

# TOWN OF COTTESLOE



## DEVELOPMENT SERVICES COMMITTEE MINUTES

MAYOR'S PARLOUR, COTTESLOE CIVIC CENTRE  
109 BROOME STREET, COTTESLOE  
6.00 PM, MONDAY, 15 APRIL 2013

**CARL ASKEW**  
Chief Executive Officer

19 April 2013

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# DEVELOPMENT SERVICES COMMITTEE

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**1 DECLARATION OF MEETING OPENING/ANNOUNCEMENT OF VISITORS**

The Presiding Member announced the meeting opened at 6:00 PM.

**2 DISCLAIMER**

The Presiding Member drew attention to the Town's disclaimer.

**3 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

Nil

**4 PUBLIC QUESTION TIME**

Nil

**4.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**4.2 PUBLIC QUESTIONS**

Nil

**5 PUBLIC STATEMENT TIME****Mr Alan Ross (McDonald Jones Architects) re 10.1.1 No. 104 Marine Parade**

Mr Ross as architect spoke in support of the proposal. He acknowledged noise complaints have been made and indicated the problem is more to do with chatter rather than music etc. He advised that the treatments should reduce noise levels by about 25% hence significantly improve the situation for neighbours, while noting that the ambient noise in the beachfront precinct is already fairly high. On behalf of the Hotel he looked forward to Council supporting the application.

**Ms Fiona Callander, 2A Nailsworth Street, re 10.1.3 Subdivision of Depot Site**

Ms Callander voiced concern about construction and the amount of fill involved, and suggested that the Town engage a quantity surveyor and geotechnical engineer to assess the implications.

**Maria Isabel Vear, 5 Nailsworth Street, re 10.1.3 Subdivision of Depot Site**

Ms Vear expressed concern regarding the width of the lanes and vehicular-pedestrian safety, including poor visibility at junctions and traffic conflicts during construction.

**6 ATTENDANCE****Present**

Cr Jack Walsh Presiding Member  
Cr Greg Boland  
Cr Katrina Downes  
Cr Peter Jeanes  
Cr Victor Strzina

**Officers Present**

Mr Carl Askew Chief Executive Officer  
Mr Andrew Jackson Manager Development Services  
Mr Ed Drewett Senior Planning Officer  
Mr Ronald Boswell Planning Officer  
Ms Orla Traynor Development Services Administration Officer

**6.1 APOLOGIES**

Cr Yvonne Hart

**Officer Apologies**

Nil

**6.2 APPROVED LEAVE OF ABSENCE**

Nil

**6.3 APPLICATIONS FOR LEAVE OF ABSENCE**

**Moved Cr Strzina, seconded Cr Walsh**

**That Cr Boland be granted leave of absence for the May 2013 Development Services Committee meeting.**

**That Cr Strzina be granted leave of absence for the June 2013 Development Services Committee meeting.**

**Carried 5/0**

**7 DECLARATION OF INTERESTS**

Nil

**8 CONFIRMATION OF MINUTES**

**Moved Cr Boland, seconded Cr Strzina**

[Minutes March 18 2013 Development Services Committee.docx](#)

Committee endorsed the Minutes subject to amending the Committee Comment for item 10.1.1 re the Draft State Planning Strategy, as shown underlined below.

#### **AMENDMENT**

**Moved Cr Strzina, seconded Cr Downes**

**That the Committee Comment for item 10.1.1 re the Draft State Planning Strategy be amended to read:**

*Committee discussed the purpose and potential implications of the Strategy at some length in relation to the planning system and Local Governments generally as well as in relation to the Cottesloe context and current planning issues. While Committee was prepared to receive and note the document as a broad statement of intent, Crs Walsh and Boland were not automatically supportive as they considered the State Planning Strategy appeared somewhat contradictory.*

#### **THE AMENDED SUBSTANTIVE MOTION WAS PUT**

**The Minutes of the Ordinary meeting of the Development Services Committee held on 15 April 2013 as amended be confirmed.**

**Carried 5/0**

#### **9 PETITIONS/DEPUTATIONS/PRESENTATIONS**

Nil.

