



Town of Cottesloe

**STRATEGIC PLANNING  
COMMITTEE  
20 August 2014**

**A BUSINESS PLAN FOR THE  
DEVELOPMENT SALE OF LOTS 2  
4 6 AND 8 STATION STREET  
COTTESLOE**

**ATTACHMENT**

**SUBMISSIONS RECEIVED  
AND  
AMENDED BUSINESS PLAN**

## Siobhan French

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**From:** Mat Humfrey  
**Sent:** Monday, 21 July 2014 2:12 PM  
**To:** Siobhan French  
**Subject:** TRIM: Fwd: Submission: Carpark cnr Station and Railway Streets  
**Attachments:** Jane procott signature\_edited-1.jpg; ATT00001.htm; A-co.jpg; ATT00002.htm; bebe.pdf; ATT00003.htm; boatshed.pdf; ATT00004.htm; cottesloe chiropractic.docx; ATT00005.htm; cottesloe cosmetic centre.docx; ATT00006.htm; cottesloe flowers.docx; ATT00007.htm; cottesloe secretarial.rtf; ATT00008.htm; european bedding.docx; ATT00009.htm; flannel.rtf.zip; ATT00010.htm; Helen Swift petition 140627.docx; ATT00011.htm; house of riches.docx; ATT00012.htm; Innovatibe Skin Care petition 140627-1.docx; ATT00013.htm; Joy avenue.docx; ATT00014.htm; Mainpeak.docx; ATT00015.htm; mainpeak 2.docx; ATT00016.htm; mainpeak 3.docx; ATT00017.htm; mora.pdf; ATT00018.htm; my hotel.pdf; ATT00019.htm; nab.pdf; ATT00020.htm; picnic.docx; ATT00021.htm; plane tree garm.rtf; ATT00022.htm; prime time.docx; ATT00023.htm; procott carpark fiddlesticks.docx; ATT00024.htm; Procott carpark flight centre.docx; ATT00025.htm; RE\_ Station Street Parking Station petition.rtf; ATT00026.htm; sabi.tiff; ATT00027.htm; scagnetti.docx; ATT00028.htm; villa laguna.docx; ATT00029.htm

HP TRIM Record Number: D14/15173

Begin forwarded message:

**From:** "Jane Baker" <[enquiry@cottvillage.com.au](mailto:enquiry@cottvillage.com.au)>  
**To:** "Mat Humfrey" <[mccs@cottesloe.wa.gov.au](mailto:mccs@cottesloe.wa.gov.au)>  
**Cc:** "DL CR Philip Angers" <[pangers@angers.com.au](mailto:pangers@angers.com.au)>  
**Subject:** Submission: Carpark cnr Station and Railway Streets

Good morning Mat.

I refer to the Town of Cottesloe's Business Plan and Potential Development proposal for Sales of Lots 2, 4, 6 & 8 Station Street Cottesloe.

On behalf of the Procott Members and businesses in the Cottesloe Town Centre the following considerations should be taken into consideration:

1. A replacement parking station with the same or greater number of parking bays be identified & agreed as suitable by both the Council and ProCott members through discussions with ProCott
2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.
3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.
4. That high definition surveillance cameras be installed together with suitable lighting
5. That a public toilet be built on the replacement parking station.
6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.

Additional comments:

\* With 8 staff working instore, we also have concerns regarding where staff can park. It is not financially viable for some staff to come to work without free parking.

\* the Bays in Station Street enable customers to come to the Village and stay a bit longer, therefore providing a customer to wider variety of services.

-With a view to the future, that a multi-storey parking station be built with at least 2 underground levels and 2 above.

\* If the land is to be sold that an agreement/condition in place prior to the sale to ensure a basement carpark be built below the development with the same amount of parking bays (minus any taken up by support structures eg columns and to be available to the public free of charge (as it currently stands)

\* As a small business in Cottesloe Napoleon street, we find the parking a great problem for our clients. The parking infringements stop our clients from spending more quality time in our store, hence slowing down potential sales for our business. We are forever hearing people, who shop in the area, feeling threatened to be there for too long because they are worried about being fined! This does not create a pleasant shopping, eating, gathering & family outing. We need to sort out the parking

\* Trading in Napoleon Street is difficult enough without taking away more valuable parking spaces. Instead of detracting from the precinct by making it more difficult for customers to shop, the Council should be spending more money on promoting the area parking issues.

\* having sufficient and easy, well located parking is a significant factor for the vitality and success of Cottesloe Village and its shopkeepers. The new 48 parking bay in Station Street, was long awaited and has alleviated the immediate parking problems the village had been experiencing. To redevelop and do away with the old existing parking bay which sits on the corner of Station and Railway Roads, would definitely impact on local business and shoppers. It is critical to maintain at least the same level of current, and well located parking in the village as poorly located parking can increase walking distances and reduced attractiveness for the locals and shoppers alike. In hindsight a more viable proposition would have been to have built a multi storey car park instead of the new ground level parking of 48 bays in Station Street. It is called planning ahead to avoid time and cost overruns. Appropriately located and ample parking is a vital issue here in the Cottesloe village, and we ask the council to be aware of and conscious as they plan ahead.

