

## **Report on Community Engagement Stage 1 Future of Mount Pleasant Bowling Club Site**

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### **Project Summary**

The City of Melville is beginning a process to plan for the future of the Mount Pleasant Bowling Club site at 40 Bedford Road, Ardross. The Bowling Club may be moving to a new bowls facility at Tompkins Park, Alfred Cove in the future. The site would become vacant if the bowling club moves.

The site currently belongs to the State Government and the City may have an option to purchase it when the Club moves to their new home.

Council supported the concept of redeveloping the Mount Pleasant Bowling Club site (in principle) at its Special Meeting held on 28 November 2016 and engaging with the community on the future of the site.

The idea is to create a new public park, which would be funded by a housing development on some of the site. The intent is that all revenue raised by a redevelopment would be used to fund new recreational and community infrastructure, such as:

- a new public park on the site
- local streetscape upgrades
- upgrades to Shirley Strickland Reserve and other public facilities

The first step was to engage with the community and seek feedback on the most appropriate way to redevelop the site in future. This information will help the City prepare a concept plan or plans, which would be advertised for public comment later in 2017.

### **Purpose of the Community Engagement for this Project**

To engage with citizens on the future development of the Mount Pleasant Bowling Club in ways that are fair, transparent and can be linked to final outcome/s of engagement.

### **Objectives of the Stage 1 Community Engagement**

The objectives of the first stage of community engagement were:

- To inform internal stakeholders about the future redevelopment of the site and the circumstances in which it has arisen by email, in the Elected Members Bulletin and providing relevant information.
- To inform citizens living within the walking catchment of the site and Shirley Strickland Reserve about the future redevelopment of the site and the circumstances in which it has arisen by direct mail, six large signs placed around the site, hosting information sessions on-site, newspaper advertisements, targeted social media etc and how they will be able to provide their feedback and participate.
- To involve interested citizens in seeking their preferences for its development and any issues/concerns they may have by setting up a page on Melville Talks for that purpose.

## **Who was engaged in Stage 1?**

The first step was to engage with the community and seek feedback on the most appropriate way to redevelop the site in future. This information will help the City prepare concept plans, which would be advertised for public comment later in 2017.

The first stage of community engagement was conducted from 15 February 2017 to 13 March 2017. The primary focus for the community engagement was the people living around the site who may be most affected by any future redevelopment. The public advertising and community engagement methods included:

1. 1,219 letters sent to local residents in the local area (refer to Attachment 1)
2. Information, an online survey and discussion forum on the Melville Talks webpage
3. Six large signs placed around the perimeter of the site
4. 3,000 printed information flyers
5. An 'About Melville' local newspaper advertisement on 28 February 2017
6. Information and a link to Melville Talks on the City of Melville website
7. Two information sessions held on-site – one held during the day on Wednesday 22 February 2017 and one in the evening on Tuesday 28 February 2017
8. Emails to a project update database (with 82 people registered to date)
9. Frequently Asked Questions
10. A video about the project and what is happening on Melville Talks
11. A letter and emails sent to the Mount Pleasant Bowling Club
12. A letter sent to the Department of Lands for information purposes
13. Letters sent to local politicians
14. Social media posts on Facebook and Twitter
15. Hard copy information at the Civic Centre
16. A survey of development preferences conducted both online and hard copy
17. Four artists impressions of possible redevelopment scenarios for the site

The following feedback was received during the first stage of community engagement –

- 66 survey responses
- 19 written submissions
- Comments from nine people on Melville Talks
- Verbal feedback

There were mixed views in the community about the future of the site:

- There was some support for a redevelopment of the site with parkland and housing
- There was concern about / opposition to the bowling club moving away from the site. The existing facility was seen to serve as a social hub and not just a bowling club for some of the community
- There was some support for the whole site to be developed as a new park (alternately voiced as opposition to housing being developed on some of the site)

## **Next Steps**

The project team is currently reviewing and analysing all of the feedback received.

The next steps are to report to the City's Executive Management Team and Council on the project and the community's feedback and concerns. Concept plans would then be prepared that are informed by the feedback from the community. The concept plans would be advertised for public comment later in 2017. There is still plenty of work to do!

