

MINUTES.

Property Committee Meeting

12 March 2018

Committee Members

Here within are the Minutes of the Property Committee Meeting held Monday 12 March 2018 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth.

As this Committee does not hold Delegated Powers or Duties in accordance with Section 5.23 of the Local Government Act the meeting was not open to the public.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

13 March 2018

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Property Committee Meeting - Minutes

1. DECLARATION OF OPENING

The Chair opened the meeting at 5.31pm and welcomed everyone in attendance.

2. ATTENDANCE

Elected Members

Mayor Sue Doherty	Mayor
Councillor Blake D'Souza	Manning Ward
Councillor Colin Cala	Manning Ward
Councillor Travis Burrows	Moresby Ward (Chair)
Councillor Greg Milner	Moresby Ward
Councillor Ken Manolas	Mill Point Ward (Deputy Chair)

External Members

Mr Lewis Brock

Officers

Mr Geoff Glass	Chief Executive Officer
Mr Colin Cameron	Director Corporate Services
Ms Vicki Lummer	Director Development and Community Services
Mr Mark Taylor	Director Infrastructure Services (from 5.38pm)
Mr Phil McQue	Manager Governance and Marketing
Mr Stevan Rodic	Manager Development Services
Ms Sharron Kent	Governance Officer

2.1 APOLOGIES

Nil

2.2 APPROVED LEAVE OF ABSENCE

Nil

3. DECLARATIONS OF INTEREST

Nil

4. CONFIRMATION OF MINUTES

4.1 PROPERTY COMMITTEE MEETING HELD: 6 December 2017

The Minutes of the Property Committee Meeting held 6 December 2017 were confirmed at the December 2017 Ordinary Council Meeting.

5. BUSINESS ARISING FROM PREVIOUS MEETING

5.1 DEVELOPMENT OF CONCEPT PLANS - ANGELO AND ANSTEY STREETS

Location:	57 Angelo Street and 2 Anstey Street
Ward:	Mill Point Ward
Applicant:	Not Applicable
File Ref:	D-18-23295
Meeting Date:	12 March 2018
Author(s):	Matthew Andrews, Statutory Planning Officer
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy:	3.2 Sustainable Built Form

Summary

The Property Committee previously recommended to Council that it proceed with seeking quotes to engage a design consultant to investigate how City owned land at Lot 747 (No. 57) Angelo Street and Lot 101 (No. 2) Anstey Street could be developed. This visioning exercise aims to develop an understanding of how these properties and nearby properties could be developed to generate the best possible outcome prior to any decisions being made regarding the disposal of the City owned properties.

The Property Committee noted that the Request for Quotations (RFQ) submissions shall be presented back to the Committee for consideration. This report presents an overview of the quotation process and the responses that were received through this process for the Property Committee to consider and make a recommendation to Council.

It is recommended that Mackay Urban Design be engaged to undertake these works.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Mayor Sue Doherty

Seconded: Councillor Travis Burrows

That the Property Committee recommends to Council that it appoint Mackay Urban Design as their preferred candidate for the development of concept plans for Anstey Street / Angelo Street South Perth.

CARRIED (7/0)

