



Council Minutes

24 April 2001



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24 APRIL 2001
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MINUTES OF THE ORDINARY MEETING OF THE TOWN OF CAMBRIDGE HELD AT THE COUNCIL'S ADMINISTRATION/CIVIC CENTRE, 1 BOLD PARK DRIVE, FLOREAT ON TUESDAY 24 APRIL 2001.

1. PRAYER, DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

His Worship the Mayor took the Chair and the prayer was read by the Chief Executive Officer. The meeting was declared open by the Mayor at 5.34 pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Present:

Mayor Ross J Willcock JP

Councillors: Marlene A Anderton
David G Berry
Graham J Burkett JP
Alan J Langer
Corinne M MacRae
Pauline O'Connor JP
Kerry Smith
Ian Steele

Officers: Graham D Partridge, Chief Executive Officer
Jason Buckley, Executive Manager Corporate and Customer Services
Chris Colyer, Executive Manager Technical Services
Ian Birch, Executive Manager Development and Environmental Services
Denise Ribbands, Administration Officer (Governance)

Apologies:

Nil

Leave of Absence:

Nil

3. QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN WITHOUT DISCUSSION

Nil

4. PUBLIC QUESTION TIME

Mr R E Bennington – 73A Marlow Street, Wembley.

Re: Wembley Traffic Management Plan Survey – April 2001

There is considerable debate regarding the validity of some survey forms, even the whole survey.

Question 1

Does Council have a standard policy for retaining survey responses on file?

Question 2

If not, will Council, in this instance, collect the responses and file for independent analysis if requested?

Response:

Council maintains its records in accordance with the State Records Office Retention and Disposal Schedule for Local Government Records. The Wembley Traffic Management Community Consultative Committee was established to operate independently of Council in its decision making process and is to submit its findings to the Council for consideration.

It is understood that the survey responses mentioned in the question will be formally submitted to the Council, together with the Committee's final report, at the Council meeting to be held on Tuesday 22 May 2001. Any documents submitted to the Council at this time will be filed and maintained in accordance with the approved Retention and Disposal Schedule.

Mr Stephen Neille, 4 The Boulevard, Floreat

Re: Floreat Forum Redevelopment

Question

Can the Town of Cambridge together with Bovis (Lend Lease) and Floreat Primary School put some finances together to construct a new pedestrian bridge across Howtree Place (from the school to the Forum) as part of the Forum Redevelopment Scheme?

Response

The prospect of a bridge connecting the Floreat Forum with the Floreat Primary School has not been previously considered. This would, of course, have to be discussed between all parties involved and is not a matter that the Council alone could decide.

Given the nature of Howtree Place and the traffic volumes it carries, it has generally been considered that the pedestrian crossing (staffed during key times) is adequate to serve the school. The proposal for a bridge, however, can be considered with the detailed planning for the refurbishment and extensions to the Floreat Forum. It should be recognised that the Education Department would be a key contributor to any such Scheme.

5. APPLICATIONS FOR LEAVE OF ABSENCE

Moved by Cr MacRae, seconded by Cr Burkett

That in accordance with Clause 2.9 of the Standing Orders, approval be given for Leave of Absence to be taken by:-

- (i) Mayor Willcock JP from 8 to 19 May 2001 inclusive;**
- (ii) Cr Smith from 25 to 26 April 2001 inclusive.**

Carried

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

The Chief Executive Officer advised that a petition containing 326 signatories was submitted to the Development and Environmental Services Committee Meeting held on 17 April 2001 by Mr Peter Duckett, 19 Chandler Avenue, Floreat requesting that Council changes the planned Floreat Forum redevelopment due to its adverse impact on nearby residential areas and safety concerns from increases in traffic flow, particularly in respect to:-

- (a) the relocation of the Service Station to amore appropriate location within the complex;**
- (b) the increased Floreat Avenue traffic.**

A petition containing 42 signatories has also been submitted appealing to the Council to incorporate a Community Centre into the new Library Development to enable the local community to use a facility that is both practical and functional and will continue to encourage community activities.

Moved by Cr Anderton, seconded by Cr Smith.

That in accordance with clause 2.26 of the Standing Orders, the petitions be received and the petition relating to the new Library Development be referred to the Corporate and Customer Services Committee.

Carried

7. CONFIRMATION OF MINUTES

Moved by Cr Smith, seconded by Cr Berry

That the Minutes of the Ordinary Meeting of the Council held on 27 March 2001 be confirmed.

Carried

8. ANNOUNCEMENTS BY THE MAYOR WITHOUT DISCUSSION

His Worship the Mayor advised that the Perry Lakes Working Group meeting which was to be held on Thursday 26 April 2001 has been re-scheduled and will now be held on Thursday 3 May 2001 at 5.30 pm.

9. COMMITTEE REPORTS

Prior to consideration of the following reports, members of the public present at the meeting were reminded by the Mayor that they should not act immediately on anything they hear at this meeting, without first seeking clarification of Council's position. They were advised to wait for written advice from the Council before taking any action on any matter that they may have before the Council.

TECHNICAL SERVICES COMMITTEE

The report of the Technical Services Committee Meeting held on 10 April 2001 was submitted as under:-

1. DECLARATION OF OPENING

The Presiding Member declared the meeting of the Technical Services Committee open at 5.32pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Present :	Time of Entering	Time of Leaving
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Members:

Cr Alan Langer (Presiding Member)	5.32pm	6.50pm
Cr Marlene Anderton	5.32pm	6.50pm
Deputy Mayor Cr Pauline O'Connor JP	5.32pm	6.50pm
Cr Ian Steele	5.32pm	6.50pm

Observers:

Mayor Ross Willcock, JP	5.32pm	6.50pm
Cr David Berry	5.40pm	6.50pm
Cr Corinne MacRae	5.32pm	6.50pm
Cr Kerry Smith	5.42pm	6.50pm

Officers:

Chris Colyer, Executive Manager Technical Services
Ross Farlekas, Manager Parks and Landscape
Neil Costello, Manager Policy and Administration
Denise Ribbands, Administration Officer (Governance)

Adjournments: Nil

Time meeting closed: 6.50pm

APOLOGIES/LEAVE OF ABSENCE

Nil

3. PUBLIC QUESTION TIME

Nil

4. DEPUTATIONS AND PETITIONS

Item TS01.36

- Mrs Jeanette Stacey, Chairperson Wembley Traffic Management Community Consultative Committee.
- Mr Martin De Haas, Member of the Wembley Traffic Management Community Consultative Committee.

5. CONFIRMATION OF MINUTES

Resolved that the Minutes of the Ordinary meeting of the Technical Services Committee held on 13 March 2001 as contained in the March Council Notice Paper be confirmed.

6. DECLARATION OF MEMBERS INTERESTS

Nil

7. REPORTS

TS01.36

WEMBLEY TRAFFIC MANAGEMENT COMMUNITY CONSULTATIVE COMMITTEE (File Reference: TES0386)

PURPOSE OF REPORT:

To present to Council the Initial Interim Report and recommendations from the Wembley Traffic Management Community Consultative Committee concerning traffic issues within the precinct bounded by Herdsman Parade, Dodd Street, Harborne Street, Salvado Road and Selby Street.

BACKGROUND:

In October 1999, Council installed a trial seagull island in Jersey Street on the northern side of Grantham Street with a view to reducing the traffic accidents at this intersection as funded by the Federal Black Spot Program. This treatment was not accepted by the community. An alternative treatment was developed which involved traffic calming in the precinct between Herdsman Parade and Grantham Street, west of Holland Street to Selby Street. As a result of a community survey, Council adopted a works program for the precinct and this plan was implemented in September 2000, with the exception of speed plateaus.

On 12 October 2000, a Special Meeting of Electors was held and the following resolution was passed:-

"That the residents of Wembley request the Town of Cambridge to arrange for a committee of electors of the Wembley Ward, limited to two representatives from streets bounded by Selby Street, Herdsman Parade, Dodd Street, Harborne Street and Salvado Road, and the Chief Executive Officer of the Town of Cambridge, to liaise with the Administration with a view to presenting to Council the residents of Wembley views on various option for a traffic management plan(s) for the Wembley Ward ("The Consultative Committee")."

At the Council meeting on 24 October 2000, Council considered this item along with the other issues raised at the Special Meeting of Electors (Refer Item 12.2) and decided as follows:-

"That:-

- (i) the Council establishes a Community Consultative Committee to consider various options for a traffic management plan for the area bounded by Salvado Road, Selby Street, Herdsman Parade, Dodd Street and Harborne Street;*
- (ii) a report be prepared on how this may be undertaken and submitted for the consideration of the Technical Services Committee."*

On 28 November 2000, the Council considered proposed guidelines and made the following decision:-

"That:-

- (i) Council arranges for a Committee of electors to be formed from within the area bounded by Salvado Road, Selby Street, Herdsman Parade, Dodd Street and Harborne Street with the following guidelines to be adhered to:-*
 - (a) an advertisement to be placed in the News Chronicle and Post Newspaper and a letterbox drop be undertaken seeking nominations from each street. Individual streets can nominate two representatives and individuals can also be nominated. Should the number of nominations exceed two, the Chief Executive Officer is to draw lots;*
 - (b) nominations will be received up to 3.00pm on Wednesday, 13 December 2000, with the initial community consultation meeting to be scheduled for 7.00pm on Wednesday, 20 December 2000 at the Town's Administration Centre;*
 - (c) the first meeting is to be initially chaired by the Chief Executive Officer, with participation by Council's Administration and Consultant Engineer, Connell Wagner;*
 - (d) the Consultative Committee is to elect its own Chairperson at the first meeting and develop its Terms of Reference. The Committee will also develop its timeframe for the review process and establish a meeting schedule to suit. Meetings will be held at the Council's Administration Centre.*
- (ii) it be recommended to the Consultative Committee that it invites as observers a representative from:-*
 - Moondine Drive and Herdsman Parade (City of Stirling)*
 - City of Stirling Technical Services*
 - Main Roads WA*
 - Local State Member of Parliament*
 - Wembley Primary School;*
- (iii) Connell Wagner be appointed in accordance with their Professional Consultancy contract to provide traffic management advice, data collection, plan preparation and to assist with preparation of the Consultative Committee report on its views and various options for presentation to Council for consideration;*
- (iv) the Chief Executive Officer be authorised to expend Town funds and provide staff resources to service the Committee with expenditure authorised to a limit of \$20,000. Funding is to be provided from within the 2000/2001 Budget from funds identified by the Chief Executive Officer;*

- (v) *Council be provided with reports on the status and progress of the Consultative Committee;*
- (vi) *the City of Stirling be advised of Council's decision with regard to arrangements for the establishment of a Community Consultative Committee.*
- (vii) *the Community Consultative Committee be requested to complete its report for consideration at the Technical Services Committee meeting to be held on Tuesday 13 March 2001."*

Other Council decisions have been made that are relevant are detailed below for information:-

1. Council Meeting – 24 October 2000 – Item 12.2

"That the road works that have been put in place on Herdsman Parade at Jersey Street, Alexander Street, Simper Street and Holland Street, not be removed until the Community Consultative Committee has agreed what works are required."

"That the Council will not consider the removal of the road works put in place in Herdsman Parade until such time as the Consultative Committee has reached a conclusion and the Council has reviewed whether or not changes should be made."

2. Council Meeting – 28 November 2000 – Item TS00.117

"(ii) works associated with construction of speed plateaus in Keane Street, Marlow Street, Simper Street, Alexander Street, Jersey Street, Pangbourne Street and Holland Street be suspended until the Community Consultative Committee has been formed and the Council receives recommendations relating to the requirement to construct the speed plateaus."

3. Council Meeting – 27 March 2001 – Item TS01.27

"That:-

(ii) the Community Consultative Committee be advised that:-

- *the issues raised by the Wembley Community Consultative Committee be noted and these issues will be deferred until the final report of the Committee has been considered by Council and the Council has reviewed whether or not changes should be made;*

(iii) the Wembley Community Consultative Committee be granted an extension of time to complete its report for submission to the April 2001 Technical Services Committee."

Footnote:

"The issues raised" in the Item 3(ii) above refers to the design and construction of speed plateaus.

The Wembley Traffic Management Community Consultative Committee, held its first meeting on 20 December 2000. It has had 11 meetings and it is proposed that its Interim Report be tabled at the Technical Services Committee meeting on 10 April 2001.

The Wembley Traffic Management Community Consultative Committee will distribute a survey to the community in the study area so that public comment can be obtained. The public comment will be forwarded to Council prior to the Council meeting on 24 April 2001.

DETAILS:

A copy of the Wembley Traffic Management Community Consultative Committee Draft Report is included in the attachments to this Agenda item. The report is a draft only as the Committee may resolve to make amendments subsequent to the Community Survey. It is proposed that all community submissions be received by the Community Consultative Committee by 17 April 2001, so that the final report can be forwarded to the Council meeting on 24 April 2001.

It is recognised that at least 75% of the Community Consultative Committee supported the draft report. One of the key principles of the draft report is that:-

“Traffic management be based on the principle that all established roads be open to the free use of the people who live in the precinct and that the only restrictions be those of traffic calming and speed limits.”

There was a minority view of representatives on the Community Consultative Committee that supported restrictions at intersections to reduce the volume of traffic through residential precincts bounded by District Distributor Roads.

Recognising the majority view of the Community Consultative Committee supports freedom of movement at intersections, the following 11 Community Consultative Committee recommendations (from 41 presented within the full report), were distributed to the community in a survey form for public comment:-

1. Traffic management in the Town of Cambridge be based on the principle that all established roads in the study area be open to free use of the people who live in the precinct and that the only restrictions be those of traffic calming and limits of speed.
2. Traffic management devices installed at the intersections of Herdsman Parade with Simper Street, Alexander Street, Jersey Street and Pangbourne Street, in September 2000, be removed and unrestricted right turn access be provided from Selby Street into Ruislip Street/Bournville Street for north and south bound traffic.
3. Current road hierarchy be amended to return the section of Jersey Street between Grantham Street and Herdsman Parade to its former road classification of Local Distributor.

4. The traffic lights be installed at the intersection of Jersey Street and Grantham Street as the most appropriate and cost effective option to promote vehicle and pedestrian safety, and subject to costs being further considered, allowance for a separate right turn lane be made.
5. Council undertake a program of works to extend to the whole precinct the local traffic 40 km/hr zone, that is currently in the central portion of streets in the precinct with appropriate entry statements and speed calming in particular, at local streets/distributor intersections on the northern side of Grantham Street and at the intersections of Dodd Street, Walker Street, Drew Street, Bath Street and Collier Street with Daghlish Street and "Stop" signs be installed at the intersection of Scadden Street and Daghlish Street.
6. Council recommend to Main Roads WA that all District Distributor Roads A and B in the precinct be designated 50 km/hr zones and be sign posted accordingly.
7. Council approaches the City of Stirling and other Agencies to consider extending Moondine Drive to improve access to Herdsman Parade.
8. Council promote the implementation of bicycle lanes on District Distributor Roads to provide a network of access within the Council and in particular complete the City to Sea Cycle Way and any of the incomplete Cycleways in the study area.
9. Issues of road safety, speed, traffic noise, or other matters be addressed by reducing speeds and/or making intersections safer, rather than simply closing a road to restrict its use.
10. Council develop and implement a program for the placement of pedestrian refuges in median strips on all Local and District Distributor Roads.
11. Council liaise with the City of Stirling to refine and adopt a Traffic Management Plan proposal for Herdsman Parade.

COMMENT:

It is clear that both Council and the Wembley Traffic Management Community Consultative Committee recognise the issues of:-

- Traffic safety.
- Traffic calming.
- Street enhancements.

Further, the Council and the Wembley Traffic Management Community Consultative Committee recognise the management of traffic by implementing traffic calming through:-

- The installation of traffic calming devices between intersections.
- Providing traffic calming by restricting traffic movement at intersections.

Any assessment of the Community Consultative Committee report may be on the basis of:-

- Road safety.
- Community survey results.
- Wembley Traffic Management Community Consultative Committee report.
- Other traffic management submissions.
- An assessment of technical issues.
- Necessary statutory approvals.
- Availability of funds.

From the Wembley Traffic Management Community Consultative Committee report itemising 41 recommendations and the summary of recommendations in the community survey, it is recognised that there will need to be a priority ranking and a activity timetable established. The ranking for the program will include:-

- Items that can become principles for traffic management within the Town and can be included in a traffic design policy.
- Activities that could be included for traffic calming and provide relief for residents in Marlow Street, Collier Street and Daghish Street.
- Projects that will require negotiation and development in consultation with Main Roads WA, City of Stirling, and Bikewest etc.
- Projects that will be referred to budget for funding.
- Items that may not be further considered by Council.

The surplus funds available in the Council Budget ending 30 June 2001, allocated to "Wembley Area Traffic Management" are still to be calculated.

The Chairperson of the Community Consultative Committee will be in attendance to present the Interim Report to Committee.

FINANCIAL IMPLICATIONS:

The implementation of all the activities in the report will be beyond the Council Budget this financial year. The recommendations will need to be prioritised so that they can be considered within future budgets. One of the key elements in prioritising the activities will be the staging of the program so that in each financial year, each stage can be a self contained program.

POLICY IMPLICATIONS:

The formation of the Wembley Traffic Management Community Consultative Committee and the receipt of its report, is in accordance with Council Policy and established practice.

The public consultation being carried out by the Wembley Traffic Management Community Consultative Committee will be a significant step in assessing public comment. It may be necessary for further public consultation on either a street or

precinct basis to assist with the finalising of the detailed design if approved by Council.

Once the report has been considered by Council, a number of the elements in the report may be included in a Council road traffic policy.

STRATEGIC DIRECTION:

Nil.

STATUTORY REQUIREMENTS:

A number of items including the signs, lines and traffic signals will require statutory approvals. Implementation of some treatments will require consideration as to Section 3.50 requirements of the Local Government Act.

COMMENTS/SUMMARY:

The presentation of the Wembley Traffic Management Community Consultative Committee report in April 2001 is an endeavour to:-

- Improve the traffic management in the Wembley suburb.
- Assist Council with the development of traffic management principles for the Town.
- Identify specific projects for the Wembley suburb traffic management.

It is not practical to make specific recommendations for works programs at this stage as the community consultation program has not been completed and no instruction has been received from the Council.

It is therefore recommended that:-

- (i) the Wembley Traffic Management Community Consultative Committee Draft Report be received;
- (ii) the Final Report from the Wembley Traffic Management Community Consultative Committee including community survey responses be received at the Council Meeting on 24 April 2001;
- (iii) (a) the Final Wembley Traffic Management Community Consultative Committee report, including the Community Survey results and any other reports, be forwarded to the May 2001 Technical Services Committee for consideration.
- (b) upon receipt of the Final Wembley Traffic Management Community Consultative Committee Report and any other reports, the Council gives direction to the Administration on the way it requires the Administration to respond to the reports including action plans for each of the recommendations.

Committee Meeting 10 April 2001

Mrs Jeanette Stacey, Chairperson Wembley Traffic Management Community Consultative Committee and Mr Martin De Haas, Member of the Wembley Traffic Management Community Consultative Committee addressed the Committee in relation to this item.

During discussion, Members agreed that the Wembley Traffic Management Community Consultative Committee Draft Report be noted and the Final Report be received at the Council Meeting to be held on Tuesday, 22 May 2001.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) the Wembley Traffic Management Community Consultative Committee Draft Report be noted;**
- (ii) (a) the Final Wembley Traffic Management Community Consultative Committee report, including the Community Survey results and any other reports, be forwarded to the May 2001 Technical Services Committee for consideration.**
 - (b) upon receipt of the Final Wembley Traffic Management Community Consultative Committee Report and any other reports, the Council gives direction to the Administration on the way it requires the Administration to respond to the reports including action plans for each of the recommendations.**

Carried

TS01.37

TENDER NO. 26-2000/2001 – WASTE AND RECYCLABLES COLLECTION SERVICE (File Reference: TEN0047)

PURPOSE OF REPORT:

To plan the introduction of the new waste and recycling collection service as approved by Council in March 2001 (Item 12.1).

BACKGROUND:

In March 2001 (Item 12.1), Council decided that:-

- “(i) the Council accept the schedule of prices submitted by Cleanaway for General Waste Collection and Green Waste Collection, Recyclables, Reserve Collection and Miscellaneous Items, as presented in accordance with the tender documentation;*
- (ii) tenders be recalled for the two bulk verge waste collections per year to allow for a variation in collection time and for alternate payment options to be included;*
- (iii) the waste collection system to be implemented be:-*
 - (a) General Waste and Green Waste – 1 x 240 litre mobile garbage bin collected weekly;*
 - (b) Recycling Material – 1 x 120 litre mobile garbage bin collected fortnightly;*
 - (c) bulk Verge Collections to be organised twice per year;*
 - (d) additional general waste bins be provided at the costs set in the annual review of fees and charges;*
 - (e) residences who request a greater capacity than 120 litre bin for recycling materials be provided with a 240 litre mobile garbage bin at a cost associated with the bin purchase (Tendered Rate \$55.41). Council will levy costs associated with bin pickup when greater than 1 x 240 or 120 litre bin is used per residence;*
- (iv) a public education and information brochure be prepared for the benefit of all residents to explain the changes associated with the introduction of the revised Waste Management collection procedures.”*

Initial discussions have proceeded with the existing and new Contractors and it is necessary to establish:-

- The commencement date for the new collection system.
- The disposal process of the surplus crates.