For the benefit of the members of the public present, the Presiding Member determined to consider item 10.1.3 Old Depot Site Subdivision Proposal and Disposal Strategy first, then return to the published order of the agenda.

**10 REPORTS****10.1 PLANNING****10.1.1 NO. 104 MARINE PARADE (COTTESLOE BEACH HOTEL) - ACOUSTIC ATTENUATION WORKS TO REAR OUTDOOR DINING/BAR AREA**

<b>File Ref:</b>	<b>2635</b>
<b>Attachments:</b>	<a href="#">104 Marine Parade Plans</a> <a href="#">104 Marine Parade Photographs</a>
<b>Responsible Officer:</b>	<b>Carl Askew</b> <b>Chief Executive Officer</b>
<b>Author:</b>	<b>Ed Drewett</b> <b>Senior Planning Officer</b>
<b>Proposed Meeting Date:</b>	<b>15 April 2013</b>
<b>Author Disclosure of Interest:</b>	<b>Nil</b>
<b>Property Owner:</b>	<b>Garrett Hotels 2010 Pty Ltd &amp; Primary Securities P/L</b>
<b>Applicant:</b>	<b>McDonald Jones Architects</b>
<b>Date of Application:</b>	<b>26 March 2013</b>
<b>Zoning:</b>	<b>Hotel</b>
<b>Use:</b>	<b>P - A use that is permitted under this Scheme</b>
<b>Lot Area:</b>	<b>3337.9m<sup>2</sup></b>
<b>M.R.S. Reservation:</b>	<b>Not applicable</b>

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**SUMMARY**

This application has been “called-in” following its inclusion on the weekly delegation list.

The proposal includes acoustic works to the rear outdoor bar/dining area (former beer garden) that have been designed to ameliorate noise.

Given the assessment that has been undertaken, the recommendation is to conditionally approve the application.

**PROPOSAL**

The applicant has described the following improvements which correspond to details shown on the submitted plans, all with the intent of providing better acoustic management and noise attenuation:

1. Warnham Road – rear glazing
  - Provide additional clear glazing over existing brick fence in aluminium frames with steel structural supports;
  - Install aluminium sheet infill to gates and increase gate height with clear glazing over;
  - Provide additional roofed areas over rear corner space and north-east terrace.



2. Dampalon cladding infill and glazing to north-facing screens
  - Install inner Dampalon screen to existing cladding;
  - Supply and install 10mm clear glazing on sill tray behind metal vent screens.
3. Roof and ceiling over entry to V bar
  - Install timber-framed alsynite roof and batten ceiling to link roof;
  - Modify steel support of stair over;
4. Acoustic structure south side of link roof
  - Install screening structure and panels at high level over link roof.
5. Awning to function bar – kitchen
  - Install additional timber-framed roof to link from function bar through to alfresco area;
  - Install acoustic attenuation under acoustic engineer's specification.
6. Additional glazing to John Street fenceline
  - Install additional glazing over existing brick fence in aluminium frames;
  - Install steel structure to support additional glazing;
  - Install aluminium sheet infill to gates, gate height increased, clear glazing over;
  - Replace breezeway louvres in function space with fixed 10mm laminated frosted fixed glazing.
7. Dampalon cladding infill and glaze south facing screens
  - Install inner Dampalon screening on to existing cladding;
  - Supply and install 10mm clear glazing on sill tray behind metal vent screens facing street.
8. Ceiling acoustic panel installation
  - Install acoustic absorbent panels on ceiling to extent and specification of acoustic engineers.
9. Dampalon roof over canopies
  - Install Dampalon roof over canopies with acoustic lining to beam faces to acoustic engineer's specification and extent.

## **STATUTORY ENVIRONMENT**

- Town Planning Scheme No. 2
- Heritage of Western Australia Act 1990
- Proposed Local Planning Scheme No. 3

## **CONSULTATION**

The proposed works are considered relatively minor and do not affect the approved uses in the rear courtyard area. They are consistent with the design and approval of the main development undertaken to recreate the former beer garden. As such, the application has not been advertised to adjoining property owners.