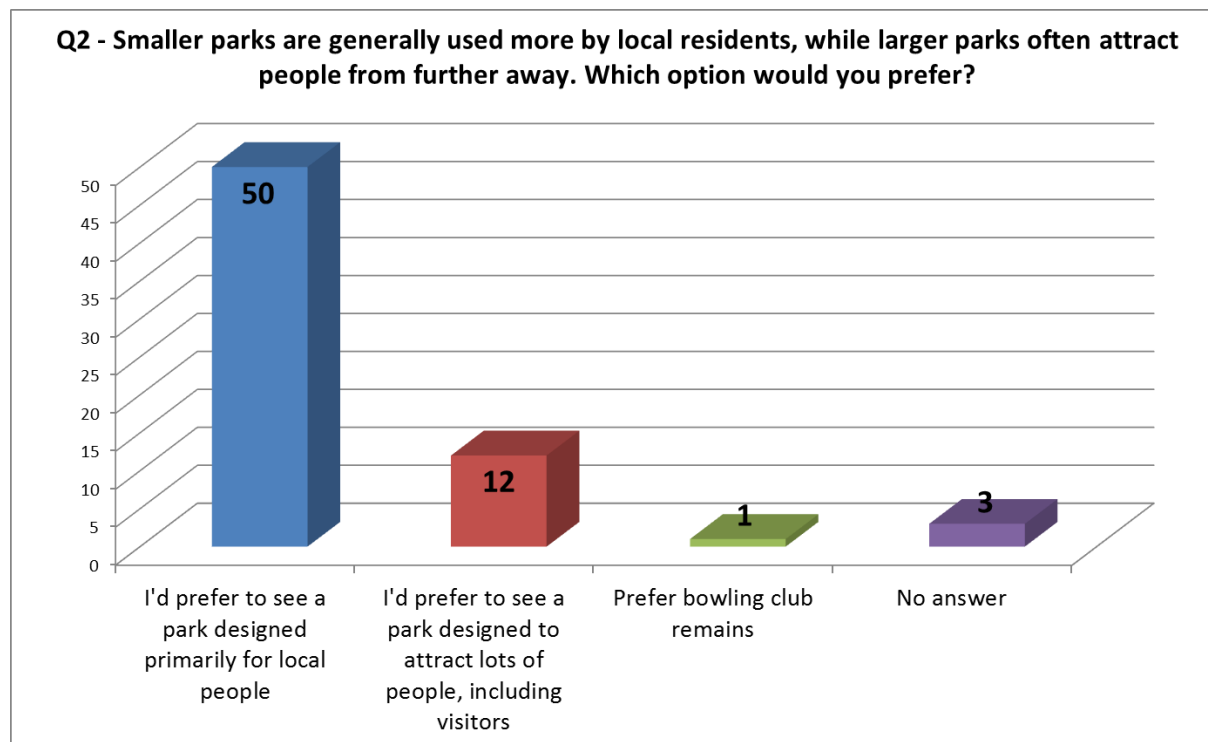
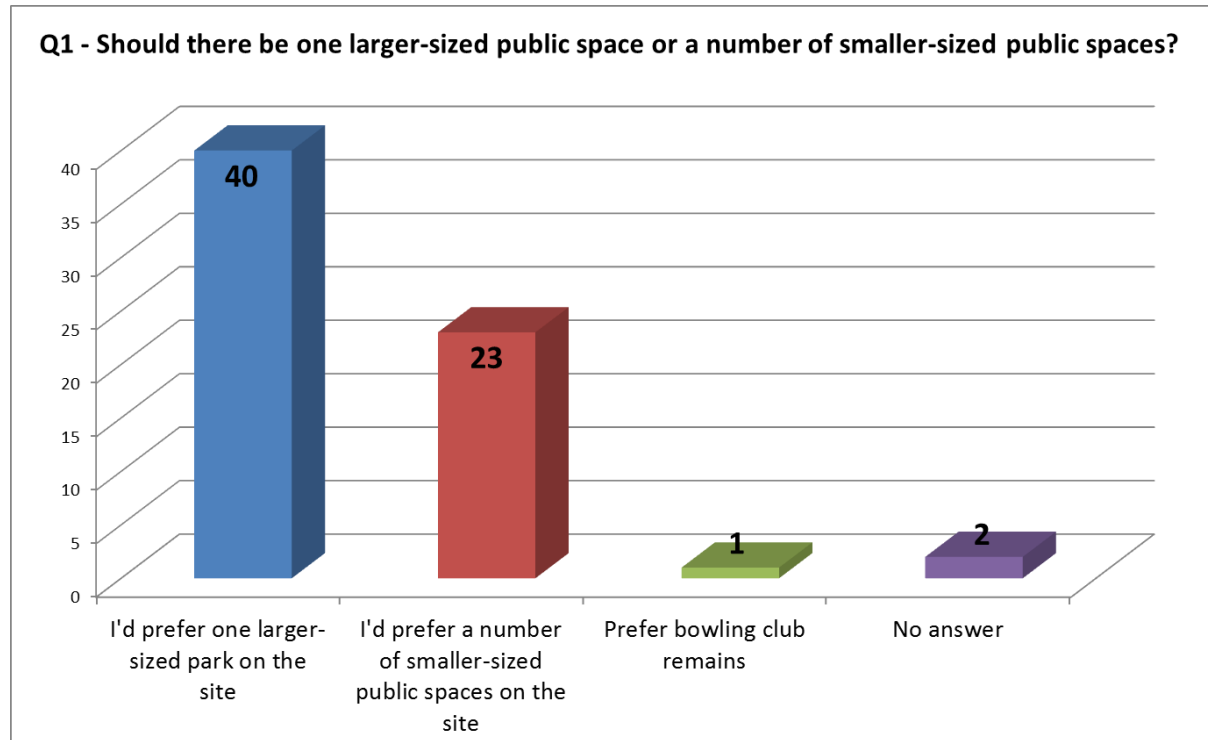
# Attachment 1 – Map of the Area Where Letters Were Sent during Stage 1 Community Engagement



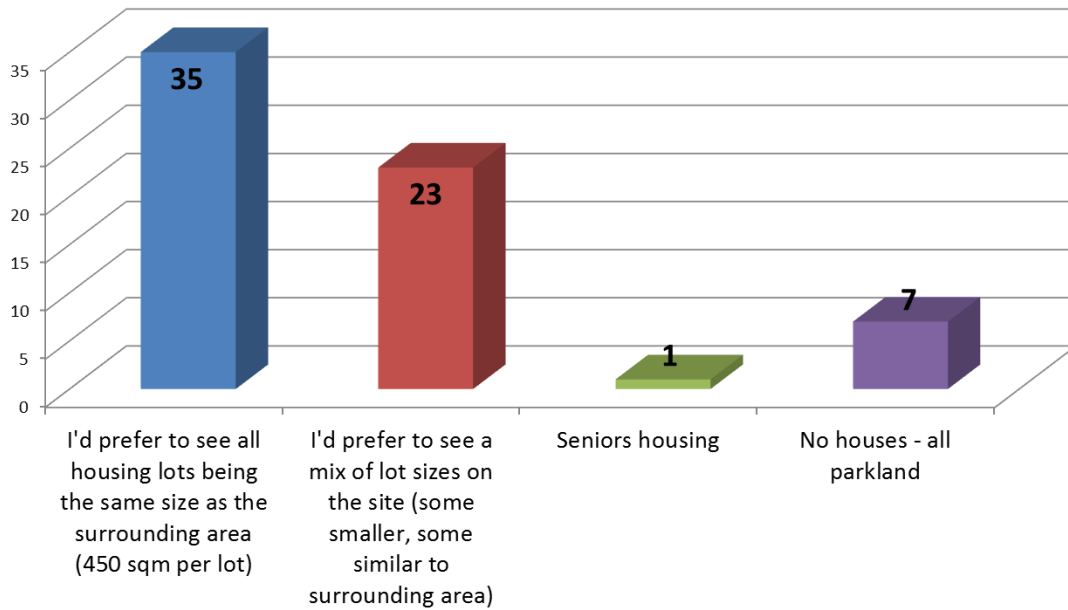
--- Letters were sent to residents within this area

## Attachment 2 - Survey of the Community's Preferences for the Future Redevelopment of the Mount Pleasant Bowling Club Site

