surrounding residential neighbourhood and discharges into the foreshore wetlands via a 1200mm pipe.

The shallow groundwater encountered across the site imposes hydraulic constraints on surface drainage for the site including any new developments within the site. Infiltration based drainage solutions are not considered appropriate for the site and drainage for any new buildings should consider connection to the existing stormwater pipe network.

Connection of any new buildings to the existing stormwater drainage infrastructure discharging directly into the Swan River may trigger the requirement for the installation of a Gross Pollutant Trap with oil separation capabilities to allow for the treatment of the stormwater prior to discharge into the Swan River. Any redevelopment will seek to maintain existing drainage reliefs, however, on-site stormwater attenuation may be required to maintain pre-development conditions should the equivalent impervious area of the development increases.

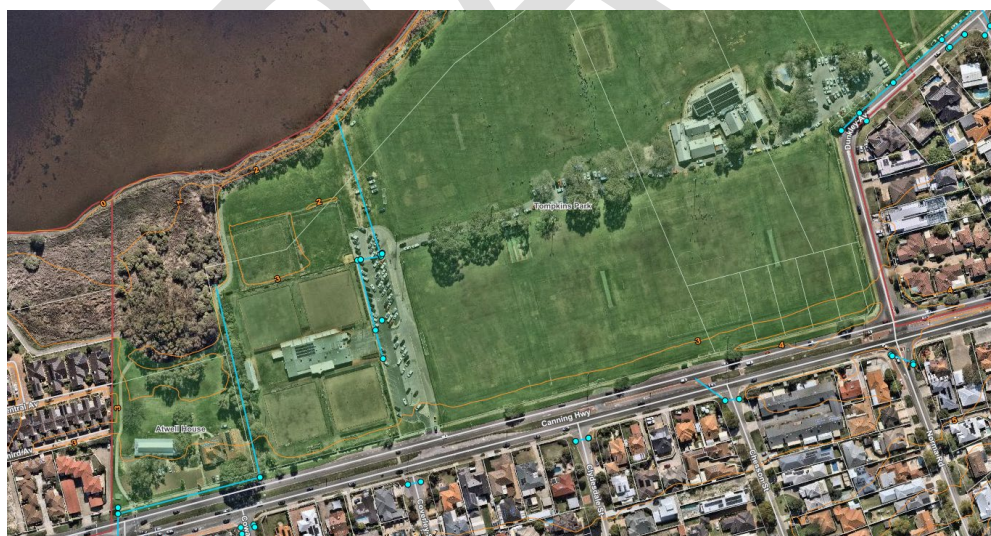


Figure 6: Existing Stormwater Infrastructure (City of Melville Intramaps)



OFFICIAL**Civil Engineering Servicing Report****7.2 Flooding**

The site is located within a low-lying area in proximity to the Swan River.

Floodplain management advice was obtained from the DWER to identify the flood extents of the site and establish the minimum finished floor level required for any new buildings as part of the redevelopment of Melville Bowling Club.

The Swan and Helena River Flood Study and Floodplain Management Strategy shows that part of the lot is affected by major flooding with the 1 in 100 (1%) AEP flood level estimated to be 2.22 m AHD (including a 0.9 metre allowance for mean sea level rise by 2110 as per the State Coastal Planning Policy SPP2.6).

Based on the DWER floodplain management strategy for the area it is recommended that any proposed development (i.e. filling, building, etc) have a minimum habitable floor level 500 mm above the 1% AEP flood level (i.e. minimum FFL of 2.72 m AHD).

Refer to Appendix C for the DWER floodplain map showing the flood extents of the site.



OFFICIAL**Civil Engineering Servicing Report****8 Water Infrastructure**

A desktop review of the Water Corporation's Esinet network has been undertaken. The following water infrastructure exists in the vicinity of the site, refer to Figure 7:

- DN610 Steel Distribution Main (located in a 4.5m alignment offset from the lot boundary) in the southern verge of the Canning Highway
- DN100 Cast Iron Reticulation Main (located in a 2.1m alignment offset from the lot boundary) in the southern verge of the Canning Highway

There is an existing water service connection to the Lot via the DN100 Reticulation Main located adjacent to the western side of Clydesdale Street. The water service traverses below Canning Highway extending to the playing fields.

It is assumed that this water service connects to the existing clubhouse building and that the new building as part of the redevelopment of the Melville Bowling Club will not significantly increase the water demand. On this basis, the existing water service appears to be suitable for re-use.

Further investigation is required to confirm that the water service connects to the existing clubhouse building.

Water serviceability remains subject to Water Corporation advice and the proposed layout of the redevelopment including the estimated water demand.

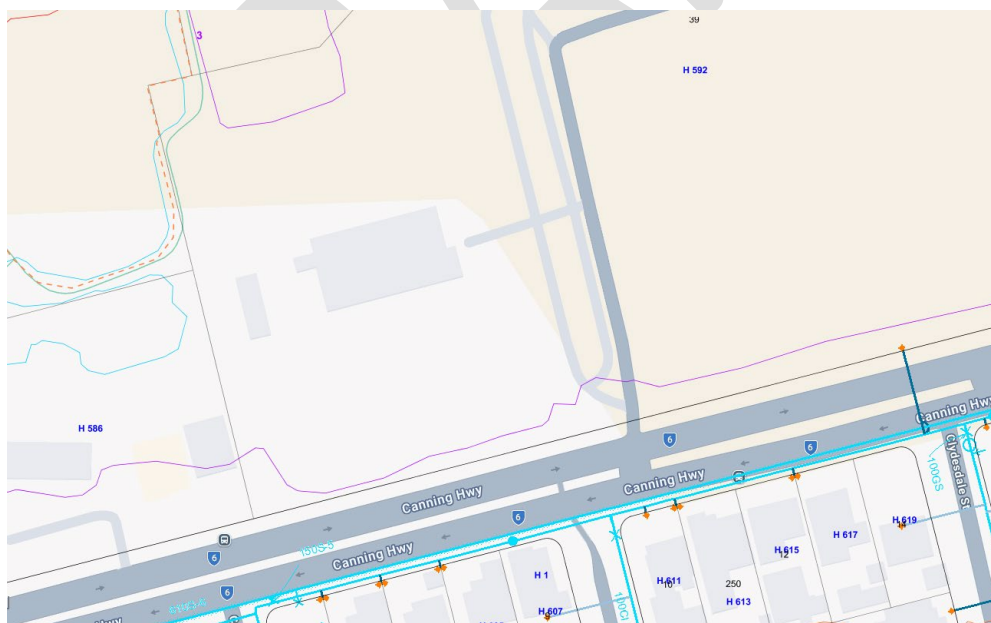


Figure 7: Existing Water Network (Water Corporation Esinet)



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9 Underground Power

A desktop review of the Before You Dig Australia (BYDA) information has been undertaken to identify existing electrical infrastructure within and adjacent to the site. Based on the information available, no major Western Power distribution assets are shown to traverse the subject site. Existing Western Power infrastructure appears to be limited to a low voltage underground cable located within the southern portion of the site frontage, running generally east-west parallel to Canning Highway. This cable supplies an existing Western Power pillar located adjacent to the front entry gate and letterbox, which is understood to provide the electrical supply to the existing Site Main Switchboard.

In addition to the low voltage network, BYDA records indicate the presence of a Western Power 80 mm fibre optic conduit located within the same frontage corridor adjacent to the underground power infrastructure. A single Western Power communications pit is also shown near the eastern end of the site frontage.

Based on the available information, the existing Western Power assets are confined predominantly to the southern boundary of the site and are not expected to present a significant constraint to redevelopment works outside of this area. Any future development should maintain appropriate clearances from existing underground electrical infrastructure and confirm asset locations through detailed service locating and potholing prior to construction.

The availability and adequacy of the existing electrical supply for the proposed redevelopment have not been confirmed as part of this assessment and remains subject to further investigation and consultation with Western Power.



Approximate location of existing SMSB and WP pillar



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OFFICIAL**Civil Engineering Servicing Report****10 Communications**

A desktop review of the BYDA information has been undertaken to identify existing telecommunications infrastructure servicing the site.

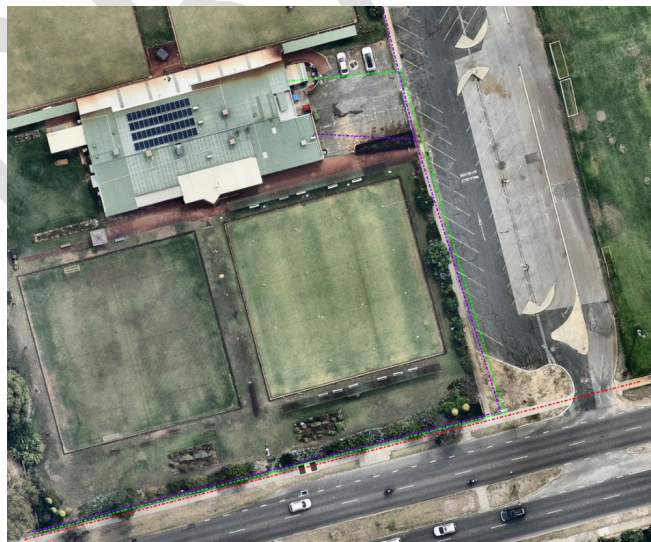
Records indicate that Optus maintains underground communications cabling along the southern site frontage, generally running east-west adjacent to the existing Western Power underground power infrastructure. No other Optus assets were identified within the site boundary.

Telstra infrastructure comprises an underground pit and pipe network entering the site from the south and generally traversing northwards through the central portion of the site adjacent to the existing car park before connecting into the existing building. This alignment may influence the location of future building works and should be verified prior to design development.

NBN infrastructure generally follows a similar alignment to the Telstra network, entering from the southern boundary and extending towards the existing building. BYDA records also indicate that the NBN conduit network continues beyond the building alignment and traverses the site to the northern boundary.

The identified communications infrastructure may require protection, relocation, or modification depending on the final redevelopment layout. Detailed service locating and consultation with the relevant telecommunications providers should be undertaken during future design stages to confirm asset locations, assess capacity requirements, and determine any upgrade or relocation works that may be necessary to support the proposed development.

Based on the available information, existing telecommunications services are present within or immediately adjacent to the site and are expected to provide a suitable basis for servicing the future redevelopment, subject to confirmation from the relevant network providers.



Approximate location of in ground communications infrastructure (Red-Optus, Green – Telstra, Purple – NBN)



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11 Gas

(to be reviewed)

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Appendices



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Appendix A BYDA Information

Appendix A BYDA Information



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A-1

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Optus Contract Management Team
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 13 May 2026
To: Chris Kessarlis
Company: Not Supplied
Address: GPO Box 1162
Darwin, NT 0801

ENQUIRY DETAILS

Location: 596 Canning Highway, Alfred Cove, WA 6154
Sequence No.: 272855376
BYDA Reference: 53143895

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;
- Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- Contact Optus for further advice where requested to do so by this letter.

OFFICIAL**DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY**

You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

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Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

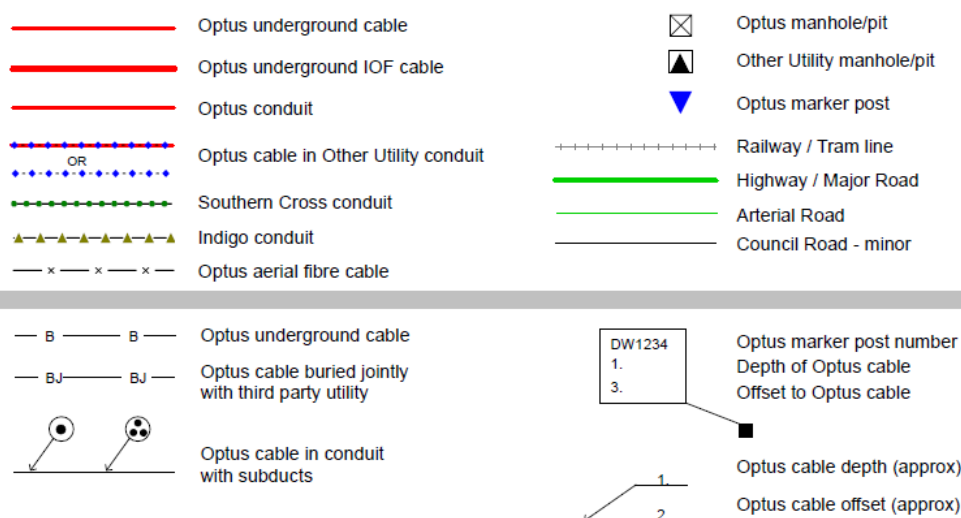
In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

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Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC, NSW, QLD, SA, TAS	All
Anthony Emmer-son	Taylor's Development Strategists	03 9501 2800	a.emmerson@taylorstds.com.au	All	Nation Wide
Nathan Kelleher	Seeker Utility Engineering Pty Ltd	1300 733 583	info@seekerutility.com.au	VIC, NSW, ACT, QLD, TAS	Melbourne, regional Victoria, Sydney & regional NSW, all ACT, Brisbane QLD, Hobart & regional TAS
Sean Henry	Asset Survey Solutions	1300 035 796	info@assetsurvey.com.au	VIC, QLD, NSW, SA	VIC, QLD, NSW, SA
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA/SA/VIC/NSW	All Regions
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Daniel Rogers	D&D Rogers Pty Ltd T/as Bradmac Locating Services	0407662605	info@bradmaclocating.com.au	NSW	Sydney and surrounds
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast, Mid-North Coast, Northern Rivers, Central West, New England
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia	1300 562 284	antony@geotrace.com.au	NSW	Entire Region
Stephen Sanders	Hydro Digga	0427 076 091	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	mail@uls.com.au	NSW	Sydney only

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Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	scott@coastalcablelocators.com.au	NSW	South Coast
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Karen Durkin	Durkin Construction Pty Ltd	02 9712 0308	karen@durkin.au	NSW/ACT	Entire NSW and ACT
Theresa Donnelly	Locate and Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Greater Sydney Region
Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Newcastle
Jean-Max Monty	Civilscan	1300 575 488	info@civilscan.com.au	NSW	Sydney, Central Coast, Hunter, Blue Mountains, Southern Highlands, Illawarra
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	diblack1@bigpond.com	NSW	Mid North Coast
Joseph Restuccia	ProLocate	0415 633 393	joe.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	CRUX Surveying Australia Pty Ltd	0285822300	scottallison@cruxsurveying.com.au	NSW	Sydney Metro
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	grant@warrabinya.com.au	NSW	Greater Sydney region
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Mark Smith	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	Northern Tablelands/Northern NSW
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	All NSW
Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrieelectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands

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Reece Gainsford	East Coast Locating Services	0431 193 111	admin@eastcoastlocatings-services.com.au	NSW	Newcastle/Maitland/ Hunter / Sydney / Central Coast / upper hunter / Port Stephens
Jason Vane	Smartscan Locators Pty Ltd	1300 778 923	bookings@sslocators.com.au	NSW	Sydney, Wollongong, Central Coast
Alex Farcash	Newcastle Locating Services	0410698599	admin@newcastlelocatings-services.com.au	NSW	NSW
Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	All NSW
Ali El Najjar	Sydney Service Locators	0449 205 705	Info@sydney serviced locators.com.au	NSW	Sydney only
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bevwill.com.au	NSW	NSW Wide
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatunderground-services.com.au	NSW	ALL
Simon Williams	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	Sydney only
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney only
Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
Jim Morrison	Absolute Utilities Pty Ltd	0429 496 375	jim@absoluteutilities.com.au	NSW	Mid North Coast
Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Sydney only
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only
Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only
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Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
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Roneel Chand	Tonagh Civil Pty Ltd,	0416506891	roneel@tonaghcivil.com.au	NSW	All Regions
Brett Pickup	BAP Services Pty Ltd	0434006009	Brett@bapservices.com.au	NSW	All Areas, Sydney, Illawarra, Newcastle, ACT
Patrick Billingham	OzDetect Pty Ltd	0497700667	patrick@ozdetect.com.au	NSW	NSW
Cameron Brown	Sub Scan Australia	0421751343	admin@subscan.com.au	NSW	Norther Rivers
Jesse Gavin	LCG GLOBAL PTY LTD	1300032740	info@lcgsolutions.com.au	NSW	All NSW
Christopher Aitken	HL Mullane & Son Pty Ltd	1300 608 999	maintenance@mullane.com.au	NSW	Newcastle
Rob Moate	Dig Safe NSW Pty Ltd	0477 900 200	rob@digsafensw.com.au	NSW	All Regions
Michael Nicholls	LocateX	0487 043 596	info@locatex.com.au	NSW	Sydney, Central Coast, New-castle
Brad Mccorkindale	b4 u dig locators	0447818260	jon@b4udiglocators.com	NSW	central west NSW
Wayne Cini	Aquabend	0409 925 472	aquabend@hotmail.com	NSW	midnorth coast
Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Paul Linton	Utility Mapping	1300 627 746	plinton@isgroup.io	NSW/VIC/QLD/WA/NT	Sydney/ Melbourne/ Brisbane/ Perth/ Darwin
Karen Durkin	Durkin Construction Pty Ltd	02 9712 0308	karen@durkin.au	NSW/ACT	Entire NSW and ACT
Andrew Findlay/ Anthony Hart	LiveLocates	1300 517 062	info@livelocates.com.au	NSW/ACT	South Coast NSW, ACT, Snowy Mountains, Snowy Valley
Ian Brown	A1 Locate Services Pty Ltd	0400 484 828	Ian.brown@a1locate.com.au	NSW/ACT	Illawarra, Shoalhaven, South Coast, Southern Highlands & all NSW & ACT
Jason Steger	Steger & Associates Reg-istered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	enquiries@landmarksurveys.com.au	NSW/ACT	Canberra, Southern & Western NSW
Kaisar Sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	Sydney to Canberra & all in between
Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	daniel@epocaenvironmen-tal.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tancred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.

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Justin Martinez	LCG GLOBAL PTY LTD	0401749007	J.martinez@lcgsolutions.com.au	NSW, ACT, QLD, VIC	All regions
Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
Geoff Campbell	CLS Locating	0450759497	geoffrey@campbellslocating.com.au	NSW/QLD	All QLD, Northern Rivers, NSW
Patrick Popovic	Site And See Pty Ltd	0479 162 692	patrick@siteandsee.com.au	QLD/NSW	Northern NSW, South East QLD
Kelsee Stevens	Abletech Underground Group	07 5293 7746	admin@abletechunderground.com.au	QLD / NSW	QLD / NSW
George Koenig	Downunder Locations(NSW) Pty Ltd	0438243856	downunderlocations@gmail.com	NSW/QLD	Tweed Heads/Gold Coast/Northern Rivers/Brisbane
Rhys Lambert	Provac / one find cables	1300 734 772	rhys@provac.net.au	QLD	South East QLD
Paul Beaton	Cairns Asset Locations	0448 157 227	paul.beaton@clarketrenching.com.au	QLD	FNQ to NT Border
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
Ian Lambert	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	QLD REGION
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay & Burnett, Central and Western Queensland, Western Downs
Matthew Carr	Pensar	0405609739	matty.carr@pensar.com.au	QLD	Brisbane
Lacey Wallace	GeoRadar Asutralia Pty Ltd	(07) 4331 5588	accounts@georadar.net.au	QLD	Widebay, Central QLD, Emerald & Surroundings
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	South East
Jeffrey Lenehan	Syndicate	0404141270	jlenehan@syndicate.com.au	QLD	Brisbane
Toni O'Dell	Utility Location Services	1300 001 857	qldops@utilitylocation-services.com.au	QLD	South East QLD
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW
Brendon Smith	Advanced Locating PTY LTD	0424678823	admin@advancedlocating.com.au	QLD	Gold Coast
Bruce Normyle	Dynamic Locator Services	0434 731 933	Bruce@dynamicexcavations.com.au	QLD	SEQ
Robert Rutledge	Safe Dig Services	+61 7 3376 0856	rrutledge@safedig.com.au	QLD	Brisbane

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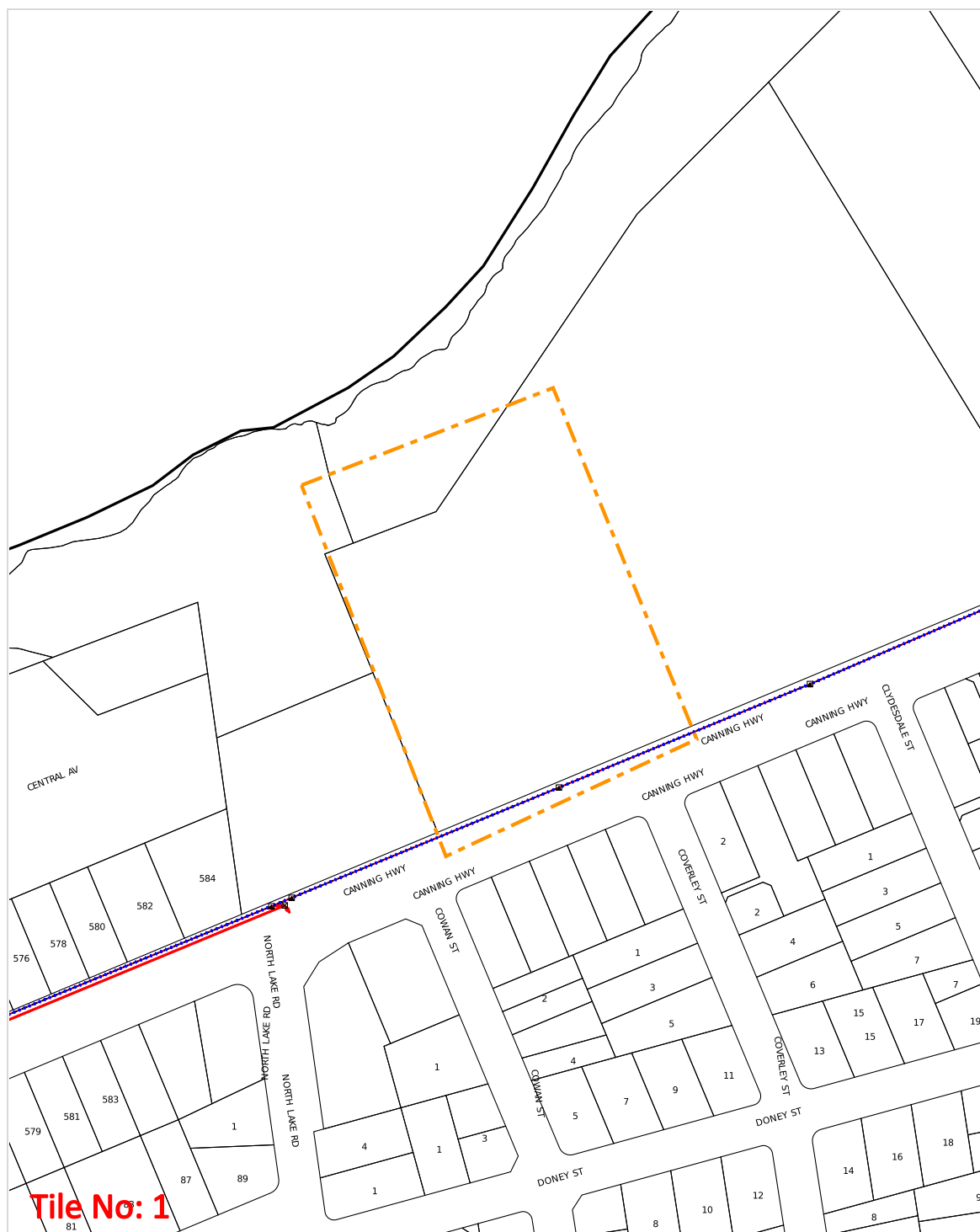
Michael Falla	ICUC Locating Services Pty Ltd	0410085365	michael.falla@icuclocatingservices.com.au	QLD	South East QLD
Ben Stephens	DTS Group TA Electroscan	0434 140 556	ben.s@electroscanqld.com.au	QLD	Queensland
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Michael Prentice	Onsite Utility Locations	0437 172 601	admin@onsiteutilitylocations.com.au	QLD	SEQ
Roland Mollison	LandPartners Pty Ltd	0439 488 545	roland.mollison@landpartners.com.au	QLD	South East Queensland
Duncan McGrath	Abletech Underground Group	0418 511 767	duncan@abletechunderground.com.au	QLD	QLD Wide
Daniel Poppi	Ace Cable Locations	0431517837	acecablelocations@bigpond.com	QLD	Wide Bay Burnett
Jason Bastow	Utility Underground	0414454015	jason@utilityunderground.com.au	QLD	QLD / NSW
Aidan Waszaj	South-East Scanning Pty Ltd	0421 193 439	aidan@southeastscanning.com.au	QLD	Southeast Queensland
Josh Brinn	i-LOCATE	0418 105 902	josh@i-lec.com.au	QLD	QLD only
Carl Molloy	Provac Melbourne	0451 104 611	melbourne@provac.net.au	VIC	Melbourne Region
Olivier Davies	Central Locating Pty Ltd	0439995894	ollie@centrallocating.com.au	VIC	Geelong and surrounding area
Tina Brereton	D-Tech Ground & Overhead	03 9544 8933	tina@d-tech.net.au	VIC	ALL
Josh Taylor	Advanced Locations Victoria Pty Ltd	0427846716	josh@advancedlocationsvic.com.au	VIC	All Victoria
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Mick McGoldrick	Locate Cables	0404 241 679	mick@locatecables.com	VIC	Western Victoria
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Maurice Tobin	Drain Solutions	0412 111600	info@drainsolutions.com.au	VIC	Melbourne Metro
Leigh French	Veris Australia VIC	(03) 7019 8400	melbourne@veris.com.au	VIC	Melbourne
Ben Wooldridge	Controltech Solutions	0447 760 759	ben.wooldridge@controltechsolutions.com.au	VIC	Melbourne
Chris Sandlant	Access Utility Engineering P/L	03 9799 8788	Chris.sandlant@accessue.com.au	VIC	Victoria & Regional
Shaun Stephen	STS Locating Services	0405 181 734	stslocatingservices@gmail.com	VIC	All VIC

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Lindsay Botha	L B Underground Service Locations & Engineering	0499 658 677	lb.locations.engineering@gmail.com	VIC	Metro and Regional Victoria
Damien Nielsen	ELS Environmental Location Systems Pty Ltd	0499 499 137	bookings@elsvic.com.au	VIC	Victoria only
Tyler Blake	CHS Group	0409 437 750	tyler.blake@chsgroup.com.au	VIC	Horsham VIC
Craig Jackson	Survey Management Solutions	0400647299	craigj@surveyms.com.au	VIC	All Regions
Chloe Milligan	Tequa Plumbing and Civil	0351432666	civil@tequa.au	VIC	Gippsland only
David Hunter	Ballarat Locating Services	0488 501 261	dave@ballaratlocating.com.au	VIC	Western Victoria, Melbourne
Alex Jones	HR Utilities	1300 533 612	info@hrutilities.com.au	VIC	All of VIC
Ashley Stevens	ABS HYDRO Pty Ltd	0422 798 476	ashley.stevens@abshydro.com.au	NSW/VIC	All of VIC, Regional NSW
Robert Wootton	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Marc Rose	SADB	0488190699	marc@sadb.com.au	SA	Adelaide only
Deninis Stray	Pinpoint Services Mapping	(08) 8130 1600	hello@pinpointsm.com.au	SA	Adelaide
Michael Gear	Michael Gear	08 82788732	admin@mgsurveys.com.au	SA	South Australia
Matthew Cooper	Fulton Hogan	0447 320 581	Matthew.Cooper@fulton-hogan.com.au	SA	Adelaide
Liam Catchpole	Apex Service Locating Pty Ltd	0458 924 471	liam@apexvacolutions.com.au	SA	Adelaide and Surroundings
Bradley Gosling	Engineering Surveys	0433506880	bgosling@engsurveys.com.au	SA	Adelaide
Jason Shelvock	SA Underground Pty Ltd	0430 067 476	jason@saunderground.com.au	SA	All SA
Stephanie Leong	Platinum Locating Services	08 94080625	enquiries@platinumlocating.com.au	WA	WA
Henry Westbrook	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	All WA
Cameron Swift	Mikcomm Communication	08 9337 1125	cswift@mikcomm.com.au	WA	All
Tobi Lawrence-Ward	Abaxa	08 9256 0100	enquiries@abaxa.com.au	WA	Perth, Southwest, Western Australia

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Ben Upton	TerraVac Vacuum Excavation	0433 374 802	locations@terravac.com.au	WA	Perth
Dale Shearsmith	Subtera	1300 046 636	dale@subtera.com.au	WA	WA
Liam Davies	Bunbury Telecom Service	897260088	admin@btswa.com.au	WA	WA
Edel O'Connor	Kier Contracting	0456 190 910	edel@kier.com.au	WA	Perth Metro & greater region; Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Rhyce Murphy	RM Surveys	08 9457 7900	rhyce.murphy@rmsurveys.com.au	WA	All
James Horton	Westscan Pty Ltd	1300 858 404	westscan1@gmail.com	WA	All
Ashleigh Austin	Veris WA	0419 024 696	perth@veris.com.au	WA	Perth Metro & Regional
Tim Daws	Award Contracting Pty Ltd	0411 878 895	info@awardcontracting.com.au	WA	Metro & Country Regions
Stephen Steart	Cablling WA Pty Ltd	0422 845 586	ssteart@cabllingwa.com.au	WA	Perth Metro
Devvyn Barto	Pulse Locating	0431402738	devvyn.barto@pulselocating.com.au	WA	Western Australia
Shane McQuoid	Find Wise Location Services	0407992758	shane@findwise.com.au	WA	Perth
Alex King	KR SURVEYS	0400077933	alex@krsurveys.com.au	WA	Statewide
Cody Foster	Precision Locating Pty Ltd	0473029391	cody@precisionlocating.net	WA	Statewide
Scott Harrison	Triodia Scanning services PTY LTD	0438 664 196	booking@triodiascanning.com.au	WA	Perth/ Regional
Stuart Speckman	FYFE	08 8944 7888	Stuart.Speckman@fyfe.com.au	NT/SA/NSW	NT/SA/NSW
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Heather Easter	Archers Underground Service Pty Ltd	0418 737 299	admin@auslocations.com.au	TAS	Statewide
Scott Crerar	Paneltec Group	0400 895 637	scott@paneltec.com.au	TAS	All
Hayden Stone	Utility Detection & Mapping	03 61712555	admin@udmgroup.com.au	TAS	Statewide

