

TOWN OF COTTESLOE



DEVELOPMENT SERVICES COMMITTEE MINUTES

MAYOR'S PARLOUR, COTTESLOE CIVIC CENTRE
109 BROOME STREET, COTTESLOE
6.00 PM, MONDAY, 18 MAY 2015

MAT HUMFREY
Acting Chief Executive Officer

19 May 2015

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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 6:03 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**4.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil.

4.2 PUBLIC QUESTIONS

Nil.

5 PUBLIC STATEMENT TIME

Nil.

6 ATTENDANCE**Present**

Cr Peter Jeanes	Presiding Member
Mayor Jo Dawkins	
Cr Philip Angers	
Cr Helen Burke	Arrived at 6:10 PM
Cr Jack Walsh	
Cr Katrina Downes	

Officers Present

Mr Mat Humfrey	Acting Chief Executive Officer
Mr Andrew Jackson	Manager Development Services
Mrs Liz Yates	Development Services Administration Officer

6.1 APOLOGIES

Nil.

Officer Apologies

Mr Ed Drewett	Senior Planning Officer
Mr Ronald Boswell	Planning Officer

6.2 APPROVED LEAVE OF ABSENCE

Nil.

6.3 APPLICATIONS FOR LEAVE OF ABSENCE

Moved Cr Walsh, seconded Mayor Dawkins

That Cr Angers' request for leave of absence from the July Development Services Committee meeting be granted.

Carried 5/0

Moved Cr Walsh, seconded Mayor Dawkins

That Cr Burke's request for leave of absence from the June Development Services Committee meeting be granted.

Carried 6/0

Note: Moved and voted, subsequent to Cr Burke's arrival.

7 DECLARATION OF INTERESTS

Nil.

8 CONFIRMATION OF MINUTES

Moved Cr Angers, seconded Mayor Dawkins

[Minutes April 20 2015 Development Services Committee.docx](#)

The Minutes of the Ordinary meeting of the Development Services Committee, held on 20 April 2015 be confirmed.

Carried 5/0

9 PRESENTATIONS**9.1 PETITIONS**

Nil.

9.2 PRESENTATIONS

Nil.

9.3 DEPUTATIONS

Nil.

10 REPORTS

10.1 PLANNING

10.1.1 40 JARRAD STREET - BOATSHED WINES SALE MEZZANINE

File Ref:	3065
Attachments:	40 Jarrad Aerial 40 Jarrad Introduction 40 Jarrad Proposal 40 Jarrad Plans
Responsible Officer:	Mat Humfrey, Acting CEO
Author:	Andrew Jackson, Manager Development Services
Proposed Meeting Date:	18 May 2015
Author Disclosure of Interest:	Nil
Property Owner:	Amac Investments Pty Ltd & Others
Applicant:	Boatshed Market Pty Ltd
Date of Application:	4 November 2014
Zoning:	Town Centre
Use:	Shop – ‘P’ (permitted) in zone
Lot Area:	1,750m² approx. (whole complex)
M.R.S. Reservation:	Primary Regional Road

SUMMARY

This report presents a development application to add a relatively small mezzanine level inside the Boatshed Market (“Boatshed”) for a wine sale area.

The recommendation is to conditionally approve the application.

BACKGROUND

The Boatshed has acquired the liquor licence from the former liquor store *Grants of Cottlesloe: The Wine Specialists* at 24 Railway Street north of the Town Centre, which has closed down. The Boatshed wishes to grow its business by offering the sale of select wine to its customers to complement its wide range of fresh and gourmet foods and non-alcoholic beverages.

The Boatshed has applied to the Department of Racing, Gaming and Liquor (DRGL) for approval to transfer the license for the purpose. That process is separate from this planning application process and involves its own public consultation, including referral to the Town in due course, whereby the Town may recommend restrictions or conditions in relation to liquor control.

The Boatshed proprietors and their architect have liaised with the Town to formulate and demonstrate the proposal for consideration.

PROPOSAL

Use

In terms of land use, the sale of wine is a retail activity within the planning definition of “shop”, which is a permitted (‘P’) use in the Town Centre commercial zone. This is consistent with the Boatshed shop comprising a range of providores: fruit and vegetables, butcher, seafood, bakery, groceries, delicatessen; whereby the use is supported. The wine shop area is to be open only during the Boatshed trading days/hours. No increase in staff is contemplated.