**HERITAGE LISTING**

- State Register of Heritage Places
- TPS 2 – Schedule 1 (façade only)
- Municipal Inventory (façade only)

**PLANNING COMMENT**

This application has been submitted in response to concerns raised by the Town following complaints received from adjoining neighbours regarding noise levels emitted from the rear outdoor dining/bar area (The Beach Club).

The proposed noise attenuation works are considered necessary and desirable given the existing patronage permissible at the venue (max. 840 patrons) and are based on the applicant's sound engineer's advice, following discussion with the Town's technical officer and Executive.

The proposed additions including Dampalon cladding to the ceiling and walls of the existing structures and additional glazing along the frontages to Warnham Road and John Street should have a noticeable effect on reducing existing noise levels without significantly affecting the visual appearance of the outdoor dining/bar area.

The proposed works are supported by the Town's Principal Environmental Health Officer subject to the applicant ensuring that the sound attenuation is sufficient to satisfy with the Environmental Protection (Noise) Regulations 1997.

The application has been referred to the State Heritage Office (HCWA) as the existing Hotel is included on the State Register of Heritage Places. However, with the previous design HCWA had no particular concerns and support for the current proposal is therefore anticipated shortly.

**CONCLUSION**

The proposed acoustic attenuation works are supported in view of the noise impacts that have been experienced since the opening of the Beach Club and at the rear of the hotel.

Conditional approval for the proposed additional works is recommended following approval by the HCWA.

**VOTING**

Simple Majority

**COMMITTEE COMMENT**

Committee noted that noise was an issue and expressed support for the proposal to address the matter. Cr Boland supported this progress and commented that the music seems loud. He also sought clarification regarding the additional roof portions and whether an acoustic consultant's report was submitted; as well as suggested that additional street trees may assist.

Mr Drewett explained the roof elements as shown on the plans. Mr Jackson explained that earlier acoustic reports had led to the application and advised that

street trees would not really ameliorate noise although may enhance amenity – on Warnham Road the attractive ocean view out and existing parking bays would be affected by trees, but on John Street they could improve the streetscape.

### **OFFICER RECOMMENDATION**

#### **Moved Cr Strzina, seconded Cr Walsh**

That Council authorise the Manager Development Services to issue formal approval of the application following receipt of written support from the State Heritage Office, with inclusion of the following conditions:

- (1) The external profile of the proposed development as shown on the approved plans shall not be changed, whether by the addition of any service plant, fitting, fixture or otherwise, except with the written consent of the Council and any approvals as required under the relevant heritage classification.
- (2) The Building Permit plans and supporting documentation shall be formulated to the satisfaction of the Manager Development Services and referred by the Town to the HCWA, if required, for review and advice prior to issue, in order to ensure that all works proposed are in accordance with the heritage requirements.
- (3) At Building Permit stage full details of all proposed materials, finishes and colours shall be formulated to the satisfaction of the Manager Development Services, and the HCWA if required.
- (4) All construction work shall be carried out in accordance with the Environmental Protection (Noise) Regulations 1997, Regulation 13 - Construction sites.
- (5) Following completion of the works, noise levels shall be monitored by the applicant's acoustic engineer and the findings shall be reported to the Town demonstrating compliance with the Environmental Protection (Noise) Regulations 1997, to the satisfaction of the Manager Development Services.

Advice Note:

- (1) The applicant/owner is responsible for ensuring that all lot boundaries shown on the approved plans are correct and that the proposed development occurs entirely within the owner's property.