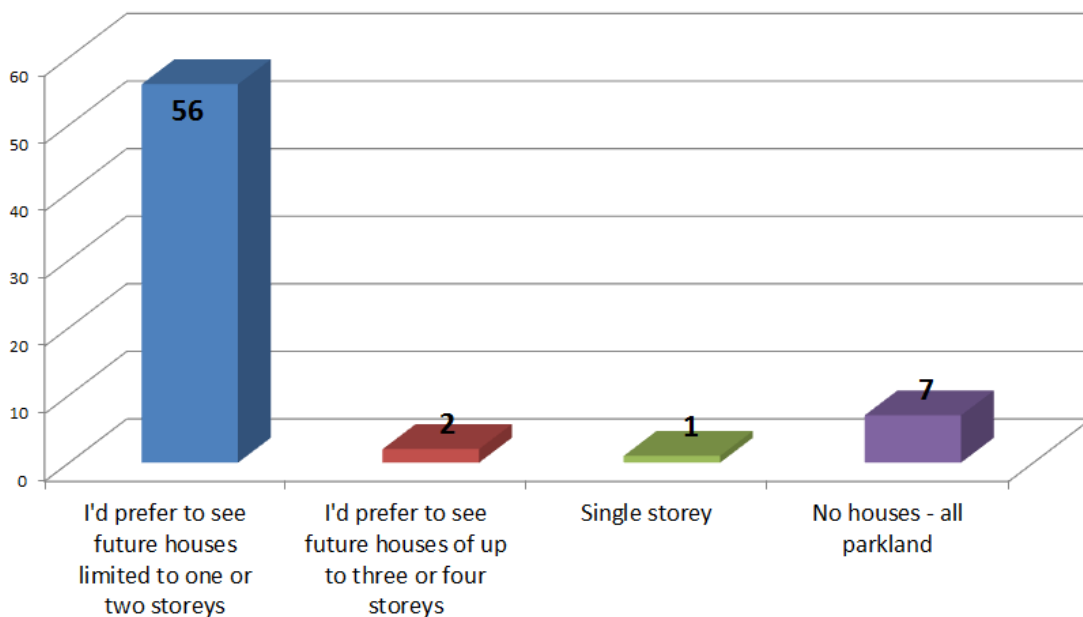
Number of survey responses received = 66



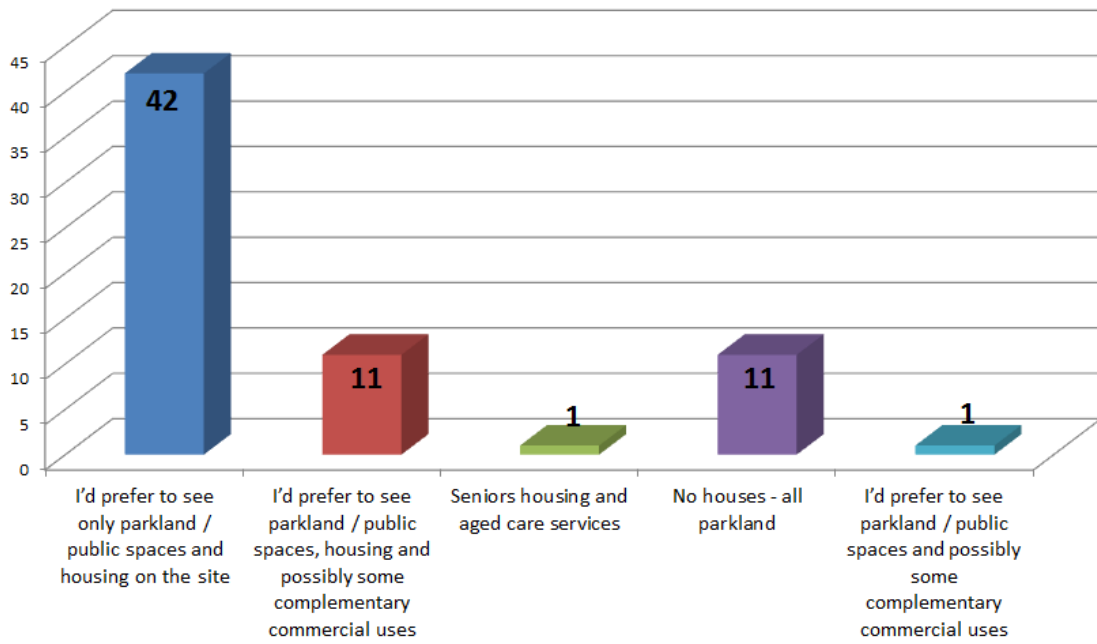
**Q3 - Would you prefer to see housing lot sizes similar to the surrounding area or a mix of lot sizes?**



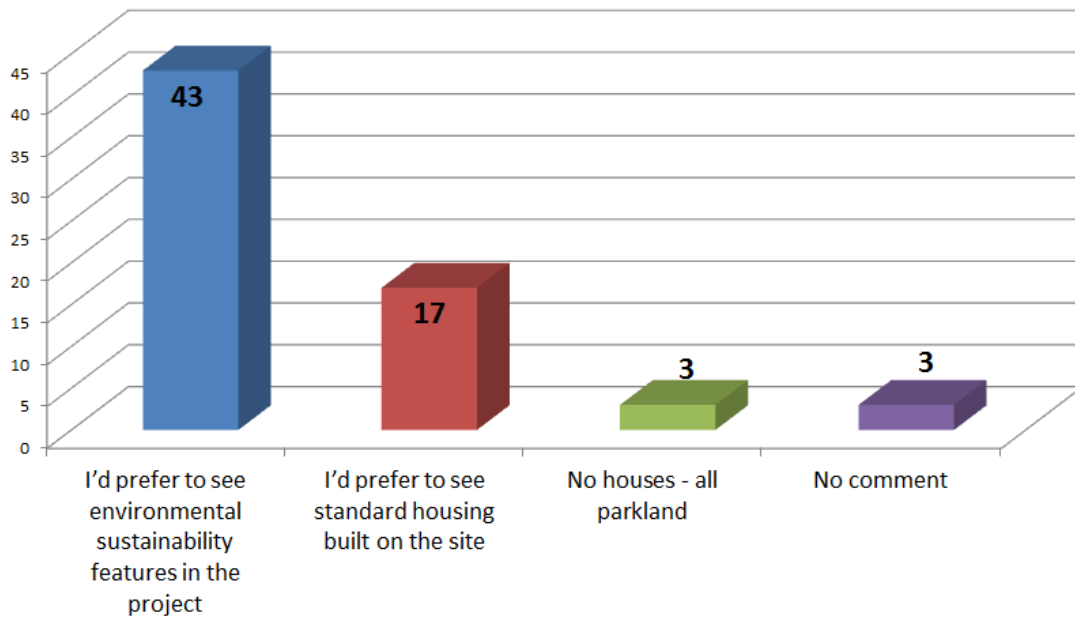
**Q 4 - The Council has indicated that future housing would need to be low-rise and blend in to the surrounding area. Let us know what you think.**