Development

Physically, the proposal is to construct a suspended mezzanine area within the building, which as a former boatshed is a cavernous space with heavy-duty superstructure. The mezzanine is to be accessible only from inside the Boatshed, with no external access. The design includes stairs and a lift (for universal access and stock delivery) to a raised gangway, as well as an emergency exit via the existing upper-level administration rooms. The trading floor space is 38.5sqm which is relatively small.

Visually the mezzanine would have an industrial aesthetic in keeping with the building, in the form of a floating, transparent container, with the wine stored in racks being in full view.

Operationally, the point-of-sale is to be in the wine sale area, which would also control the liquor trade practices.

The plans and 3D images show the proposed layout and design details.

STRATEGIC IMPLICATIONS

Nil.

POLICY IMPLICATIONS

Relates to below policies.

FINANCIAL IMPLICATIONS

Possible cash in lieu contribution.

STATUTORY ENVIRONMENT

- LPS3 and Parking Matters Policy.
- Liquor (Licensed Premises) Policy.

SUSTAINABILITY IMPLICATIONS

Nil.

CONSULTATION

The application was advertised to adjacent property owners and occupiers and no submissions were received.

MUNICIPAL INVENTORY

Category 4.

PLANNING ASSESSEMENT

As discussed, the land use and built form are appropriate to the zone and building, comprising internal changes only. The wine sale area is to operate as part of the overall food and beverage retail outlet, similar to other additions to the business over the years; eg butcher shop, seafood shop, kitchen expansion.

From a liquor perspective the proposal is considered to be acceptable as an integral, small, low-key and limited-range liquor outlet not operating independent of the Boatshed or accessible from the outside or after hours. It is more likely to cater to existing customers than attract additional customers. A number of other licensed premises exist nearby catering to wider consumer demands; eg three comprehensive liquor stores, one small bar, one wine bar and one hotel with drive-through bottle shop, as well as several licensed restaurants. The proposal is not seeking to be a comprehensive or stand-alone liquor store, and is not to sell beer or spirits.

Liquor (Licensed Premises) Policy

This Policy guides Council in managing licensed premises overall, including the consideration of applications for development approval involving a liquor licence.

Having regard to the Policy criteria, it is apparent that the subject proposal is not of concern in terms of its nature, location, scale, operation or amenity, as it is not a drinking establishment (apart from wine-tasting) with potential associated impacts. As an in-house section of the Boatshed selling take-away wine for consumption off the premises, it represents a low-key retail activity.

Parking

The nature and scale of the wine sale mezzanine would not raise traffic, parking or driver behaviour concerns as associated with entertainment licensed premises. From a planning point of view, it is unlikely to generate significant extra traffic or parking for the Boatshed, as customers are likely to be shopping for a range of goods and spread throughout opening times.

In terms of the additional floorspace being created, however, there would be at least a theoretical increased demand for parking. Pursuant to Table 2 of LPS3 a Shop use requires one space per 20sqm of gross floor area; hence the proposed 38.25sqm of new retail floorspace would require the provision of two bays.

The Boatshed has a history of alterations to the premises at Nos 40 and 42 Jarrad Street (often initially unauthorised), which have mainly been to reconfigure, slightly expand and improve ancillary back-of-house facilities such as kitchen, storage, office and staff toilet space, and on this basis (noting no change of use) no parking provision requirement has been imposed, although one upgrade added two staff bays at the rear.

In 2008 Council considered the unauthorised removal of six parking bays from the front of the Boatshed which had been converted into the forecourt, and granted retrospective approval subject to cash in lieu of \$25,000 which has been paid.

The above was under former TPS2, whereas LPS3 now applies. The current parking provisions do not contain a specific discretion to relax or waive the parking requirement for expansion of a use. The general discretion clause, however, does enable Council to reduce parking, if seen to be appropriate and of no impact; but only by up to 20% and subject to a traffic impact assessment, which is not practical in this case.

Therefore, the proposal requires the provision of two parking bays, either on site, nearby, or as cash in lieu.

