

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)

Ward	:	Bicton/Attadale
Category	:	Strategic
Subject Index	:	Tompkins Park
Customer Index	:	Tompkins Park Community and Recreational Association
Disclosure of any Interest	:	No Officer involved in the preparation of this report has a declarable interest in this matter
Previous Items	:	C04/8009 - Tompkins Park Community and Recreational Association July 2006 CD13/8053 - Mount Pleasant Bowling Club (INC) Self Supporting Loan Condition Amendment (August 2013) CD16/8081 City Of Melville Lawn Bowls Strategy (June 2016) CD16/8089 City Of Melville Lawn Bowls Strategy (October 2016).
Works Programme	:	2017-2018 and 2018-2019
Funding	:	\$9,420,500
Responsible Officer	:	Christine Young Director Community Development

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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>

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**KEY ISSUES / SUMMARY**

- Since 2006, the City had noted declining pennant membership in Bowling Clubs.
- In 2011, the City developed a 20-year Strategic Plan for the future provision of Active Reserves within the City. The report suggested that there was a need for a Concept Plan for Tompkins Park to address a number of issues including various requests from a number of Sporting Clubs for additional playing and clubroom upgrades.
- The City also completed significant research to inform the City's Bowls Strategy which was endorsed by the Council in June and October 2016. The key outcome of the Bowls Strategy is to ensure the long term strategic sustainability of the sport of Bowls in the City.
- Primary focus of strategic sustainability is to accommodate sporting activities into Recreational/Community Hubs where facilities and costs are shared, and in turn any income generated supports the facility operations and the operations of the various Sports Clubs.
- Significant engagement has occurred with Mount Pleasant and Melville Bowling Clubs, and the Tompkins Park Sports and Recreational Association, to ensure the Concept Plan meets requirements and the operational model ensures financial sustainability.
- The project realises savings for the City with a significant reduction in subsidy levels for sports participation by Bowling Clubs and at the Tompkins Parks Recreation hub, and optimises income opportunity at the two current Bowling Club sites.
- The purpose of this report is to seek the Council's endorsement of the Concept Plan and budget costs for the redevelopment of the Tompkins Park Recreation facility.
- This project represents a significant strategic investment that will provide for the sustainability of the sport of Bowls in the northern part of the City and see improvements to the current Tompkins Park facility with increased shared usage.

BACKGROUND

In 2006, the City commissioned a Community Buildings Fit for Use report investigating each Sport in order to establish priorities on rational planning for future facilities. Since 2006, Officers have been monitoring the decline in pennant playing bowlers and have referenced the decline in various Council Items throughout that time.

In 2009, an internal review of the Sport of Bowls was undertaken which highlighted an over provision of bowling greens throughout the City of Melville when compared to similar sized Local Government Authorities.

In 2011, the City developed a 20-year Strategic Plan for the future provision of Active Reserves within the City. The report, titled the *Strategic Provision for Active Reserves Study* (SPARS), assessed the current and future active reserve needs for each of the current sports played within the City and provided potential scenarios for better utilisation and distribution of clubs on the City's reserves and facilities.

The study was fully funded by the City of Melville and supported the Department of Sport and Recreation's shared use philosophy.

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The 2011 SPARS report suggested that there was a need for a Concept Plan for Tompkins Park to address a number of issues including various requests from a number of Sporting Clubs for additional playing and clubroom upgrades. At that time, there was a potential to relocate the Melville City Football Club, the Melville Bridge Club and the Melville Bowling Club to the clubroom facilities at Tompkins Park.

Because of this in 2013, a leisure planning consultant, SGL Consulting Group, was engaged to develop a Site Concept Plan for Tompkins Park Reserve. A key objective of this Concept Plan was to investigate the optimal mix of facilities to accommodate existing and the potential future tenants in accordance with best practice principles of shared use and collocation. This Concept Plan was placed on hold initially while further investigations into:

- The relocation of the Melville Bridge Club were conducted (now relocating to LeisureFit Melville);
- The partnership between the City of Melville and Murdoch University undertook to place synthetic fields at the University for Melville City Football Club, and more recently;
- The finalisation of the City of Melville Lawn Bowls Strategy in October 2016.

In 2015, the City commissioned A Balanced View as consultants to prepare the City of Melville Lawn Bowls Strategy.

Reports to the Council over the years have identified the trending decline of the pennant playing participation in the sport of lawn bowls. Whilst it is accepted that there is a reasonably high level of social membership at Bowling Clubs, the key planning principle for providing bowling greens is based on the number of pennant playing members and the clubs ability to provide for these members. All other social and corporate games are played around the pennants tournaments.

At the October 2016 Ordinary Meeting of Council, the City of Melville Lawn Bowls Strategy was adopted by the Council of which a number of the Recommendations provided direction for the finalisation of the Tompkins Park Concept Plan.

The Council Resolution from the October 2016 Ordinary Meeting of Council is as follows:

COUNCIL RESOLUTION (8089)

That the Council:

1. Notes the 'Supplementary Information' to the City of Melville Lawn Bowls Strategy 2016.

2. Endorses Tompkins Park as the central northern site for any future development of lawn bowls in the north of the City of Melville.

3. Directs the Chief Executive Officer to:

a) conduct planning for future Lawn Bowls facility provision within the City based on the future consolidated model that encourages and supports facility development at two central locations; Tompkins Park in the North and Morris Buzacott Reserve in the South of the City;

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b) facilitate the Melville Bowling Club and the Mount Pleasant Bowling Club to amalgamate and relocate to a new bowls facility at the expanded Tompkins Park Hub; and

c) progress and expedite the Tompkins Park Concept Plan for the Councils endorsement.

4. Approves the immediate suspension of repayments of the Mount Pleasant Bowling Club's Self Supporting Loan (number 413), subject to the Mount Pleasant Bowling Club agreeing that;

a) in the event that the Mount Pleasant Bowling Club rescinds its relocation motion, or through other actions or inactions does not proceed with the relocation, all suspended loan repayments will be required to be paid by the Club. However, should the relocation not proceed due to factors outside the Club's control, City officers will work with the Club to identify and agree any costs that the Club may have incurred with respect to the proposed relocation and these will be deducted from any repayments due by the Club to ensure that it is not financially disadvantaged; and

b) the Club sets aside the current repayment amounts for the purpose of establishing a fund to assist with the relocation to Tompkins Park, or to repay loan obligations should the Mount Pleasant Bowling Club rescind its motion to relocate or otherwise cause the relocation to fail by its action or inaction".

5. By absolute majority decision agrees that upon the relocation and amalgamation of the Melville and Mount Pleasant Bowling Clubs at Tompkins Park, any self supporting loan liabilities owed to the City by those clubs be extinguished and the associated costs be charged to the Tompkins Park Redevelopment Project.

