

TOWN *of* CLAREMONT

**BUSINESS PLAN FOR MAJOR LAND TRANSACTION**

# Proposed Acquisition of 288 (*Lot 3771*) Stirling Highway, Claremont



# Our vision and mission

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## OUR VISION

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community.

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## OUR MISSION

We exist to deliver quality services for Claremont today and to build the foundation for the future.

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# 1. Executive Summary

This Business Plan details the proposal for the Town of Claremont (**the Town**) to acquire land at 288 (Lot 3771) Stirling Highway, Claremont (**the Site**).

The purpose of this Business Plan is to:

- (a) Advise the community that the Town is proposing to submit an offer for the acquisition of the Site.
- (b) Satisfy the requirements of sections 3.58 and 3.59 of the *Local Government Act 1995 (Act)* and the *Local Government (Functions and General) Regulations 1996*. This Business Plan includes an overall assessment of the acquisition including details of:
  - Its expected effect on the provision of facilities and services by the Town;
  - Its expected effect on other persons providing facilities and services in the district;
  - Its expected financial effect on the Town;
  - Its expected effect on matters referred to in the Town’s current plan prepared under Section 5.56;
  - The ability of the Town to manage the undertaking or the performance of the transaction.
- (c) Provide the community the opportunity to make a submission on the acquisition.

# 2. Requirements of the Local Government Act 1995

The Act *details* the process governing ‘*commercial enterprises*’ by local governments, including ‘Major Land Transactions’.

The Act requires that before the Town enters into a major land transaction it is to prepare a business plan that complies with the requirements of the Act and any associated Regulations.

A ‘Major Land Transaction’ means the acquisition, disposal (sell, lease or otherwise dispose of, whether absolutely or not) or development of land that is not exempt under the Act, and where the total value of:

- (a) The consideration under the transaction; and
- (b) Anything done by the local government for achieving the purpose of the transaction;

is more or is worth more than either \$10, 000,000 or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year.

The Town’s Operating expenditure for the financial year 2021/2022 was \$19,506,376.

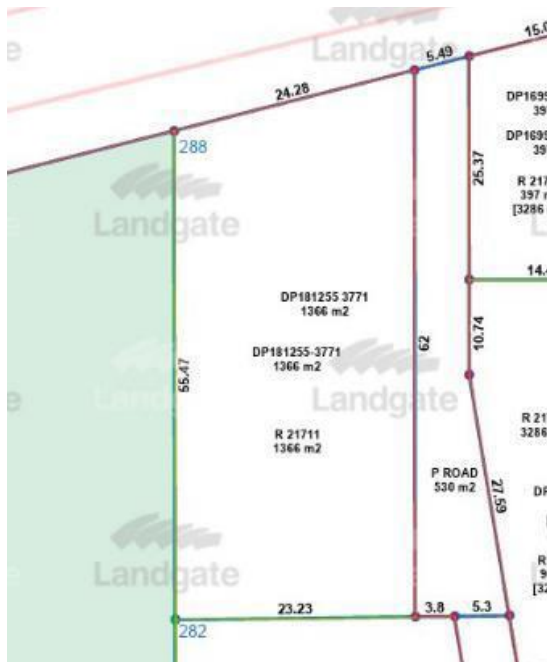
For the Town, a major transaction includes a purchase of land over \$1,950,637.

Acquisition of the site is proposed to be at value consistent with a formal market valuation above \$2 million.

### 3. Site Details

The Site details are as follows:

<b>Primary Interest Holder</b>	Minister for Police & Emergency Services
<b>Land Description</b>	Lot 3771 on Deposited Plan 181255
<b>Volume/Folio</b>	Volume LR3044 Folio 605
<b>Total Land area</b>	1,366m <sup>2</sup> <i>(to be verified by a qualified surveyor)</i>
<b>Total Land area less Primary Regional road reservation</b>	1,156m <sup>2</sup> <i>(to be verified by a qualified surveyor)</i>
<b>Zoning</b>	'Urban' and part reserved for 'Primary Regional Roads' under MRS, 'No zone' under LPS No. 3
<b>Limitations/Interests/ Encumbrances/Notifications</b>	E359683- Reserve 21711 for the purpose of Police Station. Registered 14.5.1990.  E359683- Change of Reserve Purpose. Purpose changed to Police. Registered 14.5.1990.  K614191- Management Order. Contains conditions to be observed. Registered 3.6.2008.



### Dimensions & Area

Frontage to Stirling Highway:	24.28 metres
Frontage to unnamed road:	62 metres
Southern boundary:	23.23 metres
Western boundary:	55.47 metres
<b>Area 'before':</b>	<b>1,366 square metres</b>

### Shape, Topography, Soils & Access

<b>Shape:</b>	Generally rectangular
<b>Topography:</b>	Generally level
<b>Soils:</b>	Sandy, well drained
<b>Aspect/Influence:</b>	Frontage to Stirling Highway at a traffic light controlled intersection, abuts Claremont Park along its entire western boundary
<b>Legal/Physical Access:</b>	Stirling Highway / under width, unnamed road
<b>Street Surfacing:</b>	Bitumen sealed, concrete kerbed and formed with a footpath

The Site is the former Claremont Police Station and quarters and was operational up until 2014. It has been vacant since then with the buildings demolished and land cleared in February 2023.