Council's LPS3 Parking Matters Policy guides the application of cash in lieu funds in the Town Centre and Council needs to be mindful of on what, where and when it intends to direct the funds, which the Policy informs. It identifies sites potentially available for redeveloped or additional parking provision, the land ownership and the parking infrastructure envisaged. At this stage it does not include indicative timing of projects or expenditure; however, the Town Centre is expected to experience demand for parking generated by the Napoleon Street upgrade, various proposals for commercial premises, including new alfresco areas, and developments between Jarrad and Forrest Streets where there are older buildings or underutilised lots. On this basis it is anticipated that Council will need to consider more detailed planning and projects for additional car parking and improvement of existing car parking facilities over the next one-two years.

The Policy also states that in the Town Centre Zone new development may provide a maximum of 25% of its parking requirement as cash in lieu. This is aimed at an entire development rather than minor additions. For small amounts of additional floor space 25% of the parking requirement by way of cash in lieu can be impractical, eg 25% of two bays as in this case. Alternatively, as the two bays represent a portion of 25% of the parking calculation for the whole of the Boatshed, their provision as cash in lieu may be assessed as in keeping with the Policy. Further, while Council is to have due regard to the Policy, it does not bind Council absolutely so may be varied where considered appropriate, as the Policy cannot foresee every possible type of proposal; whereby Council could increase the 25% overall limit.

CONCLUSION

The proposal is consistent with the Boatshed shop use and style, and would be an interesting visual feature inside the premises. It can be supported as a limited liquor outlet and subject to satisfying the parking requirement.

VOTING

Simple Majority

COMMITTEE COMMENT

Committee considered that the proposed wine sale area represents a suitable retail function and a relatively small amount of floor space, which might still attract some additional traffic. It also sought clarification about the parking requirement. The

Manager Development Services advised that the parking requirement could not be exempt and that the option of cash in lieu was governed by the Scheme provisions and based on the value of land and construction, which could be costly. The alternative is to provide the parking on site or on another site nearby.

OFFICER & COMMITTEE RECOMMENDATION

Moved Mayor Dawkins, seconded Cr Walsh

THAT Council:

GRANT planning approval for the addition of mezzanine floorspace for the sale of wine, to the inside of the Boatshed Market at 40 Jarrad Street COTTESLOE (LOT 5-6 D/P: 1303), as shown on the plans received on 9 March and 4 May 2015, subject to the following conditions:

- 1. The granting of a liquor licence for the purpose by the Director of Liquor Licensing, prior to the issue of a Building Permit by the Town and the commencement of development.**
- 2. The applicant shall apply to the Town for a Building Permit and obtain such prior to the commencement of development, and shall not undertake any unauthorised development or building works.**
- 3. The wine sale area shall operate only during the opening days and hours of the Boatshed Market and shall not be accessible, open or trade independently otherwise.**
- 4. The provision of two car parking bays either on site or nearby, or the cash in lieu equivalent, in accordance with the provisions of Local Planning Scheme No. 3, to the satisfaction of the Town.**
- 5. The design or use of the development shall not be changed without any necessary further applications to or approvals from the Town.**

Carried 6/0

10.1.2 109 BROOME STREET - COTTESLOE CIVIC CENTRE - INCLUSION ON LPS3 HERITAGE LIST

File Ref: SUB/343
Responsible Officer: Mat Humfrey, Acting CEO
Author: Andrew Jackson, Manager Development Services

Proposed Meeting Date: 18 May 2015

Author Disclosure of Interest: Nil

SUMMARY

This report presents the proposed inclusion of the Cottesloe Civic Centre (“Civic Centre”) on the Heritage List being created under Local Planning Scheme No. 3 (LPS3). The Civic Centre is one of the most important heritage places in Cottesloe, having a long history of cultural heritage significance within the municipality and further afield, as a major local landmark and facility imbued with heritage values which is visited by many.

The recommendation is to enter the Civic Centre on the Heritage List.

BACKGROUND

Part 7 Heritage Protection of LPS3 requires Council to establish a Heritage List of places to be conserved drawn from its Municipal Inventory (MI). The Town is progressively undertaking this task for relevant properties throughout the district.

