

Melville Bowling Club Redevelopment Proposal Meeting – 3pm Wednesday 28 April 2021

Lessons Learned from Wave Park Proposal Experience

OVERVIEW

Further to discussions regarding the Melville Bowling Club redevelopment proposal at a meeting held at the City of Melville Civic Centre at 3.00pm on 28 April 2021, it was requested by MBC representatives that the City share its lessons learned and experiences gained associated with the Wave Park proposal.

Attendees at the meeting included the following.

Melville Bowling Club

- Tim Smith – MBC President
- David Hay – Architect and MBC Member

City of Melville

- George Gear – Mayor City of Melville
- Marten Tieleman – Chief Executive Officer
- Mick McCarthy – Director Technical Services
- Louis Hitchcock – Executive Manager Governance and Legal Services
- Jeremy Rae – Strategic Land and Property Executive

The MBC site is located in close proximity to the Swan River and the Alfred Cove Nature Reserve, which is classified as an A Class reserve. The MBC site as is the entire Tompkins Park precinct covered by a Planning Control Area (PCA) and Environmentally Sensitive Area (ESA) requiring referral of proposals for determination by the Western Australian Planning Commission (WAPC) and DBCA respectively.

The WAPC is the ultimate decision maker and will take advice from State Government agencies and the City of Melville in making its determination. The following information is not advisory in nature, but relates to the sharing of information and lessons learned with the MBC based on the perspective of City officers involved in the Wave Park proposal.

LESSON LEARNED

1. Retention of drainage onsite

It is a requirement to retain all storm water run-off associated with the land under redevelopment. If this is not possible, there may be a requirement to compensate any offsite discharges through retention or other forms of water quality treatment. The Department of Biodiversity Conservation and Attractions (DBCA) is the lead agency for providing guidance and issuing approvals and setting conditions related to drainage

2. Visual impact of major building structures

The visual impact of new structures will be assessed by the DBCA in terms of changes to existing viewing positions, particularly where built form replaces undeveloped land or open space. The view shed assessment will consider visual impacts from the Swan River and the public foreshore area. The DBCA is the lead agency for providing guidance and advice related to visual impacts and the setting conditions aimed at minimizing impacts.

3. Impacts on Flora and Fauna

The clearing of any vegetation (native or introduced) in the ESA will be scrutinized by the DBCA, particularly the loss of mature trees. There will be a requirement to compensate for

any vegetation loss with offsets involving revegetation areas several times greater than vegetation proposed to be removed. The DBCA is the lead agency for providing advice and setting conditions for revegetation related to vegetation clearing and may seek advice from the Swan River Trust (SRT) and Department of Water Environment Regulation (DWER)

4. Zoning of MBC

The MBC lease area is currently zoned Public Open Space under the City's Local Planning Scheme 6 (LPS6) and Parks and Recreation under the Metropolitan Region Scheme (MRS). Canning Highway reservation is zoned Regional Roads under the MRS. The current zoning may not be compatible for some commercial uses which detract from the key purpose of the land. The Department of Planning Lands and Heritage (DPLH) is the lead agency to provide advice related to the MRS zoning, with the City Planning officers providing advice on local zoning based on LPS6.

5. Community consultation

Early engagement with the community on proposals that will impact the foreshore area provide initial feedback on issues that the community is concerned about and that can be addressed through redesign or other mitigation measures. Some community members may prefer to provide feedback directly to the City or Elected Members, so it is important to keep them well informed on the progress of any new proposals. The community consultation process is the responsibility of the proponent (MBC as the applicant) and there are statutory advertising and/or public consultation requirements associated with a number of approval processes related to new proposals in sites covered by PCA and ESA. Further advice can be sought from DBCA, WAPC and the City of Melville regarding their respective processes.

A high level outline of the approvals process relevant to the City of Melville is provided below as a general guide that can assist proponents in the proposal planning.

- 1. Undertake preliminary discussions of redevelopment concept with Mayor and City senior staff (28 April 2021)**
- 2. Assess process requirements and timeframes for progressing the redevelopment proposal based on initial feedback and advice from relevant decision makers and referral agencies**

- 3. Present redevelopment proposal to seek in principle support from Council to progress the proposal**
- 4. Prepare a draft business plan for the redevelopment proposal including risk and benefits, options assessment, community consultation, funding sources and proposed staging of the proposal**
- 5. Present draft business plan for Council consideration and advertising**
- 6. Present final business plan for Council endorsement**
- 7. Prepare schematic and detailed designs, including cost estimates**
- 8. Present detailed plans and costs to Council, supported with any funding requests and grant funds received/planned**
- 9. Subject to Council support, secure and progress the implementation of required approvals**

10. Undertake project planning, procurement and construction activities