

<b>Item 6</b>	<b>118 Monash Avenue Nedlands (Lot No. 888 DP 59743) – Proposed Temporary Carpark for use by QEII Hospital</b>
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<b>Committee</b>	N/A
<b>Special Council</b>	8 November 2011

<b>Applicant</b>	TPG Town Planning and Urban Design
<b>Owner</b>	Retirement Care Australia (Hollywood) Pty Ltd
<b>Officer</b>	Jennifer Heyes
<b>Director</b>	Carlie Eldridge
<b>Director Signature</b>	
<b>File ref.</b>	M11/22530
<b>Previous Item No's</b>	
<b>Disclosure of Interest</b>	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

### Purpose

This report is for Council to consider an application for a temporary carpark on a vacant portion of land at the existing Hollywood Aged Person Village, Nedlands. The carpark is for use by QEII hospital staff whilst the multi-storey carpark and Children's Hospital is being constructed on the hospital site.

This site is an alternative to using the approved (not constructed) temporary carparking site at QEII which will require removal of remnant bushland.

The matter is urgent because an opportunity has arisen to use this site as an alternative to the approved site. This could result in the remnant bush land being retained if the application is approved.

### Recommendation to Committee

1. Council refuses the application and plans dated 4 November 2011 for a temporary carpark at 118 Monash Avenue, Nedlands as the proposal is not permitted under the City of Nedlands Town Planning Scheme No.2.
2. If the Council chooses to approve the application the following conditions are recommended:
  - a) The hours of operation shall be limited to 6:00am – 10:00pm.

- b) Outside of the operation hours the carpark area shall be secured so that vehicles cannot enter the site.
- c) The use of the carpark shall be ceased after a maximum period of 24 months from commencement of use of the carpark, unless further approval is given by Council.
- d) On the cessation of the use of the carpark, the carparking site shall be rehabilitated to the satisfaction of the City;
- e) The carpark shall be marked, drained and maintained to the satisfaction of the City.
- f) Prior to commencement of use of the carpark, entry/exit signage shall be implemented in conjunction with, and to the satisfaction, of the City. This shall include a compulsory STOP sign and a left turn only exit pocket.
- g) Prior to the commencement of use of the carpark, the corner of Karella Street and Williams Road shall be widened by the applicant/owner to the satisfaction of the City at the owners/applicants cost.
- h) Prior to commencement of the development, an Operational Management Plan shall be prepared to the satisfaction of the City to include:
  - i. security;
  - ii. contact person(s) for resident complaints;
  - iii. process for resolving noise and/or traffic issues;  
and
  - iv. maintenance.
- i) Prior to the commencement of the development, a Construction Management Plan shall be prepared to the satisfaction of the City, this plan shall detail how proposed site works will be managed to minimise impacts and shall address but not be limited to:
  - i. Hours of operation;
  - ii. Applicable timeframes and assigned responsibilities for tasks;
  - iii. On-site storage of materials and equipment;

- iv. **Parking for contractors;**
  - v. **Waste management;**
  - vi. **Management of noise in accordance with the requirements of the *Environmental Protection (Noise) Regulations 1997*;**
  - vii. **Management of vibrations;**
  - viii. **Control of dust; and**
  - ix. **Complaints and incidents.**
- j) **Prior to commencement of use of the site, a detailed landscape Plan shall be prepared and implemented by the applicant/owner to the satisfaction of the City. This Landscaping shall include:**
- i. **all existing and proposed, hard and soft landscaping;**
  - ii. **retention of all existing trees on the site;**
  - iii. **compliance with the City of Nedlands Greenways Policy 4.14 and;**
  - iv. **an appropriate reticulation system.**
- k) **Once approved, the landscape plan shall be fully implemented within 2 months and continuously maintained to the satisfaction of the City;**
- l) **The operation of the carpark must comply with the *Environmental Protection (Noise) Regulations 1997* at all times.**
- m) **Prior to commencement of use of the carpark, independent expert advice from a suitably qualified person(s) shall be prepared and implemented to ensure the lighting proposed will not cause adverse amenity impacts on the surrounding owners and occupiers and comply with the relevant Australian Standards.**
- n) **Prior to commencement of use of the carpark, a Dust Management Plan shall prepared to the satisfaction of the City to ensure any dust from the carpark surface(s) is managed to minimise impacts;**

- o) All costs associated with the development shall be at the cost of the owners/applicants including costs associated with managing traffic into and out of the site and any landscaping approved on the verges.