- The promotion system prior to the introduction of the new program.
- The bin distribution to residential and commercial properties.
- The rise and fall clause within the contract.

DETAILS:

Cleanaway is able to introduce the new system when required by Council. Amcor has indicated that it is willing to continue its existing service until the introduction of the new system to the extent of being flexible up to one month in either direction. The introduction of the current five year contract was May 1996.

It is desirable that the community receives adequate notice of the introduction of the new waste and recyclables collection service. It is proposed that the transfer will take place during the first two weeks in June 2001.

The transfer will preferably take place over a two week period so that there will be minimum inconvenience to the community. The critical element is when the 240 litre green bin is emptied, it will immediately become a general waste/green waste collection bin and the 120 litre bin will become a mixed recyclables collection bin. Throughout the Town, all green waste bins are emptied once per fortnight and therefore the transfer will be over this two week period.

When the transfer is arranged, the crates will become surplus to the requirements of the waste collection service. It is proposed that each resident may themselves decide if they wish to keep their existing crates. If the resident decides not to keep their crates, they may leave their crates on their verge and the crates will be collected and returned to the Council Depot. There is a surplus of crates at the Depot that have not been used and which will then be available for disposal. It is proposed that these crates be sold to the community on request from July 2001 when the transfer program is complete.

The purchase price to Council for the crates is approximately \$8 each. The crates are available in the community through retailers at \$9 each. It is proposed that the crates be sold for \$5 including GST. If there is a big demand for the sale of the crates, it is proposed that Town of Cambridge residents receive first option and in the first month the crates issued to an individual may be limited. The crates have the "Town of Cambridge" name embossed on the side and therefore the likelihood of retailers taking advantage of the sale of crates surplus to requirements is doubtful.

Council promotion of the new system is a key element in the success of its introduction. Further to the March 2001 Council meeting, there was an article in the newspaper which resulted in a number of community enquiries. It is proposed that there be an article in the Council quarterly newsletter to be distributed in April 2001 and this will be the start of the public information program.

The Cleanaway Company is developing a promotion and public information program for the new system. This may include a public information pack, video, school promotion, stickers on bins and a notice from the Mayor. The details for this will be developed during April 2001.

One of the key issues to be considered is the possible request from residents for an increased collection capacity in the 120 litre recycling bin. It is evident that the existing collection service for general waste through the 120 litre bin collected weekly and the 240 litre bin for green waste collected fortnightly will result in the same capacity being collected via the new system. That is, 480 litres have been collected in the past and 480 litres will be collected in the future each fortnight from the general waste and green waste collection services. The difference with the new system is that 150 litres has been available each week for recycling materials and in the future 120 litres will be available each fortnight.

Details of the recyclables disposal capacity will be outlined in the promotion program. It is recognised that if cans, cartons and plastics are compacted, they should, for the majority of residents, fit into the 120 litre bin to be collected each fortnight. The 20% of Pensioners within the Town will most likely manage comfortably with the fortnightly 120 litre bin. Those with large families may require the additional capacity and it is proposed that they can purchase a 240 litre bin for recycling material at the cost of \$60 per bin including GST.

The Cleanaway contract does permit the collection of materials from a 120 litre bin or 240 litre bin at the same rate. Therefore, it is proposed that there be no additional annual charge for the collection of a 240 litre recyclable material bin for residential properties.

The Council standard charge of \$120 plus GST will apply to residents who wish to have a second 240 litre bin for either recycling or general waste and green waste. This \$120 plus GST annual charge will be applicable to residential and commercial properties. Where there is a transfer from 120 to 240 litre recycling collection service, the ratepayer may keep their existing 120 litre bin and arrangements will be made to collect it if left on the verge in a similar manner to that of the surplus crates.

Consideration is being given to placing stickers on 120 litre and 240 litre bins for easy identification by the collection truck driver to show which additional bins have been approved.

The existing rubbish collection bin allocation to properties is:-

		General Waste	Green Waste	Recyclables Paper and Mixed	Extras
1.	Residential	1 x 120 litre bin	1 x 240 litre bin	3 x Crates	\$120 per year + GST
2.	Multi Residential – (2-4 Strata Units)	1 x 120 litre bin per Strata Unit	1 x 240 litre bin	1 x 240 litre bin per property	\$120 per year + GST
3.	Multi Residential – (2-4 Not Strata)	1 x 120 litre bin	1 x 240 litre bin	1 x 240 litre bin per property	\$120 per year + GST
4.	Multi Residential – (5+, Strata)	1 x 240 litre bin for 2 Strata Units	1 x 240 litre bin	2 x 240 litre bins per property	\$120 per year + GST
5.	Residential – (5+, Not Strata)	4 x 240 litre bins	Nil	4 x 240 litre bins	\$120 per year + GST
6.	Commercial – (Strata) and Business	1 x 240 litre bin per Strata Unit	Nil	1 x 240 litre bin per property	\$120 per year + GST
7.	Commercial – (Not Strata) and Business	2 x 240 litre bins per Property	Nil	Nil	\$120 per year + GST
8.	Schools, Government Offices and Churches	1 x 240 litre bin	Nil	Nil	\$120 per year + GST

The changes to the bin distribution system with respect to the properties will be nil except for the multi residential properties of two to four residences.

The changes to the system for single residential properties will include:-

- The withdrawal of the existing crates.
- The 120 litre bins will be used for recycling products.
- The 240 litre bins will be used for green waste and general rubbish.

In some multi residential properties, there are a mixture of crates and bins. There are also a surplus number of bins. This will be rationalised on an as-needs basis in keeping with the above principles.

The rise and fall clause within Cleanaway submission is being consolidated through negotiations. This clause is relevant to the risk of disposal of recyclable materials only. It will include an income to Council or an expenditure for Council to the extent of defined limits. The details are to be resolved.

COMMENT:

The development of the introduction of the new three year, plus one year, plus one year, waste and recyclables collection service is progressing.

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The financial implications are in accordance with the contract approved. These will be reflected in the 2001/2002 Budget. It is anticipated that the increase to Council for both the collection and tip disposal program will be approximately \$350,000 per year. This is the best option available under the contract prices. The rise and fall clause for recyclable materials will depend on the market prices for the disposal of the recyclable materials.

STATUTORY REQUIREMENTS/PUBLIC CONSULTATION:

The Town is guided in its waste management system through the Department of the Environment, Ministry for Health and Ministry for Planning. The recommendation is in accordance with all these statutory requirements.

It is evident from the number of public comments, without going to a formal public consultation process, that many in the community would prefer a mobile garbage bin for recycling in lieu of the existing crate system.

SUMMARY/CONCLUSION:

The introduction of the new Waste Collection System will recognise the need for the preparation and distribution of the public information program, as well as the contractors requirements for mobilisation and demobilisation.

Committee Meeting 10 April 2001

During discussion, Members amended clauses (vi) and (vii) of the motion to provide further clarification of Council's intent with regard to levels of service and fees to be charged.

Moved by Cr Steele, seconded by Cr Berry

That:-

- (i) the planning for the introduction of the new Council Waste and Recyclables Collection Service be targeted for the first two weeks in June 2001 or as close to this time as is practical;**
- (ii) residents be allowed to retain the 3 x 50 litre recycling crates currently issued, should they wish to;**
- (iii) the 50 litre crates that are surplus to Council's requirements be disposed of at a cost of \$5 per crate including GST;**

- (iv) an education and information program be put in place for the introduction of the new Waste Collection system in accordance with the Council Budget;
- (v) the distribution of bins be in accordance with the following guidelines:-

		General and Green Waste	Recyclables Paper and Mixed
1.	Residential	1 x 240 litre bin	1 x 120 litre bin
2.	Multi Residential – (2-4 Strata Units)	1 x 240 litre bin per each 2 Strata Units	1 x 240 litre bin per property
3.	Multi Residential – (2-4 Not Strata)	1 x 240 litre bin	1 x 240 litre bin per property
4.	Multi Residential – (5+, Strata)	1 x 240 litre bin for 2 Strata Units	2 x 240 litre bins per property
5.	Residential – (5+, Not Strata)	4 x 240 litre bins	4 x 240 litre bins
6.	Commercial – (Strata) and Business	1 x 240 litre bin per Strata Unit	1 x 240 litre bin per property
7.	Commercial – (Not Strata) and Business	1 x 240 litre bins per Property	1 x 240 litre bin per property
8.	Schools, Government Offices and Churches	1 x 240 litre bin	Nil

- (vi) where residents require an additional capacity for disposal of recycling material, the 120 litre bin can be replaced with a 240 litre bin with yellow lid which can be purchased a cost of \$60 (once off) including GST;
- (vii) where additional 240 litre general waste/green waste bins or a second or additional 240 litre recycling bin is requested, they can be provided at the cost of \$120 plus GST per bin per annum.

Amendment

Moved by Cr Langer, seconded by Cr Steele

That clause (vii) of the motion be amended to read as follows:-

- (vii) where an additional 240 litre general waste/green bin is requested, they can be provided at the cost of \$132 inclusive of GST per bin per annum, in accordance with the currently adopted scheduled of fees and charges that are reviewed on an annual basis by Council.

Amendment carried

The amended motion was then put and carried.

The motion, as carried, is as follows:-

That:-

- (i) the planning for the introduction of the new Council Waste and Recyclables Collection Service be targeted for the first two weeks in June 2001 or as close to this time as is practical;
- (ii) residents be allowed to retain the 3 x 50 litre recycling crates currently issued, should they wish to;
- (iii) the 50 litre crates that are surplus to Council's requirements be disposed of at a cost of \$5 per crate including GST;
- (iv) an education and information program be put in place for the introduction of the new Waste Collection system in accordance with the Council Budget;
- (v) the distribution of bins be in accordance with the following guidelines:-

		General and Green Waste	Recyclables Paper and Mixed
1.	Residential	1 x 240 litre bin	1 x 120 litre bin
2.	Multi Residential – (2-4 Strata Units)	1 x 240 litre bin per each 2 Strata Units	1 x 240 litre bin per property
3.	Multi Residential – (2-4 Not Strata)	1 x 240 litre bin	1 x 240 litre bin per property
4.	Multi Residential – (5+, Strata)	1 x 240 litre bin for 2 Strata Units	2 x 240 litre bins per property
5.	Residential – (5+, Not Strata)	4 x 240 litre bins	4 x 240 litre bins
6.	Commercial – (Strata) and Business	1 x 240 litre bin per Strata Unit	1 x 240 litre bin per property
7.	Commercial – (Not Strata) and Business	1 x 240 litre bins per Property	1 x 240 litre bin per property
8.	Schools, Government Offices and Churches	1 x 240 litre bin	Nil

- (vi) where residents require an additional capacity for disposal of recycling material, the 120 litre bin can be replaced with a 240 litre bin with yellow lid which can be purchased a cost of \$60 (once off) including GST;
- (vii) where an additional 240 litre general waste/green bin is requested, they can be provided at the cost of \$132 inclusive of GST per bin per annum, in accordance with the currently adopted scheduled of fees and charges that are reviewed on an annual basis by Council.

TS01.38

TENDER NO. 21 – 2000/2001 – SUPPLY, INSTALLATION, MAINTENANCE AND OPERATION OF BUS SHELTERS WITH SEATS

(File Reference: TEN0169)

PURPOSE OF REPORT:

To finalise details relevant to the appointment of a Contractor to supply, install, maintain and operate bus shelters with seats and advertising –Tender No. 21-2000/2001.

BACKGROUND:

At its meeting held on Tuesday 27 February 2001, Council decided that:-

- “(i) subject to agreement by Council of the specific location of the 20 bus shelters, the tender submitted by Perth Sign Company’s for the supply, installation, maintenance and operation of bus shelters with seats, lights and advertising be accepted,*
- (ii) Perth Sign Company’s modern design be accepted as the style of bus shelter and the choice will be site specific based on heritage and aesthetics amenity, versatility and footpath user access;*
- (iii) negotiations with Streetside Advertising commence regarding the trialling of their shelter restoration proposal in a limited number of locations to assess their visual amenity.”*

At the Technical Services Committee Meeting held on 13 February 2001, Members expressed concern with regard to some of the sites selected by the tenderer for the bus shelter advertising. It was agreed that the Administration further discuss this issue with Perth Sign Company and a further report be submitted for approval by Council.

DETAILS:

In response to the Council’s concern with regard to the proposed sites of some of the illuminated bus shelter locations nominated by Perth Sign Company, the Administration initiated discussions with Perth Sign Company.

Plan Number 1, attached to this report, indicates the locations agreed by Perth Sign Company as suitable for the erection of new shelters, subject to the shelter design and public comments. These sites have been assessed as meeting the following selection criteria:-

- Ensuring construction will not interfere with the safety of pedestrians, bus travellers and the motoring public.
- Located on highly patronised bus routes.

- Commercially acceptable to Perth Sign Company.

Two bus stop locations, one on Lake Monger Drive and one on Powis Street, have been included as acceptable subject to their relocation to ensure safety requirements are met. It will be Perth Sign Company's responsibility to obtain all necessary bus stop relocation approvals.

Whilst the West Coast Highway has a number of possible locations for bus shelters which are highly desirable from a commercial aspect to Perth Sign Company, they have not been included as their low patronage does not satisfy the second selection criteria. The location of these possible shelters are shown on Plan Number 2, attached to this report.

With the exclusion of the West Coast Highway sites from the possible locations, Perth Sign Company will still supply twenty bus shelters, however, only fifteen will be supplied in the first twelve months of the contract with the remainder within twenty four months of award of the contract.

Possible relocation sites for shelters replaced by the new shelters are shown in Plan 3 attached. The old shelters will be placed at these sites at no cost to Council as part of the contract agreement.

SUMMARY/CONCLUSION:

Plans 1,2,3, provide a summary of proposed works to be incorporated within the contract arrangements to be finalised with Perth Sign Company. Plan 2 identifies sites that Perth Sign Company wishes to further discuss as they are desirable from a marketing perspective. They are not part of the current contract works. Plans 1 and 3 indicate sites where new and relocated shelters are recommended and where demand warrants the facility. Adoption of these plans will allow the contract to be finalised.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) bus shelters with advertising at the locations identified on Plan Number 1, attached to and forming part of the Notice Paper, be developed as first priority in accordance with the negotiations, tender documents and public safety;**
- (ii) the contract agreement with Perth Sign Company relating to Tender Number 21-2000/2001 be formalised.**

Carried

TS01.39

THE BOULEVARD/GRANTHAM STREET CIVIL WORKS

(File Reference: TES0367)

PURPOSE OF REPORT:

To request Council to consider approval of additional works relating to landscaping of verges and parklands adjacent to The Boulevard/Grantham Street construction works.

BACKGROUND:

Council, at its meeting held on 25 July 2000 (Item 12.1), approved construction works associated with The Boulevard between Empire Avenue and Floreat Avenue and works associated with a roundabout at the Grantham Street/Kirkdale Avenue intersection. The works commenced in early October 2000 following installation of underground power, street lighting and relocation of overhead high voltage distribution supplies operated by Western Power.

Marsh Earthmoving has carried out the major civil works associated with the project and is expected to complete the project during April 2001.

During the tender phase, a provisional sum was allowed for the completed landscaping works. The designs associated with a landscape theme were adopted by Council at its meeting held on 27 June 2000 (Item TS00.53). The approved design theme was developed by a Landscape Architect - Thompson Palmer Pty Ltd. and was to be a native and indigenous theme.

DETAILS:

The works subsequently incorporated within the contract awarded to Marsh Earthmoving, included designs for the three roundabouts, and the median treatments only.

As no allowance was made for adjacent verge and parklands areas, there is a need to assess the requirements for the following areas to be treated:-

1. Adjacent verges. Where works were removed or required rectification of existing reticulation systems, this work has been carried out to the satisfaction of Council, the Contractor and adjacent householders. There are, however, seven properties located on the south side of The Boulevard commencing at Clanmel Road and east of Clanmel Road where the design has increased the adjacent verge areas. The plans included within the attachment highlights these properties. It is proposed that discussions with these property owners will highlight the extent of reticulation extensions required to allow the verges to be fully maintained by the resident and to complement the landscape works of Council and other street residences.

2. The verge area between Empire Avenue and Glamis Place/Alyth Road and adjacent to Alyth Park, requires a small extension of the existing park reticulation and mass plantings to be established. The style and type of plantings associated with this area has been discussed at length with the adjacent resident owners in Glamis Place and Alyth Road.
3. The verge area created by the cul-de-sacing of Berkeley Crescent requires minor extension of the reticulation from the adjacent park and can then be mass planted to screen off the visibility to The Boulevard. This workscope has also resulted from discussions with adjacent Berkeley Crescent resident owners.
4. The verge adjacent to McLean Park requires work to stabilise the new batters, re-erect the pine and post fencing and commence rehabilitation of the adjacent bushland that was affected by the Western Power relocation works.

These works are extra to the current contract arrangements and it is proposed that they be completed by Council's own work force and Contractors. The works are considered important to complement the other works and to ensure the project does not appear half finished.

The works have been estimated to cost \$20,000.

COMMENT:

The Council Draft Budget for 2001/2002 will incorporate allowances for any extra works that may be required to complement the project. These would relate to footpath upgrades, street furniture and works associated with the Floreat Forum redevelopment currently being considered by Council.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

These works have not been budgeted for within the existing works program, however, it is considered that they are essential to complete concurrently with the existing works. In order to allow works to proceed, an analysis of the existing budget has identified two areas where funds are surplus:-

1. Relocate veranda Cambridge Street/Alexander Street \$10,000. This problem has been resolved and the work is no longer required.
2. Purchase and install bus shelters \$25,000. This allocation is now surplus as Council is to appoint Perth Sign Company to supply and manage up to twenty new bus shelters over the next twelve months.

STRATEGIC DIRECTION:

Nil

PUBLIC CONSULTATION:

The requirement for these works has been identified by the Administration and requested by adjacent residents. The proposed works have been discussed and agreed at a series of site meetings. Individual meetings will be held relating to verge reticulation requirements.

SUMMARY:

In order to complete The Boulevard traffic management works, works associated with landscaping and reticulation of increased residential verges and adjacent parklands has been identified. These works are not part of existing contracts and are necessary to ensure the project creates a sense of completeness in relation to landscaping. This is an element of the project the community are constantly commenting on. The extra works will require a \$20,000 budget allocation which has been sourced as available from within existing budget allocations. The works are recommended by the Administration.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) additional works on The Boulevard Traffic Management Project in order to complete landscaping works to adjacent residential verges and parklands be approved at a cost of \$20,000;**
- (ii) a reallocation of \$10,000 from Budget Item "Relocate Verandah Cambridge/Alexander Streets" and \$10,000 from Budget Item "Purchase and Install Bus Shelters", be approved to fund the expenditure in (i) above.**

During discussion, Cr Anderton said that she did not support the reallocation of \$10,000 from Budget Item "Purchase and Install Bus Shelters".

Amendment

Moved by Cr Anderton, seconded by Cr Burkett

That clause (ii) of the motion be amended to read as follows:-

- (ii) an amount of \$10,000 be reallocated from Budget Item "Relocate Verandah Cambridge/Alexander Streets" and an amount of \$10,000 be authorised by an ABSOLUTE MAJORITY as unbudgeted expenditure in accordance with Section 6.8 of the Local Government Act 1995, to fund the expenditure in (i) above.**

Amendment carried

The amended motion was then put and carried by an ABSOLUTE MAJORITY.

The motion, as carried, is as follows:-

That:-

- (i) additional works on The Boulevard Traffic Management Project in order to complete landscaping works to adjacent residential verges and parklands be approved at a cost of \$20,000;
- (iii) an amount of \$10,000 be reallocated from Budget Item "Relocate Verandah Cambridge/Alexander Streets" and an amount of \$10,000 be authorised by an ABSOLUTE MAJORITY as unbudgeted expenditure in accordance with Section 6.8 of the Local Government Act 1995, to fund the expenditure in (i) above.

TS01.40

ROAD REHABILITATION GRANTS – FIVE YEAR PROGRAM COMMENCING 2002/2003

(File Reference: FIN0010)

PURPOSE OF REPORT:

To establish a program for the application for road rehabilitation grants for the five year period commencing 2002/2003 financial year.

BACKGROUND:

Each year, Council is invited to apply to Main Roads WA for the following State Government Grants:-

- Road Improvement Grants – road widening, improved intersections or new road construction.
- Road Rehabilitation Grants – resealing and kerb correction works without increasing the width or capacity of the road.

In reference to Road Rehabilitation Grants, the following process is applicable.

The first year of the submission is the basis on which the next year's grants are allocated. The second, third, fourth and fifth year of the grants indicate the Council has a planned strategy for the road maintenance. These may be adjusted in the subsequent year's applications.

At the same time, Councils may also submit applications for Road Improvement Grants. Project applications will compete with projects in other Councils. A point allocation is made for each project and the projects with the greatest number of points are allocated first until all available funds are distributed.