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Sequence Number: 272855376

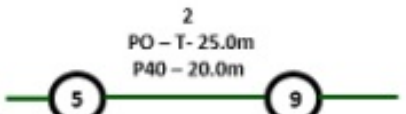
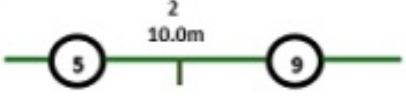
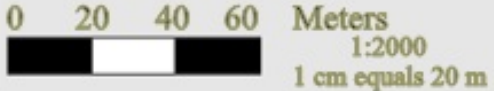
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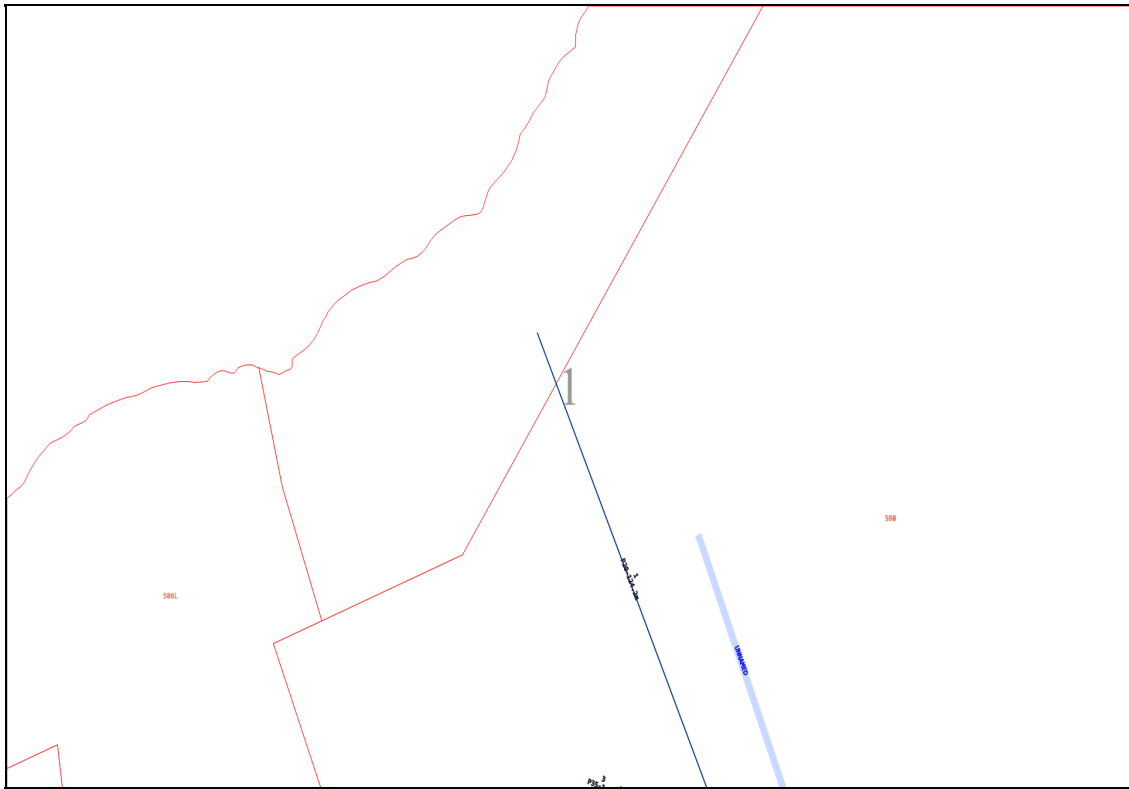
For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

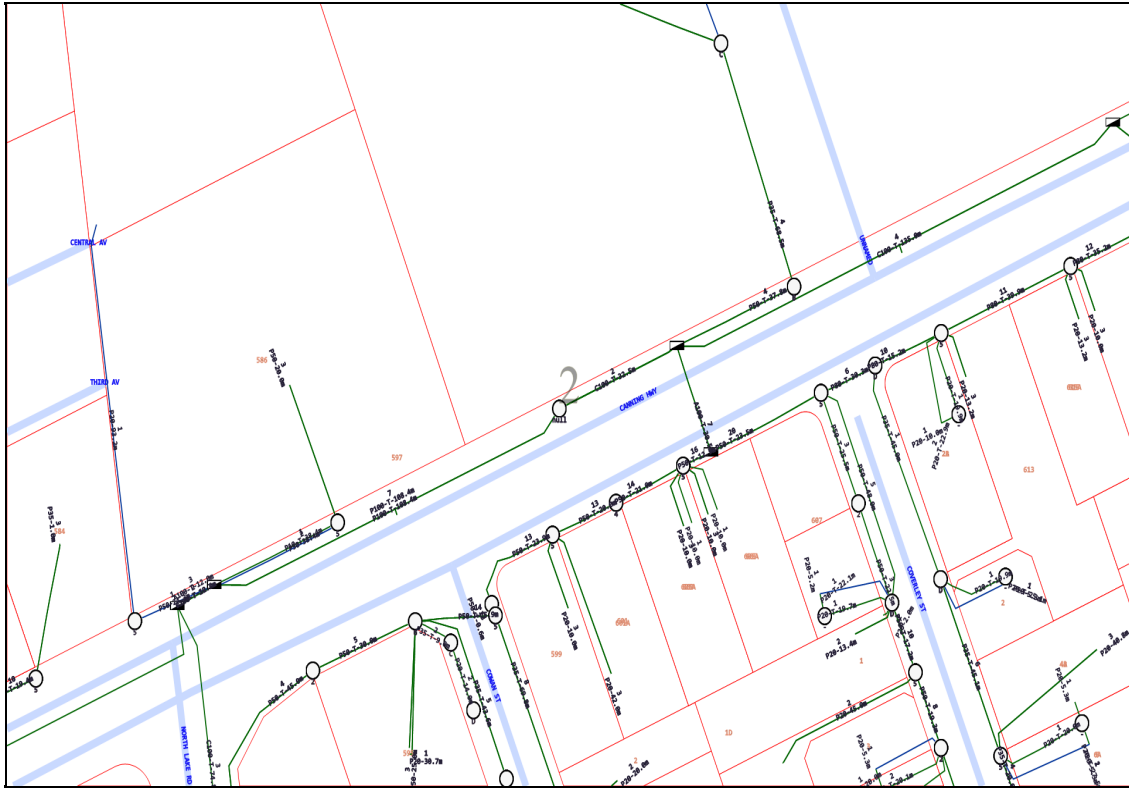
Plans generated 13 May 2026 by PelicanCorp TicketAccess Software | www.pelicancorp.com

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	<div data-bbox="1061 448 1332 560">  </div> <div data-bbox="694 504 869 548"> LEGEND </div>
	<p>Parcel and the location</p>
	<p>Pit with size "5"</p>
	<p>Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.</p>
	<p>Manhole</p>
	<p>Pillar</p>
	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	<p>2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.</p>
	<p>Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.</p>
	<p>Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.</p>
	<p>Trench containing any INSERVICE/CONSTRUCTED (Power) cables.</p>
	<p>Road and the street name "Broadway ST"</p>
<p>Scale</p>	

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Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

OFFICIAL**Plant Location
Details**

13/05/2026

Chris Kessar
Not supplied
GPO Box 1162
Darwin NT 0801
Phone: +61861197686

Nextgen Networks Pty Ltd
Level 6, 333 Collins Street
Melbourne VIC 3000
T 1800 032 532

E Damage.Relocations@vocus.com.au

Dear Chris Kessar

The following is a response to your Dial Before You Dig enquiry

Assets Affected:

Nextgen Assets

Sequence No:

272855382

Location:

596 Canning Highway, Alfred Cove WA 6154

IMPORTANT:

- Please read and understand all the information and disclaimers provided below
- Sketches and Plans provided by Nextgen Networks are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown; exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Telecommunications plant seldom follow straight lines and careful on site investigation is essential to uncover and reveal its exact position
- The accuracy and/or completeness of the information in the plans can not be guaranteed often due to changes in the surrounding land subsequent to Nextgen's deployment and, accordingly the plans are intended to be indicative only

"DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed. The following points must be considered:

1. It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Nextgen Networks plant. Nextgen Networks will provide free plans and sketches showing the presence of its network to assist at this design stage.
2. It is the owner's (or constructor's) responsibility to:
 - a) Request plans of Nextgen Networks plant for a particular location at a reasonable time before construction begins
 - b) Visually locate Nextgen Networks plant by vacuum excavation (pot-holing) where construction activities may damage or interfere with Nextgen Networks plant (see "Essential Precautions and Approach Distances" section for more information)
 - c) Contact Nextgen Networks Network (see below for details) if Nextgen Networks plant is wholly or partly located near planned construction activities

DAMAGE

ANY DAMAGE TO Nextgen Networks NETWORK MUST BE REPORTED TO 1800 032 532 IMMEDIATELY

- The owner is responsible for all plant damage when works commence prior to obtaining Nextgen Networks plans, or failure to follow agreed instructions
- Nextgen Networks reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses

OFFICIAL**CONCERNING NEXTGEN NETWORK PLANS**

- Phone 1100. Dial Before You Dig for free plans of Nextgen Networks plant locations. Please give at least 2 business days notice
- Nextgen Networks plans and information provided are valid for 30 days from the date of issue
- Nextgen Networks retains copyright in all plans and details provided in conjunction with your request. These plans and or details should be disposed of by shredding or any other secure disposal method after use
- Nextgen Networks plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose
- Please contact the Network Help Desk (see below for details) immediately should you locate Nextgen Networks assets not indicated on these plans
- Nextgen Networks, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Nextgen Networks against any claim or demand for any such loss or damage
- Please ensure Nextgen Networks plans and information provided remains on-site at all times throughout your construction phase

ESSENTIAL PRECAUTION AND APPROACH DISTANCE

NOTE: If the following clearances cannot be maintained, please contact the Nextgen Network Help Desk (see below for details) for advice on how best to resolve this situation

1. On receipt of plans and sketches and before commencing excavation work or similar activities near Nextgen Networks plant, carefully locate this plant first to avoid damage. Undertake prior exposure (vacuum excavation) such as potholing when intending to excavate or work closer to Nextgen Networks plant than the following approach distances:
 - Where Nextgen Networks plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside
 - In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres
 - In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:
 - d) Parallel to major plant: 10 metres (for optic fibre cable)
 - e) Parallel to other plant: 5 metres

Note: Even pot-holing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables. For example - vacuum excavation.

 - If construction work is parallel to Nextgen Networks plant, then careful pot-holing at least every 5m is required to establish the location of all plant, hence continuing nominal locations before work can commence
2. Maintain the following minimum clearance between construction activity and actual location of Nextgen Networks Plant.

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Jackhammers/Pneumatic Breakers	<i>Not within 1.0m of actual locations</i>
Vibrating Plate or Wackers Packer Compactors	<i>Not within 0.5m of Nextgen Networks ducts 300mm compact clearance cover before compactor can be used across Nextgen Networks ducts, and 600mm clearance across Nextgen Networks cables in the solid</i>
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual location Constructor to check depth via vacuum excavation (pot-hole)</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across Nextgen Networks ducts with less than 600mm cover. Not to be driven across Nextgen Networks fibre with less than 1.2m cover Constructor to vacuum excavate (pot-hole) and expose plant</i>
Mechanical Excavators, Boring and Tree Removal	<i>Not within 1.0m of actual location Constructor to vacuum excavate (pot-hole) and expose plant</i>

- All Nextgen Networks pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work
- All Nextgen Networks conduit should have the following minimum depth of cover after the completion of your work:

Footway 450mm

Roadway 450mm at drain invert and 600mm below the pavement subgrade level invert

- All Nextgen Networks fibre in the solid should have the following minimum depth of cover after the completion of your work:

Footway 600mm

Roadway 1200mm at drain invert and 1200mm below the pavement subgrade level invert

- For clearance distances relating to Nextgen Networks above ground infrastructure please contact the Network Help Desk (see below for details)

FURTHER ASSISTANCE

Over-the-phone assistance can be obtained by calling the Network Help Desk below.

Nextgen require 5 clear business days notice to conduct an on-site location. The initial on site location visit will not normally incur a charge, but at the discretion of Nextgen subsequent site visits may incur a charge to be applied at an hourly rate.

Where an on-site location is provided, the owner is responsible for all vacuum excavation work (pot-holing) to visually locate and expose Nextgen Networks plant.

If plant location plans or visual location of Nextgen Networks plant by vacuum excavation reveals that the location of Nextgen Networks plant is situated wholly or partly where the owner plans to work, then **Nextgen Networks** must be contacted through the **Network Help Desk** to discuss possible engineering solutions.

The contact number for the **Network Help Desk** is 1800 032 532.

NOTE:

If Nextgen Networks relocation or protection works are part of the agreed solution, then payment to Nextgen Networks for the cost of this work shall be the responsibility of the principal developer. The principal developer will be required to provide Nextgen Networks with the details of their proposed work showing how Nextgen Networks plant is to be accommodated and these details must be approved by the Nextgen National Operations Manager prior to the commencement of site works.

OFFICIAL**RURAL LANDOWNER - IMPORTANT INFORMATION**

Where Nextgen Networks owned cable crosses agricultural land Nextgen Networks will provide a one off free-on-site electronic cable location. Please note that the exact location of cables can only be verified by visual proving by pot holing, which is not covered by this service. The Network Integrity HelpDesk Officer will provide assistance in determining whether a free-on-site location is required. Please ring the Nextgen Network Help Desk as listed above.

PRIVACY NOTE

Your information has been provided to Nextgen Networks by DBYD to enable Nextgen Networks to respond to your DBYD request. Nextgen Networks keeps your information in accordance with its privacy statement entitled 'Protecting Your Privacy' which can be obtained from Nextgen Networks either by calling 1800 032 532 or visiting our website www.nextgengroup.com.au

Warning: Nextgen Networks plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc, at the time of installation and Nextgen Networks does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.

The customer has A DUTY OF CARE when excavating near Nextgen Networks cables and plant. Before using machine excavators NEXTGEN PLANT MUST FIRST BE PHYSICALLY EXPOSED BY VACUUM EXCAVATION (potholing) to identify its location.

Nextgen Networks will seek compensation for damages caused to its property and losses caused to Nextgen Networks and its customers.

EXPERIENCED PLANT LOCATORS (for your area)

On-site assistance should be sought from an Experienced Plant Locator if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided. On-site advice should be obtained from a suitably qualified contractor highly skilled in locating Nextgen Networks plant. If there is any doubt whatsoever about the actual location of the telecommunications plant, the best method for locating the telecommunications plant or the correct interpretation of the drawings provided. In the case where Nextgen Networks plant is outside a recognised road reserve Nextgen Networks recommends that the **Network Help Desk** is contacted for assistance prior to engaging an Experienced Plant Locator.

For the assistance of customers Nextgen Networks has established strict criteria to assess the skill of contractors that may be engaged by owners requiring Nextgen Networks plant locating services to perform any of the following activities if requested to do so by the owner:

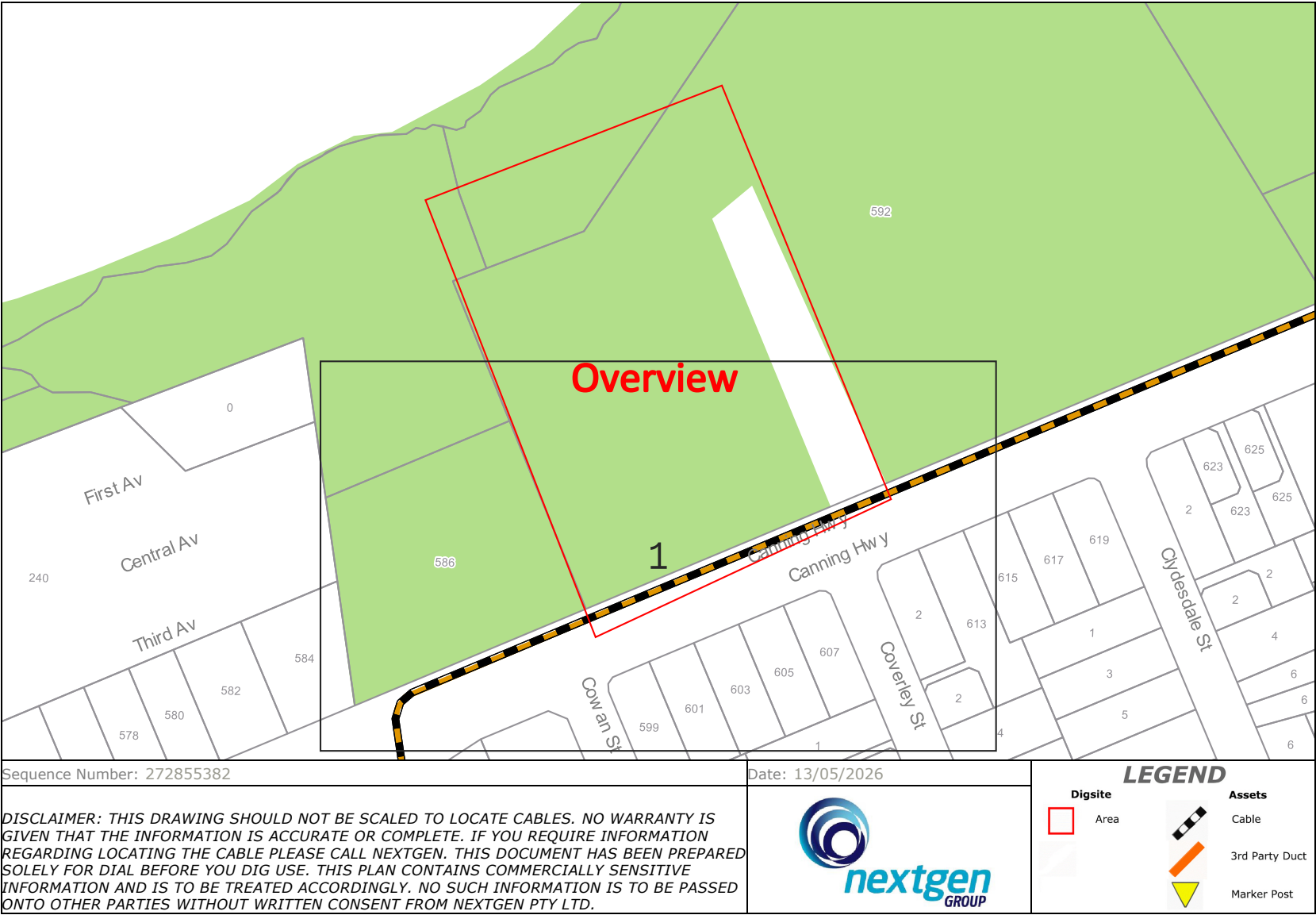
- Review Nextgen Networks plans to assess the approximate location of Nextgen Networks plant
- Advise owners of the approximate location of Nextgen Networks plant according to the plans
- Advise the owners of the best method for locating Nextgen Networks plant
- Advise owners of the hazard of unqualified persons attempting to find the exact location of Nextgen Networks plant and working in the vicinity of Nextgen Networks plant without first locating its exact position
- Perform trial hole explorations by vacuum excavation (pot-holing) to expose Nextgen Networks plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment

Nextgen Networks does not accept any liability or responsibility for the performance of or advice given by any Plant Locator engaged by you but we will, if requested, recommend suitably qualified plant locators.

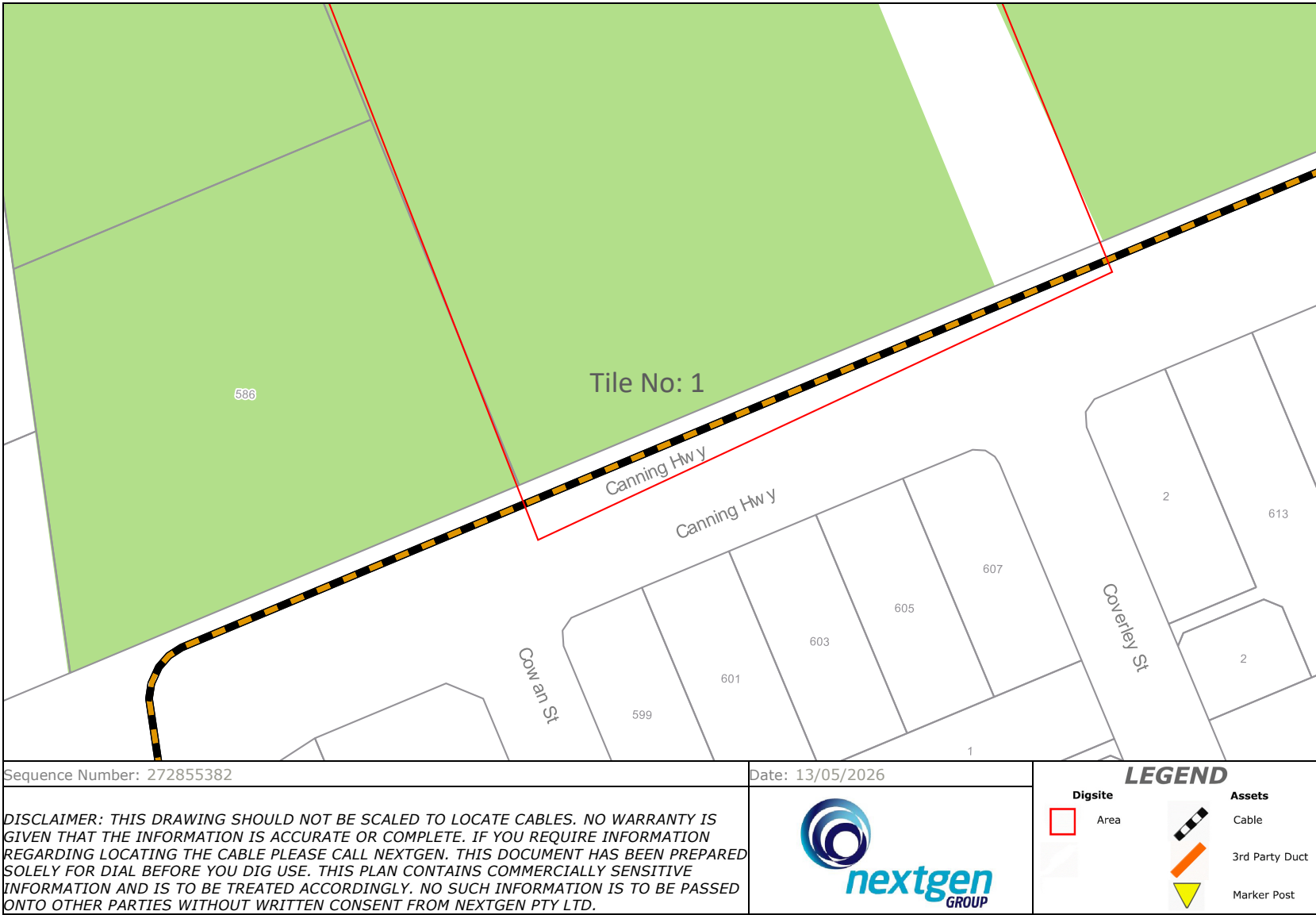
GENERAL DISCLAIMER

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Nexgen or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

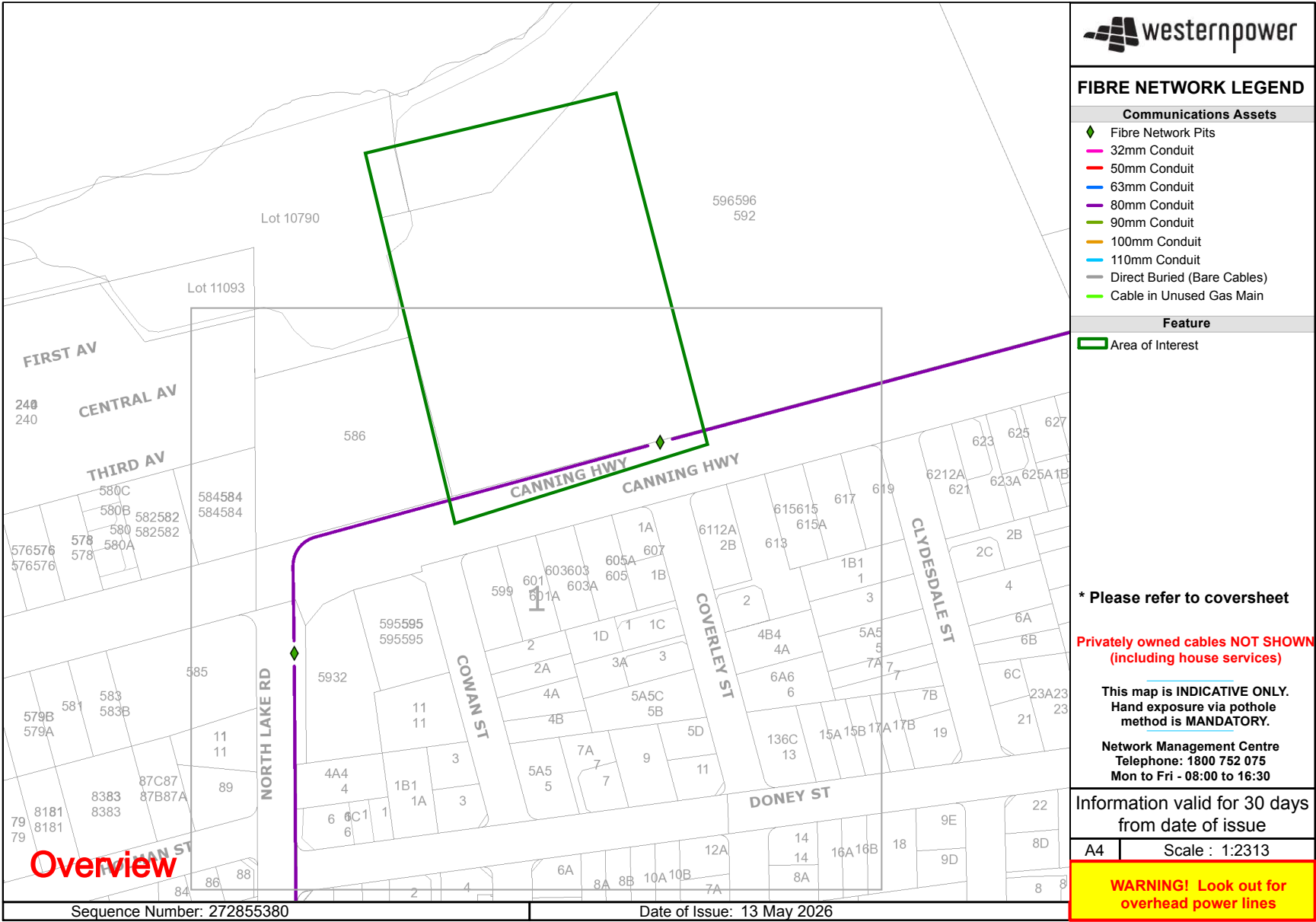
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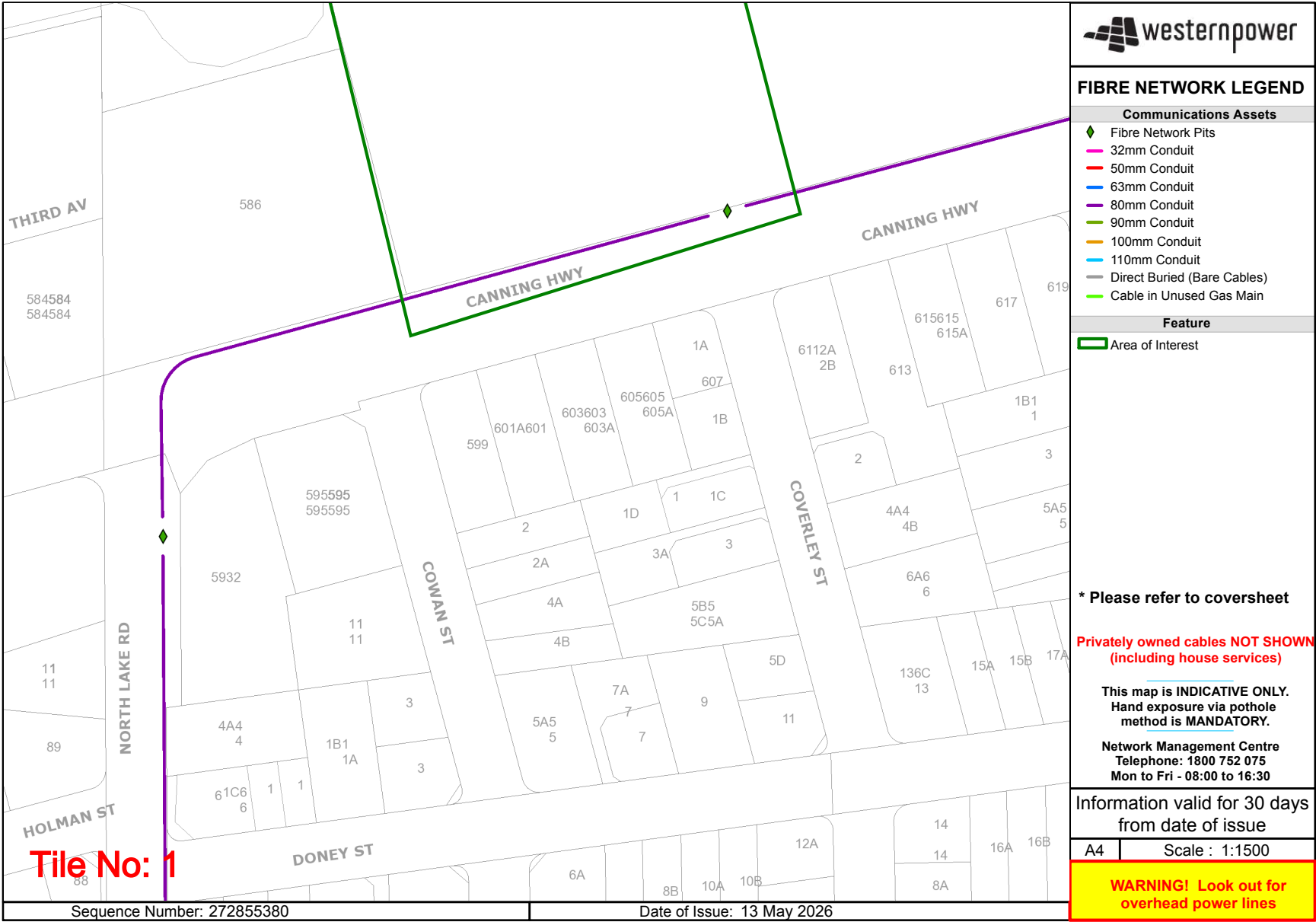
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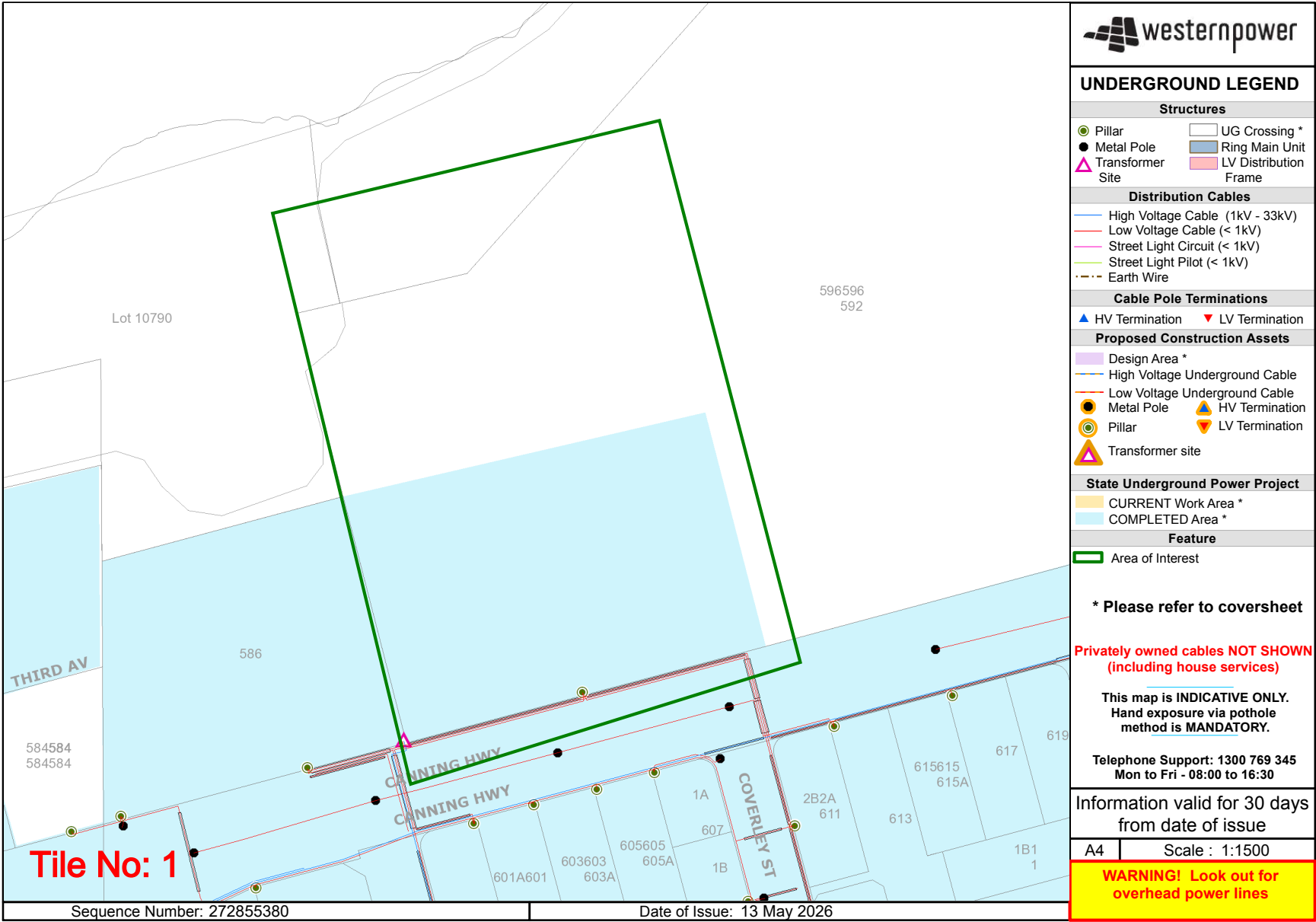
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629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T: 13 13 85



WATER CORPORATION UNDERGROUND ASSET DETAILS

Requestor details:

Chris Kessarlis
Not supplied
GPO Box 1162
Darwin NT 0801
Phone: +61861197686

Sequence No: 272855384
BYDA Job No: 53143895
Enquiry Date: 13 May 2026
Issue Date: 13 May 2026

Requested location details:

Address: 596 Canning Highway, Alfred Cove WA 6154

Note: The response for this enquiry has been interpreted from details in the picture location only.