**Advice Notes:**

- a) A demolition license shall be required prior to any demolition of buildings on the site.
3. Council initiates, with community consultation, full or partial closure of Hardy Road at the intersection with Williams Road for the period of the temporary carpark operation.

**Strategic Plan**

KFA 2: Natural Environment  
 2.3 Promote, maintain and protect existing plant diversity (both native and introduced) in the City.

KFA 3: Built Environment  
 3.4 Plan and develop the sustainable provision of community infrastructure and facilities with a focus on flexible and multiple uses.

**Background**

Property Address: 118 Monash Avenue, Nedlands – Carpark located on cnr of Karella St and Williams Rd, Nedlands – refer attachment 1 - Locality Plan

Zoning MRS: Urban  
 Zoning TPS2: Special Use Zone  
 Lot Area: 6.0306 ha

**History**

2002	Council approved Master Plan for Hollywood retirement village (Master Plan dated August 2001)
2003	Gazetted Scheme Amendment 193 to rezone Hollywood Village from Residential R25 to 'Special Use'
2007	Proposed new Master Plan considered by Council and supported for public consultation – has not been progressed by applicant.
2008	Demolished approximately 25 units – Centennial Close, Crossleigh Units and Waringa Dementia Hostel
2008	Development Approval granted to replace dementia care buildings on the south western corner – Approval now expired, dementia care buildings not built.
2011	Subdivision approved by WAPC for two lots and four lots
2011	Development Application for community centre and swimming pool received – not yet approved

## **Statutory framework**

### Town Planning Scheme No.2

The site is zoned Special use under the City of Nedlands Town Planning Scheme No.2 and is subject to Schedule V.

Schedule V states:

*“(i) the following are ‘P’ permitted uses:*

*Aged Persons Dwellings  
Aged Persons Hostel  
Residential Building  
Nursing Home  
Public Utility*

*“(ii) the following are ‘IP’ (incidental) uses:*

*Consulting Rooms  
Office- General  
Office-Professional  
Office- Service  
Medical Centre  
Shop  
Car Park  
Place of Public Worship*

*“(iii) All other uses are not permitted unless identified in the approved Master Plan, and then the proposed use shall be subject to the provisions of Clause 6.3.3 and 6.3.4 of the Scheme.*

*“(iv) the height of building and the number of storeys shall be in accordance with the approved Master Plan for the subject site.*

*“(v) The vehicular access points are to be restricted to those locations stipulated on the approved Master Plan.*

*“(vi) all development shall be subject to development standards outlined in Clause 5.4.1, Table II and Schedule 3 (T.P.S No. 2) unless otherwise stipulated on the approved Master Plan.”*

## Master Plans

The Town Planning Scheme requires a Master Plan be prepared. The Master Plan outlines the long-term intent for the site at the time the Plans were prepared.

### Current Master Plan

There is a current Master Plan, approved by Council in 2002. The Master Plan is dated August 2001.

This Master Plan provides an indicative outline of the proposed future use of the site at that time. The main focus of the Master Plan was to improve the urban design aspects of the current aged person development, with some changes to the location of facilities within the site.

There is a central community area containing a 'Village Centre' with shops, Village Hall and a Village Square, with various residential facilities on different parts of the site, including 'Institutional' living, independent living units, hostel facilities and an administration centre.

Several buildings on the site have now been demolished and this Master Plan has not been further implemented.

