



City of
Melville

T21/3901 – John Connell Reserve Upgrade Mick McCarthy, Director Technical Services and Jeremy Rae, Strategic Property Executive

Background

- The John Connell Reserve comprises over 133 ha of regionally significant environmental values as well as active and passive recreational opportunities for local residents and the broader community.
- The southern parts of the reserve was previously the site of the Dundee Road Landfill which operated from 1974 to 2000 and includes areas currently occupied by the archery range, public park, super golf and driving range
- The last stage of the landfill occurred on the south western corner of the reserve, which achieved the highest landform elevation at 41 metres above sea level.
- The site is classified as “contaminated – remediation required” by the Department of Water and Environment Regulation in accordance with the Contaminated Sites Act 2003.





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Memorandum of Understanding (MOU)

- In 2011, the City of Melville and the Melville Glades Golf Course entered into a Memorandum of Understanding (MoU) regarding potential development options for the respective properties
- An extensive stakeholder and community engagement campaign was subsequently undertaken to examine suitable design options through meetings and a public design workshop which attracted 125 members of the community.
- The Council resolved on 19 February 2019 to enter into a Memorandum of Understanding (MoU) with Landcorp (now DevelopmentWA) for the John Connell Redevelopment Project involving residential development of a portion of the Melville Glades Golf Course.





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Memorandum of Understanding (MOU) – cont.

- Following the outcome of the October 2019 Council elections, Elected Members have expressed views that did not support continuing the John Connell Reserve Redevelopment Project, which was communicated to DevelopmentWA who discontinued work on the redevelopment proposal
- Given that there is little likelihood that the John Connell Redevelopment Project will be pursued in the near future, it is considered appropriate for the City to formally cancel the MoU agreement with DevelopmentWA.





Active Reserves Infrastructure Strategy (ARIS)

- The City of Melville's ARIS (2020) identified a number of upgrades and initiatives for the John Connell Reserves based on the following:
 - Change room refurbishments (\$623K) - 2024/25
 - Preparation of a Master Plan (\$84K) - 2025/26
 - Additional Oval/Rectangular Pitches (\$2.12M) - 2028/29

**Note - \$2.12M includes additional sporting facilities costs*

- The City's change room upgrade program is ahead of schedule and the design could be brought forward to 2021 with construction in 2022 at the earliest
- More recently, the City has been approached by various stakeholders (sporting clubs, Members of Parliament, election candidates) regarding the possibility of bringing forward numerous upgrades with support of external funding as part of announcements in the lead up to the State election on 13 March 2021
- To assist in this process, the City identified projects that could be "shovel ready" for consideration of funding commitments from MPs and candidates





List of Projects Recommended

- The list of projects identified from preferences put forward by stakeholders that may be suitable for funding in the short term included:
 - **Change room upgrades** - 2 change rooms at an estimated cost of **\$623,000** and four change rooms to respond to increased female participation at an estimated cost of **\$839,000**
 - **Relocation and replacement of practice cricket nets** - **\$220,000**
 - **Additional parking** to the west of the current facility car park - **\$50,000** for an additional 10 informal parking bays
- The oval extension to accommodate an additional cricket oval and soccer pitch, estimated at a cost of **\$1.5M**, was also put forward by stakeholders as a project that could attract funding, however this is a major project which requires considerable investigation and securing approvals to clear vegetation classified as a Threatened Ecological Community (TEC).





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Master Plan and Vegetation Clearing Permit

- Extensive community consultation was undertaken between 2011 and 2014 to identify examine various options and to identify a preferred concept design for the reserve requiring further investigation and analysis
- The John Connell Reserve is under increasing pressure to provide additional active playing space and upgrade facilities to meet current and future demands.
- The City is able to bring forward the change room upgrades forward to 2022-2023 through the accelerated program if required
- Given the discontinuation of the MoU, it is considered appropriate to bring forward the preparation of the Master Plan for the whole of the site as part of the 2021-2022 budget
- The oval extension is a major project that requires careful planning, investigation and community consultation if pursued and would require the City to be the applicant for a vegetation clearing permit
- Although there is support amongst sporting groups for the vegetation clearing to facilitate the oval extension, it is likely that there would also be some community opposition from environmental groups and others who do not support the clearing of Threatened Ecological Community (TEC) listed vegetation



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Recommendations

THAT THE COUNCIL:

- 1. AUTHORISES THE CHIEF EXECUTIVE OFFICER TO NOTIFY DEVELOPMENTWA THAT THE CITY INTENDS TO NO LONGER PROCEED WITH THE MEMORANDUM OF UNDERSTANDING FOR THE JOHN CONNELL RESERVE REDEVELOPMENT PROJECT.**
- 2. AUTHORISES THE CHIEF EXECUTIVE OFFICER TO WRITE TO MELVILLE GLADES GOLF CLUB ADVISING OF THE COUNCIL DECISION.**
- 3. NOTES THE IMPROVEMENT PROJECTS PUT FORWARD FOR THE JOHN CONNELL RESERVE AT THE REQUEST OF STAKEHOLDERS TO BRING FORWARD FOR IMPLEMENTATION IN THE EVENT THAT EXTERNAL FUNDING TO COVER COSTS IS SECURED.**
- 4. BRINGS FORWARD THE PREPARATION OF THE MASTER PLAN FOR THE ENTIRE 13 HECTARE JOHN CONNELL RESERVE FOR CONSIDERATION IN THE 2021-2022 BUDGET.**