**Q5 - What land uses would you like to see on the site?**



**Q6 - Environmental sustainability is important and becoming more common. What would you like to see on the site?**



### Attachment 3 – Summary of Submissions Received during Stage 1 Engagement

A total of 19 submissions were received, which can be briefly summarised as follows:

Response	Number	Percentage
In-principle support for the parkland / housing idea	10	53%
Would like to see the whole site developed as a park	2	11%
Would like to see the bowling club retained on site	5	25%
Other comments	2	11%
<b>TOTAL</b>	<b>19</b>	<b>100%</b>

The submissions are detailed below:

No	Submission Comments
1	<p><b>Comments</b></p> <p>a. We have lived on Canna Way, which borders the west side of the bowling club, for the past 15 years. Even though there is access to the bowling club from Canna Way there is not high usage and the majority of cars that use this entry point turn off Glencoe Road directly on to Canna Way next to the bowling club (rather than go up Barrisdale Road and then down the Canna Way hill). The hill is steep and we have at least 12 families with children aged between babies and 17 living in the homes on Canna Way. This is a lot of young children considering Canna Way only has about 20 homes.</p> <p>b. Our biggest concern would be increased traffic on Canna Way entering the new park and housing estate. To this effect, I would like the following to be considered: Bedford and Glencoe Roads are already main thoroughfares so any entry points to the housing estate and park be located on Bedford and/or Glencoe Roads and the current entry from Canna Way to the carpark be closed.</p> <p>c. When this was being discussed at Council, I already expressed my concerns about high density housing in this small parcel of land. I was told at the time the following via email: "the quoted phrase from the Council minutes suggests it to be complimentary to the existing area. It will also be a mandatory condition that public open space be retained on the site." My understanding is that the entire parcel of land is currently zoned 'recreation' by State Government and 'Public Open Space' by the City of Melville.</p> <p>d. Council states the following in its Local Planning Scheme: Open Space and Recreation</p> <p>(i) To enhance existing public open space and extend such space in appropriate locations.</p> <p>(ii) To provide a variety of safe, natural and structured opportunities for recreation.</p> <p>(iii) To maintain, increase and improve where required the quantity, quality, amenity and accessibility of regional and local open space in accordance with the recommendations of the City's Open Space Strategy.</p> <p>It would therefore be unacceptable to see a parcel of Public Open Space replaced with a tiny, tokenistic park surrounded by massive homes on tiny blocks. It would be equally unacceptable for the majority of money raised from this Open Public Space to be injected into Shirley Strickland Reserve because a small number of residents have kicked up a big fuss.</p>

	<p>e. I'm not sure what 'complimentary to the existing area' means, but would expect that existing local zoning in this area would be applied which is Residential R20 (average site area of 450m<sup>2</sup> per dwelling and minimum of 350m<sup>2</sup>). We would be strongly opposed to any higher density including high rise or flats/apartments (similar to what has been built at the corner of Queens Road and Reynolds Road).</p>
2	<p><b>Would like to see the bowling club retained on site</b></p> <p>a. The present site is a magnificent site that still serves Mount Pleasant residents very well. We really do not see any advantage to members and local residents for moving it to Tompkins Park. A more acceptable plan would be to keep the existing site with a modest renovation of the existing club house. A complete relocation disadvantages too many people.</p> <p>b. It is not good business sense to have to purchase the land from the State Government when we already have the use of it for the present bowling club.</p> <p>c. It is a no-win solution for the local community to have to sell a considerable part of the land for private housing development so as to finance the land purchase and meet the cost of relocating the bowling club.</p> <p>d. It is too easy to sell off public assets and vastly more difficult to buy them again. The Melville Council should have a local plebiscite on the issue before proceeding further.</p>
3	<p><b>In-principle support for the parkland / housing idea</b></p> <p>a. Very much in favour of a park, nature play, walking paths with amenities for little children, seating for grandparents. Definitely no football ground.</p> <p>b. There should be no bicycle riding in the park.</p> <p>c. The walking paths should be designed in lovely curves. People would like to have a rest when coming back from shopping.</p> <p>d. The housing should be designed for elderly people. A few smaller houses in between regular larger houses. They use this approach in The Netherlands, preventing loneliness for the elderly.</p> <p>e. Many light foliaged trees to supply pleasant shade will also be appreciated, especially Jacarandas. The park could be called Jacaranda Park.</p>
4	<p><b>In-principle support for the parkland / housing idea</b></p> <p>a. As much as the area as possible should be a passive use type park with grassed areas on which children can play.</p> <p>b. Park to have a safety-fenced playground area with safety compliant up-to-date equipment suited for ages 3 to 11 years.</p> <p>c. Park to be located on the eastern side of the area along Bedford Road.</p> <p>d. Seating preferably shaded should be provided with the park. Water fountains should be provided</p> <p>e. Bedford Road side of park to be safety fenced, thus allowing children to play in safety.</p> <p>f. Parking, as at present, be provided on Bedford Road</p> <p>g. Plantings to feature local area native plants and also include larger trees that would give shade now and in the future.</p> <p>h. Possibly some pergola type shade areas with seating could also be included.</p> <p>i. Only after the draft plans for the site have made available for at least 30 days for ratepayer comment and approval. This should be include by a letter drop of the proposal to all homes within at least a three street radius of the area under consideration</p> <p>j. The future sale of land by auction or tender should be widely advertised.</p> <p>k. Please no more so-called unsolicited proposals which in many ratepayers' opinions "do not gain best value for the City's assets being sold or leased."</p>