\* I have watched the area dissolve of the past 5 years, this is because of the Parking Limitations and the current attitude of the Cottesloe council where Parking Inspectors are concerned. The Council has no consideration for the business owners and for needs and the attitude of their inspectors leaves a lot to be desired. A parking area for business owners and for longer shopping is essential for the growth of the area which has lost most of its customer to Claremont

\* Without an amicable resolution - Business in already Tough environment can only see decline and probable closure of struggling retail businesses. the "Town of Cottesloe" needs to ensure that there is a Win/Win resolution found that will enable Local retail business growth - to the benefit of the local population and in the end - to the benefit of the Town of Cottesloe Council. Lets make Cottesloe a pleasure for existing customers, and let's get a more attractive entry to Cottesloe Train Station.

-\* The parallel laneway between Station Street and Napoleon Street be upgraded to link the two streets i.e. no parking bays, make way for use of back entrances for shops with the facility for cafes etc, also Clapham Lane to be upgraded with no parking to link up Jarrad and Napoleon Street. The whole shopping precinct should be made more customer friendly with walkways upgraded – the whole of the area is dated and needs to be uplifted – it is the main shopping area for Cottesloe and should be enhanced and nurtured

\* Clients found the parking problem before the parking was made available and was intolerable - not only was there not enough parking but the time allocated was certainly not enough to get your hair done. I do not want under any circumstances to have that problem again. Many of my clients received fines, not food for business.

I have attached copies of individual documents.

Kind regards

Jane Baker

[cid:a691bd28-168c-4591-8523-130d4c0d5095@cottesloe.wa.gov.au]

[cid:7f0ae3b4-a4a8-4ec0-bbec-647e967351a3@cottesloe.wa.gov.au]

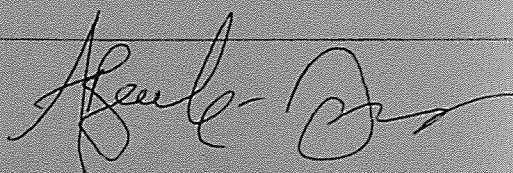
PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014

ACO

26 Napoleon Street  
Cottesloe 6011

Amy Beeck-Davies

  
[amy@acocottesloe.com.au](mailto:amy@acocottesloe.com.au)



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Dear ProCott members

Thank you to all members who attended our AGM on the 11th June the Albion Hotel. The meeting was well attended and lively with plenty of questions and comments from members regarding the Town of Cottesloe's Napoleon Street upgrade and on the potential loss of the Station Street parking station. ProCott is concerned that Cottesloe Council has advertised for submissions from interested parties to present a business plan to purchase the parking station shown below.



Many of you will remember the difficulties Cottesloe businesses experienced with the shortage of medium term parking before the new 48 bay Station Street parking area was built. Many customers, receiving parking infringements and fines migrated to the plentiful parking offered in Claremont.

The State Government has also announced that parking (previously free) for the train services will be chargeable at \$2 per day or part thereof off, commencing on 1st July 2014. This may mean commuters moving into the free Station Street parking bays. Losing this parking may cause a significant decrease in business from our regular shoppers and a loss in income.

Cottesloe Council has suggested that shopkeepers and landlords submit their concerns and views through ProCott in a petition. I would like to suggest you email the following petition back to Jane Baker ([enquiry@cottvillage.com.au](mailto:enquiry@cottvillage.com.au)) with your details and comments so we can submit to Council showing unity in our objections and statements.

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**PROCOTTESLOE MEMBERS PETITION**  
**COMMENTS REGARDING THE SALE OF**  
**STATION AND RAILWAY STREET PARKING STATION.**  
JUNE 2014

<b>Business Name</b> >bebe boutqie
<b>Business Address</b> 29 napoleon street
<b>Owner Name &amp; Contact details</b> >caron merrison
<b>Petition Statement/comment</b> > should all be free parking
<b>Additional Comments</b> >

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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> Boatshed Market Pty Ltd >
<b>Business Address</b> 40 Jarrad St Cottesloe WA 6011 >
<b>Owner Name &amp; Contact details</b> Michael Pember   Craig Skead >
<b>Petition Statement/comment</b> 7. A replacement parking station with the same or greater number of parking bays be identified & agreed as suitable by both the Council and ProCott members through discussions with ProCott 8. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station. 9. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion. 10. That high definition surveillance cameras be installed together with suitable lighting 11. That a public toilet be built on the replacement parking station. 12. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district. >
<b>Additional Comments</b> >

SIGNED .



MICHAEL COWEN PEMBER  
DIRECTOR



**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

**Business Name**

Cottesloe Chiropractic

**Business Address**

106 Forrest Street, Cottesloe WA 6011

**Owner Name & Contact details**

Dr Eric Schwelm – 9384 6834

**Petition Statement/comment**

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**Additional Comments**

>

**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Cottesloe Cosmetic Centre</b>
<b>4/89 Forrest St</b>
<b>Dr Ian Wallace</b> <b>08 9384 5555</b>
<ol style="list-style-type: none"><li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li><li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li><li>3. That high definition surveillance cameras be installed together with suitable lighting</li><li>4. That a public toilet be built on the replacement parking station.</li></ol>
<ol style="list-style-type: none"><li>5. With a view to the future, that a multi-storey parking station be built with at least 2 underground levels and 2 above.</li></ol>

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COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >Cottesloe Flowers
<b>Business Address</b> >3 / 11 Station Street, Cottesloe. W.A.
<b>Owner Name &amp; Contact details</b> >Josephine Monteleone 08 93851810
<b>Petition Statement/comment</b> > STATION STREET PARKING ZONES.
<b>Additional Comments</b>  Having sufficient and easy, well located parking is a significant factor for the vitality and success of Cottesloe Village and its shopkeepers. The new 48 parking bay in Station Street, was long awaited and has alleviated the immediate parking problems the village had been experiencing. To redevelop and do away with the old existing parking bay which sits on the corner of Station and Railway Roads, would definitely impact on local business and shoppers. It is critical to maintain at least the same level of current, and well located parking in the village as poorly located parking can increase walking distances and reduced attractiveness for the locals and shoppers alike. In hindsight a more viable proposition would have been to have built a multi storey car park instead of the new ground level parking of 48 bays in Station Street. It is called planning ahead to avoid time and cost overruns. Appropriately located and ample parking is a vital issue here in the Cottesloe village, and we ask the council to be aware of and conscious as they plan ahead.