As a Town-owned property, it is appropriate and timely to include the Civic Centre on the Heritage List.

STRATEGIC IMPLICATIONS

Inclusion of the Civic Centre on the Heritage List will further secure its long term preservation.

POLICY IMPLICATIONS**Western Australian Planning Commission (WAPC) Heritage Policy**

The WAPC State Planning Policy (SPP) 3.5 Historic Heritage Conservation was gazetted in 2007. The Policy has statutory bearing and its objectives are:

- to conserve places and areas of historic heritage significance;
 - to ensure that development does not adversely affect the significance of heritage places and areas;
 - to ensure that heritage significance at both the State and local levels is given due weight in planning decision-making; and
 - to provide improved certainty to landowners and the community about the planning process for heritage identification, conservation and protection.
-

The Policy describes the statutory framework for heritage conservation and the relationship and responsibilities of the HCWA, the WAPC and local governments.

Local government has a role in applying and supporting the policy through ensuring that due regard is given to heritage significance in planning strategies, planning schemes and development assessment.

The Policy objectives and relevant matters promote the Scheme's Heritage List as an appropriate measure to recognise and protect the cultural heritage significance of higher-order heritage-classified places.

In this respect the Civic Centre is clearly a candidate for inclusion on the Heritage List.

STATUTORY ENVIRONMENT

- Planning & Development Act 2005
- Heritage of Western Australia Act 1990
- SPP3.5 Historic Heritage Conservation
- LPS3

FINANCIAL IMPLICATIONS

Nil.

STAFFING IMPLICATIONS

Nil.

SUSTAINABILITY IMPLICATIONS

Nil.

CONSULTATION

The LPS3 Part 7 consultation procedure involves the Town providing written notification to the owner and occupier of property proposed for the Heritage List and considering any submission received. As the Town owns the Civic Centre in freehold, for the sake of completeness, formal notification has been made of the proposed listing and a response supporting the listing has been recorded.

STAFF COMMENT

State Heritage Register

Under the *Heritage of Western Australia Act* the Civic Centre is a permanent entry on the HCWA Register of Heritage Places ("State Heritage Register"), which is the highest level of heritage recognition and protection available under WA law.

Conservation Plan

In supporting the State and local heritage classification of the Civic Centre, Council had prepared the *Cottesloe Civic Centre Conservation Plan 1996*, which is a definitive study and description of the cultural heritage significance of the place and a strategy for its long-term conservation. This tome records the history of the Civic

Centre, identifies and defines its heritage values, and informs classification of the place on the Heritage List.

Register of National Estate

Complementing this formal, statutory heritage status, the Civic Centre is also recognised at the national level pursuant to the Register of the National Estate, which is an established list of natural, Indigenous and historic heritage places throughout Australia aimed at recording and fostering cultural heritage significance.

National Trust

The National Trust of Australia WA records the Civic Centre as a heritage place.

Municipal Heritage Inventory

The Civic Centre is classified in the Town's MI as a Category 1 place of heritage significance. The MI description of the place is as follows:

"Overton Lodge" – Historic and architectural significance including grounds and caretaker's cottage.

The associated Management Category statement is aimed at the importance of Category 1 places as worthy of inclusion on the State Heritage Register, which in this case has been achieved, and in this respect advises in the following terms:

Highest level of protection appropriate...and...provide maximum encouragement to...conserve the significance of the place.

Schedule 1 of former Town Planning Scheme No. 2 (TPS2)

Former TPS2 embodied Schedule 1 which listed and protected the most significant heritage places in the district, especially those on the State Heritage Register, including the Civic Centre. Under TPS2 Schedule 1 was the virtual equivalent of a heritage list, providing statutory protection.

LPS3 Heritage List

Recognising the high-order heritage significance of the Civic Centre, it is now intended to include the property on the Heritage List under LPS3. Statutory heritage protection is afforded by a Heritage List created pursuant to Part 7, with listed properties drawn from (but not limited to) the MI:

7.1.1. The local government is to establish and maintain a Heritage List to identify those places within the Scheme area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.