	<p>l. There should be caveats on all blocks limiting height of homes to two (2) stories. Definitely no apartment blocks. Smaller lots be considered in the planning.</p> <p>m. Local area ratepayers to be fully informed on the amount raised from land sales and provided with a budget of where funds are planned to be spent.</p> <p>n. The priorities for spending are:</p> <ul style="list-style-type: none"> <li>• Bedford Road park</li> <li>• Ardross area - east of Riseley Street streetscapes</li> <li>• Shirley Strickland Oval upgrades</li> <li>• Other community and recreational structure within the Ardross – Mount Pleasant area.</li> <li>• Other suitable grant funding (State &amp; Lotterywest) be sought to particularly supplement Shirley Strickland Oval upgrades.</li> </ul>
5	<p><b>In-principle support for the parkland / housing idea</b></p> <p>a. We are a family with primary school aged children living in the local area. While we have lived in the area we have enjoyed social functions at the bowling club with other parents and families. We feel that it is a shame that the bowling club in its present form is moving as it offers more than lawn bowls to the surrounding area.</p> <p>b. Ardross/Mount Pleasant is a family area and with this in mind I would support plans for a park taking up no less than a third of the site of the old bowling club. For the remaining area I would support plans for low density housing of a similar structure to the surrounding streets. I would be in opposition to more high density housing such as apartments and town houses as this would set a precedent for local area and increase redevelopment. High density housing would also have an impact on local services such as schools and doctors.</p> <p>c. I would strongly urge Melville City Council to resist suggestions from the state government and developers for anything apart from low density housing and a park for the above site.</p>
6	<p><b>In-principle support for the parkland / housing idea</b></p> <p>a. I would like to see about half the site retained in one park, and housing with similar density, or slightly higher, than surrounding housing. I think one larger space, rather than several smaller spaces, has more attraction.</p> <p>b. A well-developed public open space with lots of tree plantings and innovative hardscaping will invite use. Think Central Park rather than just drab native plantings.</p> <p>c. I would not like to see high density housing, or buildings more than two storeys high.</p> <p>d. I also think excessive focus on alternative “sustainable” housing methods is not money well spent.</p>
7	<p><b>In-principle support for the parkland / housing idea</b></p> <p>a. The proposal for a small park, presumably at the north-west corner of the site makes sense, as the up to eight foot excavation at that location would be expensive to address for housing but would not be a problem for use as a park.</p> <p>b. If not for that aspect the use of the entire site for low level housing would have been be much preferred.</p> <p>c. However, as the owner of a property adjoining the drainage sump which is part of the site in question, I have more reason than most to wonder what will happen in that area and who will take responsibility for it.</p> <p>d. With the undecided future of the site, that my concerns for the continuing collapse of the sand cliff only feet from my fence line, as expressed to the Melville Council, were fobbed off with the statement that an engineer had visited the site and could see no signs of subsidence, indicates either expediency, or the opinion that I am likely to be convinced with such obvious stupidity.</p>

	<p>e. Now that the council may be faced with addressing this situation in order to maximise return from the sale of subdivided blocks, I am hoping that it may be in their interest to at least show some interest in meeting their obligations in stabilising and improving this eyesore.</p> <p>f. I am now in a position to take a more active interest in the future resulting damage to my property.</p> <p>g. I would appreciate any advice available at this time which might indicate that some attention to this aspect is being addressed, also, any thoughts of whether some attention is likely or not.</p>
8	<p><b>In-principle support for the parkland / housing idea</b></p> <p>a. I acknowledge that there is a need for a greater mix of housing densities in the City of Melville and thus see this particular site as being one in which creatively designed higher density housing could be permitted provided there is a substantial investment in open space/gardens in association with it, including publicly accessible open space.</p> <p>b. Significant open space/trees would provide much needed canopy cover once established. Perhaps a community garden space would also fit well into such a concept. It may be that the buildings themselves could be employed in urban greening (vertical green walls and rooftop gardens, for instance).</p> <p>c. I would greatly appreciate the City bringing its influence to bear on how the site can be redeveloped so that it is not just another infill subdivision in the Mount Pleasant/Ardross area of the kind we have seen over the past 30 years.</p> <p>d. As a long-time resident of the City, I am painfully aware of the way infill developments have resulted in quarter acre blocks being subdivided and totally cleared of established trees to make way for the largest houses in the country with little or no garden. Far too many of them install fake grass and strappy low plants in lieu of real garden. Such infill developments have led to the significant loss of tree canopy cover in the City of Melville, making the City increasingly unpleasant to live in as street-scapes become tree-less and hotter and unsightly.</p> <p>e. I believe the Bowling Club site presents an opportunity for the City to do something meaningful and lead the way by demonstrating how higher density housing can be achieved in a balanced way, providing for innovative housing solutions and trees and gardens.</p> <p>f. It may be that the City's Urban Forest Strategy can be used as a development tool for the redevelopment of this significant parcel of land and that it is possible to mandate, say, 40% of the parcel being set aside for open space / gardens / public access.</p>
9	<p><b>In-principle support for the parkland / housing idea</b></p> <p>a. I have been a member of the bowling club for many years, know the area well and live in Ardross.</p> <p>b. Even though it is mooted that there is to be a park on the site, the priority is still residential housing with the majority of the proceeds from the sale of land to be used to upgrade Shirley Strickland reserve including a planned new pavilion. None of this has been stated in the promotional material released by the City.</p> <p>c. As far as the land use is concerned, it seems ideal for a secure "gated community" housing project with a mixture of apartments possibly up to three levels high, town houses and villas. The proposed park area could be an open space as originally suggested (30% of site) with a children's playground, barbecues and picnic area. This would appeal to many of the older residents that live in the area, who could consider downsizing without having to move away from their current locality.</p> <p>d. This type of project would be acceptable to the residents surrounding the current bowling club and would not impact on the neighbourhood.</p>

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**Would like to see the whole site developed as a park**