### **AMENDMENT**

#### **Moved Cr Walsh, seconded Cr Strzina**

**That the amended Officer Recommendation (given that support from the HCWA has been received) as tabled at the meeting be adopted.**

**Carried 5/0**

### **OFFICER & COMMITTEE RECOMMENDATION**

#### **Moved Cr Strzina, seconded Cr Walsh**

**THAT Council:**

Grant its approval to commence development for the proposed acoustic attenuation works to the rear outdoor dining/bar area at 104 Marine Parade, Cottesloe (Cottesloe Beach Hotel), in accordance with the plans received 26 March 2013, subject to the following conditions:

- (1) The external profile of the proposed development as shown on the approved plans shall not be changed, whether by the addition of any service plant, fitting, fixture or otherwise, except with the written consent of the Council and any approvals as required under the relevant heritage classification.
- (2) The Building Permit plans and supporting documentation shall be formulated to the satisfaction of the Manager Development Services.
- (3) At Building Permit stage full details of all proposed materials, finishes and colours shall be formulated to the satisfaction of the Manager Development Services.
- (4) All construction work shall be carried out in accordance with the Environmental Protection (Noise) Regulations 1997, Regulation 13 - Construction sites.
- (5) Following completion of the works, noise levels shall be monitored by the applicant's acoustic engineer and the findings shall be reported to the Town demonstrating compliance with the Environmental Protection (Noise) Regulations 1997, to the satisfaction of the Manager Development Services.

**Advice Note:**

- (1) The applicant/owner is responsible for ensuring that all lot boundaries shown on the approved plans are correct and that the proposed development occurs entirely within the owner's property.

Carried 5/0

**10.1.2 STATION STREET SUMP SITE CAR PARK PROPOSAL**

**File Ref:** SUB/935  
**Attachments:** [Plan](#)  
**Responsible Officer:** Carl Askew  
Chief Executive Officer  
**Author:** Andrew Jackson  
Manager Development Services

**Proposed Meeting Date:** 15 April 2013  
**Author Disclosure of Interest** Nil

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**SUMMARY**

This report presents the proposed car park design for conversion of the Station Street sump site prepared by Blackwell & Associates landscape architects.

It is recommended that Council endorse the attached plan as a basis for planning approval and construction of the car park.

**BACKGROUND**

In August 2012 Council considered an update report on planning for the Town Centre and in this respect resolved:

*That Council request staff to:*

- 1. Undertake detailed design and feasibility assessment, including land assembly and approval procedures, and report-back for Council endorsement to implement: (i) Conversion of the Station Street sump site into a surface car park for public shopper parking time-managed using Meter Eye;....*
- 2. Engage Blackwell & Associates to prepare a more detailed design for public domain improvements to Station Street based on the Town Centre Public Domain Infrastructure Improvement Plan and taking into account the sump site project.... This process is to include consultation with interested parties via the Town and reporting-back to Council for approval of works projects and funding.*

Officers have subsequently:

1. Engaged the above consultants accordingly.
  2. Facilitated and reviewed preliminary designs.
  3. Dealt with enquiries from interested adjacent property owners.
  4. Held a Council briefing session on 26 March 2013. This favoured Option 2 and gave direction to more detailed design and consultation for reporting in April.
  5. Arranged a forum with nearby property owners/residents, Procott representatives and available elected members scheduled 16 April 2013 to present and discuss the intended design and development.
-

Correspondingly, Council has received reports from the Manager Engineering Services to create the new drainage facility.

In September 2012 Council resolved to call a tender for this work, as well as to include local community consultation on a car park design/landscape plan.

In November 2012 Council awarded a tender and also resolved to: *Arrange for a design of the car park at the site, with emphasis on landscaping, closure of any access/egress with the north side rear lane and a solid barrier from sound on the sump north side boundary.* These aspects have been taken into account and discussed at the briefings.

### **STRATEGIC IMPLICATIONS**

The new car park will address parking demand in the Town Centre whilst retaining and modernising the drainage function as well as preserving the option of a building development in the longer term.

### **POLICY IMPLICATIONS**

None specifically

### **STATUTORY ENVIRONMENT**

TPS2

### **FINANCIAL IMPLICATIONS**

The car park is to be financed from existing reserve funds and is a relatively economical construction.

### **SUSTAINABILITY IMPLICATIONS**

The combined drainage and car park purposes, plus improvement of the streetscape, will contribute to the overall sustainability of the Town Centre.

### **CONSULTATION**

To date officers have responded to enquiries from a few property owners in Forrest Street abutting the lane and kept them informed about progress of the drainage works and car park proposal.