7.1.2. In the preparation of the Heritage List the local government is to —

- (a) *have regard to the municipal inventory prepared by the local government under section 45 of the Heritage of Western Australia Act 1990; and*
- (b) *include on the Heritage List such of the entries on the municipal inventory as it considers to be appropriate.*

The Town has commenced preparation of the Heritage List, having regard to properties entered on the State Register of Heritage Places and on the MI Categories 1 and 2.

Council, in workshops during the finalisation of LPS3 and briefings since its inception, has endorsed a draft Heritage List in-principle as a basis for fulfilling the requirement under LPS3.

Description of place on Heritage List

It is intended to use the following description of the place on the Heritage List, drawn from the existing heritage classifications and descriptions:

Note: The first paragraph below has been added in response to the Committee's Amendment and is shown herein for completeness.

The Cottesloe Civic Centre estate at 109 Broome Street, Cottesloe, occupies Lot 38 and is classified in the Town's Municipal Inventory as a Category 1 place of historic and architectural significance.

Originally "Overton Lodge" and since 1950 the Cottesloe Civic Centre, comprising the former dwelling (now municipal administration and civic rooms), Lesser Hall, the former caretaker's cottage and extensive terraced, walled and landscaped grounds, being a large landholding occupying a commanding elevated position with panoramic ocean and surrounding views and a place which is publically accessible and continues to be visited by many over the decades for administrative, recreational, social, celebratory, cultural and ceremonial purposes.

The main building is a substantial two-storey construction of rendered stone, brick and concrete, with a custom terracotta clay tile roof, while the separate hall and cottage buildings are single-storey and constructed of brick with (the same) tile roofs in sympathetic style.

The group of buildings and intervening spaces has great importance to the community for their aesthetic characteristics, as well as being a composed set of places in a grand, walled, garden setting and for the aesthetically pleasing character of the whole experience. The limestone boundary walls and Norfolk Island pines and other species of mature trees are a significant part of the Cottesloe townscape identity and contribute to its aesthetic unity.

The place contributes significantly to Cottesloe due to its strategic location and landmark qualities, which make a significant contribution to the

townscape of Cottesloe, and as a significant component of an important precinct containing several other important heritage places.

The place has importance for its associations with a past lifestyle and its very strong associations with its previous owners, prominent persons/citizens and councillors and mayors of the Town.

The buildings and grounds have significance as places of artistic achievement, demonstrating the principal characteristics of the Inter-War Spanish Mission style of architecture (with vestiges of the earlier concepts) where the overall aesthetic impact is considerably more important than the sum of the individual components. The place is important in Western Australia for its large-scale use of the style and its comparative scarcity.

The place has significance for its social value and since its adaptation in 1950 to the Cottesloe Civic Centre has continued to fulfil an important social role in the local and State communities. As such the place is representative of a continuous pattern of use, growth and development for the accommodation of a sequence of owners, involving a dignified Federation Queen Anne house, later adapted to become an Inter-War Spanish Mission house, and finally a Civic Centre.

The place is a strong presence in the context of Cottesloe and contributes significantly to the community's sense of continuity and place. It is representative of a large-scale culturally modified landscape of a type and order that is unusual in Western Australia.

CONCLUSION

Cottesloe Civic Centre undoubtedly merits entry on the Heritage List, as supported by its entries on the State Heritage Register and as Category 1 on the Municipal Inventory, as well as noting its previous entry in Schedule 1 of former TPS2 (which the Heritage List replaces) and recorded on the Register of the National Estate.

The cultural heritage significance of the Civic Centre fully justifies it as a place worthy of conservation and protection under the provisions of the Scheme.

VOTING

Simple Majority

COMMITTEE COMMENT

Committee, in supporting this initiative, considered that the description of the place in the Heritage List should reflect the MI Category 1 classification including all of the Civic Centre buildings, grounds and walls.

OFFICER RECOMMENDATION

Moved Cr Walsh, seconded Cr Angers

THAT Council:

1. Note this report on consideration of the Cottesloe Civic Centre at 109 Broome Street for entry on the Heritage List required under Local Planning Scheme No. 3.
2. Determine to enter the Civic Centre on the Local Planning Scheme No. 3 Heritage List, as a place of cultural heritage significance worthy of conservation under the provisions of the Scheme, together with a description of the place and the reasons for its entry as set out in this report.
3. Request staff to, as required by the Scheme, notify the Western Australian Planning Commission, the Heritage Council of Western Australia, and the Town as owner and occupier the property, that it has been included on the Heritage List.

