

## Mount Pleasant Bowling Club Site Redevelopment Stage 2 Community Engagement Frequently Asked Questions



Mount Pleasant Bowling Club site at 40 Bedford Road, Ardross

### What's going on?

The City of Melville has prepared three (3) draft concept plans for the future redevelopment of the Mount Pleasant Bowling Club site at 40 Bedford Road, Ardross. We encourage you to find out more and let us know what you think.

The Mount Pleasant Bowling Club will be moving to a new integrated community facility at Tompkins Park, Alfred Cove (refer to a full report to Council's Ordinary Meeting 20 June 2017 for more information). The site will become vacant when the bowling club moves.

The first stage of community engagement on the future of the site was conducted from 15 February to 13 March 2017. You can read a report on the feedback received from the first stage of engagement at <http://melvilletalks.com.au/MountPIDevelopment>.

## **Why is the Mount Pleasant Bowling Club moving to Tompkins Park?**

Fewer people are playing lawn bowls and club membership numbers are declining overall. This means that some clubs might be unsustainable in the medium to long term.

A Strategy to guide the future of lawn bowls in the City of Melville was endorsed by Council in October 2016. The Strategy recommended the merger of the Mount Pleasant and Melville Bowling Clubs, and their relocation to a new purpose-built bowling facility at Tompkins Park in Alfred Cove. The merger has been supported in principle by both clubs (the Mount Pleasant Bowling Club Committee supported the relocation in principle at its meeting held on 15 September 2016). The new bowling complex would replace the old existing club facilities and make the merged clubs more financially sustainable.

Department of Sport and Recreation encourages shared community facilities to minimise duplication and increase use of facilities. The Department has provided a \$700,000 grant to help build the new purpose-built bowls facility at Tompkins Park.



The existing facilities are ageing and the cost of maintenance is increasing.

## **Why does the site need to change?**

The site will become vacant if the bowling club moves and therefore it will change. The questions really are how and when it will change. That is what we want to talk about with the community.

## What are the three concept plans?

We have prepared three (3) concept plans for the future redevelopment of the site. The concept plans are based on 70% of the site being used for housing and 30% of the site being used for a new park. The funds raised by the housing development would be used for:

- Creating the new park
- Upgrading the surrounding streetscapes
- Funding some of the planned upgrades at Shirley Strickland Reserve

The three concept plans are available at [www.melvilletalks.com.au](http://www.melvilletalks.com.au).

There is also an information sheet summarising the three concept plans.

## How can I provide my comments?

We'd like to hear what you think about the three concept plans for the site.

Online      Go to [www.melvilletalks.com.au](http://www.melvilletalks.com.au)

- Have your say on the discussion forum
- Ask a question

Email      Email your comments to [melinfo@melville.wa.gov.au](mailto:melinfo@melville.wa.gov.au)

Post      Post your comments to the City of Melville, Locked Bag 1, Booragoon, WA 6954  
Attention: Dean Cracknell

All feedback or comments are **due by 5.00pm, Wednesday 9 August 2017**.

If you have any questions, please call Dean Cracknell on 9364 0225 or email [dean.cracknell@melville.wa.gov.au](mailto:dean.cracknell@melville.wa.gov.au).

## Why can't the whole site be turned in to park?

Creating new parks can cost a lot of (ratepayers) money. For example, the new Carawatha Park in Willagee cost around \$1.2 million (not including the cost of the land, which was purchased from the State Government). A new park on the site could be funded in three different ways:

### 1. Rates and general revenue

The advantages of using rates and general revenue to fund a new park would be:

- a. A new park could be developed on the whole site
- b. The site would not need to be purchased from the State Government
- c. A new park could be developed relatively quickly (several years)

The disadvantages of using rates and general revenue to fund a new park would be:

- a. There is no funding for a park on the site in the 2017 / 2018 Budget
- b. There is no funding for a park on the site in the Long Term Financial Plan
- c. Funding a new park on the site would likely require an increase in rates over and above normal rate increases. The community generally wants to minimise annual rate increases
- d. Funds would not be raised from the proposed project to help fund the Shirley Strickland Reserve upgrades, which were supported by Council and the community in 2016. Shirley Strickland Reserve upgrades would then need to be funded through other means, delayed or not progressed
- e. The site is too small for an 'active' reserve for other sporting clubs (particularly given the City's policy to have community hubs with a mix of groups and users)
- f. A large passive reserve over all of the site would likely attract people from outside the area, potentially causing issues for local residents (e.g. parking, traffic or noise)

### 2. Grants (for example – Lotterywest or State Government grants)

The advantages of using grants to fund a new park would be:

- a. The direct cost to the City and its ratepayers would be reduced

The disadvantages of using grants to fund a new park would be:

- a. The City and its ratepayers would generally need to fund most of the cost of a new park (i.e. grants would typically only cover part of the costs)
- b. Grants are not available to cover maintenance and replacement costs (which affect annual budgets)
- c. Grant application processes are very competitive and there are generally many more applications submitted than the grant funding that is available
- d. There is no certainty that the City would be successful in receiving any money for a new park on the site
- e. It may take a long time before a grant is successful. This means that the site could be vacant for a long time.