From: "Maggie Wilson" <secretarial@ozzienet.net>

Date: 19 July 2014 8:02:32 AM AWST

To: "Jane Baker" <enquiry@cottvillage.com.au>

Subject: RE: Carpark submission - Final chance to have your say on the possible loss of the parking station @  
cnr Station and railway street

**ProCottesloe Members Petition  
Comments regarding the sale of  
Station and Railway Street Parking Station.  
June 2014**

**Business Name**

**COTTESLOE SECRETARIAL**

**589 STIRLING HIGHWAY COTTESLOE**

**MAGGIE WILSON**

1. A replacement parking station with the same or greater number of parking bays be identified & agreed as suitable by both the Council and ProCott members through discussions with ProCott
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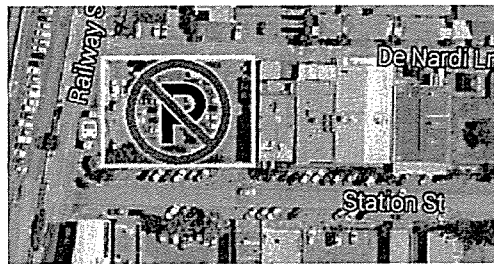
**Additional Comments**

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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >European Bedding
<b>Business Address</b> > 557 Stirling Highway, Cottesloe
<b>Owner Name &amp; Contact details</b> > Art de Boer – 9384 0388
<b>Petition Statement/comment</b> > 1. A replacement parking station with the same or greater number of parking bays be identified & agreed as suitable by both the Council and ProCott members through discussions with ProCott 2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station. 3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion. 4. That high definition surveillance cameras be installed together with suitable lighting 5. That a public toilet be built on the replacement parking station. 6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.
<b>Additional Comments</b> > Let's make Cottesloe a pleasure for visiting customers, and let's get a much more attractive entry to Cottesloe train station.

From: Brooke Devenish <brooke@flannel.com.au>  
Date: 15 July 2014 8:33:58 AM AWST  
To: Jane Baker <enquiry@cottvillage.com.au>  
Subject: **Re: Station Street Parking Station petition**

**ProCottesloe Members Petition Comments regarding the sale of Station and Railway Street  
Parking Station. June 2014**

**Business Name > Flannel Boutique Business Address > 48  
Napoleon Street Cottesloe Owner Name & Contact details > Brooke  
Anderson 9286 1161 -**

- 1. Petition Statement/comment > A replacement parking station with the same or greater number of parking bays be identified & agreed as suitable by both the Council and ProCott members through discussions with ProCott**
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**Regards  
Brooke Anderson**

unknown.png → Brooke Anderson – 0411 565 308 . www.flannel.com.au  
<<http://www.flannel.com.au/>> 1\_#\$!@%#!#\_unknown.png →  
<<http://www.facebook.com/Flannel.Australia>> 2\_#\$!@%#!#\_unknown.png  
→ <[http://instagram.com/flannel\\_au](http://instagram.com/flannel_au)> 3\_#\$!@%#!#\_unknown.png →  
<[https://twitter.com/Flannel\\_Design](https://twitter.com/Flannel_Design)> 4\_#\$!@%#!#\_unknown.png →  
<<http://flannelaustralia.blogspot.com.au>> 5\_#\$!@%#!#\_unknown.png →  
<<http://flanneldesign.tumblr.com>> 6\_#\$!@%#!#\_unknown.png →  
<<http://pinterest.com/flannelau/>>

On 15/7/14 8:00 AM, "Jane Baker" <[enquiry@cottvillage.com.au](mailto:enquiry@cottvillage.com.au)> wrote:

Good Morning,

Just a reminder that submissions to assist secure parking zones in The Village are due this week.

We have put together a document for you to add your comments and sign in relation to this proposal or we welcome your own.

If you want to secure parking zones it is important that you return the completed and signed document to me by **This Friday 18th July.**

Thank you to those who have already replied, however we still require more submissions.

Kind regards

Jane

unknown.jpg →

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**COMMENTS REGARDING THE SALE OF**  
**STATION AND RAILWAY STREET PARKING STATION.**  
 JUNE 2014

<b>Business Name</b> >Helen Swift Designer Consignements
<b>Business Address</b> >Station Street Cottesloe
<b>Owner Name &amp; Contact details</b> >Helen Swift: helenswift@iinet.net.au
<b>Petition Statement/comment</b> 1. > A replacement parking station with the same or greater number of parking bays be identified & agreed as suitable by both the Council and ProCott members through discussions with ProCott 2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station. 3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion. 4. That high definition surveillance cameras be installed together with suitable lighting 5. That a public toilet be built on the replacement parking station. 6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.
<b>Additional Comments</b> >



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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >House of Riches
<b>Business Address</b> >4 Napoleon street Cottesloe
<b>Owner Name &amp; Contact details</b> >Ann Broadley
<b>Petition Statement/comment</b> > ProCott and Members ask the Town of Cottesloe, that before accepting any sale for Station Street parking station that : <ol style="list-style-type: none"> <li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li> <li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li> <li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li> <li>4. That high definition surveillance cameras be installed together with suitable lighting</li> <li>5. That a public toilet be built on the replacement parking station.</li> </ol> <p>A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district</p>
<b>Additional Comments</b> >



**VILLAGE**

Relax. You're in Cottesloe.