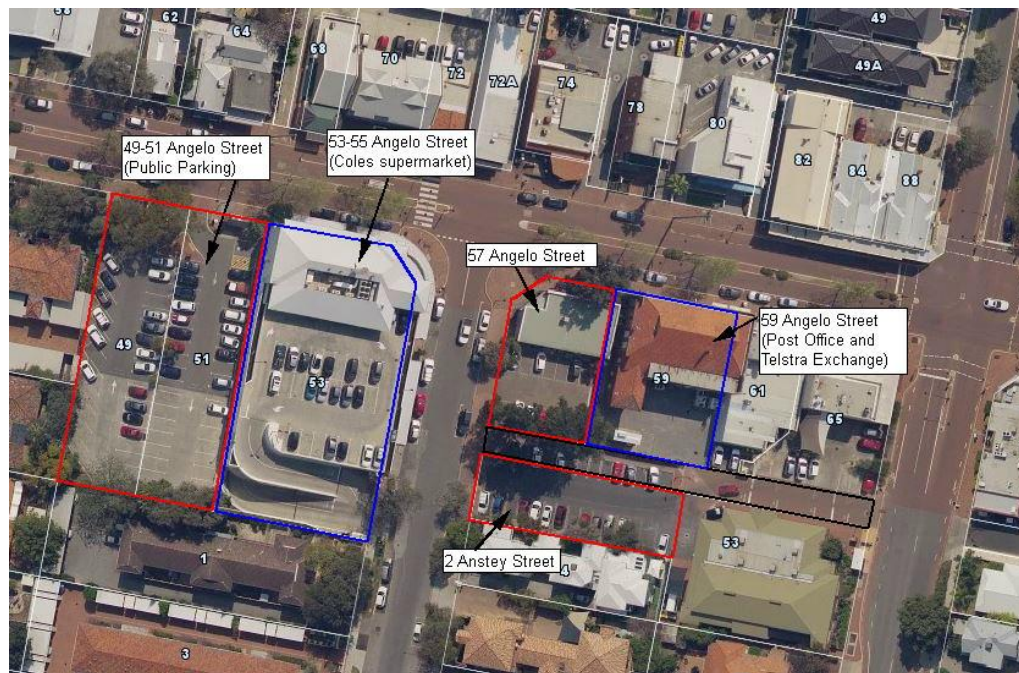
Background

At its meeting on 26 April 2017 the Council resolved to dispose of the property at Lot 747 (No. 57) Angelo Street in 2018 following the relocation of the Returned Services League (RSL) to the newly developed multi-purpose facility at Ernest Johnson reserve. A report to the Property Committee meeting on 11 July 2017 noted that the RSL were scheduled to vacate the premises in February/March 2018 at which time the City would obtain an independent market evaluation and then seek expressions of interest for a real estate agent to assist with the disposal of the property in July 2018.

5.1 Development of Concept Plans - Angelo and Anstey Streets

Following discussions with Windsor Knight, the owners of the Coles development at No.'s 53-55 Angelo Street regarding the expansion of that development onto City owned land at No.'s 49-51 Angelo Street an opportunity emerged for both sites to be developed in an integrated manner. Additionally the City has also received concept plans for the redevelopment of the Post Office site at No. 59 Angelo Street which should be considered in any redevelopment of the aforementioned sites.

With the City owning No. 49-51 Angelo Street, No. 57 Angelo Street and No. 2 Anstey Street (and the adjacent right-of-way) it has a unique opportunity to influence the scale, design and uses of the properties along this key portion of the Angelo Street Neighbourhood Centre. The location of City owned properties and notable nearby sites are shown on the map below.



5.1 Development of Concept Plans - Angelo and Anstey Streets

ability to provide a quality service. The assessment that was conducted is at **Confidential Attachment (b)**. The submissions in full are included at **Confidential Attachment (c)**.

Conclusion

Mackay Urban Design was considered to have best demonstrated their ability to provide the service required. Experience with urban design and visioning projects as well as being well versed in both the private and public sectors make Mackay Urban Design the preferred candidate.

It is therefore recommended by the Evaluation Panel that the preferred candidate be Mackay Urban Design and that this decision is recommended to Council.

Policy and Legislative Implications

Local Policy P607 Tenders and Expressions of Interest
Local Policy P687 Development of Council Owned Land
Local Policy P688 Asset Management
City of South Perth Long Term Financial Plan
City of South Perth Risk Management Strategy
City of South Perth Strategic Plan

Financial Implications

The cost of this project has been budgeted in the 2017/2018 Annual Budget.

Strategic Implications

This report is aligned to the Council's [Strategic Community Plan 2017-2027](#).

Attachments

- 5.1 (a): Request for Quotation Assessment (*Confidential*)
5.1 (b): RFQ Submissions (*Confidential*)

5.2 FORMER MANNING LIBRARY

Location:	Manning
Ward:	Manning Ward
Applicant:	City of South Perth
File Ref:	D-18-23249
Meeting Date:	12 March 2018
Author(s):	Phil McQue, Manager Governance and Marketing
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

Summary

This report provides an update to the Property Committee on the proposed leasing of the former Manning Library.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Greg Milner

Seconded: Mayor Sue Doherty

That the Property Committee recommend to Council that it:

1. note the outcome of discussions with the Department of Lands;
2. resolve to progress the Expression of Interest process with the five selected applicants from the confidential Expression of Interest Report 2/2017, December 2017 (**Confidential Attachment (a)**) for a preferred lease period of two years (with an option of up to 3 years);
3. reconsider the proposal to revoke the City's Management Order over the portion of Reserve 33639 that the Manning Library is situated, and request an amendment to the Metropolitan Region Scheme, following the outcome of the George Burnett Leisure Precinct Master Plan Review.

CARRIED (7/0)

Note: with the agreement of the Mover and Seconder, the word 'preferred' was added before the words 'lease period and the words "(with the option of up to 3 years)" was added after the words "of two years" in point 2.

Background

The City sought expressions of interest (EOI) in November 2017 from suitably qualified and experienced parties for the leasing of the former Manning Library building, Manning Road Karawara.

Interest was invited for all possible uses in line with the Strategic Community Plan and zoning of the land for the purpose of Community, Parks and Recreation.

The EOI process attracted eight submissions, with City officers recommending to the Property Committee that five submissions progress to the next stage of the EOI process.