The Site is 1,366m<sup>2</sup> and it is zoned 'Urban' and with Reserved for 'Primary Regional Roads' (16% of the lot) under the Metropolitan Region Scheme (MRS). The 'Urban' portion of the land under the MRS is unzoned under Local Planning Scheme No. 3 (LPS No. 3) and is subject to zoning under proposals



contained in Amendment No. 138 to LPS3 (proposed zoning of 'Highway' with a residential density coding of 'RAC-3' – providing for six storey mixed use development). Excluding the road reserve widening for Stirling Highway, the remaining lot is estimated at 1,156m<sup>2</sup> in area.



The Site sits on the south side of Stirling Highway, just east of its traffic light controlled intersection with Leura Avenue and located just southeast of the main town centre / shopping precinct of the suburb of Claremont. Stirling Highway is the main artery of the general locality and carries a heavy volume of vehicular traffic linking the city Freeway entrances / exits to the north of Fremantle.



Adjoining the Site is Claremont Park Regional Parks and Recreation Reserve and the Town of Claremont Council Chambers.

## 4. Expected effect on the provision of facilities and services by the Town

This Business Plan is required to include an assessment of the “*Expected effect on the provision of facilities and services by the Town*” if the Town acquires the Site.

As a well-established community, the opportunities to secure appropriate parcels of land to meet the needs of the growing community are rare.

If the Site is acquired the Town intends to develop a Masterplan for this Site and the adjoining land areas that the Town currently has a Management Order over.

The adjacent land under Management Order is located at 282 and 282B Stirling Highway includes 5 buildings and an area for car parking. These buildings are currently

- Used for free by a number of community groups (Meals on Wheels facility);
- Accommodating operational staff from the Town (Operations Centre);
- Used to store Museum collection artefacts (Former St Johns Building); and
- Leased to a community kindergarten (Bright Beginnings, 2 buildings).

The Site and adjoining land under the Management Order to the Town are shown below.





The Stirling Highway frontage provides an opportunity for the Town with a developer/or for a developer to oversee a mixed-use development incorporating car parking, non-residential/commercial/showroom space, residential and dedicated spaces for community use.

The Town is in a unique position to identify the needs of the community and make sure those needs are met in the most appropriate way. An overview of the community facilities that the Town directly manages (not leases) are listed in the table below.

Venue	Type	Use	Facilities
Claremont Aquatic Centre	Regional Sporting	Programmed and hire	50 metre pool 25 metre pool Diving pool Splash pad Meeting room Café Swim shop
Claremont Community Hub and Library (CCHL)	Local Library	Programmed and hire	Library Meeting room
Claremont Museum	Local Heritage	Programmed	Museum Freshwater Gallery

In planning for the community’s future needs, the Town needs to ensure it has sufficient community facilities and services.

In May 2010 the Town’s purpose-built Library was burnt down, and subsequently a temporary Community Hub and Library (CCHL) was established in a former church on Stirling Highway. Whilst this facility has served a purpose over the last 13 years, it has limitations in terms of its size and design.

In 2021/2022, the CCHL attracted 365 new members, had 2900 active borrowers, 49,700 items were borrowed and it attracted 38,100 visitors.

The CCHL utilises the available library and meeting space to run several community activities such as baby rhyme time, conversation classes, Mah-Jong, knitting, painting, and school holiday activities. There is limited scope to increase the amount or size of these existing activities due to the building size, layout.

A number of the existing activities and classes that are offered fill very quickly and could be expanded to meet the demand, examples include the ‘art classes and all school holiday programs.

A larger and purpose built space would allow the expansion of existing popular classes that would complement the Town’s existing offerings.

It could also allow dedicated spaces for youth and seniors which the Town does not currently have which will contribute to the social connection and health of our community.

Opportunity exists on the combined site for development of a new CCHL which integrates and provides for joint facilities on the remainder of the site (see comments below relative to the preparation of a Masterplan for the Site and adjoining land).

In terms of built recreation facilities, the Town owns and manages an Aquatic Centre with heated pools and a splash pad. In 2022 Council made the decision to renovate and improve the former Bowling Club site into a multipurpose recreation hub for dry leisure activities such as yoga, martial arts, social bowls, dance, meditation etc.

It is envisaged that this centre (located on Bay View Terrace) will provide a different offering to the future 'Claremont Park East' site but also provide space for community groups during the building phase of this main project.

