



27 FEBRUARY 2023

Shire of Esperance

ORDINARY COUNCIL

28 FEBRUARY 2023

SUPPLEMENTARY ITEMS

we make it

happy

16. URGENT BUSINESS APPROVED BY DECISION

Item: 16.1

Variation to Agreement to Lease Reserve 53801 (Lot 299 Goldfields Road, Castletown) to RAC Parks and Resorts

Author/s	Trevor Ayers	Manager Community & Economic Development
Authoriser/s	Shane Burge	Chief Executive Officer

File Ref: D23/5269

Applicant

RAC Parks and Resorts

Location/Address

Reserve 53801 (Lot 299 Goldfields Road, Castletown)



Executive Summary

RAC Parks and Resorts have proposed a change to the lease over Reserve 53801 (Lot 299 Goldfields Road, Castletown) to enable a large section of the old Blue Waters Lodge building to be retained.

Recommendation in Brief

That Council endorse the change to the proposal from RAC Parks and Resorts for the development of Reserve 53801 (Lot 299 Goldfields Road, Castletown) to retain a large section of the existing Blue Waters Lodge building and request the CEO include this change in the lease being negotiated.

Background

At the Council Meeting of 22 November 2022 Council endorsed the disposal of Reserve 53801 by lease to RAC Parks and Resorts, subject to public advertising. At the end of the advertising period no submissions were received and the development of the lease has commenced.

RAC Parks and Resorts have now approached the Shire with a proposal to amend the original proposal to enable a large section of the existing Blue Waters Lodge (formerly Fresh Air League) building to be retained on site. The original plans included demolition of the entirety of the building.

Officer's Comment

This is a positive outcome enabling some of the sites history to be maintained within the new development. Further information regarding the proposed change is contained within Attachment A, with a full site plan at Attachment B and an artist's impression of the retained portion of the building at Attachment C.

Consultation

Nil

Financial Implications

Nil

Asset Management Implications

Nil

Statutory Implications

Nil

Policy Implications

Nil

Strategic Implications

Council Plan 2022 – 2032

Growth And Prosperity

Esperance is seen as a destination of choice to live and work

Environmental Considerations

Nil

Attachments

- A¹. Request for Amendment
- B¹. Updated Site Masterplan
- C¹. Sketch of Retained Lodge Building

Officer's Recommendation

That Council endorse the change to the proposal from RAC Parks and Resorts for the development of Reserve 53801 (Lot 299 Goldfields Road, Castletown) to retain a large section of the existing Blue Waters Lodge building and request the CEO include this change in the lease being negotiated.

Voting Requirement

Simple Majority



Mr Shane Burge
CEO
Shire of Esperance
Windich St,
Esperance WA 6450

27 February 2023

Dear Shane,

Blue Water Lodge Site – “Fresh Air League” Building

Further to our recent discussions, I believe we have come up with an excellent solution for the issue of Heritage Council's interest in the 'Fresh Air League' Building, and it's possible subsequent heritage listing. I have been back to site and spent the day with our architect looking at different options and I think we have come up with a 'win-win' outcome.

We are going to propose that we keep a large section of the building at the western end, and convert it into a large, family 'homestead', and remove the rest of the main building. Utilising the timber from the demolished section, we will replace the asbestos on the retained section. We believe that by salvaging the few original doors and windows in the eastern side, we will be able to replace the various different types that have been installed around the western end over the years. I have attached a revised plan and sketched 'artist's impression' which makes things clearer. All ancillary buildings, managers residence, ablution blocks etc, will be demolished.

Whilst it comes with an increased capital cost, the end product will be a good addition commercially so I believe I will have a straightforward internal approval process. It will also fit in very nicely with the existing style of buildings at the holiday park and intended for the expansion area.

This will negate our previous offer to contribute to any relocation effort, however, we still propose to;

- Re-use timber wherever cost effective, from the removed section of the building;
- Represent the original building through photographs etc through the property; and
- Relocate the stone bench that is presently at the front of the building.


I am hoping that yourself and Council will agree that this is a good outcome and that we can put this forward to Heritage Council and the community as an outcome jointly (or separately but in agreement). The ideal outcome being that we can feel secure that the Heritage Council would not issue a stop work order once work commences.

This would then allow us to close out our due diligence processes and agree on the lease. However, we would need to re-visit the timeframes intended in the original proposal as unfortunately, we will not be able to commence in April as intended before this issue arose.