DETAIL

The proposed redevelopment at Tompkins Park is a significant and important strategic project for the City. It provides:

- The enhancement of the City's premier sporting hub;
- The co-location of a number of sporting and social activities into a shared facility;
- An outcome of ensuring the sustainability of all sports at this location;
- Optimal use of City assets, both the facility buildings, and the active reserve and playing fields;
- The consolidation of a number of aging community facilities; and
- Savings to the City and its ratepayers with significantly lower subsidy levels to support sports members at Tompkins Park.

Increases in population and urban development will mean the demand for active reserves and facility usage must be delivered in a manner that ensures equitable public access, and optimised usage whilst being financially viable.

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Tompkins Park is a large district level active reserve located adjacent to the Swan River with a total area of approximately 20 hectares, which includes around ten hectares of active reserve turf area. The northern section has two senior rugby fields, one with competition lighting (four poles, four lights each). In summer, it has one synthetic wicket cricket oval and two turf wicket cricket ovals (both with seven wicket blocks). The turf practice wickets and two synthetic practice wickets are in good condition.

The southern section has three touch football fields, one temporary rugby field and one senior soccer field. In summer, there are two cricket ovals with synthetic wickets and four wicket practice nets in good condition.

There is a large shared pavilion with function facilities and an outlook over the Swan River, accessible toilets, playground and bench seating. This facility is managed by the Tompkins Park Community and Recreational Association consisting of:

- The Palmyra Ruby Union Football Club; and
- The Melville Cricket Club.

Other user groups at Tompkins Park include:

- Perth Saints Soccer Club; and
- Tompkins Park Touch Football Club.

Tompkins Park Touch Football Club has played at Tompkins Park for many years, in both the summer and winter seasons. In 2014-2015, the President of the Club advised it needed to be discontinued as a Club due to falling memberships and the subsequent impact on the Club operations. In 2016-2017, the City was approached by the new President to recommence its summer competition at Tompkins Park. Approval was given for a six month period. Officers are in early discussions with the National Rugby League WA, the Willagee League Football Club, Touch Football WA and Tompkins Park Touch Football Club regarding the possibility of a centre for Rugby League in the City of Melville based at Webber Reserve in Willagee. Therefore, Tompkins Park Touch Football Club has not been involved in discussions regarding the redeveloped Tompkins Park.

Parking at Tompkins Park is internal within the park and very limited with extensive verge parking available along the passive section of the reserve to the east. There are trees on both sides of the internal road available for spectator shade in the summer.

Melville Bowling Club is a single use Club and is located on the western side of Tompkins Park. It has stand-alone facilities consisting of clubroom facilities and four operational natural grass bowling greens. There are also two unused natural grass greens. The clubroom facilities are over 50 years old, not up to contemporary standards and require significant upgrades, however, the four operational greens are well kept and in good condition.

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Mount Pleasant Bowling Club is a single use Club and is located on Bedford Street in Ardross. It has stand-alone facilities consisting of clubroom facilities and three operational greens, one being synthetic. The clubroom facilities are over 50 years old, not up to contemporary standards and require significant upgrades. The two natural grass greens are well kept and in good conditions, however the synthetic green playing surface has reached its end of practical life. The Club are also currently experiencing financial and operational difficulties due to future uncertainties and a steady decline in memberships. These are discussed further in the report.

A further driver for the City of Melville Lawn Bowls Strategy was several requests from the Bowling Clubs for updated and modern facilities. Requests from the two bowling clubs for the replacement of the playing surface at Mount Pleasant Bowling Club and two new synthetic playing greens under cover, at Melville Bowling Club would cost approximately \$750,000. Given the state of both clubs' clubroom facilities, they would be required to undergo significant refurbishment/redevelopment costing several million dollars to bring up to current contemporary Australian Standards. These requests were made in the environment of declining pennant playing participation in the sport of lawn bowls on a national, state and local perspective.

A summary of the resolutions from the October 2016 Council meetings was to:

- Conduct planning for future Lawn Bowls facility provision within the City based on the future consolidated model that encourages and supports facility development at two central locations; Tompkins Park in the North and Morris Buzacott Reserve in the South of the City; and
- Facilitate the Melville Bowling Club and the Mount Pleasant Bowling Club to amalgamate and relocate to a new bowls facility at the expanded Tompkins Park facility.

City Officers have held regular meetings with the Tompkins Park Relocation Group which was formed with representatives from both Mount Pleasant and Melville Bowling Clubs to facilitate the relocation to Tompkins Park.

Both the Melville and Mount Pleasant Bowling Clubs had discussions to consider an early amalgamation proposal. This would have provided a number of benefits to allow the new merged entity to be well established prior to relocation to the Tompkins Park facility. It was intended, if supported, for the new entity to be based at the Melville Bowling Club facility until relocation occurred. The Mount Pleasant Bowling Club supported an early merger; however the Melville Bowling Club membership did not support an early merger.

An early merger is still considered a possible outcome by Officers as this would preserve the history of both Clubs, permit the establishment of a new entity that has combined membership from both Melville and Mount Pleasant Bowling Clubs, and provides for a good period of time to operate as a new entity prior to relocation to the Tompkins Park facility.

If current financial challenges at Mount Pleasant Bowling Club deteriorate, the City would take a more directive approach to facilitate an early merger. This would involve the development of the new Bowling Club entity for both Clubs to join and be based at Melville Bowling Club until the new facilities are completed. The leases to both existing Clubs would then be terminated.

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Officers have also met with the current Tompkins Park Community and Recreational Association regarding the proposed Concept Plan and have also met with the combined membership of the proposed new Association. These meetings and further public consultations are addressed under the Stakeholder Engagement section within this report.

It is intended that a new Association will be made up of the:

- Palmyra Rugby Union Football Club;
- Melville Cricket Club;
- Melville and Mount Pleasant Bowling Clubs (or a single entity); and
- Perth Saints Soccer Club.

Concept Plan

The proposed Concept Plan addresses the development of the following area of Tompkins Park. Tompkins Park to the east is not impacted by the Concept Plan and the area west is subject to development investigations for a Wave Park facility.



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The Concept Plans have been prepared by Bollig Design Group and can be seen in the following attachments:

[8098 Tompkins Park Redevelopment Overall Site Plan](#)
[8098 Tompkins Park Redevelopment Ground Floor Plan](#)
[8098 Tompkins Park Redevelopment Cafe Bar Plan](#)

The design principles for these Concept Plans include:

- Providing contemporary fit for purpose built facilities;
- Designing space for the relocation of a new Bowls Club;
- Designing space for flexibility and adaptability for future use; and
- Providing adequate parking opportunities for users.