### 3. **Housing development model**

The advantages of using a housing development model to fund a new park would be:

- a. The new park could be self-funded by the project (i.e. the capital cost would have no impact on the annual budget)
- b. The new park would not require any increase to Council rates
- c. There would likely be significant funding made available to help fund upgrades to Shirley Strickland Reserve
- d. There would likely be funding available for upgrades to streetscapes around the site
- e. There could be additional funding made available for other community or recreational projects

The disadvantages of using a housing development model to fund a new park would be:

- a. The whole site cannot be turned in to a park



An artist's impression of the kind of housing that could be developed on part of the site

## How much public space is in Ardross?

POS Tool ([www.postool.com.au](http://www.postool.com.au)) has been developed by the University of Western Australia to provide a database of parks and public spaces across the Perth metropolitan area.

It is an independent assessment (not prepared by the City of Melville) and publicly-accessible. It allows comparisons to be made between different suburbs and local government areas.

POS Tool calculated that public spaces occupy 25.8% of the City of Melville's total area, which does not include other public spaces, such as club pay-for-use facilities and pedestrian-friendly streets. The City has more available public space than most comparable, inner-urban local governments in Perth.

Ardross has 25% of its area available as public space according to the POS Tool methodology, which includes areas such as Wireless Hill and publicly-accessible school ovals. The 25% does not include the Mount Pleasant Bowling Club site as it is a fenced, pay-for-use club facility. Creating a new local park on the site would increase the amount of publicly-accessible space in the area based on the POS Tool methodology.



Source: [www.postool.com.au](http://www.postool.com.au)

## **Building housing on the site would reduce public open space wouldn't it?**

The existing site is not currently a freely-accessible accessible park and is for 'members only'.

POS Tool ([www.postool.com.au](http://www.postool.com.au) University of Western Australia) does not consider club-pay-for-use facilities as freely-accessible public space and therefore the site is not included in the 25% public space statistic for Ardross.

Any future redevelopment would include a new park, which would increase the amount of freely-accessible parkland in the area according to the POS Tool methodology.

## **Why should housing be built on the site?**

The City has a policy to try to reduce its dependence on Council rates to fund the services and facilities it provides to the community (Council Policy CP-005 - Land and Property Retention, Disposal and Acquisition).

There are a range of advantages of using a housing development model to fund a new park on the site (see information above).

Housing is also a low impact land use given that the surrounding area is residential. Housing on the site would likely generate less overall traffic than the traffic generated by the bowling club.

The project could also provide new housing choices for people in the local area, particularly for those people wanting to downsize to a smaller house or lot (we have previously received a lot of feedback on this topic).

## **What would be the density and building height of the future housing on the site?**

The three concept plans are based on an R20 density (average lot size of 450m<sup>2</sup>). This is the same density coding as the surrounding residential area. The future building heights would be based on the requirements of *Local Planning Policy 1.9 – Height of Buildings*. The relevant heights for this site would be the same as most of the City of Melville's suburbs, being:

- Eaves - 8.0 metres
- External Wall (Concealed Roof) - 9.0 metres
- Overall - 10.5 metres

## **Who would live in the future houses?**

It is expected that many of the expected purchasers could be locals from the Ardross/Mount Pleasant area, particularly:

- Families with children
- Professional couples without children
- Retirees and seniors seeking to 'downsize' to a smaller lot, but still live in the area
- Social housing is not being considered for this site.

## **What would the money raised by developing housing be spent on?**

The funding raised must be spent on recreational and community infrastructure, such as:

- A new park on the site
- Upgrades to streetscapes around the site
- Shirley Strickland Reserve upgrades (<http://www.melvilletalks.com.au/shirleystrickland>)
- Other community and recreational infrastructure.

The City would also need to buy the land from the State Government for the project to proceed.

## **New houses will create traffic or parking issues won't they?**

The existing Bowling Club facility is used regularly throughout the week. It can attract a lot of people when games are being played or social events are on. There are 132 car bays provided on the site and along Bedford Road and Canna Way.

A local park and some housing on the site would likely be a less intensive land use than the current use of the site as a bowls club, particularly in terms of traffic generated and possible parking issues. The redevelopment of the site would also include new footpaths and street trees to make walking easier and more pleasant.



**Why are you selling public land?**

The site is not owned by the City of Melville. The site is owned by the State Government, which owns large areas of land. Public land is important if it is providing benefits to the community.

**What is the current zoning of the land?**

The current zoning of the site is 'Public Open Space' in Local Planning Scheme 6.

The three concept plans are based on the relevant portion of the site being rezoned to 'Residential R20' in future.

This would require a town planning scheme amendment and the associated statutory processes.