

Disclosure of Interest

Member	Mayor Aubrey
Type of Interest	Interest under the Code of Conduct
Nature of Interest	Patron of Palmyra RUFC and Melville Cricket Club
Request	Stay, Discuss and Vote
Decision	Stay, Discuss and Vote

CD19/8114 – TOMPKINS PARK REVIEW (REC)

Ward	: Bicton - Attadale – Alfred Cove
Category	: Strategic
Subject Index	: Tompkins Park
Customer Index	: City of Melville
Disclosure of any Interest	: No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	: Item 16.2 Review of Redevelopment of Tompkins Park Facility from Ordinary Meeting of Council 2019
Works Programme	: Not Applicable
Funding	: \$100,000 requested
Responsible Officer	: Christine Young Director Community Development

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

CD19/8114 - TOMPKINS PARK REVIEW (REC)**KEY ISSUES / SUMMARY**

- This Report seeks Council's support for funds to implement the Council Resolution to review the redevelopment options relating to the Tompkins Park facility.
- Funds are required to cover estimated costs for design work, quantity surveying input and matters related to the review of the facility,
- Further consideration of the Resolution also involves the current Development Application (DA) and the agreement by Elected Members to defer the application, based on Officer's advice, subject to confirmation from the Department of Planning Heritage and Lands (DPLH) and the Western Australian Planning Commission (WAPC).

BACKGROUND

At the Ordinary Meeting of the Council on Tuesday 21 May 2019 the Council resolved as follows:

COUNCIL RESOLUTION

At 8:07pm Cr Pazolli moved, seconded Cr Kepert –

That Council requests the Chief Executive Officer to:

1. **Put on hold the further implementation of the redevelopment of the Tompkins Park facility pending a review by Council of redevelopment options and community requirements for the Tompkins Park facility.**
2. **Facilitate and arrange workshops and/or EMIS meetings for Council to consider the community requirements and redevelopment options including appropriate community consultation for the Tompkins Park facility as an input into the following review of the Tompkins Park facility.**
3. **Undertake a review of options for the redevelopment of the Tompkins Park facility taking into consideration and addressing:**
 - **the change in circumstances resulting from the Surf Wave Park Ground Lease should it not proceed;**
 - **the refusal of the Melville Bowls Club to shift to a new Tompkins Park Bowls facility;**
 - **the reduction in the numbers of Mt Pleasant Bowls Club members likely to join in a new Tompkins Park Bowls facility;**
 - **the financial status of the Mt Pleasant Bowls Club;**
 - **the financial status of the Tompkins Park Community and Recreational Association;**

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- **the financial sustainability of a re-organised Tompkins Park Community and Recreational Association with and without a Function Centre and/or café business;**
 - **the requirements for additional public open space and Dunkley Ave storm flood mitigation;**
 - **any other relevant considerations.**
- 4. Provide a report to Council on the results of the review of the Tompkins Park facility for Council approval before any further work proceeds.**

At 9:26pm the Mayor submitted the motion, which was declared.

CARRIED (7/6)

DETAIL

For the City to implement the Resolution regarding the review outlined above, funds are required for redesign of the Tompkins Park facility to inform development options. Specifically these funds are required for architectural fees, quantity surveyors, and associated consultant costs.

\$938,000 has been spent to date on the Tompkins Park Redevelopment project. These costs have been for architectural design, quantity surveyors, other external consultants and internal project management. Further costs have been incurred associated with officers time involved in various meetings and consultation with key stakeholders since 2016.

There is still funding available in the Project budget, however given the recent Resolution for a review of the project officers will require up to \$100,000 to be spent to properly investigate and cost the options including redesign costs.

It is planned that Elected Members will be involved in the determination of Principles that will guide the decision making relating to the review of the Tompkins Park facility design through a facilitated workshop using an external facilitator.

Once determined, the Principles will guide a second workshop for Elected Members in understanding key elements to include or not include in the review of the original concept design. Once this is determined the detailed design that the City already has completed will be used to develop options and redesign.

All Sporting Clubs involved in the review, including the Melville Bowling Club, will be part of the associated engagement process. To date representatives from the Tompkins Park Community and Recreational Association, the Melville Cricket Club, the Palmyra Rugby Union Club, Perth Saints Football Club, and the Mt Pleasant Bowling Club have been involved in the design of requirements for the redevelopment of the facility.

This information will then form part of the requested Council Report regarding the review of the redevelopment of Tompkins Park.