Water Corporation asset impact:

WARNING - CRITICAL PIPELINES FOUND

The area you requested contains a critical pipeline. You may need to contact us with regard to this request prior to digging – see attached documents.

Important:

1. Plans show approximate location only – verify location by potholing before using powered machinery.
2. Please read all information and attachments.
3. All documents must be kept together and retained on site by the work team.
4. This information is valid for 30 days from date of issue.

Rev 05/04/2024

watercorporation.com.au

ABN 28 003 434 917

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Plan Legend (summary)

INFORMATION BROCHURE

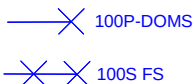
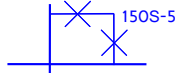
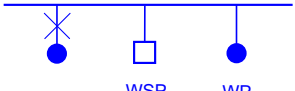
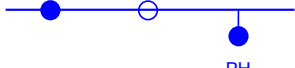
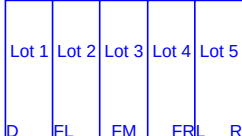
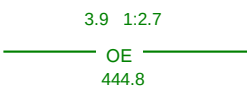


This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

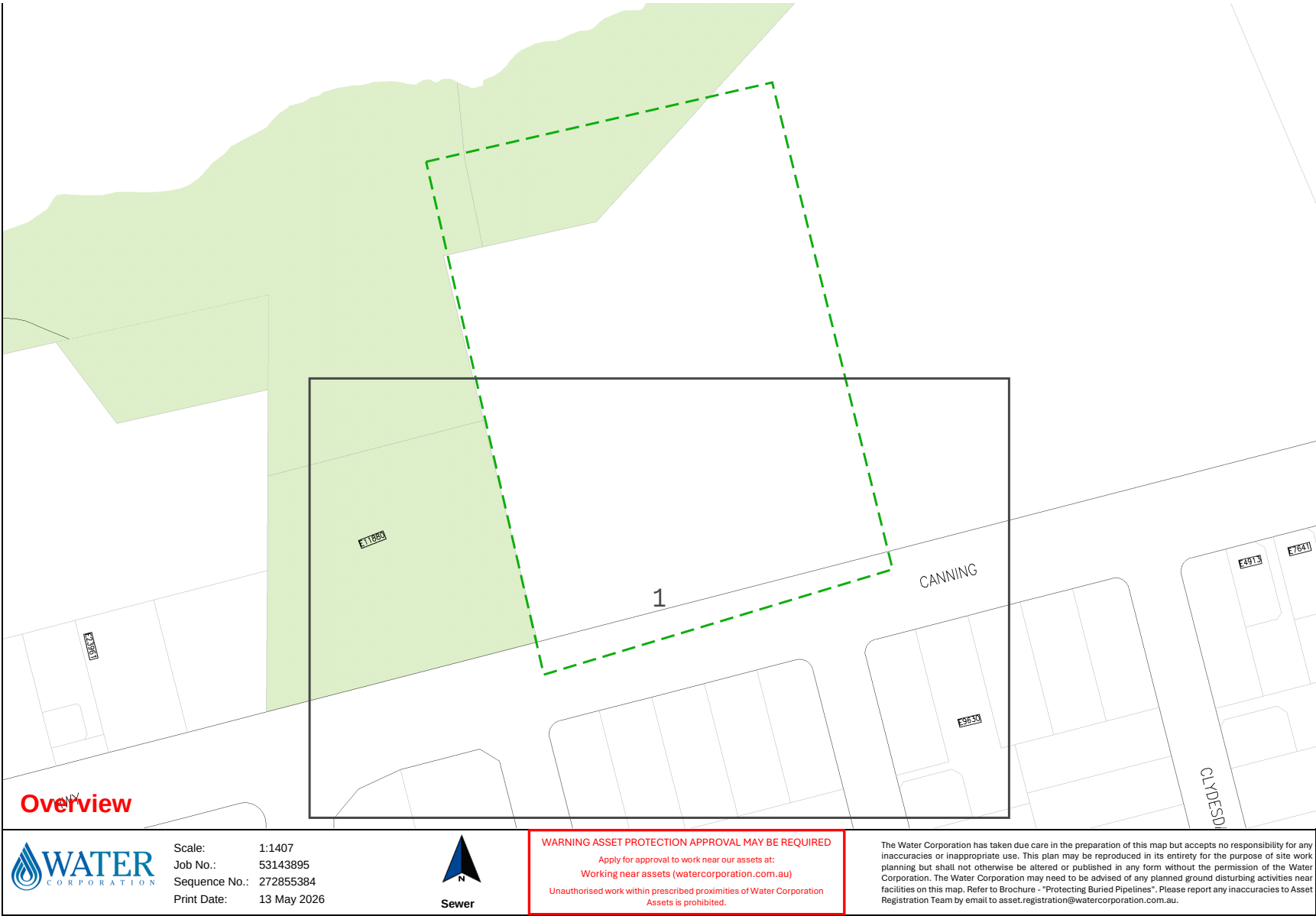
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

<p>CANNING TRUNK MAIN</p> <p>100AC GEYER PL.P.M. AG47</p>	<p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations: AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged. CI cast iron GRP glass reinforced plastic P PVC - class follows pipe material (e.g.100P-12) RC reinforced concrete S steel VC vitrified clay</p>
<p>(3.0)</p>	<p>NON-STANDARD ALIGNMENT Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)</p>
<p>MWA12345 or PWD12345 or CK43</p>	<p>OTHER PIPE SYMBOLS Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
<p>CONC ENC</p> <p>100S SL</p>	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.</p>
	<p>CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.</p>
	<p>VALVES Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.</p> <p>Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.</p>

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	FIRE SERVICES 100 mm polythene domestic (DOMS) service FS Fire service FHS Fire hydrant service Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.
	PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.
	CATHODIC PROTECTION (CP) Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible. A buried anode – various sizes and configurations TP test point - may be visible on a post or in-ground TR transformer rectifier
	ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT NOTE: Opening any manhole or pit is dangerous and is prohibited. Below ground. May not be any visible signs at ground level or may be located in a pit.
	WASTEWATER ACCESS CHAMBERS (MANHOLES) -- Manhole (shown not labelled) -- Tee or maintenance shaft (shown not labelled) MS maintenance shaft (labelled) WARNING: Opening any manhole or pit is dangerous and is prohibited.
	WASTEWATER MANHOLE INFORMATION BOXES Square non-trafficable Do not drive vehicles over or place loads. Round trafficable In general if not located in the road treat as if non-trafficable.
	HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.
	FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)
	STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.
	Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible
	PRE-LAID SERVICES D Deferred FL Fully Pre-laid Left FM Fully Pre-laid Front Middle FR Fully Pre-laid Right L Left R Right Code indicates on which side of a lot the water service is located: May be no visible indication at site.
	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.
	OPEN CHANNEL OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.

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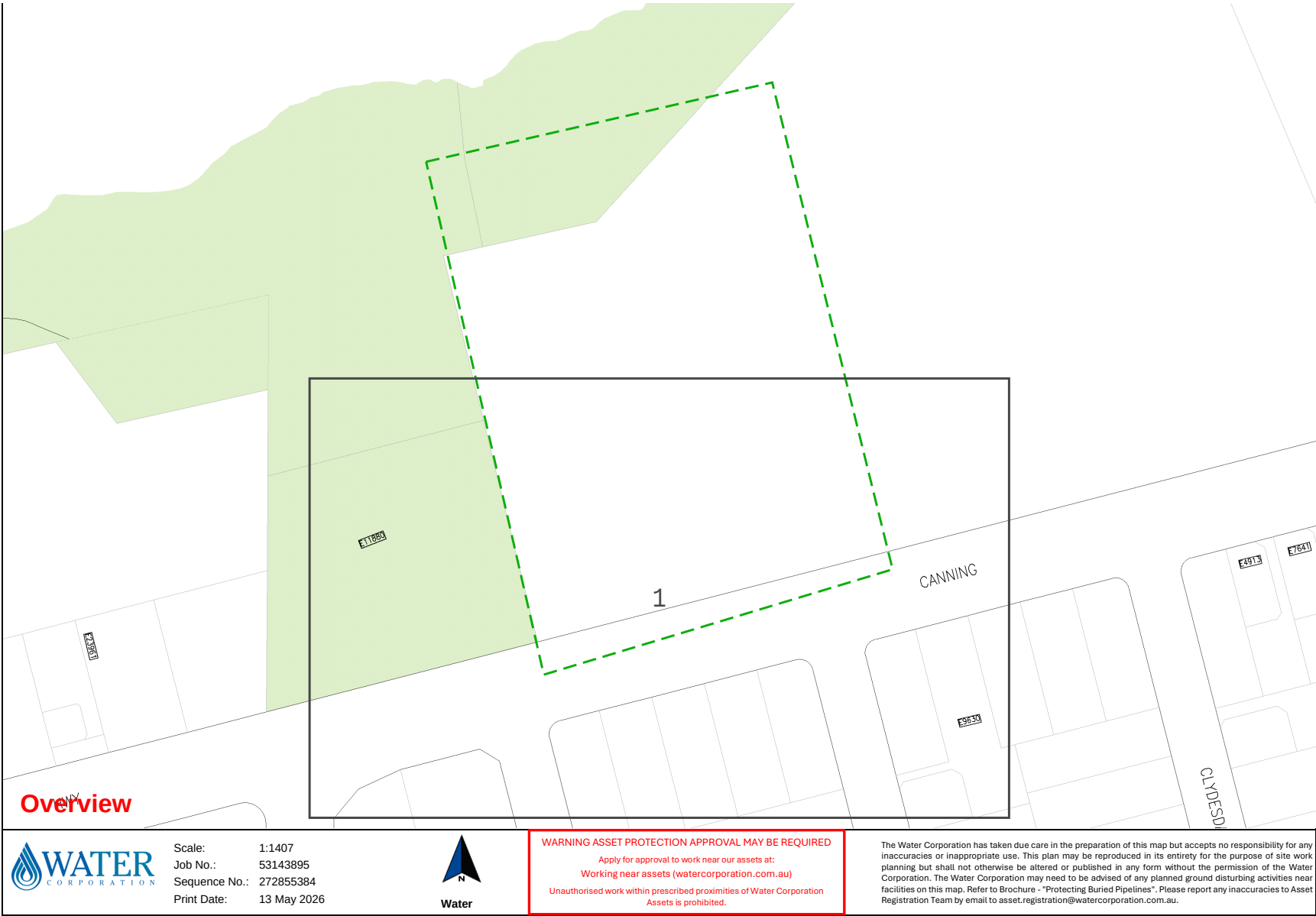


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Water Corp - Critical Plan.docx (21 May 2024)

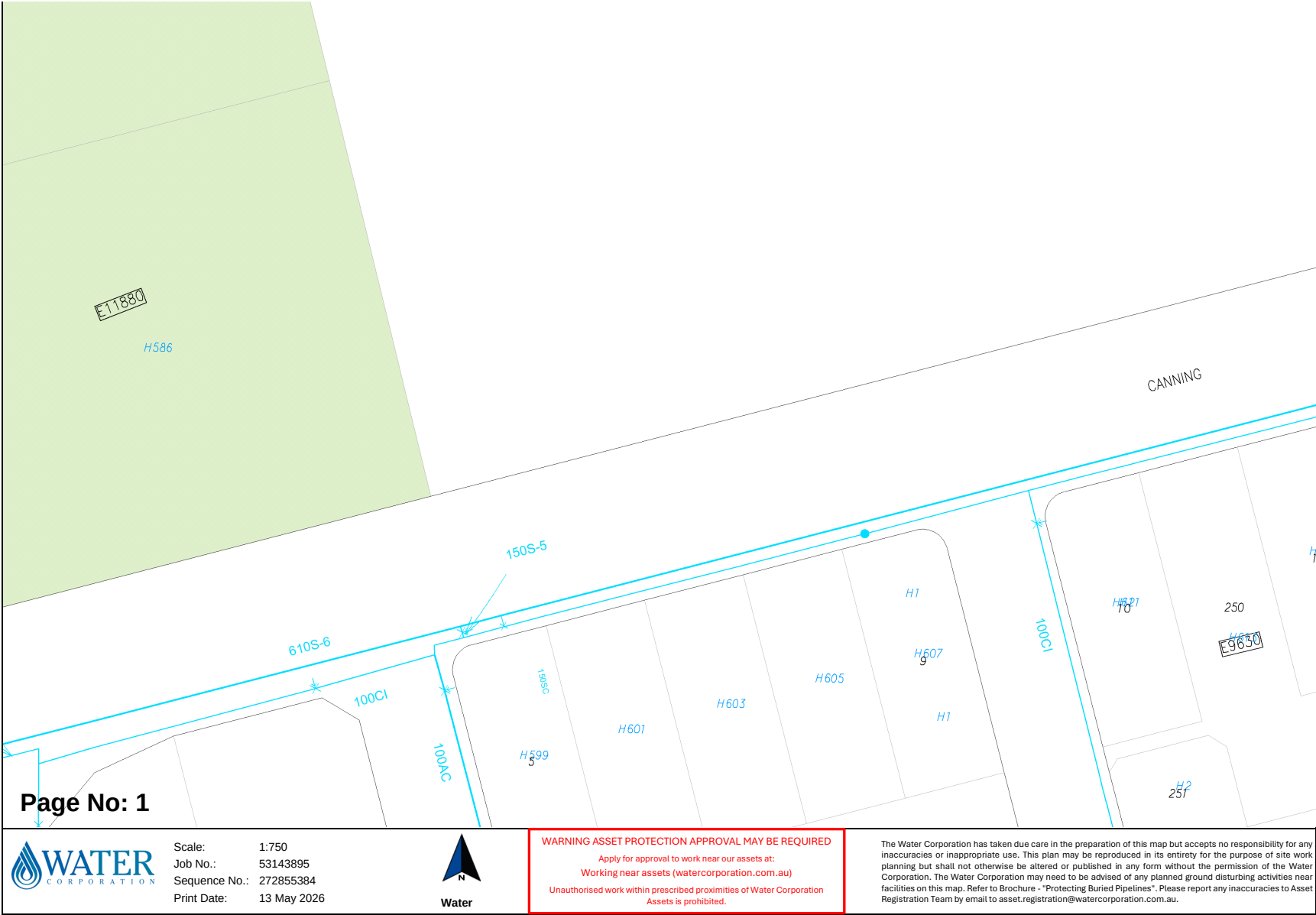
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Plans generated 13 May 2026 by PelicanCorp TicketAccess Software | www.pelicancorp.com

Water Corp - Critical Plan.docx (21 May 2024)

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ATCO UNDERGROUND ASSET DETAILS ASSETS AFFECTED
GAS DIVISION

ASSETS AFFECTED – see accompanying Plan

Chris Kessarlis
ATCO Gas Australia
GPO Box 1162
Darwin
NT 0801

Job No: 53143895
Sequence No: 272855381
Date of Issue: 13 May 2026
Phone: 1300 926 755

BYDA Utility Registration Name: Private
BYDA Location: 596 Canning Highway Alfred Cove WA 6154

ATTENTION: This response to your enquiry has been interpreted from details in your requested DBYD picture location request only (not any street address you gave). It is your duty to ensure the accompanying plan/s match your geographical area of works.

**IF YOU SEE, HEAR, SMELL OR OTHERWISE DETECT GAS,
LEAVE THE IMMEDIATE AREA AND THEN CALL 13 13 52**

Our records indicate that ATCO gas infrastructure **IS PRESENT** in the vicinity of and/or surrounding area of the above enquiry. This response relates only to ATCO assets. Your Duty of Care requires that personnel **Must** at all times comply with, and have on site, this information sheet and the accompanying plan(s). All plans are subject to this information sheet. You should refer to the ATCO Self-service Portal ([Link Here](#)) or if unsure, contact ATCO on **1300 926 755** during business hours.

All information provided is to be used as a guide only (see Disclaimer item 5). It does not absolve you or third parties from your Duty of Care obligations, including to take additional precautions where work has the potential to impact on gas assets, public safety or the environment, or from your duties at law (including Reg 3.21 of the Occupational Safety and Health Regulations 1996).

WARNINGS

- No works of any type within 15 metres of any **CRITICAL GAS ASSET** infrastructure without prior approval from ATCO
- **NO HOT WORK** within 15 metres of any gas infrastructure except in compliance with applicable laws & *Australian Standard 1674*. **Do Not** let heat sources or hot works impact on any gas infrastructure and take into consideration that the ground or adjacent structures may also be capable of transmitting heat so as to circumvent protection afforded by a heat shield or barrier
- **DANGER** - Gas can cause asphyxiation and is flammable. Keep all ignition sources well away (e.g., flames, matches/ lighters, sparks, electrical devices, vehicles or engines, mobile phones, cameras)
- Gas pipes **Must Not** be unsupported or left without adequate cover or protection without prior approval from ATCO
- Damage to the pipe coating or pipe itself can be very dangerous if not given immediate attention. Report any damage to ATCO immediately on **13 13 52**. **Do Not** attempt to repair any damaged gas infrastructure
- No alteration or removal of live or abandoned gas infrastructure without prior written approval from ATCO
- Any abandoned or proposed gas infrastructure indicated on the gas plans **Must** be treated as live
- Never assume the location or depth of any gas infrastructure. Pipes may not follow straight lines or maintain a constant depth. Always check carefully (e.g., by careful hand digging of potholes)
- Unauthorised repairs or tampering with gas infrastructure may result in prosecution under the *Energy Operators (Powers) Act 1979*. ATCO Gas Australia reserves all rights to recover compensation for loss or damage to its gas infrastructure or other property including for indirect or consequential losses.

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PLANS:

Plans provided are current for **30 days only** from date of request. You must use current plans at all times.

Plans do not show all gas service lines (which connect gas mains to individual meter positions). See condition **3.c)** below.

If plan shows **additional detail** symbols (*) or () in the area of proposed works it is **your duty** to obtain that further detail from the number below.

Plans (including the location of pipes, services, infrastructure and boundaries) are **approximate only**. You **Must** use safe and proper procedures – including **potholing** (see condition **4** below).

Plans are not a guide as to gas availability for connection purposes.

To call ATCO: Weekdays from 7.30am to 3.30pm, call – 1300 926 755
After hours, weekends and emergencies, call – 13 13 52

CONDITIONS FOR WORKS IN THE VICINITY OF ATCO ASSETS**1. Compliance with Warnings**

You **Must** comply with the Warnings contained in this information sheet and the accompanying plan(s).

2. Compliance with 'Working around Gas Infrastructure' Document ([Link Here](#)) applicable laws and duty of care

All work (including but not limited to using Excavator's Augers, Directional, drilling machines, 'Ditch Witch' type trenching machine, Loader, Dozer, Skid Steer (Bob Cat)) **Must** comply with all applicable requirements in the 'Working around Gas Infrastructure' Document and with all applicable laws and Australian Standards. All due care must be exercised to locate any gas infrastructure in the vicinity and when conducting any works near them.

3. All Gas Infrastructure

All work that may have any impact upon any gas infrastructure (see **3.a), b)** and **c)** below for examples) should be carefully planned with notification to ATCO well in advance of commencement. Contact ATCO on **1300 926 755** or visit Atco's online self-service portal ([Link Here](#)). Amongst other things, this includes excavation of or near gas pipelines, boring/drilling, crossings of pipelines (including by other underground infrastructure e.g. drains, power cables, etc.), road works and structural installations. In addition:

a) Critical Asset

No works of any type are permitted within 15 meters of these pipelines without prior approval from ATCO. For approvals contact ATCO on **1300 926 755** or visit the Atco online Self-service portal ([Link Here](#))

You **Must** ascertain the location of any Critical Asset, in relation to your proposed work by:

- Locating a straight line between two marker danger signs, and
- Assessing the distance from this line to your proposed work area.

ATCO may require stand-by supervision during your works and will advise of attendance requirements.

b) Non Critical Assets

These pipelines are installed in most streets throughout the Perth metro area and several country centers. Main valves, regulator sets, and test points also exist at intervals along these pipelines. Where work may impact upon these pipelines or assets then ATCO **Must** be contacted as per item **3** above.

c) Gas Services and Meters

If a gas meter is installed on a property, an underground gas service pipe will run from the meter position to the gas main in the street. Plans do not show all gas service lines (with the exception of Critical Assets), but their presence must be anticipated. Most gas meter boxes installed since 1996 will include a sticker giving approximate guidelines for the gas service line location. All due care must be exercised to locate any gas services in the vicinity and when conducting any works near them.

4. Compliance with Safe Work Practices

It is your responsibility to have and comply with adequate safe work practices and procedures. Without limiting your obligations:

PLAN The complete & current Before you Dig Australia documentation and plans must always be on site & referred to for the duration of work. Refer to regulation 3.21 of the Occupational Safety and Health Regulations 1996 and the Utility Providers "Code of Practice" for further useful information.

PREPARE Prepare by reviewing the Before you Dig Australia Documentation and contacting ATCO if you need assistance. Look for onsite ATCO asset and infrastructure clues such as pit lids, marker posts and meters. No works of any type are permitted within 15 meters of a **CRITICAL ASSET** without prior approval from ATCO. For approvals contact ATCO on **1300 926 755** or visit the Atco website Self Service portal ([Link Here](#)) and allow suitable

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processing time. Atco recommends engaging a [BYDA Certified Locator](#) which includes undertaking electronic location prior to potholing.

POTHOLE Using current Before you Dig Australia plans, all gas pipes should be located (including any deviation in the direction of a gas pipe) by exposing them by careful digging using a HAND SHOVEL. Where the proposed work is parallel to a gas pipeline, pothole every 10 meters along the entire route. Damage to the pipe coating or to the pipe itself can create a very dangerous situation if not given immediate attention. If damage does occur, it **Must** be reported to ATCO immediately on Ph. **13 13 52**.

PROTECT Supervise and monitor all excavations near gas infrastructure using a dedicated spotter. Where any gas infrastructure is required to be exposed, adequate protection of the gas infrastructure is required to prevent potential damage. Also implement appropriate controls when conducting 'hot work' (in accordance with AS 1674) in the vicinity of the ATCO infrastructure such as; isolation; separation distance; the placement of an effective non-combustible barrier of sufficient size and thermal resistance for the intensity, type and duration of heat exposure; gas monitoring; monitoring the environment surrounding the ATCO infrastructure to ensure it is not being impacted by the work, and other controls as necessary.

PROCEED You should **only proceed** with your excavation work after you have planned, prepared, potholed (unless prohibited) and have protective measures in place. All locations markers/pegs are to be removed on completion of works. If you are unsure, **DO NOT Proceed**. Call ATCO on **1300 926 755**

5. Disclaimer and Further Terms

- a) Nothing in this document, any accompanying plan or the 'Additional Information for Working around Gas Infrastructure' (AGA-O&M-PR24) (together called "**Documents**") purports to exclude or modify any term, condition or warranty to the extent that by law it cannot lawfully be excluded or modified by agreement or notice, including but not limited to those contained in Schedule 2 of the *Competition and Consumer Act 2010* (Cth) and corresponding provisions of any state legislation.
- b) If any of ATCO, or their respective related entities, officers, employees, agents, contractors or advisers (together called "**Associates**") is liable for a breach of a term, condition or warranty described in paragraph **5.a)** above, its liability is, to the fullest extent permitted by law, limited to any one or more of the

following as it determines in its absolute discretion:

- i) in relation to goods supplied by them, replacing or repairing the goods, supplying an equivalent item, paying the cost of replacing or repairing the goods or paying the cost of acquiring or hiring an equivalent item; and
- ii) in relation to services supplied by them, the re-supply of the services or the payment of the cost of having the services re-supplied.
- c) Subject to paragraphs **5.a)** and **b)**, but otherwise despite any other provision in the Documents, no representation or warranty is made or given (whether expressly or by implication) by any of ATCO or their respective Associates in respect of any information contained or referred to in any of the Documents or in any other communication from ATCO concerning any of the Documents or the subject matter of any of the

Documents ("Information"). In particular, but without limiting the generality of the foregoing limitation, none of ATCO or their respective Associates makes any warranty or representation as to the truth, accuracy, completeness, reliability, currency, timeliness, quality or fitness for any purpose of or the standard of care taken in the preparation of any Document or Information (including, but not limited to, the accuracy of the scale of, or the location of anything or symbol shown on, any plan or diagram).

- d) Subject to paragraphs **5.a)** and **b)**, to the maximum extent permitted by law, none of ATCO or their respective Associates is liable to any person or other body ("**Recipient**") who receives or otherwise obtains access to all or any part or parts of the Documents or Information, in any way (including, but not limited to, liability for negligence, breach of statutory duty or lack of care) in respect of any cost, expense, damages, loss or liability, including, but not limited to:
 - i) any financial or economic loss, cost, expense or damage, including but not limited to loss of production, loss of profit, loss of revenue, loss of use, loss of contract, loss of goodwill or loss of business opportunity;
 - ii) any new or increased costs or expenses, including but not limited to financing or operating costs;
 - iii) any failure to achieve any actual or anticipated saving in respect of any cost or expense;
 - iv) any cost, expense, damage or loss resulting from any liability of the Recipient to any other person or body howsoever and whensoever arising, suffered or incurred by the Recipient in relation to, or in connection with, the disclosure to them of, or use of, or reliance on, all or any

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Revision No: 13

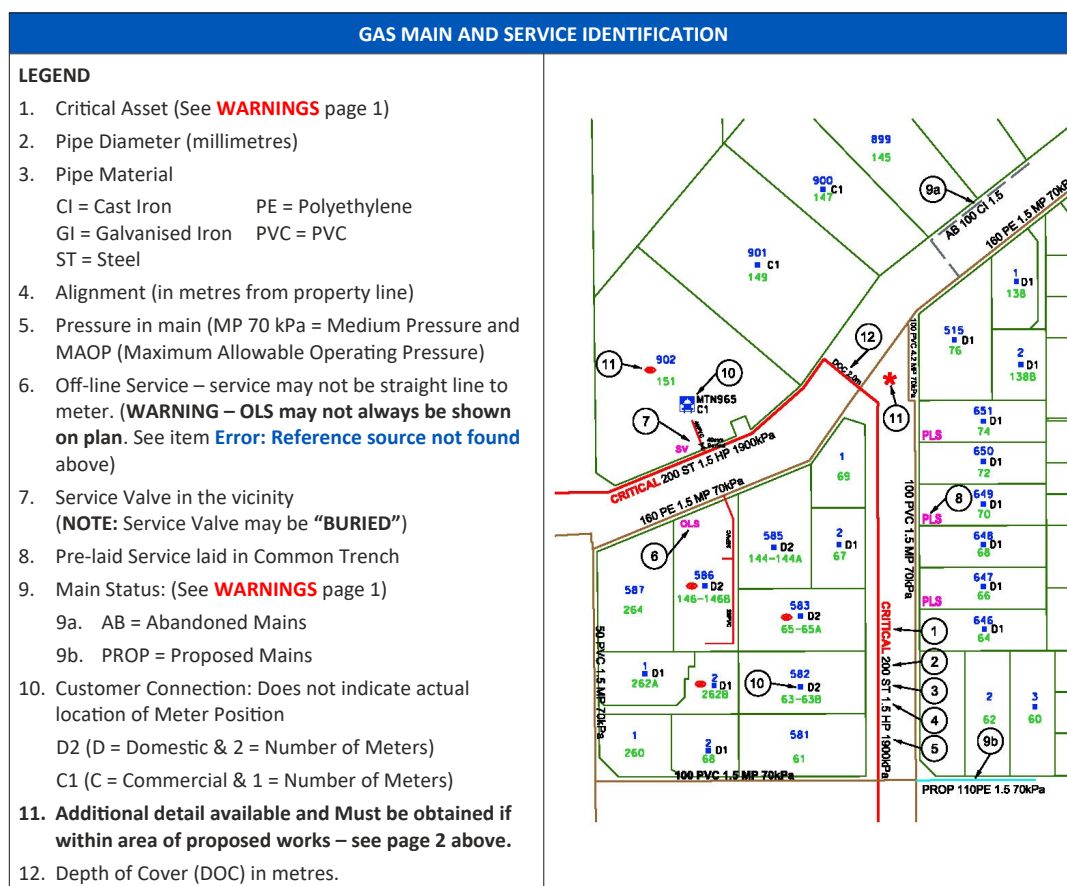
Issue Date: 22/04/2024

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part or parts of the Documents or Information.

- e) By using any Document or Information, each Recipient is taken to represent and warrant to ATCO that the Recipient will comply with the conditions and other terms referred to in the Documents or Information, including but not limited to conditions that:
- the Recipient **Must** comply with the conditions in numbered paragraphs 1 to 4 above and this paragraph 5;
 - as between ATCO and each Recipient, ATCO owns the Information and all rights and title in and to the Information are to remain vested in ATCO;
 - no Recipient has any right, title or interest in the Information or, except as expressly provided for in the Documents, any license or right to copy, alter, modify, publish or otherwise use or deal with the Information without prior written approval from ATCO;
 - ATCO makes no representation and gives no warranty as to its right to disclose any Information;
 - the Recipient relies on any Information entirely at its own risk and expense;
 - the Recipient **Must** undertake its own independent due diligence and investigations in relation to the Information;
 - none of ATCO or their respective Associates owes the Recipient any duty of care in respect of the Information; and
 - none of ATCO or their respective Associates is under any obligation to correct, update or revise any Documents or Information.