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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> > Innovative Acne & Skin Solutions
<b>Business Address</b> > Level 1; Suite2/10 Station Street Cotteloe
<b>Owner Name &amp; Contact details</b> > Marian Rubock – 9383 4225
<b>Petition Statement/comment</b> > 1. A replacement parking station with the same or greater number of parking bays be identified & agreed as suitable by both the Council and ProCott members through discussions with ProCott; > 2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.
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JUNE 2014**

<b>Joy Avenue</b> >
<b>8 Napoleon Street</b> >
<b>Hannah and Julia Emmerson</b> <b>08 9384 0505</b>
<b>Petition Statement/comment</b> <ol style="list-style-type: none"> <li>1. &gt; A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li> <li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li> <li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li> <li>4. That high definition surveillance cameras be installed together with suitable lighting</li> <li>5. That a public toilet be built on the replacement parking station.</li> <li>6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.</li> </ol>
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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >Mainpeak Pty Ltd
<b>Business Address</b> >2a Railway St Cottesloe
<b>Owner Name &amp; Contact details</b> >Sue Lushey sue@mainpeak.com.au
<b>Petition Statement/comment</b> <ol style="list-style-type: none"><li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li><li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li><li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li><li>4. That high definition surveillance cameras be installed together with suitable lighting</li><li>5. That a public toilet be built on the replacement parking station.</li></ol>
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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >RC & SA Lushey & JM & E Mustard
<b>Business Address</b> >Units 4 & 6 589 Stirling Hwy Cottesloe
<b>Owner Name &amp; Contact details</b> >Sue Lushey sue@mainpeak.com.au
<b>Petition Statement/comment</b> <ol style="list-style-type: none"><li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li><li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li><li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li><li>4. That high definition surveillance cameras be installed together with suitable lighting</li><li>5. That a public toilet be built on the replacement parking station.</li></ol>
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STATION AND RAILWAY STREET PARKING STATION.  
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<b>Business Name</b> >Mainpeak Pty Ltd
<b>Business Address</b> >31 & 35 Jarrad St Cottesloe
<b>Owner Name &amp; Contact details</b> >Richard Lushey rlushey@mainpeak.com.au
<b>Petition Statement/comment</b> <ol style="list-style-type: none"><li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li><li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li><li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li><li>4. That high definition surveillance cameras be installed together with suitable lighting</li><li>5. That a public toilet be built on the replacement parking station.</li></ol>
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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION  
JUNE 2014**

**Business Name**

>MORA Australia Pty Ltd

**Business Address**

>Shop 9/11 Station Street, Cottesloe WA 6011

**Owner Name & Contact details**

> Ben Bahremand –

**Petition Statement/comment**

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**Additional Comments**

- If the land is to be sold that an agreement/condition be in place prior to the sale to ensure a basement carpark be built below the development with the same amount of parking bays (minus any taken up by support structures e.g. columns) and to be available to the public free of charge (as it currently stands).

Signed Ben Bahremand

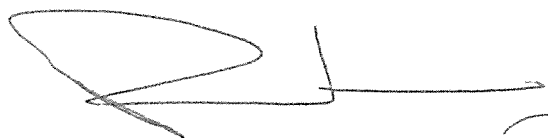


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**PROCOTTESLOE MEMBERS PETITION  
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JUNE 2014**

<b>Business Name</b> Myhotel WA Pty Ltd>
<b>Business Address</b> >13/7 Station Street
<b>Owner Name &amp; Contact details</b> >Pauline Tew !
<b>Petition Statement/comment</b> > I have watched the area dissolve over the last 5 years, this is because of the Parking Limitations and the current attitude of the Cottesloe Council where Parking Inspectors are concerned, The Council has no consideration for the businesses and their needs and the attitude of their inspectors leaves a lot to be desired. A parking area for business owners and for longer shopping is essential for the growth of the area which has lost most of its customer to Claremont.
<b>Additional Comments</b> >

  
Pauline Tew 18/7/2014

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COMMENTS REGARDING THE SALE OF  
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JUNE 2014**

**Business Name**

> NAB COTTESLOE

**Business Address**

- > 541 Stirling Highway (Cnr Stirling Hwy and Napoleon St)
- > COTTESLOE 6011

**Owner Name & Contact details**

> Lisa Rea 9286 0900 (Tenant details)

**Petition Statement/comment**

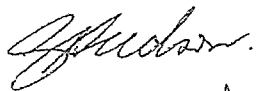
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Lisa Rea



Glenda Hudson



Corrine Sherwood

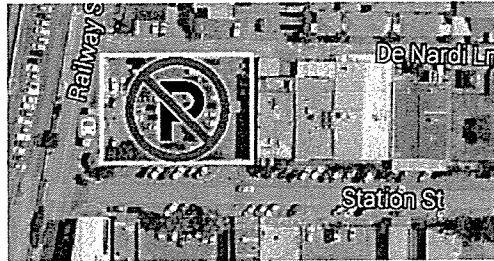


**Additional Comments**

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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >Picnic
<b>Business Address</b> >33 Napoleon St Cottesloe
<b>Owner Name &amp; Contact details</b> >Michael Ahern 64603298
<b>Petition Statement/comment</b> <ol style="list-style-type: none"> <li>1. &gt; A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li> <li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li> <li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li> <li>4. That high definition surveillance cameras be installed together with suitable lighting</li> <li>5. That a public toilet be built on the replacement parking station.</li> <li>6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.</li> </ol>
<b>Additional Comments</b> >