### Proposed Master Plan

In 2007, a 'new' Master Plan was considered by Council and supported for public consultation. This Master Plan retains 87 of the existing independent living units, creates a single storey village centre, a 285 bed hospice/hostel, and 4 new six-storey buildings for independent living in the form of multiple dwellings. There are also communal facilities and a manager's office.

### Subdivision approval

In 2011, the Western Australian Planning Commission (WAPC) approved the site to be subdivided into two lots and four lots. The subdivision has created a separate lot on the corner of Smyth Road and Karella Street of 1.38 ha. The remaining lot is 6.03 ha. The subject carpark is located on the southeast corner of the 6.03 ha lot. Only the two lot subdivision has been cleared and 2 lots now exist.

### Memorial

There is a Memorial on the site. This Memorial has been imposed under the Retirement Villages Act and its purpose is to establish proper administrative processes between the residents and the operators of the Village. The Memorial does not address land use.

This application does not affect, and is not affected by, the Memorial.

## Proposal Detail

The proposal is to construct a temporary carpark for use by QEII hospital staff whilst the proposed Multi-Deck Carpark and new Children's Hospital is being constructed on the hospital site.

On 12 October 2011, an application for a temporary carpark was approved by the Western Australian Planning Commission (WAPC) on an area of remnant bushland on the QEII site. The application was made for 324 carparks. The WAPC granted approval for the temporary carpark on this site subject to retaining two specific small areas of the bushland. This results in approval for approximately only 120 temporary carparks.

The Department of Health has advised that the number of temporary carbays being provided is not sufficient to cater for the number of carbays lost during the construction works.

In addition, the community is very concerned with the loss of this remnant bushland site for temporary carparking and as such the purpose of this application is to provide for temporary carparking on a site which does not require the removal of bushland and which will provide more capacity for temporary carparking.

It is proposed to install up to 390 car bays on the site. The entrance and exit will be via Williams Road, opposite Hardy Road.

It is proposed to surface the carbays with blue metal which will allow for drainage, whilst the circulation areas will be asphalt for dust reduction. The car bays will be delineated.

Existing trees will be retained and appropriate landscaping and fencing will be implemented to provide a visual buffer between the carpark and the adjoining and adjacent residential areas.

Lighting will be installed to ensure safety in early morning/evening hours. It is proposed that lighting will be turned on only during operational hours.

## Consultation

Required by legislation: - N/A

Yes

No

The use is not permitted in Town Planning Scheme No.2 and therefore consultation is not applicable. 21 days advertising is undertaken for applications considered under Clause 6.3 of TPS No.2 – "Special Procedures".

Required by City of Nedlands policy: Yes  No

A public meeting is being held on Monday evening 7 November 2011. Notification to surrounding residents was given by letterbox drop of a letter and information sheet.

### **Legislation**

- *Planning & Development Act 2008*
- City of Nedlands Town Planning Scheme No.2 – Schedule V
- City of Nedlands Neighbourhood Consultation Policy

### **Budget/financial implications**

The application is for works constructed on a private lot, not at the City's expense.

### **Risk Management**

If the application is approved and legally challenged additional staff and budget resources may be required.

### **Discussion**

The proposal is for a temporary carpark on the corner of Karella Street and Williams Roads and will comprise approximately 390 carparks. The carpark will be used for QEII Hospital staff and will be for a limited time.

Under the Town Planning Scheme No.2 a 'carpark' is listed under the heading of 'IP' (Incidental) uses. All other uses are not permitted unless identified in the approved Master Plan.

Clause 3.3 of Town Planning Scheme No.2 states that an IP use is "*a use that is not permitted unless such use is incidental to the predominant use as decided and approved by Council*"

It has been argued that the proposal could be considered as an incidental (temporary) carpark. However, although the use proposed is for a carpark, it is not considered this carpark is 'incidental' to the predominant use of the site. The predominant use of the site is for aged persons dwellings/hostels/residential homes. The use of this carpark for QEII staff carparking is not considered 'incidental' to this predominant use.