Given Council's commitment to the project and support in-principle of a preferred design, a briefing by staff and the consultants of surrounding residential and commercial property owners, together with Procott representatives and available elected members, is to be held on 16 April 2013. This will provide the opportunity to discuss the design, gain feedback for any refinements, and explain the implementation phase.

### **IMPLEMENTATION**

The sump site comprises Nos 18, 20, 22, 24 and 26 Station Street. No. 18 is held in two parts, with the smaller rear portion being a Water Corporation Sewer Pump Station. The larger portion of No. 18, plus Nos 20, 22 and 24, are freehold lot owned by the Town. No. 26 is Crown Reserve 40348 vested in the Town for drainage purposes.

The overall project is being appropriately funded from the cash-in-lieu reserve fund.

The drainage engineering works are underway and expected to be completed by the end of April. These have proceeded as drainage improvements consistent with the present and ongoing purpose of the land.

The car park design is for a fairly simple surface layout and construction involving bitumen, kerbing, landscaping, wall/fence treatments, signs and lighting and public art (eg mural, sculpture). There will be attention to detail in terms of ACROD bays, access ways and finishes. Meter Eyes are to be installed, a stock of which the Town has already purchased.

Planning-wise, because the proposed car park constitutes an additional use and entails development other than the drainage function, a planning approval is required, with the application to be prepared by officers and processed under delegation for approval during May. If any structure is involved then a building permit will also be required, with certification by an external consultant.

Under TPS2 the site is classified part local planning Public Purposes Reserve: WSD and part Metropolitan Region Scheme (MRS) Primary Regional Road (PRR) reservation for Stirling Highway. Under LPS3 the site is part Town Centre Zone (R100), which anticipated the car park and possible future redevelopment, and MRS PRR reservation. The Town will be the applicant and approving authority.

Due to the MRS reservation affecting the land, which is excessive, referral to MRWA is required for comment about the Stirling Highway situation – the current MRS Amendment proposes to substantially reduce the PRR reservation to avoid the site, with a widening requirement to the front of the BP service station site only.

## **VOTING**

Simple Majority

## **COMMITTEE COMMENT**

Committee supported creation of a new car park and discussed some of the aspects, including the suggested shade sail, possible tree retention and size of car bays.

Mr Jackson explained that the indicative shade sail and infrastructure such as light poles and CCTV were notional only demonstrating what elements could be included. The Manager Engineering Services has advised that the underground drainage structure would limit footings for above-ground elements, whereby the design and location of any poles or other features would need to be examined more closely. Mr Jackson advised that the bays were a standard 2.5m wide by 5.5m long, and larger in corners or if ACROD, together with 6m wide aisles, which would be suitably functional. Officers and the consultants will determine the precise details as part of the staged construction of the car park elements, including the material, finishes and landscaping.

**AMENDMENT**

Moved Cr Boland, seconded \_\_\_\_\_

Cr Boland suggested it should be acknowledged in the recommendation that the Town is hosting a consultation evening regarding the Station Street Sump Site on Tuesday 16 April 2013.

Lost for want of a seconder

**OFFICER & COMMITTEE RECOMMENDATION**

Moved Cr Downes, seconded Cr Walsh

**THAT Council:**

1. Endorse the proposed design for the creation of a public car park on the Station Street sump site.
2. Authorise the Manager Development Services to prepare and approve the necessary planning application and obtain any required building permit, prior to development.
3. Request the Manager Engineering Services to arrange for construction of the car park via contractors and Town staff as appropriate as soon as practical.

Carried 5/0



**10.1.3 OLD DEPOT SITE SUBDIVISION PROPOSAL AND DISPOSAL STRATEGY**

**File Ref:** SUB/962  
**Attachments:** [Concept Design Plan](#)  
**Responsible Officer:** Carl Askew  
Chief Executive Officer  
**Author:** Andrew Jackson  
Manager Development Services

**Proposed Meeting Date:** 15 April 2013  
**Author Disclosure of Interest:** Nil

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**SUMMARY**

This report presents the next phase of the former depot site project, comprising support for a subdivision design and disposal of the land for development in accordance with that plan.

