

<b>Presented to</b>	Ordinary Meeting of Council 14 December 2021
<b>Related to Item</b>	16.1 – Motion with Notice, Cr Ross. Construction of New Premises for Melville Bowling Club
<b>Submitted by</b>	Chief Executive Officer
<b>Attachments</b>	<a href="#">Attachment 1 - Notes of meeting 28 April 2021</a> <a href="#">Attachment 2 - Correspondence to Mr Hay 4 May 2021</a> <a href="#">Attachment 3 - Correspondence to Melville Bowling Club 2 June 2021</a>

## BACKGROUND

The City met with the proponents on 28 April 2021 to outline what would be the expected steps associated with any redevelopment of the Melville Bowling Club site. On 4 May 2021 the City provided correspondence to the Melville Bowling Club Architect, Mr David Hay, and Melville Bowling Club President, providing notes of the meeting, [Attachment 1](#), and further advice regarding the steps required and key agency contacts [Attachment 2](#).

Then following a subsequent meeting at the end of May 2021, the City provided correspondence, by letter dated 2 June 2021, [Attachment 3](#), to the Melville Bowling Club in which the City provided provisional consent, as Lessor under the lease, so the Club can progress its subleasing arrangements, subject to the City providing final consent under Clause 5.2A, once it has received and reviewed the final draft sublease arrangement from the Club. In addition the City provides its provisional consent under Clause 5.4 of the lease to carry out alterations to the premises to realise the Clubs redevelopment plans, subject to those plans receiving the necessary planning and licencing approvals.

It was also communicated to the Melville Bowling Club,

*“Prior to the City granting final consents under the lease as landowner the Club’s final redevelopment proposal will need to be formally submitted in the form of a Business Case which will require Council approval.”*

## DETAIL

A request for a financial contribution of this magnitude is expected to be substantiated by the provision of the following information, in order for the City to undertake an assessment of the proposal before making a recommendation to the Council:

- Needs Assessment;
- Community Benefit and Impact Assessment on environment, amenity and Tompkins Park facility;
- Feasibility Study;
- Business Case;
- Management Plan;
- Site specific technical investigations;
- Approval processes and agencies involved;
- Magnitude of Costs (cost estimate) to base funding requests on;
- Community Engagement in addition to Club members; and
- Outcomes of community consultation indicating wider support for the proposal.



The [Draft Attadale Alfred Cove Foreshore Master Plan](#) includes a recommendation to undertake a layout plan for the area covering the Melville Bowling Club and Atwell House and Gallery precinct including Karlup Ceramic Studio and the proposed Living Stream (Atwell Common) with the aim of achieving an integrated precinct. The final Master Plan and public submissions report will be presented to the Council in March 2022 for consideration.

### **Consequences**

There are significant financial and community interests associated with this proposal.

### **Legislative and Policy Alignment**

To be determined.

### **Financial Implications**

If supported, the funding request of \$5million will need to be addressed in the current review of the Long Term Financial Plan.

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Notes

Date Received