The Property Committee resolved in December 2017 that:

- a) *this Item be deferred;*
- b) *the Administration seek clarification from the Minister for Lands on the scope of commercial use that may be possible for an activity within this Reserve; and*
- c) *this Item be brought back to the Property Committee in February 2018 for further consideration.*

Comment

The City has had discussions with the Department of Planning, Lands and Heritage (the Department) on the scope of commercial use that may be possible for an activity within Reserve 33639.

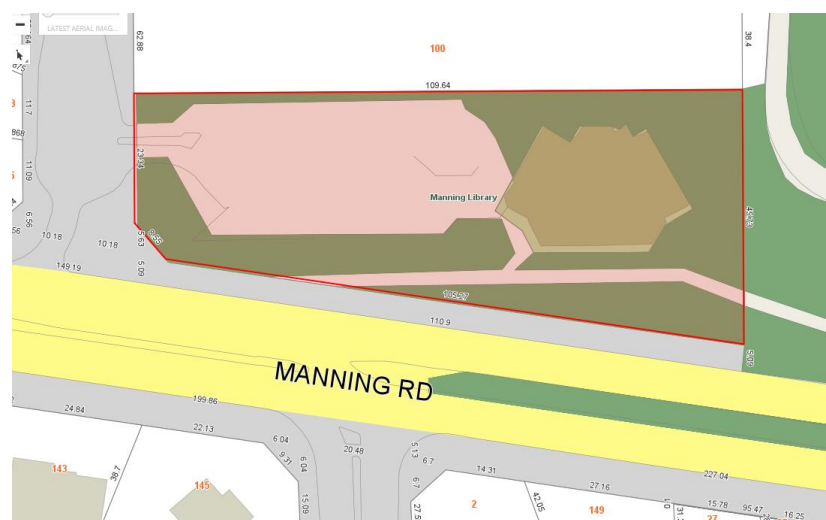
The Department advised that commercially utilising a designated Community Purpose Reserve is not considered to be consistent with the purpose of Reserve 33639.

The Department confirmed that in accordance with the current tenure of Reserve 33639, the Department would only support not-for-profit operators utilising the site, consistent with the 'Community Centre' purpose.

Reserve 33639 is zoned 'Parks and Recreation' under the Metropolitan Region Scheme, and any proposed commercial use of this site would require any amendment to the Metropolitan Region Scheme, initiated by the Western Australian Planning Commission.

The Department has advised that should the City wish to pursue the option of leasing the facility to commercial tenants, consideration could be given to revoking the City's Management Order over the portion of Reserve 33639 that the Manning Library is situated, and also requesting the Western Australian Planning Commission to initiate a scheme amendment of the site to facilitate this occurring.

This process would involve cancelling a specific portion of Reserve 33639 and subsequently entering into a lease agreement with the State of Western Australia for 'Commercial Purposes' pursuant to section.79 of the *Land Administration Act 1997*.



The City would then have the ability to sub-lease to a commercial operator or operators, under its head lease. The lease rental would be determined by Landgate's Valuer General's Office, with conditions applied in line with lease provisions determined by the Department.

The Department has indicated that time frame associated with this process is approximately up to six months. This is dependent on any legal advice which may be required by the Department, and the requirement to obtain a lease rental valuation from the Valuer General's Office.

The City's Planning Department have advised that any Metropolitan Region Schema amendment is a complex process, which would require initiation by the Western Australian Planning Commission, and if approved would take 12 to 18 months to complete.

There are a number of additional factors to consider should the City determine to pursue the option of revoking the Management Order. This includes the consideration of the timing of the George Burnett Recreation Precinct Master Plan project. The project scope of the Master Plan includes consideration of the former Manning Library facility in the context of the wider Recreation Precinct.

Also of consideration is that the former Manning Library would continue to remain vacant during this process and not maintained to a high standard from an asset management view, which is less than desirable both from a safety and activation perspective.

Given the above complications and timeframes associated with revoking a Management Order and an amendment to the Metropolitan Region Scheme, it is recommended that the Property Committee proceed with the existing Expression of Interest leasing process, for a new lease term of two years rather than the proposed five years.

This would allow the City the time to finalise the George Burnett Leisure Precinct Master Plan Review, and provide the City the flexibility to commence proceedings to revoke the City's Management Order over the portion of Reserve 33639 that the Manning Library is situated, and request an amendment to the Metropolitan Region Scheme, should the Property Committee recommend this course of action to Council in the near future.

Consultation

The City liaised with the Department of Planning, Lands and Heritage and Landgate in preparing this report.

The applicants to the EOI process have been advised that the City is seeking additional information from the Department at the request of the Property Committee.

Policy and Legislative Implications

The *Lands Administration Act 1997* and the City's Local Planning Scheme apply to Reserve 33639 and its associated uses.

5.2 Former Manning Library

Financial Implications

There would be legal costs involved with the revocation of the Management Order and City staff costs involved with an amendment of the site.