## 5. Effect on other persons providing facilities and services in the district

This Business Plan is required to include an assessment of the "*Effect on other persons providing facilities and services in the district*" if the Town purchases the Site.

The Town is not acquiring the Site to compete. One role of a local government and the Town is to provide community facilities and promote and encourage social participation and inclusion.

As set out above, if the Site is acquired the Town intends to develop a Masterplan for the Site (and adjoining land) and with a developer consider the appropriate mixed-use development options. These may include non-residential/retail/commercial/showroom space, residential and dedicated spaces for community use.

This is expected to have a direct positive impact for the local community and businesses. The addition of commercial premises is not anticipated to have a negative effect on other persons providing facilities and services within the Town.

The Town is a vibrant and thriving community that is home to more than 11,200 people, with an estimated growth of 30% to 14,600 people over the next 20 years. Therefore, additional residential housing will be in demand.

## 6. Expected financial effect on the Town

This Business Plan is required to include an assessment of the "*Expected financial effect on the Town*" if the Town acquires the Site.

The main financial impact is the cost to acquire the Site.

The Town has a “Future Fund”, with the purpose to “provide for the future planning and undertaking of capital and infrastructure works in the Town”. This Future Fund will have an anticipated closing balance at 30 June 2023 of \$5,007,545 which can be accessed to enable the acquisition.

Alternatively, a loan can be acquired. Financial modeling will be provided to Council to determine the best approach for the Town.

## 7. Expected effect on matters referred to in the Town’s current plan Strategic Community Plan

Under the Act, all local governments are required to develop and adopt a Strategic Community Plan. A Strategic Community Plan is the overarching document that sets out in broad terms the visions, aspirations and objectives of the community.

This Business Plan is required to include an assessment of the “Expected effect on matters referred to in the Town’s Strategic Community Plan” if the Town purchases the Site.

Council adopted the Town’s latest version of the Strategic Community Plan Claremont Ahead 2021-2031 at its Ordinary Council Meeting on 6 July 2021.

The Town’s Strategic Community Plan has been developed following extensive consultation with community and stakeholders and forms the basis for the Town’s projects and endeavours for the decade ahead. It provides direction for other plans within its five key goal areas: Leadership and Governance, Liveability, People, Environmental Sustainability and Local Prosperity.

The Town’s Strategic Community Plan 2021 – 2031 provides:

**STRATEGY** - Effectively manage and enhance the Town’s community facilities in response to a growing community

**Performance Indicators**

- New Claremont Museum facility officially opened 2022
- New McKenzie Pavilion officially opened 2022
- Aquatic Centre Renovations complete 2022
- Community Facilities Study approved by Council 2021
- Leases executed
- Right of Way Policy approved by Council 2022
- Stirling Highway Access Study Completed 2022
- Noise Impact Study completed 2022 or less
- Parks and Gardens budget approved and expended
- Cycle network plan approved by Council 2024

**STRATEGY** - Facilitate opportunities for social participation, health, learning and inclusion through programmes events, activities and services

**Performance Indicators**

- Claremont Library and Community Hub’s Annual KPI’s met and budget expended
- Claremont Museum’s Annual KPI’s met and budget expended
- Claremont Aquatic Centre’s Annual KPI’s met and budget expended
- Footpath annual program completed, and budget expended

Additionally, the Town has the following strategic goals:

- Effectively manage and enhance the Town’s community facilities in response to a growing community.
- Facilitate opportunities for social participation, health, learning and inclusion through programmed activities and events.
- Provide opportunities for local community groups that support their capacity and ongoing sustainability.
- Develop and implement a strategy that supports services for seniors and youth.

This acquisition of the Site and future development is likely to help the Town achieve its strategic goals by providing space for a dedicated community facility and facilitating opportunities for social participation, health, learning and inclusion.

## 8. Ability of the Town to manage the transaction

This Business Plan is required to include an assessment of the *“Ability of the Town to manage the transaction”*.

The transaction is the purchase of the Site. The initial purchase would involve negotiation in relation to price and conditions of sale. The Town has a well-rounded Executive Team with skills and experience in accounting, law, planning, engineering, marketing and financial management who can manage the negotiation and then settlement of the acquisition.

In order to reduce any risk that may arise, the Town would engage a settlement agent who can work with the Town to finalise settlement of the acquisition.

## 9. Submissions

The Town is required to advertise this Business Plan for a minimum of six (6) weeks, during which time it will receive submissions on the Business Plan.

Submissions can be sent to the Chief Executive Officer until 16 July 2023 via email (toc@claremont.wa.gov.au) or by mail (PO Box 54, Claremont WA 6910) or hand delivered to the Town’s Administration Centre.

Any submissions received will be presented to Council who will decide whether to proceed with the purchase of the Site.

## COMMUNITY VISION

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community. We exist to deliver quality services for Claremont today and to build the foundation for the future.

Principal place of business:  
308 Stirling Highway,  
Claremont, WA, 6010