- a. We are told that by 2050 the older ages will make up over one third of the total population in developed regions and the 20th Century has seen the doubling of life expectancy. So where are the “playgrounds” for the older generations to share with their families? Is the City of Melville creating healthy, spaces and places for the older resident to enjoy as a community group? Are there plans to future proof our city for the older ages?
- b. The Mayor Russell Aubrey said it was the “City’s responsibility to plan for the future and the long term needs of the community across the Melville district ....”. “We are focused on the long term wellbeing, amenity and economic benefits that can be delivered to our community across the generations ....” - Taken from the website of City of Melville.
- c. Melville City has a once only opportunity to create the current Mount Pleasant Bowling Club site into an important social and healthy space for the older residents to share with community and family. Outside safe spaces can be therapeutic and create social participation. Public open spaces – such as the area of the site of the Mount Pleasant Bowling Club could be developed to promote opportunities for an active lifestyle for the future population.
- d. I believe creating more housing on the site of the Mount Pleasant Bowling Club is short sighted and if this area is ‘sold off’ greed will never create or address adequately the population and area that is ageing. This site could be unique to Ardross and deliver a range of benefits to the Melville community for all age groups.
- e. The idea of turning the current site of the Mount Pleasant Bowling Club into mixed use of a housing development and a new park on the site is not convincing as good use of the current land area. The Shirley Strickland Reserve upgrades should not be encumbered to the sale of the Mount Pleasant Bowling Club for commercial reasons.
- f. Ardross could encompass this as suitable recreational areas thus creating a walkable neighbourhood.
- g. Already we have seen residential blocks that once supported 1 house and family being subdivided to 2 or 3 residential housing on this standard residential block. So now we have increased traffic movement with more people living on smaller blocks of land and yet our public open space in Ardross has not increased.
- h. The creation of the Mount Pleasant park bounded by Clive Street and Baldwin Avenue has set a precedence for allowing open space be created within a busy residential area.
- i. In January 2017 a \$700,000 grant was given to Melville City for the relocation of the Mount Pleasant Bowling Club some of this money could also become the basis of the beginnings of a recreational park in Ardross.
- j. The Mount Pleasant Bowling Club site could be transformed into a playground similar to Kadidjiny Park. The Mount Pleasant Bowling Club site has in place ample space for community and their families to relax and enjoy the facilities. The site already has the following:
  - Fencing
  - Parking
  - Open space suitable for picnic areas
  - ToiletsBy value adding a playground, barbeques, seating areas, planting of trees, outdoor exercise equipment this would serve the community for many years.

11	<p><b>Would like to see the bowling club retained on site</b></p> <p>Leave the bowling club and use the southern end of the site that isn't being used. No houses on the site.</p>
12	<p><b>Would like to see the whole site developed as a park</b></p> <ol style="list-style-type: none"> <li>The population of Ardross / Mount Pleasant is increasing significantly due to subdivision of blocks and other redevelopments</li> <li>The key objective with the Bowling Club redevelopment should be to maintain the ratio of open / recreation space to the population of the surrounding area</li> <li>On this basis the Bowling Club site should be retained as public open space or for another form of recreation, not housing</li> </ol>
13	<p><b>Would like to see the bowling club retained on site</b></p> <ol style="list-style-type: none"> <li>Melville Council has no right to take this community facility away from residents</li> <li>The Bowling Club should remain on the site. No one is going to drive to the new site and it will be lost to the community in this area</li> <li>I'd prefer to see the Bowling Club remain with new landscaping provided and a park be designed for local people</li> <li>There should be no houses on the site. The worst result is a row of houses across the block, as the only park will be a widened footpath</li> </ol>
14	<p><b>In-principle support for the parkland / housing idea</b></p> <ol style="list-style-type: none"> <li>The plan sounds pretty good. We will live a few streets away and have young children so we would definitely use and like more open space and a new park.</li> <li>Our other local park Jim Ainsworth Reserve is quite limited and rather unkempt.</li> <li>We would hope the new park is a decent size with lots of shade.</li> <li>Only concerns are that the residential blocks to be built on would most likely be of small land size.</li> <li>Which will also impact on the cars around, and turning from Riseley St onto Glencoe is already hard at times, and difficult with only a small turning bay section on Riseley.</li> <li>If it's done right this could be lovely. Such a large land space in a lovely location.</li> </ol>
15	<p><b>Would like to see the bowling club retained on site</b></p> <ol style="list-style-type: none"> <li>I have lived opposite the bowling club on Glencoe Road for most of my life over the past 50 years, although now living in Mount Pleasant.</li> <li>Ideally I don't want to see things change, but aware things must and my first thought after talking to many of the people in the local area is as follows.</li> <li>Option 1 <ul style="list-style-type: none"> <li>• Keep the three bowling greens</li> <li>• Upgrade the facilities which could be used for other senior-type activities</li> <li>• Use the land south of the bowling club to put in retirement homes</li> </ul> </li> <li>This would allow people to downsize their homes and stay within the area and also releasing any property they live in locally for development.</li> <li>It would also allow people to be close to others, be out of the way of all the congestion, such as around Garden City.</li> <li>I note that many people don't want to travel across Riseley St and then be in outside the local area.</li> <li>The facilities could also be upgraded to have a café, rooms to host bridge club and other activities that seniors may like.</li> <li>As through-out the community there are already plenty of places for the younger generation to head, such as Karoonda Oval, Shirley Strickland Reserve, Bluegum and the river for activities. This includes local bars and restaurants and so forth.</li> </ol>

	<p>i. Option 2</p> <ul style="list-style-type: none"> <li>• One of the designs I came up is based on 30% of the site being retained for recreation.</li> <li>• Having the 30% recreation area adjoining Glencoe Road as it is more accessible and generally just looks better.</li> <li>• The housing would flow better along Barrisdale Road with the current residential plan</li> <li>• If the recreational land was south it would be blocked in, where being on the north side is free and relevant parking is already there on both sides.</li> </ul> <p>j. Overall I think Option 1 is the better way to go and that this could also help increase the density of residents for the expansion of Garden City and also give them a functional area that they could just walk too.</p> <p>k. Another park here is definitely not needed as there are other smaller parks close by if required.</p> <p>l. Also the smaller parks are not used as much as much as for example, you just can't kick a footy on them and the lawn is not in the same condition as Shirley Strickland Reserve and Karoonda Oval, which are both great areas.</p>
16	<p><b>Would like to see the bowling club retained on site</b></p> <p>a. I believe the Council actions in this case are a example of pure greed and disrespect to the long term members of the club.</p> <p>b. A better option would have been for the council to obtain the nearly 50% of current unutilised land at the bowling club and retain the club at the current location.</p> <p>c. Also the resolution at the bowling club was that they agree in principle on a move on the basis that certain conditions are meet, i believe that the council is ignoring that. If that is the case the council is acting in a dictatorial manner.</p>
17	<p><b>Comments</b></p> <p>a. It is sad to think that the bowling club is going.</p> <p>b. Regarding the survey that was sent in my letterbox, here are my comments.</p> <p>c. A park designed primarily for local people would be better than having apartments or housing. If housing is going to be built on that sight we would prefer 450m<sup>2</sup> lots.</p> <p>d. Houses should be limited to one or two storeys high. We do not want or need three or four storeys high.</p> <p>e. We would prefer parkland or housing not child care or aged care service on that site.</p> <p>f. We have made our comments. We are new to the area and are worried as all of the community what you intend to do with this site?</p> <p>g. As I walk around the area all I see now going up is apartments. Do we need so many the area is congested as it is. The poor residents that suddenly have apartments come up next to them.</p>
18	<p><b>In-principle support for the parkland / housing idea and community facilities</b></p> <p>a. Important to ensure existing bowling club members are still provided with an appropriate facility close by</p> <p>b. Current club facility also provides a social function to club and non-club community members. Would like to see any new development include a community facility to meet existing and ongoing needs. We note the Gibson Road commercial development with commercial properties on the ground floor and residential living on the upper floor. Would like to see consideration given to a mixed development with say a ground floor level meeting or function room, as part of the overall development, to continue area centric facilities for elderly and other community members who use the currently facility.</p>