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Other considerations with this Resolution include the matter of the development application lodged with the Department of Planning Lands and Heritage (DPLH). The land is reserved as a regional reservation under the MRS for Parks and Recreation. The City as proponent for the Tompkins Park development, lodged the development application to the DPLH under delegated authority of the Chief Executive Officer. The DPLH subsequently referred the details of the DA back to the City in the City's capacity as Local Planning Authority. The City was required to provide its comments to the DPLH by 31st May 2019. The DPLH as decision maker on the DA have also referred the details of the DA to Main Roads WA, and the Department of Conservation, Biodiversity and Attractions (DBCA).

In accordance with the Resolution of Council however, and further to the discussions that took place at the Elected Members Information Session held on 28 May 2019, the process to formally place on hold the DA that is currently with the DPLH has been initiated. It is proposed that the matter be deferred for a period of six months in the first instance to enable the work associated in meeting the requirements expressed in the Council Resolution to be undertaken and a report back to Council provided. In that context there will be no further work undertaken to progress the Tompkins Park re-development as was proposed by the current (now deferred) DA. This includes the referral request under the Metropolitan Region Scheme that was provided to the City by the DPLH on 1st May 2019 in respect of that DA. Attention is drawn to Part 2 of the recommendation of this report which formally records the deferral of the DA.

STAKEHOLDER ENGAGEMENT**I. COMMUNITY**

Appropriate stakeholder engagement would occur with the Review of Tompkins Park redevelopment.

II. OTHER AGENCIES / CONSULTANTS

Consultation has occurred with the Department of Planning Lands and Heritage and the Department of Conservation, Biodiversity and Attractions in relation to the DA process.

STATUTORY AND LEGAL IMPLICATIONS

There are no Statutory and Legal implications related to this Item

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FINANCIAL IMPLICATIONS

An amount of up to \$100,000 would be required to fund the implementation of the requested Review. It is proposed to use the existing project budget to cover these costs.

Due to the impact of uncertainty relating to this project, delays to the project, and impacts anticipated through the transition and construction periods at the Tompkins Park facility funds have been listed on the 2019-2020 Council Budget to support the Tompkins Park Recreation and Sporting Association and Clubs.

These include a request from Mt Pleasant Bowls Club of an amount of up to \$60,000 to support their operations until such time that they would transition to the redeveloped facility. Now that the inclusion of a bowls facility in the redevelopment is to be reviewed this creates further uncertainty for this Club. The amount of \$60,000 is for the 2019-2020 period. Dependent on the outcome of the review this will either cause further financial challenges for this Club, or future requests until their transition to another facility.

An amount of up to \$100,000 has also been included to support the operations of the Tompkins Park Recreation and Sporting Association, and related Clubs, during the transition and/or construction period. The review also creates continued uncertainty for the Association and member Clubs and dependent on the outcome of the review may cause further financial challenges for the Association.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
The deferral of the current Development Application and the reconsideration of options in accordance with the Resolution of Council will incur additional project costs and will result in delays to the delivery of the project.	Moderate consequences which are likely, resulting in a High level of risk	Formal deferral of Development Application will act to mitigate further costs and delays with this process.

POLICY IMPLICATIONS

1. There is no Council Policy that relates to this item.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

An alternate option would be not to support the use of funds for the implementation of the Council Resolution to review the Tompkins Park redevelopment. This would seriously impact the implementation of the Resolution.

CD19/8114 - TOMPKINS PARK REVIEW (REC)**CONCLUSION**

To facilitate the implementation of the Resolution passed at the May Ordinary Meeting of the Council regarding the review of the Tompkins Park redevelopment, funds are required for redesigns to inform development options. Specifically funds are required for architectural fees, quantity surveyors, and associated consultant costs.

It is noted that the current Development Application regarding the redevelopment of Tompkins Park lodged with the Department of Planning Lands and Heritage is to be deferred pending the review of options and ultimate report back to Council.

OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (8114) APPROVAL

At 8:10pm Cr Phelan moved, seconded Cr Macphail –

That the Council;

- 1. Supports funding of up to \$100,000 for the review of the Tompkins Park redevelopment which includes appropriate design, costings, and stakeholder engagement, to be allocated against Tompkins Park Redevelopment Account BCR02223.**
- 2. Notes the deferral of the Development Application.**
- 3. Notes that funding support has been requested in the 2019-2020 Budget for both Mount Pleasant Bowling Club and the Tompkins Park Community and Recreational Association.**
- 4. Notes and supports the review process as outlined in this report.**

At 8:16pm the Mayor submitted the motion, which was declared

CARRIED UNANIMOUSLY (13/0)