The point allocations are based on:-

- The traffic volumes – all roads must carry in excess of 2,000 vehicles per day.
- The road condition – including cracks, deformation.
- The nature of the traffic – including bus routes or truck traffic.
- Environmental impacts – including noise, dust and disturbance of vegetation.
- Accommodation of cyclists, pedestrians etc.

The Council provides one third of the funding and the grant will cover the remaining two thirds of the cost of the specific project.

Currently, Council does not have a project for submission seeking Road Improvement funds. The most recent approval for a Road Improvement Grant was Council's joint submission with City of Stirling relating to Herdsman Parade.

DETAILS:

The proposed projects for the five year program have been selected from the Council road assessment ROMAN computerised program. This is the program on which the next 15 years road rehabilitation works have been based. Each year, a site inspection is made so that an updated review is kept.

The submission for the first two years is prepared in detail and will include pavement material analysis and the structural strength test. From this data, the actual design of the rehabilitated pavement is made prior to budget estimating.

The following program is proposed:-

2002/2003 – 2006/2007 Main Roads WA Rehabilitation Grants

	Road	From	To	Total Cost	Grant Amount
Year 1					
1	Brookdale St	Alderbury St	Oceanic Dr	\$94,000	\$63,000
2	Oceanic Dr	Scenic Dr	Bold Park Dr	\$87,000	\$58,000
3	Selby St	Alderbury St	Cambridge St	\$180,000	\$120,000
4	The Boulevard	Floreat Ave	Clanmel Rd	\$160,000	\$107,000
5	Railway Parade	Oxford Cl	Kerr St	\$90,000	\$60,000
			SUB TOTAL	\$611,000	\$408,000
Year 2					
1	Salvado Rd*	Railway Pde	Station St	\$93,000	\$62,000
2	Jersey St	Hersman Pde	Cambridge St	\$153,000	\$102,000
3	Oceanic Dr	Alderbury St	Howtree Pl	\$125,000	\$83,000
4	The Boulevard	Keane St	Floreat Ave	\$215,000	\$143,000
5	Herdsmen Pde	Selby St	Keane St	\$14,000	\$10,000
			SUB TOTAL	\$600,000	\$400,000
Year 3					
1	Railway Pde	Kerr St	Northwood St	\$62,000	\$41,000
2	Harborne St	Grantham St	Ruislip St	\$63,000	\$42,000
3	Cromarty Rd	Crieff St	Pearson St	\$45,000	\$30,000
4	Salvado Rd	200m East of Denton St	Jersey St	\$131,000	\$87,000
5	Oceanic Drive	Tumut Rd	Scenic Dr	\$153,000	\$102,000
6	Grantham St	Pangbourne St	Jersey St	\$21,000	\$14,000
7	Cambridge St	30m West of Birkdale St	Marlow St	\$126,000	\$84,000
			SUB TOTAL	\$601,000	\$400,000
Year 4					
1	Lake Monger Dr	Gregory St	120m West of St. Vincent's Ave	\$77,000	\$51,000
2	Empire Ave West	Brompton Rd	Chipping Rd	\$68,000	\$45,000
3	Cambridge St	Grovedale Rd	50m West of Lissadell St	\$68,000	\$45,000
4	Salvado Rd	Station St	200m east of Denton St	\$73,000	\$49,000
5	Salvado Rd	Marlow St	Selby St	\$59,000	\$39,000
6	The Boulevard	Clanmel Rd	Bold Park Dr	\$120,000	\$80,000
7	Grantham St	Marlow St	Selby St	\$74,000	\$50,000
8	Floreat Ave	Oceanic Dr	Chandler Ave corner	\$60,000	\$40,000
			SUB TOTAL	\$599,000	\$399,000

	Road	From	To	Total Cost	Grant Amount
Year 5					
1	Railway Pde	Tate St	Salvado Rd	\$29,000	\$19,000
2	Grantham St	Gregory St	Harborne St	\$23,000	\$15,000
3	The Boulevard	Kateena Rd	20m west of Templetonia Cres	\$41,000	\$27,000
4	Brookdale St	Underwood Ave	Alderbury St	\$67,000	\$45,000
5	Cromarty Rd	Empire Ave	Crieff St	\$45,000	\$30,000
6	Herdsmen Pde	Keane St	Marlow St	\$38,000	\$25,000
7	Southport St	Cambridge St	Railway Pde	\$41,000	\$27,000
8	Lake Monger Dr	Lake Monger Service Rd	Kimberley St	\$124,000	\$83,000
9	Jersey St	Cambridge St	Jolimont Tce	\$50,000	\$34,000
10	Cambridge St	Nanson St	Station St	\$145,000	\$97,000
			SUB TOTAL	\$603,000	\$402,000

It is recognised that Salvado Road is a boundary road with the City of Subiaco. They will be invited to contribute half of the Council cost. This project will only proceed on the basis of City of Subiaco involvement.

The work in Oceanic Drive will require the removal of the trees where the roots are lifting the bitumen. Kerb reinstatements will also be carried out where excessive tree root lifting is evident.

FINANCIAL IMPLICATIONS:

In March 2000, Council discussed the road management strategies for the Town (Item TS00.25). It was recognised in that report that the most economic program for the development of roads was to allocate approximately \$950,000 per year to road rehabilitation, bitumen maintenance works. The Council's one third contribution to the road rehabilitation grants will be funded from this budget allocation.

POLICY IMPLICATIONS:

The road rehabilitation grant is a key element in Council's budget strategy for maintaining roads.

COMMENTS/SUMMARY:

The Town's road rehabilitation program is greatly assisted by the Road Rehabilitation Grants each year. To date, Council has been successful in obtaining these grants each year.

Moved by Cr Langer, seconded by Cr Anderton

That the following works program be submitted to Main Roads WA for Road Rehabilitation Grants:-

2002/2003 – 2006/2007 Main Roads WA Rehabilitation Grants

	Road	From	To	Total Cost	Grant Amount
Year 1					
1	Brookdale St	Alderbury St	Oceanic Dr	\$94,000	\$63,000
2	Oceanic Dr	Scenic Dr	Bold Park Dr	\$87,000	\$58,000
3	Selby St	Alderbury St	Cambridge St	\$180,000	\$120,000
4	The Boulevard	Floreat Ave	Clanmel Rd	\$160,000	\$107,000
5	Railway Parade	Oxford Cl	Kerr St	\$90,000	\$60,000
			SUB TOTAL	\$611,000	\$408,000
Year 2					
1	Salvado Rd*	Railway Pde	Station St	\$93,000	\$62,000
2	Jersey St	Hersman Pde	Cambridge St	\$153,000	\$102,000
3	Oceanic Dr	Alderbury St	Howtree Pl	\$125,000	\$83,000
4	The Boulevard	Keane St	Floreat Ave	\$215,000	\$143,000
5	Herdsmen Pde	Selby St	Keane St	\$14,000	\$10,000
			SUB TOTAL	\$600,000	\$400,000
Year 3					
1	Railway Pde	Kerr St	Northwood St	\$62,000	\$41,000
2	Harborne St	Grantham St	Ruislip St	\$63,000	\$42,000
3	Cromarty Rd	Crieff St	Pearson St	\$45,000	\$30,000
4	Salvado Rd	200m East of Denton St	Jersey St	\$131,000	\$87,000
5	Oceanic Drive	Tumut Rd	Scenic Dr	\$153,000	\$102,000
6	Grantham St	Pangbourne St	Jersey St	\$21,000	\$14,000
7	Cambridge St	30m West of Birkdale St	Marlow St	\$126,000	\$84,000
			SUB TOTAL	\$601,000	\$400,000
Year 4					
1	Lake Monger Dr	Gregory St	120m West of St. Vincent's Ave	\$77,000	\$51,000
2	Empire Ave West	Brompton Rd	Chipping Rd	\$68,000	\$45,000
3	Cambridge St	Grovedale Rd	50m West of Lissadell St	\$68,000	\$45,000
4	Salvado Rd	Station St	200m east of Denton St	\$73,000	\$49,000
5	Salvado Rd	Marlow St	Selby St	\$59,000	\$39,000
6	The Boulevard	Clanmel Rd	Bold Park Dr	\$120,000	\$80,000
7	Grantham St	Marlow St	Selby St	\$74,000	\$50,000
8	Floreat Ave	Oceanic Dr	Chandler Ave corner	\$60,000	\$40,000
			SUB TOTAL	\$599,000	\$399,000

	Road	From	To	Total Cost	Grant Amount
Year 5					
1	Railway Pde	Tate St	Salvado Rd	\$29,000	\$19,000
2	Grantham St	Gregory St	Harborne St	\$23,000	\$15,000
3	The Boulevard	Kateena Rd	20m west of Templetonia Cres	\$41,000	\$27,000
4	Brookdale St	Underwood Ave	Alderbury St	\$67,000	\$45,000
5	Cromarty Rd	Empire Ave	Crieff St	\$45,000	\$30,000
6	Herdsmen Pde	Keane St	Marlow St	\$38,000	\$25,000
7	Southport St	Cambridge St	Railway Pde	\$41,000	\$27,000
8	Lake Monger Dr	Lake Monger Service Rd	Kimberley St	\$124,000	\$83,000
9	Jersey St	Cambridge St	Jolimont Tce	\$50,000	\$34,000
10	Cambridge St	Nanson St	Station St	\$145,000	\$97,000
			SUB TOTAL	\$603,000	\$402,000

Carried

TS01.41

KIRKDALE AVENUE – ROAD RESURFACING

(File Reference: TES0378)

PURPOSE OF REPORT:

To notify Council of the proposed change of work schedule in Kirkdale Avenue from Peebles Road to Cargen Crescent, (formerly Dumfries Place), Floreat, which has resulted from community comment on the proposed workscope.

BACKGROUND:

At its meeting held on 27 February 2001, Council considered a proposal for the resurfacing of Kirkdale Avenue from Peebles Road to Cargen Crescent (Item TS01.10). This work was in accordance with the budget allocation.

Council agreed that the road should be resurfaced with a median island of red hotmix and white lines. This work would provide a 1 x 4 metre wide lane in each direction and a 2 metre median island.

Prior to the commencement of work, a letterbox drop was delivered to each resident notifying them of the work and that kerbside parking would not be practical. The median island would be established to assist with traffic calming and form the basis of future concrete treed median islands that will permit right turn access to and from crossovers.

DETAILS:

Eight of the 20 adjacent residents wrote letters of objection to Council following the letterbox notification of the proposed works. All objected to the restriction on kerbside parking.

Road resurfacing works have been funded. It is important that the road resurfacing works proceed. There are cracks on the existing bitumen surface and the resurfacing will seal the pavement and ensure that the cracks do not extend further into the base course and sub-base, causing pavement failure.

It is proposed therefore that the resurfacing proceeds and the traffic calming by way of parking embayments or median islands be the subject of future consideration. It is preferred that a community survey be carried out to seek input into their preferred treatment prior to any further traffic calming being considered as there is a diversity of views within the community. A survey would require more time than is available prior to winter this year.

COMMENT:

The proposed resurfacing work has been approved by Council. The median island option, as discussed in February 2001 and in accordance with Plan Number E316-01-01 was an option, however, funds were not available at this stage to carry out the concrete island protection works around the median trees. Also, funds were not available to carry out the necessary works to incorporate kerbside nibs to establish kerbside parking embayments.

It is clear that the 10 metre wide pavement would benefit from some pavement narrowing to encourage the reduction of speed in the street and some tree planting to enhance the streetscape.

FINANCIAL IMPLICATIONS:

The funds for the proposed resurfacing work are available within the current Council Budget.

POLICY IMPLICATIONS:

Nil.

STRATEGIC DIRECTION:

This recommendation conforms to Council's direction to maintain the road network in the most economic manner. The enhancement of aesthetics and traffic calming can be established at a future date.

STATUTORY REQUIREMENTS/PUBLIC CONSULTATION:

Main Roads WA statutory approvals for signs and lines for the resealing independent of median islands have been sought.

Public comment and a number of phone calls have encouraged the change of direction. That is, not to proceed with the median island at this stage, but to resurface the road for best management and maintenance of the road.

COMMENTS/SUMMARY:

The proposed work to resurface the road and replace the existing lines is in accordance with the initial budget project.

There will be an opportunity for further street enhancement and development in the future and the recommended works below provide the maximum flexibility with a minimum current disturbance.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) the resurfacing of Kirkdale Avenue from Peebles Road to Cargen Crescent be carried out in accordance with Plan Number E316-01-01 Revision A;**
- (ii) the expenditure for the works in (i) above be funded from the 2000/2001 Budget Item "Capital Works – Road Resurfacing in Kirkdale Avenue".**

Carried

TS01.42

WOOLWICH STREET – CONSTRUCTION PLANS

(File Reference: TES0028)

PURPOSE OF REPORT:

To notify Council of the proposed amendment to the works in Woolwich Street between Kimberley Street and Carlton Street in West Leederville.

BACKGROUND:

In December 2000 (Item TS00.128), Council decided that the works in Woolwich Street between Kimberley Street and Carlton Street include three plateaus, a median island and parking embayments in accordance with Plan Number E283-00-01.

At the time of set out of the proposed works, it was recognised that the cross fall on the northern side of Woolwich Street at the position of the proposed plateaus, between Carlton Street and Kimberley Street, was approximately 6%. The shape of the plateaus would of necessity accommodate stormwater along the kerbline and this would exacerbate the cross fall to the extent of approximately 9%. This cross fall was considered to be excessive.

The steep cross fall would affect trucks delivering goods to the shop on the northern side of Woolwich Street opposite Holyrood Street.

It was agreed in the 2000/2001 Budget that there be three plateaus in this section of Woolwich Street east of Kimberley Street.

DETAILS:

The plateau in Woolwich Street east of Carlton Street has been constructed. The kerbside parking embayments and median island have been completed. The tree planting will be carried out towards the end of this financial year after the first rains.

It is proposed that the remaining two plateaus approved in December 2000, in Woolwich Street between Carlton Street and Kimberley Street, not proceed.

It is considered desirable that there be a minimum of two plateaus in this section of Woolwich Street to calm the traffic. The second plateau could be placed adjacent to the raised intersection median island in Woolwich Street on the eastern side of Kimberley Street. This location would be clear of all crossovers and away from the pedestrian crossing over Woolwich Street. It would not suffer from the steep cross fall issue as it would not encroach into the parking embayment. The plateau would extend between the kerbside nibs in Woolwich Street and the median island.

It is recognised that a plateau at this location would slow the traffic in Woolwich Street crossing Kimberley Street. The existing "Stop" signs slow the traffic in Kimberley Street. This combination of "Stop" signs and plateau would enhance the safety of this intersection.

The inclusion of a plateau in Woolwich Street just east of Kimberley Street would calm the traffic approaching the previously wide strip of bitumen. It will enhance the safety at the intersection of Kimberley Street and Woolwich Street. Further, it is in keeping with the principle of traffic calming under the section of Woolwich Street between Kimberley Street and Carlton Street.

FINANCIAL IMPLICATIONS:

The funds for this work are available within the current Council Budget.

POLICY IMPLICATIONS:

Nil.

STRATEGIC DIRECTION:

This recommendation conforms to Council's direction to provide a comfortable and aesthetically pleasant road network within the Town.

STATUTORY REQUIREMENTS/PUBLIC CONSULTATION:

The proposed works conform to the statutory requirements of Main Roads WA signs and lines approval.

COMMENTS/SUMMARY:

The proposed works are in keeping with the principle of traffic calming in accordance with the Sinclair Knight Merz report 1993 proposing traffic calming measures for the West Leederville precinct bounded by Southport Street, Lake Monger Drive, Harborne Street and Cambridge Street.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) the proposed road works in Woolwich Street be amended to include two plateaus, median and parking embayments at an estimated cost of \$20,000 as detailed on Plan Number E283-00-01 Revision B;**
- (ii) the expenditure for the works in (i) above be funded from 2000/2001 Council Budget "Capital Works – Traffic Management" in Woolwich Street.**

Carried

TS01.43

CAMBRIDGE COASTCARE CITY BEACH DUNE RESTORATION – STAGE 1

(File Reference: ORG0008: FIN0079)

PURPOSE OF REPORT:

To advise Council of the current status of Cambridge Coastcare's Dune Restoration Project Stage One.

BACKGROUND:

Stage one of dune rehabilitation works undertaken by the Coastcare group, with the assistance of the Administration, was completed in 2000. This site is located to the south side of the path leading to the kiosk.

DETAILS:

Cambridge Coastcare has submitted a proposal to undertake further restoration works in 2001 which will be similar to works undertaken in 2000 and are a continuation of stage one. The project area for 2001 is located to the north side of the path leading to the kiosk and is bounded by the top car park to the east and the northern path leading down to the groyne, as well as the path on the west. See attached plan.

With Council assistance, Cambridge Coastcare plans to commence works in May 2001 with completion in June 2001 to benefit from winter rains. A meeting was held on site on 12 March 2001 with members of Coastcare and the Administration to discuss the proposal. The main issues discussed included:-

- Leach drain impact on project particularly the 2000 restoration area.
- Identification of existing and potential underground services.
- Car Park drainage problems.
- Council assistance.

The Administration is following up on the above issues. Coastcare has requested Council assistance with the removal of the surface soil layer to remove weeds, fence installation around the entire boundary, and resolve car park drainage problems. The Administration has also suggested that the bike rack near the shower be removed and replaced with a smaller bike rack adjacent to the path. It is estimated that an amount of \$12,000 will be required to undertake these works.

COMMENT:

The restoration of this degraded dune area is much needed and will greatly improve aesthetics as well as ecological values of this popular entrance to the beach. Funding assistance by Council to assist Cambridge Coastcare with the works is recommended.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

There are no funds budgeted this financial year to assist Cambridge Coastcare with this project. Due to the timing of the project and the potential visual and ecological benefits to Council, it will be recommended that an amount of \$12,000 be approved as unbudgeted expenditure to assist with the works.

STRATEGIC DIRECTION:

This Project embraces the following goals of the Town's Strategic Plan:-

To improve the Town's natural and built assets in consultation with the community, in an environmentally sensitive and sustainable manner.

To effectively manage public open space to meet the needs of the community.

To provide a safe, secure and clean, physical and natural environment for the Town, through environmentally oriented planning policies, development and operational practices.

SUMMARY/CONCLUSION:

Cambridge Coastcare has submitted a proposal to undertake further restoration works in 2001 which will be similar to works undertaken in 2000 and are a continuation of stage one. The project area for 2001 is located to the north side of the path leading to the kiosk and is bounded by the top car park to the east and the northern path leading down to the groyne, as well as the path on the west, see attached plan.

The restoration of this degraded dune area is much needed and will greatly improve aesthetics as well as ecological values of this popular entrance to the beach. Funding assistance by Council to assist Cambridge Coastcare with the works is recommended. The Town benefits considerably from the volunteer work contributed by Cambridge Coastcare, as well as from grant monies available to the group.

There are no funds budgeted this financial year to assist Cambridge Coastcare with this project. Due to the timing of the project and the potential visual and ecological benefits to Council, it is recommended that an amount of \$12,000 be approved as unbudgeted expenditure to assist with the works.

Committee Meeting 10 April 2001

During discussion, the Administration was requested to confirm that works of this nature can be funded from the Endowment Lands Account prior to the next meeting of Council to be held on Tuesday, 24 April 2001.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) dune restoration works by Cambridge Coastcare be undertaken, with the assistance of Council, in the area bounded by the most southern car park and the beach wall in south City Beach;**
- (ii) an amount of \$12,000 be provided to assist with earthworks, fencing and drainage works;**
- (iii) the expenditure in (ii) above be authorised by AN ABSOLUTE MAJORITY as unbudgeted expenditure in accordance with Section 6.8 of the Local Government Act 1995 to be funded from the "Endowment Lands Account" and the Council's 2000/2001 Budget be amended accordingly.**

Carried by an ABSOLUTE MAJORITY

TS01.44

BEACH FRONT PARK – NAME REVIEW

(File Reference: RES0101)

PURPOSE OF REPORT:

To review the current name and consider a name change for Beach Front Park at City Beach.

BACKGROUND:

Beach Front Park is located on Challenger Parade between the groynes in City Beach. The park is highly used from sun up to well into the night during summer. The Park's current name in Council's Asset and Financial Registers is "Beach Front Park". However, there is no park identification sign on site with this name.

It is suggested that two park identification signs be installed at Beach Front Park this financial year on the verge along Challenger Parade. The types of signs proposed are the standard green timber routed park sign with yellow lettering. An example of this is at Templetonia Park.

DETAILS:

Park identification signs over the last few years have been gradually upgraded, or new ones installed throughout the Town. Park identification signs are considered important as they give parks an identity, assist new visitors to locate the park easier, and can promote and raise the profile of the park and the Town.

Park names are generally chosen according to their location, usually the most major street (if more than one) that they are located in, or if it is a major park or sports ground it is named after the suburb that it is in. This method allows a name to be chosen quickly but more importantly it makes the park easier to find and gives it a very local or regional identity.

Prior to manufacturing the proposed signs for Beach Front Park, it was considered appropriate to review the name of the park. It is recognised that the park's current name is not really a name but rather an approximate location (Beach Front) for the Park. With the restaurant nearing completion and with the completion of the Floreat Beach upgrade, it is an opportune time to install Park Identification Signs and at the same time, review the name prior to installing the signs.