Key elements of the Concept Plan include:

- Four bowling greens proposed – all synthetic playing greens with the two greens closest to the Clubrooms covered for all year around use.
- Extension of the existing pavilion to include additional change rooms, kitchen, office, and verandas;
- The refurbishment of the existing clubroom and provision for Bowling Club change rooms;
- Reconfigured playing fields for cricket, rugby and soccer;
- Reconfiguration of the reticulation systems;
- Extension to the commercial gym/allied health space;
- New car park off Dunkley Avenue and extension to the existing eastern car park adjacent to the sports pavilion; with a total of 309 bays (not including verge parking along Dunkley or parking as part of the Wave Park proposal);
- Relocation of existing playground; and
- Relocation of floodlighting towers.
- The 'future access road' that is dotted along the Southern border of the Tompkins Park Concept Plan is a potential future option as requested by Main Roads WA if they make changes to Canning Hwy in the future.

The Tompkins Park Community and Recreational Association was established in 1997 and currently manage the operations of the Tompkins Park facility. Member Clubs (Palmyra Rugby Union Football Club and Melville Cricket Club) rely on the Association being financially viable to fund ground maintenance and general Club activities.

Currently the Association provides a benefit to member clubs by means of discounted drinks and food to members and their guests. It also provides an annual dividend derived from the surplus made from the operations of the Association. Each Club receives a dividend which allows for the Clubs to be self-sufficient. It is important to both Clubs that some form of financial return is generated in the new Association model, similar to the current levels via the operations of the new Association.

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Likewise, both Mount Pleasant and Melville Bowling Clubs provide discounted drinks and food offers to their members and guests. Any operational surplus generated by the Bowling Clubs operations funds the provision of facilities for the sport of bowls. It is equally important to the sport of Bowls that some form of financial return is generated, similar to the current levels via the operations of the existing bowling clubs. There will be a requirement for the Bowling Clubs to generate enough operational surplus to operate as a Club and to contribute to a roof cover and synthetic green replacement sinking fund.

The physical size, layout and room sizes of the existing facility has meant that the current Tompkins Park Association building has needed to generate sufficient business to provide income to sustain the facility operations and to cover costs of the Association member Clubs. The Association is commended for the work that they have done in achieving this outcome. However, the considerable effort and ongoing commitment by a small group of volunteers and paid staff to effectively operate a business operation that generates a small percentage of operational surplus faces ongoing challenges. Officers investigating the operational model of the redeveloped facility have carefully considered the current function centred model, the effort required to make this work to generate a low percentage of profit, and the impact this has on the accessibility to the general community.

Investigations were undertaken by the consultant to determine if all activities currently occurring at Tompkins Park, and both Mount Pleasant and Melville Bowling Clubs could be logistically accommodated in the redeveloped facility. It was determined that most, if not all, bowls related and social bowls activities can occur at the redeveloped Tompkins Park or at other City facilities. Large corporate and private functions, in some situations, would not be able to be accommodated. This predicted loss of income impacts on the ability of the Association to generate funds to operate the facility and support all Association members.

A new Association made up of the Palmyra Rugby Union Football Club, Melville Cricket Club Melville and Mount Pleasant Bowling Clubs (or a single entity) and the Perth Saints Soccer Club would be established and should be in a position to continue to provide such services.

Critical to making this new Association viable is the capacity to generate income and recognising that the City's intent is for an accessible community and publically owned facility with a focus on community, leisure, and recreational activities.

The preferred operational model which has informed the design outcomes of the facility is based on an Association model, similar to that currently operating and with the inclusion of the additional Sport Clubs (Bowls and Saint Soccer), and an increased involvement by the City. Options are also available for parts of the services to be leased to business providers (e.g. Catering Company for the provision of food for the facility).

Currently, the Tompkins Park Community and Recreational Association sub-lease the adjacent gymnasium facility to a private operator. This lease fee is a significant source of income for the Association. Research indicates that there is market demand for an increase in the size of this facility to similar or allied health and fitness services which in turn can deliver an increase in income to offset operational costs of the Tompkins Park facility.

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The level of communication in accordance with the Stakeholder Engagement Policy CP-002 for this Item involved several methods of engagement over some eleven (11) years. This included the provision of information, consultation, involvement and collaboration with a range of key stakeholders.

Initial engagement occurred in 2012 with key sporting groups and local residents.

A Public Forum was held in May 2012, attended by local residents, to discuss the future development of Tompkins Park. Invitations were sent to over 600 local residents, advertising signage was placed on site, and information in the Community News. Residents provided information via the forum, and an online survey. The main features the community liked was the attractiveness of the open space; passive and active recreation facilities, that the area was safe, accessible, and well used. Opportunities for improvement were highlighted and included improvements to parking and provision of additional parking; safety improvements to the cycle path. Suggestions for improvement also included public access to a café or coffee shop at the facility.

The Tompkins Park Relocation Group, formed with representatives from both Mount Pleasant and Melville Bowls Clubs, has met regularly with City Officers since December 2016. This group specifically addressed the requirements of the new Bowls Club and how it would function in a shared facility. The group also had major input into the decision to recommend four synthetic playing fields. The level of engagement was one of consultation, involvement and collaboration.

Members from both Bowling Clubs also voted to work with the City in regard the Council resolution to amalgamate and form a new Bowls Club at the Tompkins Park facility.

There has been a level of discontent particularly from the social membership base of both Bowling Clubs that have appeared not to wish to engage in a cooperative way with either their Club Executives or the City despite the fact that most of the social activities can continue within the new facility.

Individual discussions have occurred with the current members of the Tompkins Park Community and Recreational Association (Palmyra Rugby Union Football Club and Melville Cricket Club), together with the Perth Saints Soccer Club who uses the Tompkins Park Reserve and currently uses Melville Bowling Club as their base. The level of engagement was one of consultation and involvement.

Meetings have also occurred with representatives of the larger stakeholder group that will form the new Association including:

- The Tompkins Park Community and Recreational Association;
- The Perth Saints Soccer Club; and
- Tompkins Park Relocation Group, that has been established made up from key members of the Mount Pleasant and Melville Bowling Clubs.

These meetings have focused on the Concept Plan, and investigated operational models that will provide sustainability to the way the facility operates.

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A letter was also sent to over 120 residents in the vicinity of Tompkins Park (Dunkley Avenue to Cantray Avenue, Applecross) in December 2016, inviting residents to meet with Officers regarding the proposed redevelopment of Tompkins Park. Over 20 residents met with Officers at various times during January and February 2017. The Draft Concept Plan was shown to these residents and queries answered. Areas of concerns raised were associated with parking, traffic movements predominantly at the intersection of Dunkley Avenue with Canning Highway, and some comment from those residents directly opposite the facility regarding the loss of green space to be replaced with synthetic turf and of parking facilities. There was also support provided to the proposed changes to move the entry to the existing car park off Dunkley to the east from a road safety perspective.