Notwithstanding this, it is considered that the temporary use of the site for carparking may not have a significant effect on the surrounding environment provided appropriate measures are undertaken to reduce potential impacts, especially when taking into account that prior to demolition of some of the uses on the site, approximately 300 carparks were located on the site and the proposed 2007 Master Plan shows



approximately 1000 carparks with over 600 vehicle movements expected per day.

Landscaping, screening, acoustic measures and appropriate surfacing and signage would be required to reduce any potential impacts.

Both noise and light spill have the potential to cause adverse impacts on neighbouring owners. In order to consider potential impacts, appropriate expert reports will be needed to ascertain any issues and provide mechanisms to resolve these issues if applicable.

Significant landscaping is proposed in order to provide a visual buffer to the carpark both internally and along street boundaries.

In relation to the effect of traffic, the City's Engineers have stated that based on current traffic volumes and projected car parking bays at the temporary car park, there should be sufficient gaps in traffic for vehicles to enter from those properties into the carriageway with minimal delays.

There is currently 2 hour restricted parking on the south side of Karella Street, with the majority of Williams Road being 'no stopping'. Therefore, it is expected there will be minimal impact to residents in the affected area.

Any exit from the carpark should be via a compulsory STOP sign, with a 'left turn only' exit pocket. This is to ensure vehicles access via Monash Avenue (District Distributor B) and Smyth Road (Local Distributor).

It is also considered the corner of Karella Street and Williams Road should be widened to better facilitate two-way movement and improve sight distance and also that Council initiates with community consultation, the full or partial closure of Hardy Road at the intersection of Williams Road for the period of the operation of the temporary carpark.

## **Conclusion**

It is considered, the proposed use of the site as a carpark is not permitted under Schedule V of the City of Nedlands Town Planning Scheme No.2 and as such it is considered that the application is unable to be approved.

Notwithstanding this, the location of a temporary carpark on this site would:

- Utilise a currently vacant site
- Provide an interim use whilst redevelopment of the Aged Persons redevelopment is being undertaken.

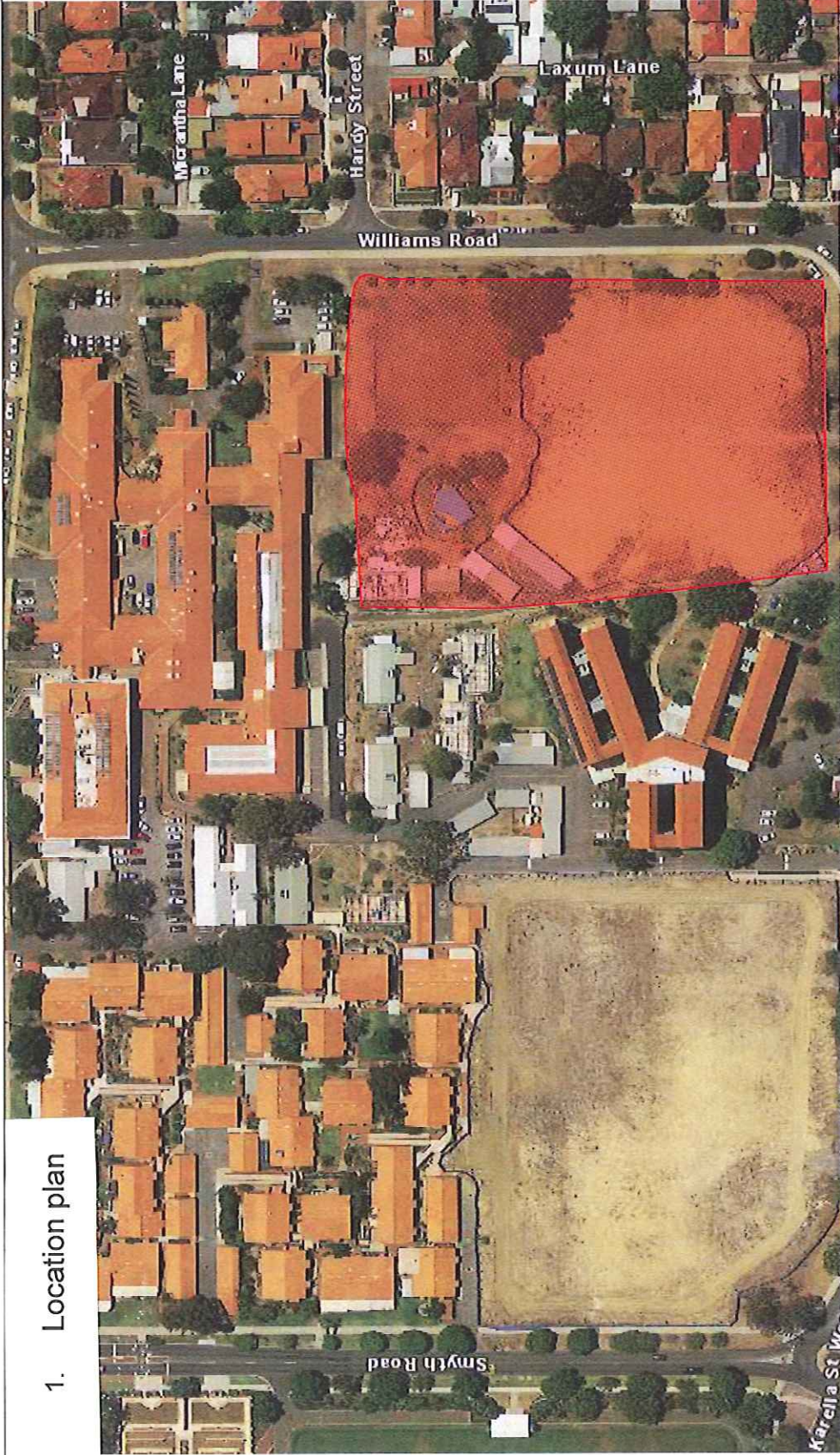
- Provide much needed additional carparks for hospital staff whilst the multi-deck carpark and children's hospital is being constructed.
- Ease the traffic congestion and parking issues in the surrounding residential areas due to the current lack of carparking at QEII.
- Improve the unsatisfactory condition of the current site.

