

Advice Note

Responsible Officer: Director Community Development

Date of Meeting: 21 July 2020

Meeting of the: Council

Item: Notice of Motion – Tompkins Park Redevelopment Stage One

DETAIL

Cr Barton has submitted a Notice of Motion that:

That the Council directs the Chief Executive Officer in consultation with the Tompkins Park Community and Recreational Association to develop urgently a detailed management plan, scope of works, budget and program for the Tompkins Park Redevelopment Stage One for presentation at the August Ordinary Meeting of Council.

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

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

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

Management Model Progress

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

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

TPCRA have progressed well in terms of what spaces within the facility they will lease to support their new business model. There seems to be general agreement that at this stage the spaces required within their modelling are the Sports Bar (River Room), Kitchen and Club Bar. The City will manage directly the bookings of the southern community function room, the upstairs 'Riverview' room, common toilets/foyer and the sports change rooms.

An additional tenant under the City's management will be the existing commercial gym arrangement. Consideration is also progressing regarding disability access to the upstairs River Room.

The TPCRA board are committed to implementing a sustainable model going forward. This model will open the facility to more access by the member clubs and the community which is a great outcome for all.

Works

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

- Stage 1: River room and kitchen maintenance and upgrade works by early December 2020
- Stage 2: Sports flood light upgrade to LED lights by February 2021. (essentially changing from older style globes to LED – there is no replacement of towers nor installation of additional towers)
- Stage 3: Remaining internal building works including air-conditioning replacement and sports change room upgrades to commence January 2021 through to mid 2021
- Stage 4: External works including; sports club storage, carpark improvements, Playground renewal, improved access to public UATs, paved apron area improvements, sports field and practice area modifications and improvements. To commence mid 2021 and subject to a formal development application process through the DBCA and WAPC.

As planning progresses further detailed update will be provided to key community stakeholders including local residents.

Officers meet regularly with the TPCRA Board and it is noted that they have had concerns with the detail of scope and timeframes of staging but since a recent meeting it seems that the board are satisfied with the direction the project is heading in.

Summary

Officers, in collaboration with the TPCRA, are working to ensure an opening early in December 2020, to enable the Association to meet their financial modelling. Officers are concerned that writing a Report on the actions relating to the detailed TPCRA management plan, scope of works, budget and program, that have already been developed or progressed may delay this deadline and risk the financial modelling done by the TPCRA.