A total of 1,262 letters informing local residents of the Wave Park Group proposal were sent on 24 August 2016 that also mentioned the relocation of Melville Bowling Club to the Tompkins Park.

Stakeholder consultation has led to additional requests from Bowling Clubs that will increase the costs involved in the establishment of the new Bowling Club entity.

The formation of the Tompkins Park Relocation Group consisting of several nominated volunteers from both Bowling Clubs has seen a very positive response from the two Clubs who have worked collaboratively with the City.

However, since the Council decisions of October 2016, the Melville and Mount Pleasant Bowling Clubs have experienced a great deal of uncertainty in regard to their future. Both the Melville and Mount Pleasant Bowling Clubs' Executives have held meetings with members with the view of facilitating an earlier merger of the two clubs. At its meeting held on Saturday, 20 May 2017, the Mount Pleasant Bowling Club membership narrowly voted, with 49 supporting merging early with 46 opposed, (59 percent of members voted) to continue investigations on merging with the Melville Bowling Club. Melville Bowling Club met on the 27 May 2017 and resolved not to support an early merger (34 opposed an early merger, with 11 supporting). This represents a low voter turnout of 28 percent from Melville Bowling Club that has 160 pennant players.

The Melville and Mount Pleasant Bowling Clubs report:

- A frustration of Club members in not having a complete understanding of how the new bowling club will operate at facilities at Tompkins Park. This is reflective of not having an experience of operating in a hub model.
- At Mount Pleasant there has been a serious downturn in trade over a number of years at the club and reluctance by members to pay membership fees for the season starting in July 2017. This is affecting the Club's ability to trade and may pose continued challenges.

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Because of the impact that the decision of Council has had on both Clubs, the Tompkins Park Relocation Group has requested the following support from the City of Melville:

1. A suitable person is employed to coach existing and new members at a likely cost of \$10,000 per annum; \$30,000 over the next three years.
2. Cover the membership costs of each pennant playing member in the first two years. The figure for this is unknown at this stage. However, the collective pennant membership numbers are 300. Assuming a fall of 50 pennant members, the estimated members numbers would be in the region of $250 \times \$250 = \$62,500 \times 2 = \$125,000$.
3. Cover the cost of new uniforms required for the new entity \$40,000.
4. Funds to conduct sundowners and events between the two Clubs to promote goodwill.
5. Assistance with advertising and promotion of the new Club and facilities.
6. Commitment to an establishment amount for the sinking fund for the replacement of the playing greens \$60,000.

The Tompkins Park Relocation Group has been advised that Officers do not support:

1. \$30,000 Coaching Development - The City has never provided this type of support for any Club. Officers see this as part of a Clubs core business, which is usually covered by income generated from Club activities.
2. \$125,000 for two years' free memberships. The City believes members would normally have had to pay membership to their Clubs and that this is an important measure for the club in regards to sustainability. Officers are of the view that the new Club should be investigating and implementing its own membership drive in what is a unique situation.

The Tompkins Park Relocation Group has asked the above to be reconsidered by Council.

The Tompkins Park Relocation Group has been advised that Officers do support:

3. \$40,000 for uniforms for the new Club. The members of the new entity will need completely new bowling attire.
4. Functions (e.g. sundowners, golf day/s) – These type of events can be provided through applications for the Community Partnership Fund. Both merging Clubs can apply for funding with the view of providing assistance for fundraising and merging activities. \$10,000. This is in progress and can be met in the 2016-2017 Operational Budget.
5. Assistance with advertising and promoting of the new Club and its facilities. The City can assist in the provision of press releases, articles in Mosaic, the use of the City of Melville website and other media opportunities as they arise.
6. Commitment to an establishment amount for the sinking fund for the replacement of the playing greens and fabric roof cover of \$60,000.

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Main Roads WA has provided comment on the proposed additional car parking located closer to Canning Highway and determined the entry is an acceptable distance from the intersection of Dunkley Avenue and Canning Highway. Main Roads WA is also in discussions with the City's Technical Services area to consider changes to this intersection to increase safety. A traffic management study is currently underway facilitated by Technical Services.

The Department Sport and Recreation also indicated their support for the proposal and the City received funding approval of \$700,000 towards the cost of the relocation of the Bowling Clubs to the facility. They recognised that this project supports the State's approach to the shared use facility model and of maximising usage in public buildings.

SGL was engaged in 2012 to undertake community and sporting group engagement regarding the redevelopment of Tompkins Park which informed the initial concept planning.

Bollig Architects was engaged in 2014 to develop the Concept Plan for the redeveloped Tompkins Park.

A Balanced View Consultancy was engaged in 2015 and has assisted with the work associated with the development of the proposed operational model for the redeveloped facility.

Hospitality Total Services Consultancy was also engaged in 2017 to provide information and advice regarding the operational model for the redevelopment facility.

The City has also met with Clubs WA, the Department of Racing, Gaming and Liquor and with Bowls WA regarding the Bowls Strategy and the Tompkins Park Concept.

STATUTORY AND LEGAL IMPLICATIONS

The required Planning Development Application approval will be coordinated by the Department of Parks and Wildlife as the area in question falls under land reserved for Parks and Recreation under the Metropolitan Region Scheme and completely within the Swan Canning Development Control Area. As such, the development will require a Part 5 approval from the Minister for Environment under the *Swan and Canning Rivers Management Act 2006*.

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FINANCIAL IMPLICATIONS

1. Subsidy Levels
2. Budget for Tompkins Park and Key Redevelopment Areas.
3. Self Supporting Loans
4. Operational Support and Club Requests
5. Budget Comment

1. Subsidy Levels

The current subsidy provided by the ratepayers of the City is as follows:

Melville Bowling Club (160 pennant members)	= \$581 per pennant member per year
Mount Pleasant Bowling Club (161 pennant members)	= \$535 per pennant member per year
Tompkins Park Sporting Hub (1,017 players)	= \$162 per player per year
Combined current subsidy for the three Entities (1,338 members)	= \$257 per player / pennant member per year

The above figures have been audited for accurateness by the City's internal auditor.

Examples of subsidies for groups that are part of joint use and shared facilities (sporting hubs):

- Leeming Sports Association (inc. bowls) = \$334 per player p.a.
- Applecross / Mount Pleasant Sportsman's Association = \$200 per player p.a.
- Melville Sporting Association (inc tennis) = \$136 per player p.a.

These figures take into account Building Insurance, DFES Levy, Council Rates (not levied) and building renewal / maintenance costs (based on 2.5% per annum building replacement value).