COMMENT:

Some new names considered appropriate for Beach Front Park are as follows:-

- City Beach Foreshore Park.
- City Beach Park.
- Oceanic Foreshore Park.
- Oceanic Park.

These names clearly identify the location of the park to the suburb or region (City Beach/the Ocean) as well as the exact location (the Beach/Oceanic Drive). If there are no other name suggestions, it will be recommended that one of these names be chosen.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

The estimated cost to supply and install two signs is \$1,200. There are no specific funds available for these signs, however, funds are currently available within the operating budget of Beach Front Park. The Park's budget is \$56,000 with an expenditure of \$26,547 as at 28 February 2001.

STRATEGIC DIRECTION:

Nil

SUMMARY/CONCLUSION:

"Beach Front Park" is the Park's current name in Council's Asset and Financial Registers. However, there are no Park Identification Signs on site with this name.

Park Identification Signs are considered important as they give parks an identity, assist new visitors to locate the park easier, and can promote and raise the profile of the park and the Town.

Four names have been suggested by the Administration:-

- "City Beach Foreshore Park".
- "City Beach Park".
- "Oceanic Foreshore Park".
- "Oceanic Park".

If no other names are suggested, it is recommended that one of these names be adopted.

The Administration has recommended "City Beach Park".

Committee Meeting 10 April 2001

During discussion, divergent views were expressed with regard to the change of name for Beach Front Park.

As the votes of the Members present were equally divided, the Presiding Member cast a second vote in favour of the motion.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) the name for “Beach Front Park” be changed to “City Beach Park”;**
- (ii) two standard Park Identification Signs be installed along Challenger Parade reflecting the name change;**
- (iii) the cost of the signs in (ii) above estimated at \$1,200 be funded from the “Beach Front Park” Operating Budget and the Town’s Asset and Financial Registers be updated accordingly.**

Carried

TS01.45

STREET TREE MANAGEMENT – PRUNING OPERATIONS REVIEW

(File Reference: TES0013)

PURPOSE OF REPORT:

To advise Council of issues raised by the Town's residents in relation to street tree pruning and management and to propose solutions aimed at improving customer satisfaction without compromising streetscape values.

BACKGROUND:

Council, at its meeting held on 23 November 1999 (Item TS99.142), was informed of difficulties that were being experienced in the management of the Street Tree Pruning Program.

As advised in that report, the street tree pruning works are undertaken according to a program, where the Town is divided into six sectors. Each sector takes approximately two months to complete, therefore the program is completed every twelve months. There are approximately 10,000 street trees within these sectors. Of these, approximately 4,000 trees are under power lines.

DETAIL:

Street Tree maintenance works are divided into two main categories:-

- Pruning to Western Power requirements for trees under power lines.
- General Requests from residents or other authorities.

Under current practices, 4,000 trees under power lines are pruned annually, involving property line, road and footpath clearance. The other 6,000 trees are also pruned annually, involving crown lifting over footpaths, road ways and other works as requested.

An amount of \$301,000 has been allocated in the 2000/2001 financial year for the management of street trees. This is an increase of \$50,000 on the 1999/2000 financial year and was required to meet immediate operational requirements. This allocation is divided into three activities as follows:-

- Pruning \$280,000.
- Watering \$ 15,000.
- Other \$ 6,000 (planting, fertilising, weed/pest/disease control).

Pruning to Western Power requirements accounts for approximately two thirds (\$186,000) of the total annual expenditure of \$280,000. This can be broken down into the following operations:-

- Pruning trees away from low voltage wires.
- Pruning trees away from connection wire to houses.
- Pruning trees away from High Voltage transmission wires which carry 66,000 or 132,000 volts.

General requests from residents make up the remaining two thirds (\$93,000) of the total annual expenditure (\$280,000) as follows:-

- Pruning back from property boundaries.
- Crown lifting over footpaths.
- Removal of dead, diseased or unsuitable trees (e.g. large Eucalyptus trees).

There are also increasing quantities of trees being planted in median/blister islands in recent years. These include Harborne Street and Cambridge Street, amongst others which have a maintenance budget allocation of \$5,000. Additionally, the Ficus Tree Removal and Replacement Program commenced in July 2000 with a budget of \$25,000. It is expected this program will continue over six years based upon this level of expenditure.

The increase in the street tree budget and the establishment of new budgets has assisted significantly in dealing with Western Power power line pruning requirements to the point where Western Power has had only routine contact with the Administration requesting pruning works during the current financial year. Response times for specific pruning requests have also been improved significantly. The pruning of street trees is carried out by Council's Street Tree Pruning Contractor as per the current tender specifications and schedule of rates for street trees. This tender (No. 4 – 1999/2000) will expire on 30 June 2001.

The workload in the street tree pruning program in the last nine months has been well managed, with the sector pruning and request pruning/removal requirements as well as Ficus tree removals and The Boulevard Pine tree removals all being catered for within the nominated time frames. However, a significant amount of time is still spent on the phone addressing street tree issues, as well as dealing with correspondence relating to those issues.

The number of requests for pruning works still remains high with approximately 1,200 requests received by Council to date since September 2000. Approximately 609 calls have come through the Customer Services area and approximately 600 through the Technical Officer responsible for street tree management. This relates to an average of around 10 incoming calls per day. Additionally, other forms of communication such as letters, faxes, e-mails, average about seven per week. These requests mainly relate to pruning, removals and general inquiries.

The reasons for these requests (verbal and written) can be summarised as follows:-

- Resident/ratepayer expectations of having their street tree pruned when they feel it is required to be pruned so as to address their specific concerns. This conflicts with the sector pruning program which is designed to prune street trees throughout the Town on a programmed basis to ensure works are undertaken in an, effective, efficient and orderly manner.

- The method of pruning, through complying with all statutory requirements, (ie power line clearance, road clearance, footpath clearance and property line clearance for trees under wires) in many cases does not meet the expectation of the resident.
- Significant street tree removal requests are also made to accommodate new crossover constructions at the time of property subdivision applications, as well as assisting with property maintenance difficulties such as excessive leaf drop or shading of resident gardens and house.
- Many residents feel that the removal of the Ficus tree in front of their house should be brought forward in the removal program. In some cases this is justified, however, monthly budget allocations and expenditure require that these requests for removal be prioritised and programmed for removal accordingly.
- Many of the requests/complaints received are for extra pruning to be undertaken on the verge tree. In many cases, this involves height reduction of the tree of up to 50% or more for trees not under power lines, a practice which is not generally undertaken. Reasons for this request may vary from excessive leaf litter to obscuring ocean views.
- Leaf matter on private property and the street tree canopy shading and eventually killing lawn areas are also common complaints.
- On numerous occasions, where a decision has been made by the Administration regarding a street tree, (initiated after receipt of a telephone request or written correspondence from a resident), the resident has not accepted this decision. They have decided to seek intervention from individuals not responsible for the management of street trees. Incidents such as these reduce the efficiency of the street tree pruning program and the Administration staff.

Council's current contract specification regarding pruning practices with a sketch showing the results of that specification are in Attachment 1.

COMMENT:

Alternate Pruning Style

The current Contract specification cannot address the above concerns. In recognising this and in order to address resident and Administration concerns listed above, an alternate pruning method is proposed. This alternate pruning method will be aimed at improving customer relations/satisfaction without compromising tree health, aesthetics and streetscape values.

This alternate pruning method, which has been incorporated into a new contract specification together with a sketch showing the potential results of this new specification are in Attachment 2. It should be noted that these pruning style changes will involve a significant amount of pruning to be undertaken to some of the trees in the first year of the new contract specification. However, the trees will handle the change and recover with new foliage growth within 6 to 12 months.

The specification incorporating the new pruning methods will be included into the 2001/2002 Street Tree Pruning and Removal Tender. This will ensure clear guidelines are provided to Pruning Contractors in regard to the methods of pruning and will address the needs/expectations of the majority of residents.

Underground Power

The conversion of overhead power lines to underground power is gradually having an impact on the way street trees are managed. It was initially presumed this impact would be in the form of reduced pruning and it was estimated that the street tree maintenance budget would gradually reduce to 50% of its current level if at some point in time all of the power lines were placed underground.

Based on the feedback gathered from ratepayer enquiries over the past 12 months, (in areas where powerlines have been placed underground), it now appears likely that the annual pruning budget will only be reduced by 20%. This is because trees which were previously under power lines, will require constant monitoring for health and safety purposes and will be pruned annually for property line clearance, footpath and road clearance and crown thinning as well as catering for increasing requests for height reduction.

Other feedback and concerns received from residents are that they have become used to their verge tree being pruned annually, because of the power line clearance. With the power lines going under ground, most residents do not want their verge tree to be allowed to be fully grown. This is mainly because they have not had a fully grown tree in front of their property before and are worried about the potential/perceived problems associated with fully grown trees.

The methods of pruning may require reviewing each year to ensure that both appropriate streetscapes and resident satisfaction are maintained.

Treescape Plan

Council report TS98.124 described the need to develop a Treescape Plan for the Town of Cambridge. The Plan will give future direction and planning for preferred tree species for streets and parks suitable for particular locations and environments together with recommendations for removals, replacements and additional plantings. An amount of \$15,000 was listed in the 2000/2001 Draft Budget but was not funded. An amount of \$25,000 will be listed in the 2001/2002 Draft Budget for Council consideration.

Future Direction

In recognising all of the issues relating to “verge” tree management, (taking into account power line, property boundary, pedestrian path and road clearances, coupled with the impact and emotional involvement this has on the resident), a future strategy should be developed. The strategy should be aimed at providing and maintaining significant vegetated streetscapes whilst minimising the impact on residents.

This can be achieved by developing vegetated streetscapes in the middle of a street or road. Examples of this can be seen in Harborne Street, Cambridge Street, Marlow Street and now on The Boulevard. The benefits of this are as follows:-

- It will provide a better streetscape as the canopy of the tree will be in the middle of the road thus providing a much increased impact and softening effect.
- Trees will be further away from the resident (middle of the road), thus reducing the impact to their garden and property and so less frustration stress and emotional impact to the resident.
- The trees will be away from the underground services which exist on the verge and therefore minimal root problems when the trees mature.
- Will virtually eliminate clearance pruning for overhead power lines which are normally on the verge.
- A significant reduction in the Street Trees Operating Budget.

As mentioned earlier, this strategy/practice (planting street trees in the middle of the road instead of the verge) has already been tried in the Town of Cambridge. However, in order to fully benefit from the improvements listed above it should be progressed further. Ideally, future road upgrades should incorporate the new strategy wherever possible and verge tree planting should only be undertaken if a significant streetscape cannot be achieved by tree planting in the middle of the road.

This alternate streetscape achievement strategy will be addressed in the proposed Treescape Plan.

POLICY IMPLICATIONS:

Street trees are managed within the guidelines of Council Policy No. 3.1.6 – Management of Street Trees. This policy describes the guidelines for planting, pruning and removal of street trees.

The pruning improvements outlined in this report are aimed to achieve a significant improvement in customer satisfaction/relations, operator safety and will enable the Administration staff to more efficiently administer the Policy.

FINANCIAL IMPLICATIONS:

An amount of \$315,000 has been listed in the 2001/2002 Draft Budget for street tree pruning, watering and planting. The introduction of improved pruning practices have been calculated to cost an additional \$14,000 per annum. This has been taken into account when preparing the above Draft Budget.

For information purposes, if all power lines were to be placed underground tomorrow, the street tree budget could be reduced by up to 20%. It should be noted that power line clearance is only one aspect of all street tree pruning requirements.

STRATEGIC DIRECTION:

The Town's Strategic Plan 1997 – 2002 states the following in relation to street trees:-

Goal – To improve the Town's natural and built assets in consultation with the community in an environmentally sensitive and sustainable manner.

Strategy – Promote streetscape improvements

PUBLIC CONSULTATION:

Throughout the past 12 months, ratepayers have contacted the Administration asking for specific types of pruning. The recommendations made in this report reflect the information provided to Council by the majority of the callers during that time.

As an outcome of property line clearance being undertaken on a programmed basis, a standard notification letter will be delivered advising the resident of the intention by Council to prune all verge trees back from private property lines. This will be hand delivered at the discretion of the Pruning Contractor prior to pruning.

SUMMARY/CONCLUSION:

The management of street trees creates an enormous workload for Council's staff in catering to the requests and expectations of the community.

The number of requests for pruning works in the Town is high, with approximately 1,200 requests received by Council since September 2000 (6 months). This relates to an average of around ten incoming calls per day. The requests mainly relate to pruning, removals and general inquiries.

The reasons for these requests (verbal and written) have been summarised within this report together with details on several other management issues as follows:-

- Current and projected budget requirements.
- A review of street tree pruning methods resulting in a recommendation to amend current practices.
- Works associated with underground power requirements.
- Requirement for budget funds to develop a Treescape Plan for the Town.
- An assessment of future directions.

Two solutions have been highlighted in this report to address the concerns/frustrations experienced by Administration staff as well as the general community. These are:-

- (i) Amend the current pruning practices, aimed at improving customer relations/satisfaction without compromising tree health, aesthetics and streetscape values. Commence the new pruning practices from 1 July 2001.
- (ii) Develop a streetscape strategy where a significant vegetated streetscape can be provided that minimises the impact on residents. This can be achieved by developing vegetated streetscapes in the middle of a street or road. To be developed as part of the Streetscape Plan.

When assessing these issues, it is highlighted issues that require Council to reconsider in relation to future directions and the recommendation provides the required outcomes.

It is therefore recommended that:-

- (i) Council's current Pruning practices be amended according to the new pruning specification, as attached to and forming part of the Notice Paper, and included in the tender documents for the new Contract to commence in the 2001/2002 Financial year;
- (ii) a vegetated streetscape strategy be developed within the umbrella of the Streetscape Plan, with the aim of providing significant streetscapes whilst minimising the impact on residents.

Committee Meeting 10 April 2001

During discussion, Members agreed that the pruning of the trees in accordance with this new policy, in the areas of West Leederville and North Wembley that are to have underground power, be reviewed following completion of the Underground Power Programme.

Moved by Cr Langer, seconded by Cr Berry

That:

- (i) **Council's current Pruning practices be amended according to the new pruning specification, as attached to and forming part of the Notice Paper, and included in the tender documents for the new Contract to commence in the 2001/2002 Financial year;**
- (ii) **the pruning of trees in accordance with this new policy, in the areas of West Leederville and North Wembley that are to have underground power, be reviewed following completion of the Underground Power Programme.**

Carried

TS01.46

TENDER NO 33 – 2000/2001 – NEW SKID STEER LOADER

(File Reference: TEN0176)

PURPOSE OF REPORT:

To accept a Tender for the provision of a new Skid Steer Loader and the disposal of the existing Council Skid Steer Mustang 960 Loader.

BACKGROUND:

Tenders have been called for the supply and delivery of one new Skid Steer Loader and the disposal or trade of the existing Council Skid Steer Loader. Nine tenderers submitted options and twelve different loaders were tendered.

Council has budgeted for the exchange of its Skid Steer Loader as the existing machine has had five years use and is due for replacement.

DETAILS:

A summary of the tenders are as indicated below:-

Supplier	Make	Power (Kw)	Operating Weight (Kg)	Cost \$ ex GST	Net Changeover \$
CFC Equipment	JCB 170 Robot	35.5	2,150	44,022	30,022
	JCB 185 Robot	52.5	3,320	52,636	38,636
	Trade – Mustang 960			14,000	
McIntosh	New Holland LS180	44.8	3,276	49,051	25,051
	New Holland LS170	37.0	2,513	40,417	16,417
	Trade – Mustang 960			24,000	
Tutts – Tat Hong	Mustang 2060	46.3		54,257	37,439
	Trade – Mustang 960			16,818.18	
Bobcat WA	Bobcat 773G	35.0	2,635	49,390	38,390
	Trade – Mustang 960			11,000	
Case	75XT	44.0	3,039	50,000	38,000
	Trade – Mustang 960			12,000	

Supplier	Make	Power (Kw)	Operating Weight (Kg)	Cost \$ ex GST	Net Changeover \$
WesTrac Equipment	CAT216	37.0	2,520	45,550	21,550
	CAT226	43.0	2,560	47,010	23,010
	Trade – Mustang 960			24,000	
Hitachi	John Deere JD250	45.5	2,854	48,952	32,952
	Trade – Mustang 960			16,000	
Hyster West	Gehl SL5635 SXT Series 2	61.0		53,077.91	53,077
	Trade – Mustang 960			Nil	
Lift Rite	Toyota 4SDK8-H	41.0	2,486	46,000	27,000
	Trade – Mustang 960			19,000	

It is clear that some machines are under the specification HP rating of 40Kw. Recognising the relevant trade price on the existing Council Mustang 960, there are a number of highly priced machines. The machines of specified HP and well priced are:-

- McIntosh – New Holland LS180 \$25,051
- WesTrac Equipment – CAT 226 \$23,010
- Lift Rite – Toyota 4SDK8-H \$27,000.

The three prices above are the tendered machine price less trade-in.

In recognising that these three items are well performed and competitively priced machines, a close assessment has been made by Council’s Plant Consultant on the whole of life cost of the machines. This includes purchase and operating costs. Note attachments to this report provide the review details.

The lowest “whole of life cost” machine is the Toyota 4SD K8. The operating costs are based on a five year life at 700 hours. The New Holland LS 170 is the only lower “whole of life cost” machine than the Toyota but its power rating is 5.5 Kw less.

Each tenderer priced separately the following four attachments:-

- A four-in-one bucket, in lieu of the existing standard bucket.
- Pallet forks for loading and unloading items on pallets at the Depot.
- A road broom attachment.

- Post hole borer.

It is proposed that Council purchase the first three attachments but not the post hole borer.

This will bring the changeover price with the three attachments and with trade for the best buy machines to:-

- | | |
|--------------------------------|----------|
| • McIntosh – New Holland LS180 | \$33,077 |
| • WesTrac Equipment – CAT226 | \$33,038 |
| • Lift Rite – Toyota 4SDK8-H | \$35,220 |

COMMENT:

The twelve machines tendered by nine different companies showed the competitive nature of these quotes. The Council's specification was based on the existing machine that has performed well. A number of the Works Crew are capable operators of this style of machine.

The flexibility of this machine is a key element in the range of equipment used by Council. It is used at the construction work site for all projects, as well as at the Council Depot for loading and unloading trucks and for carrying out minor maintenance work including path sweeping as required.

The life cycle cost including purchase, operation and resale plus machine specification supports the Toyota 4SDK8-H for \$35,220.

FINANCIAL IMPLICATIONS:

The Council budget has designated:-

- Account Number 2001/50/650 – Works Skid Steer Loader Plant Reserve \$35,000.
- Account Number 2001/50/630 – Works Loader/Forklift Plant Reserve \$60,000.

In February 2001, Item TS01.08, Council resolved not to replace the existing Loader/Backhoe, but to keep this machine as it was shown to be used in greater demand now that the rights-of-way work is in high demand.

Therefore, it is evident that within the budget there are adequate funds for the purchase of a Skid Steer Loader and that it would be reasonable to purchase such a machine within the budget up to \$40,000.

POLICY IMPLICATIONS:

It is desirable that the Skid Steer Loader be replaced to provide maximum efficiency and effectiveness for the Works Crew within the Works and Engineering projects that are managed by Council on a daily basis.

STRATEGIC DIRECTION:

Nil.

STATUTORY REQUIREMENTS/PUBLIC CONSULTATION:

Nil.

COMMENTS/SUMMARY:

The presentation of this report has been carried out from tender prices and the assistance of a Specialist Plant Consultant to assess the best whole of life value and benefit for Council.

Moved by Cr Langer, seconded by Cr Anderton

That:-

- (i) the existing Skid Steer Loader Mustang 960 be traded in and replaced by a Toyota 4SDK8-H Skid Steer Loader from Lift Rite Toyota at a cost of \$35,220;**
- (ii) the funds for (ii) above be funded from 2000/2001 Council Budget:-**
 - Account Number 2001/50/650 – Works – Skid Steer Loader Plant – Reserve \$35,000**

Carried

8. REPORTS FROM DELEGATES: COMMITTEES AND WORKING GROUPS

8.1 Local Emergency Management Advisory Committee

Nothing further to report.

8.2 Lake Monger Redevelopment Working Group

Nothing further to report.

8.3 Mindarie Regional Council

Cr Steele reported that the next meeting will be held on Thursday, 19 April 2001.

8.4 Wembley Golf Complex Advisory Committee

Cr Steele reported that a meeting was held today and David Breen has developed a web site for the golf course.

8.5 Perry Lakes Working Group

Cr Smith reported that the next meeting will be held on Thursday, 26 April 2001 at 5.30pm.

9. GENERAL BUSINESS

9.1 Sewerage Programme

Cr Anderton requested a copy of the Sewerage Programme.

9.2 Wayeela Way, City Beach

Cr Anderton reported that the street sign had been stolen.

9.3 Bus Shelters

Cr MacRae requested information on the height of a bus shelter in Cambridge Street, between Northwood Street and Blencowe Street.

9.4 West Coast Highway

Cr Smith reported that rubbish is accumulating on the verges along the West Coast Highway.

Manager Parks and Landscape to investigate.

