

**PROPOSED AMENDMENTS / RESOLUTIONS AT
COMMITTEE OR COUNCIL MEETINGS**
(Elected Members)

Please forward this form to – Governance@melville.wa.gov.au

Name:	Cr Nick Pazolli
Date of Meeting:	September 15, 2020
Meeting of the:	Ordinary Meeting of Council
Item No.	P20/3867
Title of Item	Submissions Report – Ground Lease Redevelopment Proposal 13 The Esplanade & Kishorn Road, Mt Pleasant

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to the Elected Member who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstance is it to be expressed to any party that administration or any officer holds a view on this motion other than that expressed in an official written or verbal report by administration to the Committee or Council meeting considering the motion.

PROPOSED AMENDMENT OR REJECT AND REPLACE MOTION:

(If an amendment is proposed, please identify the words being amended and reasons for the amendment)

That the Officer Recommendation is amended by replacing Item 2 with the following:

“2. Requests the Chief Executive Officer to proceed with the preparation of a ground lease agreement with ORYX Communities Melville Pty Ltd that includes restriction of any building to be constructed on the site to no more than 10 storeys and present the draft agreement to Elected Members at an Elected Member Information Session for discussion prior to adoption for signing to be authorised at a subsequent Council meeting.”

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REASONS:

1. The proposed amendment requires that the Ground Lease contract is written with a condition on ORYX that the proposed building is kept to a height of no more than 10 storeys on this M10 site. This condition was strongly requested in the community feedback.
2. Given that this site is City owned land it is essential that the City sets a positive example to constrain building heights on its properties that matches the expectations of the Melville / Canning Bridge community.
3. In addition, this City land should be developed in a manner that is consistent with the built form objectives of the Canning Bridge Activity Centre Plan (CBACP). In particular, the objective to have a diversity of built forms within each of the zone areas (H4, H6-8, M10, M15) of the Plan. Currently all new developments in the M10 zone have been approved with building heights in excess of 14 storeys, whereas the community & Council's expectation of the CBACP was that developments would vary in height typically between 8 and 12 storeys. Restricting development on this site to 10 storeys signals how Council would like to see developments to proceed.
4. In addition, this amendment requests the CEO proceed to negotiate the ground lease contract but does not authorize the CEO to execute the contract without first referring the draft contract to an EMIS and then obtaining authorization to sign the contract from a subsequent future motion of Council. This process is consistent with the motion passed unanimously by Council at the December 2018 Special Meeting of Council in dealing with the feedback on the Melville Stock Rd Aged Care ground lease (also under consideration at this OMC). As we have seen when considering the Melville Stock Rd Aged Care ground lease, it is prudent for the Council to review a draft lease before allowing the signing of the lease.

SIGNATURE: _____

**** Please circulate to all Members of the Council, preferably a few days prior to the meeting, or on the night, and pass a copy of this form to the officer recording the minutes of the meeting. ****

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