IF UNSURE, PLEASE CONTACT ATCO ON **1300 926 755**

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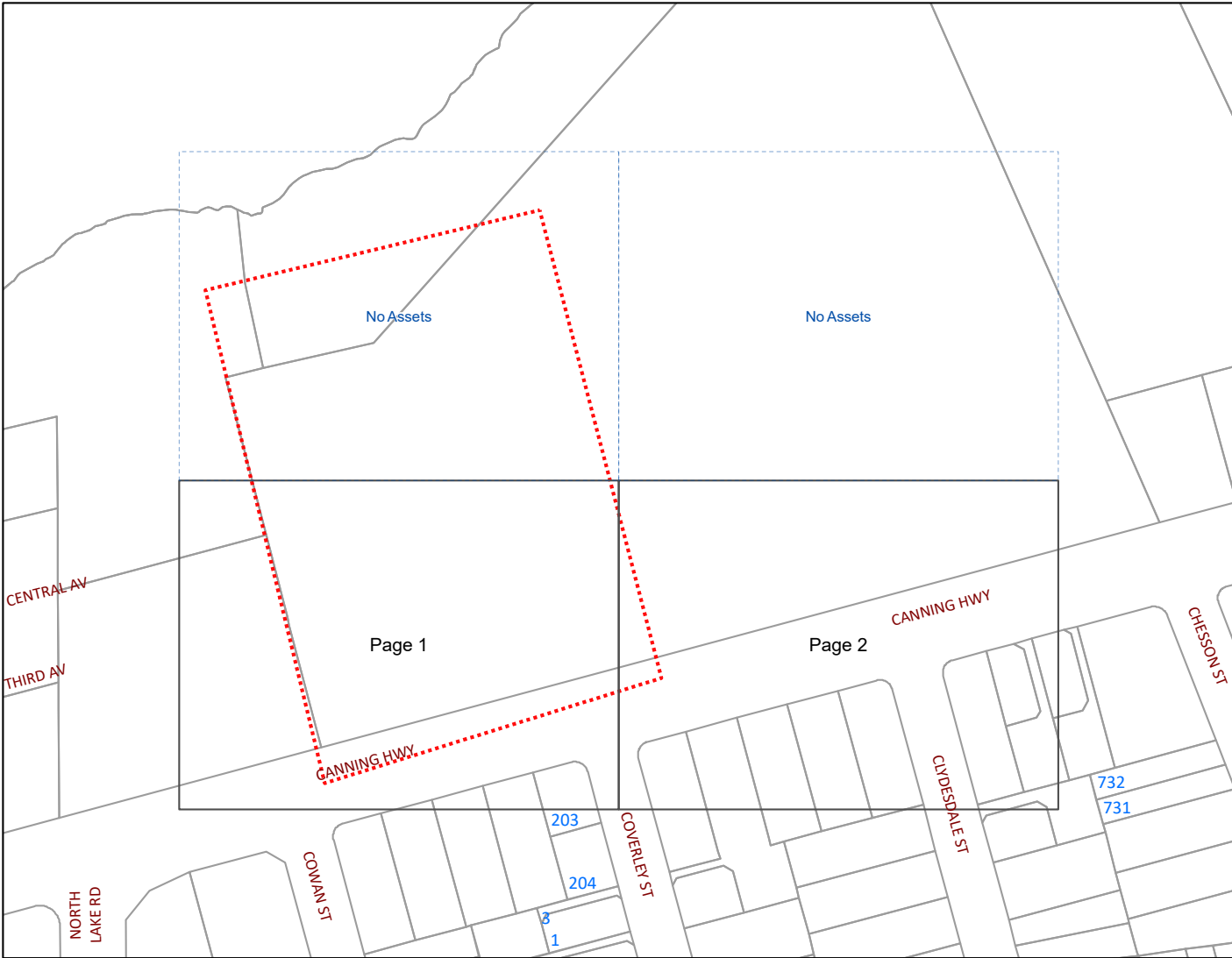
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Date: 13/05/26 (valid for 30 days)
Index Sheet

Seq # 272855381
Job # 53143895

BYDA Location: 596 Canning Highway Alfred Cove 6154
Scale: 1:2,000



WARNING
Refer to Cover Sheet
for Further Information

BYDA Enquiry
 Detailed map page
 No dig site assets

Please refer to Symbols Sheet
for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

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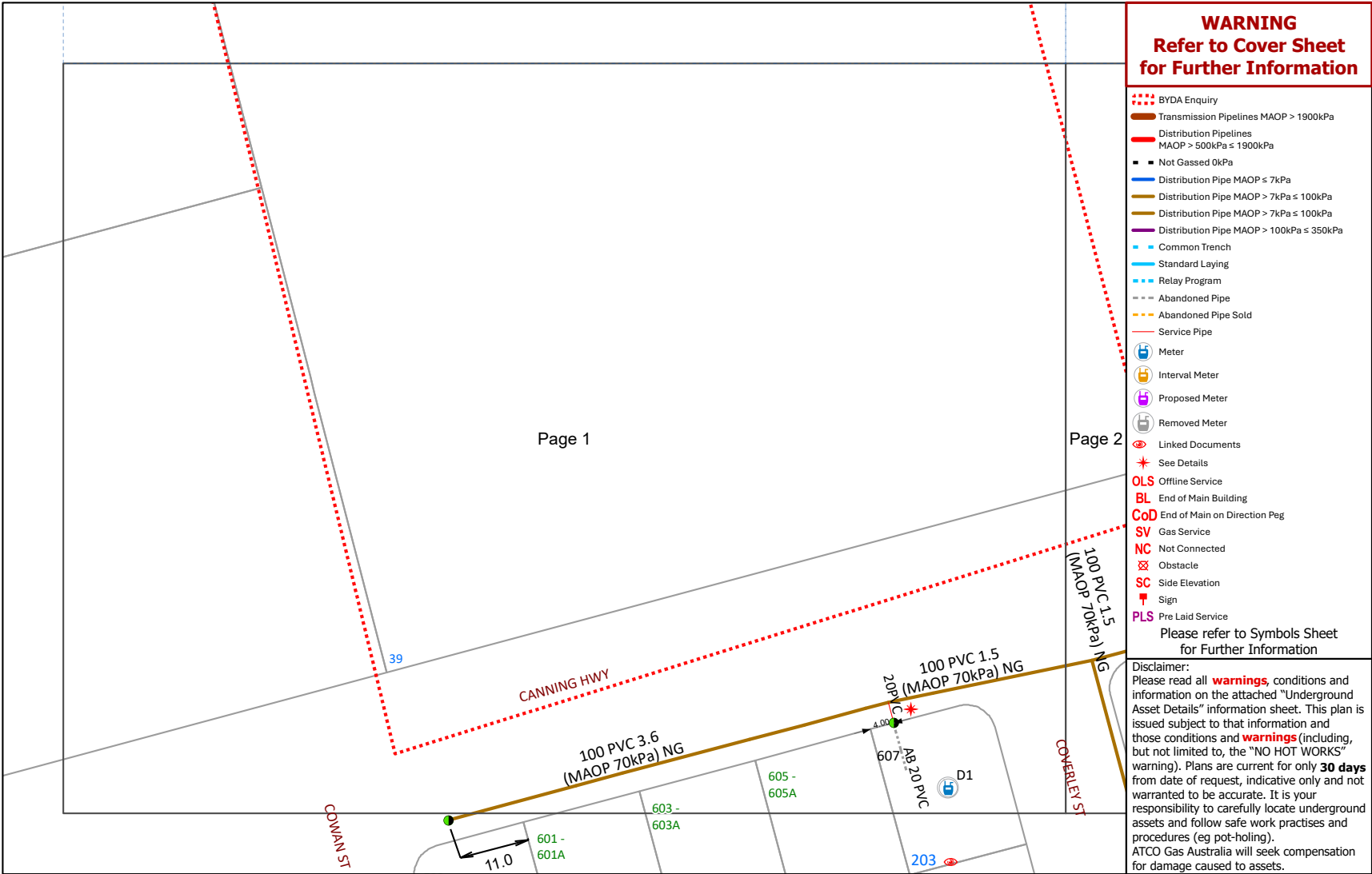
Date: 13/05/26 (valid for 30 days)

Seq # 272855381

Job # 53143895

BYDA Location: 596 Canning Highway Alfred Cove 6154

Scale: 1:800



WARNING
Refer to Cover Sheet
for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service

Please refer to Symbols Sheet for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

Plans generated by SmarterWX™ Automate

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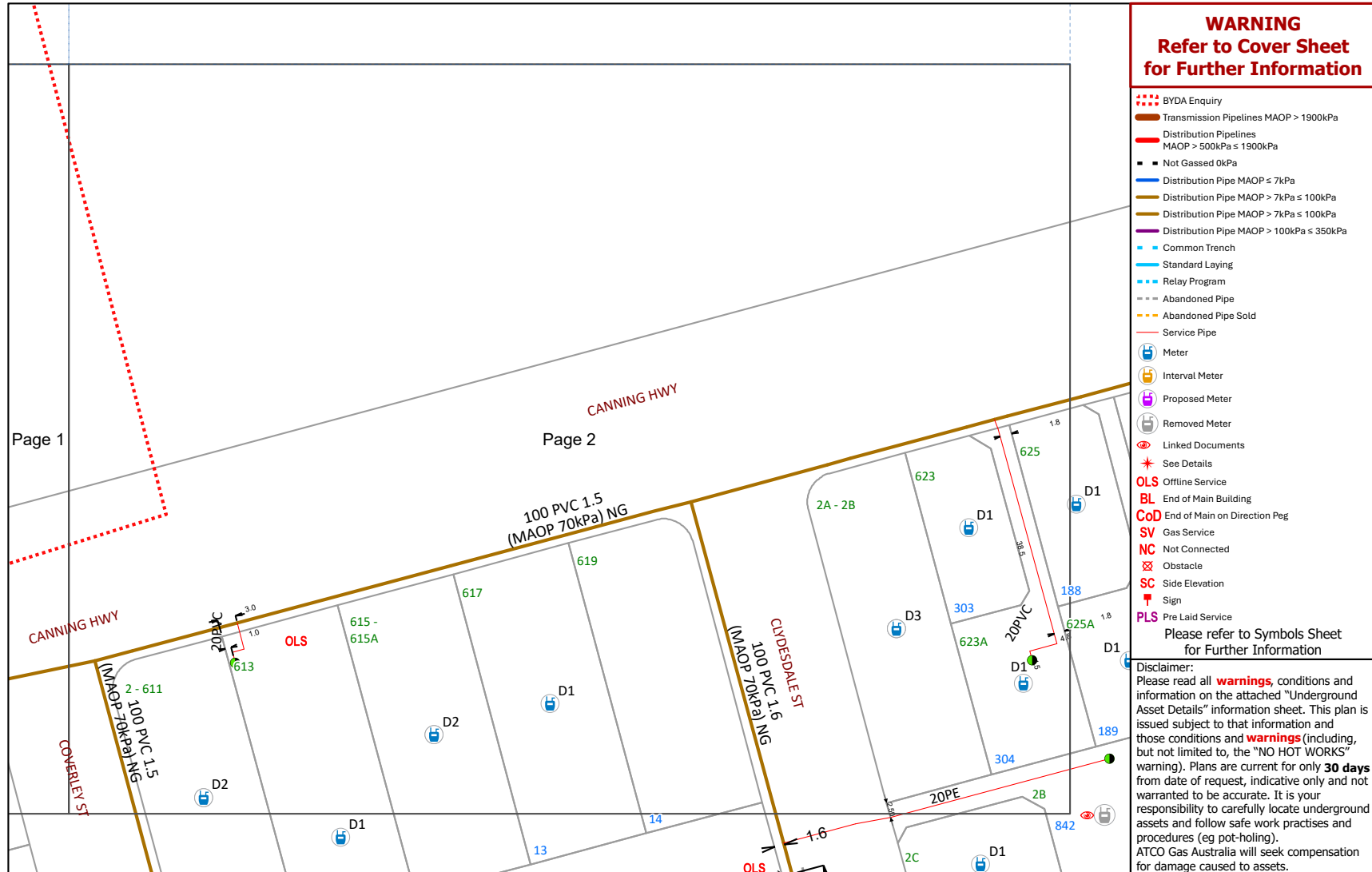
Date: 13/05/26 (valid for 30 days)

Seq # 272855381

Job # 53143895

BYDA Location: 596 Canning Highway Alfred Cove 6154

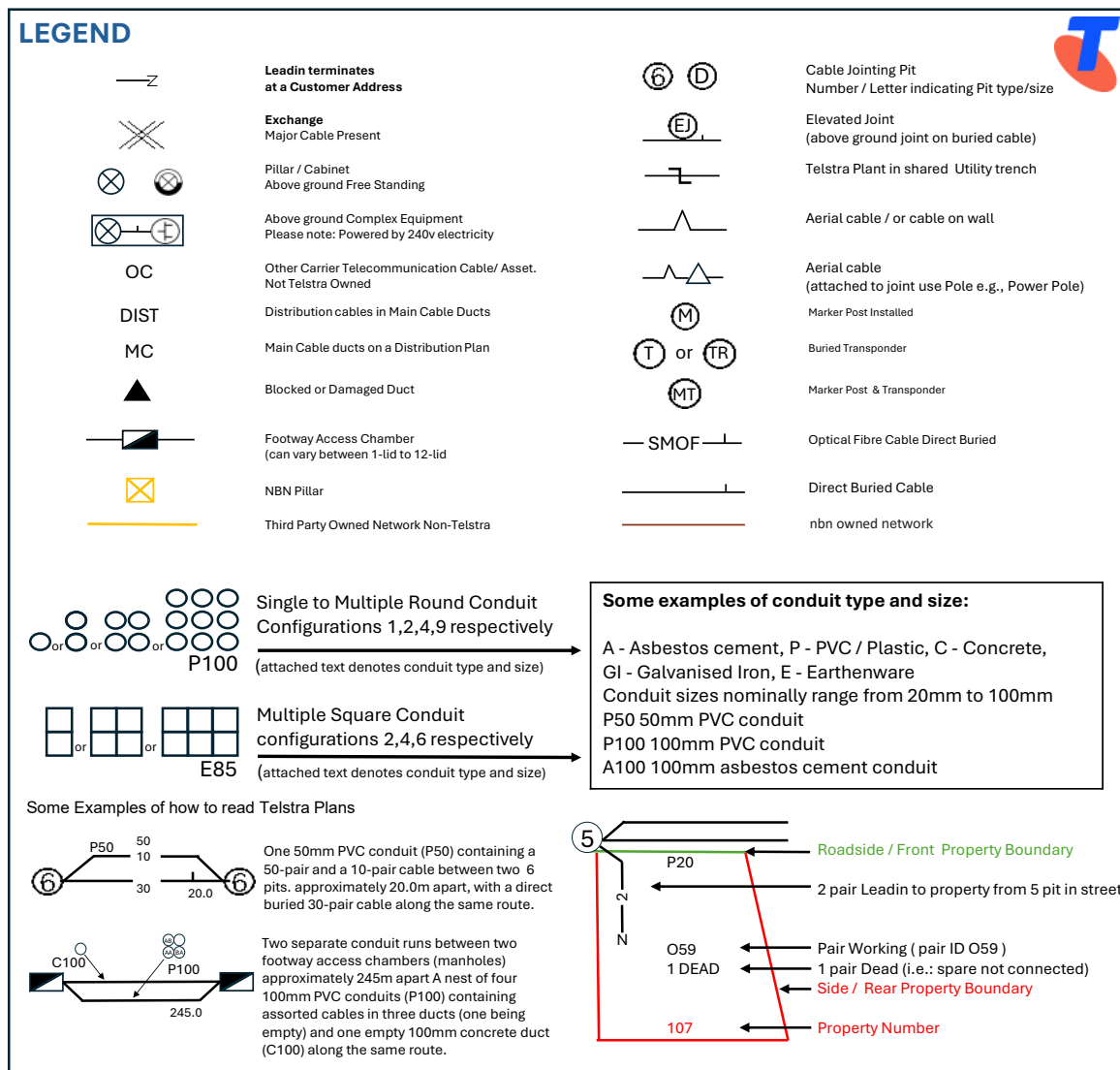
Scale: 1:800



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Plans generated by SmarterWX™ Automate

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The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

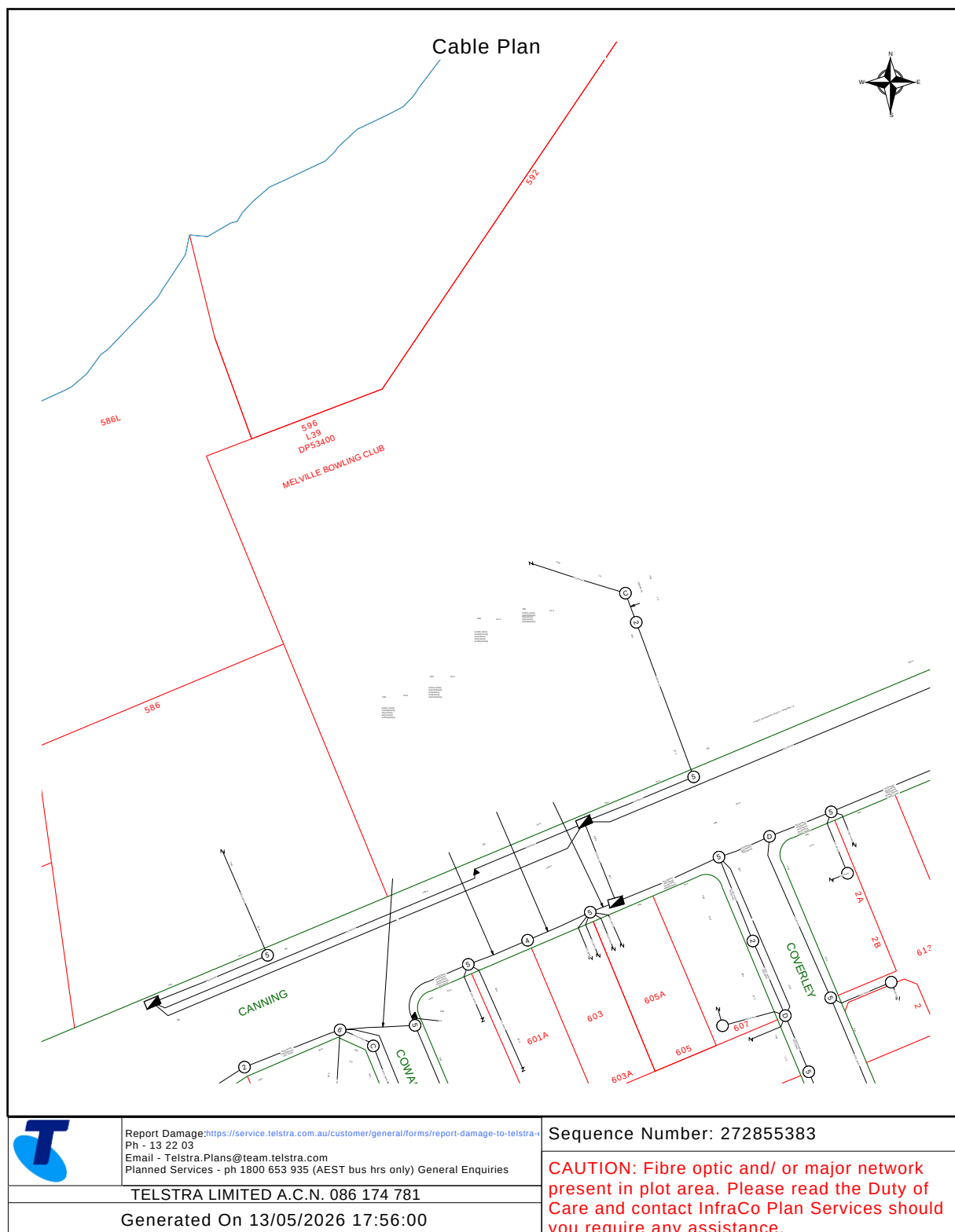
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

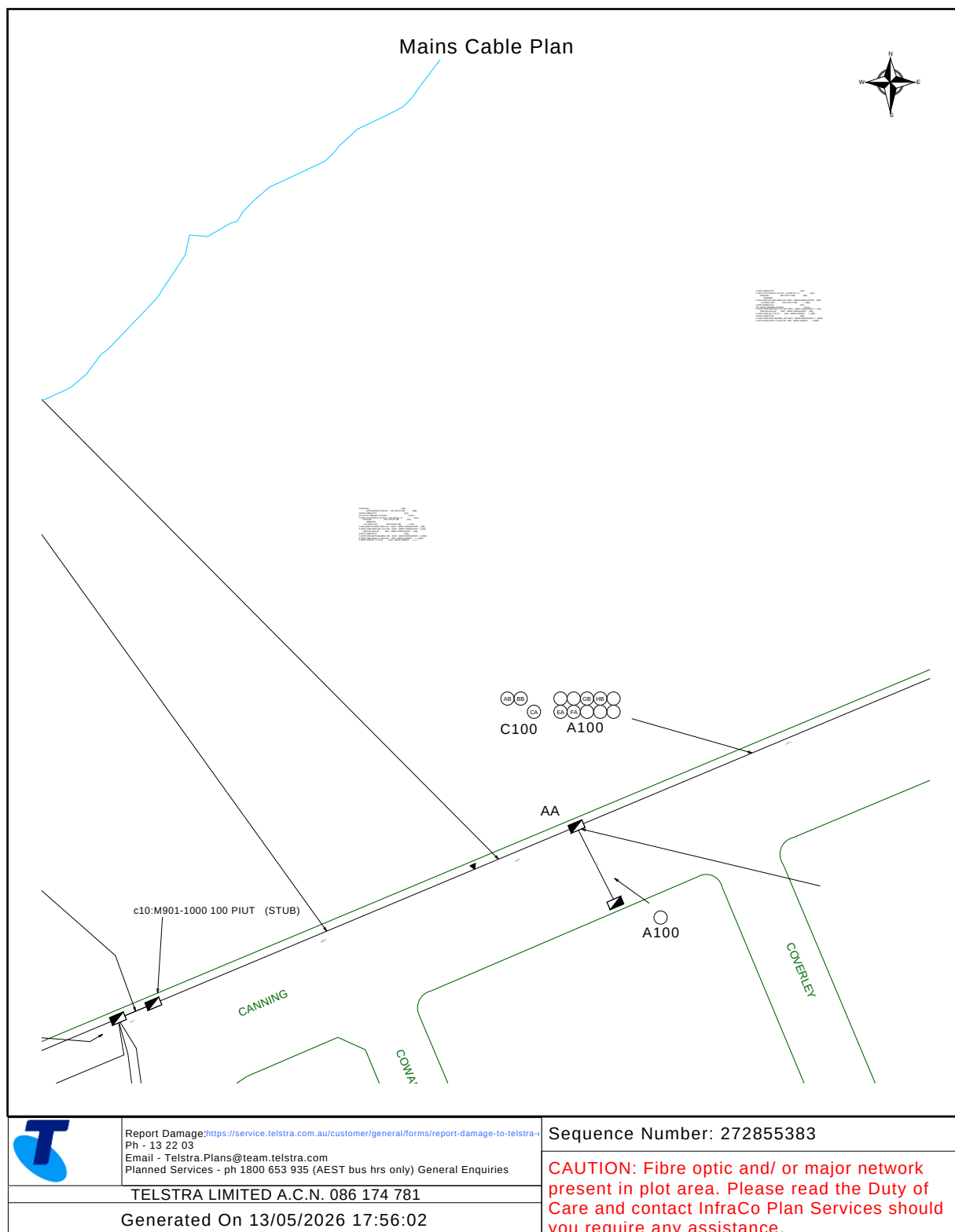
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The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

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The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

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Civil Engineering Servicing Report
Appendix B ESINET Information

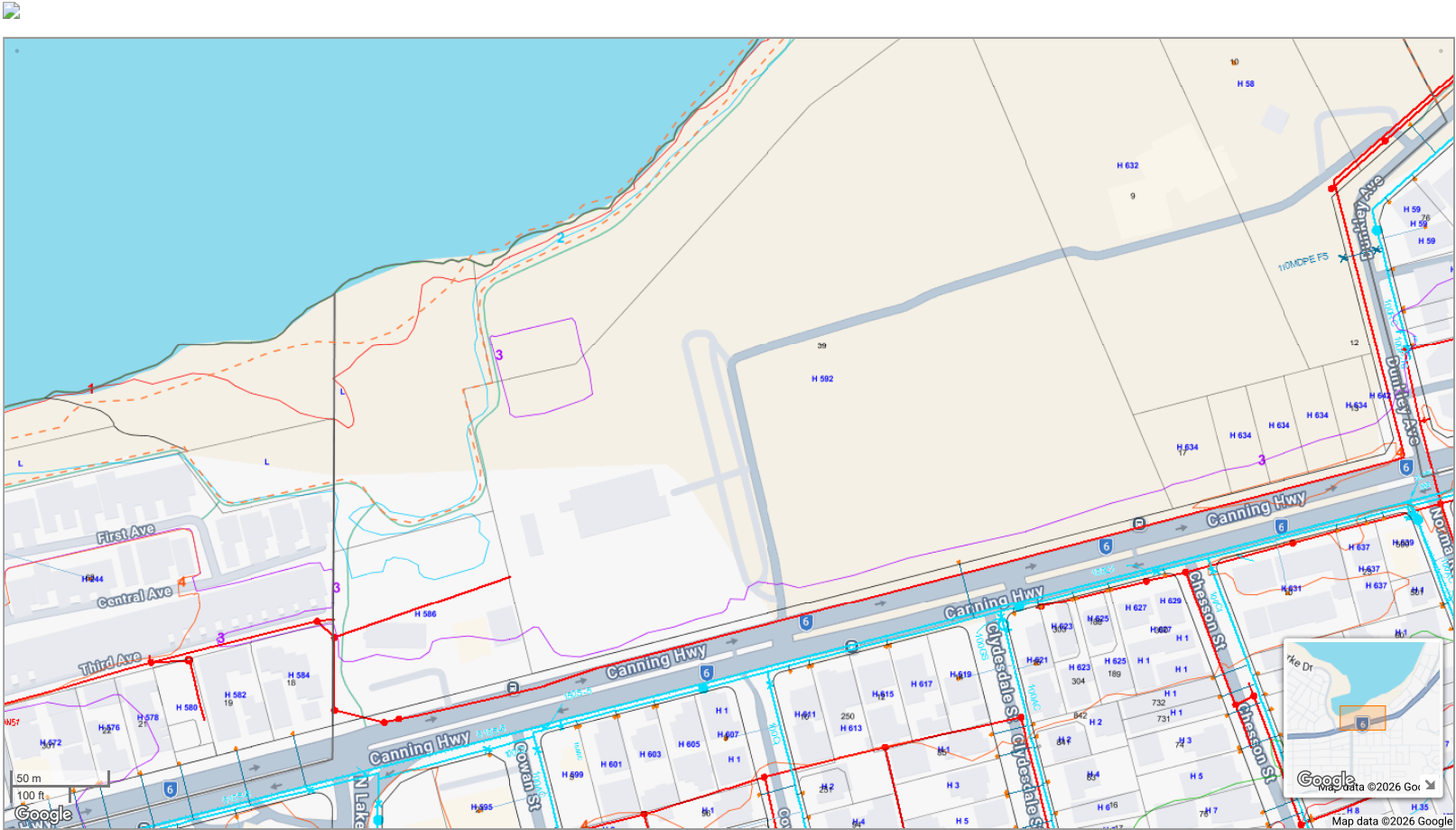
Appendix B ESINET Information



Project: 304770796

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Civil Engineering Servicing Report
Appendix C Floodplain Map

Appendix C Floodplain Map



Project: 304770796

C-3

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Civil Engineering Servicing Report
Appendix D Groundwater Map

Appendix D Groundwater Map



Project: 304770796

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Government of Western Australia
Department of Water and Environmental Regulation

Melville Bowling Club - Groundwater map

Area of Interest (AOI) Information

Jun 22 2026 21:26:34 Australian Western Standard Time



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Depths

#	Natural Surface (mAHD)	Base Aquifer (mAHD)	Depth to MAX Groundwater (mbgl)	Depth to MIN Groundwater (mbgl)	Aquifer Thickness MAX (m)	Aquifer Thickness MIN (m)	Watertable MAX (mAHD)	Watertable MIN (mAHD)	Year Calculated	Area(m ²)
1	2.43	-23.97	2.20	2.23	24.20	24.18	0.24	0.21	2019	N/A

Groundwater Salinity

#	TDS mg/L	Area(m ²)
1	1000-1500	N/A

Surface Geology

#	Geological description	Area(m ²)
1	Estuarine and lagoonal deposits - clay, silt, marl with shell bed limestone	N/A

Iron Staining Risk

#	Iron Staining Risk	Area(m ²)
1	Low risk	N/A

Garden Bore Suitability

#	Garden Bore Suitability	Area(m ²)
1	Unsuitable	N/A

Groundwater Salinity

Fresh	0 - 500 mg/L
Marginal	501 - 1000 mg/L
Brackish	1001 - 3000 mg/L
Saline	Over 3000 mg/L

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Tompkins Park Parking Management Plan

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Question today
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Tompkins Park
Parking Management Plan

City of Melville

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A	9 March 2026	For Review

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WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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Glossary

EMP	Event Management Plan
LILO	Left-in Left-out
PMP	Parking Management Plan

1 Introduction

WSP has been engaged by the City of Melville to prepare a Parking Management Plan (PMP) for Tompkins Park/ Atwell Precinct and to provide advice in support of an Event Management Plan (EMP), with consideration of the current design proposals for the redevelopment of the two major facilities within the precinct:

- Tompkins Park – Stage 3B Redevelopment
- Atwell Gallery Redevelopment

Consideration for pending redevelopment of the Melville Bowling and Recreation Club has also been included following consultation.

The PMP and EMP are intended to respond to the community needs and asset conditions of the existing infrastructure.

1.1 Study area

The study area for the Tompkins Park PMP is shown in Figure 1.1, which includes the Atwell House and Gallery, Melville Bowling and Recreation Club, Melville Cricket Club, Tompkins (restaurant) and the Tompkins Park fields.



Figure 1.1 Tompkins Park Study Area

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1.2 Project background

Tompkins Park is a key recreational precinct in the City of Melville, hosting a variety of sporting clubs, community events, and informal activities. The park attracts a high volume of visitors, particularly during peak periods such as weekends and major sporting fixtures. While the park's popularity is a positive indicator of community engagement, it has also created significant challenges related to parking availability, traffic flow, and overall accessibility.

The key issues and opportunities within the study area are shown in Table 1.1.

Table 1.1 Issues and opportunities

Issues	Opportunities
<ul style="list-style-type: none"> — Insufficient Parking Capacity: Existing parking facilities are often unable to accommodate demand during peak usage times, leading to congestion and informal parking on verges and grassed areas. — Safety Concerns: Overflow parking and poor traffic circulation create safety risks for pedestrians, cyclists, and drivers. Peak period movements to/from Canning Highway and associated road safety concerns. — Environmental Impact: Informal parking on grassed areas can damage parkland and increase maintenance costs. — Accessibility Limitations: Limited provision for accessible parking, shared paths, transport barriers on desire lines (fencing) and poor wayfinding reduce inclusivity for people with mobility needs. 	<ul style="list-style-type: none"> — Optimised Parking Layout: Redesigning parking areas to improve efficiency and capacity without compromising green space. — Shared-Use Strategies: Encouraging staggered scheduling of sporting events and exploring partnerships with nearby facilities for overflow parking. — Active Transport Integration: Enhancing pedestrian and cycling connections to reduce reliance on private vehicles. — Smart Parking Solutions: Investigating technology-based options such as real-time parking availability and improved signage. — Sustainability Measures: Incorporating permeable surfaces, landscaping, and tree planting to balance parking needs with environmental outcomes. — Additional Parking: Identify new locations to provide parking to minimise informal parking. — Enforcement: Consider infringement of parking behaviours that are unsafe or compromise the operation of the precinct. — Parking Restrictions: Introducing time-limited parking during peak periods to improve turnover and discourage long-term parking. — Paid Parking Options: Implementing paid parking for high-demand areas to manage congestion and generate revenue for park maintenance and improvements.

This project aims to identify practical, sustainable, and community-focused solutions to address current parking challenges while supporting the long-term vision for Tompkins Park as a vibrant and accessible recreational hub.

2 Existing conditions

2.1 Private vehicle site access

There are currently four access locations for private vehicles to the designated parking facilities for Tompkins Park. These locations are:

- Atwell House and Gallery Car Park access from Canning Highway: Left-in left-out (LILO) treatment
- Melville Bowling and Recreation Car Park access from Canning Highway: Priority controlled full access intersection
- Canning Highway/ Dunkley Avenue intersection: Priority controlled full access intersection
- Dunkley Avenue: Broader access from the residential area and access roads east of Tompkins Park

These access locations are shown in Figure 2.1.



Figure 2.1 Private vehicle site access

2.2 Parking areas

There are five key parking areas in the Tompkins Park study area, which are shown in Figure 2.2 and Table 2.1.



