

**G.6/9/17 SUTTON'S FARM LOCAL DEVELOPMENT PLAN: LOT 506 APOLLO PLACE, HALLS HEAD
FINAL APPROVAL (BD / NL) (REPORT 1) (P.4/9/17)**

Council was requested to consider the proposed Local Development Plan (LDP) for Lot 506 Apollo Place, Halls Head for final approval. The subject site (commonly referred to as 'Sutton's Farm') contained three historic buildings and was bounded by Apollo Place and Old Coast Road to the east, short stay accommodation units to the north, a canal waterway to the west and vacant residential lots to the south.

Due to Scheme Amendment 134, the subject site was now zoned 'Special Use' in Town Planning Scheme No. 3 and in accordance with provisions inserted within Appendix 3 of the Scheme, a Local Development Plan was required to be prepared prior to subdivision or development approval, to address a number of detailed design matters.

Officers had prepared the LDP in consultation with the landowner. If approved, the LDP would provide detailed design guidance and development control provisions for the conservation and adaptive re-use of the heritage buildings on the site and for any proposed residential development / tourist accommodation to the north and south of a proposed central heritage open space precinct.

The LDP was advertised for a period of 28 days to 728 surrounding residents. Three submissions had been received. One from the proponent, one from an adjacent neighbour and one from the State Heritage Office.

Following the advertising period, a number of modifications had been made to the document as follows:

- The inclusion of relevant text from the Scheme Provisions, for ease of reference; and
- A number of minor wording changes, as recommended by the State Heritage Office, namely the wording of a number of sections to ensure that new materials and finishes do not 'match' the heritage buildings but are of sympathetic, complementary materials which easily distinguish new from old fabric.

Further modifications to the plan were also recommended as follows:

- The configuration of the proposed residential lot to the south-west of the Single Men's Quarters; and
- The addition of wording to restrict nil setbacks along the northern boundary of the northwestern most lot identified on the LDP, adjacent to Quest Apartments.

Concurrently with the advertising of the LDP, negotiation had occurred regarding the proposed closure of the pedestrian access way (PAW) to the south of the site.

Agreement had been reached between the adjoining landowners of the PAW, for the land to be acquired by and amalgamated into the site, subject to the provision of reciprocal rights of access arrangements over the front section of the PAW land (which would become part of the driveway of the south-west residential lot) and the existing adjacent shared driveway to Strata Lots 1 and 2.

City drainage infrastructure is also contained within the PAW land and as such would require a 3 metre easement ensuring access was maintained to the site.

It was recommended that final approval was granted to the Local Development Plan. Council was also requested to provide support to the closure of the PAW located at Lot 55 Apollo Place, Halls Head, subject to approval from the Minister of Lands and amalgamation of the land into the adjoining property at Lot 506 (No. 15) Apollo Place, Halls Head.

MOTION: Lynn Rodgers / C Knight

That Council:

1. Adopts the Sutton Farm Local Development Plan (Plan ref: 16/LDP70/001, dated 27 March 2017) be adopted for final approval in accordance with Clause 52 of the Deemed Provisions for Local Planning Schemes, subject to the following modifications:

(i) Modify the configuration of the proposed single residential lot to the south-west of the Single Men's Quarters.

(ii) Text to be inserted into the LDP to require setbacks to the northern boundary of the north-western most lot to be a minimum of 1.5 metres.

2. Request the Minister for Lands to close the Pedestrian Access Way at Lot 55 Apollo Place, Halls Head, between Lot 506 (No. 15) Apollo Place, Halls Head and Lot 1 (No. 6) Apollo Place, Halls Head, for the re-vestment and amalgamation into the adjoining property at Lot 506 (No. 15) Apollo Place, Halls Head, subject to the provision of a drainage easement to protect the City's asset;

3. Acknowledges all costs associated with the closure and amalgamation of the PAW, including all costs associated with the drainage easement, are to be borne by the adjoining landowner at Lot 506 (No. 15) Apollo Place, Halls Head.

CARRIED UNANIMOUSLY: 9/0
(This item was adopted en bloc)