

<b>Presented to</b>	Ordinary Meeting of Council 15 March 2022
<b>Related to Item</b>	<b>Motion with Notice – Melville Bowling Club Redevelopment</b>
<b>Submitted by</b>	Mick McCarthy – Director Technical Services
<b>Attachments</b>	N/A

This Advice Note has been prepared in response to a Notice of Motion from Cr Clive Ross relating to the proposal to redevelop the Melville Bowling Club, that will be considered by Council at the 15 March 2022 Ordinary Meeting of Council.

The Motion that will be considered is as follows:

**That**

- 1. Council resolves to fund the replacement of the current 65 year old Melville Bowling Club rooms and facilities with new buildings and amenities to facilitate the expansion of this Community Association's Constitutional objectives to become the Melville Community Centre and Bowling Club. The project includes opening up the area around the Atwell Arts Centre and adjacent to the Melville Bowling Club to create an active and passive recreational precinct, accessible from and complementary to both Centres.**
- 2. Council directs the CEO to appoint a senior officer to prepare a report to be presented to an EMES within four weeks with a draft plan to:**
  - (A) Consult with the MBC and Atwell Arts Centre that accommodates the needs of the various stakeholders who are likely to call the new facility home when complete; and**
  - (B) includes a proposed timetable and estimated costs of preliminary work that is required to produce drawings and associated information and necessary approvals to take the project to the final design stage.**

**Reasons**

1. As proposed in the Attadale, Alfred Cove Master Plan, this area lends itself to a wonderful, shared community space. Designing land and buildings to make the most of this iconic area is paramount.
2. The MBC building is 65 years old and houses a number of community groups (approximately 21 community groups). The Club has 500 playing and social members.
3. The principal constitutional objective of the MBC is to encourage and increase participation in bowling activities and to promote other recreational, cultural and social activities conducive to the well-being of the members and the local community.
4. MCA (Atwell House) is 87 years old (original house) the gallery is 50 years old and they have 800 members with approximately 300 students attending each year.
5. The results of the AAC Master Plan will be finalised shortly, but as there is an opportunity for Federal funding for both these facilities it makes sense to commit to this project now.
6. There are roadway and traffic issues common to both organisations which are best resolved as one.

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City officers have reviewed the proposed motion and information above and provide the following advice.

It is relevant to note that the MBC and Atwell Arts Precinct is subject to a report and recommendation for the Council's consideration to prepare a layout plan as part of the first stage of implementation of the Attadale Alfred Cove Foreshore Master Plan. This report will be considered at the March 2022 Ordinary Meeting of Council.

Much of the work indicated in the Notice of Motion would be informed by the proposed layout plan, which would provide meaningful input into the need and demands of various stakeholders through a process involving consultation with stakeholders, the community and the Council.

The Council has yet to formally consider a concept plan and/or business case for the MBC proposal and therefore may not be in a position to make a decision on this proposal at this time. It is recognised that the proposal is being advanced on the prospect of gaining a funding commitment before the end of May 2022, in the lead up to the Federal election, however it is considered that there is insufficient time for it to be adequately developed for this purpose.

It is relevant to note that a concept plan and business case has been prepared by the City for the Atwell House Gallery, which is due to be considered by the Council as part of the 2022-2023 capital works budget. It is proposed to provide a presentation to Elected Members in April or May prior to consideration of the 2022-2023 budget.












The proposed timeframe for the scope of work outlined in the Notice of Motion is considered to be too short to achieve the desired intent. This is particularly in regard to gaining feedback from State Government agencies (Main Roads, DBCA, DPLH etc.) regarding requirements and approvals.


For a project of this magnitude and scale, the City normally follows a project management framework and procedure with various gateways in the decision making process. This process covers three key stages being:

- Project Development
- Project Planning and Design
- Project Implementation

This MBC proposal is currently at the initial phase on the Project Development stage, which includes key steps and requirements as outlined in the graphic below.

**Project Development Requirements**

		CONCEPT		OPTIONS		BUSINESS CASE	
		Required?	Approval	Required?	Approval	Required?	Approval
<b>RENEWAL</b>							
	From existing asset management plans	NA	NA	NA	NA	NA	Relevant Manager
	Major renewal project	✓	NA	✓	NA	✓	ELT
<b>UPGRADE</b>							
	Proposed upgrade programmes	✓	Director	✓	Director	✓	ELT / Council Relevant Manager
	Arising from an approved programme	NA	NA	NA	NA	NA	Relevant Manager
	Ad-hoc minor upgrade	✓	Director	✓	Director	✓	ELT
	Ad-hoc major upgrade	✓	ELT / Council	✓	ELT / Council	✓	ELT / Council
<b>NEW PROJECTS</b>							
	Minor project	✓	Director	✓	Director	✓	ELT
	Major project	✓	ELT / Council	✓	ELT / Council	✓	ELT / Council
<b>NON-CAPITAL</b>							
	Funded by Existing Operational Program (Products and Services)	NA	NA	NA	NA	NA	Relevant Manager
	New minor project	✓	Director	✓	Director	✓	ELT
	New major project	✓	ELT / Council	✓	ELT / Council	✓	ELT / Council



**Prioritize Projects**

**Note**  
 - Approval Criteria have been defined in the respective templates.  
 - ELT/Council Approval Levels to be decided on a case by case basis.

A project of this magnitude would normally be considered a New Major Project requiring ELT and Council approval.

The Project Development phase (including concept development, options assessment and business case) would be expected to take 9 to 12 months.

Once a decision has been made to proceed based on agreed business case and funding model, subsequent phases of the project include:

- Project Planning and Design – this involves procurement of architect, comprehensive consultation, detailed design and QS estimates (min 12 months) and
- Project Implementation – this includes funding and regulatory approvals, construction procurement, construction works and project completion (min 18 to 24 months).

Taking into account the three phases, the usual timeframe for a project of the scale proposed for the redevelopment of the MBC building would normally take between 3-4 years to complete

If the Notice of Motion is supported, there would be insufficient time to undertake motions 2A and B within the four weeks as requested.



Within the four week timeframe the City could achieve the preparation of a Concept/Needs Assessment and Options Report for consideration by Council on whether to proceed with a full business case.

It is also noted that the City would not normally undertake this project development work on behalf of Associations and Clubs, who would usually fund and undertake this work themselves in consultation with the City.

There are some risks associated with undertaking the work within such short timeframes, as it may not be of sufficient value to present as a viable proposition in the consideration of potential funding commitments in the lead up to the Federal Election as proposed.

### **Legislative and Policy Alignment**

Although there are no legislative constraints for the City to undertake this work, the intent of the Notice of Motion is not able to be achieved within the timeframe and a decision to proceed would set an undesirable precedent in dealing with other Associations and Clubs seeking similar requests.

### **Financial Implications**

The preliminary project development work recommended by the officers is estimated to cost between \$50,000 and \$60,000.