Following the facility upgrades and improvements with the two bowling clubs amalgamating and relocating to the Tompkins Park facility, the estimated subsidy for Tompkins Park sporting hub reduces **to \$150** per player / pennant bowls member per year.

This represents the following subsidy savings:

Melville Bowling Club: \$581 minus \$150	= \$431 per pennant member p.a.
Mount Pleasant Bowling Club \$535 minus \$150	= \$385 per pennant member p.a.
Tompkins Park Sporting Hub \$162 minus \$150	= \$12 per player p.a.

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Total savings between current and future estimated subsidy (saving per member multiplied by member numbers):

Melville Bowling Club	\$68,960 savings p.a.
Mount Pleasant Bowling Club	\$61,985 savings p.a.
Current Tompkins Park	\$12,204 savings p.a.

Total Subsidy Savings for ratepayers= \$143,149 p.a.

Given that this item recommends the waiver of the self supporting loans (discussed further below in report), meaning that the City would be responsible for repayments to Treasury, the subsidies also need to be considered in light of this;

Annual repayment of both Mount Pleasant Bowling Club and Tompkins Park Community Recreational Association loans (City will be responsible for):
= \$75, 173 p.a.

Subsidy specifically due to loan waivers = \$56 per player/pennant member p.a.

New total subsidy including loan waivers = \$206 per player/pennant member p.a.

Given that the Mount Pleasant Bowling Club Loan will mature on 26 September 2022, the subsidy from this point onwards (assuming membership numbers stay the same), and noting that annual repayments will reduce by \$37,721, reduces to:
= \$177 per player/pennant member p.a.from
26 September 2022

Once the current Tompkins Park Community and Recreational Association Loan matures on 31 December 2029, (assuming membership numbers stay the same) the subsidy reduces to the amount as described above of:
= \$150 per player / pennant member p.a.from 31
December 2029

It should be noted that subsidy levels will alter with changes in pennant membership / player numbers. It is likely that although there may be some initial reduction in pennant bowling members, given that the new facility will be one of the best lawn bowling facilities in the State, membership numbers would grow. As per analysis contained in the Bowls Strategy in regards to pennant member capacity, officers believe that the new facility at Tompkins Park has capacity to accommodate a maximum of 400 pennant members.

2. Budget for Tompkins Park and Key Redevelopment Areas

The proposed total project budget is \$9,420,500.

Proposed funding:

\$ 700,000 Grant from Department of Sport and Recreation
\$7,275,000 Transfer from the Land and Property Reserve
\$1,445,500 Transfer from the Public Open Space Reserve
\$9,420,500 Total Expenditure Budget

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Key Redevelopment Areas:

- Four synthetic Bowling Greens and Fabric Roof Cover (for two greens) with lighting,
- Gymnasium / allied health extension,
- New Building extensions (to accommodate the new Bowling Club),
- Existing building alterations,
- Sporting field reconfigurations,
- Playground and floodlight relocation,
- Landscaping and external services,
- Additional car parking

Gymnasium / Allied Health facility extension

Currently the Tompkins Park Community and Recreational Association sub lease the adjacent gymnasium facility to a private operator. This lease fee is a significant source of income for the Association. Research indicates that there is market demand for an increase in the size of this facility to similar or allied health services which in turn can deliver an increase in income to offset operational costs of the Tompkins Park facility.

The proposed expansion could deliver a payback / return on investment of six to seven years. This could be a valuable income stream in terms of offsetting operational costs of the Tompkins Park facility.

It should be noted that until the City calls for construction tenders, the total project costs remain an estimate. Current economic conditions and anecdotal reports suggest that construction costs are very competitive suggesting that it is a good environment for attracting value for money in construction.

3. Self Supporting Loans

Both Mount Pleasant Bowling Club and the Tompkins Park Community and Recreational Association have self supporting loan agreements with the City of Melville. Details of the loans are as follows:

Club, Association and Comments	Amounts
Current balance of Tompkins Park Community and Recreational Association's loan (Loan No 399)	\$315,422
Current balance of Mount Pleasant Bowling Club's loan (Loan No 413)	\$178,847
Since the suspension of the Mount Pleasant Bowling Club's loan the City has honoured one of its repayment	\$ 18,170
See further commentary below	\$512,439

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Self Supporting Loans

The Mount Pleasant Bowling Club currently has a self supporting loan (Loan No 413) with the City of Melville to the value of \$178,847 as of 17 March 2017. At the October 2016 Ordinary Meeting of Council, a recommendation was endorsed to extinguish the loan when an amalgamation with Melville Bowling Club occurs and relocation to Tompkins Park. The saving in repayments for the club as a result of this is approximately \$36,340 per annum.

The Tompkins Park Community and Recreational Association also have a self supporting loan (Loan No 399) with the City of Melville to the value of \$315,422 as of 2 January 2017. The decision of Council in October 2016 to extinguish the loan at Mount Pleasant Bowling Club upon relocation to Tompkins Park, provides justification for a similar resolution regarding the Tompkins Park Community and Recreational Association's outstanding self supporting loan amount. The saving in repayments for the Association as a result of this is approximately \$35,200 per annum.

Officers believe the operations of the new Association should be as free of any historical operational legacy from either the Bowling Clubs or the current Association as possible. Removing the self supporting loans liability from the Clubs is further demonstration of the City's commitment to provide the new Tompkins Park Sporting Association with every chance of success.

4. Operational Support and Club requests

Operational Costs	Comment	Support for New Entity/ies	
Unknown*	Cover loss of income for Tompkins Park Community Recreational Association due to construction for the period of Mid – Late 2018.	\$40,000	Uniforms for new bowling club.
		\$ 5,000	Advertising Campaign for facility
		\$10,000 (estimated)	Transport, storage and installation of club honour boards, trophy cabinets and furniture as required.
		\$25,000	Point of Sale System for new facility membership governance and financial distribution management / reporting (see commentary below)
		\$60,000	Contribution to Sinking Fund for bowling green and fabric roof cover replacement
Up to \$50,000		\$140,000	

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**The operational costs will not be known until the construction schedule and timeframes have been determined. It is proposed that delegated authority be given to the Chief Executive Officer up to the value of \$50,000 once the City of Melville internal auditors are satisfied that the loss of income is due solely to construction works and that any losses represent trading history for the same period/s.*

The support for the new entities (being the new Bowling Club and the new Association) is to cover some of the logistics in clubs folding, the new entity being established, the historical memorabilia being saved and included within the new building and the essential Point of Sale System required by the new Association to manage the new facilities. Please refer to Point of Sale comment below.

Total Cost Estimate for Operational Assistance and Support for New Bowls Entity = \$190,000.