AMENDMENT

Moved Mayor Dawkins, seconded Cr Downes

That an advice note be added to be clear, and consistent with the MI Category 1 classification, the description of the place in the Heritage List includes reference to all of the buildings, grounds and perimeter walls.

Carried 6/0

Note: Whilst the description conveys that the Civic Centre encompasses the entire complex, for additional clarity the following lead-in paragraph has been added to address the Amendment, which for ease of understanding has been shown in the full description above. The wording of the recommendation in point 2 can remain as is.

The Cottesloe Civic Centre estate at 109 Broome Street, Cottesloe, occupies Lot 38 and is classified in the Town's Municipal Inventory as a Category 1 place of historic and architectural significance.

COMMITTEE RECOMMENDATION

1. **Note this report on consideration of the Cottesloe Civic Centre at 109 Broome Street for entry on the Heritage List required under Local Planning Scheme No. 3.**
2. **Determine to enter the Civic Centre on the Local Planning Scheme No. 3 Heritage List, as a place of cultural heritage significance worthy of conservation under the provisions of the Scheme, together with a description of the place and the reasons for its entry as set out in this report.**
3. **Request staff to, as required by the Scheme, notify the Western Australian Planning Commission, the Heritage Council of Western Australia, and the Town as owner and occupier the property, that it has been included on the Heritage List.**

Advice Note:

1. To be clear, and consistent with the MI Category 1 classification, the description of the place in the Heritage List should include reference to all of the buildings, grounds and perimeter walls.

THE AMENDED SUBSTANTIVE MOTION WAS PUT

Carried 6/0

**10.1.3 LOCAL PLANNING SCHEME NO. 3 PARKING MATTERS POLICY
AMENDMENT**

File Ref: SUB/1867
Attachments: [Existing Policy showing amendment](#)
Responsible Officer: Mat Humfrey
Manager Corporate & Community Services
Author: Andrew Jackson
Manager Development Services
Proposed Meeting Date: 18 May 2015
Author Disclosure of Interest: Nil

SUMMARY

Council on 23 February 2015 resolved:

That Council requests the Administration to examine and advise upon the need to evolve the Parking Matters Policy to ensure that it is sufficiently comprehensive and flexible to embrace the Scheme provisions and respond to a range of planning considerations and development proposals over time.

In response, this report presents proposed amendment of the Parking Matters Policy to refine it in relation to the Local Planning Scheme No. 3 (LPS3) provisions it supplements.

The recommendation is to advertise the amendment for public information and comment.

A copy of the Policy, showing the proposed amendment, is attached.

BACKGROUND

Council adopted the Parking Matters Policy pursuant to LPS3 on 15 December 2014. LPS3 contains certain parking provisions that involve discretion and require a policy to become operative, which the Policy addresses. Clause 5.8.3 specifies two particular discretions to be guided by policy, being a parking credit and cash in lieu in certain circumstances, while there is also provision for prescribed parking reductions.

STRATEGIC IMPLICATIONS

Relates to private development and public domain parking.

POLICY IMPLICATIONS

Scheme Local Planning Policies are to be had regard to in Council assessing and determining planning proposals.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 3.

FINANCIAL IMPLICATIONS

Relates to cash in lieu of parking and capital works.

SUSTAINABILITY IMPLICATIONS

Nil.

PROPOSED AMENDMENT

The focus of the proposed amendment to the Policy relates to the LPS3 cash in lieu provisions, in order to more closely guide their application, by refining Council's intentions for the beachfront precinct including the Foreshore Centre, Restricted Foreshore Centre, Hotel and Development 'A' (Ocean Beach Hotel site) zones. To elaborate, Clause 5.8.3(c) in respect of cash in lieu states:

Cash in lieu provisions

Lead-in paragraph: *In the Town Centre, Foreshore Centre, Restricted Foreshore Centre, Hotel, Development and Residential Office zones, the local government may approve development without the required number of parking spaces being provided on the land, subject to the applicant making arrangements satisfactory to the local government enabling the local government to provide public off-street parking in the vicinity, equivalent to the deficiency in parking spaces; and in this regard the local government may accept cash in lieu of parking spaces on the land, subject to the following — ...*