	<ul style="list-style-type: none"> <li>c. We believe it is important to have a localised community facility which permits walking to the venue or use of own transport and avoids the necessity to bus elderly people to relatively distant venues which tends to dissuade them continuing in community engagement. A multipurpose community facility may also be desirable for the ever increasing young families moving into the area.</li> <li>d. Would like to see a quality development which mirrors the comprehensive sustainable development at White Gum Valley as presented on the Landcorp website <a href="https://www.landcorp.com.au/Residential/White-Gum-Valley/">https://www.landcorp.com.au/Residential/White-Gum-Valley/</a></li> <li>e. Would find low level residential development acceptable, say 2 to 3 stories, and high rise, greater than 3 stories, unacceptable</li> <li>f. With a higher density there will be more cars. Consideration will need to be made for off road parking for residents with multiple cars or visitors to these new higher density residences. Higher density means increased cars parking on the road and this will create a traffic safety issues for passing traffic, particularly with the high level of car traffic on both Bedford Road and also busy Glencoe Road. We note the current bowling club has off road parking on Bedford road for traffic safety.</li> <li>g. We believe the residences will need to have a minimum of 2 off-street parking bays per residence to minimise traffic safety issues resulting from congestion of high levels of on-street parking</li> <li>h. Would like to see the drainage sump redeveloped similar to the WGV Landscaped Infiltration Basin as presented on the Landcorp website, <a href="https://www.landcorp.com.au/Residential/White-Gum-Valley/">https://www.landcorp.com.au/Residential/White-Gum-Valley/</a></li> <li>i. An area reserved for public open space would be important for local residents to use for passive activities or possibly a small scale play areas for children or teenagers. Would be desirable to have mixed use for older aged, young children and family use. We are not in favour of the full area becoming a single open space for sport as there would most likely be inadequate local parking for such a development.</li> </ul>
19	<p><b>In-principle support for the parkland / housing idea</b></p> <ul style="list-style-type: none"> <li>a. Currently there is a high level of anxiety and suspicion amongst ratepayers with thin the City of Melville as a result of some of the plans of the City that may be seen to adversely affect the lifestyle and property values of these members of the community. These include, but are not limited to: <ul style="list-style-type: none"> <li>i. The Alfred Cove Wave Park</li> <li>ii. Increased density in the Canning Bridge precinct</li> <li>iii. The erection of a telephone tower on the units/shops on Queens Road</li> <li>iv. The loss of the Cannign Bridge Senior Citizens Site</li> <li>v. The redevelopment of Shirley Strickland Reserve</li> <li>vi. The future of the Mount Pleasant Bowling Club</li> <li>vii. The future of the Melville Bowling Club</li> </ul> </li> <li>b. As a property owner whose home directly borders the bowling club, my family is extremely anxious about the future of the site at 40 Bedford Road.</li> <li>c. One of the factors that influenced the purchasing of our home on Glencoe Road about eight years ago was the open aspect to the bowling club. It has been a pleasure watching the bowlers enjoying their recreation on immaculately maintained greens opposite our home. Maintaining this open aspect must be a consideration for any future development of the site. For this reason we do not like the current preferred plan that proposes a park on the southern side of the site and housing development on the northern side. It would be our preference that strip parks be retained on the outer part of the site and housing development concentrated in the centre of the site. Examples of the types of preferred style of parks can be found at the following locations:</li> </ul>

	<ul style="list-style-type: none"><li>i. The park surrounded by Reynolds Road, Queens Road and Mount View Terrace in Mount Pleasant</li><li>ii. The Denise Oates Park in Success</li><li>iii. Hanton Park in Success</li></ul> <p>d. A rough idea as to how the site may look once developed in on the attached mudmap. We propose that Canna Way be extended through the site to Bedford Road and that vehicular entrances to the new blocks in the centre of the site via the rear of these properties. This will have the following outcomes for the site:</p> <ul style="list-style-type: none"><li>i. Most of the new blocks will have a parkland view</li><li>ii. Most of the surrounding properties will have a parkland outlook</li><li>iii. Two small parks will be available to the community to use. These could have features such as children’s play equipment and barbeque equipment similar to the features in the parks mentioned above</li><li>iv. The R20 coding can be maintained</li><li>v. The trees in the sump area can be retained</li></ul> <p>e. For us and I am certain other ratepayers in the area other important considerations are:</p> <ul style="list-style-type: none"><li>i. If the site is to be developed it must retain the Residential R20 zoning so that the precinct is aesthetically similar and sympathetic to the surrounds</li><li>ii. There must not be high density high rise development on the site</li><li>iii. There must not be commercial development on the site</li></ul> <p>f. As a result of the importance of the matter to me, I have invested a considerable amount of time in this response to ensure that it is balanced and has substance. I hope that you will take the time to investigate the recommendations and examples provided and that the letter will not be ignored.</p>
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#### Attachment 4 – Melville Talks Comments