Grand Total Estimated Project Costs = \$9,420,500

Point of Sale

In order to assist the new Association in the management of its operations, an efficient streamlined customer friendly point of sale is considered essential. Not only will the point of sale provide for the recording of income as various sales points, it will be multi functional and provide in assisting (but not limited to) the:

- Control of sales and stocks and reporting;
- Track revenue;
- Provision of robust security for sales and stocks;
- Monitoring and reporting of individual clubs involvement in the Association;
- Provision of data in order to make evidence based decision making;
- Marketing and promotions of the Association; and
- Manage Events and Bookings.

This is one of the most critical components to the success of a multi use community hub. It allows the Association to measure and grow memberships at the same time as analysing customer data, providing data on trends and opportunities.

It has been previously mentioned that the current Association provides a benefit to member Clubs by means of discounted drinks and food to members and their guests. It also provides an annual dividend derived from the surplus made from the operations of the Association. Each Club receives a dividend which allows for the clubs to be self sufficient.

The new Clubs that join the Association will provide similar benefits to their members and may receive a dividend from the running of the Association. Whilst this model is yet to be finalised, the point of sale is considered essential due to its ability to manage and monitor individuals and club activity to determine and potential dividend back to member Clubs.

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**Fit Out**

There will be a requirement for some fit out of the new premises. There may be opportunity to salvage existing items such as furniture and equipment from the existing bowling clubs to lessen the cost of fit out at the new facility.

As highlighted above the relocation of both Mount Pleasant and Melville Bowling Clubs presents opportunities for financial savings to the City and to its ratepayers, both short term and strategically long term. This project is strategic in nature ensuring that the sport of bowls, located in a recreational hub, has every opportunity to be sustainable and viable into the future. Current subsidy levels are unacceptable, and unless interventions occurred, would have continued to rise, due to the ageing nature of the facilities and playing greens, and the decline of pennant bowlers. If an intervention does not occur potentially at least one club may dissolve in the short term.

Mount Pleasant Bowling Club – Access to Sinking Funds

At the August 2013 Ordinary Meeting of the Council (Item CD13/8053), the Council resolved:

- 1. That the sinking fund be adjusted to be \$12,000 per annum for the 2013/2014 financial year and thereafter the amount reviewed at the annual meeting between the Club and the Director Corporate Services to confirm if that level of funding is adequate to fund the future replacement of the synthetic bowling green and adjust it to a more suitable level if necessary.*
- 2. That the funds are deposited in a separate interest bearing account with an Authorised Deposit Taking Institution having a credit rating equivalent to Standard and Poor's BBB with such deposit being in the joint names of the Club and the City of Melville of which the City's Director Corporate Services shall be a co-signatory and the release of these funds shall only be permitted for the replacement of the synthetic playing surfaces.*

The Mount Pleasant Bowling Club has advised that the current amount in this account stands at \$45,707 as at 31 March 2017.

The challenges as highlighted by the bowling clubs additional requests in the Stakeholder Engagement section of this report have seen a serious trading downturn at the Mount Pleasant Bowling Club. It is likely that the current financial situation has been marginally accelerated by the challenges that relocation has presented to the membership.

It is proposed that should any losses be encountered that the \$45,707 accumulated in the sinking fund be offset to assist the Mount Pleasant Bowling Club through this uncertain period. It is also proposed that the Chief Executive Officer be given delegated authority to permit the Club access to fund any operational losses from the accumulated sinking funds not exceeding \$45,707. Any funds not expended would form part of the merged or new entity

At the October 2016 Ordinary Meeting of the Council, the Council resolved to:

- 4. Approves the immediate suspension of repayments of the Mount Pleasant Bowling Club's Self Supporting Loan (number 413), subject to the Mount Pleasant Bowling Club agreeing that;*

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a) in the event that the Mount Pleasant Bowling Club rescinds its relocation motion, or through other actions or inactions does not proceed with the relocation, all suspended loan repayments will be required to be paid by the Club. However, should the relocation not proceed due to factors outside the Club's control, City officers will work with the Club to identify and agree any costs that the Club may have incurred with respect to the proposed relocation and these will be deducted from any repayments due by the Club to ensure that it is not financially disadvantaged; and

b) the Club sets aside the current repayment amounts for the purpose of establishing a fund to assist with the relocation to Tompkins Park, or to repay loan obligations should the Mount Pleasant Bowling Club rescind its motion to relocate or otherwise cause the relocation to fail by its action or inaction".

In order for the Mount Pleasant Bowling Club to honour b) above, \$18,170 should have been deposited into an account at Mount Pleasant Bowling Club. The City of Melville has honoured this instalment in March 2017 as indicated above.

The next repayment amount is due on the 25 September 2017; however it is proposed that the responsibility for the repayment of the loan be taken over by the City immediately upon the adoption of this report's recommendations.

The challenges as highlighted by the Bowling Clubs' additional requests in the Stakeholder Engagement section of this report have seen a serious trading downturn at the Mount Pleasant Bowling Club. These repayments have been absorbed within normal club operational budgets and no funds exist to assist with the relocation to Tompkins Park or to repay its suspended loan commitments.

It is proposed that the City rescinds the above resolutions and waives these and future loan repayments as the Mount Pleasant Bowling Club are proactive in moving to Tompkins Park. Furthermore it will need the funds to operate during the relocation period.

Opportunities from existing bowling club sites and impact on City of Melville Reserve accounts

At the June 2016 Ordinary Meeting of the Council, the following resolutions was approved by Council:

5. Directs the Chief Executive Officer to:

- c) investigate and report to the Council suitable future recreational uses of the existing Melville Bowling Club site for a possible financial contribution towards the redeveloped facilities at Tompkins Park and development of community sporting hubs.*

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- d) *investigate and report to the Council suitable future uses for the existing MT Pleasant Bowling Club site for possible financial contribution towards the development of community sporting hubs and the local replacement of Public Open Space at the current location.*

In accordance with the above Council Resolution, the Council has since approved a conditional lease for a Wave Park at the western end of Tompkins Park. Although this business case is not reliant on the successful conclusion of the Wave Park development application, if it is successfully concluded this lease will attract \$700,000 per annum plus rates for a minimum period of 30 years.

The Strategic Urban Planning Team has been investigating future options for the Mount Pleasant Bowling Club site and has completed an initial round of community engagement. The options for the future use of the site contemplates an area of approximately 30% public open space with the remainder sub divided into lots of the same zoning as the current area - approximately 450m² with a maximum height of two stories. Taking into account construction, public open space and subdivision costs, early analysis suggests that the City could expect a net return of approximately \$4 million. This return to ratepayers can substantially fund, subject to Council approval, the redevelopment of Shirley Strickland Reserve Sporting Hub.

Furthermore, the estimated rates per annum that this development would return for the ratepayers would be in the vicinity of \$40,000 - \$50,000 per annum.