9.5 Signage for Bobtails

Cr Smith suggested that consideration be given to signage prohibiting the squashing of bobtails in the area.

9.6 City Beach Tennis Club

Cr Smith requested that the Administration investigate parking problems outside the City Beach Tennis Club.

9.7 Woolwich Street Median

Cr Berry requested information on the proposed landscaping for the median in Woolwich Street.

Executive Manager Technical Services advised that trees would be planted in the area.

10. CLOSURE

There being no further business, the Presiding Member thanked those present for their attendance and declared the meeting of the Technical Services Committee closed at 6.50pm.

POLICY AND ADMINISTRATION COMMITTEE

The report of the Policy and Administration Committee Meeting held on 10 April 2001 was submitted as under:-

1. DECLARATION OF OPENING

The Presiding Member declared the meeting of the Policy and Administration Committee open at 7.32pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Present:	Time of Entering	Time of Leaving
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Members:

Cr Kerry Smith (Presiding Member)	7.32 pm	7.50 pm
Cr Alan Langer	7.32 pm	7.50 pm
Deputy Mayor Cr Pauline O'Connor JP	7.32 pm	7.50 pm
Cr Ian Steele	7.32 pm	7.50 pm

Observers:

Mayor Ross Willcock JP	7.32 pm	7.50 pm
Cr Marlene Anderton	7.32 pm	7.50 pm

Officers:

Neil Costello, Manager Policy and Administration
Lee Rowley, Manager Building and Environmental Services
Denise Ribbands, Administration Officer (Governance)

Adjournments:	Nil
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Time meeting closed:	7.50 pm
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3. PUBLIC QUESTION TIME

Nil

4. DEPUTATIONS AND PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Resolved that the Minutes of the Ordinary Meeting of the Policy and Administration Committee held on 13 March 2001, as contained in the March 2001 Council Notice Paper, be confirmed.

6. DECLARATION OF MEMBERS INTERESTS

Nil

7. REPORTS

PA01.04

SPECIAL MEETING OF COUNCIL – 7 MAY 2001

(File Reference: ADM0032)

PURPOSE OF REPORT:

To seek Council's approval to hold a Special Meeting of Council at 5.30 pm on Monday, 7 May 2001.

BACKGROUND:

Following the Local Government elections to be held on Saturday, 5 May 2001, it will be necessary to arrange a Special Meeting of Council to perform the following functions:-

- Swearing in of Councillors;
- Election of Deputy Mayor;
- Appointment of Standing Committees;
- Appointment of Council Delegates and Representatives;
- Appointment of Representatives to Council Working Groups.

DETAILS:

It is proposed that the Special Meeting of Council be held on Monday, 7 May 2001, preceding the May meetings of the Technical Services and Policy and Administration Committees, scheduled for the following evening. Local public notice will be given of the time, date, place and purpose of the Special Meeting. It is customary for family members of successful Councillor's to be invited to witness the swearing in ceremony and meet the Mayor, other Councillors and staff.

Moved by Cr Smith, seconded by Cr O'Connor

That a Special Meeting of Council of the Town of Cambridge be held at 5.30 pm on Monday, 7 May 2001 at the Town's Administration/Civic Centre, 1 Bold Park Drive, Floreat, for the purpose of swearing in of Councillors, election of Deputy Mayor, appointment of Committees and Council Delegates and Representatives.

Carried

PA01.05

ADOPTION OF TOWN OF CAMBRIDGE TRADING IN PUBLIC PLACES LOCAL LAW (NO. 4)

(File Reference: LEG0062)

PURPOSE OF REPORT:

To adopt the final version of the proposed Town of Cambridge Trading in Public Places Local Law to reflect current practices, procedures and terminology and ensure compliance with National Competition Policy requirements.

BACKGROUND:

At its meeting held on 24 October 2000, the Council decided to make a number of new local laws including the proposed Town of Cambridge Trading in Public Places Local Law to up-date, replace and amalgamate a number of existing by-laws which were considered to be outdated and no longer meeting the Town's requirements.

COMMENT:

The draft Trading in Public Places Local Law considered by the Council at its October 2000 meeting incorporated up-dated provisions from:-

Former By-law No. 5 Stalls,
Former By-law No. 9 Parks and Public Reserves (in part),
Former By-law No. 13 Eating Areas,
Former By-law No. 15 Street Trading, and
Former By-law No. 16 Street Performers.

In accordance with the requirements of Section 3.12 of the *Local Government Act 1995*, the new local law has been given State wide and local public notice, inviting submissions from members of the public and other interested parties. Copies of the proposed local law have also been sent to the Minister for Local Government.

The six week submission period expired on Monday, 12 March 2001. Whilst no public or Local Government Department comment was received, the Health Department of WA recommended the following:-

"The Health Department recommends Council delete Part 8 Food Premises. HDWA has commenced the process to remove from the Health Act those sections relating to Eating-Houses, Itinerant Food Vendors and Section 134(52a). This is to remove conflicting local laws for when the licensing of food premises and vehicles is imposed by Regulations.

Council should make itinerant food vendor and eating house local laws as separate local laws.

An alternative to making new itinerant food vendor local laws is to have the licensing and trading locations of itinerant food vendors controlled under 'Trading in Public Places Local Laws' made under the Local Government Act 1995 or under planning legislation. The provisions of the Health (Food Hygiene) Regulations 1993 control the hygiene of such vendors. This will remove the need for itinerant food vendor provisions in the health local laws and avoid dual licensing of such vendors."

Accordingly, the provisions relating to the licensing of Itinerant Food Vendors have been transferred to the up-dated draft of the Town of Cambridge Trading in Public Places Local Law. The changes to the attached up-dated draft of this local law are reflected by underlined text to show the new or revised provisions, and the struck-through text is that which has been deleted from the original draft version that was subject to public comment.

As the changes and improvements to this local law are very minor, it is not considered necessary to re-advertise them for public comment and accordingly, it can now be submitted to the Council for the local law to be made. The Trading in Public Places Local Law will then be published in its entirety in the Government Gazette, and again given State wide public notice, advising of the title, purpose and effect of the local law, the date on which it comes into operation (14 days after gazettal) and that copies may be inspected at or obtained from the Council's Administration Centre.

STRATEGIC DIRECTION:

The proposed Trading in Public Places Local Law provides the legal framework within which the amenity of the Town is maintained by promoting effective and efficient monitoring and control of the use of local government and public property by stall holders and traders, street entertainers, outdoor dining facilities and itinerant food vendors.

FINANCIAL IMPLICATIONS:

In accordance with Section 3.12 of the Local Government Act 1995 it will be necessary to again advertise the proposed local law and publish the text of the law in the State Government Gazette. Costs are in the vicinity of \$170 per page. It will also be necessary for some legal advice to be sought, particularly in relation to NCP issues where appropriate. An amount of \$6,000 has been included on the 2000/01 Budget for local laws legislative review expenditure.

Moved by Cr Smith, seconded by Cr O'Connor

That:-

- (i) in accordance with the provisions of Section 3.12 of the Local Government Act 1995, the Council of the Town of Cambridge hereby records having decided by an ABSOLUTE MAJORITY to make the Town of Cambridge Trading in Public Places Local Law, as attached to and forming part of the Council Minutes;**
- (ii) the Local Law detailed in (i) above be advertised and published in the Government Gazette in accordance with the provisions of Section 3.12 of the Local Government Act 1995.**

Carried by an ABSOLUTE MAJORITY

PA01.06

ADOPTION OF TOWN OF CAMBRIDGE LOCAL GOVERNMENT AND PUBLIC PROPERTY LOCAL LAW

(File Reference: LEG0061)

PURPOSE OF REPORT:

To adopt the final version of the proposed Town of Cambridge Local Government and Public Property Local Law to reflect current practices, procedures and terminology and ensure compliance with National Competition Policy requirements.

BACKGROUND:

At its meeting held on 19 December 2000, the Council decided to make a number of new local laws including the proposed Town of Cambridge Local Government and Public Property Local Law to up-date, replace and amalgamate a number of existing by-laws which were considered to be outdated and no longer meeting the Town's requirements.

COMMENT:

The draft new Local Government and Public Property Local Law considered by the Council at its December 2000 meeting incorporated up-dated provisions from:-

- Former By-law No. 3 Streets and Footways
- Former By-law No. 4 Street Lawns and Gardens;
- Former By-law No. 7 Golf Course Reserve;
- Former By-law No. 9 Parks and Public Reserves (in part);
- Former Local law No. 21 Control of Beach Areas;
- Former By-law No. 44 Control of Endowment Lands/Lime Kilns Estates;
- Former By-law No. 79 Bold Park Swimming Pool;
- Former By-law No. 80 Removal of Obstructing Animals or Vehicles; and
- Former By-law No. 84 Halls.

In accordance with the requirements of Section 3.12 of the *Local Government Act 1995*, the new local law has been given State wide and local public notice, inviting submissions from members of the public and other interested parties. Copies of the proposed local law have also been sent to the Minister for Local Government.

The six week submission period expired on Monday, 12 March 2001. Whilst no public or state government comment was received, further review by the Administration raised a number of issues, notably in relation to the need to control Awnings, Verandahs and Balconies on local government property and minor revision of the provisions relating to Secure Sums (Bonds).

The changes to the attached up-dated draft of this local law are reflected by underlined text to show the new or revised provisions, and the struck-through text is that which has been deleted from the original draft version that was subject to public comment.

As the changes and improvements to this local law are very minor, it is not considered necessary to re-advertise them for public comment and accordingly, they can now be submitted to the Council for the local law to be made. The Local Government and Public Property Local Law will then be published in its entirety in the Government Gazette, and again given State wide public notice, advising of the title, purpose and effect of the local law, the date on which it comes into operation (14 days after gazettal) and that copies may be inspected at or obtained from the Council's Administration Centre.

STRATEGIC DIRECTION:

The proposed Local Government and Public Property Local Law provides the legal framework within which the amenity of the Town is maintained by promoting effective and efficient monitoring and control of the use of local government and public property.

FINANCIAL IMPLICATIONS:

In accordance with Section 3.12 of the Local Government Act 1995 it will be necessary to again advertise the proposed local law and publish the text of the laws in the State Government Gazette. Costs are in the vicinity of \$170 per page. It will also be necessary for some legal advice to be sought, particularly in relation to NCP issues where appropriate. An amount of \$6,000 has been included on the 2000/01 Budget for local laws legislative review expenditure.

Moved by Cr Smith, seconded by Cr O'Connor

That:-

- (i) in accordance with the provisions of Section 3.12 of the Local Government Act 1995, the Council of the Town of Cambridge hereby records having decided by an ABSOLUTE MAJORITY to make the Town of Cambridge Local Government and Public Property Local Law, as attached to and forming part of the Council Minutes;**
- (ii) the Local Law detailed in (i) above be advertised and published in the Government Gazette in accordance with the provisions of Section 3.12 of the Local Government Act 1995.**

Carried by an ABSOLUTE MAJORITY

PA01.07

ADOPTION OF TOWN OF CAMBRIDGE HEALTH LOCAL LAW 2001

(File Reference: LEG0028)

PURPOSE OF REPORT:

To adopt the final version of the proposed Town of Cambridge Health Local Law 2001 to reflect community needs, current practices, procedures and terminology and ensure compliance with National Competition Policy requirements

BACKGROUND:

At its meeting held on 19 December 2000, the Council decided to make a new Local Health Law to replace the current local law (which was inherited from the City of Perth), as it was considered that it no longer met the Town's requirements.

COMMENT:

In accordance with the requirements of Section 3.12 of the *Local Government Act 1995*, the new Local Health Law was given State wide and local public notice, inviting submissions from members of the public and other interested parties. Copies of the proposed local law were also sent to the Minister for Local Government and the Minister for Health.

The six week submission period expired on Monday, 12 March 2001. Comment was received from the Health Department of WA relating to the consideration of minor administrative changes, as well as a recommendation for structural revisions by deleting the provisions relating to food premises and transferring them into a new document to create a separate local law for food premises, and proposing changes to the lodging house and offensive trades provisions.

In regard to this matter, the Health Department recommend the following:

"The Health Department recommends Council delete Part 8 Food Premises. HDWA has commenced the process to remove from the Health Act those sections relating to Eating-Houses, Itinerant Food Vendors and Section 134(52a). This is to remove conflicting local laws for when the licensing of food premises and vehicles is imposed by Regulations.

Council should make itinerant food vendor and eating house local laws as separate local laws. "

The original draft Local Health Law has been revised and amended to reflect the comments and requirements of the Health Department of WA. The changes to the attached up-dated draft of this local law are reflected by underlined text to show the new or revised provisions, and the struck-through text is that which has been deleted from the original draft version that was subject to public comment.

The Local Health Law can now be submitted to the Council for the local law to be made. It will then be published in its entirety in the Government Gazette, and again given State-wide public notice, advising of the title, purpose and effect of the local law, the date on which it comes into operation (14 days after gazettal) and that copies may be inspected at or obtained from the Council's Administration Centre. Three certified copies will be submitted to the Executive Director, Public Health.

STRATEGIC DIRECTION:

The proposed local law provides the legal framework within which the public and environmental amenity of the Town is maintained. This will promote effective and efficient monitoring and control of public and environmental health activities within the Town.

FINANCIAL IMPLICATIONS:

In accordance with Section 3.12 of the Local Government Act 1995 it will be necessary to again advertise the proposed local laws and publish the text of the laws in the State Government Gazette. Costs are in the vicinity of \$170 per page. It will also be necessary for some legal advice to be sought, particularly in relation to NCP issues where appropriate. An amount of \$6,000 has been included on the 2000/01 Budget for local laws legislative review expenditure.

Moved by Cr Smith, seconded by Cr O'Connor

That:-

- (i) in accordance with the provisions of Section 3.12 of the Local Government Act 1995, the Council of the Town of Cambridge hereby records having decided by an ABSOLUTE MAJORITY to make the Town of Cambridge Health Local Law 2001, as attached to and forming part of the Council Minutes;**
- (ii) the Local Law detailed in (i) above be advertised and published in the Government Gazette in accordance with the provisions of Section 3.12 of the Local Government Act 1995.**

Carried by an ABSOLUTE MAJORITY

PA01.08

REVIEW OF LOCAL LAWS : HEALTH (FOOD PREMISES) LOCAL LAW 2001

(File Reference: LEG0028)

PURPOSE OF REPORT:

To adopt a draft Health (Food Premises) Local Law so as to reflect current practices, procedures and terminology, and to comply with National Competition Policy and National Food Authority requirements. To also recommend the repeal of relevant existing provisions in the Health by-law relating to Food Premises that are no longer in conformity with Health Department of WA policy.

BACKGROUND:

Since its establishment on 1 July 1994, the Town has been using the provisions of the former City of Perth Health bylaw that was transferred to, and enforced by, the Town following its creation.

At its meeting held on 19 December 2000, the Council decided to make a new Local Health Law to replace the current local law (inherited from the City of Perth), as it was considered that it no longer met the Town's requirements. That draft Local Health Law contained provisions for the Licensing and Registration of Food Premises and Itinerant Food Vendors.

COMMENT:

The draft Local Health Law was forwarded to the Health Department of WA for comment. The Health Department made a lengthy and detailed schedule of comments and recommendations; including the following:

"The Health Department recommends Council delete Part 8 – Food Premises. HDWA has commenced the process to remove from the Health Act those sections relating to Eating-Houses, Itinerant Food Vendors and Section 134(52a). This is to remove conflicting local laws for when the licensing of food premises and vehicles is imposed by Regulations.

Council should make itinerant food vendor and eating house local laws as separate local laws. This will enable them to be easily repealed when regulations on food premises registration are introduced, without interfering with the new health local laws. If Council wants to retain and update its existing eating house local laws they should be made as separate local laws from this current proposal. An example draft is attached.

An alternative to making new itinerant food vendor local laws is to have the licensing and trading locations of itinerant food vendors controlled under 'Trading in Public Places Local Laws' made under the Local Government Act 1995 or under planning legislation. The provisions of the Health (Food Hygiene) Regulations 1993 control the hygiene of such vendors. This will

remove the need for itinerant food vendor provisions in the health local laws and avoid dual licensing of such vendors."

DETAILS:

As a result of the Health Department of WA comments and recommendations, the Health Local Law has been revised as follows:-

- deleting all provisions relating to licensing of Itinerant Food Vendors and transferring those provisions into the proposed Trading in Public Places Local Law,
- deleting all provisions relating to food premises,
- creating a new local law entitled Health (Food Premises) Local Law that contains all the provisions relating to the operation of food premises, registration of food premises and licensing of food premises proprietors.

STRATEGIC DIRECTION:

The proposed Health (Food Premises) Local Law provides the legal framework to promote the effective and efficient monitoring and control of food premises within the Town.

FINANCIAL IMPLICATIONS:

In accordance with Section 3.12 of the Local Government Act 1995, it will be necessary to advertise the proposed local law and when adopted, publish the text of the law in the State Government Gazette. Costs are in the vicinity of \$170 per page. It will also be necessary for some legal advice to be sought, particularly in relation to NCP issues where appropriate. An amount of \$6,000 has been included on the 2000/01 Budget for local laws legislative review expenditure.

Moved by Cr Smith, seconded by Cr O'Connor

That :-

- (i) the Town of Cambridge Health (Food Premises) Local Law 2001, as attached to and forming part of the Council Minutes, be adopted;**
- (ii) the Local Law in (i) above be advertised in accordance with the provisions of Section 3.12 of the Local Government Act 1995; submitted to the Executive Director Public Health in accordance with the provisions of Part XIV of the Health Act 1911; and resubmitted to the Council to be made as a Local Law following consideration of any submissions arising from the advertising procedure.**

Carried

During discussion, the Mayor read aloud a summary of the purpose and effect of the proposed local law in accordance with Section 3.12 of the Local Government Act 1995.

PA01.09

ADOPTION OF TOWN OF CAMBRIDGE ANIMALS LOCAL LAW

(File Reference: LEG0064)

PURPOSE OF REPORT:

To adopt the final version of the proposed Town of Cambridge Animals Local Law to reflect current practices, procedures and terminology for the control of animals and bees on private and public property, and to ensure compliance with National Competition Policy requirements.

BACKGROUND:

At its meeting held on 24 October 2000, the Council decided to make a number of new local laws including the proposed Town of Cambridge Animals Local Law to update, replace and amalgamate a number of existing by-laws which were considered to be outdated and no longer meeting the Town's requirements.

COMMENT:

The draft new Animals Local Law considered by the Council at its October 2000 meeting incorporated up-dated provisions from:-

- Former By-law No. 22 Dogs;
- Former By-law No. 23 Bee Keeping;
- Former City of Perth Health By-law (in part); and
- Former By-law No. 80 Removal of Obstructing Animals or Vehicles (in part).

In accordance with the requirements of Section 3.12 of the *Local Government Act 1995*, the new local law has been given State wide and local public notice, inviting submissions from members of the public and other interested parties. Copies of the proposed local law have also been sent to the Minister for Local Government.

The six week submission period expired on Monday, 12 March 2001. Whilst no public comments were received, the Health Department of WA submitted comment relating to the draft Repeal provisions. Further review of the draft local law by the Administration identified a few minor issues, notably in relation to the need to control large animals on gardens on street verges and to correct errors in Schedule 1.

The changes to the attached up-dated draft of this local law are reflected by underlined text to show the new or revised provisions, and the struck-through text is that which has been deleted from the original draft version that was subject to public comment.

As the changes and improvements of this local law are very minor, it is not considered necessary to re-advertise them for public comment and accordingly, it can now be submitted to the Council for the local law to be made. The Animals Local Law will then be published in its entirety in the Government Gazette, and

again given State wide public notice, advising of the title, purpose and effect of the local law, the date on which it comes into operation (14 days after gazettal) and that copies may be inspected at or obtained from the Council's Administration Centre.

STRATEGIC DIRECTION:

The proposed Animals Local Law provides the legal framework within which the amenity of the Town and its residents can be maintained by providing for the effective control of dogs, cats, large animals, domestic fowl, pigeons, and bees on public and private property.

FINANCIAL IMPLICATIONS:

In accordance with Section 3.12 of the Local Government Act 1995 it will be necessary to again advertise the proposed local law and publish the text of the laws in the State Government Gazette. Costs are in the vicinity of \$170 per page. It will also be necessary for some legal advice to be sought, particularly in relation to NCP issues where appropriate. An amount of \$6,000 has been included on the 2000/01 Budget for local laws legislative review expenditure.

Moved by Cr Smith, seconded by Cr O'Connor

That:-

- (i) in accordance with the provisions of Section 3.12 of the Local Government Act 1995, the Council of the Town of Cambridge hereby records having decided by an ABSOLUTE MAJORITY to make the Town of Cambridge Animals Local Law, as attached to and forming part of the Council Minutes;**
- (ii) the Local Law detailed in (i) above be advertised and published in the Government Gazette in accordance with the provisions of Section 3.12 of the Local Government Act 1995.**

Carried by an ABSOLUTE MAJORITY

8. REPORTS FROM DELEGATES: COMMITTEES AND WORKING GROUPS

8.1 Local Government Association Central Metropolitan Zone

Cr O'Connor reported that a Special Meeting will be held on 22 April 2001. The next Ordinary Meeting of the Local Government Association Central Metropolitan Zone will be held on 31 May 2001.