Figure 2.2 Tompkins Park, existing parking areas

Table 2.1 Tompkins Park, parking overview

Parking Area	Description	Existing Number of Bays
1	Atwell House and Gallery	31
2	Melville Bowling and Recreation Club	106
3	Field Parking	38
3A	Informal verge parking	N/A
4	Tompkins Park Playground	62
4A	Informal verge parking	N/A
5	Dunkley Avenue on-street south of Cantray Avenue	37
5A	Francis Road on-street parking	~15
Total (excludes informal parking)		289

2.3 Site visit

The City of Melville identified that the busiest periods for traffic and parking in the Tompkins Park study area are on Wednesdays and Thursdays between 4pm - 5pm and 8pm – 9pm (*provided to WSP via email on Thursday 13th November 2025*). Following this advice, WSP conducted a site visit of Tompkins Park on Thursday 20th November 2025 between

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4pm – 9pm. The scope of this site visit was to observe parking occupancy within the designated parking areas (refer Section 2.2) during the peak times, observe any informal parking behaviours and provide any qualitative findings about how the area operates for private vehicles. For further detail on the site visit, please refer to the site visit notes in Appendix B.

2.3.1 *Parking occupancy*

A summary of the parking occupancy survey by parking area are shown in Table 2.2. The detailed assessment is included in Appendix B.

Table 2.2 Parking occupancy summary (includes informal parking in proximity to parking areas)

Parking area	Description	Number of bays	Occupancy									
			4pm – 5pm		5pm – 6pm		6pm – 7pm		7pm – 8pm		8pm – 9pm	
			#	%	#	%	#	%	#	%	#	%
1	Atwell House and Gallery	31	19	61%	16	52%	22	71%	23	74%	19	61%
2	Melville Bowling and Recreation Club	106	81	76%	195	184%	159	150%	149	141%	77	73%
3	Field Parking	38	48	126%	46	121%	50	132%	49	129%	25	66%
3A	Informal verge parking	NA	3		22		23		26		15	
4	Tompkins Park Playground	62	63	102%	68	110%	72	116%	73	118%	31	50%
4A	Informal verge parking	NA	2		11		12		12		5	
5	Dunkley Avenue on-street south of Cantray Avenue	37	18	49%	30	81%	29	78%	31	84%	18	49%
5A	Francis Road on-street parking	~15	0		7		7		10		5	
Total		274	234	85%	395	144%	374	136%	373	136%	195	71%

2.3.2 *Key observations*

The key observations from the site visit are summarised in Table 2.3 and shown in Figure 2.3.

Table 2.3 Key observations

ID	Description
1	Significant levels of informal parking throughout the study area, which includes utilisation of the existing parking overflow area north of the Melville Bowling and Recreation Club car park
2	Although the car parks weren't full between 4 and 5pm, people were still parking on the verge between Melville Bowling and Recreation Club car park and Field Parking, highlighting preference for proximity

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ID	Description
3	Melville Bowling and Recreation Club car park has limited footpaths and safe crossings in this carpark with children and parents forced to walk down the busy parking aisles to access the oval north of the fence which acts as a barrier for access. At 7pm, the traffic queue to exit the Melville Bowling and Recreation Club car park exceeded the length of the carpark to the service road. There is minimal gaps for vehicles to right turn out of the site.
4	Poor lighting in the Tompkins Park Playground car park and along the Dunkley Avenue footpath.
5	The on-street car park on Dunkley Avenue between Francis Road and Cantray Avenue has capacity throughout the peak period, with people opting to park informally between designated bays over parking further away from the playing fields.
6	Throughout the precinct (parking areas 2, 3, 3A and 4), a significant number of people were observed sitting and waiting in their cars between 5pm and 8pm. Potentially due to no wind protection/ seating/ formal shelter beyond the existing mature trees.



Figure 2.3 Key observations

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3 Stakeholder engagement

As part of the scope of works, WSP engaged with key community groups proximate to the Tompkins Park study area. These community groups are the key users of the park and therefore have inherent local knowledge on the existing operations and challenges, specifically during peak periods.

The community stakeholders to engage were identified by the City of Melville, with the key findings from this consultation shown in Table 3.1.

Table 3.1 Summary of stakeholder engagement findings

Stakeholder	Key comments/ information
Melville Bowling and Recreation Club	<ul style="list-style-type: none"> Recent change means that Saints Soccer team is now hosted by the Bowling Club (~650 members). This significantly increases the overall membership (from ~450) Soccer training on Tuesday evenings, plus Sunday games Plans to introduce pickleball in the area currently occupied by the southern bowling green (plans provided by Club) Small increase in activity/parking anticipated as a result – in the order of 12-15 vehicles associated with the 6 proposed courts. Concern regarding road safety due to sightline limitations at Canning Highway access. Heavy outbound and inbound traffic demands result in long queues and delays. Resistance to any potential change from existing angled parking bays: considered by members to be safer (cited the older profile of bowling club members). Initial redevelopment plan (developed at a high level) includes additional car parks however the feasibility of the 200 proposed car park needs to be investigated given the parking being outside of the bowling club lease area. Bowling events including pennants commence prior to competing uses – but lack of parking for other activities was acknowledged.
Tompkins Park Community & Recreational Association Inc.	<ul style="list-style-type: none"> Palmyra Rugby Club and Melville Cricket Club operate on site, plus Tompkins Touch Rugby training is substantially more intense, with the highest parking demand observed during Tuesday and Thursday evenings. 7-10 home games per season, plus Junior carnivals (Sundays all day) Parking demand limits the opportunities and commercial viability of the restaurant/event space. Club use of recreational space does not necessarily result in F&B spend. Parking behaviour immediately adjacent to activity. Very little demand for formal parking at the edge of the reserve. Staff sometimes need to park at the eastern edge of Dunkley Avenue. Concerns regarding staff security due to finish times. Ongoing minor demand for parking on the western side due to gym. Proposed redevelopment plans uncertain, short-term improvements to parking. Potential longer-term plans for upgrade of facilities.

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Stakeholder	Key comments/ information
Atwell House and Gallery	<ul style="list-style-type: none">— Atwell gallery hosts variety of small scale events and activities on-site, including courses and workshops. Intensity tends to be relatively low.— Need for proximal access to the gallery for transport of large and small works. Improvements to parking and access including loading facilities needed.— Access from Canning Highway east difficult (parking at Bowling Club) and from North Lake Road (legibility)— Proposed connection between Gallery and Bowling Club

4 Site redevelopment

4.1 Plans for redevelopment

There are plans for redevelopment within the Tompkins Park study area which are:

- **Tompkins Park Stage 3B Redevelopment Project** (Section 4.1.1)
- **Atwell Gallery Redevelopment** (Section 4.1.3)
- **Bowling Club Redevelopment** (Section 4.1.3)

Further detail on each project is provided in the respective sections.

4.1.1 *Tompkins Park Stage 3B Redevelopment Project*

The Tompkins Park Stage 3B Redevelopment Project study area and proposed changes are shown in Figure 4.1. The proposed facilities as part of this redevelopment include:

- Pavilion alterations and additions (outlined in red in Figure 4.1)
 - Additional Cold store
 - Additional sporting goods storage
 - Façade upgrade and awning installation
 - Accessible lift installation to the mezzanine
- External works (outlined in blue in Figure 4.1)
 - **Car Parking and Laneway Reconfiguration:** Expansion from 100 to 200 total bays, including 7 accessible bays, achieved through reconfiguration of existing laneway parking and a new eastern car park.
 - **Traffic Calming and Shared Zones:** Introduction of raised coloured-bitumen shared-use zones within the laneway to improve pedestrian safety.
 - **Forecourt Upgrade:** New pedestrian entry path to the main pavilion entry, upgraded lighting, and revised parking layout to increase capacity.
 - **Stormwater Management:** Integration of rain gardens and upgraded drainage infrastructure to improve water quality and mitigate runoff.
 - **Fire Services Provision:** Nominal allowance for a fire pump room and tanks, subject to confirmation of service requirements.

4.1.2 *Traffic Generation*

The upgrades to the Pavillion do not increase the traffic generated by the development. The restaurant is open on the major training days of Wednesday and Thursday and therefore the parking occupancy survey capture the impact of the restaurant.

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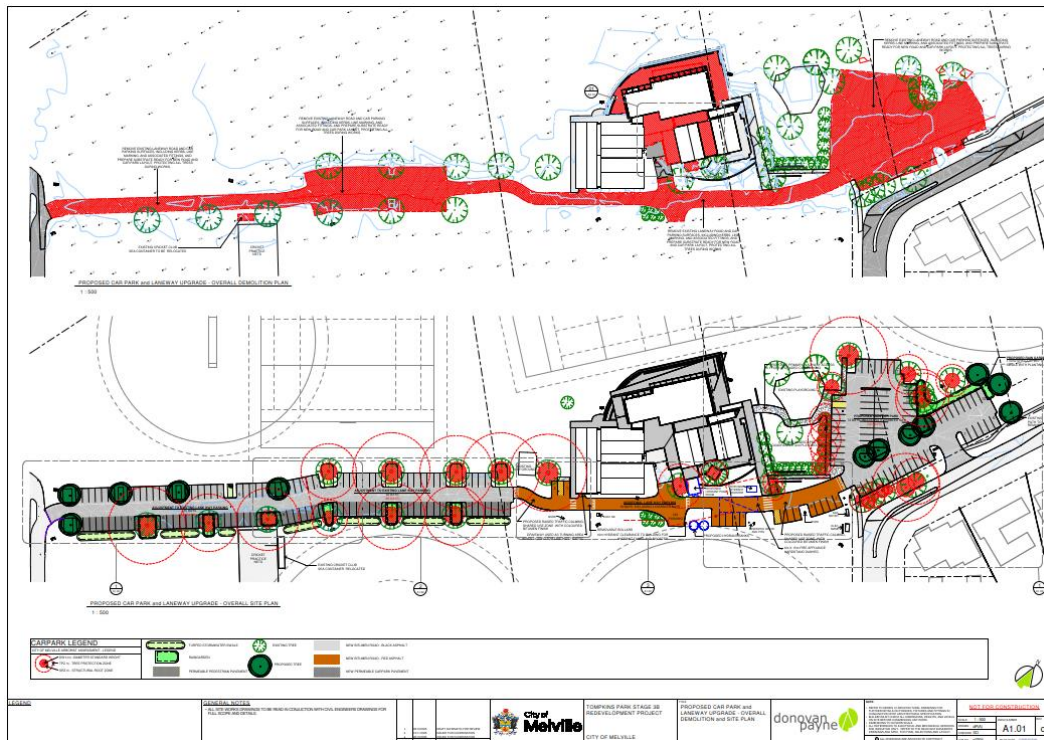


Figure 4.1 Tompkins Park Stage 3B Redevelopment Project (Source: City of Melville, 2025)

4.1.3 Atwell Gallery Redevelopment

The Atwell Gallery Redevelopment Project study area and proposed changes are shown in Figure 4.2. The proposed facilities and principles as part of this redevelopment include:

- **Celebrate heritage** by retaining and enhancing Atwell House as the cultural heart of the precinct.
- **Deliver a contemporary gallery** that meets exhibition standards and provides flexible, light-filled spaces.
- **Strengthen connections** between indoor and outdoor environments, with new decks, landscaped interfaces, and views across the Swan River.
- **Improve accessibility** through compliant ramps, lift access, and reconfigured circulation.
- **Embed sustainability** via high-performance building fabric, solar shading, and energy-efficient glazing systems.

4.1.4 Traffic Generation

The proposed Atwell Gallery redevelopment replaces an existing building with a new modern building with three studio spaces and an art gallery. The art classes in the studios are generally held during the day with the occasional class or meeting held at night. The existing Karlap Ceramics studio has pottery classes 5:30 to 8:30pm during the training days peak. The class sizes are in the range of 10 to 12 which along with an art class aligns with the parking occupancy survey. The traffic is generally inbound between 5pm and 6pm with outbound between 8 and 9pm. As the driveway access is left in / left out the access is not considered an issue.

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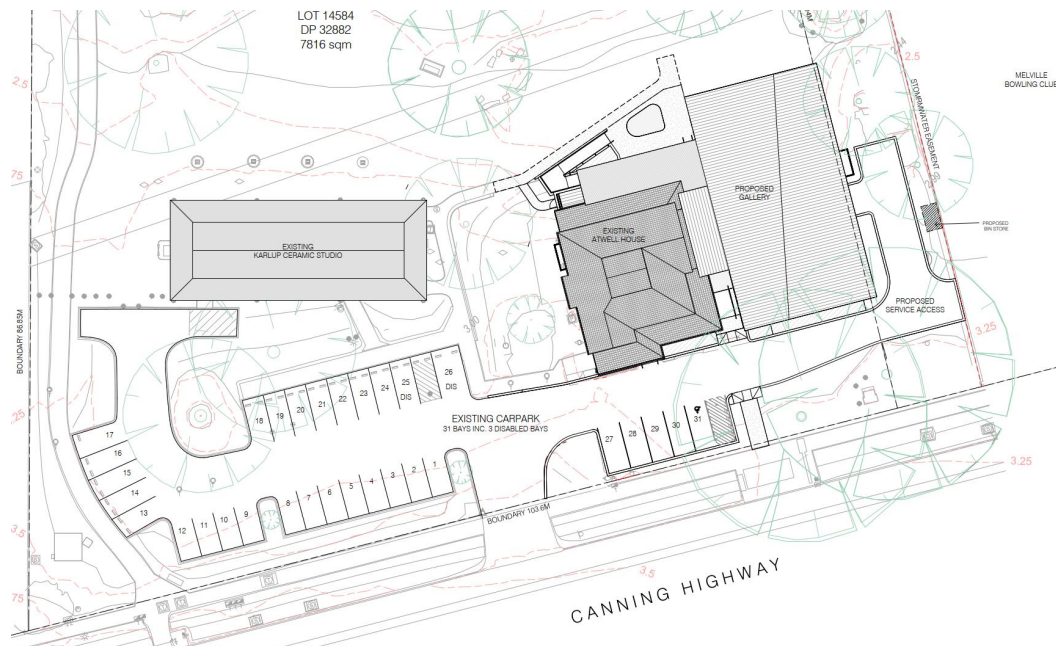


Figure 4.2 Atwell Art Gallery Concept Design (Source: City of Melville, provided 2025)

4.1.5 Melville Bowling and Recreation Club Car Park

It is understood that there are plans to redevelop the Melville Bowling and Recreation Club, including the existing car park. These plans indicate an intention to remove the bowling greens at to the south of the Site, replacing these with pickleball courts (x6) and **additional parking (~200 bays)**.

Of particular interest is the proposed access on Canning Highway to the west (between the Bowling Club and Atwell Gallery). This access is shown to provide left-in/left-out/right-in movements to Canning Highway. The potential for this access and the parking provision will be discussed in further sections of the report.

4.2 Traffic generation

Traffic fluctuates significantly depending on the day of the week and time of year, according to the various sporting seasons. Evidence from the Site Visit suggests that over 2,200 vehicle trips are generated over the 5-hour period between 4pm and 9pm during a peak design day period (training days between Tuesday and Thursday).

Inbound demands are highest during the 5-7pm time period, and therefore broadly align with peak background traffic movements along Canning Highway. This creates conflicts primarily for right-turning inbound traffic, with delays associated with high volumes of destination traffic waiting for gaps in westbound flows.

There are some benefits from the upstream signals at Canning Highway/North Lake Road in providing gaps for turning traffic, but this effect is limited as the T junction operation results in minimal non green time as Eastbound traffic on Canning Highway (past Tompkins Park) is permitted during every phase, and the heavy demand for right turns from North Lake Road mean that there are likely to be fewer gaps for crossing traffic. Outbound demands peak between 6:30-8:30pm, which generally lies outside of roadway peak periods. This means that there are more opportunities for Site traffic to cross eastbound lanes, which improves general capacity, but there is a lack of queuing space in the median to support more than a single right-turn out of the Site (at each location) and the vehicle are required to give way to right turn in traffic. The impact of this could be clearly observed during the Site Visit, with queues extending beyond 120m

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within the Site. Consideration should be given to **removing the right turn in or out of the Melville Bowling** and Recreation car park and either a u turn facility provided (if right turn out is banned) or additional directional signage add to reinforce the right turn at Dunkley Avenue as access from the east.

Engaging with all user groups of Tompkins Park to arrange an overall schedule would allow the traffic demand to be smoothed especially the overlap of users accessing and egressing the site during the peak hour which results in excess queues.

4.3 Key opportunities, risks and constraints

Based on the existing conditions and designs provided by City of Melville, a review of the key **opportunities**, **risks** and **constraints** has been prepared. The findings of this review are provided by parking areas identified in Section 2.2.

A markup of parking management recommendations for the Tompkins Park redevelopment area is included at Appendix A.

4.3.1 Parking Area 1: Atwell House and Gallery

Opportunity 1.1 – Additional parking bays west of the Ceramics Facility

Within the Atwell House and Gallery Car Park, there is space available west of the Ceramics Facility to provide 10 additional parking bays, refer design sketch shown in Figure 4.3.



Figure 4.3 Atwell House and Gallery parking on western side (Source: City of Melville, 2025)

Risk 1.1 – Canning Highway widening results in parking loss

It has been raised by DBCA that there is future road widening of Canning Highway proposed by Main Roads. The timing of this potential upgrade and if it is likely to proceed is not currently known. However, if progressed this would result in the southern bays of Atwell House and Gallery Car Park being removed.

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A proposal to consider the relocation of access to Atwell House and Gallery to the existing Tompkins Park access adjacent to Melville Bowling and Recreation Club Car Park, as shown in Figure 4.4. This would include the closure of the existing driveway east of the Canning Highway/ North Lake Road intersection.

Although this proposal improves access Atwell House and Gallery from the east, allowing for the right-in movement, it results in connection of the Atwell House and Gallery Car Park to Melville Bowling and Recreation Club Car Park. Under existing conditions, these car parks operate separately there is little risk of overflow parking once Melville Bowling and Recreation Club Car Park fills (this is shown to happen routinely, particularly once the Saints Soccer club members began using Melville Bowling Club Facilities. If these car parks are joined by a service road, there is a risk that the Atwell House and Gallery Car Park will start being used as overflow parking, impacting parking availability for Atwell House and Gallery users.

This proposal is consistent with plans for the Melville Bowling and Recreation Club, in the understanding that this would necessarily impact the southern lawn bowling greens.

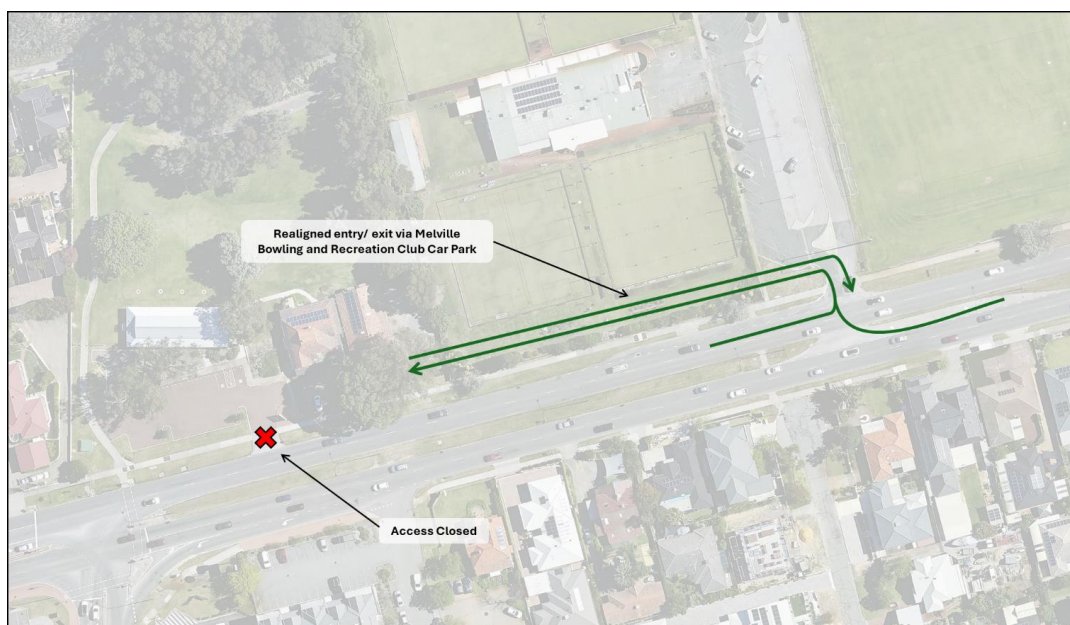


Figure 4.4 Revised access option for Atwell House and Gallery

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4.3.2 Parking Area 2: Melville Bowling and Recreation Club

Opportunity 2.1 – Redevelopment of the existing Melville Bowling and Recreation Club Car Park to improve circulation and increase number of parking bays

High level concept design of the Melville Bowling and Recreation Club Car Park has been provided. Based on a review of these plans, it is recommended that the following points are considered:

- Provide protected crossing points for pedestrians within the car park to improve safety, especially due to the number of children observed walking through the car park/ informally crossing parking aisles during peak periods
- Provide lighting within the car park due to a number of sporting activities occurring at night and the high usage of the parking area at night
- Removal of the three lane configuration on the eastern side of the car park by either reducing this to one or two lanes operation
- Consider providing shared paths that connect to designated protected crossing points to strengthen desire lines to safe walking areas and crossing points.

Opportunity 2.2 – Expansion of the Melville Bowling and Recreation Club Car Park north into the existing overflow parking area

The area north of the Melville Bowling and Recreation Club Car Park is currently used as overflow parking, which on the site visit (20/11/2025) up to 86 vehicles were observed to be parked. The overflow parking area is shown in Figure 4.5

There is opportunity to formalise this parking area to optimise the number of vehicles that can park in the space, however the area within the foreshore bird sanctuary area cannot be redeveloped as it is environmentally protected. Therefore, only part of the total overflow parking area can be redeveloped and formalised for parking (approximately 30 bays). There are two alternative car parking redevelopment areas that also could be utilised however both impact operations. The first impacts two disused bowling greens and could add approximately 60 car bays whilst the second impacts 2 – 3 marked soccer pitches and would yield approximately 50 bays.



Figure 4.5 Melville Bowling and Recreation Club Car Park Overflow Parking Area

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Opportunity 2.3 – Consider drop-off bays on the eastern side of Melville Bowling and Recreation Club Car Park to encourage drop-off and parking in alternative locations

During the site visit (20/11/2025) it was observed that a number of parents with children were dropping off their children at the sporting field and returning to their car to wait. To encourage parents to use alternative bays away from the proximate parking, pick-up drop-off bays adjacent to the southern oval could be considered with a path provided to the training facilities. This is shown in Figure 4.6.

Providing the pick-up drop-off in this location means that children are not required to cross any roads, and there is a safer desire line to the training field. This also reduces the overall demand for parking. This orientation also eliminates any potential adverse impact of pick-up/drop-off activities on the function of the Canning Highway access.



Figure 4.6 Melville Bowling and Recreation Club Car Park Pick-up Drop-off area

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Opportunity 2.4 – Consider providing a break in the fence east of the Melville Bowling and Recreation Club Car Park to reduce the number of pedestrians walking through the Car Park

Due to the number of pedestrians observed walking through the Melville Bowling and Recreation Club Car Park to the training fields, it is recommended that a break in the fence is provided with direct connection to a pedestrian crossing. This would reduce the number of unprotected pedestrian-vehicle conflict points.

A sketch of a potential solution is shown in Figure 4.7.

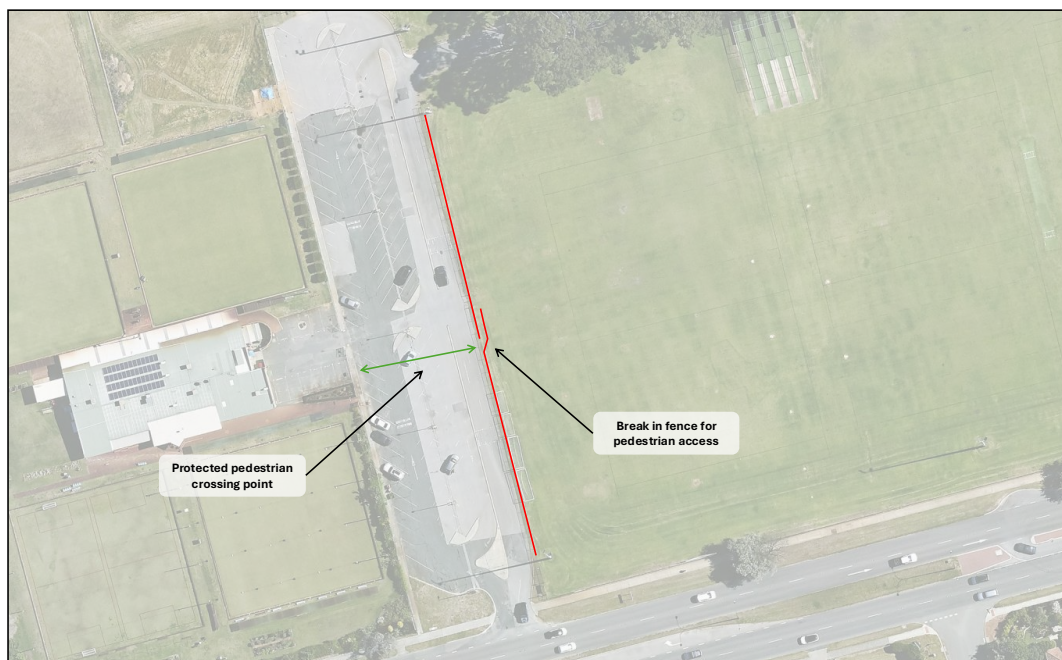


Figure 4.7 Melville Bowling and Recreation Club Car Park pedestrian crossing and field access

Opportunity 2.5 – In consultation with Melville Bowling and Recreation Club, redevelop the southern bowling greens to provide additional parking bays

It has been proposed by the Melville Bowling and Recreation Club that the southern bowling greens may be redeveloped into parking bays. This could be provided as two-aisles of parking connecting to the existing Melville Bowling and Recreation Club Car Park.

General assumptions related to the parking layout are:

- Aisle width (two-way): 6.1m
- Parking bay length: 5.4m
- Parking bay width: 2.5m

Based on these assumptions, it has been calculated that approximately at least 120 bays can be provided on the existing southern bowling greens. The approximate footprint of this layout is shown in Figure 4.8.

It is noted that the Melville Bowling and Recreation Club have identified part of this area in their conceptualised plans as 6 pickleball courts, with a corresponding reduction in parking provision (compensated through additional parking in small-scale car parks further to the north).

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Figure 4.8 Melville Bowling and Recreation Club parking schematic for southern lawn bowling greens

Risk 2.1 – Existing three-lane aisle on the eastern side of Melville Bowling and Recreation Club Car Park combined with no footpath east of the aisle and narrow verge (limited by the fence) and no designated pedestrian crossing points creates an unsafe environment for pedestrians. Especially with a significant number of children and parents crossing from the carpark to the field to the east

The current three-lane aisle on the eastern side of the Melville Bowling and Recreation Club Car Park creates several pedestrian-vehicle conflict points. This car park is highly utilised by people as parking for the southern field, there is a desire line across the car park and around the eastern fence as shown in Figure 4.9. This results in pedestrians, including children, walking behind parked vehicles on the western aisle and crossing north of the fence, or crossing the three lanes and walking along the narrow grass patch adjacent to the fence on the eastern side.

It is recommended that a protected pedestrian crossing point is provided, and pedestrian paths are provided to allow safer access to the southern fields from the car park. It is acknowledged that this car park primary intent is for use by the Melville Bowling and Recreation Club, however it will continue to be used as field parking during peak periods and therefore protected crossing points that align with existing desire lines should be provided.

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Figure 4.9 Pedestrian desire lines from Melville Bowling and Recreation Club Car Park to the southern field

Constraint 2.1 – Foreshore bird sanctuary north of the Melville Bowling and Recreation Club Car Park limits extent of expansion

The current overflow parking location north of the Melville Bowling and Recreation Club Car Park is partially designated a foreshore bird sanctuary and therefore cannot be redeveloped as formalised parking. The extent of the foreshore bird sanctuary, and therefore extent of redevelopment that is permitted is shown in Opportunity 2.2 (refer Figure 4.5). The masterplan also identifies some of the area for rehabilitation therefore this overflow parking area should be closed.

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4.3.3 Parking Area: 3 Field Parking

Opportunity 3.1 – Redevelop the Field Parking in line with the proposed design to eliminate informal verge parking that currently blocks or limits circulation through the car park

Redevelopment of the Field Parking will likely result in the elimination of the observed informal verge parking on the access road shown in Figure 4.10. This is due to both the increase in parking supply and the reduction of mountable kerbing areas where the informal parking would be feasible.



Figure 4.10 Observed informal verge parking

The proposed design includes parking through this area as shown in Figure 4.11.

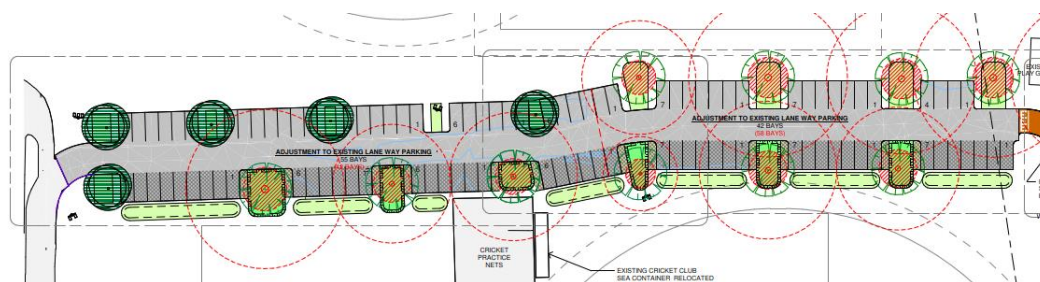


Figure 4.11 Field parking design (Source: City of Melville, 2025)

Opportunity 3.2 – Consider providing formal shelter or wind protection near the Field Parking

On the site visit (20/11/2025), it was observed that many people, likely to be parents of children at training, were sitting in their cars waiting. Consider providing shelter or wind protection near the field parking area for spectators, and engagement with key stakeholders and users. This measure would allow for parents to park away from the fields, utilising the shelters instead of their private vehicles to spectate.

OFFICIAL**Opportunity 3.3 – Consider promotion of a Your Move / carpooling scheme**

On the site visit (20/11/2025), it was observed that many people, likely to be parents of children at training, were sitting in their cars waiting. Consider liaising with Clubs to build up the proportion of people carpooling or using alternative modes to access the site. This would include establishing an awareness campaign around the benefits of carpooling and the availability of alternative modes of transport.

Opportunity 3.4 – Provision of bike parking in proximity to fields

On the site visit (20/11/2025), it was observed that there is only one bike rack available adjacent to the pavilion. Consider the provision of bike parking in proximity to the fields to allow users to park their bike in proximity of the fields.

4.3.4 Parking Area 3A: Informal verge parking**Risk 3A.1 – Informal verge parking continues through this area which limits or blocks circulation through the car park**

Redevelopment of the Field Parking will likely result in the eradication of the observed informal verge parking on the access road shown in Figure 4.12.



Figure 4.12 Observed informal verge parking

The proposed design reduces the width of access road and proposes a shared zone with verge parking in the section not replaced with perpendicular parking still requiring further design with bollards or barrier kerbing to prevent future informal parking behaviour in this location. Bollards (or similar) should be included closer to the access road than existing to prevent the current behaviour, combined with early enforcement to address any non-compliance.