Council is being requested to endorse: (i) the subdivision concept plan as a basis for seeking approval; and (ii) the intended disposal strategy for staff to implement.

**BACKGROUND**

Over recent months Council has endorsed relocation of the depot operations, demolition of the old site's infrastructure (nearing completion), proceeding with subdivision concept planning (including local consultation) and devising a disposal strategy to secure the income from sale of the site plus ensure the land is developed consistent with the preferred residential design.

The subdivision design and disposal strategy considerations have been addressed through a series of Council briefings. The planning consultants have refined the subdivision concept, including liaison with surrounding owners/residents, their representatives and the Department of Planning. Professional advice has been obtained regarding typical disposal methods and commercial arrangements, with a view to a tender process.

At the latest Council briefing on 10 April 2013 staff received feedback to:

- Present the subdivision design to the local community.
- Proceed with a subdivision application as a priority.
- Prepare a detailed disposal strategy entailing expressions of interest and tendering.
- Report further to Council as appropriate.

**STRATEGIC IMPLICATIONS**

Selling the redundant depot site to provide substantial income and achieve suitable infill residential development is one of Council's key aims, in order to generate funds for the district, supply housing lots and improve the amenity of the locality.

**POLICY IMPLICATIONS**

The project is in keeping with Council's strategic and procedural policy framework.

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## STATUTORY ENVIRONMENT

- Planning Act for subdivision process.
- Local Government Act for disposal process.

## FINANCIAL IMPLICATIONS

To date the planning phase of the project has been funded from this financial year's Town Planning budget for consultancy services.

The implementation phase during the remainder of this financial year is anticipated to incur costs for consultants, site survey, legal advice/documentation, statutory fees, etc in the order of \$30-40,000. Council has already set aside funds for the project and indications are that sufficient monies remain to cover these costs during this financial year, with any balance able to be carried over. There may be some smaller remnant costs falling into next financial year which can be budgeted for.

## SUSTAINABILITY IMPLICATIONS

Decommissioning of the old depot and clean up of the site, then residential redevelopment to support urban consolidation and enhance the area, as well as realisation of the asset value, is a significant step forward in overall sustainability for the environment and management of the district.

## CONSULTATION

In advancing the project the Town has liaised with ratepayers making enquiries and has consulted surrounding residents via an initial forum held on 12 December 2012 with staff, the planning consultant and elected members.

The planning consultant in refining the subdivision concept has continued to liaise with representatives of the residents to keep them informed and gain feedback, which has indicated general support for the proposal.

A further forum with residents was held on 11 April 2013 to convey the preferred subdivision design and outline the next steps. There was discussion about the design, local traffic implications, site fill and dwelling construction, development guidelines, the disposal strategy and timetable. Some concern about current localised traffic aspects was raised in itself as well as having regard to the future subdivision; whereby staff have recommended separate action to examine this situation.

## DISPOSAL STRATEGY

Given Council's consideration, planning design, consultation undertaken and advice obtained, the implementation phase of the project can now be commenced as follows:

1. **Subdivision application** prepared and lodged for WAPC approval – submitted at end of April with approval ideally in July 2013.
2. **Disposal mechanisms** put in place and **sale process initiated**, including Expression of Interest and Tender, whilst the subdivision approval is occurring – May/June 2013.
3. **Subdivision approval** obtained and **sale completed**, subject to administrative procedures and Council acceptance of Tender – July/August

2013. The contract would prevail thorough to finalisation of the land development.

The Town's solicitors have confirmed that conventional Tender document and contract methods can be applied to effect a sale conditional upon the approved subdivision being constructed. Standard provisions would cover deliverables, milestones, security, defaults, restrictions on title, and so on. It is desirable to strike a reasonable balance between certainty for the Town and an attractive/feasible proposition for a purchaser.

Design guidelines for development of the new housing lots will be incorporated into the subdivision and sale documents.

The recommendation below facilitates the implementation phase of the project.