Operative paragraph (underlining added): *the cash in lieu payment shall only be accepted by the local government after a Local Planning Policy has been adopted under Part 2 of this Scheme which identifies the planned infrastructure including the land upon which it is planned to be located and the planned timing of expenditure of payments made under this clause;*

This means that there must be a policy in place in order for Council to consider accepting cash in lieu, for allocation to planned parking provision over time. Cash in lieu is at Council's discretion and the Policy is designed to assist determining the appropriateness and extent of cash in lieu for proposals and how the funds are to be utilised.

Policy current details

At present the Policy guides the application of cash in lieu funds as follows:

- *For the **Town Centre** zone, the sites in the following table are the main opportunities to provide additional parking in substantial quantities.*
- *Each can be examined in detail in terms of land area, bay yield, levels of parking, type of development if combined with parking, indicative designs, estimated cost, approval/construction processes, funding and timeframe.*
- *Previous studies can be drawn-upon as a basis for formulating firmer concept proposals for further consideration.*

Site	Ownership	Actions
<i>Station Street Car Park west, corner Railway Street.</i>	<i>Council.</i>	<i>Formulate a three-storey mixed-use development proposal with at least 50 on-site parking bays.</i> <i>Consider options for funding and development.</i>
<i>Station Street Car Park east, near Stirling Highway (former sump site).</i>	<i>Council.</i>	<i>Formulate designs for either a decked car park or a three-storey mixed-use development proposal with surface and/or decked public parking.</i> <i>Subject to relocation of drainage infrastructure under street.</i>
<i>Private property redevelopments such as Station Street both sides and south of Jarrad Street.</i>	<i>Various.</i>	<i>Liaise with landowners and developers to facilitate and Co-ordinate the provision of on-site and off-site parking.</i>
<i>Public Transport Authority (PTA) parking areas.</i>	<i>Crown railway reserve.</i>	<i>Renegotiate the lease of the PTA parking area along Railway Street to be at no or low cost.</i> <i>Liaise with the PTA to formalise the linear parking west of the railway line behind the Western Power sub-station, for workers, to be developed, maintained and managed by the Town.</i>
<i>Government land south-east corner of Curtin Avenue and Jarrad Street west of railway line.</i>	<i>Unvested Crown reserve.</i>	<i>Seek a lease over the unvested Crown reserve on the south-east corner of Curtin Avenue and Jarrad Street for surface parking, for workers.</i> <i>Prepare a design with attention to vehicular ingress and egress, pedestrian routes internally and externally, and landscaping and signage.</i>

- **For the Residential Office zone between Forrest and Vera Streets north of the Town Centre, Council may consider cash in lieu being obtained and directed to the following provision of parking:**
 - *Station Street car park opportunities as outlined above.*
 - *Extension northward of the car park on the Railway Street road reserve alongside the railway.*

- **For the Foreshore Centre, Restricted Foreshore Centre, Hotel and Development 'A' (OBH site) zones comprising the beachfront locality, Council**

may consider cash in lieu being obtained and directed to the following provision of parking:

- *Improvement and rationalisation of Car Park No. 1.*
 - *Improvement, rationalisation and possible decking of Car Park No. 2.*
- *For **Development Zone 'B'** (former depot site) approved to be subdivided for residential development, cash in lieu is not applicable.*
- *For **Development Zone 'C'** (Wearne Hostel site), **Development Zone 'D'** (WAIDE site) and **Development Zone 'E'** (railway lands), cash in lieu may be applicable subsequent to future structure planning, subdivision and development proposals.*

Recent planning

Since inception of the Policy Council has progressed several matters relating to how cash in lieu may be operated within the beachfront precinct, as follows:

Approval of mixed-use development at 110-112 Marine Parade

Council on 23 February 2015 in considering this development supported the principle of cash in lieu as appropriate and desirable for the beachfront precinct, which is anticipated to undergo gradual redevelopment. Council was satisfied that although the Policy did not address this in absolute detail it gave sufficient guidance towards the future deployment of cash in lieu funds to require a one bay contribution from the development.