However, there would be a commercial return in revenue associated with any commercial use of this site.

Strategic Implications

This report is aligned to the Council's [Strategic Community Plan 2017-2027](#).

Attachments

5.2 (a): Expression of Interest Report (*Confidential*)

6. REPORTS

6.1 BOATSHED RESTAURANT - PROPOSED EXTENSION CONCEPT PLAN

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	Boatshed Restaurant
File Ref:	D-18-23362
Meeting Date:	12 March 2018
Author(s):	Phil McQue, Manager Governance and Marketing
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.1 Local Business

Summary

This report provides an update to the Property Committee on the proposed extension concept plans for the Boatshed Restaurant, South Perth.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Colin Cala

Seconded: Councillor Greg Milner

That the Property Committee recommends to Council that:

1. it note the report on the proposed extension concept plans for the Boatshed Restaurant, South Perth,
2. it authorises the Chief Executive Officer to sign the relevant development application form as the land owner in order for the application to be submitted to the Department of Biodiversity, Conservation and Attractions (Rivers and Estuary Division) for consideration.

CARRIED (7/0)

Background

At the 6 December 2017 Property Committee, Graeme Miller and Michael Broadhurst from the Boatshed Restaurant presented their proposed extension concept plans to the Committee for consideration.

The Property Committee agreed that the City would liaise with the Department of Lands in respect to the lease and the proposed excision of land and report back to the Property Committee.

Comment

City officers met with the Department of Lands and the Department of Biodiversity, Conservation and Attractions (Rivers and Estuary Division) on 22 January 2018 to discuss the proposed extension concept plans.

6.1 Boatshed Restaurant - Proposed Extension Concept Plan

The Department of Biodiversity, Conservation and Attractions preliminary view is that the any proposed extensions, particularly if enclosed, is to be setback from the Swan River and beach area, to maintain public access to the pathways and riverside foreshore.

The Department of Biodiversity, Conservation and Attractions confirmed that this development fell within the Swan Canning Development Control Area and referred to the Department's *Planning for Commercial Operations in the Swan Canning Development Control Area* (Policy 46).

It is recommended that the Property Committee authorise the Chief Executive Officer to sign the relevant development application form as the land owner, in owner in order for the application to be submitted to the Department of Biodiversity, Conservation and Attractions (Rivers and Estuary Division) for consideration. The signing of this documentation does not indicate support for this development by the Council, rather allowing the leaseholder to proceed with formal lodgement of their development application.

In addition to the above, a preliminary assessment on the extension concept plan was undertaken by the City's Development Services Unit and City Environment Unit, with the following comments provided below:

- The proposed extension to the alfresco dining area is approximately 180m², which will increase the capacity by 128 people, requiring an additional 36 car parking bays in accordance with Table 6 of Town Planning Scheme 6. Associated additional car parking bays will need to be accommodated on the adjoining Sir James Mitchell Park and will need to form part of the future formal development application.
- A possible upgrade to the existing refuse/waste facility may be required as a result of the proposed extension.
- Consideration of the current leasing arrangements with the City with respect to the request to acquire additional land will need to be considered separately, as the proposed extension straddles a common boundary.
- Design, external materials and colour finish of the proposed extension will be required to match the existing building.
- There are three trees that would need to be removed to accommodate the proposed extension, which carry an amenity value of \$9,866, and a removal cost of \$504.
- The replacement trees (6) for additional shade in this area will cost \$2,628; inclusive of formative maintenance and watering.
- There is existing irrigation around the existing building which would need to be amended to accommodate the proposed extension, at a cost of approximately \$10,000.
- There is additional paving outside of the building foot print and connection to existing paths which would need to be replaced to accommodate the proposed extension, at the expense of the applicant.

- There are existing path lights that will need to be removed or relocated to accommodate the proposed extension, at the expense of the applicant.
- The existing gazebo may need to be relocated to accommodate the proposed extension, at the expense of the applicant.
- The extension concept plans are likely to be acceptable from a local heritage perspective, provided that the required heritage impact report demonstrates that there will be no permanent significant damage to, or reduction in the heritage significance of, either Sir James Mitchell Park or the Coode Street Jetty, resulting from the proposal.
- As provided by clause 8 of Local Planning Policy P313 'Local Heritage Listing', a heritage impact report will be required to be submitted by the applicants prior to the Council making any formal decisions regarding the proposed alfresco additions to the Boatshed Restaurant. The heritage impact report should discuss all aspects of the proposal and any likely impacts on either Sir James Mitchell Park or the Coode Street Jetty.

Consultation

The City has consulted with the Department of Lands and the Department of Biodiversity, Conservation and Attractions (Rivers and Estuary Division) and relevant City Units in preparing this report.