From: Jennifer Cross <jeni@planetreefarm.com>

Date: 18 July 2014 7:40:58 AM AWST

To: Jane Baker <enquiry@cottvillage.com.au>

Subject: Re: Carpark submission - Final chance to have your say on the possible loss of the parking station @  
cnr Station and railway street

ProCottesloe Members Petition

Comments regarding the sale of

Station and Railway Street Parking Station.

June 2014

Plane Tree Farm

33 Napoleon Street Cottesloe

Jeni Gross -

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**Trading in Napoleon Street is difficult enough without taking away more valuable parking spaces. Instead of detracting from the precinct by making it more difficult for customers to shop, the Council should be spending more money on promoting the area!**

On 18 Jul 2014, at 8:50 am, Jane Baker <[enquiry@cottvillage.com.au](mailto:enquiry@cottvillage.com.au)> wrote:  
Good morning,

Thank you to those that have returned a completed submission. To date I have received replies from less than 20% of the business community In The Village.

Please discuss this issue with fellow Procott members and show solidarity by **expressing your concerns with the completion of the attached document and return it by the end of trade today.**

If the community want to make an impact and have a say in the future of the area we require more submissions to submit to council.

Thank you for your support

Kind regards

Jane

<Jane procott signature\_edited-1.jpg>

<petition 140627.docx>

Jennifer Cross

[jeni@planetreefarm.com](mailto:jeni@planetreefarm.com)

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**PROCOTTESLOE MEMBERS PETITION**  
**COMMENTS REGARDING THE SALE OF**  
**STATION AND RAILWAY STREET PARKING STATION.**  
 JUNE 2014

<b>Business Name</b> PrimeTime Nail's
<b>Business Address</b> Shop 10, 7 Station Street, Cottesloe
<b>Owner Name &amp; Contact details</b> <ul style="list-style-type: none"> <li>➤ Darren Simpson</li> <li>➤ <a href="mailto:PrimeTime_Australia@me.com">PrimeTime_Australia@me.com</a></li> <li>➤</li> </ul>
<b>Petition Statement/comment</b> As business owner, car park access is vital to Customer / client flow and business growth. Business remains slow, and without a resolution that supports current business, the removal of vital customer requirements will only add to the growth issues faced by all current Cottesloe business owners!
<b>Additional Comments</b>  PrimeTime, is in full support of the ProCottesloe Members Petition – June 2014 Without an amicable resolution – Business in the already Tough environment can only see decline and probable closure of struggling retail businesses. The “Town of Cottesloe Council” needs to ensure that there is a Win/Win resolution found that will enable Local retail business growth – to the end benefit of the local population and in the end – to benefit of the Town of Cottesloe Council !!!  Darren Simpson

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COMMENTS REGARDING THE SALE OF  
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JUNE 2014**

<b>Business Name:</b>	<b>Fiddlesticks toys</b>
<b>Business Address:</b>	<b>2/11 Station Street Cottesloe</b>
<b>Owner Name &amp; Contact details:</b>	<b>Carol Angers &amp; Soraya Chapman : 9284 5966</b>
<b>Petition Statement/comment</b>	
<ol style="list-style-type: none"> <li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li> <li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li> <li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li> <li>4. That high definition surveillance cameras be installed together with suitable lighting</li> <li>5. That a public toilet be built on the replacement parking station.</li> <li>6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.</li> </ol>	
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6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.

Please add your details and comments in the Petition below. You can simply copy ProCott's remarks into the Statement & Remarks box, but additional comments are also welcomed. Please note the columns automatically adjust to the size required

**PROCOTTESLOE MEMBERS PETITION**  
**COMMENTS REGARDING THE SALE OF**  
**STATION AND RAILWAY STREET PARKING STATION.**  
 JUNE 2014

<b>Business Name</b> >Flight Centre Cottesloe
<b>Business Address</b> >Shop 3 Australia Post Centre, Napoleon Street
<b>Owner Name &amp; Contact details</b> >Alante Kreis (Manager) 9284 3366
<b>Petition Statement/comment</b> <ol style="list-style-type: none"> <li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li> <li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li> <li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li> <li>4. That high definition surveillance cameras be installed together with suitable lighting</li> <li>5. That a public toilet be built on the replacement parking station.</li> <li>6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.</li> </ol>
<b>Additional Comments</b> >With 8 staff working instore, we also have concerns regarding where staff can park. It is not financially viable for some staff to come to work without free parking.

From: Kerry Pearson <kpintheoutback@hotmail.com>  
Date: 8 July 2014 11:54:35 AM AWST  
To: Jane Baker <enquiry@cottvillage.com.au>  
Subject: **RE: Station Street Parking Station petition**

I wish to secure Station Street parking and believe no developments should take place without adequate parking for my clients and staff

Thank you

Kerry Pearson

Hartley's Hairdressing

Station Street

Subject: Station Street Parking Station petition

From: enquiry@cottvillage.com.au

Date: Mon, 7 Jul 2014 17:27:28 +0800

CC: kpintheoutback@hotmail.com; pangers@angers.com.au;  
patrik@swissclinicalaustralia.com; shannon@bodekers.com.au;  
mark@pembertown.com; julia100@bigpond.net.au

To: enquiry@cottvillage.com.au

Good Afternoon,

If you had attended the AGM you will have heard the presentation from Mat Humfrey from the Town of Cottesloe discuss the business plan for the parking station on the corner of Station and Railway streets.