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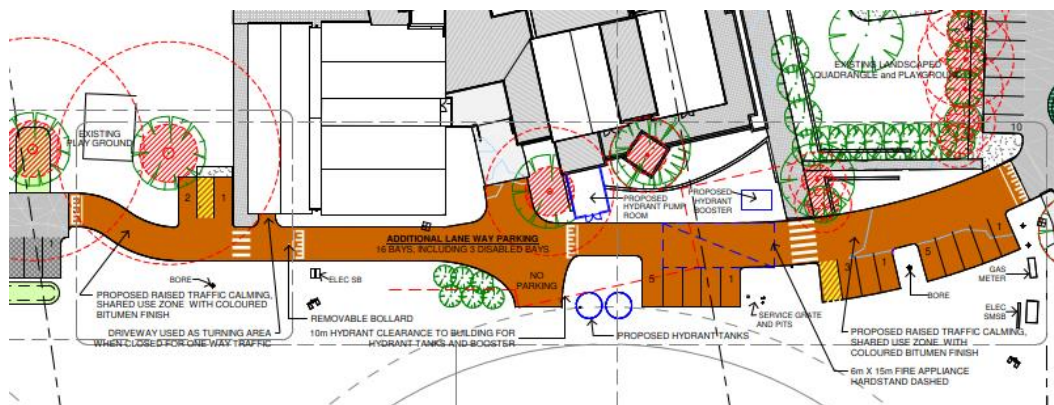


Figure 4.13 Access road parking design (Source: City of Melville, 2025)

4.3.5 Parking Area 4: Tompkins Park Playground

Opportunity 4.1 – Redevelop the Tompkins Park Playground Car Park in line with the proposed design to eliminate informal parking

The existing design of the Tompkins Park Playground car park results in informal parking within the car park and surrounding verges. Redevelopment of the existing carpark can optimise the layout, improve safety and reduce the level of informal parking. The proposed design is shown in Figure 4.14.



Figure 4.14 Tompkins Park Playground car park design (Source: City of Melville, 2025)

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Risk 4.1 – The Tompkins Park Playground Car Park proposed design includes a blind aisle east of the entry driveway which may result in blocking to the driveway if drivers accidentally enter or are waiting for other vehicles to leave during peak periods

The current design of the Tompkins Park Playground Car Park includes a blind aisle on the eastern side which may compromise the operation of the car park during peak periods, refer Figure 4.15. It is acknowledged that the current design allows for the further extension of the blind aisle, however there is concern that there may be limited sight lines to bays. If vehicles travel down the blind aisle and there are no bays available, it may result in vehicles reversing back and impacting/ blocking the driveway especially as a turnaround bay has not been designated. Further, vehicles may block the driveway entry waiting for bays to become available in the blind aisle parking area.

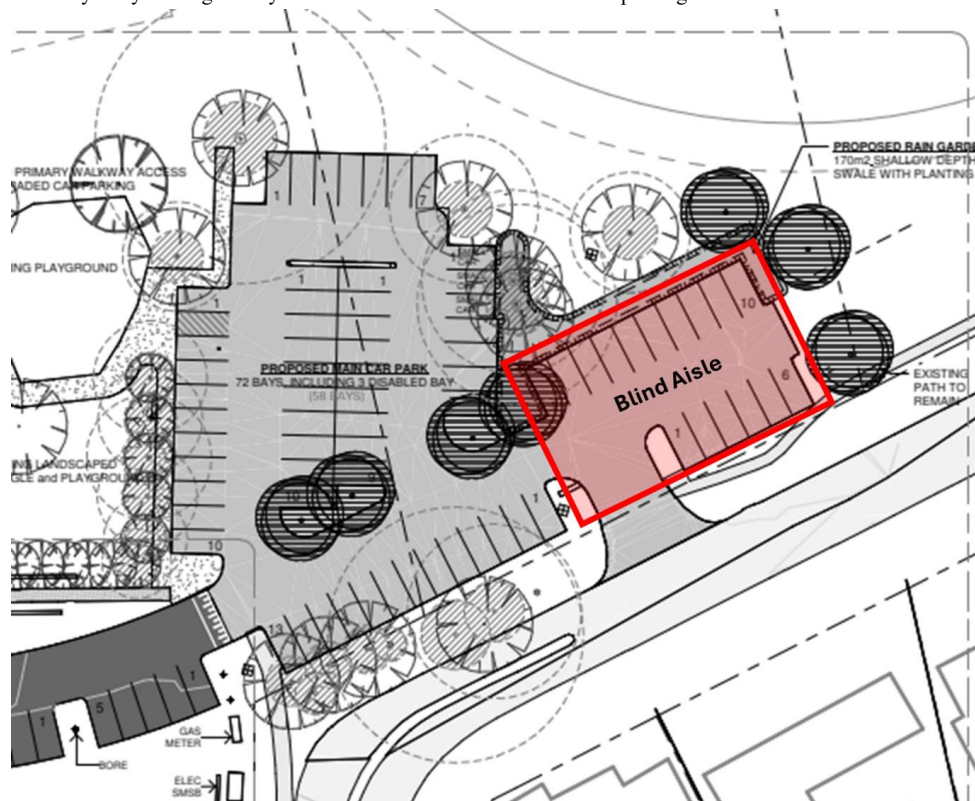


Figure 4.15 Tompkins Park Playground car park design blind aisle (Source: City of Melville, 2025)

At a minimum a turn-around bay should be designated in the design. Preferably, the design could be modified to extend the aisle, establishing a connection to the existing overflow parking access gate. This will allow the existing access to be closed and an access with an improved sight lines to be utilised. It would also require changes to the shared path.

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4.3.6 Parking Area 4A: Informal verge parking

Opportunity 4A.1 – Consider providing formal parking on the northern side of Dunkley Avenue in the verge between Tompkins Park Playground Car Park and Francis Road

The Dunkley Avenue verge is currently utilised for informal verge parking during peak periods, as observed on the site visit (20/11/2025), refer Figure 4.16. Vehicles currently park informally parallel to the kerb where space is available. To improve the efficiency of parking in this location, consider providing designated perpendicular parking along the verge. This will allow for approximately 25 parking bays to be provided in the area shown in Figure 4.16.

Modifications to the road environment would be necessary to support this measure, including the removal of the western median island (designed as a vehicle separator, not a pedestrian refuge).



Figure 4.16 Dunkley Avenue verge parking (Source: City of Melville, 2025)

4.3.7 Parking Area 5: Dunkley Avenue on-street south of Cantray Avenue

Opportunity 5.1 – Parallel parking converted to perpendicular parking

The formal parallel parking along Dunkley Avenue could be converted to 90 degrees, which would increase parking by approximately 84 car parking spaces. This does require realignment of the shared path and the bollards to accommodate the increased supply.

Opportunity 5.1 – Reinforcement of the overflow car park

The overflow parking area is located to the east of the cricket pitch north of Dunkley Avenue. It is currently grassed and used for event parking. Improvements to the grass through reinforcement geomesh would allow the area to be used on a more regular basis. The overflow car park would benefit from its driveway access being relocated to the east of Francis Road and west of the speed hump and additional signage to delineate the access and provide direction to the overflow car park when it is open. The overflow car park gate should be relocated to suit the new access.

Constraint 5.3 – Distance of parking

The parking survey indicates that whilst the parking within Tompkins Park was over capacity the car parking north of Francis Street was less desirable compared to informally parking throughout the site due to the perceived walking distance especially at night given the low level of street lighting.

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5 Parking management plan

The parking occupation survey undertaken during a regular peak training session (4 – 9pm Thursday) resulted in a maximum occupancy of 395 vehicles in the existing 289 bays. The proposed redevelopment includes a significant increase in parking and results in the provision of 389 car bays which is only just short of the peak occupancy observed.

5.1 Standard (non-event) parking plan

The parking survey was undertaken during a regular training session and determine a peak parking occupancy of 393 vehicles across all sites and 373 within the Tompkins Park / Bowling Club area. The proposed design achieves 358 car parking spaces in this area which is a shortfall of 15. As there is still a shortfall it is appropriate to maintain an overflow car park but instead reallocate to Dunkley Avenue rather than north of the Bowling Club car park. It is recommended that the community clubs training schedule is reviewed as a whole to smooth out the timing and/or days to reduce the reliance on the provision of the overflow car park and reduce the traffic demand on the surrounding road network. It is also recommended that the clubs are actively encouraged to use carpooling and other transport modes to support this.

5.1.1 Definition of Non-event period

The non-event period is regular training and community club game days.

5.1.2 Bay allocation

Tompkins Park (based on Stage 3B design) proposed to allocate the following in the car park:

- 6 bays for People with Disabilities concentrated within the car park immediate east of the Tompkins Pavillion
- 7 bays allocated as staff only. 3 immediately west of the Pavillion and 4 in the blind aisle of the eastern car park
- Loading Zone for Pavillion deliveries
- Rest of the bays to be unallocated with no time limit applied
- Overflow car park accessed from Dunkley Avenue
- No Standing signage to demarcate the area where parking is not acceptable including kerb protuberances

The Bowling Club carpark current demarcates the small car park adjacent to the entry as club leadership (president etc) and staff. It is proposed to maintain this allocation the two bays either side of the Bowling Club pedestrian access to be allocated for People with Disabilities.

Atwell Gallery has 2 bays for People with Disabilities, and the rest of the bays are unallocated. The signage stating overflow parking should be removed to discourage the use of this parking

5.1.3 Compliance

City of Melville should on a regular basis undertake rangers drive throughs of the car parking especially immediately after redevelopment of the car park as part of Stage 3B.

5.1.4 Scheduling

The parking demand for the non-event days (training and games) is driven by the scheduling of the sessions. The current approach is ad hoc and multiple clubs and uses on the same day are not liaising to smooth out the traffic and parking demand. It is essential that the clubs / operators develop a training schedule together and therefore should have a quarterly / biyearly meeting facilitated by City of Melville which would be beneficial to all users.

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5.2 Event management advice

The parking demand for an event is similar to the non-event as the maximum peak demand for the overlapping of two game sessions (250 players and 100 spectators each) results in a demand for 394 car parking spaces. It would increase to 471 for two game sessions with 300 players and 120 spectators each. Note that the staggering of the game schedules could significantly reduce the parking demand.

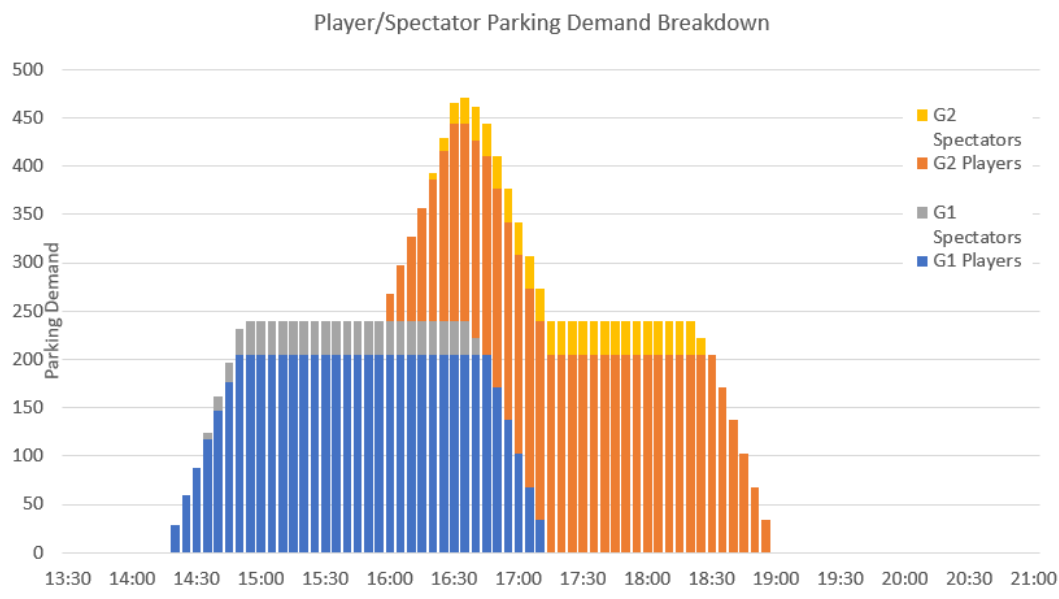


Figure 5.1 Parking Demand for the overlap of two game sessions

5.2.1 Definition of event period

The Event period is defined as 30 minutes before the first game until 30 minutes after the end of the last game.

5.2.2 Bay allocation and overflow parking

The permanent car park will retain the non-event parking allocation with only the Dunkley Avenue overflow parking areas operational. Given people and players attending an event are likely to be unfamiliar with the parking and the location of the overflow car park, the overflow car park signage should be reinforced with the provision of approximately 3 traffic management personnel located at the overflow car park access, the permanent car park access and at the access between the bowling Club and Tompkins Park Stage 3B car park to direct people to the overflow car park area.

5.2.3 Compliance

Rangers to monitor Dunkley Avenue and the car park for illegally parked vehicles approximately 10 minutes after the start of session 2.

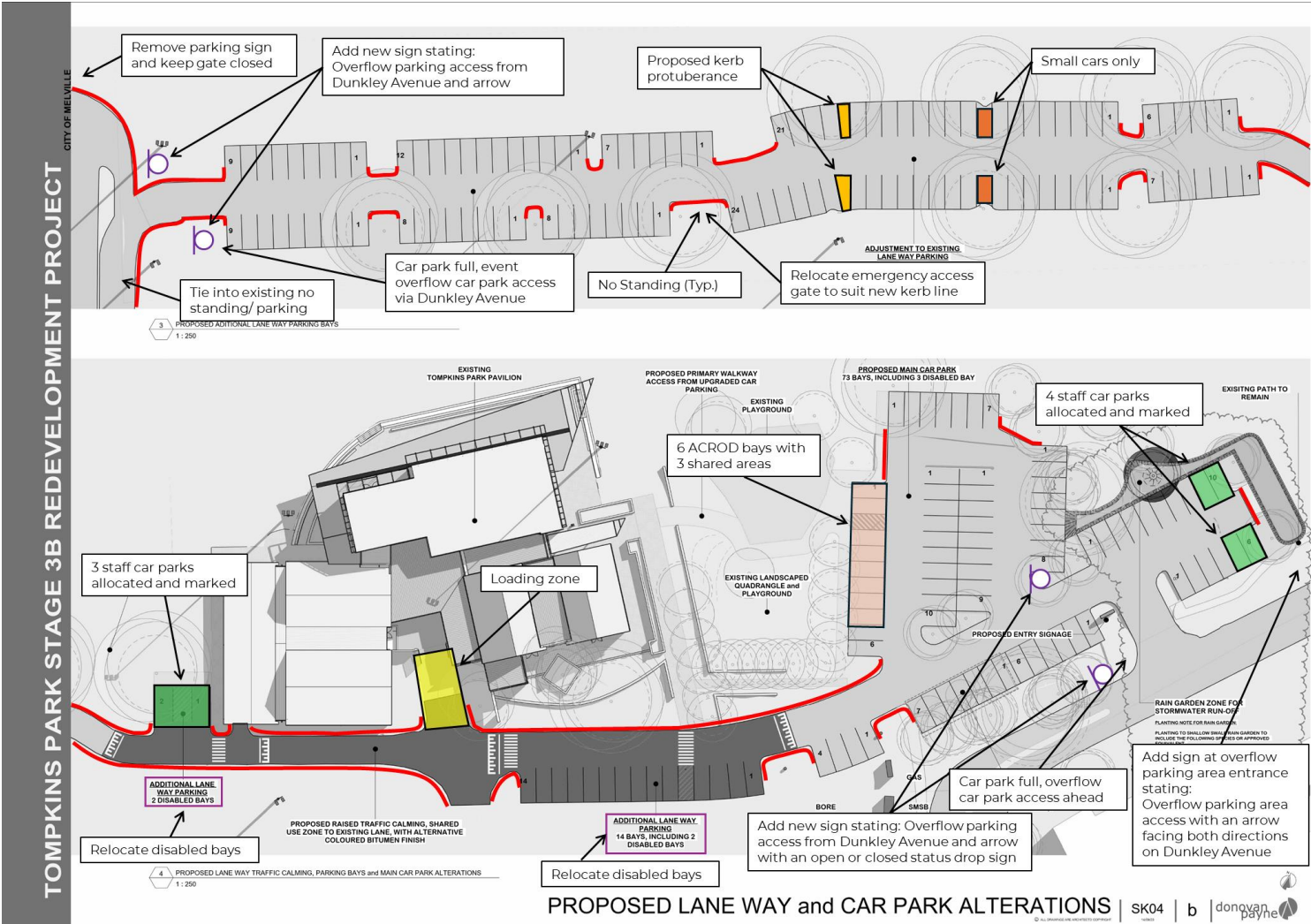
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Appendix A

Parking Management Plan



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Tompkins Park
Parking Management Plan
City of Melville

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Appendix B

Site visit notes





Tompkins Park Site Visit Notes

The following note details the key findings from the Tompkins Park Site Visit completed on Thursday 19/11/2025 between 4pm and 9pm.

Background Information

There are five formal parking areas identified to be surveyed in the study area, shown in Figure 1 and Table 1.



Figure 1 Parking locations

Lvl 3, Mia Yellagonga Tower 2, 5 Spring St
Perth WA 6000
PO Box 7181
Cloisters Square WA 6850

Tel: +61 8 9489 9700
Fax: +61 8 9489 9777
www.wsp.com



Table 1 Parking overview

Parking Area	Description	Existing Number of Bays
1	Atwell House and Gallery	31
2	Melville Bowling and Recreation Club	106
3	Field Parking	38
3A	Informal verge parking	NA
4	Tompkins Park Playground	62
4A	Informal verge parking	NA
5	Dunkley Avenue on-street south of Cantray Avenue	37
5A	Francis Street on-street parking	NA

The number of bays by zone (geographically) is shown below to support occupancy count.

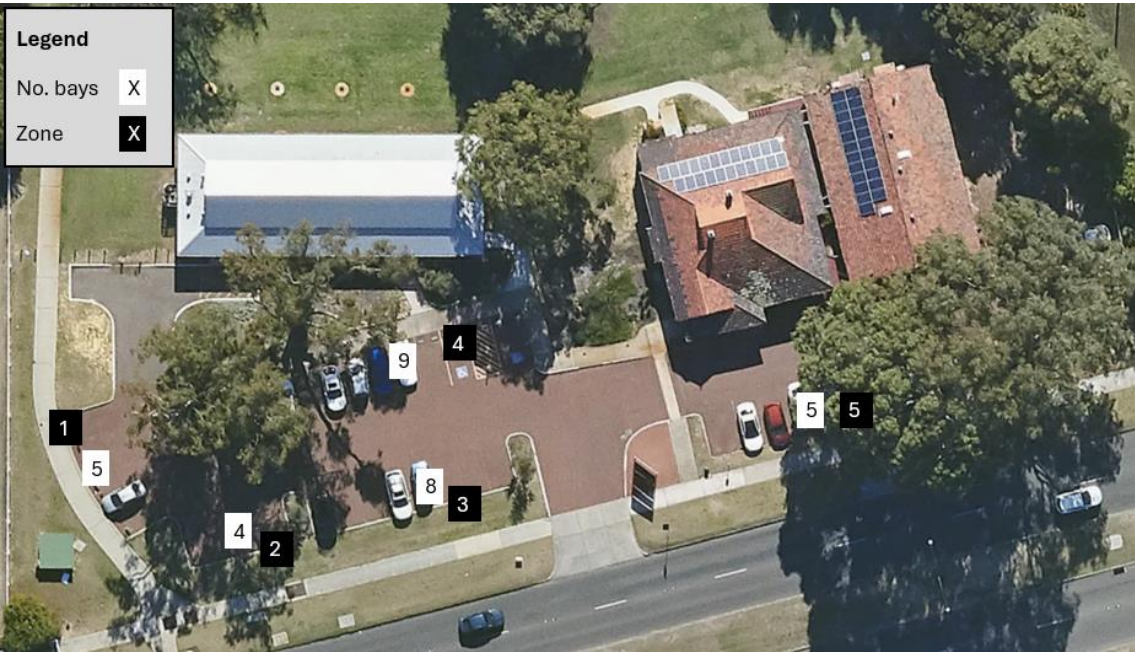


Figure 2 Parking Area 1

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Figure 3 Parking Area 2



Figure 4 Parking Area 3

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Figure 5 Parking Area 4



Figure 6 Parking Area 5

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1.1 Informal Parking Areas

1.1.1 Location 1

The Location 1 informal parking locations are shown in Figure 7.



Figure 7 Informal parking - Location 1

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Location 1.1



Location 1.1



Location 1.1



Location 1.1

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1.1.2 Location 2

The Location 2 informal parking locations are shown in Figure 8.

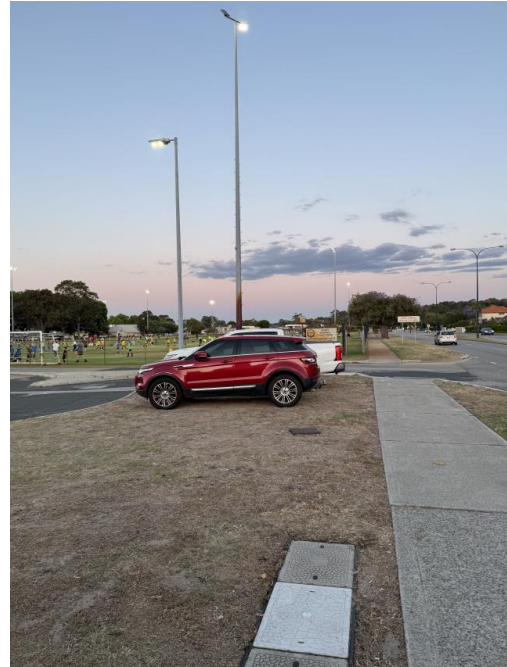


Figure 8 Informal parking - Location 2

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Location 2.1



Location 2.1



Location 2.2



Location 2.2

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Location 2.2



Location 2.2



Location 2.3



Location 2.3

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1.1.3 Location 3

The Location 3 informal parking locations are shown in Figure 9.



Figure 9 Informal parking - Location 3

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Location 3.1



Location 3.1



Location 3.1



Location 3.2

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Location 3.3



Location 3.3



Location 3.4



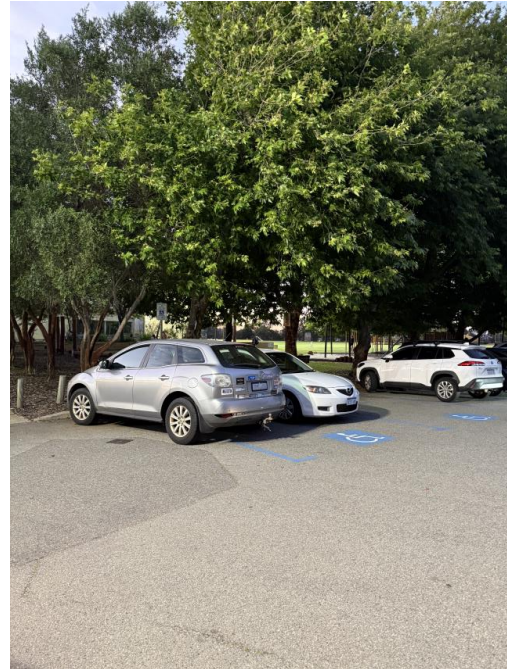
Location 3.4

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Location 3.4



Location 3.5



Location 3.6



Location 3.7

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Location 3.8



Location 3.8



Location 3.9



Location 3.9

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1.1.4 Location 4

The Location 4 informal parking locations are shown in Figure 10.



Figure 10 Informal parking - Location 4

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Location 4.1



Location 4.1



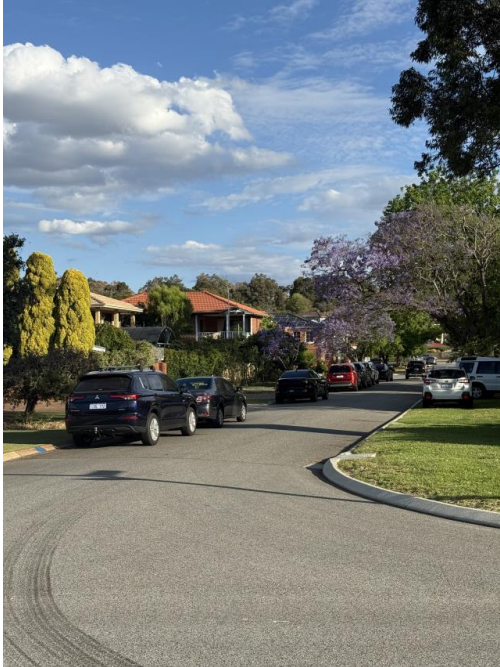
Location 4.1



Location 4.1

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Location 4.2



Location 4.3 and 4.4



Location 4.5

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1.2 Observations

The key observations from the site visit are shown in Table 2.

Table 2 Observations

Time	Transport observation	Activities observed	General observations
4pm – 5pm	<ul style="list-style-type: none"> — The left slip lane turning into Melville Bowling and Recreation Club car park is too narrow with vehicles slowing down to enter blocking the through lane on Canning Highway. Observed drivers tooting turning vehicles. — Field Parking – there is a small bay that faces a tree that is too narrow for people to occupy (this was not included in the count) — Although the car parks weren't full, people were still parking on the verge between Melville Bowling and Recreation Club car park and Field Parking — The Tompkins Park Playground car park was already full, and would turn over instantly when people left 	<ul style="list-style-type: none"> — Art class — Lawn bowls — Soccer (junior) — Cricket (men's) 	<ul style="list-style-type: none"> — NA
5pm – 6pm	<ul style="list-style-type: none"> — Field Parking – the verge parking creates blocking as the access road is quite narrow. Slow moving traffic manoeuvring around each other. — Tompkins Park Playground car park has informal parking throughout, with people forming makeshift bays within the car park — Melville Bowling and Recreation Club – overflow parking continued to fill up with 4 aisles of overflow parking observed — Melville Bowling and Recreation Club – there is limited footpaths and safe crossings in this carpark with children and parents forced to walk down the busy parking aisles to access the oval north of the fence which acts as a barrier for access 	<ul style="list-style-type: none"> — Art class — Soccer (junior, teen and adult) — CrossFit class — Cricket (men's and women's) 	<ul style="list-style-type: none"> — Significant number of people sitting and waiting in their cars. Potentially due to no wind protection/ seating/ formal shelter beyond the existing mature trees

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Time	Transport observation	Activities observed	General observations
6pm – 7pm	<ul style="list-style-type: none"> At 7pm, the traffic queue to exit the Melville Bowling and Recreation Club car park exceeded the length of the carpark to the service road This felt like the busiest period for traffic/ people in the area 	<ul style="list-style-type: none"> Art class Pottery Soccer (teen) Rugby (men's) CrossFit class Cricket (men's and women's) Clubrooms (bar) 	<ul style="list-style-type: none"> Continued to observe a significant number of people sitting and waiting in their cars.
7pm – 8pm	<ul style="list-style-type: none"> Melville Bowling and Recreation Club verge parking – due to men's soccer training starting, the soccer ball started hitting cars which acted as a natural deterrent for verge parking in this location Melville Bowling and Recreation Club car park – fence between car park and oval may be too low, with the adult soccer team frequently kicking the ball over the fence and hitting cars 	<ul style="list-style-type: none"> Art class Pottery Soccer (teen and men's) Cricket (women's) Clubrooms (bar, cricket club meeting, presentation/ meeting) 	<ul style="list-style-type: none"> Less people observed in their cars. Possibly due to sun going down, or more adult sport training started and the conclusion of junior/ teen soccer training. Clubrooms were very busy including the bar Lights on northern fields turned off at 7.30pm Bowls club closed and lights off
8pm – 9pm	<ul style="list-style-type: none"> Some cars were observed to be parked for the entire 5-hour period Poor lighting in the Tompkins Park Playground car park Poor lighting along the Dunkley Avenue footpath After 8.30pm, all carparks were observed to be less than 10% full 	<ul style="list-style-type: none"> Art class Pottery Soccer (men's) 	<ul style="list-style-type: none"> Bowls club gate closed (parking area closed) Limited lighting in the Melville Bowling and Recreation Club overflow parking All sport concluded by 8.20pm

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1.3 Parking survey

The parking survey information is shown in Table 3.

Table 3 Parking survey

Parking Area	Zone	Existing Number of Bays	Occupancy									
			4pm - 5pm		5pm - 6pm		6pm - 7pm		7pm - 8pm		8pm - 9pm	
			#	%	#	%	#	%	#	%	#	%
1 Atwell House and Gallery	1	5	2	40%	2	40%	1	20%	1	20%	1	20%
	2	4	0	0%	1	25%	2	50%	2	50%	2	50%
	3	8	4	50%	4	50%	6	75%	5	63%	4	50%
	4	9	3	33%	3	33%	5	56%	5	56%	5	56%
	5	5	4	80%	2	40%	4	80%	4	80%	3	60%
	Total (Designated bays)	31	13	42%	12	39%	18	58%	17	55%	15	48%
	Overflow parking		6		4		4		6		4	
2 Melville Bowling and Recreation Club	Total (including informal parking)		19		16		22		23		19	
	1	14	12	86%	14	100%	13	93%	11	79%	10	71%
	2	13	12	92%	13	100%	13	100%	12	92%	10	77%
	3	13	7	54%	13	100%	12	92%	10	77%	9	69%
	4	11	6	55%	10	91%	10	91%	4	36%	0	0%
	5	19	14	74%	19	100%	19	100%	15	79%	11	58%
	6	18	17	94%	18	100%	18	100%	17	94%	10	56%
	7	18	10	56%	18	100%	17	94%	14	78%	7	39%
	Total (Designated bays)	106	78	74%	105	99%	102	96%	83	78%	57	54%
	Entry verge		2		4		3		2		1	
	Overflow parking		1		86		54		64		19	
	Total (including informal parking)		81		195		159		149		77	
3 Field Parking	1	17	17	100%	11	65%	17	100%	17	100%	9	53%
	2	21	21	100%	21	100%	21	100%	21	100%	11	52%

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Parking Area	Zone	Existing Number of Bays	Occupancy									
			4pm - 5pm		5pm - 6pm		6pm - 7pm		7pm - 8pm		8pm - 9pm	
			#	%	#	%	#	%	#	%	#	%
	Total (Designated bays)	38	38	100%	32	84%	38	100%	38	100%	20	53%
	Verge parking		10		14		12		11		5	
	Total (including informal parking)		48		46		50		49		25	
3A Between Fild Parking and Tompkins Park Playground	Total (informal parking)		3		22		23		26		15	
4 Tompkins Park Playground	1	12	12	100%	12	100%	12	100%	12	100%	4	33%
	2	12	12	100%	12	100%	12	100%	12	100%	8	67%
	3	2	2	100%	2	100%	2	100%	2	100%	1	50%
	4	7	7	100%	6	86%	7	100%	7	100%	3	43%
	5	9	7	78%	9	100%	9	100%	9	100%	6	67%
	6	12	12	100%	12	100%	12	100%	12	100%	2	17%
	7	2	2	100%	2	100%	2	100%	2	100%	2	100%
	8	6	6	100%	6	100%	6	100%	6	100%	2	33%
	Total (Designated bays)	62	60	97%	61	98%	62	100%	62	100%	28	45%
	Verge parking		2		3		5		6		3	
	Informal bays		1		4		5		5		0	
	Total (including informal parking)		63		68		72		73		31	
4A Between Tompkins Park Playground and Dunkley Avenue on-street	Total (informal parking)		2		11		12		12		5	
5 Dunkley Avenue on-street south of Cantray Avenue	1	3	3	100%	0	0%	3	100%	2	67%	1	33%
	2	3	3	100%	3	100%	3	100%	2	67%	1	33%
	3	15	4	27%	14	93%	10	67%	13	87%	6	40%
	4	3	2	67%	3	100%	2	67%	3	100%	3	100%
	5	13	4	31%	6	46%	8	62%	6	46%	3	23%
	Total (Designated bays)	37	16	43%	26	70%	26	70%	26	70%	14	38%
	Verge parking		2		4		3		5		4	

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Parking Area	Zone	Existing Number of Bays	Occupancy									
			4pm - 5pm		5pm - 6pm		6pm - 7pm		7pm - 8pm		8pm - 9pm	
			#	%	#	%	#	%	#	%	#	%
	Total (including informal parking)		18		30		29		31		18	
5A Frances Road Parking	Total (informal parking)		0		7		7		10		5	
Total (designated bays)		274	205	75%	236	86%	246	90%	226	82%	134	49%
			234		395		374		373		195	

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Environmental Constraints Analysis

Melville Bowling Club

Draft

Prepared for:
City of Melville

June 24, 2026

Prepared by:
Stantec Australia Pty Ltd

Project Number:
304770796

Stantec Australia Pty Ltd



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Rev.	Date	Description	Prepared by	Quality Reviewer	Technical Reviewer	Project Manager Approval
A	24/06/2026	Draft report for client review	Eryn Jackson Katie Cox	Michelle Davies	Peter Tapsell	Stephanie Kemp

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Appendix A Protected Matters Search Tool – EPBC Act



Environmental Constraints Analysis

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Executive Summary

Stantec was engaged to undertake an Environmental Constraints Analysis (ECA) for the Melville Bowling Club site, located within the Tompkins Park foreshore precinct in Attadale, Western Australia. The assessment was completed to inform a redevelopment feasibility study and provide an early understanding of environmental constraints, risks, and potential approval requirements.

