



COTTESLOE RESIDENTS & RATEPAYERS ASSOCIATION

ARN A1005384K

PO Box 494, Cottesloe WA 6911

Submission Rezoning 126-128 Railway Street, Cottesloe Proposed Local Planning Scheme Amendment No 5 and Local Development Plan

Cottesloe Council has voted to initiate a zoning of two blocks at 126-128 Railway St from R20 to R60 (R80).

The Rezoning:

- Voting to change from R20 to R60 (R80) is MAJOR rezoning. It is 'spot' rezoning in response to a development consortium that have selected the site for its views across the valley and to the ocean beyond. Rezoning the site will maximise profits for the consortium.
- LPS3 already has designated R60 and R100 sites in Cottesloe, zones deemed suitable for development. LPS3 carefully preserved the R20 corridors, which are so important to the character and amenity of Cottesloe.
- Next to the Cottesloe train station, the current R60/R100 zonings meet all the state government criteria of infill, transport and infrastructure. Any developer requiring an R60 (R80) site would be well aware of those opportunities already under the LPS3 zoning. Ad hoc infill is unplanned, unwarranted and in the case of 126-128 Railway Street, excessive.
- If the developer is genuine in offering this style of development, the 13 multiple units, with office and recreation space should be in an area already zoned for this purpose. For example, the Town Centre around the Cottesloe railway station is R100. The Beach Centre is R60.
- **We challenge the developers to withdraw their proposed development at this site.**
- The reason the developers are bringing a Scheme Amendment to Council is to try to justify the proposed development, which is a mixed use, strata village within a bigger plan for a bigger Centre that will encompass a 400m catchment area around the Swanbourne railway station.
- The scale of the proposed development is not compatible with the local amenity, environment or character of Cottesloe. The development is imposing a much higher density in an area that is, and has always been, low density and which is preserved by the Planning Strategy and LPS3,
- Because of a shortfall in parking, this development intends for the Congdon Street reserve to be used for supplementary parking. The Congdon Street reserve belongs to the residents and ratepayers of Cottesloe and is maintained by the Town of Cottesloe.

- By voting to initiate this density change, Cottesloe Council has automatically passed control of the project to the West Australian Planning Commission and the Minister for Planning. The WAPC may decide to make further changes in the area such as imposing increased density, increased building height and further mixed use/commercial opportunities.

The Process:

In voting to pass this amendment Cottesloe Council has shown a serious lack of proper consultation, accountability, transparency and credibility.

It is completely unacceptable that Council:

- 1 Received a presentation by the developer.
- 2 Voted to initiate a significant ad hoc amendment to LPS3 and support this development BEFORE informing the community and calling for community submissions, when Council would then have still had an opportunity to refuse it.
- 3 Were either unaware of, or chose to support developers, who aim for medium density mixed use development not only along Railway Street and Parry Streets, but also areas of the Claremont/Cottesloe 'hill'.

One of the duties of a Councillor is to represent the interests of electors, ratepayers and residents. However, in this instance, Council appear to be out of touch with reality or ignorant of the implications of the decision.

One of the objectives of the Cottesloe Residents & Ratepayers Association is to enable residents and ratepayers of to voice their opinions on the management and development of Cottesloe. Therefore, we make the following recommendations:

Council:

- 1 immediately ceases any amendment to LPS3
- 2 immediately withdraws support for Amendment No 5
 - a) do not amend the Scheme Map to change the current residential coding in any area of Cottesloe and specifically Lots 24 and 25 Railway Street,
 - b) do not amend the Scheme Text and do not insert Schedule 12.
- 3 **Advise all authorities such as the Minister, WAPC, the Department of Environment and any other relevant authority to refuse the amendment due to:**
 - i the proposal not being advertised to the community
 - ii breach of the Council's Communication and Consultation policies
 - iii breach of the Town of Cottesloe Mission statement. (*To preserve and improve Cottesloe's natural and built environment and beach lifestyle by using sustainable strategies in consultation with the community*).
- 4 Adopt a policy of advertising ALL scheme amendment proposals to the community BEFORE initiating any scheme amendment.

Cottesloe Residents & Ratepayers does not support this rezoning and urges Council to reconsider its actions that will have a long-term effect on the East Ward of Cottesloe well into the future.