We have put together a document for you to add your comments and sign in relation to this proposal.

Please read the following attachment as it has all the information regarding this proposal.

**If you want to secure parking zones it is important that you return the completed and signed document to me by 20th July.**

Please add your details and comments in the Petition below. You can simply copy ProCott's remarks into the Statement & Remarks box, but additional comments are also welcomed. Please note the columns automatically adjust to the size required

**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >SABI FOR HAIR
<b>Business Address</b> 5/11 Station St>
<b>Owner Name &amp; Contact details</b> Trish Heldsinger>
<b>Petition Statement/comment Remarks</b> ProCott and Members ask the Town of Cottesloe, that before accepting any sale for Station Street parking station that : <ol style="list-style-type: none"> <li>1. A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li> <li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li> <li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li> <li>4. That high definition surveillance cameras be installed together with suitable lighting</li> <li>5. That a public toilet be built on the replacement parking station.</li> <li>6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.</li> </ol> >I agree with and support all 6 Procotts remarks regarding the sale of Station/Railway St Parking Station
<b>Additional Comments</b> I would like to add that my clients and i found the parking problem before the new parking was made available was intolerable- Not only was there not enough parking but the time allocated was certainly not enough to get your hair done! I do not want under any circumstances to have that problem again. Many of my clients received fines, not good for business.>



**VILLAGE**

Relax. You're in Cottesloe.

Dear ProCott members

Thank you to all members who attended our AGM on the 11th June the Albion Hotel. The meeting was well attended and lively with plenty of questions and comments from members regarding the Town of Cottesloe's Napoleon Street upgrade and on the potential loss of the Station Street parking station. ProCott is concerned that Cottesloe Council has advertised for submissions from interested parties to present a business plan to purchase the parking station shown below.



Many of you will remember the difficulties Cottesloe businesses experienced with the shortage of medium term parking before the new 48 bay Station Street parking area was built. Many customers, receiving parking infringements and fines migrated to the plentiful parking offered in Claremont.

The State Government has also announced that parking (previously free) for the train services will be chargeable at \$2 per day or part thereof off, commencing on 1st July 2014. This may mean commuters moving into the free Station Street parking bays. Losing this parking may cause a significant decrease in business from our regular shoppers and a loss in income.

Cottesloe Council has suggested that shopkeepers and landlords submit their concerns and views through ProCott in a petition. I would like to suggest you email the following petition back to Jane Baker ([enquiry@cottvillage.com.au](mailto:enquiry@cottvillage.com.au)) with your details and comments so we can submit to Council showing unity in our objections and statements.

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#### **ProCott Inc**

PO Box 460 Cottesloe, WA 6011

0419 923 619

[enquiry@cottvillage.com.au](mailto:enquiry@cottvillage.com.au)

[www.cottvillage.com.au](http://www.cottvillage.com.au)

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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >Scagnetti Jewellery
<b>Business Address</b> >18 Napoleon St Cottesloe
<b>Owner Name &amp; Contact details</b> >Rita and Adriano Scagnetti
<b>Petition Statement/comment</b> <ol style="list-style-type: none"> <li>1. &gt; A replacement parking station with the same or greater number of parking bays be identified &amp; agreed as suitable by both the Council and ProCott members through discussions with ProCott</li> <li>2. The replacement car park be situated on the town side of the railway line and equally as close to the town shopping centre as the existing parking station.</li> <li>3. Before the demolition of the on the existing Station Street car park, the replacement parking station be completed to avoid parking congestion.</li> <li>4. That high definition surveillance cameras be installed together with suitable lighting</li> <li>5. That a public toilet be built on the replacement parking station.</li> <li>6. A proportion of the funds raised from the sale of the parking station be allocated to the councils current budget for improving the shopping district.</li> </ol>
<b>Additional Comments</b> >



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### **Procott Inc**

PO Box 460 Cottesloe, WA 6011

0419 923 619

[enquiry@cottvillage.com.au](mailto:enquiry@cottvillage.com.au)

[www.cottvillage.com.au](http://www.cottvillage.com.au)

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**PROCOTTESLOE MEMBERS PETITION  
COMMENTS REGARDING THE SALE OF  
STATION AND RAILWAY STREET PARKING STATION.  
JUNE 2014**

<b>Business Name</b> >Villa Laguna
<b>Shop 2/543 Stirling Hwy Cottesloe</b>
<b>Owner Name &amp; Contact details</b> >Sharon Elliott villalaguna@optusnet.com.au
<b>Petition Statement/comment</b> > I am against losing parking at Station Street parking station.
<b>Additional Comments</b> >



Dear ProCott members

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PROCOTTESLOE MEMBERS PETITION  
 COMMENTS REGARDING THE SALE OF  
 STATION AND RAILWAY STREET PARKING STATION.  
 JUNE 2014

Business Name >
Business Address >
Owner Name & Contact details >
Petition Statement/comment >
Additional Comments >

Picnic  
 33 Napoleon St Cottesloe  
 Contact Diana Schotes Manager

Hbbs  
 28 Napoleon Street  
 Cottesloe  
 Contact Mandy Charlston  
 Manager  
 9384 0100 /

We need parking for customers that  
 shop in the area !!