8.2 Ocean Gardens (Inc) Retirement Village

Nothing further to report.

9. GENERAL BUSINESS

9.1 Policy – Flying of Flags within the Town

Cr Smith requested information on the progress of a policy for the flying of flags within the Town.

9.2 Local Laws

Members expressed their thanks and appreciation to Mr Lee Rowley, Manager Building and Environmental Services, for his work in reviewing the Town's Local Laws.

10. CLOSURE

There being no further business, the Presiding Member thanked those present for their attendance and declared the meeting of the Policy and Administration Committee closed at 7.50 pm.

CORPORATE AND CUSTOMER SERVICES COMMITTEE

The report of the Corporate and Customer Services Committee Meeting held on 17 April 2001 was submitted as under:-

1. DECLARATION OF OPENING

The Presiding Member declared the meeting of the Corporate and Customer Services Committee open at 5.32 pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Present :	Time of Entering	Time of Leaving
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Members:

Cr Graham Burkett JP (Presiding Member)	5.32pm	7.10pm
Cr David Berry	5.32pm	7.10pm
Cr Corinne MacRae	5.32pm	7.10pm
Cr Ian Steele (Deputy)	5.32pm	7.10pm

Observers:

Mayor Ross Willcock JP	5.32pm	7.10pm
Deputy Mayor Cr Pauline O'Connor JP	6.24pm	7.10pm
Cr Marlene Anderton	6.18pm	7.10pm

Officers:

Graham Partridge, Chief Executive Officer
Jason Buckley, Executive Manager Corporate and Customer Services
Cam Robbins, Manager Community Development
Michelle Ledger, Manager Library Services
Steve Humfries, Joan Watters Community Centre Manager
Denise Ribbands, Administration Officer (Governance)

Adjournments:	Nil
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Time meeting closed:	7.10pm
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APOLOGIES/LEAVE OF ABSENCE

Cr Smith - Apology

3. PUBLIC QUESTION TIME

Nil

4. DEPUTATIONS AND PETITIONS

Elizabeth Vlock of Community Perspectives attended the meeting at 6.00pm to conduct a Workshop in relation to the Seniors Needs Study (Item CCS01.33).

5. CONFIRMATION OF MINUTES

Resolved that the Minutes of the Ordinary meeting of the Corporate and Customer Services Committee held on 19 March 2001 as contained in the February 2001 Council Notice Paper be confirmed.

6. DECLARATION OF MEMBERS' INTERESTS

Nil

7. REPORTS

CCS01.29

ACCOUNTS FOR PAYMENT

(File Reference: FIN0049)

PURPOSE OF REPORT:

To confirm the payment of accounts to pay for expenses incurred by the Town to fund its operation.

DETAILS:

Regulation 13 of the Local Government (Financial Management) Regulations 1996, requires a list of accounts to be prepared and presented to Council. Below is a list of the cheques raised for the payment of accounts from the Municipal Account (and Trust Account where applicable).

POLICY IMPLICATIONS:

Payments in accordance with Policy 1.3.6 "Council Bank Accounts and Payments".

FINANCIAL IMPLICATIONS:

Expenses incurred are charged to the appropriate items included in the annual budget.

STRATEGIC DIRECTION:

There are no specific details in the Strategic Plan and Plan of Principal Activities providing for the payment of accounts.

Moved by Cr Burkett, seconded by Cr Berry

That in accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996, the schedule of accounts as detailed below be confirmed and the list of payments, as laid on the table, be included in the Minutes of the Council:-

Cheque No.	Details	Amount
Municipal		
400986	Recoup Advance Account Wages Transfer (9/3/01)	\$147,675.23
400987	Recoup Advance Account V28952 – V29028	\$599,295.99
400988	Recoup Taxation Deductions (Period ending 9/3/01)	\$47,549.51
400989	Recoup Advance Account V29029 – 29116)	\$134,790.87
400990	Recoup Advance Account Wages Transfer (23/3/01)	\$150,659.91
400991	Recoup Advance Deductions V29117 – V29194	\$165,156.90
400992	Recoup Taxation Account (Period ending 23/3/01)	\$49,179.67
400993	Recoup Advance Account V29195 – V29295	\$392,469.23
400994	Recoup Advance Account V29296 – V29396	\$617,866.45
		<u>\$2,304,643.76</u>

Carried

CCS01.30

INVESTMENT SCHEDULE

(File Reference: FIN0038)

PURPOSE OF REPORT:

To advise the Council of the amount of surplus funds invested, the distribution of those funds and the financial performance of each investment (ie interest earned) for the period ended 28 February 2001.

POLICY IMPLICATIONS:

Council Policy identifies an approved list of investment bodies. Not more than 25% of available funds is to be placed with any one institution. The current investment portfolio complies with this policy.

In addition, the policy requires an investment report to be submitted to the Council each month.

FINANCIAL IMPLICATIONS:

Interest from investments represents a significant revenue item in the Council's Budget and it is important that the Council's investment performance is monitored closely.

Interest is accrued in the financial statements for the month and upon the maturity of each investment is then compounded unless the funds are required for Council purposes.

The Investment Schedule as circulated provides details of the performance of each individual investment to date. A summary of the investment performance to budget is provided below:-

	Budget	Actual as at	%
	2000/2001	31/03/01	
General	\$250,000	\$207,576	83.0%
Reserves	\$269,000	\$268,561	99.8%
Endowment Lands	\$250,000	\$260,162	104.1%
TOTAL	\$769,000	\$736,300	95.7%

STRATEGIC DIRECTION:

There are no specific details in the Strategic Plan or Plan of Principal Activities outlining the requirements for the investment of Council funds. However, the management of these surplus funds is consistent with the Town's Mission for the "efficient, accountable and quality management of public assets and infrastructure."

Moved by Cr Burkett, seconded by Cr Berry

That the Investment Schedule as at 31 March 2001, as attached to and forming part of the Notice Paper, be received.

Carried

CCS01.31

DOCUMENTS SEALED

File Reference: ADM0039)

PURPOSE OF REPORT:

There is no statutory requirement of the Council to give prior approval for the Seal of the Municipality to be placed on documents. It is considered desirable, however, to provide the Council with relevant information relating to documents sealed.

DETAILS:

The following documents have been sealed with the Common Seal of the Town:-

19 March 2001	Withdrawal of Caveat No. C118459 from Certificate of Title for property – "The Rise", Drabble Road, City Beach	1 copy
2 April 2001	Junior Soccer Association of WA – Deed of Surrender of Lease	2 copies

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Nil

STRATEGIC DIRECTION:

There are no specific details in the Strategic Plan and the Plan of Principal Activities in relation to the sealing of Council documents.

Moved by Cr Burkett, seconded by Cr Berry

That it be noted that the Common Seal of the Town of Cambridge has been affixed to the documents as set out in the schedule attached to and forming part of the Notice Paper.

Carried

CCS01.32

MONTHLY FINANCIAL STATEMENTS

(File Reference: FIN0026)

PURPOSE OF REPORT:

To receive the Financial Statements for the period ended 31 March, 2001.

BACKGROUND:

The Financial Statements for the period ended 31 March, 2001 have been prepared and have been circulated with the Notice Paper.

POLICY IMPLICATIONS:

Nil

Moved by Cr Burkett, seconded by Cr Berry

That the Financial Statements for the period ended 31 March 2001 be received.

Carried

CCS01.33

SENIORS NEEDS STUDY INFORMATION UPDATE AND BRIEFING

(File Reference: CMS0051)

PURPOSE:

To provide Council with information relating to the progress of the Town of Cambridge Seniors Needs Study and to provide Elected Members with the opportunity to contribute to the report's content, by way of a workshop conducted by the Study's Consultants.

Note: Consultants, Community Perspectives to attend the meeting at 6.00 pm to conduct a Workshop with Elected Members in relation to Seniors' Needs Study.

BACKGROUND:

Committee Meeting – September 2000

At the September 2000 Council meeting a project brief for the Seniors Needs Study was considered. The impetus for the Study stemmed from previous reports in August 1997 relating to retirement accommodation.

Parallel to this study was the Community Needs Study undertaken in late 1998. Whilst the Community Needs Study was not designed as a tool for identifying seniors needs, it did make several recommendations in these areas.

These recommendations formed the basis for the brief that was considered at the September 2000 meeting where it was decided that a maximum of \$25,000 be made available to engage a consultant to fulfil the requirements of the brief.

Selection of Consultants

As a result of an advertisement placed in the West Australian on Saturday 4 November 2000, seven submissions were received. After reviewing the submissions, two interviews were undertaken and Community Perspectives was selected to complete the study.

Established in 1997, Community Perspectives has investigated Seniors Needs for the Shire of Kalamunda, City of Fremantle and has worked with a number of local Governments in identifying general community needs. These include:-

- Shire of Roebourne
- Shire of Esperence
- City of Bunbury
- City of Perth.

The principal, Ms Liz Vlok has substantial experience in local government and her supporting consultant Ms Debbie Stevens has experience in Seniors Services which made them the most suited for the project.

Study Methodology

The methodology carried out by Community Perspectives can best be summarised in five headings:

- Project scoping – involved the Consultants meeting with key staff to establish how the briefing document related to anticipated outcomes and the tailoring of the proposal to reflect this.
- Demographic profiling and mapping – using available resources to compose an updated demographic profile of the Town.
- Review of existing services – provided by both the Town and by external operators within the Town.
- Consultation with seniors – this was accomplished using a variety of tools including workshops, surveys and interviews.
- Report development.

The consultation undertaken by the Consultants has included:

- 3 workshops/meetings with key staff and personnel
- 3 focus groups with senior groups within the Town of Cambridge (Wembley and Districts Senior Citizens, Floreat Open House and Members of Cambridge Senior Services Day Club)
- 2 service provider workshops (one of these was exclusively for local governments)
- Senior Services Survey – 610 surveys were distributed amongst a sample of the Town's rate deferment and rebate database. There was a 40% return rate.

DETAILS:

Initial Findings

The initial findings of the study indicate implications for the Town across a large number of areas, not simply confined to Community Development. Issues have been identified relating to Information Services, Parks and Landscape, Roads and Pathways, Security and Library Services.

However, one of the main findings of the report so far is that needs, interests and expectations of future Seniors will be vastly different from seniors of today. This is the most evident in the area of recreation.

Future seniors are exposed to and have experienced far more than current seniors in terms of education, work, careers, family structure, recreation, travel etc. It is highly

likely that the services, activities, clubs will be of a different nature to that of today and will be largely generated from the interests and expectations from these future seniors. No longer will seniors want to be segregated or kept away from main stream activities, to the extent that current seniors are.

Future seniors will also be more demanding of what services they expect to receive and how they should be delivered.

Regional Interest

Following the Town's progress in undertaking the Seniors Needs Study, there has been considerable interest displayed by surrounding Councils. The interest is on two levels, firstly, using the work carried out by the Town of Cambridge as a springboard for a regional review. Secondly, to examine the process that has been used so that it can be replicated for the benefits of their own residents.

Likely Outcomes

The likely outcome of the study is the formation of two documents, the Seniors Needs Study and the Seniors Policy and Plan. The Policy and Plan will be a living document incorporating the Study's Executive Summary, key objectives and required actions and strategies. This will also include timelines and budget requirements.

The outcomes of the Study are yet to be finalised, as a component of the report is a briefing/workshop from the Consultants to gain the viewpoints of Elected Members to be given at this meeting of the Corporate and Customer Services Committee.

POLICY IMPLICATIONS:

It is anticipated that the results of the Seniors Needs Study will be the backbone of all future policies relating to Seniors and Aged Accommodation. It may also influence future and existing policies relating to planning, works and engineering and community development.

FINANCIAL IMPLICATIONS:

The financial implications of the Study are yet to be ascertained as the report has not been finalised. The study is within the budget parameters that have been set for the project.

Once the study has been completed, it is expected that there will be a full costing for each recommendation, which will also incorporate timeframes for completion.

STRATEGIC DIRECTIONS:

There has been considerable media attention to issues affecting seniors in recent weeks. This attention has focused on the future shrinking of the labour force and as a result possible later retirement ages. There has also been attention to the influence seniors will have on marketing and product availability.

This is timely as the majority of these issues have been raised through the consultation process and steps to address these issues on a localized level have been suggested by the Consultant.

SUMMARY:

The Seniors Needs Study, whilst still to be completed, has reinforced the Town's position as a leader in the provision of Senior Services through its innovative and customer focused approach.

The briefing/workshop will provide an update of the work carried out to date, inform of the likely outcomes and provide the opportunity to shape the final recommendations.

Committee Meeting 17 April 2001

Elizabeth Vlok from Community Perspectives conducted a Workshop in relation to the Seniors Needs Study.

Moved by Cr Burkett, seconded by Cr Berry

That a draft Seniors Needs Study Report be presented to the May 2001 Council meeting.

Carried

CCS01.34

CHAPLAINCY – CITY BEACH HIGH SCHOOL

(File Reference: CMS 0039)

PURPOSE OF REPORT:

The purpose of this report is for Council to consider a request from the Chaplaincy at City Beach High School for an increase in the Town's financial contribution.

BACKGROUND:

A report was presented to Council at its meeting held on 11 July 1995. It established the value of a Chaplain in a school as being seen as a service to the wider community. A Chaplain represents the local churches in a broad non-sectarian way and is available to clients as listener, friend and counsellor. It is not to seek faith commitments. The Chaplaincy was established at City Beach High School in May 1995. At that time, the student population was approximately 370.

The Council decided in July 1995 that:-

- (i) *the Town of Cambridge financially support in part a Chaplaincy service at the City Beach High School for a term of three years at the cost of \$2,000 per annum;*
- (ii) *an amount of \$2,000 be included in the 1995/96 budget as a donation towards the provision of the Chaplaincy Service in (i) above.*

DETAILS:

The City Beach Christian Resource Council Chaplaincy Committee wrote to the Town of Cambridge on 19 March 2001. The correspondence requested an increase to the Town's current contribution of \$2,000 per year.

The current annual contribution is due to be revised in addition with the requested increase. An amount of \$2,000 has been annually donated towards the Chaplaincy Service at City Beach High School since 1995/96, which is in excess of the original commitment of three years.

Several factors have changed since the initial report went to Council in 1995. The City Beach High School no longer caters for year eleven and twelve students. The newly built Shenton Park Senior High School has absorbed these students as well as others in the lower grades.

Additionally, the Town of Cambridge now has a Youth Centre and offers Youth Services. However, the Youth Services offered by the Youth Centre are of a different nature and therefore, the Chaplaincy Program offered at City Beach High School is a unique program with different benefits.

POLICY IMPLICATIONS:

The donation to the City Beach High School Chaplaincy service is covered by Policy 1.5.9 (Financial Assistance to Local Schools), although these policies invite groups to apply on an annual basis. The annual financial assistance program invites groups in August each year to apply by filling in an application form and supplying evidence for need of the project.

FINANCIAL IMPLICATIONS:

The donation will need to be included in the 2001/2002 budget.

STRATEGIC DIRECTION:

The mission of the Town is to facilitate and deliver services that foster a quality lifestyle and promote richness in heritage, culture and the environment.

The donation to the City Beach Chaplaincy service supports Community Development goals and strategies of the strategic Plan by:-

- providing support to community groups;
- supporting community activities;
- encouraging young people to participate in positive activities.

CONCLUSION:

The benefits to the community are through the young people of the Town receiving positive support and guidance. It is therefore recommended that Council continue to contribute financially to the Chaplaincy service at City Beach High School.

Moved by Cr Burkett, seconded by Cr Berry

That:-

- (i) Council continues to financially support in part a Chaplaincy Service at the City Beach High School for another term of three years at the cost of \$2,000 per annum and the necessary funds be allocated in the 2001/2002 Budget;**
- (ii) the Council requests an annual report from the Chaplaincy service on the activities and services provided to the students as a pre-requisite for funding to be continued annually.**

Carried

CCS01.35

SECURITY PATROLS AT COUNCIL BEACH CAR PARKING

(File Reference: CMS0035)

PURPOSE OF REPORT:

To ascertain the need for a Council funded Security Guard to provide a dedicated and flexible security service at City Beach and Floreat Beach carparks to possibly reduce the incidence of stealings from and of vehicles at these respective locations.

BACKGROUND:

Within the Town of Cambridge, there are two very popular beaches, Floreat and City Beach, which are renowned for their surf, accessibility, safety and provide the ideal setting for a number of recreational activities.

A popular transport medium to and from City and Floreat Beach is via the motor vehicle as many users of these facilities travel from many suburbs throughout the metropolitan area. The number of people visiting these coastal locations varies throughout the year with the majority of users being on weekends and during the summer school vacation period. It is during these busier periods that adjoining car parks become a target area for anti social behaviour including theft of and from motor vehicles.

Through consultation with local Police at the Crime Prevention Advisory Committee meetings, it has become evident that incidences of theft from these car parks is a great concern. At each of the meetings, it is a recurring issue raised by Police.

Following a recommendation of the Crime Prevention Advisory Committee Meeting held on 22 February 2001, the Council decided at its February 2001 Council meeting to investigate the possible employment of a dedicated Security Guard who would specifically oversee these particular areas and a report be prepared.

DETAILS:

The introduction of a Security Guard to undertake dedicated security patrols specifically of the City Beach and Floreat Beach carparks has been discussed at Crime Prevention Advisory Committee level, as a possible measure to reduce theft.

Costings have been derived to engage a suitably qualified guard at \$25 per hour for 10 hours per weekend over the busier five month summer month period. This equates to approximately \$5,500. However, if this service was to also cover weekdays and extend for more than five months of the year, this figure would be considerably higher.

Present strategies used to reduce the number of thefts from carparks include; local Police Officers undertaking sporadic patrols and the Town's Rangers performing routine patrols of the carparks. However, this is difficult for the Town's Ranger Service due to other priorities including parking, daily routine duties and limited resources.

In addition, the Town has a contract with Surf Life Saving Western Australia to provide a Beach Inspection Service along the coastal locations of both City and Floreat Beach and assist in the role of law enforcement and control of parking. However, resources are somewhat limited and their first priority is the safety of swimmers, not would be thieves at adjacent and adjoining car parks.

Information received from Police suggests that these locations are targets for criminals who are both highly organised and those who are merely opportunistic. Some thieves have developed very effective ways of picking and observing targets leave the vehicle and having a lookout on a mobile phone to warn the other criminal if anyone is going to interrupt the operation.

The other group is simply taking whatever opportunity is available to them and hope for the best. The other contributing factor to the number of stealings is the continuing reticence by beach users to lock vehicles and remove all items of value.

Statistics obtained by the Western Australian Police Service have revealed, however, that over a six-month period at the City and Floreat Beach carparks, an average of just under one offence per day was occurring. From professional advice received, this figure can be seen to be under the normal benchmark of offences at similar locations within the metropolitan area. The figure, however, does not include offences, which have not been reported and is therefore difficult to quantify.

This finding should not be a reason for complacency. There is still reason to be concerned that these offences are occurring and this level needs to be reduced. A community education program to encourage and reinforce the safety and security message in the community is one strategy that should be implemented to reduce the number of thefts from the adjoining carparks at City and Floreat Beach. The focus would be on reinforcing beach users of the need to lock vehicles, take valuables with them and occasionally observe movements in and around the carparks themselves. It would be advisable to introduce the education campaign prior to the 2002 summer school holiday period due to the increase of patronage at City and Floreat Beach.

FINANCIAL IMPLICATIONS:

Nil

STATUTORY/POLICY IMPLICATIONS:

Nil

STRATEGIC DIRECTION:

The introduction of an education campaign reinforces one of the goals outlined in the Community Development section of the Town's Strategic Plan, namely: the encouragement of community self-reliance for the growth of the community.

SUMMARY:

The need for a Council funded Security Guard to provide a dedicated and flexible security service at the City Beach and Floreat Beach carparks to possibly reduce the incidence of theft from and of vehicles at these respective locations has been examined.

Based on the statistics from the Western Australian Police Service, it would appear that there is no justification for the use of a Security Guard at the City Beach and Floreat Beach carparks. Although a dedicated Security presence could be beneficial from a perception point of view , it is considered more appropriate to facilitate an educational campaign leading up to the busier summer school vacation period.

Moved by Cr Burkett, seconded by Cr Berry

That:-

- (i) the introduction of dedicated security guard service at the City Beach and Floreat Beach carparks not be implemented;**
- (ii) an educational and proactive campaign be initiated to encourage and reinforce the safety and security message leading up to the 2001/2002 summer school vacation period.**

Carried

CCS01.36

AQUATIC AND RECREATION INSTITUTE CONFERENCE

(File Number: HRE0030)

PURPOSE OF REPORT:

To seek Council's approval for the Bold Park Aquatic Centre Manager to attend the 37th Aquatic and Recreation Institute Conference, to be held in Sydney between 9 May and 11 May 2001.

DETAILS:

The 2001 Aquatic and Recreation Institute Conference format is comprehensive and there are a number of topics that are pertinent to the Bold Park Aquatic Centre. These include the following:-

- Pool Filtration
- Water Recycling
- Marketing and Promotion of Leisure Centre
- Risk Management
- Future of Aquatic Facilities - innovations and trends.