The assessment was undertaken as a desktop review of available environmental datasets, planning controls, and existing technical information. The Study Area includes the Melville Bowling Club lease area and a 1 km buffer to capture relevant surrounding environmental values and potential impact pathways.

The site is located within a highly modified recreational precinct adjacent to the Swan River, surrounded by areas of high environmental value, including wetlands, foreshore vegetation, and the Swan Estuary Marine Park. While the site itself is largely disturbed and developed, its proximity to these sensitive receptors increases the importance of careful environmental management in future planning.

Key constraints identified include:

- **Flooding and Climate Change:** The site is generally outside the 1% AEP floodplain, although a minor portion is intersected by the 10% AEP extent. The site is located within the Designated Flood Event (DFE) floodplain, indicating residual flood risk under extreme events and future sea level rise scenarios.
- **Ground Conditions and Acid Sulfate Soils:** The site contains areas of uncontrolled fill and potential contamination and is mapped as having moderate to low acid sulfate soil risk, which may require investigation and management during earthworks.
- **Hydrology and Water Quality:** Strong hydraulic connectivity to the Swan River creates a high sensitivity to stormwater impacts and constrains drainage design.
- **Ecological Values:** The surrounding area supports significant biodiversity, including threatened ecological communities, wetlands, and habitat for migratory birds. Although the site itself is disturbed, it is adjacent to these sensitive environments and forms part of a broader ecological linkage.
- **Planning and Environmental Regulation:** The site is influenced by State and local planning controls, including the Swan and Canning Rivers Management Act 2006, and may be subject to Environmentally Sensitive Area provisions in nearby areas.

Potential impact pathways relate primarily to vegetation disturbance, changes to surface water and hydrology, ground disturbance, and indirect impacts to fauna. Development contained within the existing disturbed footprint is expected to present lower environmental risk, while expansion toward foreshore or vegetated areas would increase approval complexity and environmental constraints.

Overall, the site is considered suitable for redevelopment in principle, subject to appropriate design responses. Key considerations will include flood management, water-sensitive urban design, protection of adjacent ecological values, and management of ground conditions.

Further targeted investigations, including ecological surveys, contamination assessment, and hydrological analysis, are recommended to support detailed design and future approvals.



OFFICIAL**Acronyms / Abbreviations**

Acronym / Abbreviation	Full Name
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
CCW	Conservation Category Wetlands
DBCA	Department of Biodiversity and Conservation Attractions
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DSI	Detailed Site Investigation
DWER	Department of Water and Environmental Regulation
ECA	Environmental Constraints Analysis
ESA	Environmentally Sensitive Area
ha	Hectares
km	Kilometres
MRS	Metropolitan Regional Scheme
PEC	Priority Ecological Community
PMST	Protected Matters Search Tool
PSI	Preliminary Site Investigation
REW	Resource Enhancement Wetlands
TEC	Threatened Ecological Community

Glossary

Term	Definition
The Site	Melville Bowling Club
Study Area	Melville Bowling Club lease area including a 1km buffer



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1 Introduction

1.1 Background

The Environmental Constraints Analysis (ECA) has been undertaken as a desktop review to inform the Melville Bowling Club redevelopment feasibility study. The assessment draws on the Atwell Arts and Melville Bowling Club Precinct Layout Plan (2023) and other supporting technical inputs (hydrology, environmental and engineering studies).

1.2 Purpose

The ECA will be used to inform the Needs Analysis and Feasibility Study for a redevelopment of the Melville Bowling Club. Its purpose is to identify key environmental values, constraints and risks within the Study Area and provide a brief description of any additional environmental studies or approvals that could be required for development of the masterplan. The Study Area comprises the [Melville Bowling Club lease area \(approximately 3.5 ha\)](#) and a broader surrounding buffer of 1 km to capture regional environmental values and potential impact pathways (e.g. hydrological connections, ecological linkages).

1.3 Objectives

The objective of this analysis is to:

- Identify the likelihood of impacts on conservation significant species and habitat.
- Gather relevant environmental data within the context and surroundings of the Melville Bowling Club to support the review of potential environmental impacts to receptors and values, including hydrological features and native vegetation and reserves.
- Identification of any additional environmental studies that may be necessary for development of the masterplan, such as desktop reviews or on-ground surveys.
- Identification of any potential environmental approvals that may be required.
- Develop a high-level risk analysis.

2 Methodology

This ECA has been undertaken as a desktop-based assessment to identify environmental values, constraints, and potential approval requirements associated with the proposed redevelopment of the Melville Bowling Club.

2.1 Assessment Approach

The methodology adopted for this assessment involved a review and synthesis of existing environmental and planning information relevant to the Study Area. The assessment focused on identifying key environmental receptors, understanding the sensitivity of these receptors, and determining the likelihood of potential impacts associated with redevelopment activities.



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The assessment was undertaken at a high level, appropriate to feasibility-stage planning, and did not include any field surveys or site verification.

2.2 Data Sources

The assessment was informed by a range of publicly available datasets and technical documentation, including:

- Atwell Arts and Melville Bowling Club Precinct Layout Plan (2023) and associated technical reports (hydrology, engineering and environmental studies).
- Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST)(DCCEEW 2026), using a 1 km buffer around the study area.
- Department of Biodiversity, Conservation and Attractions (DBCA) spatial datasets (provided by the City of Melville on the 2nd of June 2026), including:
 - Threatened and Priority flora and fauna records.
 - Threatened Ecological Communities (TECs) and Priority Ecological Communities (PECs).
- Department of Water and Environmental Regulation (DWER) datasets, including:
 - Environmentally Sensitive Areas (ESAs).
 - Acid Sulfate Soils (ASS) mapping.
 - Wetlands and hydrological mapping.
- Planning framework documents, including:
 - Metropolitan Region Scheme (MRS).
 - City of Melville Local Planning Strategy and Local Planning Scheme.

Where spatial datasets were not directly available at the time of assessment, findings have been inferred from existing reports and regional mapping.

2.3 Spatial and Desktop Analysis

A desktop spatial review was undertaken to:

- Identify the presence of environmental values within and surrounding the Study Area, including vegetation, habitats, wetlands, and waterways.
- Assess proximity to environmentally sensitive receptors, such as the Swan River, foreshore vegetation, and conservation reserves.
- Review known soil, groundwater, hydrological and flooding conditions.
- Identify the occurrence or likelihood of:
 - Threatened and priority species.
 - TECs and PECs.
 - Migratory species habitat
- Determine the presence of environmental constraints and regulatory overlays, including ESAs and foreshore controls

A **1 km buffer** around the Study Area was applied for ecological database searches to capture regional biodiversity values and potential indirect impact pathways.



2.4 Assumptions and Limitations

This assessment is subject to the following assumptions and limitations:

- The ECA is based entirely on desktop information, with no field validation undertaken.
- Environmental datasets (particularly DBCA data) were provided by the City of Melville, and no independent data acquisition has been undertaken.
- The PMST and other database outputs identify potential or likely occurrence of species and communities and do not confirm presence within the Study Area.
- The assessment reflects existing conditions and available information at the time of reporting and may change as additional data becomes available.
- Findings are intended to inform early-stage master planning only and should not be relied upon for detailed design, approvals or construction.

Further investigations, including targeted field surveys and technical studies, may be required to confirm environmental values and support future development approvals.

3 Environmental Context and Study Area

The Melville Bowling Club is situated in the Tompkins Park precinct part of the broader Attadale-Alfred Cove foreshore, which encompasses 67 hectares (ha) and extends for around 4 kilometres (km) along the Swan River. The site forms part of a well-established, multi-use recreation, community and cultural precinct that includes nearby sporting facilities such as Troy Park and Tompkins Park, the Atwell cultural precinct (comprising arts groups, a gallery and ceramics studio), and extensive foreshore open space supporting passive recreation. The area has been highly modified and is utilised for organised sport, walking and cycling, and a range of community activities and events associated with the wider foreshore precinct.

The Melville Bowling Club itself comprises four operational greens and two fallow greens, supported by a clubhouse and associated infrastructure, including approximately 115 dedicated car parking bays and additional surrounding informal parking areas. The Study Area is located within a highly constrained foreshore environment, immediately adjacent to the Swan Estuary Marine Park (Class A Reserve), which represents a regionally significant conservation asset and contributes to the environmental sensitivity of the site (**Figure 1**).

From a planning perspective, the site is located within land generally reserved for Parks and Recreation under the Metropolitan Region Scheme (MRS), reflecting its role as part of the broader public open space network along the Swan River foreshore. At the local level, the site is within the City of Melville local planning framework, where it is zoned for recreation or reserve purposes, supporting community and sporting land uses. The proximity to the Swan River also means the site is subject to additional planning considerations and statutory controls associated with the *Swan and Canning Rivers Management Act 2006*, including oversight by the DBCA. These planning and legislative frameworks reinforce the need to carefully manage environmental values, public access, and recreational use within the Study Area.



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Figure 1: Site Location and Study Area



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3.1 Environmental Sensitive Areas

The DWER maintains a spatial dataset for ESAs, which are prescribed and regulated under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. ESAs are identifying as areas possessing significant conservation, heritage, or marine environmental values, or areas protected under existing State policies.

ESAs include, but are not limited to:

- Declared World Heritage properties.
- Areas listed on the Register of the National Estate.
- Land within 50 m of a defined wetland.
- Vegetation within 50 m of flora declared as Rare under the *Biodiversity Conservation Act 2016* and associated Regulations.
- Areas supporting a TEC.

The designation of ESAs is intended to protect native vegetation associated with significant, threatened, or priority ecosystems and ecological communities, consistent with the objectives of State environmental legislation and policy. Clearing exemptions, under the Clearing Regulations, do not apply if the clearing of native vegetation is within an ESA.

Ecological features that may be ESAs within the Study Area include:

- Threatened ecological communities (saltmarsh).
- Habitat for migratory and conservation-significant species.
- Bush Forever linkage and ecological corridor function.

ESAs are discussed further in section 4.3.2.4



4 Environmental Constraints Assessment (Desktop)

4.1 Landform, Soils Topography and Regional Geology

The Melville Bowling Club is situated on a low-lying coastal floodplain, gently sloping from approximately 3.5 m Australian Height Datum (AHD) at Canning Highway to around 0 m AHD at the Swan River foreshore. The underlying geology is characterised by alluvial deposits, comprising predominantly sands and silty sands, reflecting the site's proximity to the Swan River system. In addition, areas of the site contain imported sandy fills associated with historical land use and site modification. Notably, sections of the site, particularly in the vicinity of the bowling club, are known to contain uncontrolled fill and landfill material, and parts have been classified as "remediated for restricted use," indicating the potential presence of contamination at depth.

These conditions present several implications for future development. Earthworks have the potential to encounter contaminated materials, requiring appropriate management and possible further investigation. Variability in subsurface conditions is also likely to influence geotechnical design considerations and associated construction costs. As such, targeted contamination investigations, such as, Preliminary Site Investigation (PSI) and/or Detailed Site Investigation (DSI), may be required to inform development and ensure compliance with relevant environmental and planning requirements.

4.1.1 Acid Sulfate Soils

The Melville Bowling Club is mapped as having a moderate to low risk of ASS across the majority of the site, with higher risk areas occurring closer to the Swan River foreshore and adjacent saltmarsh environments (**Figure 2**). This distribution is consistent with the site's low-lying floodplain setting and proximity to estuarine conditions, where ASS are more likely to occur at shallow depths.

These conditions have important implications for future development. Ground disturbance below the water table, particularly in higher-risk areas, has the potential to expose ASS, which can result in the generation of acidic conditions and mobilisation of metals. As such, any works involving excavation or dewatering below the groundwater table are likely to trigger the need for ASS investigations and the preparation and implementation of appropriate management plans in accordance with regulatory requirements.



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Figure 2: Acid Sulphate Soil Risk Mapping



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4.2 Hydrology, Groundwater and Surface Water

The Melville Bowling Club exhibits a strong interaction between surface water, groundwater and adjacent estuarine environment of the Swan River. Groundwater is relatively shallow, typically encountered at approximately 1.2 m below ground level, reflecting the site's low-lying floodplain setting and proximity to the river. Surface water drainage across the site is facilitated by a combination of existing infrastructure, including an open (ephemeral) drainage channel and an underground pipe network, which convey stormwater from surrounding catchments directly to the Swan River. These systems create direct discharge pathways to nearby environmentally sensitive receptors, including wetlands and estuarine habitats.

These conditions present several key implications for development. The strong hydraulic connectivity between the site and receiving environments results in a high vulnerability to water quality impacts, particularly from untreated stormwater runoff. In addition, the shallow groundwater table and existing drainage regime may impose hydraulic constraints on development, including limitations on infiltration-based drainage solutions. Without appropriate intervention, there is limited capacity to intercept, retain, and treat runoff prior to discharge, highlighting the need for integrated water-sensitive urban design measures to manage both water quality and quantity.

4.2.1 Flooding and Climate Change

The site is located within a low-lying area in proximity to the Swan River. Flood mapping indicates that the site is generally outside the 1% Annual Exceedance Probability (AEP) floodplain, which is largely confined to areas closer to the river foreshore. However, a small portion of the site boundary is intersected by the 10% AEP flood extent, indicating that some low-lying areas may be subject to inundation during more frequent, moderate flood events (**Figure 3**).

In addition, the site is contained within the Designated Flood Event (DFE) floodplain, which incorporates an allowance for extreme flood events and projected sea level rise associated with climate change. While widespread flooding of the site is not indicated under standard design events, its inclusion within the DFE floodplain highlights the presence of residual flood risk, particularly under more extreme or future conditions. The adopted 1% AEP flood level is approximately 2.22 m AHD and includes an allowance for sea level rise.

These conditions present constraints that should be considered in future development, particularly in relation to building siting, finished floor levels, and the management of overland flow paths. Consideration should also be given to maintaining flood storage capacity and avoiding adverse impacts on surrounding areas



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Figure 3 Flood Risk Mapping



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4.3 Flora, Fauna and Environmental Values

A search of the DCCEE Protected Matters Search Tool (PMST) database, applying a 1 km buffer around the site was carried out to identify species and ecological communities that may occur within the Study Area. The results of the search are shown in **Appendix A**. Given the highly disturbed nature of the Melville Bowling Club footprint, the likelihood of significant species presence within the immediate development footprint is considered low; however, adjacent foreshore and wetland habitats may support these values. Three TECs were located within the Study Area. Forty-two threatened species and fifty listed migratory species or habitat were included in the report to either be known to occur or likely to occur within the Study Area. A summary is provided in **Table 1**.



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Table 1:Threatened Ecological Communities and Threatened Species recorded in the PMST (Appendix A)

Category	Conservation Status	Details
<i>Listed Threatened Ecological Communities (TECs)</i>		
Banksia Woodlands of the Swan coastal Plain ecological community	<ul style="list-style-type: none"> Endangered 	Community considered likely to occur in the Study Area.
Subtropical and Temperate Coastal Saltmarsh	<ul style="list-style-type: none"> Vulnerable 	Community considered likely to occur in the Study Area.
Tuart (<i>Eucalyptus gomphocephala</i>) woodlands and Forests of the Swan Coastal plain ecological community	<ul style="list-style-type: none"> Critically endangered 	Community considered likely to occur in the Study Area.
<i>Listed Threatened Species</i>		
31 Bird Species	<ul style="list-style-type: none"> 12 Endangered Two Critically Endangered 17 Vulnerable 	<ul style="list-style-type: none"> Foraging, feeding or related behaviour likely to occur with the Study Area. Foraging, feeding or related behaviour known to occur with the Study Area. Species or species habitat may occur within Study Area. Species or species in Study Area habitat likely to occur within Study Area. Species or species habitat known to occur within the Study Area
Two Mammal Species	<ul style="list-style-type: none"> One Vulnerable One Critically Endangered 	<ul style="list-style-type: none"> Species or species habitat likely to occur within Study Area,
11 Plant Species	<ul style="list-style-type: none"> Seven Endangered One Critically Endangered Three Vulnerable 	<ul style="list-style-type: none"> Species or species habitat may occur within the Study Area. Species or species habitat is likely to occur within the Study Area.
<i>Listed Migratory Species</i>		
13 Migratory Marine Birds	<ul style="list-style-type: none"> Three Least Concern Four Endangered Six Vulnerable 	<ul style="list-style-type: none"> Species or species habitat may occur within the Study Area. Species or species habitat is likely to occur within the Study Area Foraging, feeding or related behaviour likely to occur with the Study Area.
Eight Migratory Marine Species	<ul style="list-style-type: none"> Three Least Concern Three Endangered Two Vulnerable 	<ul style="list-style-type: none"> Foraging, feeding or related behaviour known to occur with the Study Area Species or species habitat may occur within the Study Area
One Migratory Terrestrial Species	<ul style="list-style-type: none"> One Least Concern 	<ul style="list-style-type: none"> Species or species habitat may occur within the Study Area
28 Migratory Wetland Species	<ul style="list-style-type: none"> 16 Least Concern Seven Vulnerable Three Endangered Two Critically Endangered 	<ul style="list-style-type: none"> Species or species habitat known to occur within the Study Area Foraging, feeding or related behaviour known to occur with the Study Area. Species or species habitat likely to occur within the Study Area,



OFFICIAL**4.3.1 Fauna**

The City of Melville provided DBCA database search results on the 2nd of June 2026, which identified numerous records of conservation-significant fauna within the study area, including threatened (Critically Endangered, Endangered and Vulnerable) and specially protected species, indicating the broader locality has value for fauna, particularly avifauna (**Figure 4**).

The study area also partially intersects with the Melville Bird Sanctuary, which is a designated area supporting a high diversity of resident and migratory bird species associated with the Swan River estuary. The presence of the sanctuary further elevates the ecological sensitivity of the site and indicates that potential disturbance, particularly from noise, lighting, and increased human activity, should be carefully considered during redevelopment planning to avoid impacts to avifauna habitat and behaviour.



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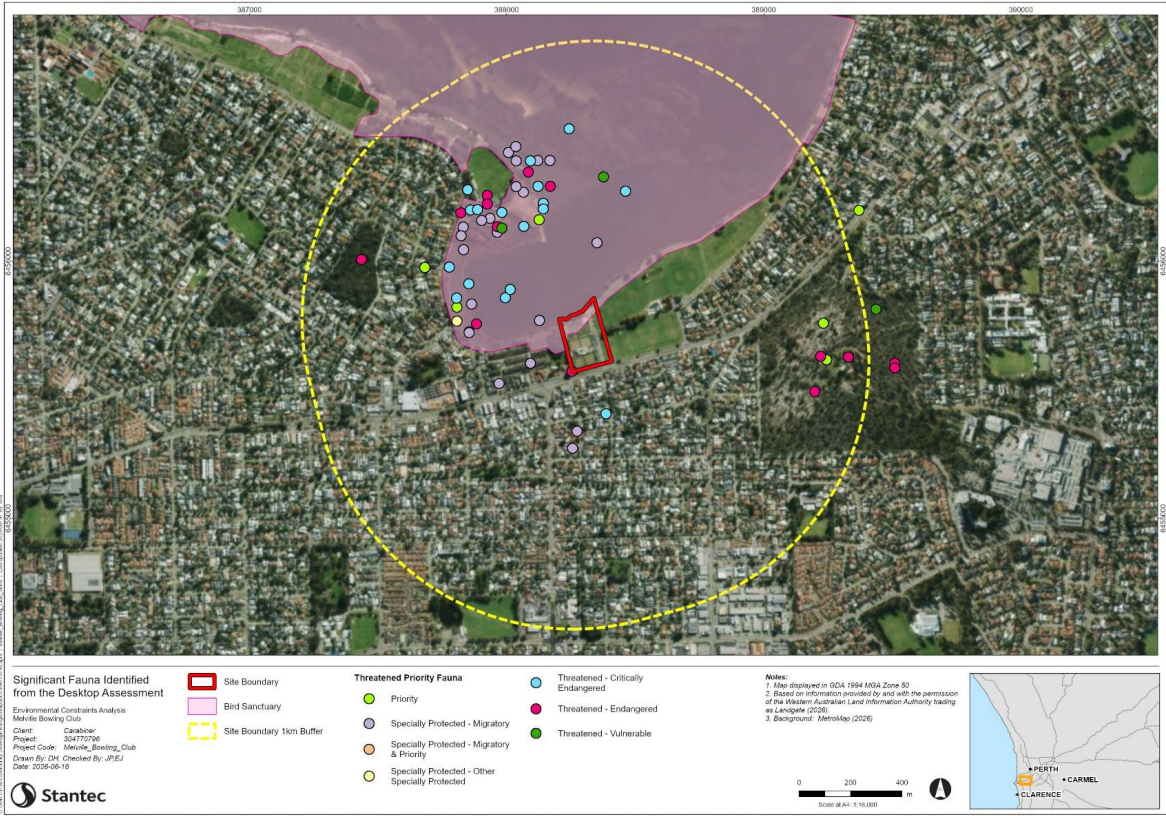


Figure 4 Significant Fauna Identified During Desktop Assessment



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4.3.2 Flora and Vegetation

Vegetation within the boundaries of the Study Area consists of mix of highly disturbed turf and landscaped areas (bowling greens, and car parks) occurring. Remnant vegetation is concentrated along the foreshore of the adjacent Swan River.

The City of Melville provided DBCA database search results on the 2nd June 2026, which identified the presence of the several Priority Ecological Communities (PEC) within close proximity to the Study Area, however no Threatened Ecological Communities were recorded (**Figure 5**). Associated wetland vegetation, including *Melaleuca* and *Eucalyptus* communities, is also present. These PEC and wetland vegetation areas provide suitable habitat for a range of Migratory bird species and resident waterbirds and fauna species. They are of high ecological value, contributing to habitat connectivity and forming part of recognised regional ecological linkages.



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Figure 5 Significant Flora Identified During Desktop Assessment



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OFFICIAL**4.3.2.1 Wetlands**

The Study Area is located within a wetland-influenced foreshore system associated with the Swan River. Based on regional datasets, wetlands in proximity are likely to be classified as Conservation Category Wetlands (CCW) or Resource Enhancement Wetlands (REW), both of which are afforded a high level of protection. Development within or adjacent to these systems is subject to strict avoidance and buffer requirements.

Based on available mapping, portions of the study area are likely to meet the definition of an Environmentally Sensitive Area (ESA), particularly where TECs and wetland buffers occur within or immediately adjacent to the site. As such, any clearing of native vegetation within these areas would require formal assessment and would not be eligible for standard clearing exemptions.

4.3.2.2 Regional Ecological Linkages

In the Perth and a portion of the Southwest region, regional and local ecological linkages have been identified following a methodology outlined in The Local Government Biodiversity Planning Guidelines for the Perth Metropolitan Region (Del Marco et al. 2004). Del Marco et. al. (2004) defines an Ecological Linkage as a series of non-contiguous natural areas that connect larger natural areas by forming stepping stones through the altered landscape that allows the movement over time of organisms between these larger areas and across the landscape. The targeted maximum distance between natural areas is between 100-500 m.

Although Regional Ecological Linkages are not statutory planning controls, they are recognised within State and local planning policy as an important tool for maintaining landscape-scale biodiversity. In this context, the Swan River foreshore linkage adjacent to the Melville Bowling Club should be considered in future planning and development assessment, with an expectation that proposals demonstrate avoidance or minimisation of impacts to ecological connectivity. As such, the presence of a Regional Ecological Linkage introduces a policy-based constraint, influencing design, assessment outcomes, and potential approval conditions where impacts to adjacent vegetated areas may occur.

The Melville Bowling Club site is located within a broader foreshore environment that forms part of a regionally significant ecological linkage along the Swan River corridor. Ecological linkages are shown in **Figure 6**.

4.3.2.3 Bush Forever

Bush Forever is a Western Australian Government initiative that identifies and protects regionally significant bushland within the Perth Metropolitan Area, with the aim of retaining at least 10% of the original extent of each vegetation complex and conserving areas of high biodiversity value. Bush Forever sites are selected based on criteria including representation of vegetation communities, ecological linkages, habitat value, and condition, and are afforded a high level of protection through State and local planning processes.

The Melville Bowling Club site itself has not been identified as a Bush Forever site and is characterised by highly modified and maintained land uses associated with recreation. However, Bush Forever Site 331 (Tompkins Park / Attadale Foreshore) occurs in close proximity to the site, encompassing parts of the adjacent foreshore and associated native vegetation. These areas provide important ecological functions, including habitat for fauna and connectivity along the Swan River corridor. While direct



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impacts to Bush Forever areas are unlikely if redevelopment is contained within the existing disturbed footprint, any encroachment toward adjacent foreshore vegetation may introduce constraints and require careful consideration to avoid indirect impacts to these regionally significant conservation values.

4.3.2.4 ESA

Mapping indicates that the site is located within an Environmentally Sensitive Area (ESA) buffer, associated with the adjacent Swan River foreshore, wetlands and mapped ecological values (Figure 6). While much of the site itself is highly modified, the ESA designation reflects the proximity to sensitive environmental receptors, including wetland systems, potential Threatened Ecological Communities (TECs), and habitat for conservation-significant fauna. The presence of an ESA has important regulatory implications, as clearing exemptions do not apply within ESAs, and any clearing of native vegetation would require formal assessment and approval. Accordingly, redevelopment planning should seek to avoid encroachment into remnant vegetation and buffers, minimise disturbance to adjacent habitats, and account for the increased level of environmental oversight associated with ESA-designated land.



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Figure 6 Ecological Values Surrounding the Study Area



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Ecosystem services provided by the PEC, wetland vegetation and the recognised ecological linkage include:

- **Flood mitigation:** wetlands on the floodplains along waterways can mitigate the impacts of floods by absorbing excess water and retaining it or returning it to the water table. When a river is cut off from its floodplain and associated wetlands, floodwaters are forced to flow in the main channel and can create deep and high velocity flows downstream(DoEE 2016).
- **Water purification:** Maintain water quality by filtering out nutrient and sediments. Additionally, Dense vegetation (e.g. saltmarsh grasses, sedges, Melaleuca roots) physically traps sediments, improving water clarity before runoff potentially enters the Swan River. These processes reduce turbidity and prevent sedimentation impacts on the Swan River Estuary (Water and Rivers Commission 2000).
- **Carbon sequestration:** The saltmarsh TEC and associated wetland vegetation provide important carbon sequestration ecosystem services by capturing atmospheric carbon dioxide and storing it in plant biomass and waterlogged soils. Saltmarsh systems sequester carbon primarily through high rates of photosynthesis, with carbon stored both aboveground (in vegetation) and, critically, belowground in sediments where anoxic conditions slow decomposition and allow long-term carbon burial. Wetland vegetation communities, including Melaleuca and Eucalyptus systems, further enhance carbon storage through biomass accumulation and the formation of carbon-rich leaf litter and soils, which can store substantial carbon stocks and continue to accrete over time.



5 Impact Pathways and Approval Risk Summary

Potential environmental impacts associated with the redevelopment of the Melville Bowling Club have been identified based on existing site conditions and surrounding environmental values. At this stage, impacts are considered qualitatively and focus on the pathways through which development activities could affect sensitive environmental receptors and associated approval risks. These are summarised in Table 2 below.

These pathways highlight that development within the existing disturbed footprint is likely to present relatively low approvals risk, whereas expansion toward environmentally sensitive areas substantially increases regulatory complexity, approval timeframes, and project risk.



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Table 2: Potential Impact Pathways and Approvals Summary

Impact Pathway	Description	Potential Primary Environmental Receptors	Possible Key Approval Triggers / regulatory requirements	Risk Level
Vegetation clearing and habitat disturbance	Redevelopment may require removal or disturbance of native vegetation, particularly near the foreshore, potentially affecting PECs and potential TEC (e.g. coastal saltmarsh) and habitat for migratory species.	<ul style="list-style-type: none"> • PEC / TEC • Foreshore vegetation • Migratory bird habitat • Ecological linkages 	<ul style="list-style-type: none"> • EP Act Part V Clearing Permit • ESA provisions (no exemptions) • EPBC Act referral may be triggered where TEC / migratory species impacts occur 	Moderate - High
Surface water runoff and water quality	Increased impervious area and altered drainage may increase runoff and pollutant loads discharging to the Swan River via existing direct drainage pathways.	<ul style="list-style-type: none"> • Swan River • Estuarine habitats • Wetlands 	<ul style="list-style-type: none"> • DWER assessment (water quality / drainage) • Swan and Canning Rivers Management Act approvals • Water Sensitive Urban Design / stormwater management requirements 	Moderate - High
Hydrological modification	Changes to levels, drainage infrastructure or flood behaviour may alter surface water, groundwater and wetland hydrology, impacting ecological processes and flood storage.	<ul style="list-style-type: none"> • Floodplain • Groundwater system • Wetlands • Swan River 	<ul style="list-style-type: none"> • Swan River Act approvals • DWER approvals / advice • Hydrological and flood modelling requirements 	Moderate–High
Ground disturbance (ASS and contamination)	Excavation and dewatering may disturb ASS or historical landfill, resulting in acid generation or mobilisation of contaminants.	<ul style="list-style-type: none"> • Soils • Groundwater • Downstream receptors (river/wetlands) 	<ul style="list-style-type: none"> • ASS investigation and management plan (DWER) • <i>Contaminated Sites Act 2003</i> obligations • Construction environmental management requirements 	Moderate
Fauna disturbance	Construction and operational activities (noise, lighting, human presence) may disturb fauna, particularly migratory and waterbird species in adjacent habitats.	<ul style="list-style-type: none"> • Migratory birds • Waterbirds • Foreshore habitat 	<ul style="list-style-type: none"> • EPBC Act (indirect disturbance considerations) • Approval conditions (timing, lighting, buffers) 	Low–Moderate
Flooding and climate change interactions	Development within a flood-prone area may alter flood storage, flow paths, or increase exposure to inundation, particularly under future sea level rise scenarios.	<ul style="list-style-type: none"> • Floodplain • Built environment • Surrounding land uses 	<ul style="list-style-type: none"> • Planning approvals (State Planning Plan floodplain requirements) • Flood modelling and design justification • Floor level and resilience conditions 	High



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Based on the desktop review, potential environmental constraints and risks were identified by considering typical impact pathways associated with redevelopment, including:

- Vegetation clearing and habitat disturbance.
- Changes to surface water drainage and water quality.
- Ground disturbance affecting ASS and contaminated fill.
- Alterations to hydrological connectivity with wetlands and the Swan River.
- Increased human activity and disturbance to fauna.

The likelihood and consequence of these impacts were considered qualitatively to inform a high-level risk assessment.