Given the significant costs of the Tompkins Park redevelopment, it is pertinent to note the opportunities that the amalgamation and relocation of the Melville and Mount Pleasant Bowling Clubs provides, for the Clubs themselves, the City and the ratepayer in general as described above.

External Funding Options

The Department Sport and Recreation through the Community Sport and Recreation Facilities Fund (CSRFF) in January 2017 approved an amount of \$700,000 towards the relocation of Bowls to a redeveloped Tompkins Park facility. The Department has also indicated strong support for the project which complies with their shared use facility model.

[8098 Letter from Director General Department of Sport and Recreation](#)

The funding was based upon three synthetic bowling greens, which provides another opportunity for the City to apply for CSRFF contribution towards the fourth green.

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STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement	Level of Risk	Risk Mitigation Strategy
<p>Failure to support previous Council Recommendations that have informed the Concept Plan leading to Concept Plan not being supported.</p>	<p>Major consequences which are almost certain, resulting in an Extreme level of risk.</p>	<p>Supporting previous Council Recommendations that have informed the progress with the development of the Concept Plan.</p>
<p>Failure to endorse Concept Plan and budget in a timely manner resulting in outrage from Bowling Clubs and Tompkins Park Community and Recreational Association; and inability of City to relocating Bowling Club leading to no facility for Bowls.</p>	<p>Major consequences which are almost certain resulting in an Extreme level of risk.</p>	<p>Concept Plan and budget endorsed, and project proceeds to detailed design and construction in a timely manner.</p>
<p>City has legal obligation to vacate current Melville Bowls facility site due to commercial lease agreement.</p>	<p>Major consequences which are almost certain resulting in an Extreme level of risk.</p>	<p>Concept Plan and budget endorsed, and project proceeds to detailed design and construction in a timely manner.</p>
<p>Council not supporting the recommendations fails to address strategic priorities as outlined within the City's Corporate Business Plan 2016-2020 as adopted by the Council, refer table below.</p>	<p>Moderate consequences which are likely resulting in a High level of risk.</p>	<p>Concept Plan and budget endorsed, and project proceeds to detailed design and construction in a timely manner.</p>

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CORPORATE BUSINESS PLAN TABLE

Alignment between Aspirations from the Strategic Community Key Priorities and Strategies from the City of Melville						
Document: People Place Participation 2016 - 2026	Key Aspirations	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Clean and green Sustainable and connected transport Safe and secure Healthy lifestyle Sense of community Growth and prosperity	Sense of community
Document: City of Melville Corporate Business Plan 2016 - 2020	City of Melville Key Priorities	<p>Key priority: Restricted current revenue base and increasing/changing service demands impacts on rates</p> <p>Key strategies:</p> <ol style="list-style-type: none"> Explore opportunities for increased residential density and commercial investment in strategic locations, aligned to the local planning objectives and coupled with the exploration of special area rating Creating greater revenue from our current and potential land, property and facility holdings Pursue productivity and efficiency improvements 	<p>Key priority: Meeting the demand to provide fit for use/appropriate infrastructure into the future</p> <p>Key Strategies:</p> <ol style="list-style-type: none"> Optimise facilities to achieve 'fit for use' facilities for current and future beneficiaries. Includes amalgamation of like groups into hubs and shared use of facilities (private sector, State Govt., other LG and community groups) Review the standards and management model that we assess our asset gap against (the technical standards and from a customer perspective regarding their expectations) 	<p>Key priority: Urban development creates change in amenity (positive and negative)</p> <p>Key Strategies:</p> <ol style="list-style-type: none"> Ensure higher density developments in strategic locations, consistent with the local planning framework and structure plans, design guidelines for interface areas and ensuring measured change in established areas and consideration of parking and traffic issues Enhance amenity and vibrancy and enhancing community safety through streetscapes, public art, pedestrian and cycle paths, place making and creating well designed, attractive public spaces 	<p>Key priority: Degredation of natural resources within the City</p> <p>Key Strategies:</p> <ol style="list-style-type: none"> Holistic and integrated strategies for protection of the City's natural resources (includes urban forest, foreshore protection, public open space and streetscapes) Ameliorate loss of vegetation from private property development Explore with current and potential partners the next generation waste treatment technology and implement 	<p>Key priority: The challenge of meeting community expectations regarding community engagement</p> <p>Key strategies:</p> <ol style="list-style-type: none"> Improve communication mechanisms to make information easy to access regarding community engagement, including improving website, addressing misinformation in the community and optimising use of social media Continue participatory budgeting that involves the community (such as Project Robin Hood) and then taking it further Improve engagement with the business community

POLICY IMPLICATIONS

Reference is given to several Council Policies that guide decision making by the Council with consideration to this report and include the following Council Policies:

CP-028 Physical Activity highlights the increase of opportunities for physical activity; leading to the improved health and wellbeing of the community.

CP-037 Neighbourhood Development – Community Hub Policy highlights that gaining the greatest community benefit can be achieved through the provision of facilities consolidated into community hubs.

CP-031 Asset Management Policy highlights that assets must be reviewed on a regular basis to ensure they remain relevant, have a demonstrated community need and are achieving optimal levels of service in a cost effective manner over the asset lifecycle.

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CP-010 Self Supporting Loan, states that:

“Approval will only be considered where the Club or organisation can adequately demonstrate, by provision of forward financial plans covering the life of the loan, a capacity to meet the loan repayment. The financial plans are to be certified by an independent Certified Practising, Chartered or similarly qualified and experienced Accountant”.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Identified alternative option:

To not progress with the upgrade of facilities at Tompkins Park would:

- Be inconsistent with the City Of Melville Lawn Bowls Strategy adopted in June 2016 of have a bowling facility north and south of the City,
- Not support previous Council Resolutions to accommodate a new Bowling Club at a redeveloped Tompkins Park site,
- Be inconsistent with the City of Melville Policy CP-037 Neighbourhood Development and the adopted position by the Council on sporting hubs,
- See potentially Melville and Mount Pleasant Bowling Clubs without facilities due to previous Council Resolutions,

CONCLUSION

The redevelopment of the Tompkins Park facility to include the sport of Bowls is a critical and strategic project. It is the culmination of 11 years of research and reports that have highlighted the decline of the sport of bowls in the City and the impact this is having on the Mount Pleasant and Melville Bowling Clubs, and of resolutions endorsed by the Council recognising this situation.

The subsidy level provided by the City and its ratepayers to these two Clubs is the highest of such subsidy levels in the City of Melville. Without intervention it is likely these rates would continue to increase with ageing facilities and playing surfaces, and declining pennant players. The financial situation of Mount Pleasant Bowling Club is further evidence of the impact of the current situation for stand alone Bowls Clubs, and has been accelerated by the resolutions of the Council.