If the Council considers the application can be approved under Town Planning Scheme No.2, it is recommended approval be subject to appropriate conditions to ascertain the potential impact of the development and provide measures to minimise this impact on neighbouring owners.

### **Attachments**

1. Location plan
2. Proposed Concept Plan
3. Aerial Photo of proposed site
4. Aerial Photo of existing approved carpark site on remnant bushland area.

1. Location plan



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Location Plan

Monday, 7 November 2011

1:1796



# TREES



*Acacia saligna*

# CREEPERS/SHRUBS



*Eremophila glabra*



*Grevillea crythmifolia*



*Hardenbergia comptoniana*



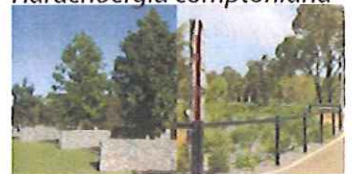
*Melaleuca huegelii*



*Kennedia prostrata*



*Scaevola 'Purple Fanfair'*



# WALLS & FENCING

## LEGEND

- Turf
- Reconstituted asphalt
- 150mm compacted blue metal gravel
- Proposed mass planting
- Existing limestone block wall
- 150mm wide concrete mowing edge
- Limestone walls, rubble filled gabion walls and earth mounding
- Lane marker
- Sign/parking post
- Security lighting
- Post & rail fence with mesh
- Bollard with chain
- Proposed tree
- Existing tree

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- Marker poles at regular spacing to formalise parking and reduce wastage
- Security lighting as required - minimise light spill into surrounding properties
- Gabion lane markers ensure access ways are kept clear

- Retain existing trees
- Corner park, retain existing trees
- Planted perimeter with post & rail fence

2. Proposed Concept Plan

3. Aerial Photo of proposed site



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Aerial Photo of proposed site

Monday, 7 November 2011

1:4380



4. Aerial Photo of existing approved carpark site on remnant bushland area.