Also included in the conference is a Leisure and Venues 2001 Trade Show with over 100 Australia wide exhibits being displayed and promoted.

Attendance at this conference is not only beneficial to the Town of Cambridge but also provides the ideal opportunity for professional development and in particular, reward the Aquatic Centre Manager's performance during the past eighteen months of employment. In addition, it will provide the perfect vehicle to closely examine pool technology and products that could be of benefit to the Town of Cambridge in the possible redevelopment of the Bold Park Aquatic Centre.

POLICY IMPLICATIONS:

Policy No. 1.1.5 - Conference Attendances - Representation and related issues

Policy No. 1.1.9 - Travel and Accommodation Expenses at Conferences

FINANCIAL IMPLICATIONS:

Although there is limited funds in the Bold Park Aquatic Centre's training budget, it is proposed to reallocate \$2,500 from the Program Account, number 500/87 where there is sufficient funds. The Aquatic Centre has performed well financially and, based on the current actual financial results, it is expected the Centre will be well under its net operating deficit at 30 June 2001.

STRATEGIC IMPLICATIONS:

Attendance at this conference by the Aquatic Centre Manager will assist in the gaining of new knowledge which directly supports one of the Town's objectives, namely, to provide vision and leadership in all our activities for the overall benefit of the Town and its people.

CONCLUSION

The 37th Annual 2001 Aquatic and Recreation Conference in Sydney between May 9 -11 will provide an opportunity to gain new knowledge within the aquatic industry on a vast array of topics. With the possible redevelopment of the Bold Park Aquatic Centre in the foreseeable future, it would be appropriate for the Aquatic Centre Manager to attend what should be a educational conference.

Moved by Cr Burkett, seconded by Cr Berry

That:-

- (i) the Bold Park Aquatic Conference Manager be authorised to attend the 37th Annual 2001 Aquatic and Recreation Conference in Sydney between 9 May and 11 May 2001, at an approximate cost of \$2,500;**
- (ii) the expense in (i) above be charged to Budget "Other Expenses – Programs";**
- (iii) a report of the conference proceedings be completed for Council's information and records.**

Carried

CCS01.37

CAMBRIDGE LINX PILOT BUS PROJECT

(File Reference: ORG0009)

PURPOSE OF REPORT:

To receive direction from Council in relation to the continuation of the Cambridge Linx Pilot Community Bus project within the Town.

BACKGROUND:

In 1998, a Community Needs Assessment was undertaken. There were various recommendations that eventuated from this study one of which outlined the need for additional transport within the Town. Recommendation 37 suggested the expansion of bus routes within the Town, and links to the inter-suburban bus network. Various options were outlined which included Council subsidising transport and a local community bus.

In October 2000, the Town was successful in receiving a grant from the Department of Local Government for the amount of \$10,200. The assistance was granted for the provision of a pilot community bus service titled "Cambridge Linx" to operate within the Town that did not duplicate existing services and operates during off peak times.

It was envisaged that a local public transport system would provide residents the ability to access local businesses, services and facilities. The pilot bus was instigated to improve access to both essential and desired destinations, including a link to the public rail and bus network.

Consultation was conducted with seniors who attend the Joan Watters Community Centre as well as staff from Path Transit to determine an appropriate route through the Town that accommodated various community groups and facilities. The proposed route commenced and concluded at the Hale Road terminus, endeavouring not to duplicate existing services. Two circuits per day were proposed, each circuit being a total of 40 kilometres and taking approximately one hour and eighteen minutes.

It was determined that the pilot bus service would travel a forward route in the morning and a reverse route in the afternoon. At a fee of \$244.05 (including GST) for weekdays and \$299 (including GST) for weekends, PATH Transit was engaged to deliver the service two days a week as well as one day on the weekend.

The pilot project was advertised in the local Post newspaper with two half-page advertisements appearing on 28 December 2000 and 27 January 2001. An editorial was also placed in the Post newspaper on 10 March 2001 detailing the bus service. In addition, 12,000 brochures were produced displaying the timetable, bus route, fee structure and contact details. The brochures were distributed to every household within the Town and displayed at Bold Park Aquatic Centre, Joan Watters Community Centre, Cambridge Youth Centre, Floreat Library and the Administration Centre as well as various local newsagencies, St John of God hospital and local churches who disseminated them to interested customers.

DETAILS:

The Cambridge Linx Pilot Bus Project commenced its service on Tuesday 30 January 2001. The service was proposed to operate on Tuesday, Thursday and Saturday for a period of four to six months, dependent on the income generated from passengers utilising the service. The service incorporates major facilities within the Town providing transport between the hours of 10:00am and 2:00pm.

The bus service travels through the suburbs of City Beach, Wembley, Floreat and West Leederville connecting to the Leederville train station, as well as travelling past various Town facilities and shopping centres.

Path Transit has provided statistics on the patronage of the service. For the first five weeks of operation from 28 January to 25 February 2001, statistics have revealed that only a total of twelve people have used the bus within this period. In the first week five people travelled on the bus, four people in the second week, none in the third, three in the fourth and none in the fifth. Path Transit has indicated that the following weeks have also shown little to no passengers using the service.

There has been feedback from local residents in the form of telephone calls. Comments range from support for the service to constructive criticism against the service. Suggestions include reversing the routes, commencing and concluding at the Floreat Forum whilst many comments demonstrate that the bus should not be travelling along residential roads.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Nil

STRATEGIC DIRECTION:

The Cambridge Linx pilot bus project was designed to provide residents of the Town with not only improved but also quality services. The pilot project was undertaken to benefit senior residents, young people and students, families as well as individuals requiring access to facilities within the Town.

The Cambridge Linx pilot bus project strongly supports the Community Development goals and strategies of the Strategic Plan by:

- Identifying community/social need
- Promoting a Town Focus at every opportunity
- Using community needs survey to develop appropriate activities for promotion of an active, healthy lifestyle.

SUMMARY:

The usage of the service is not what was expected nor does it represent the requested need from local residents. The outcome could be due to the pilot bus project not servicing the appropriate customers or that the route depicted was not adequate. With the grant and the cost of contracting PATH transit to conduct the service, it was not viable to offer the service on more than three days or contract additional drivers for a service that was more frequent during off peak hours.

As this project was a pilot bus service, it is now time to evaluate its viability and determine whether Council wish to budget for the total cost in the 2000/2001 Budget for the service to continue.

PATH Transit has recommended that this pilot bus service does not continue. Taking into consideration the usage patterns and cost associated with the contract, it is suggested that Council do not support the continuation of the service.

Moved by Cr Burkett, seconded by Cr Berry

That:-

- (i) the report relating to the Cambridge Linx pilot bus project be received;**
- (ii) the Cambridge Linx Pilot Bus project service not be continued.**

Carried

CCS01.38

REVIEW OF JOAN WATTERS CHILDREN'S CENTRE

(File Reference: CMS0073)

PURPOSE:

To provide Council with further information relating to the operation of the Joan Watters Out of School Care program and the Children's Services industry, in general, as it relates to the Town of Cambridge.

BACKGROUND:

Changes to the operation of Children's Services industry at the commencement of the 2000/2001 financial year, resulted in the Administration undertaking a review of the operation of the Joan Watters Out of School Care Service, commencing in November 2000.

The results of this review were presented at the February 2001 Council meeting. Further information was requested to enable a strategic approach to the future delivery of Children's Services by the Town of Cambridge. Issues to be addressed included:-

- Options for the provision of out of school service (at little to no cost to Council);
- Location of other service providers and their ability to take additional children;
- Availability of State or Federal funding; and
- Future use of the building.

Following the recommendations and requests of Council, the Administration has compiled a subsequent report, which forms an attachment to this item.

In the period between the two reports, there has been a considerable decline in the Service's deficit. This is due to \$12,000 in Childcare Benefit being forwarded by the Commonwealth Government. Whilst this decreases the extent of the deficit, an operational subsidy will still be required for the 2000/2001 financial year.

As explained in this item, the inconsistency and irregularity of these payments is a factor that needs to be considered in determining the Town's continued involvement in the delivery of Childcare services.

DETAILS:

A synopsis of the attachment is detailed below. The attachment explored the following areas:

Service Providers

There have been a number of Service providers that have closed in the past three years. The reasons cited for their closure has been investigated. The main reason provided is financial hardship either by a lack of enrolments or uncontrollable expenditure.

A review of the location and capability of other Service providers within the region was carried out, the results of this review are:-

- That there is very little in the way of alternate care for school aged children at the schools currently serviced by Joan Watters Out of School Care.
- The only way this can be changed is for current service providers to either relocate or to open additional premises.

Other Local Government Authorities

The Administration has conducted further discussions with individuals involved with Council based children services. This was to identify the processes used and discuss any difficulties that arose. The results were:

City of Wanneroo

- The City of Wanneroo was facing large projected deficits from its services (up to \$52,000 for one Centre alone). The City explored ways to change its fluctuating contribution to a fixed contribution, after exploring a number of options it decided to call for Expressions of Interest.
- The YMCA responded and found it viable based on economies of scale as it could spread its overhead costs over four service areas and reduce duplication of tasks. This was something the City could not achieve.
- One stand-alone Service was not included in the services that YMCA incorporated, due to its location. City staff then met with stakeholders to look at strategic directions for the Service. Through this process the stakeholders identified that the only real option was for the Service to merge with a local community based Out of School Care provider.
- The City's financial contribution for the merger of the one stand alone Service was \$33,000 for redundancies, transfer of assets to the community provider, a one off grant of \$5,000 and subsidised rent for the first year. This equated to the proposed deficit for the Service for the coming financial year. In subsequent years, the contribution was continued subsidised rental.

- Initially, there was some disgruntlement amongst patrons however when the situation was explained, the end result was that if a comparable service was available the customers were happy.

Town of Vincent

The Town of Vincent do not provide any childcare services, the Council instead relies on parent managed committees to provide these services. A major After School Care service is Mount Hawthorn ASC. This program operates independent of the Town and does not receive any financial assistance, the parent management committee undertakes a variety of fundraising activities throughout the year to make the Service viable.

City of Stirling

The City of Stirling has one of the largest remaining networks of Out of School Care Services, with six locations. In the year 2000 the City of Stirling transferred management responsibility for two of the locations (Yokine and Tuart Hill) to private operators. No information could be obtained with regard to the future of the four remaining sites, nor on the reasons for the transfer.

Surrounding Councils

In addition, other local governments within this area are reviewing their current involvement in the delivery of Children's Services. Administration officers have been led to believe that they are taking a similar approach as the Town questioning the delivery of these services as a core area of business.

Government

The Administration has explored the possible changes in operation as a result of a change in government at a State level and the possible repercussions of a change at Federal level and have drawn the following conclusions:

Based on the assumption that there is a Federal election in 2001, there is very little anticipated in changes to the Childcare Benefit (CCB) before the commencement of the 2002/2003 financial year. Even if the current Federal Opposition is elected, it is believed that the level of administration associated with the CCB will remain the same. The main changes are expected to be an increase in the number of eligible families and a possible increase to the percentage of CCB as a total of fees levied.

The result will be no additional income sources for Service providers.

Finance

Unlike other areas of Community Development there is little in way of external funding sources for Children's Services. Some grants are available to assist with capital purchase but these are very limited. CCB is a source of funding but its primary benefit is for the participant, it is not additional income for the service.

For example a Service charges a fee of \$10 per session. The rate of CCB a family receives depends on a number of factors including - family income, family composition and the number of hours of care. The participant is charged the session rate (\$10) less the rate of CCB they are eligible for.

Therefore if a family receives a CCB rate of \$3.21 they would be charged \$6.79 per session. The Commonwealth Government forwards the \$3.21 once the necessary paperwork is completed.

One of the main difficulties associated with the CCB is the Commonwealth Government forwards its contributions irregularly and occasionally pays for CCB in advance. This directly affects the Service's cash flow and varies significantly from month to month. It is also not feasible for an average amount of CCB to be accrued each month, to minimise the fluctuation, as there is no information provided by the Commonwealth as to what the payment represents.

The provision of Children's Services at a zero cost to Council is not feasible, without significant changes. The main expenditure item for the Service is employee costs, representing 76% of total expenditure. Due to staff:child ratios and the administration requirement in implementing the CCB, it is highly unlikely that expenditure can be reduced.

Therefore the only way to reduce the cost to Council is to increase the income. As there is only a finite level of places available, increases must be a result of increasing the current charges. The fee increases necessary to make zero cost would involve a 50% increase to the current fees. This is not achievable as it is based on the assumption of retaining the existing enrolment numbers. A fee increase this significant will result in families ceasing the Service.

If the Town elects to seek expressions of interest for the provision of Children's Services then it is likely that there will still be costs to the Council. These would be in the form of - depreciation, building maintenance and possibly a direct financial contribution. This would be offset in part by rental income but may not be a total recovery.

Impact on Families

The main impact on families is that there is little in the way of alternate services if those operating from the Joan Watters Children's Centre cease. The dilemma is that in order for these services to continue within the parameters that have been set, a 50% increase in the current fees is required.

Faced with this situation, it is estimated that as much as a third of current families will place their children in informal care (left with friends, neighbours or by themselves) or may even leave the work place.

Options – Service Delivery and facility

A range of options have been investigated, however, the most practical are outlined below:

1. To call for Expressions of Interest, for a community and or commercial organisation to assume management responsibility for Children's Services programs and management of the facility. A series of criteria would need to be established to ensure that there is a smooth transition period, this may involve a cost to ensure the criteria are met.
2. To cease the delivery of Services altogether and to approach existing community organisations to relocate to the Children's Centre.

Asset Management

On the assumption that the Town ceases to provide Children's Services directly and transfers management responsibility to another agency, there is the matter of current assets that needs to be considered. With the exception of the Service's bus, the majority of assets would be sold or transferred to the new agency or other operational areas of the Town.

The Town could use the existing vehicle as a community bus available to hire for the public or it could be sold to the new agency at a depreciated value to offset some of the staff redundancy costs.

POLICY IMPLICATIONS:

If the Town was to cease in the direct provision of Out of School Care, it would need to create a series of policies and practices relating to the transfer of services to the successful third party. These would include policies relating to management of bad debts, refunding fees in advance, records management and informing parents of alternate care.

As changes in the availability of care can often affect families potential to earn income, the issue of changing childcare is a sensitive one. Regardless of the decision the Town makes, there could be some form of criticism from the general community. The Town would therefore need to develop a set of procedures relating to community education and explaining the process.

In developing the Expressions of Interest document, the Town will need to incorporate criteria to ensure the level and quality of service delivered is to an acceptable level.

FINANCIAL IMPLICATIONS:

Redundancies

If the Town elects to close the services and or remove itself from direct service provision, it would be liable for the payment of staff redundancies. The projected amount for these redundancies for 31 December 2000, is \$21,275. Due to the expiry of the EBA in December 2001, it is difficult to establish redundancies past this date. On the current pay levels, it has been estimated that the cost of redundancies as of 30 June 2001 will be approximately \$27,500.

Council Contribution

Based on previous experience, if the Town elects to seek expressions of interest for the provision of Out of School Care services, there could be requests from the successful applicant for financial assistance from the Town. These requests will need to be considered as part of the assessment process.

STRATEGIC DIRECTIONS:

The nature of the Childcare industry and its administration makes it very volatile and subject to dramatic peaks and troughs. At the February 2001 Council meeting it was expressed that this was not acceptable and for a series of alternate options, including the availability of services within the Town to be further researched.

From a long-term viewpoint, the delivery of Childcare Services by local governments appears to be on the decline. Whilst it can be argued that it is providing a community service similar to youth and or library services, unlike these services if Councils were not to provide them it is likely that a commercial or community agency would.

SUMMARY:

There has been a considerable decline in the Service's deficit between January 2001 and February's 2001 figures. This decreases the severity of the operational subsidy required to continue the Service's operation, however, the principle is still the same that the Service without the support of the Town will operate at a deficit, whether that deficit is \$20,000 or \$30,000. Direction needs to be given as to whether any level of deficit is acceptable and if so, to what degree.

The direction in which the Childcare industry is heading will cause continued peaks and troughs in the financial status of Services. The only option available that will create consistency in the contribution that Council will have, if any, is if a third party provides the Services. The most appropriate way to make this transition is to seek Expressions of Interest.

In undertaking this process, it is necessary for a number of criteria to be established to make sure that service delivery is unaffected for the first twelve months thus minimising any impact that the change in the way service are delivered will have on current patrons.

This process has illustrated a need for an Out of School Care Service within the Wembley area, the direction that needs to be given, is whether the Town is the most appropriate agency to be providing this service.

It is therefore recommended that:-

- (i) Expressions of Interest be called during the month of August 2001 for the management of programs at the Joan Watters Children's Centre;
- (ii) a report be presented to the September 2001 Council meeting detailing the outcomes of the Expressions of Interest and a recommendation as to the delivery of services from January 2002;
- (iii) the delivery of Children's Services be continued in its present format until 31 December 2001;
- (iv) an education campaign leading up to the possible appointment of a third party be conducted;
- (v) existing staff be encouraged to prepare an internal expression of interest;
- (vi) that an amended budget be formulated, covering the period 1 July 2001 to 31 December 2001.

Committee Meeting 17April 2001

During discussion, Members agreed that it is Council's preference that the provision of Out of School Care and Occasional Care programs at Joan Watters Community Centre be run at zero deficit.

Moved by Cr Burkett, seconded by Cr Berry

That:-

- (i) Expressions of Interest be called during the month of August 2001 for the management of the Out of School Care and Occasional Care programs at the Joan Watters Children's Centre from January 2002;**
- (ii) a report be presented to the September 2001 Council meeting detailing the outcomes of the Expressions of Interest and a recommendation as to the delivery of services from January 2002;**
- (iii) it be noted that it is the Council's preference for the provision of the Out of School Care and Occasional Care programs at the Joan Watters Community Centre to be run at zero deficit;**

- (iv) the delivery of Children's Services be continued in its present format until 31 December 2001;**
- (v) an education campaign leading up to the possible appointment of a third party be conducted;**
- (vi) existing staff be encouraged to prepare an internal expression of interest;**
- (vii) that an amended budget be formulated, covering the period 1 July 2001 to 31 December 2001.**

Carried

CCS01.39

CRIME PREVENTION ADVISORY COMMITTEE – MINUTES

(File Reference: CMS0045)

PURPOSE OF REPORT:

To present the Minutes of the meeting held on Thursday 22 March 2001.

BACKGROUND:

The Terms of Reference for the Crime Prevention Advisory Committee state that the Minutes of meetings are to be presented to Council so as to form part of the public record of Council business. The Advisory Committee is constituted as a Council Committee with an Elected Member as Chairperson.

DETAILS:

The Minutes of the meeting held on 22 March 2001 are attached.

STRATEGIC DIRECTION:

The works undertaken by the Crime Prevention Advisory Committee supports the goals of the Town's Strategic Plan by contributing to:-

- a sense of community within the Town;
- community self-reliance for the growth of the community;
- quality lifestyle and amenity;
- a safe, secure and clean, physical and natural environment for the Town through environmentally oriented policies and practices.

Moved by Cr Burkett, seconded by Cr Berry

That the Minutes of the Crime Prevention Advisory Committee meeting held on Thursday 22 February 2001, be received;

Carried

CCS01.40

LIBRARY DEVELOPMENT – MAJOR LAND TRANSACTIONS

(File Reference: ADM0024)

PURPOSE OF REPORT:

To consider the results of the public advertising for the proposed land transactions to facilitate the development of the new Town Library.

BACKGROUND:

The Town has been considering options for the site for the development of the new Library for the Town since September 1998 when Peter Hunt Architects were appointed to undertake a site assessment. In April 2000, the Council decided that the new Library be constructed at the Floreat Forum Shopping Centre site near the existing Shell Service Station subject to the finalisation of successful negotiations with Lend Lease and the ratification of Council.

In July 2000, the Council received an update on the progress in relation to the site negotiations and reaffirmed its April 2000 decision and authorised the Chief Executive Officer to finalise negotiations for the transfer and acquisition of land for the new Library. At that meeting, Council also decided that, in considering the Library site, the Council was in no way endorsing the developments proposed by Lend Lease for the remainder of the Floreat Forum site.

Following this decision, negotiations continued with Lend Lease and the Council was advised that the GPT Board (owners of the Floreat Forum site) formally approved the proposed redevelopment of the Floreat Forum in late November 2000, including the proposed land transfer with the Town. The Board's approval was subject to certain conditions being met including receiving development approval and the conclusion of commercial agreements with the relevant parties to be included in the proposed redevelopment.

Council considered these matters at a Special Meeting of Council held on 4 January 2001 at which Council decided in part:-

- “(ii) that the necessary statutory procedures as outlined in Sections 3.58 and 3.59 of the Local Government Act 1995, including the development of a Business Plan for the major land transaction, incorporating the details of the proposed land transfer be progressed;*
- (iii) That the Chief Executive Officer be delegated authority by AN ABSOLUTE MAJORITY to enter into an agreement with the owners of the Floreat Forum Shopping Centre, or their agents, to ensure that all the rights and obligations of the Town are protected and met.”*

At the same meeting, the Council also decided that arrangements be made for the subdivision of the necessary titles and that tenders be invited from Architects to manage the project.