As part of the planning consideration of the application the City will need to consult with a number of agencies and the community prior to submitting formal comment to the Department of Biodiversity, Conservation and Attractions (Rivers and Estuary Division).

Policy and Legislative Implications

The Boatshed Restaurant is located wholly within the Swan Canning Development Control Area, and any future application will be referred to the Department of Biodiversity, Conservation and Attractions for determination.

Financial Implications

Any proposed extension to the Boatshed Restaurant would require an excision of land from Reserve 34565 and an amendment to the existing lease with the City, which would result in the City receiving additional leasing revenue from the proprietor.

Strategic Implications

This report is aligned to the Council's [Strategic Community Plan 2017-2027](#).

Attachments

Nil

6.2 PROPOSED MILLERS POOL CAFE / RESTAURANT - LEASE

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	City of South Perth
File Ref:	D-18-19289
Meeting Date:	12 March 2018
Author(s):	Phil McQue, Manager Governance and Marketing
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

Summary

This report considers the proposed Millers Pool Restaurant / Café at Reserve 33804, and seeks the Property Committee's approval to submit an application to the Minister for Lands to approve 'in-principle' a 42 year lease and sub-lease for the proposed Millers Pool Restaurant / Café at Reserve 33804.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Councillor Travis Burrows

Seconded: Councillor Greg Milner

That the Property Committee recommends to Council that it submit an application to the Minister for Lands to approve 'in-principle' a 42 year lease and sub-lease for the proposed Millers Pool Restaurant / Café at Reserve 33804.

CARRIED (5/2)

Background

The City has been proposing to develop a portion of Reserve 33804 (Millers Pool) for the purpose of a permanent café / restaurant. The South Perth Foreshore Strategy and Management Plan (SPFSMP) contemplates a permanent drink/food stop being located at "Foreshore Node 5: Mill Point" (Strategy N5.3), Reserve 33804.

In 2017, the Council in principle agreed to progress the Millers Pool Restaurant / Café at Reserve 33804:

That the Council resolve to authorise the City to proceed to:

- a) Commence community consultation for a six week period in relation to the Millers Pool Café proposal;*
- b) Commence consultation with relevant Government Agencies in relation to the Millers Pool Café proposal;*
- c) Undertake an expression of interest process, inclusive of a business case, from parties interested in developing and operating Millers Pool Café; and*
- d) Report back to Council on the consultation and expression of interest process.*

To allow the City to commence community consultation and the expression of interest process, further land tenure information has been required from the Department of Lands (Department), so the community and proposed submitters of an expression of interest are fully informed of the process.

Specifically, the City has been in discussions with the Department about the portion of land to be excised from Reserve 33804 for the proposed permanent café and the length of tenure for it to be leased to the City for a commercial purpose pursuant to section 79 of the *Land Administration Act 1997*, and the subsequent length of tenure for a sub-lease arrangement.

An issue has been identified in relation to the length of tenure for the potential lease and sub-lease which is now addressed below.

Comment

Council and State Policy on Length of Leases

Council Policy *P609 Management of City Property* provides that leases for commercial organisations will be for a maximum period of 21 year

The SPFSMP *Whole of Foreshore Activation 3.5* states that no land on the South Perth foreshore will be the subject of a lease exceeding 21 years (including options).

The Department have advised that 21 years is their standard lease, however they would be willing to consider 'in-principle' a 42 year lease for this site.

Feasibility on 21 Year Lease

The City has previously commissioned a commercial feasibility study on the proposed café development. The analysis covered development costs, revenue, funding and finance options tenure and operation models based upon facility design and operations.

Three financial scenarios were modelled:

1. The City pays for all construction and fit out costs and rents at a premium to the operator(s);
2. The City pays for construction and the operator(s) pay for the fit out which entitles them to a reduced rent charge; and
3. The Operator(s) pay for construction leaving the City in a net neutral position.

An analysis of the three possible financial scenarios concluded that this development will likely require the City of South Perth to make a capital investment in order to make the operation of the café economically viable to a commercial operator.

The City is not proposing to provide capital funding to the development of this site, and this would therefore require the selected commercial operator to entirely fund the development.

Given the significance of this site, the City is wishing to attract a commercial operator who will design an exemplary, unique and landmark building and operation, that will become an exceptional and popular tourist attraction for the City of South Perth.

It is highly unlikely that a commercial operator could develop such a landmark site and make it commercially viable with an adequate financial return on investment with a 21 year lease. It is likely that an expression of interest process with the current 21 year lease tenure will attract operators not willing to make a significant capital investment.

It is therefore recommended that in this specific instance, the Council waive Policy P609 and SPFSMP *Whole of Foreshore Activation 3.5*, and make a submission to the Minister for Lands seeking in principle approval for a 42 year lease and sub-lease.