Name and Email	Comments
Dean Cracknell	<p>Thanks for your thoughts N.McKay.</p> <p>If the Mount Pleasant Bowling Club moves and the land becomes vacant, it would be up to the State Government to decide what to do with the land. The site could remain vacant for some time before a decision is made. By finding out what the community would like to see on the site and telling the State Government what you told us, we have the chance of using the land in ways that benefit people living in the area.</p> <p>You don't have to complete the survey and can simply email us or send a letter to let us know what you think. All the feedback received will be passed on to Council, including the comments on this discussion forum.</p>
N.McKay	<p>Someone may be able to enlighten me. What happens to the land if there is no sale and it is retained by the State Government? I also find the Short Survey Form to be lacking, in that a 3rd option i.e. "None of the above" is omitted e.g. survey questions 3 and 4 - Housing Lot Sizes and Building Height, should give the alternative of "None of the above". In summary the Survey Form is biased toward housing development and participants unwittingly ticking the best of the worst options. It is not good enough to not complete a question, as I am sure Melville Council will take that as a no response and when computing the results the results will be X% for option 1 and X% for option 2, which in total will add to 100%, completely disregarding the "None of the above" vote who voiced their silent objection by not answering the question. In reply to comments made by others, I agree with the majority in that if there has to be a compromise the south or south east side could be redeveloped. The MPBC club house is 1960's dated but if a retirement village were to be built it could be refurbished and integrated, leaving the two north side greens (all be it maintained to social bowling standard rather than pennant) which would be a cost effective sales benefit. Let's keep the open space, but be practical of what and what cannot be achieved. In the meantime, I believe that maintaining the MPBC will not be a priority, so swaying opinion toward redevelopment.</p>
DRW	<p>Connie I don't know why you keep saying no one plays bowls anymore. I live right next to it and the club is busy. Not only that the clubhouse is constantly used for functions.</p>
DRW	<p>excellent post. Apologies if I repeated some of your points in mine prior to reading yours.</p>



DRW	it's not really a merger with Melville. In reality MPBC is closing and MBC is moving next door. MPBC is still s busy club with official figures not taking social players into consideration - only pennant players. If numbers are down then why not develop the southeast corner of the bowling club. There is an unused green and a large area of grass. Could even develop both greens in the south side and leave the 2 on Glencoe Rd alone.
Bruce Uren	The site of the Mt Pleasant Bowling Club is ideal for just that...a bowling club.....or something similar. With an aging population & ever increasing density of population, largely against the wishes of the existing residents, it is even more important than ever to maintain open space for recreational purposes. What the council needs to understand is that we live here because we like it the way it is & it has cost us a lot of money to buy and retain a property here. If we wanted to live in a high density area with minimal open space then we would have bought a property in such an area a lot cheaper than where we choose to live.....simple really. The fact is that public land is NOT for sale. If the council feels it cannot afford to retain the public land then it should readjust its priorities such as axing the ridiculous squandering of \$100k on Robin Hood. That project is just throwing money down the toilet in my opinion. The council really needs to sharpen its pencil and concentrate on the core issues of local government. By the way I believe you should insist that people who contribute to such forums as this identify themselves properly. Otherwise anyone can put up multiple posts and thereby skew the survey. Again, pretty basic stuff!
perthaussie	I don't trust the Mayor as far as I can throw him. So many of the constituent's concerns are ignored and many decisions are made behind closed doors. I smell a rat. Any development offering less than the proposed 30% parkland would be totally unacceptable.
Big_Al	I read the other day that 75% of Bowls members are over the age of 65. I also understand that both Melville & Mount Pleasant bowls clubs are losing members and are struggling to run financially.. It is a perfect solution to merge the two facilities. It is also pretty obvious that the best place for the merge to happen is at the Melville bowls club. I absolutely support the re-development that has been proposed..

Andrew Pollard	<p>I believe in not selling all your assets and the council can only sell off so much before there is nothing more within our community. I believe the Bowling Club must stay for many reasons and firstly for the elderly generation who wish for some retreat to the eastern side of Riseley Street. Many people don't want to hop in vehicles and travel to concentrated areas, as they want a quieter place to enjoy life, closer to homes that they have lived in for many years. The bowling club can certainly be used for many other functions; this includes a bridge club, function centre, cafe and other relevant things. I am pretty sure there is no need for another small park as there is Layman Park two blocks south, Mt Pleasant primary school oval for kid's sports two blocks east and Jim Ainsworth Reserve two blocks north-west. As for being a kids soccer oval, it is way under size, use Mt Pleasant school instead and if the council are going to contemplate a park, then why not keep the bowling club and upgrade it a bit to cater for the seniors, various social clubs and locals within the area. Now I believe a good compromise could be to retain the two bowling greens to the north that adjoin Glencoe Road, improve the community building and subdivide the land south that can potentially make 12 to 16, 450 metre square blocks. A further thought would also be to subdivide the land south of the building and put in a retirement village area. That way as people seek to down grade they could move into the area and be close to something they enjoy and the council would still get a fair slice of money.</p>
Connie	<p>oh please, no one plays bowls any more. And I sincerely hope we no longer have to fund a huge building for three ppl plying bridge. Why cant they share? Meet in a library or something?</p>
Connie	<p>great to hear the totally under-utilised space is freed up. Any chance it could go towards kids sport e.g soccer</p>

LouisdeVilliers	<p>City of Melville fails to listen to its community. From the outset the bulk of opinion on closure and move of MTPBC and redevelopment of the site was rejected. The site is currently a community facility and green space and this is what the community wish to retain. The "bowls strategy" is nothing other than a land grab by Melville in a short-sighted attempt to capitalise on land in our community and commercialise or concrete it over. For example, we've lost the Seniors centre on the Esplanade and, as I understand it, much of what used to occur there is now simply lost. The bridge Club on Canning Highway is now the next to go. With existing facilities at MTPBC it would be fairly easy to move these community facilities to this venue and make it a more vibrant and well-used facility. Which would then also better justify its upgrade. I am opposed to loss of the space on which the MTPBC currently sits to anything other than a community and recreation facility for the community. (And I'll refrain from commenting here on the wave park proposal and how the Mayor is ramming this through, ignoring due process and the strong views of his employers, the community.)</p>
Barry	<p>It is important that recreational facilities are distributed throughout the community instead of having concentrations of venues at locations that make travel by car necessary. I object to the removal of the Mt Pleasant Bowling Club from its current location.</p>