



Ordinary Council Meeting 14/12/21

Item 12.3 refers

Attachment 5

Schedule of Submissions

Creating opportunities



**CITY OF BELMONT
SCHEDULE OF SUBMISSIONS**

Application Number: 483/2021
Development Description: Conservation Works to Ascot Kilns
Address of Development: 80 Grandstand Road ASCOT 6104

No.	Submitter	Summary of Submission	Officer Comment
1	P McLean 2/7 Marina Drive, Ascot	a. We do not want millions spent on maintaining old brickwork infrastructure. b. We fail to see the significance or benefit.	a. This is not a valid planning consideration. The landowner, being the Western Australian Planning Commission, is proposing to undertake the works which are funded by the State Government, and it is the City's obligation to assess the planning merits of the proposal. b. The subject site is included on the State Register of Heritage Places and the City's Heritage Inventory, and there is identified cultural heritage significance of the place. The works will have an overall positive impact on the significance on the place. Refer to discussion in Council report.
2	S Cotton 9 Cygnus Road, Ascot	a. I applaud these renovation efforts. The kilns area has been in disrepair and an eyesore for too long and has especially adversely affected Ascot Waters. b. It is key that the parcel remain undeveloped with any other endeavours and should be a beautiful, historic landmark park that will be pleasant to visit or pass by. Any open space on the block should be used for a park with vegetation, paths and benches. Perhaps the site could host a farmers market. If the City has plans for further activities/developments, then all residents would need to be consulted. It would also be beneficial for the architect/consultant to have occasional meetings with residents to discuss the work undertaken. Ongoing communication is important. A footpath is also needed on the kilns side of Grandstand Road.	a. Support for conservation works noted. b. This application does not consider the future reuse or redevelopment of the site. This matter, as well as construction of new infrastructure such as footpaths, may be considered through future planning and redevelopment of the site at the landowner's discretion. Refer to discussion in Council report.
3	J Cotton 9 Cygnus Road, Ascot	a. The renovation of the kilns property is an excellent undertaking and I look forward to its completion. The area has been neglected for too long. b. My primary concerns have to do with keeping it as open space, making it an inviting park setting, adding usable footpaths around the site, planting trees and vegetation and adding benches and other infrastructure for people's enjoyment.	a. Support for conservation works noted. b. Refer to Officer Comment 2 (b) above.

4	<p>Ascot Kilns & Parry Field Action Group</p> <p>24 The Boardwalk, Ascot</p>	<p>a. It appears there is good intent to restore the kilns and stacks to a very high standard. The success of this project will require recruitment of highly skilled tradespeople and heritage conservation consultants.</p> <p>b. We believe [the plans for the roof] is a lost opportunity to showcase the magnificent artisan work inherent in the kilns construction. The Shot Tower in Melbourne (Melbourne Central) is a pleasing example of a sensitively enclosed historic structure. We believe that, far from 'minimising the visual impact', the roof canopy design and materials should form a unifying element in a dramatic but historically sympathetic manner. A futuristic design could acknowledge the significance of this historical site whilst heralding the wishes of the wider community to make this a vibrant and welcoming destination for both residents and tourists.</p>	<p>a. Comments noted.</p> <p>b. Comments noted. It is not considered that the City is able to compel the landowner to revise the design of the roof canopy structure. There are no development standards that require such a structure to be erected. Refer to discussion in Council report.</p>
5	<p>S Holt</p> <p>24 The Boardwalk, Ascot</p>	<p>a. It appears there is good intent to restore the kilns and stacks to a very high standard. The success of this project will require recruitment of highly skilled tradespeople and heritage conservation consultants.</p> <p>b. We believe [the plans for the roof] is a lost opportunity to showcase the magnificent artisan work inherent in the kilns construction. The Shot Tower in Melbourne (Melbourne Central) is a pleasing example of a sensitively enclosed historic structure. We believe that, far from 'minimising the visual impact', the roof canopy design and materials should form a unifying element in a dramatic but historically sympathetic manner. A futuristic design could acknowledge the significance of this historical site whilst heralding the wishes of the wider community to make this a vibrant and welcoming destination for both residents and tourists.</p>	<p>a. Comments noted.</p> <p>b. Refer to Officer Comment 4 (b) above.</p>
6	<p>S Carter</p> <p>3/10 Marina Drive, Ascot</p>	<p>a. My concern is that this development plan does not meet the local community desires. I personally envisaged a more interactive element for the restoration of the kilns, i.e. people being able to walk around the structures and even go inside them. Instead it appears as though they will be visible from a distance and through a garrison fence only. To me, this represents poor value to the community and a lost opportunity for the value of the structures to be appreciated by close inspection.</p> <p>b. There was no community consultation conducted by the State Government prior to seeking tenders for this restorative project or my point might have been raised at that time.</p>	<p>a. Comments noted. This application considers primarily the conservation of the structures to restore them and ensure their ongoing structural integrity, as well as reinstate the roof canopy and fencing which are currently in substandard condition. It is not considered that these works would preclude future works on the site from providing a more interactive element, perhaps when the reuse and redevelopment of the site is considered. Refer to discussion in Council report.</p> <p>b. The City cannot compel a landowner to undertake pre-application community consultation.</p>
7	<p>R Moreton (Late submission)</p> <p>3/51 Tidewater Way, Ascot</p>	<p>a. Good to see this historic site is going to be restored. Places of historic interest should be preserved.</p>	<p>a. Support for conservation works noted.</p>