There are similar sites with 42 year leases in the Perth metropolitan area, and the Department has indicated 'in-principle' support for such a length of tenure, subject to final approval by the Minister of Lands.

Consultation

The concept for Millers Pool Café has been the subject of previously community and Council consultation. The concept was presented to Council as part of the Mill Point Node 5 Development Concept in 2015 (Stage 2), and was also the subject of extensive community consultation from July 2015 to September 2015, prior to being adopted by the Council in October 2015.

The Council adopted the Mill Point Node 5 Development Concept in October 2015, where it was noted *'the City was very clear about the possibility of a potential future café/restaurant and most of the feedback to this proposal was positive.'*

This proposal was also the subject of a Councillor Briefing on 14 June 2017 and a report to the Property Committee and Council in July 2017.

As noted above, the City is required to undertake community consultation in relation to the Millers Pool Café proposal, which will be for a six week period. The City is also required to consult with relevant Governance Agencies. The outcome of this consultation will be the subject of a further report to Council.

Policy and Legislative Implications

The City requires the Department's 'in principle' approval to progress this proposal and present it to Council for consideration. This 'in principle' approval was received on 5 July 2017, subject to the City providing the following in due course:

- details of the development to be carried out (i.e. concept plans, site details, details regarding the business to be operated from the site, etc.);
- details of the terms on which the site will be leased (i.e. proposed lessee, permitted use, term, rent, etc.);
- details regarding any applicable liquor licensing arrangements;
- copy of the Business Case from the successful applicant;
- outcome of community consultation in relation to the Millers Pool Café proposal
- outcome of consultation with relevant Government Agencies in relation to the Millers Pool Café proposal

Financial Implications

The Department have advised the City that the appropriate terms, rental amount and conditions of the leasing arrangement will be in accordance with State Government policies, procedures and legislation.

6.2 Proposed Millers Pool Cafe / Restaurant - Lease

Strategic Implications

This report is aligned to the Council's [Strategic Community Plan 2017-2027](#).

Attachments

Nil

6.3 PROPERTY ASSET MANAGEMENT REVIEW

Location:
Ward: Not Applicable
Applicant: City of South Perth
File Ref: D-18-23277
Meeting Date: 12 March 2018
Author(s): Phil McQue, Manager Governance and Marketing
Reporting Officer(s): Geoff Glass, Chief Executive Officer
Strategic Direction: Leadership: A visionary and influential local government
Council Strategy: 4.3 Good Governance

Summary

This report provides the Property Committee with a progress report on the plan of action submitted to the Committee in July 2017 for dealing with various property assets.

Officer Recommendation AND COMMITTEE RECOMMENDATION

Moved: Mayor Sue Doherty

Seconded: Mr Lewis Brock

That the Property Committee recommends to Council that it receive the March 2018 progress report on the Property Asset Management Review.

CARRIED (6/1)

Background

As part of a wider review of the City's functions and operations, the Chief Executive Officer has initiated a review of the role of the City's property assets in the overall financial framework of the City, with particular emphasis on the potential role of property assets as a contributor to financial sustainability.

The Council has established the Property Committee to establish guidelines for the conduct of the Property Asset Management review and to provide liaison with and oversight of the Property Asset Management Review, so as to provide input and guidance on behalf of the Council in relation to the agreed guidelines.

A report is presented to each meeting of the Property Committee on progress with potential opportunities identified for creating value from City-owned land.

Comment

The overall objective of the review is to identify potential opportunities to utilise property assets (both those currently owned by the City and other assets which might potentially be acquired) as a source of revenue which can contribute to the provision and maintenance of community facilities. The following projects have been identified for inclusion in the review.

Collier Park Village Hostel

The former hostel at Collier Park Village (CPV) is no longer operational and presents an opportunity for the site to be developed as an appropriate revenue-generating asset (for example, service apartments for the aged) that will both complement the adjacent CPV facility, contribute to meeting the City's unfunded liabilities associated with CPV tenancies, and refund the City's past contributions to the general fund. The building is now vacant, with the Rangers having relocated to their new facility in November 2017.

Work has commenced on three separate, but linked, projects. Consultants Ansell Strategic was engaged to undertake an analysis of options to re-develop the old CPV Hostel site. The redevelopment would need to complement the existing Independent Living Units (ILUs), in accordance with the vesting of the land. Ansell Strategic will complete their report in March 2018, for consideration during the fourth quarter, June 2018.

The second project, commenced internally, is developing an estimate of the cost associated with transferring the power and communications infrastructure from the old Hostel site to the CPV Administration building. This information will be necessary for consideration with the information provided by Ansell Strategic.

The third project is a Revenue/Expenditure Review of the existing business, Collier Park Village ILUs. This work is being undertaken by a cross functional team, led by the Manager Organisational Performance with a business improvement focus and assisted by an external consultant from Conway Highbury.