## **VOTING**

Simple Majority

## **COMMITTEE COMMENT**

Committee referred to the revised plan showing a vehicular lane link at the eastern end of proposed new access road into the subdivision, which was agreed to in discussion at the recent forum with residents.

Committee discussed a number of aspects, including: local traffic management and road/lane connections; the fill levels, amount and program; parking around the central open space, preferably for visitors rather than residents; ensuring sufficient lane access widths; the need for any footpaths; the desirability of retaining significant trees where possible; the land portions potentially to be sold to the two existing properties on Nailsworth Street; fencing; design guidelines including garaging; and naming of the new street and existing lanes.

Mr Jackson undertook that officers and the consultants would consider all of these aspects in refining the subdivision plan and preparing the design guidelines. He also drew attention to recommendation 4 to examine current traffic management aspects in any case.

## **OFFICER RECOMMENDATION**

### **Moved Cr Strzina, seconded Cr Walsh**

THAT Council:

1. Endorse the subdivision design for the former depot site showing central public open space, as attached to this report, and request staff to liaise with The Planning Group to prepare, lodge and monitor the subdivision application as a priority for approval at the earliest opportunity.
2. Request staff to liaise with The Planning Group to prepare Design Guidelines in relation to the subdivision plan, addressing development parameters for the individual lots and public domain urban design treatments, including the lanes; to be incorporated within the sale documents and contracts for the overall parcel and each lot.

3. Request staff to liaise with the Town's solicitors and planning consultants to prepare documentation for sale of the depot site, including Expression of Interest, Tender and contract papers as appropriate, to initiate the sale process during June 2013.
4. As a separate matter, request staff to examine existing traffic aspects affecting Nailsworth and Clarendon Streets and the associated lanes, including consultation with owners/residents, with a view to determining and implementing appropriate traffic management measures for the precinct.

#### **AMENDMENT 1**

**Moved Cr Strzina, seconded Cr Downes**

**That the revised plan tabled at the meeting be adopted and amend the wording of recommendation 1 to include "as tabled at and considered by Committee".**

**Carried 5/0**

#### **AMENDMENT 2**

**Moved Cr Boland, seconded Cr Strzina**

**That a new point 5 be added to the resolution to read;  
That the subdivision design considers the identification and retention where possible of existing significant trees within or adjacent to the site.**

**Carried 5/0**

#### **COMMITTEE RECOMMENDATION**

**THAT Council:**

1. **Endorse the subdivision design for the former depot site, as tabled at and considered by Committee, showing central public open space, as attached to this report, and request staff to liaise with The Planning Group to prepare, lodge and monitor the subdivision application as a priority for approval at the earliest opportunity.**
2. **Request staff to liaise with The Planning Group to prepare Design Guidelines in relation to the subdivision plan, addressing development parameters for the individual lots and public domain urban design treatments, including the lanes; to be incorporated within the sale documents and contracts for the overall parcel and each lot.**
3. **Request staff to liaise with the Town's solicitors and planning consultants to prepare documentation for sale of the depot site, including Expression of Interest, Tender and contract papers as appropriate, to initiate the sale process during June 2013.**
4. **As a separate matter, request staff to examine existing traffic aspects affecting Nailsworth and Clarendon Streets and the associated lanes, including consultation with owners/residents, with a view to determining and implementing appropriate traffic management measures for the precinct.**

5. That the subdivision design considers the identification and retention where possible of existing significant trees within or adjacent to the site.

Carried 5/0

**THE AMENDED SUBSTANTIVE MOTION WAS PUT**

**11 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY:**

**12.1 ELECTED MEMBERS**

Nil

**12.2 OFFICERS**

Nil

**13 MEETING CLOSED TO PUBLIC**

Nil

**13.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

Nil

**13.2 PUBLIC READING OF RECOMMENDATIONS THAT MAY BE MADE PUBLIC**

Nil

**14 MEETING CLOSURE**

The Presiding Member announced the closure of the meeting at 7:40 PM.

CONFIRMED MINUTES OF 19 April 2013 PAGES 1 – 20 INCLUSIVE.

PRESIDING MEMBER:

POSITION:

.....

DATE: ..... / ..... / .....