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Supermarket, motel plan for Clare lawn tennis site

BY NAN BERRETT

A new \$10 million supermarket building, speciality shops and a motel will be built on Clare's former tennis court site once planning approvals are received.

Adelaide based developers Urban 3 presented their plans to Clare and Gilbert Valleys Council mayor Allan Aughey last week, and handed their completed planning application in on Monday.

"We are hopeful than an approval will be forthcoming from the Clare and Gilbert Valleys Council and we can commence construction before Christmas, with a construction period of 10 months," Urban 3 construction director Tony Siciliano said.

Project manager Bruce Harris said the building had been designed to accommodate a car park above the supermarket and between the 28 motel units, with the building to be raised above the flood plain on the site.

The total height of the building development will be about 13 metres.

"The motel came about as an idea that you could have a motel in the main strip of Clare, with access to a restaurant/café, with also direct walking distance to the main town centre," Mr Harris said.

Vehicles will access the development from the Farrell Flat Road and there will be a pedestrian entry on Main North Road.

Developers hope to use as much locally-sourced material as possible in the project, and are looking at the possibility of Manoora sandstone for the façade and using Mintaro slate where appropriate.

The building will be prefabricated before coming onto the site.

As an outcome of meeting Mayor Aughey and council chief executive officer Roy Blight last week, Mr Harris said modifications would be made to the plans to include bike racks and baby change facilities, and developers will also consider the installation of an art mural on the northern external wall.

Access to and from the building's car park would be by travelator and a lift – the car park will have sufficient height to accommodate 4WD vehicles.

Mr Harris said the 4 to 4.5 star motel had been designed as a wrap-around concept with all rooms having balconies. The motel will have direct lift/stair access to the restaurant/café amongst the speciality shops on the ground floor.

The development will use "green efficiencies" and builders will engage a specialist energy rating company in the development stage.

To ensure the proposed development will not



M2 Design's north west view of Urban 3's supermarket and motel development on Clare's former lawn tennis site.



The floor plan of the supermarket and speciality shops level of the development.

aggravate existing flooding within Clare, Urban 3 engaged the specialist consulting services of Australian Water Environments, which has a strong history in floodplain mapping throughout the state, including recent flood mapping of the Hutt

River through Clare.

"This will be a magnificent development for the community and assist with more accommodation for the local tourism business around the area," Urban 3 director Rob Fiorita said.



Clare and Gilbert Valleys Mayor Allan Aughey is shown the plans for the proposed supermarket, speciality shop and motel development on Clare's former tennis court site by project manager Bruce Harris.

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