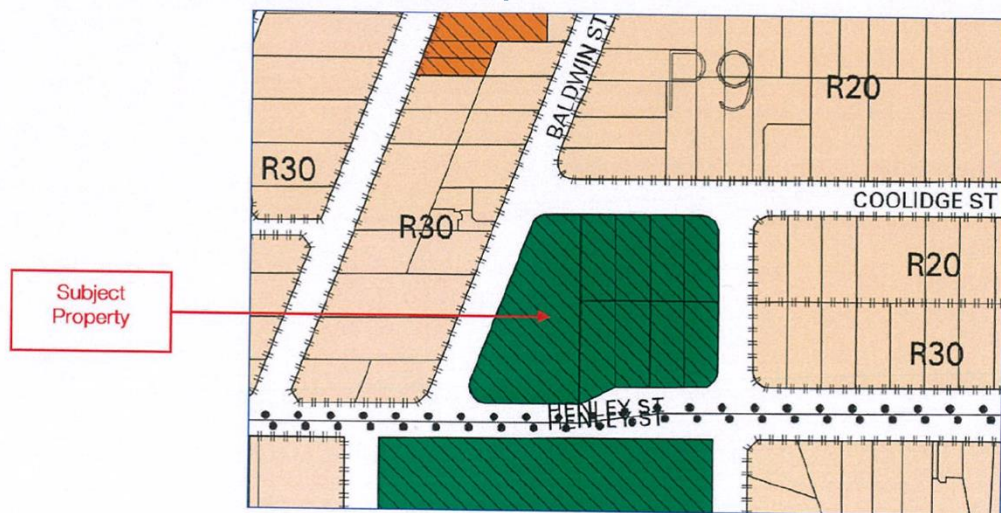
A comprehensive consultation and communication plan with the CPV residents will be developed to ensure that the residents are well informed, consulted and engaged with the process.

Coolidge Reserve

Coolidge Reserve in Como was identified as having redevelopment potential in the draft Land Asset Management Plan titled "Working Together" that was prepared by the City in 2013.

At that time it was estimated to have a potential realisation value of around \$13 million if rezoned. Although zoned Parks and Recreation under the City's Town Planning Scheme No 6, it is zoned Urban under the Metropolitan Region Scheme which makes it suitable for redevelopment.

The property in total consists of 9 separate lots and a portion of the Ley Street Road Reserve, with a total area of 1.55 Ha. The reserve has limited use as a passive recreation area, but is adjacent to the significantly larger and more heavily utilised McDougall Park (8.5Ha), which has a high degree of community use.



Concept plans prepared for valuation purposes in 2013 recommended that the land might best be developed for residential purposes in sympathy with surrounding land uses. Two development concepts were considered, each yielding potential value after rezoning and subdivision in the vicinity of \$13 million.

While the loss of any open space is inevitably controversial, given that there is ample alternative open space that is more popularly utilised in the immediate vicinity, Council should consider whether the cost of maintaining the reserve together with the opportunity cost of not capitalising on its value are justified in terms of responsible stewardship of ratepayer assets.

No specific action is being taken at this stage, other than this potential project being brought to the attention of the Property Committee.

George Burnett Leisure Centre Upgrade

A total of \$7.5m has been allocated across years 2017/18 – 2018/19 in the City's Long Term Financial Plan for upgrading the George Burnett Leisure Centre. It is proposed that the South Perth Bridge Club, currently located on freehold City land at 3 Brittain Street Como, relocate to new rooms within the upgraded George Burnett Leisure Centre. The South Perth Bridge Club members have been consulted about the proposed relocation.

The City has engaged a consultant to prepare a master plan for the George Burnett Leisure Centre precinct, which includes the potential relocation of the South Perth Bridge Club to this precinct. Funding options for this potential relocation may include a component of the proposed sale of 3 Brittain Street Como. However, any decision on this will be a matter for consideration following the detailed planning and design process.

This matter has not progressed since the last report to the Property Committee.

Ernest Johnson Precinct

Stages 1 and 2 of the upgrading of the Ernest Johnson precinct have been funded with completion scheduled in the 3rd quarter of 2018. The centrepiece of the new facilities, the John McGrath Pavilion was officially opened on 1 March 2018.

Stage 3 has been planned to include new facilities for the Como Bowling Club with the potential for co-location of the Como Croquet Club. The first step in this process would be the development of a masterplan, to be developed in full consultation and agreement of both parties.

A potentially related matter is the future of the existing Ernest Johnson carpark, which is owned freehold by the City. This carpark is heavily utilised by the adjacent South Perth Hospital, who have an annual parking agreement with the City. With the new John McGrath Pavilion being centrally located with a new carpark provided, the existing carpark will have limited use by oval patrons in the future. It may therefore be appropriate for the City to consider disposing of the carpark to the South Perth Hospital, who have previously approached the City about developing a multi-storey carpark on this site for its patrons.