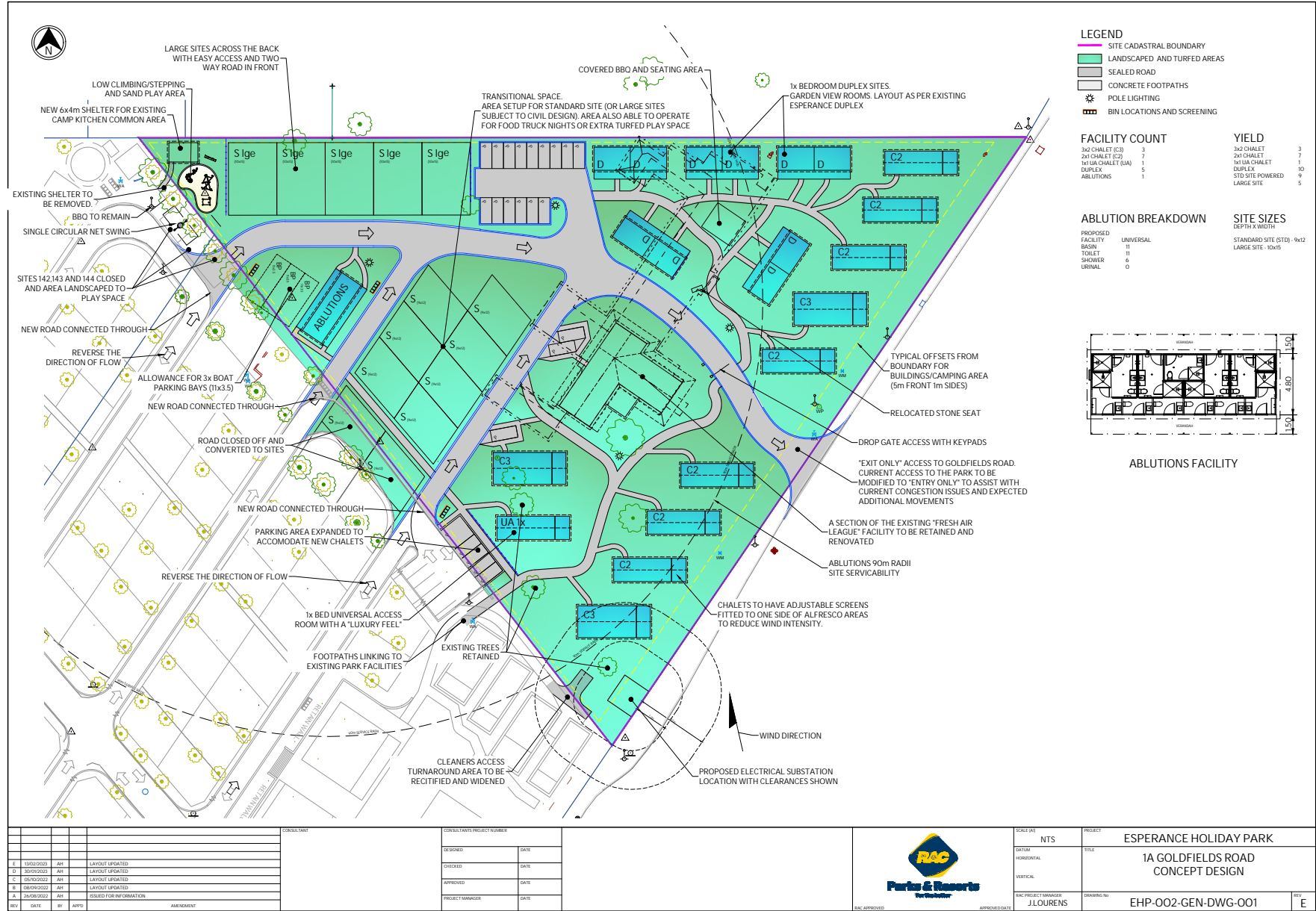
If you could please consider the above and attached and let me know your thoughts, we can start to prepare a proposal for Heritage Council and work on a communications plan for the Esperance community.

Please feel free to contact me with any queries or concerns.

Sincerely

A handwritten signature in black ink, appearing to read 'Chris Clifton', with a large, stylized initial 'C'.

Chris Clifton
General Manager - Tourism Asset Development
RAC Tourism Assets





17. MATTERS BEHIND CLOSED DOORS