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Appendices



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Appendix A Protected Matters Search Tool – EPBC Act



Environmental Constraints Analysis

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the Environment and Water**

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 14-May-2026

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Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	50
Listed Migratory Species:	50

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	55
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	4
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	6
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

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Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Forrestdale and thomsons lakes	Within 10km of Ramsar site	In buffer area only

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Banksia Woodlands of the Swan Coastal Plain ecological community	Endangered	Community likely to occur within area	In feature area
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In feature area
Tuart (Eucalyptus gomphocephala) Woodlands and Forests of the Swan Coastal Plain ecological community	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris tenuirostris Great Knot [862]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Calyptorhynchus banksii naso Forest Red-tailed Black-Cockatoo, Karrak [67034]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In feature area
Leipoa ocellata Malleefowl [934]	Vulnerable	Species or species habitat may occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Limosa lapponica menzbieri</u> Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit [86432]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Limosa limosa</u> Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
<u>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Pachyptila turtur subantarctica</u> Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Phaethon rubricauda westralis</u> Red-tailed Tropicbird (Indian Ocean), Indian Ocean Red-tailed Tropicbird [91824]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Pluvialis squatarola</u> Grey Plover [865]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
<u>Rostratula australis</u> Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Sternula nereis nereis</u> Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Thalassarche cauta</u> Shy Albatross [89224]	Endangered	Species or species habitat likely to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Zanda latirostris listed as Calyptorhynchus latirostris Carnaby's Black Cockatoo, Short-billed Black-cockatoo [87737]	Endangered	Species or species habitat known to occur within area	In feature area
MAMMAL			
Dasyurus geoffroii Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pseudocheirus occidentalis Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit [25911]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Andersonia gracilis Slender Andersonia [14470]	Endangered	Species or species habitat likely to occur within area	In feature area
Banksia mimica Summer Honeypot [82765]	Endangered	Species or species habitat may occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Caladenia huegelii King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid [7309]	Endangered	Species or species habitat likely to occur within area	In feature area
Diuris drummondii Tall Donkey Orchid [4365]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Diuris micrantha Dwarf Bee-orchid [55082]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Diuris purdiei Purdie's Donkey-orchid [12950]	Endangered	Species or species habitat may occur within area	In feature area
Drakaea elastica Glossy-leaved Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid [16753]	Endangered	Species or species habitat likely to occur within area	In feature area
Drakaea micrantha Dwarf Hammer-orchid [56755]	Vulnerable	Species or species habitat may occur within area	In feature area
Macarthuria keigheryi Keighery's Macarthuria [64930]	Endangered	Species or species habitat may occur within area	In feature area
Thelymitra stellata Star Sun-orchid [7060]	Endangered	Species or species habitat may occur within area	In buffer area only
Thelymitra variegata Queen of Sheba [12582]	Critically Endangered	Species or species habitat may occur within area	In feature area
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
SHARK			
Pristis pristis Largetooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Endangered	Species or species habitat may occur within area	In feature area
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area
Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Phaethon rubricauda Red-tailed Tropicbird [994]		Species or species habitat known to occur within area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat likely to occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophrys Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Marine Species			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area	In feature area
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat may occur within area	In feature area
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Pristis pristis Largetooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Endangered	Species or species habitat may occur within area	In feature area
Migratory Terrestrial Species			
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris alba Sanderling [875]		Foraging, feeding or related behaviour known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area	In feature area
Calidris ruficollis Red-necked Stint [860]		Foraging, feeding or related behaviour known to occur within area	In feature area
Calidris tenuirostris Great Knot [862]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Charadrius bicinctus Double-banded Plover [895]		Foraging, feeding or related behaviour known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Numenius phaeopus Whimbrel [849]		Foraging, feeding or related behaviour known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In feature area
Phalaropus lobatus Red-necked Phalarope [838]		Foraging, feeding or related behaviour known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Foraging, feeding or related behaviour known to occur within area	In feature area
Pluvialis squatarola Grey Plover [865]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Tringa brevipes Grey-tailed Tattler [851]		Foraging, feeding or related behaviour known to occur within area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Foraging, feeding or related behaviour known to occur within area	In feature area
Tringa totanus Common Redshank, Redshank [835]		Foraging, feeding or related behaviour known to occur within area	In feature area
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Department of Defence ADF Warehouse - Myaree [DD_5045]	WA	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris alba Sanderling [875]		Foraging, feeding or related behaviour known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Calidris tenuirostris Great Knot [862]	Vulnerable	Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Charadrius bicinctus Double-banded Plover [895]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Charadrius ruficapillus Red-capped Plover [881]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Diomedea amsterdamensis Amsterdam Albatross [64405]	Endangered	Species or species habitat may occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In feature area
Gallinago megala Swinhoe's Snipe [864]		Foraging, feeding or related behaviour likely to occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago stenura Pin-tailed Snipe [841]		Foraging, feeding or related behaviour likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Himantopus himantopus Pied Stilt, Black-winged Stilt [870]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Foraging, feeding or related behaviour likely to occur within area overfly marine area	In feature area
Numenius phaeopus Whimbrel [849]		Foraging, feeding or related behaviour known to occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In feature area
Phaethon rubricauda Red-tailed Tropicbird [994]		Species or species habitat known to occur within area	In feature area
Phalaropus lobatus Red-necked Phalarope [838]		Foraging, feeding or related behaviour known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Foraging, feeding or related behaviour known to occur within area	In feature area
Pluvialis squatarola Grey Plover [865]	Vulnerable	Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Recurvirostra novaehollandiae Red-necked Avocet [871]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat likely to occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In feature area
Tringa brevipes as Heteroscelus brevipes Grey-tailed Tattler [851]		Foraging, feeding or related behaviour known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area

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Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Tringa totanus Common Redshank, Redshank [835]		Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Foraging, feeding or related behaviour known to occur within area overfly marine area	In feature area
Reptile			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Alfred Cove	Nature Reserve	WA	In feature area
Swan Estuary - Alfred Cove	Marine Park	WA	In feature area
Swan River	Management Area	WA	In buffer area only

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Protected Area Name	Reserve Type	State	Buffer Status
Unnamed WA44414	5(1)(g) Reserve	WA	In feature area

EPBC Act Referrals	[Resource Information]
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Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Shenton Park Subdivision	2004/1479	Controlled Action	Completed	In feature area

Not controlled action

Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
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INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
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Not controlled action (particular manner)

City of Cockburn Sporting Facilities	2005/2139	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
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INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
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South West Metropolitan Railway Project	2003/1175	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
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Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

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Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

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Please feel free to provide feedback via the [Contact us](#) page.

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Appendix E – Consultation Report

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**CITY OF MELVILLE
MELVILLE BOWLING AND RECREATION
CLUB
NEEDS ANALYSIS
CONSULTATION REPORT**

City of Melville
May 2026

BRAD PAATSCH / MANAGING DIRECTOR
TELEPHONE 0419 596 268

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1 INTRODUCTION

The City of Melville (the "City") has engaged Paatsch Group to develop a Needs Analysis and Feasibility Study for the Melville Bowling and Recreation Club (MBRC).

The existing MBC is an ageing asset, and portions of the MBRC are no longer compliant or fit for purpose. The project is to consider the future needs and viability of possible options for provision and management of the MBRC, prioritising sustainability.

This report details the outcomes of the Stakeholder Consultation undertaken to inform the development of the Needs Analysis.

2 CONSULTATION PROCESS

The process for the Stakeholder Engagement is detailed in the Stakeholders Engagement Plan. Summary details follow.

2.1 Stakeholder Consultation Purpose

- Engage with key stakeholders in February and March 2026. This consultation process will assist in:
 - Understanding what currently works "well" and what currently does not work or could be improved with current facilities.
 - Identifying components of other facilities that have been seen or experienced by stakeholders' personnel that they believe work well and/or could be incorporated into a new facility.
 - Identification of existing and projected participation numbers, functional and spatial requirements.
 - Identification of likely growth and development areas and any facility requirements associated with this.
 - Identification of prioritisation of future facility developments and requirements.
 - Gain an understanding of what facilities are able to be shared (if any) and the parameters (with who, times etc.) of any sharing and/or the facilities that cannot be shared.
 - Identification of any potential new (community or commercial) opportunities to enhance the facility and ensure the long-term financial sustainability.
- Follow up any queries or concerns and summarise key themes using an engagement report, to share with key stakeholders, ensuring information is clear, understood and agreed upon.
- Seek feedback from each key stakeholder on the engagement process and share any feedback with the City.

2.2 Stakeholder Mapping

Stakeholders were mapped to identify the requirements for consultation.

2.3 Consultation Methods

The consultation process included the following methods:

- **Face to face consultation:** In-person, video conferencing via Microsoft Teams or similar and teleconferences were used for these sessions depending on availability.

2.4 Stakeholders Consulted

The list of stakeholders consulted is included at Appendix A.

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3 PRIMARY STAKEHOLDERS

This section summarises feedback received via consultation sessions with the Primary Stakeholders being Melville Bowling and Recreation Club and Perth Saints FC. A combination of face-to-face meetings, telephone calls and email responses were used to seek input.

At each meeting a high level project background was provided by Paatsch Group with context of the project provided. The sessions were not recorded by the consultants, but meeting notes were taken that form the basis of the information provided below.

3.1 Notes

Notes were taken by consultants during the meetings with the responses summarised as follows:

Club	Summary Responses
Melville Bowling and Recreation Club	<ul style="list-style-type: none"> Two meetings were conducted with representatives from the MBRC. The first on Wednesday 21 January 2026 was a project introduction meeting that was also attended by City Officers. The second meeting was held on Friday 20 February 2026. The MBRC provided details around their current operations and memberships and this information is incorporated in the main body of the Needs Analysis Report. The MBRC identified that maintaining the identity of the Club and opening the facility up more to the community were important to the Club with any redevelopment. Maintaining operations during redevelopment. The Club identified the following that work "well" with the facilities: <ul style="list-style-type: none"> Function area and bar lounge. Building envelope worked well located in position. Incorporation of other sports member decision to focus on area between building and Canning Hwy – focus for bowls north of the facility. [Update Meeting 15 June 26 – 2 grass greens and one synthetic. Advice from DBCA about not approving synthetic that close to the river. Members meeting locates synthetic green on Green A. Develop area to north of existing greens as flat green space. Shared use of a greens keeper with other clubs to reduce costs]. Veranda with northern aspect, shade, view to greens and river. Areas that could be improved or don't work so well included: <ul style="list-style-type: none"> Dated facility. Need a playground facility to help attract younger families. (No visual connection to any potential location. Reticulation is all surface based – not sub surface. Greens themselves are in good condition. All recently renovated. Members want to retain grass (which would mean two greens) plus a synthetic. Entrance to the facility – not logical. Visually not attractive. The Club identified the following that work well in the Tompkins Park precinct as a whole: <ul style="list-style-type: none"> With precinct including Atwell House, open to work with precinct so that precinct works with connection between facilities. When Padel is introduced, extra car parking between facilities would be good – better accessibility is on the wish list. The Club identified the following that don't work well in the Tompkins Park precinct as a whole: <ul style="list-style-type: none"> Parking at times is challenging. Supportive through road to Atwell House to support parking addition. Egress on Canning Hwy can be challenging. No relationship with Tompkins Park Associations. Top 3 future facility requirements: <ul style="list-style-type: none"> Synthetic Green number 1 priority (plus shade cover if possible). Refurbishment or redevelopment of the Club room facility. [Note: Club provided concepts].

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Club	Summary Responses
	<ul style="list-style-type: none"> Three Grass greens are expensive to maintain but want to keep at least two – 85% of membership are supportive of retaining How does your facility perform financially? <ul style="list-style-type: none"> The Club provided P&L statements for the previous FY. Greens keeper is employed fulltime – currently 4th year. Engage Aaron Faulkner from Double View as a consultant to provide advice. Club provides a good social aspect for members who have lost partners etc. The role of the club in the community. Good atmosphere around the club at the moment. Amalgamation with Mt Pleasant had previously been discussed and the Club confirmed this is now off the table completely.
Perth Saints FC	<ul style="list-style-type: none"> The Club identified the following that work “well” with the facilities: <ul style="list-style-type: none"> The relationship with the Bowls Club. It had deteriorated a few years previous and there is now more flexibility with the opening and closing time. Fields that have been able to work with rugby on to get additional space. Areas that could be improved or don’t work so well included: <ul style="list-style-type: none"> Challenge is separation from change rooms to Bowling Club. Lack of own Club Room e.g. the Saints put on function for AFC that cost \$3500 and the Club received nothing back from bar. Storage – Currently using a sea container/s. Bowling Club has agreed to provide a space. Change rooms Top 3 future facility requirements: <ul style="list-style-type: none"> Ideally a club room - Trophies and pennants are in a sea container at Bibra Lake at the moment. Canteen – Tompkins Park not open at the times the Club uses the field on Sundays. The Club uses coffee vans – service provision with secondary benefit of revenue generation. A couple of change rooms. [Note: following further engagement in September 2026, PSFC indicated that change rooms are no longer a priority in the MBRC due to continued usage of the facilities at Tompkins Park]. Queried option to have river side of Tompkins Park as rugby and Canning side as soccer. No crossing to get from change rooms to Canning side. Worry about road for kids. No real issues with parking when there by themselves – only an issue when bowls or others have an event on at the same time.

Table 1 – Primary Stakeholder Summary Responses

3.2 Summary

Key themes that emerged from the consultation included:

- The MBRC identified that maintaining the identity of the Club and opening the facility up more to the community were important to the Club with any redevelopment.
- Key priorities for the MBRC are a synthetic green, refurbishment or redevelopment of the club room and retention of two grass greens.
- Key priorities for the Perth Saints are ideally a club room, storage and access to canteen facilities.
- Consultants note that there is not a “precinct” wide approach to facilities. Perth Saints isolated between the two facilities.
- Neither the MBC nor the Perth Saints have a relationship with the Tompkins Park Association.
- Perth Saints identified and opportunity to reallocate green spaces between Rugby and Soccer for more efficient use of green space and deconflict parking.

OFFICIAL**4 PRECINCT STAKEHOLDERS' ENGAGEMENT**

This section summarises feedback received during meetings conducted with the sporting clubs that utilise the adjoining Peter Ellis Park.

4.1 Notes

Notes were taken by consultants during the meetings with the responses summarised in the Table below.

Club	Summary Responses
DBCA	<ul style="list-style-type: none"> Two sessions were conducted with representatives from DBCA and the Statutory Assessment Unit. Consultants were provided with further correspondence from DBCA to confirm to provide further advice. Key points from the engagement are captured below. Representative from DBCA emphasised that the MBRC is located in a Regional Open Space and that usage is important as is considering the MBRC role in the broader precinct including both Atwell House and Tompkins Park. Parking key points: <ul style="list-style-type: none"> Expansion north of the existing MBRC is problematic and the existing layout is inefficient. Greater efficiencies can be achieved by rearranging existing car park. Access solution for the entire site required. Optimal parking provision and not wasting green space or stretching into foreshore provision. Not supportive of parking along Canning Highway or between MBRC and Atwell House as has been shown on Precinct Layout Plan. Land use: <ul style="list-style-type: none"> Any material change of use will determine where the application process is determined. Support for complementary commercial activities may be limited to a café that has been contemplated in previous studies. Needs to be consistent with regional open space. Living stream being worked on along boundary - if possible, relocation of the equipment store. Push greens towards the roadside if possible as it creates a buffer to the river. Management program for synthetic turf will be important for approvals. Supplementary information provided on requirements for synthetic turf with primary concern being plastics entering the waterways / impact on the environment. Padel approved as a permit. Based on information from the federal guidelines and AS4282, DBCA have the position that light spill onto the river or conservation zone should not exceed more than moonlight (0.01 – 0.03 lux) and have a correlated colour temperature of below 2700K.
Swan Estuary Reserves Action Group	<ul style="list-style-type: none"> SERAG is a volunteer based incorporated body who support the managing authorities and those organisations involved in the restoration of the natural environment of the Swan River Estuary. Representatives are going to send through initial submission to Atwell Precinct Master Plan that captures still their feedback on the area. Any future redevelopment needs to be cognisant of the area they are in – an A class reserve in proximity to river. <ul style="list-style-type: none"> native plants, drainage reconfigured so no pollution in to river and any water is filtered prior to entering river. Prefer to see a smaller footprint for buildings. Noise and lights and proximity to river a consideration. SERAG is not supportive of any use of the crown land that is currently outside of the bowls club lease. <ul style="list-style-type: none"> Take into account foreshore master plan to protect the river e.g. bike path on the edge of the crown land. Aware of the danger of the cycle way so would like to see it realigned with edge of crown land. Use of Troy Park is considering their needs. Would look to use it for larger meetings that are relevant to that area.

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Club	Summary Responses
	<ul style="list-style-type: none"> Alfred Cove doesn't get any tidal flush. Because of the influx from the living stream, get incredible mix of bio diversity – so has been a meeting place for the Whadjuk Noongar people in the past. It would be good to see revegetation of the area. SERAG have actively tried to get the crown land into the conservation estate to provide a buffer to the river. Need to protect the river as well as the birds – protection and conservation. Conservation values are important. Environmental values acknowledge. Focus is on the habitat. Passive recreation opportunities through area to say “how lucky I am to be here”.
Friends of Melville Bird Sanctuary	<ul style="list-style-type: none"> Consultants spoke to representative from the FMBS. Any future redevelopment should consider: <ul style="list-style-type: none"> Revegetation of the crown land outside the boundary of the clubs lease area. More opportunity to interact with the Club such as the café as was originally proposed that perhaps a relationship back to the bird sanctuary. Ensure complementary with Atwell Gallery. Possible observation landing from a 2nd story? Opportunity as a User in future - raised viewing platform perhaps with a relationship back to club. FMBS is not supportive of parking that impacts on the sanctuary. Overflow on the grass area. City of Joondalup two-tiered viewing platform (on Facebook at the moment) Yellagonga Regional Park. Save the floor sprung floor and good for dancing. Run events out of the Eco Centre at the moment which is remote to the bird sanctuary.
MRWA	<ul style="list-style-type: none"> The MBRC is adjacent to Canning Highway which is a Primary Regional Road with Road Reserve crossing over into the bowls club lot. The Road Reserve is in place for a potential future widening of Canning Highway from North Lake Road to adjacent to Tompkins Park. Important to note that current concept plans are subject to change and there is no timeframe currently for the future widening. No current provision to provide additional access to the precinct and the egress from the car park may change if the 3rd lane is delivered. i.e. left turn only as it is too dangerous to turn right across three lanes. No permanent large landscape elements within the PRR – only on private side.

Table 2 – Precinct Stakeholders Engagement

4.2 Summary

Key themes that emerged from the consultation included:

- Each of DBCA, SERAG and FMBS were not supportive of the Crown Land adjacent to the MBRC Lease Area (and formerly within the lease area) being returned to the lease area. Preference is to see a revegetation of that area as has been considered in the Masterplan work completed by Element for the area. [Potential funding opportunity?].
- Potential impacts on the Swan River from any redevelopment are important considerations in developing concepts for the MBRC as is how the facility fits within the broader Tompkins Park Precinct.
- Concept design will need to take into consideration the road reserve.

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5 BOWLS WA AND FUTURE PADEL

This section summarises feedback received during meetings conducted with Bowls WA as the State Sports Association for Bowls and with Future Padel, potential the sub lease holders at the MBRC.

5.1 Notes

Notes were taken by consultants during the meeting with the responses summarised in the Table below.

Agency	Summary Responses
Bowls WA	<ul style="list-style-type: none"> Bowls world has changed significantly over the last 30 years – increase in corporate usage of bowls clubs and use of club house facilities - competition with hotels – increase in secondary uses. Clubs need to make the income separate to traditional Bowls – meeting/function spaces. "Small function facilities that play bowls on side". Bowls has seen a reduction in playing members over the last 40 years. The change in Clubs has been the addition of associated activities that then drive visitors to the venues. Requirements in a new facility: <ul style="list-style-type: none"> Supplementary activities are the key and the ability to let the facility out to others. Bowls playing facilities are important but probably a 30/70 mix. Grass v synthetic – bowls is a bit like tennis. 2 out of 64 clubs have 5/5 grass greens – difficult to get the quality greens keepers. Synthetic greens are cheaper year on year. Once capital cost is paid up front, 12 years to replace. Still need to water – can use 365 days of the year, no need to rest and renovate. Shade is critical – seen a real increase in clubs trying to get complete coverage. Discussion has gone from grass v synthetic to synthetic plus a cover. (Makmax - https://www.makmax.com.au/portfolio/case-studies/) Benchmark Facilities include: <ul style="list-style-type: none"> Helensvale - northern Gold Coast, Cabramatta, St Johns Park, Ocean Grove Vic. Locally Cockburn – built from scratch – good function area, members area, green under cover plus one, plus pickle/padel and an active restaurant. The Club currently probably only need two synthetic greens but need to be 8 rinks – so 16 in total. Potential mix of two grass and one synthetic green is problematic from a financial sustainability perspective. The cost of maintaining grass greens inhibits the creation of a sinking fund for synthetic turf replacement when required.
Future Padel	<ul style="list-style-type: none"> Future Padel have signed a 10 year sub lease with the MBC with 2 5 year options. They are currently operating one other site in Perth at Lake Monger Recreation Club. MBC provides access to an underutilized space. Co-location at a Bowls Club saves money on the support infrastructure such as toilets and bar. Current zoning of sport and rec and has frontage to Canning Highway and exposure for signage. Padel players tend to flow through the day due to the way court bookings work – not a peak periods are from 4pm. Saturdays are busy but again flow is during the day. 1300 unique users of the app within 6 weeks with 4 courts at the current location. Potential usage of facility of 1000 a week. Facilities are adequate at the moment – access to change rooms and toilets important. Future Padel are exploring potential alfresco area between maintenance shed and bbq to add to their offering.

Table 3 – Bowls WA and Future Padel

OFFICIAL**5.2 Summary**

Key themes that emerged from the consultation included:

- Bowls Clubs have had to move away from the sport of Bowls being a primary source of revenue and activity with supplementary activities such as function rooms supporting facility financial sustainability.
- Padel would appear to be a nice fit with the above in that it provides a revenue source through not only rent but also through driving foot traffic to bar any future catering activities.
- Bowls WA advice on greens composition is conflicted with the MBRC preferred position – an issue that will need to be addressed early in this process.

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6 ELECTED MEMBERS ENGAGEMENT SESSION

This section summarises feedback received during the engagement session conducted with the City of Melville Elected Members on Tuesday 24 March 2026. As part of the session, Elected Members were asked to write down on sticky notes responses to the following questions:

- What are your priorities for any future facility developments at the Melville Bowling and Recreation Club?
- Is there anything that you definitely do not want to see included?

All responses were documented by the Consultants with responses grouped and summarised below.

6.1 Notes

Agency	Summary Responses
City of Melville – Elected Members	<ul style="list-style-type: none"> • What are your priorities for any future facility developments at the Melville Bowling and Recreation Club? <ul style="list-style-type: none"> ○ Multi-purpose facility with a variety of activities on site – a social and active hub – a vibrant hub. ○ Financial sustainable <ul style="list-style-type: none"> ▪ Attractive hireable facilities. ▪ Alternate revenue sources. ▪ Club able to make financial contribution to project and ongoing maintenance. ○ Good spaces for functions with modern kitchen. ○ Adequate storage. ○ Increases in pennant players and core bowling infrastructure • Is there anything that you definitely do not want to see included? <ul style="list-style-type: none"> ○ Single club imploding and excluding others. ○ Facility that is exactly the same as Tompkins Park that competes with Tompkins Park - should be a point of difference. ○ A facility for only a few clubs. ○ Uncovered green/s. [Note

Table 4 – Elected Members

OFFICIAL**APPENDICES****Appendix A – Stakeholders Consulted**

Stakeholders			Consultation Method	
Organisation	Contact Name	Role	Face-2-Face/Telecon	Email Input
Melville Bowls Club	Tim Cattle	President	✓	✓
Melville Bowls Club	Les Preedy	Secretary	✓	
Perth Saints Football Club	Brett Lambert	President	✓	
Swan Estuary Reserves Action Group	Margaret Matassa		✓	
Bowls WA	Ken Pride	CEO	✓	
Dept of Biodiversity Conservation and Attractions	Mitch Jones		✓	✓
Dept of Biodiversity Conservation and Attractions	Greg Kominsky	Manager Statutory Assessment Unit	✓	
Main Roads WA	Hector Lee		✓	
Main Roads WA	John McDonald		✓	
Future Padel	Jay Usher	Director	✓	
Future Padel	Danny Usher	Director	✓	
Melville Bird Sanctuary	Jenny Christenson		✓	
Melville Bird Sanctuary	Tom Lubin	President	✓	

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Appendix F – Draft Development Proposal Schedule of Accommodation

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No:	Item	Quantity	Capacity	Mandatory or Optional	M2	E	I	Notes
1.00	EXTERNAL							
1.01	Carparking - Permanent	106	106	M	3,725			Existing car park reconfigured to improve efficiency and capacity without compromising green space. Refer WSP Parking Management Plan. Note: MBC preference is to retain angled parking.
1.02	Carparking - Permanent	11	11	O	275			Current MBRC allocated parking. Note: MBC would prefer to retain for Committee.
1.03	Carparking - Permanent	TBC	TBC	O	900			Option for former northern greens - possible conversion to additional car parking if permitted by DBCA? Other option would be to convert to a small side soccer field.
1.04	Playground	1		M	150			Provision of playground in support of the pavilion and sporting infrastructure.
1.05	Natural Turf Greens	2		M	3,740			Includes surrounds inclusive of walkways, shade shelters etc.
1.06	Synthetic Turf Green	1		M	1,764			Includes surrounds inclusive of walkways, shade shelters etc.
1.07	Shade Cover for Synthetic Turf Green	1		O	1,764			Retractable Shade Cover as per City of Melville recommendations.
1.08	Sportslighting	3		M				For the three greens
1.09	Padel Courts	6	24	M	1,848			Installed and operated by others. Footprint 44m x 42m. Linked to Club room for use of facilities.
1.10	Social/BBQ Area			M	200			m2 to be determined.
1.11	Landscape - Hardscape			M	TBC			
1.12	Landscape - Softscape			M	TBC			
1.13	Perimeter Fence			M				Need to ensure that area is able to be secured for grass greens from pedestrian and vehicle transit.
1.14	Grounds Machinery and Store	1	1	M	90			
1.15	Waste Management	1	1	M	20			
	Total				14,476			
2.00	PAVILION - CORE							
2.01	Main Building Entry	1		M	15			Entry for all visitors and patrons. Shared use for facility.
2.02	Reception/Foyer	1		M	15			Shared use for facility.
2.03	MBRC Administration Office	1	4	M	50			
2.04	Board/Meeting Room	1	10	M	30			Shared use
2.05	IT / Server Room / Storage	1	N/A	M	8			
2.06	Staff WC/UAT	1		O	8			Maybe not required for staff depending on layout.
2.07	Storage - Office	1		M	10			
2.08	Storage - Sport Equipment	1		M	15			Up to 15
2.09	MBC - Male and Female Locker room	1		M	40			MBC - Can be combined into 1, with possible change facilities attached.
2.10	Match Office				10			Separate to Admin - connectivity to greens.
2.11	Function Room	1	200	M	280			Current capacity - Current m2 is 280.
2.12	Furniture Store	1		M	10			Increase to store - approx 50m2
2.13	Bar	1						Possible shared use with Sports Bar depending on design outcome.
2.14	Sports Bar	1		M	210			Current area is 210m2 inclusive of bar.
2.15	Kitchen	1			90			
2.16	Prep/wash/serve							
2.17	Dry Store							Current dry store is 46m2 and cool room is 33m2.
2.18	Cool Room							
2.19	Freezer Room							Maybe not required.
2.20	Verandahs	1		M	200			Viewing areas to include an allowance for socialising. North verandah is currently 140m2 and about 30 on the south - m2 as a guide will depend on design.
2.21	Male Public Toilets	1		M	50			Public Toilets for the facility. Internal and external access required.
2.22	Female Public Toilets	1		M	50			Public Toilets for the facility. Internal and external access required.
2.23	Female UAT	1		M	8			
2.24	Male UAT	1		M	8			
2.25	Perth Saints FC Office	1	2	M	20			
2.26	Kiosk	1		M	20			Proximity to fields of play required.
2.27	First Aid Room	1		M	10			
2.28	PSFC Store - Equipment	1		M	40			Proximity to fields of play required.
2.29	Padel Office	1	2	M	10			Able to be converted to alternate space if Padel leaves facility.
2.30								
2.31								
2.32	Cleaners	1		M	10			
	Circulation Allowance				146			Assumed 12% additional
	Engineering allowance				97			Assumed 8% additional
	Total				1,460			Current facility approximately 1000m2
3.00	PAVILION - OPTIONAL							
3.01	Multi Purpose Studio	1		O	50			
3.02	Bistro Area	1		O	TBC			
3.03	Café	1		O	75			
3.04								
3.05								
3.06								
	Circulation Allowance				15			Assumed 12% additional
	Engineering allowance				10			Assumed 8% additional
	Total				150			

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Appendix G – Potential Redevelopment Options

Option	Description	Positives	Negatives
Option 1 – No development	<ul style="list-style-type: none"> Existing facility is maintained in current location. Padel courts are added. Required maintenance works only completed. 	<ul style="list-style-type: none"> Retains existing facility. Club able to continue operating. Limited capital expenditure. 	<ul style="list-style-type: none"> Retention of the existing facility without substantial improvement would involve continued expenditure on a building that remains functionally constrained. Issues with accessibility, operational, financial sustainability and shared-use limitations continue. No improvement of the facility's ability to meet the contemporary needs of current and future users. Maintenance and lifecycle costs are likely to continue to increase as the facility continues to age
Option 2 - Refurbish Existing facility	<ul style="list-style-type: none"> Current facility is refurbished with repositioning of facilities (if building constraints don't impact on this being able to be achieved). Club extended to provide additional footprint added to allow for PSFC usage. Greens retained in existing positions. Padel courts added to south west green as currently proposed. 	<ul style="list-style-type: none"> Retains existing facility. Clubhouse has connectivity to north and south to greens and padel courts. Subject to further planning, potential for MBC to maintain operations during renovation works (noting may still require temporary club facilities). Development of dedicated central entry points. Subject to further planning likely lower capital cost. 	<ul style="list-style-type: none"> PSFC players still required to cross car park and access roads to access playing fields (disconnection from playing fields). Loss of "dedicated" bowls club car parks. Risks associated with the existing structure which may not be known until after works begin
Option 3 - Rebuild facility – same location	<ul style="list-style-type: none"> Current facility demolished and rebuilt with no constraints on functional relationships for components of the facility. Additional footprint added to allow for PSFC usage. PSFC facilities integrated into building. Greens retained in existing positions. Padel courts added to south west green as currently proposed. Padel courts and 	<ul style="list-style-type: none"> Retains existing positioning of facility. New build – eliminates risk of issues in redeveloping current building. More flexibility in planning the building - functional relationships able to be improved. Clubhouse has connectivity to north and south to greens and padel courts. Subject to further planning, potential for MBC to maintain operations during 	<ul style="list-style-type: none"> Separation of facilities - PSFC players still required to cross car park and access roads to access playing fields (disconnection from playing fields). As a new build likely to come at higher capital cost than refurbishment options. Risk of in ground issues that cant be identified until current facility demolished.

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Option	Description	Positives	Negatives
	synthetic green shifted slightly south to increase footprint available for new club room.	<p>renovation works. Likely to be through temporary accommodation.</p> <ul style="list-style-type: none"> • Subject to further planning likely higher capital cost. 	
Option 4 - Relocate and rebuild facility – integrated PSFC Facilities	<ul style="list-style-type: none"> • Current facility is demolished with new club room built on disused northern greens. • Additional footprint added to allow for PSFC usage. • Existing turf greens (C&D) are shifted to the south to allow for club room footprint. (Note: greens would need to be rebuilt. • Padel courts added to southwest green as currently proposed. 	<ul style="list-style-type: none"> • Makes use of currently disused northern greens area. • Allows for entry plaza off existing car park. • Potentially connects kiosk to future re-aligned PSP. • Programming may allow for limited MBC operations during build. • Improved aspect and view opportunities to river, and therefore; • Potential improvement of functions capacity. 	<ul style="list-style-type: none"> • Likely most expensive option cost wise as having to rebuild club rooms as well as greens. • Distance of southern green (closest to Canning Highway) to clubs rooms may create challenges for bowls members (particularly relevant to Bowls demographic). • Distance of padel courts from clubs rooms may not promote padel use of club room facilities (primarily F&B). • Complex programming to allow for continued club operations that may add additional costs. • Social elements of Padel and southern green disconnected from Club House.