Five year plan

The Five Year Capital Works Plan adopted by Council on 23 March 2015 schedules infrastructure priorities and flags improving Car Park 1 next financial year and Car Park 2 in the 2016/17 financial year. This reflects the primacy of these facilities as key components of the beachfront precinct. In addressing these car parks the opportunity can be taken to increase parking by reconfiguration and to upgrade their standard of urban design, safety/security and amenity.

Budget preparation

In May 2015 Council commenced the annual budget preparation process, which has identified proposed capital expenditure allocations to the Foreshore Plan and Car Park 1 for the 2015/16 financial year.

Concept planning for foreshore locality

At a briefing session 8 April 2015 Council gave further strategic consideration to concepts for the foreshore locality including Car Parks 1 and 2.

Council recognised that the car parks are important and dominant elements spatially, functionally and aesthetically. Rationalising and improving them would significantly enhance the locality and would be comparatively straightforward and cost-effective to

achieve. Key aspects include: vehicular access and circulation; pedestrian movement and cycle facilities; landscaping and street furniture; multi-use spaces and activities; and parking management.

Committing to foreshore car park projects would fulfill the Parking Matters Policy requirements for this locality and coordinate with beachfront redevelopment.

Consultants brief for Foreshore Plan

The Town is presently preparing a consultants brief to take the Foreshore Plan to the next level of detailed planning for the core area from approximately Forrest to Napier Streets. This is to concentrate on the overall urban design for the precinct and this first stage area, leading to works projects and programs to implement the improvements. Parking provision and design along Marine Parade, Forrest and Napier Streets and within the two car parks will be examined, planned and coordinated for the envisaged revamping and enhancement of the public domain.

Policy proposed details

Altogether these initiatives have advanced Council's intentions for the beachfront/foreshore precinct in order to better articulate the Policy in terms of planning for parking. This can now be incorporated into the Policy to augment the existing table guiding the application and deployment of cash in lieu, by inserting the following table, as shown in the attachment:

Planned Beachfront / Foreshore Precinct Parking Improvements

Planned infrastructure.	Land upon which it is planned to be located.	Planned timing of expenditure of payments.
Redeveloped and possibly reconfigured road reserves and on-street* parking in relation to road system serving all modes of movement, having regard to adjacent private development and public spaces.	Marine Parade and Forrest and Napier Street reserves, as may be modified.	2015-2016
Redeveloped car park west of Marine Parade in relation to main beach and foreshore area.	Car Park 1	2015-2016
Redeveloped car park east of Marine Parade in relation to John Black Dune Park.	Car Park 2	2015-2017

* Note: while cash in lieu looks to off-street parking, parking in this precinct substantially involves on-street parking and road reserve land in providing public domain parking infrastructure. The redesign and upgrade of the precinct may entail realigned roads, new parking layouts and improvements for pedestrians and cyclists.

CONSULTATION

The LPS3 policy-making or amendment process includes public advertising and consideration of submissions. The procedure is initiated by a Council resolution, followed by advertising of the proposal inviting submissions. Advertising entails public notices in a local newspaper and a minimum 21-day period; while dissemination via the Town's website and other means may also occur. After considering any submissions, Council resolves whether to adopt the policy amendment and any modifications to it.

CONCLUSION

The proposed amendment to the Policy will facilitate application of the Scheme provisions they support with improved clarity and certainty.

VOTING

Simple Majority

COMMITTEE COMMENT

Committee supported the proposed amendment to the Policy, which will elaborate on Council's intentions for parking provision in the beachfront/foreshore precinct and assist in considering development proposals.

OFFICER & COMMITTEE RECOMMENDATION

Moved Cr Jeanes, seconded Mayor Dawkins

THAT Council note the proposed amendment to the Parking Matters Policy and undertake public consultation in accordance with the Local Planning Policy provisions of the Scheme, for the consideration of any submissions and further reporting to Council.

Carried 6/0

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

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 6:25 PM.

CONFIRMED MINUTES OF 18 May 2015 PAGES 1 – 22 INCLUSIVE.

PRESIDING MEMBER:
POSITION:

.....

DATE: / /