## Siobhan French

---

**From:** Flavel Tierney - Justin Flavel [justin@flaveltierney.com.au]  
**Sent:** Wednesday, 11 June 2014 5:45 PM  
**Subject:** Cottesloe Car Park Sale

Attention: Chief Executive Officer

Dear Carl

In response to the public notice and today's Western Suburbs Weekly newspaper article regarding the possible sale of the Station St carpark in Cottesloe I support the selling off of the carpark as the Cottesloe Council needs the money to pay off its debt and perhaps make the supporting streets more appealing to shoppers. It would also be great if the council ensured that any buildings that are being built on the property are attractive and include apartments and shops.

We don't want Subi Centro cheap tilt up style office buildings where people go home at night and don't spend their money in Cottesloe. As a resident in the Western Suburbs myself, owning an apartment in that area would be very appealing as an investment. There is a real lack of development in that area and in Cottesloe in General, compared to Claremont.

Regards



Justin P Flavel  
Director  
Flavel Tierney  
B.Bus., CPA, FTIA



Ph: 08 9380 3555  
Fax: 08 9380 9515  
Mobile: '  
Email: [justin@flaveltierney.com.au](mailto:justin@flaveltierney.com.au)

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SUBIACO EAST WA 6008

T 08 9386 8080  
F 08 9386 8477

[www.qubeproperty.com.au](http://www.qubeproperty.com.au)

Our Ref RG 0100 Cottesloe

21 July 2014

Mr Carl Askew  
Chief Executive Officer  
Town of Cottesloe  
PO Box 606  
COTTESLOE WA 6911

Dear Sir

### **2 - 8 Station Street Cottesloe**

We refer to your recent Public Notice concerning the Council's Business Plan to dispose of the abovementioned property.

QUBE Property Group is in support of the Business Plan to dispose of the property.

QUBE would also like to take this opportunity to formally register our interest in acquiring the property should Council ultimately determine to dispose of it.

It is QUBE's view that developable parcels of land with no improvements which provide transit orientated development opportunities are rare and every effort should be made where possible to optimise the potential of these sites. This is particularly so in areas supported by great amenities, public transport and employment opportunities such as the Cottesloe Town Centre. The subject site provides an excellent opportunity to optimise an underdeveloped site with a mixed use development which supports both commercial and medium to high density residential use.

The Town has indicated that portion of the proceeds can be allocated to the provision of replacement parking in areas where redevelopment is not possible or not the best use thereby maintaining the status quo of parking within the centre. The 2 – 8 Station Street site provides a regular shaped landholding with three street frontages (including De Nardi Lane) and presents a great ability to maximise street activation with new commercial and retail uses. The impact of a multi-level development is reduced due to the broad width of Station Street, the railway reserve to the west and the laneway which also provides some separation from neighbouring properties.

Intensive residential development within a strong local centre such as Cottesloe provides the ability to create and sustain new and existing commercial, retail and hospitality uses, creating employment and enhancing the prosperity of the local centre. Access to public transport will mitigate against increased traffic as a result of new development.

All these factors ensure that 2 – 8 Station Street is worthy of consideration as a mixed use development site and as Council has indicated, the disposal of the site to an experienced developer who shares the vision is the preferred outcome.

QUBE Property Group is a Western Australian owned and operated company which has been developing residential apartment, mixed use, residential land and office projects for the past 19 years. QUBE has built a reputation as a developer who works with Local Governments and redevelopment authorities to produce developments which optimise the end use of strategic sites.

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ABN 19 805 088 556

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ACN 009 454 844

Some examples of this include Wexford Apartments (under construction) and Centro North East Apartments in Subiaco adjacent to the Subiaco Railway Station. These sites were acquired from the MRA (previously SRA) and represent an award winning transit orientated mixed use project. The development provides a mix of retail and commercial use as well as a diversity of residential apartment sizes to accommodate both the affordable and upgrader segments of the market.

QUBE is about to commence development of a similar underutilised site in Cambridge Street Wembley with a mixed use project which will assist in revitalising that "Main Street" location. The Town of Cambridge were hugely supportive of QUBE's plans following extensive consultation and agreement as to the optimal design outcome for the site.

QUBE Property Group has the experience, expertise and vision to deliver projects which respond to the local environment and the buyer market. We ensure our built from design is sympathetic to surrounding land uses in terms of bulk and scale, while optimising rather than maximising the yield.

We thank you for the opportunity to support Council's Business Plan and look forward to having an opportunity to present an offer to acquire the property should the Town of Cottesloe support the property's disposal.

Yours Sincerely



**ROD GARDINER**  
Acquisitions Manager



## **Business Plan**

### **Sale of Lots 2, 4, 6 and 8 Station Street Cottesloe**

Section 3.59(2) of the Local Government Act 1995 requires that before a local government enters into a major land transaction it is to prepare a business plan that complies with the requirements of 3.59(3) and any associated Regulations.

As a part of the preparation of the business plan, the local government is required to undertake an advertising period of not less than 6 weeks, during which it will receive submissions on the business plan. At the close of the advertising period, any submissions received need to be considered before the business plan can be adopted.

Regulation 8A (Local Government (Functions and General) Regulations 1996) provides the amount at which a land transaction becomes a major land transaction. The Regulation provides the amount is the lesser of \$10,000,000 or 10% of the operating expenditure incurred by the local government in the previous financial year. For the Town of Cottesloe the amount at which a land transaction becomes a major land transaction is therefore \$1,400,000.