This matter has not progressed since the last report to the Property Committee.

Collins Street Hall precinct

There are three separate areas of local open space in close proximity to the Collins Street Hall and there is an opportunity to rationalise these while generating revenue for the upgrading of the community facilities at the hall. These sites are:

- Rosebury Avenue road reserve, between Shaftesbury Street and Broome Street, now closed
- 17 Shaftesbury Street, which is adjacent to a covered and landscaped sump and integrated as a local park
- 24 Broome Street, which has been landscaped as a local park and playground, currently zoned Residential (R15).

It may be possible to negotiate with the State Government to exchange some existing freehold land for the former Rosebury Street road reserve as a means of ultimately generating funds for upgrading Collins Street Hall and associated facilities.

Action on this project has been deferred pending further progress with the development of a master plan for the Canning Highway precinct.

49-51 and 57 Angelo Street

In April 2017 the Council resolved to dispose of the property at Lot 747 (57) Angelo Street following the relocation of the Returned Services League (RSL) to the Ernest Johnson redevelopment, which has now occurred.

In July 2017 the Committee received preliminary concept plans prepared by the owners of the Coles development at 53-55 Angelo Street, for an expansion of that development onto City-owned land at 49-51 Angelo Street.

Taken together, these developments provide a unique opportunity to significantly enhance the amenity of the southern side of Angelo Street in this location, including the Angelo/Anstey Street intersection.

The Property Committee resolved in December 2017 to invite proposals from urban design consultants for the preparation of a concept plan to guide decision-making about the future development of these properties.

The result of that process is outlined in a separate report to the Committee.

Sumps and Accessways

An engineering assessment is to be undertaken of various sites set aside for use as drainage sumps in order to assess whether all of these are still required or could be released for sale.

An example is 64 Crawshaw Crescent, Manning. This is a large (870 sqm) unimproved residential lot in mid-street which is partially used for drainage purposes. Subject to further engineering analysis, the property could most likely be sold for residential development with an easement protecting current and future drainage needs.

There are also various laneways and accessways which could potentially be disposed of to adjoining owners with easements in place to protect access. The main benefit of this would be to eliminate the cost and liability for maintenance that currently falls to the City for no broader public benefit.

Some assessments are currently in hand.

Crown Land Exchanges

The City owns numerous properties in freehold title which are highly valued as public open space and which should (and will) be retained as such. It may be possible to reach agreement with the State Government for an arrangement whereby some land is converted to Crown Reserve in exchange for Crown freehold land such as a portion of the Department of Agriculture site. This would ensure that valued recreational land is protected in perpetuity while giving the City some financial return.

This matter has not progressed since the last report to the Property Committee.

Consultation

Any actual property transactions arising from the review will be subject to statutory consultation including those mandated by sections 3.58 and 3.59 of the *Local Government Act 1995* and (if appropriate) the *Planning and Development Act*.

Policy and Legislative Implications

The conduct of this review is consistent with the overall policy objective to provide responsible stewardship of the City's assets.

6.3 Property Asset Management Review

Financial Implications

The immediate financial implications of the review are limited to the cost of certain external professional advice (such as design and planning, property valuations or strategic consultancy advice). The longer-term financial implications will form part of the review in due course.

Strategic Implications

This report is aligned to the Council's [Strategic Community Plan 2017-2027](#).

Attachments

Nil

7. OTHER BUSINESS

Nil.

8. CLOSURE

The Chair closed the meeting at 6.36pm and thanked everyone for their attendance.

RECORD OF VOTING

5.1 Development of Concept Plans - Angelo and Anstey Streets

For: Mayor Sue Doherty; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Travis Burrows; Councillor Greg Milner; Councillor Ken Manolas; Mr Lewis Brock

5.2 Former Manning Library

For: Mayor Sue Doherty; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Travis Burrows; Councillor Greg Milner; Councillor Ken Manolas; Mr Lewis Brock

6.1 Boatshed Restaurant - Proposed Extension Concept Plan

For: Mayor Sue Doherty; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Travis Burrows; Councillor Greg Milner; Councillor Ken Manolas; Mr Lewis Brock

6.2 Proposed Millers Pool Cafe / Restaurant - Lease

For: Mayor Sue Doherty; Councillor Colin Cala; Councillor Travis Burrows; Councillor Greg Milner; Mr Lewis Brock

Against: Councillor Ken Manolas; Councillor Blake D'Souza

6.3 Property Asset Management Review

For: Mayor Sue Doherty; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Travis Burrows; Councillor Greg Milner; Mr Lewis Brock

Against: Councillor Ken Manolas

These Minutes were confirmed at the Ordinary Council Meeting held on 27 March 2018.

Signed: _____

Presiding Member at the meeting at which the Minutes were confirmed