The project presents an opportunity for the City to achieve current and future savings with the merging and relocation of the two Clubs to Tompkins Park, and to see significant decreases in subsidy levels to all sporting participants at a redeveloped Tompkins Park. It presents an opportunity to strengthen the existing Tompkins Park Community and Recreational Association, and to lay the foundations for a sustainable and viable hub model. Once completed the Bowls facility will be of the most contemporary and best standard in the State.

At 7.53pm Cr Schuster left the meeting and returned at 7.55pm.

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The relocation of both Bowls Clubs also presents opportunity to the City for additional income streams from their current sites that assist the City meet the Council's adopted Strategic Plan and Community expectations.

If the financial situation for the Mount Pleasant Bowling Club deteriorates and dissolution of the Club was pending, the City would take steps to establish a new Bowls Club entity ensuring that the histories of both Clubs are preserved, and the new entity has representation from both Clubs.

This project has required considerable change from both Bowling Clubs and the current Tompkins Park Community and Recreational Association. Officers note the considerable effort of both Bowls Club's Executives and the Tompkins Park Bowls Relocation Group who have demonstrated vision and commitment to working with the City to deliver a sustainable and successful future. Likewise, those Clubs involved with the Tompkins Park Community and Recreational Association who have worked cooperatively and collaboratively with the City.

At 7.22pm Cr Schuster moved, seconded Cr Robartson -

That in accordance with Standing Order Clause 9.6 (Limitation of duration of speeches) Cr Pazolli be permitted an extension of time to speak.

At 7.22pm the Mayor submitted the motion which was declared

CARRIED UNANIMOUSLY (11/0)

At 8.04pm Cr Aubrey moved, seconded Cr Wieland -

That in accordance with Standing Order Clause 9.6 (Limitation of duration of speeches) Cr Schuster be permitted an extension of time to speak.

At 8.04pm the Mayor submitted the motion which was declared

CARRIED UNANIMOUSLY (11/0)

At 8.16pm Cr Aubrey moved, seconded Cr Schuster -

That in accordance with Standing Order Clause 9.6 (Limitation of duration of speeches) Cr Wieland be permitted an extension of time to speak.

At 8.16pm the Mayor submitted the motion which was declared

CARRIED UNANIMOUSLY (11/0)

CD17/8098 – TOMPKINS PARK CONCEPT PLAN (AMREC) (CONFIDENTIAL ATTACHMENT)**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION (8098)****ABSOLUTE MAJORITY**

At 7.03pm Cr Macphail moved, seconded Cr Phelan –

That the Council:**1. By Absolute Majority decision:**

- a. Approves the Tompkins Park Concept Plan and associated project costs of \$9,420,500 and its progression to detailed design and documentation funded as follows:
 - \$700,000 Grant funding from Department of Sport and Recreation
 - \$7,275,000 Transfer from the Land and Property Reserve
 - \$1,445,500 Transfer from the Public Open Space Reserve
 - \$9,420,500 Total Expenditure Budget
- b. Rescinds 1 and 2 of the resolution of CD13/8053 Mount Pleasant Bowling Club Self Supporting Loan Amendment August 2013 as follows:
 1. *That the sinking fund be adjusted to be \$12,000 per annum for the 2013/2014 financial year and thereafter the amount reviewed at the annual meeting between the Club and the Director Corporate Services to confirm if that level of funding is adequate to fund the future replacement of the synthetic bowling green and adjust it to a more suitable level if necessary.*
 2. *That the funds are deposited in a separate interest bearing account with an Authorised Deposit Taking Institution having a credit rating equivalent to Standard and Poor's BBB with such deposit being in the joint names of the Club and the City of Melville of which the City's Director Corporate Services shall be a co-signatory and the release of these funds shall only be permitted for the replacement of the synthetic playing surfaces.*

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- c. Rescinds 4, 4a) and 4b) of the resolution of CD16/8089 City of Melville Lawn Bowls Strategy October 2016 as follows:
4. *Approves the immediate suspension of repayments of the Mount Pleasant Bowling Club's Self Supporting Loan (number 413), subject to the Mount Pleasant Bowling Club agreeing that;*
- a) *in the event that the Mount Pleasant Bowling Club rescinds its relocation motion, or through other actions or inactions does not proceed with the relocation, all suspended loan repayments will be required to be paid by the Club. However, should the relocation not proceed due to factors outside the Club's control, City officers will work with the Club to identify and agree any costs that the Club may have incurred with respect to the proposed relocation and these will be deducted from any repayments due by the Club to ensure that it is not financially disadvantaged; and*
- b) *the Club sets aside the current repayment amounts for the purpose of establishing a fund to assist with the relocation to Tompkins Park, or to repay loan obligations should the Mount Pleasant Bowling Club rescind its motion to relocate or otherwise cause the relocation to fail by its action or inaction".*
- d. Provided that all remaining Bowling Club and Association funds are transferred to the new Bowling Club Entity and Association respectively upon their commencement, transfers the responsibility for the repayment of both the Mount Pleasant Bowling Club and the Tompkins Park Community and Recreational Association self supporting loan repayments to the City as follows;
- Mount Pleasant Bowling Club (Loan No 413) – from the date of this resolution.
 - Tompkins Park Community and Recreational Association (Loan No 399) – Upon the new association taking control of the redeveloped Tompkins Park building.
- e. Directs the Chief Executive Officer to monitor the Mount Pleasant Bowling Club's financial activity over the period to relocation and to authorise the use of accumulated sinking funds to cover any operational losses the Mount Pleasant Bowling Club may experience during this time up to the value of \$45,707 so that these funds can be utilised for the Club's operational costs during this period.

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2. By Majority Decision:

- a. Directs the Chief Executive Officer to submit a Development Application to the relevant agency for the purpose of obtaining development approval for the redevelopment of Tompkins Park.
- b. Directs the Chief Executive Officer to report back to Elected Members once the detailed design phase is near completion.

At 8.27pm the Mayor submitted the motion, which was declared

CARRIED BY ABSOLUTE MAJORITY (8/3)

Vote Result Summary	
Yes	8
No	3

Vote Result Detailed	
Cr Aubrey	Yes
Cr Foxtton	Yes
Cr Macphail	Yes
Cr Phelan	Yes
Cr Robartson	Yes
Cr Schuster	Yes
Cr Wieland	Yes
Mayor Aubrey	Yes
Cr Barling	No
Cr Pazolli	No
Cr Woodall	No

At 8.27pm Cr Pazolli, Cr Woodall and Cr Wieland left the meeting.

At 8.27pm Mr M Doyle and Mr P de Lang left the meeting and did not return.