### **The Proposal**

The site (lots 2, 4, 6, and 8 Station Street Cottesloe) will be disposed of by the Town of Cottesloe to enable the development of the land as a mixed use commercial/residential development. The benefits of such a transaction are envisaged to be;

1. The realisation of a significant asset that will provide funds for capital improvements within the Town that would otherwise not be able to be considered;
2. The paying down of a significant portion of debt, reducing the interest burden on the Town's finances; and
3. The development of the site to provide a diversity of uses including residential uses within the Town Centre.

### **The Site**

The site in question is currently used as a car park (Car Park 11 – Station Street). The four lots together are used as a public parking station, with 53 bays having a 4 hour limit. There is no paid parking within the carpark, with the only revenue from the carpark being any infringements issued. As the carpark currently has a 4 hour limit, very little revenue is generated from the carpark itself.

The Town has also recently completed a 48 bay carpark at the opposite end of Station Street. This carpark is largely under-utilised.

The Town of Cottesloe is solely responsible for any and all maintenance required at this site. In its current state, some form of refurbishment will be required in the short to medium term. The cost of the refurbishment will be met solely by the Town as no further funding is available.

## Assessment as required by 3.59(3) of Local Government Act

### A) Expected effect on the provision of facilities and services by the local government.

The overall effect of the sale of this land is expected to have little to no effect on the provision of services, by the local government due to the following:

- i. The site itself generates only a negligible amount of revenue, through the collection of infringements. It is anticipated that any revenue lost by the closure and sale of the carpark would be made up by infringements collected in other locations
- ii. The Town has recently completed another carpark in close proximity on the same street. While the closure and sale of the carpark would reduce the number of available parking bays by 53, the Town has recently added 48 bays in close proximity.

The minor impact on services mentioned above could be more than offset by the following actions.

- i. A portion of the proceeds from the sale (12.5%) could be allocated to the parking and parking facilities reserve for the purpose of expanding or upgrading comparable facilities **within the Town Centre**.
- ii. Improvements and enhancements made to remaining parking facilities within the Town Centre to **ensure the overall number of bays for customers and clients remains unchanged**.

### B) Expected effect on other persons providing facilities and services within the district

There are two main areas that would be affected by the closure and sale of the carpark, being the nearby business proprietors and the Public Transport Authority of WA.

- i. Nearby business proprietors are only expected to be minimally impacted by the closure and sale of the carpark as **enhancements and improvements will be undertaken to provide the same number of bays within the Town Centre for customers and clients (approximately 20 bays) with suitable arrangements for staff and proprietors (approximately 30 bays)**.
- ii. There is the potential positive impact from residential and commercial development on the same nearby businesses as any development attracts new customers.
- iii. There is a potential impact on the Public Transport Authority as parking becomes scarcer in the Town Centre – although any potential impact is thought to be extremely minor **as this carpark is not intended for PTA commuters**.
- iv. **In order to provide a more positive shopping and business environment within the area known as the Town Centre, 50% of the sale proceeds shall be set aside to provide in a reserve known as the Town Centre Improvement Reserve:**
  - a) **Enhancements to the western end of the Town Centre to provide a more aesthetically pleasing entrance to the Town Centre**



- b) Provide public ablutions at the western end of the Town Centre
- c) Undertake other infrastructure upgrades and improvements within the Town Centre as required.

The potential negative impacts mentioned above can be addressed by the provision of new parking facilities or the improvement of existing parking facilities nearby. Such works would be made possible using the proceeds from the sale of the site, **and should be in place before the site is made unavailable for its current use.**

**C. Expected Financial Impact on the Local Government**

The proceeds from the sale of the depot are expected to provide a significant windfall gain to the Town of Cottesloe. As well as the windfall gain, the other expected financial benefits include:

- i. The removal of all maintenance costs associated with the site
- ii. The replacement of parking facilities with more modern facilities which will in turn have a lower maintenance costs.
- iii. The ability to pay out existing infrastructure loans that will greatly reduce the interest burdens currently imposed on the Town.

**D. Expected effect on matters referred to in the local government's current plan prepared under section 5.56 of the Local Government Act 1995**

As the site is not an integral part of the Town's ability to deliver any aspect of the Strategic Community Plan or Corporate Business Plan, there are only positive effects from the sale of this site, particularly with regards to:

- i. The Town will have a significantly increased ability to deliver large infrastructure improvement and regeneration projects from the proceeds of the sale
- ii. Any associated reduction in interest payments on existing loans will increase the Town's ability to service infrastructure requirements in the future

**E. The ability of the local government to manage the undertaking or performance of the transaction**

The transaction involved would be a standard real-estate transaction and as such there is little risk associated with it. In order to reduce any risk that may arise the Town would engage a suitable qualified legal professional to undertake the settlement of the property on the Town's behalf.

At this stage the Town has not made the final decision as to what process would be used to form the contract of sale for this property. The Local Government Act 1995 (as S3.58) provides that the only methods that may be used are;

- 1. Sale by Tender
- 2. Sale by public auction
- 3. Sale by private treaty.

The option of sale by private treaty has a compulsory advertising period and requirements to ensure the sale is transparent. If the sale is to proceed by tender, the tender documentation shall be reviewed by the Town's solicitors before it is released. If the sale proceeds by Auction, a suitably qualified auctioneer will be engaged to advise the Town and undertake the auction.