DETAILS:

In accordance with the Council's decision and the statutory requirements of the Local Government Act, the Town prepared the necessary advertisements, together with the Business Plan and released them for public comment. The land exchange to facilitate the Library development involves two land transactions. The first transaction is the sale of the current Library site, Lot 39 Howtree Place to the owners of the Floreat Forum Shopping Centre. The second land transaction is for the Town to acquire the new Library site fronting The Boulevard.

Under the Local Government Act, the Town is required to comply with Section 3.58 in relation to the disposal of Council property and Section 3.59 in relation to major land transactions. Details in relation to compliance with these Sections are provided below:-

1. Section 3.58 – Disposal of Existing Floreat Library Site

Under this Section, the Town can dispose of property by private treaty provided the following actions are undertaken:-

- (i) State-wide public notice describing the property, providing details of the proposed disposition and inviting public submissions for a minimum period of two weeks. Any submissions received are to be considered by the Council prior to making a decision.
- (ii) The details required in the public notice are to include the names of all parties concerned, the consideration to be received and the market value of the disposition.

This notice was placed in the West Australian Newspaper on 17 February 2001, including all the required details (a copy of the advertisement is attached). In addition to the advertisement, public notices were placed on the Notice Boards at various Council facilities including the Administration/Civic Centre, Floreat Library, Joan Watters Community Centre and the Bold Park Aquatic Centre. The closing date for lodging submissions was Tuesday 6 March 2001 in accordance with the notice requirements specified in the Act.

At the close of this period, no submissions had been received by the Town for consideration. Therefore, the Town is now in a position to decide to dispose of Lot 39 Howtree Place to GPT in accordance with the proposal outlined in the advertisement.

2. Section 3.59 – Major Land Transactions to Facilitate Library Construction

The requirements of this Section are more extensive than those required for disposal of Council owned land in Section 3.58. This Section requires a Business Plan to be prepared for any land transaction that is worth more than \$500,000. The valuations the Town received for both sites were greater than this amount and therefore two major land transactions have resulted. The Town prepared a Business Plan in accordance with this requirement to meet the needs of both land transactions. The Act requires the Business Plan to include the following:-

- (i) an overall assessment of the transaction;
- (ii) its expected effect on the provision of services and facilities by the Town;
- (iii) its expected effect on other persons providing services and facilities in the district;
- (iv) its expected financial effect on the Town;
- (v) its expected effect on the Town's Plan of Principal Activities;
- (vi) the ability of the Town to manage the performance of the transaction;
- (vii) details of joint venture transactions.

A Business Plan was prepared in accordance with this requirement and a copy of this document is attached.

The Business Plan was advertised in the West Australian Newspaper and Post Newspaper on Saturday 17 February 2001, providing State-wide and local public notice in accordance with the Act. (This advertisement can be found at the rear of the Business Plan.) In addition to the advertisement public notices were placed on the Notice Boards at various Council facilities including the Administration/Civic Centre, Floreat Library, Joan Watters Community Centre and the Bold Park Aquatic Centre.

Under Section 3.59 of the Act, the Business Plan is to be available for public comment for a period of six weeks. This period expired on Monday 2 April 2001 and no submissions have been received.

The Town cannot formally enter into any agreements subject to a major land transaction until after the requirements of the Business Plan advertising have been met. Therefore, the Town is now in a position to finalise the proposed land transactions.

STATUTORY/POLICY IMPLICATIONS:

As outlined, the Town is required to comply with Sections 3.58 and 3.59 of the Local Government Act 1995 in relation to the disposal of the current Library site and acquisition of the new site. The Town's solicitors have reviewed the proposed transaction and confirm that the arrangement is in accordance with its statutory requirements provided the above sections of the Local Government Act 1995 are complied with. The necessary advertising requirements have been completed and the Town has now complied with these sections of the Local Government Act.

Section 3.59(5) requires that the decision of Council to enter into the major land transaction is to be by AN ABSOLUTE MAJORITY.

FINANCIAL IMPLICATIONS:

The Town received \$1.2 million towards the construction of a new Library from the City of Perth restructuring funds. This amount has been held by the Town for some time and has accumulated interest and it is anticipated that \$1.368 million will be available by the time the development proceeds. The cost of the new Library is expected to be in the vicinity of \$3 million although, this is subject to design and no detailed estimates have been prepared at this time. In addition to the Library, the Town needs to consider the development of community amenities in the building which will result in additional costs. The additional funding from the owners of the Floreat Forum Shopping Centre of \$1 million, will assist in offsetting the additional funds required from the amount already held by the Town.

The 2000/2001 Budget has been prepared on the basis of the Library building costing \$3 million with the balance of funds required, \$632,000 being allocated from the Endowment Lands Account.

STRATEGIC DIRECTION:

The Strategic Plan includes a goal *"to develop and implement a co-ordinated program of services through community consultation"*. Within this goal is a strategy to develop a future plan for Library Services based on predicted needs, service delivery and changes in technology. The proposal for the development of the new Library addresses this strategic direction and is a result of predicted community needs which was determined at the time the Community Needs Study was undertaken.

The Plan of Principal Activities provides for the Library Development as Activity No. 16.

Moved by Cr Burkett, seconded by Cr Berry

That by AN ABSOLUTE MAJORITY, the following land transactions to facilitate the development of the new Library for the Town, as outlined in the attached Business Plan, be entered into upon the satisfactory finalisation of the necessary legal agreements:-

- (i) disposal of the existing Floreat Library site, Lot 39 Howtree Place Floreat to General Property Trust;**
- (ii) acquisition of new Library site, The Boulevard Floreat from General Property Trust.**

Carried by an ABSOLUTE MAJORITY

CCS01.41

FLOREAT LIBRARY – USER NEEDS STUDY

(File Reference: CMS0116)

PURPOSE OF REPORT

This report presents the findings of the Floreat Library User Needs Study.

BACKGROUND

At the Council meeting on 26 April 2000, it was decided that an in-house user survey be undertaken to allow library users to comment on its current services and what services they would like to see provided in the new library. Furthermore, it was also decided that an advertisement be placed in the local paper seeking comment from the community and local schools would also be invited to comment.

The information from this exercise would be used to determine the needs and expectations of the community towards their public library to be able to respond in an appropriate and effective manner in developing the library's business plan and the new library.

DETAILS

The Floreat Library User Needs Study commenced on 19 February 2001. The launch coincided with the advertisement of the Business Plan (on 17 February 2001) regarding the major land transactions and thus the public announcement of the Town's plans for the new library. It was considered that it would be of greater benefit to distribute the survey at such time that the public was fully aware of the Town's plans for the design and construction of a new library.

The User Needs Study involved the use of a number of research instruments in order to gain as much information as possible as well as ensure the community had adequate opportunity to comment. Therefore, an in-house questionnaire, letters to schools seeking comment, an advertisement in the local community paper also seeking comment from the community as well as discussion groups were conducted over a period of four weeks.

1. Questionnaire

The in-house questionnaire was available to the public from 19 February to 10 March 2001, a period of three weeks to coincide with the library's item loan period. During this time, the survey was promoted with an in-house display, staff handed out questionnaires to members of the public as they issued items and questionnaires were also taken to housebound readers to offer them the opportunity to comment as well. 242 questionnaires were received from 17,000 people who visited the library in this three week period, resulting in a 1.3% return rate. More than half the respondents were female, 60 years of age or more, retired and living in the 6014

postcode area, thus making the in-house questionnaire results the comments of a very small and clearly defined section of the community.

On average, the performance of the library service is seen to be very high, with over 100 people believing that Floreat Library is a very good local government authority library and 66 or 29% indicating that it is excellent. The library's customer service received the most positive feedback because of the friendliness of the staff and their ability to respond to and satisfy queries. Over 60 of the people surveyed rated the staff performance as exceptional whilst the majority (64% or 144 people) stated that they found the library staff to be friendly and 87.7% or 193 people described their last trip to the library as enjoyable. Most people who responded used the library for leisure reading and borrowing books. Research, childrens books and services and the convenient location were also important reasons.

The areas of greatest criticism were reserved for the availability of new material, the quality of the collection and access to up to date technology. Childrens services received particular attention as needing improvement as a result of being an extremely well used and consequently a rather tired and under resourced collection.

Suggestions for improvement included longer opening hours by 40% of those surveyed, especially on the weekend, as well as more books and magazines, developing online services, and improvement to the library's physical setting. When given the opportunity to suggest new services for the new library the most frequent suggestions were for Internet training, an after hours chute, a community information service, an online library catalogue, computer training and a local studies collection.

Over two thirds of those surveyed (71.4%) believed that libraries were vital for an informed society and the new Internet age. None thought that libraries were outdated institutions.

Invitation to comment from schools

Letters were sent to all schools in the Town of Cambridge. However, only one comment was received back from any of the schools that were approached. The feedback from this school included greater self promotion of services available to schools, creating sets of books for classroom reading and kits with mixed resources (i.e. books, films, videos) that related to school curricula.

Invitation to comment from the community

An advertisement seeking comments from the community about the library's current and future services was placed in the Cambridge Post on 24 February 2001. Five responses were received and these provided a range of comments from praise for the service and the friendly staff as well as suggestions for improving the collection.

Discussion Groups

A total number of 12 people (i.e. residents and or ratepayers of the Town of Cambridge) attended the two discussion groups on March 29 and March 30 that were organised as an extension to the Floreat Library User Needs Study. The purpose of these discussion groups was to bring together small numbers of people to discuss Library topics on which information was needed. Participants included both users and non-users of the library service. Both telephone calls and an advertisement in the Cambridge Post on 17 March, 2001 were used to attract participants.

All participants viewed Floreat Library as a critical, if not the critical part of community infrastructure, as a leader for technology and as having a role to act as a centre for information, education, relation and social interaction. The groups had a number of ideas for both current and future services. Suggestions included teaching seniors new technology, providing a research service (both internal and external) the development of a library website and that the role of the library should be more multifunctional and act as a community centre, focal point and meeting place for all members of the community.

Areas for possible improvement included the opening hours, the interior and atmosphere of the library, as well as a need for new books.

COMMENTS

The Floreat Library User Needs Study has revealed that there is a positive perception of the Town's public library and its role in the community, ranging from traditional and book based services through to those encompassing the technological future. The comments about the staff were particularly pleasing and while there is always room for improvement, staff might like to take pride in the fact that their efforts are generally respected by their users.

When the results of questionnaire, written comments and the discussion groups are combined the most commonly expressed concern was in relation to the quality, range and availability of the library's bookstock. The library is clearly not meeting demand in this area of its service to the community and public comment and perception is very negative although some people surveyed did acknowledge that financial constraints would be a contributing factor. However, most users of Floreat Library have very high expectations of the service level that should be provided, which is understandable given that provision of resources (books, videos, music and so on) is a core service of the public library.

These concerns highlight the need to educate or inform library users of the problems facing Floreat Library in providing an adequate bookstock. Namely that with over 1,000 people visiting the library every day, Floreat is one of the busier libraries in Perth and as such our bookstock is very heavily used. Over 30% of the bookstock is out on loan at any given time, popular books face a constant turnover and are rarely on the shelf, and inevitably are worn out very quickly. The fewer new books receive heavier wear and tear and fall apart more quickly leaving outdated less appealing stock on library shelves.

The failure by the Library and Information Service of Western Australia (LISWA) to meet its obligations in supplying new books at an acceptable turnover rate has also exacerbated the problem. Floreat Library is currently only able to turnover 7.2% of its bookstock per annum and this has been the case for the past four years. Prior to the 1990s, turnover was 15% meaning that over the past decade there has been a 50% cut in bookstock turnover provision. Inevitably, this has impacted on the quality of its stock as at this rate of turnover resources must last for at least 14 years. In a busy public library, this is simply not possible.

Consequently, it may be worth preparing a media report summarising the results of the User Needs Study which also provides information about the library's heavy usage and the Town's current budget commitments to the library service, especially its bookstock. An explanation of LISWA's inability to supply public libraries adequately might also be useful.

It is also recommended that in an effort to address the problem, the Manager Library Services submits an application to LISWA for library development stock that would be supported by the User Needs Study, the library's circulation figures and the Town's commitment to a new library building in the next financial year.

Another common theme from all three survey techniques was identification of the library's role as a community focus, place of social contact and of individual and group learning. The library is seen to have a distinct and valued role in the communities of the future. It will be vitally important to consider this role when designing the new library building.

It must be noted that the feedback from this exercise has been received primarily from people that use and support their local library wholeheartedly and are interested in either praising the service or wishing to contribute to its improvement. The study was not able to access the opinions of those who do not currently use the library and yet these people are also an important group in our community, especially as we commence the development of a new facility for ratepayers and residents of the Town of Cambridge. For instance, in the process of recruitment for the discussion groups some people contacted had extremely different views to those who actively participated in this study. For many of these people, the library was viewed as 'irrelevant or not needed'. This apparent polarisation of opinions identifies the need to obtain further information about non-user library needs if we wish to provide a relevant and valued service for our community.

The results of the User Needs Study will be incorporated into the library's business plan as well as accommodated in the design phase of the new library wherever possible. However, it is pleasing to note that many of the suggestions and ideas received are either in place, in progress or identified as strategies for the new library. For instance, training on the Internet for seniors is a recently established program at the library, the library is developing a website, and 9am library openings are about to be introduced. Initiatives recommended for the new library that are also reflected in the community feedback include the introduction of a local studies area, meeting rooms, better browsing areas, IT facilities, quiet study areas and special areas of children and young adults as well as the possibility of further increasing the library's opening hours.

The results of the User Needs Study has been invaluable not only to assist the library in determining its strategic direction but also to allow the community an opportunity to comment on what is perceived to be an important community facility for the Town. As such, continued monitoring of the perceptions of users and, if possible extending this to non-users as well, should be pursued on a regular basis. The methodology adopted for the current project would appear to be suitable for the task although in the case of non-users a phone survey would be more appropriate.

FINANCIAL IMPLICATIONS:

Nil

POLICY IMPLICATIONS:

Nil

STRATEGIC DIRECTION:

It is a key strategy of the Town's Strategic Plan to develop a future plan for library services. In order to do this effectively, it is identified as critical to consult the community in order to determine their needs and expectations for the library's current and future services.

The results of the Library User Needs Survey will assist management in business planning for such purposes as determining levels of service and customer needs as well as respond to emerging information needs of the community.

The results will also aid the planning phase for the development of the new library. The results of this study indicate that users of Floreat Library have high expectations, and the provision of more adequate space, services and facilities will enable the Library to meet these expectations.

It is therefore recommended that:-

- (i) the results of the User Needs Study of Floreat Library be received;
- (ii) a media report be prepared and published in the local community paper discussing the results of the survey as an information exercise;
- (iii) a Library Development Stock Application be submitted to the Library and Information Service of Western Australia (LISWA) with a view to receive more bookstock;
- (iv) a library User Needs Study be conducted on a regular basis (i.e. annually or bi-annually) using the methodology currently in place;
- (v) further consideration be given to conducting a phone survey of non-users of the library service in the future.

Committee Meeting 17 April 2001

During discussion, Members expressed disappointment at the 1.3% return rate of the survey from the 17,000 people who visited the Library during the survey period. It was agreed that further consideration be given to ways of assessing community needs, including conducting a phone survey of non-users of the library service.

Moved by Cr Burkett, seconded by Cr Berry

That: -

- (i) the results of the User Needs Study of Floreat Library be received;**
- (ii) a media report be prepared and published in the local community paper discussing the results of the survey as an information exercise;**
- (iii) a Library Development Stock Application be submitted to the Library and Information Service of Western Australia (LISWA) with a view to receive more bookstock;**
- (iv) a library User Needs Study be conducted on a regular basis (i.e. annually or bi-annually) using the methodology currently in place;**
- (v) further consideration be given to assessing community needs of the library in the future, including conducting a phone survey of non-users of the library service.**

During discussion, Cr Smith expressed disappointment with regard to the low survey response rate. She considered that non-users of the library should be surveyed in future and prior to any future studies being conducted, the Council should be informed of the steps to be taken to increase the response rate.

Amendment 1

Moved by Cr Smith, seconded by Cr Anderton

That clause (iv) of the motion be amended to read as follows:-

- (vi) a library User Needs Study be conducted on a regular basis (i.e. annually or bi-annually) using the methodology currently in place and before this is undertaken, Council be informed of the steps to be taken to increase the response rate;**

Amendment carried

Amendment 2

Moved by Cr Smith

That clause (v) of the motion be amended as follows:-

- (v) **future surveys include conducting a phone survey of non-users of the library service.**

Amendment lapsed for the want of a seconder.

The amended motion was then put and carried.

The motion, as carried, is as follows:-

That:-

- (i) the results of the User Needs Study of Floreat Library be received;
- (ii) a media report be prepared and published in the local community paper discussing the results of the survey as an information exercise;
- (iii) a Library Development Stock Application be submitted to the Library and Information Service of Western Australia (LISWA) with a view to receive more bookstock;
- (iv) a library User Needs Study be conducted on a regular basis (i.e. annually or bi-annually) using the methodology currently in place and before this is undertaken, Council be informed of the steps to be taken to increase the response rate;
- (v) further consideration be given to assessing community needs of the library in the future, including conducting a phone survey of non-users of the library service.

CCS01.42

SPEECH AND HEARING CENTRE LEASE – PART REVOCATION OF MOTION IN RELATION TO EXTENSION OF LEASE

(File Reference: PRO0028)

PURPOSE OF REPORT:

To consider a report recommending the rescission of a part of Council's decision made at its meeting held on 27 June 2000 in relation to a proposed condition to review the lease conditions prior to the option to extend being granted for the Speech and Hearing Centre.

BACKGROUND:

Council at its meeting held on 27 June 2000 decided that;

- “(i) Council varies the original lease terms and conditions to grant the speech and hearing centre for deaf children a further 21 year option of renewal commencing from 9 June 2019;*
- (ii) a deed of variation be prepared and executed by the Town's solicitors and all legal fees be borne by the Speech and Hearing Centre for Deaf Children;*
- (iii) a condition of the extension of the lease to be included in the deed of variation be to provide the Town the opportunity to review and amend the terms and conditions of the lease at the expiry of the first term of 21 years, should the circumstances change with the use of the site within that period, or to bring the lease into consistency with policies and procedures of the Council that exist at the time of renewing the option.”*

DETAILS:

The Administration requested the Town's Solicitors to prepare a deed of variation to the lease agreement to incorporate Council's decision. However, in considering Council's decision the Town's solicitors have provided the following advice in respect to motion (iii) of the resolution.

“If Council reserves its rights to review the terms and conditions of the lease at the exercise of the option, this creates an area for potential dispute between the Council and the Tenant.

An option to renew gives a tenant the right to be granted a further lease and, in order to create a binding agreement between the parties, the option clause will then state that the terms and conditions of the new lease will be the same as the existing lease, except for the option clause itself which is deleted and the rent, which is usually to be reviewed once the option is exercised.

If the lease terms are to be amended as the Council considers necessary, there is no means of knowing what form of lease it will be offered if the option is

exercised. From a tenant's point of view this is too uncertain and is not a binding agreement between the landlord and tenant."

Council should be aware of the risk of dispute with the tenant if agreement cannot be reached as to the terms and conditions of the lease upon the exercise of the option."

The Administration's original reason for recommending motion (iii) to Council was to protect the Town's interest in the event this land was developed. However, in considering the terms and conditions of the lease the Town has sufficient power to refuse developments that it sees as conflicting with the purpose for which the land is vested (Speech and Hearing Purposes).

It is therefore recommended that Council rescinds motion (iii) that states a condition of the extension of the lease to be included in the deed of variation be to provide the Town the opportunity to review and amend the terms and conditions of the lease at the expiry of the first term of 21 years, should the circumstances change with the use of the site within that period, or to bring the lease into consistency with policies and procedures of the Council that exist at the time of renewing the option.

STATUTORY/POLICY IMPLICATIONS:

Regulations 10(1) and (2) of the Local Government (Administration) Regulations 1996 require that, as this recommendation involves a motion to change a previous decision of Council, the motion must be supported by at least one third of the members of Council or Committee and carried BY AN ABSOLUTE MAJORITY.

FINANCIAL IMPLICATIONS:

Nil

STRATEGIC DIRECTION:

Nil

Moved by Cr Burkett, seconded by Cr Berry

That the following decision of Council made at its meeting held on 27 June 2000:-

"a condition of the extension of the lease to be included in the Deed of Variation to provide the Town the opportunity to review and amend the terms and conditions of the lease at the expiry of the first term of 21 years, should the circumstances change with the use of the site within that period, or to bring the lease into consistency with policies and procedures of the Council that exist at the time of renewing the option";

be revoked by an ABSOLUTE MAJORITY.

Carried by an ABSOLUTE MAJORITY.

CCS01.43

LEASE SIR THOMAS MEAGHER PAVILION – POST POLIO NETWORK OF WA INC LEASE

(File Reference: PRO0356)

PURPOSE OF REPORT:

To consider a request from Post Polio Network of WA for a new lease in the Sir Thomas Meagher Pavilion at Perry Lakes Stadium.

BACKGROUND:

At its meeting held on 27 October 1998, Council decided to enter into a new lease agreement with the Post Polio Network to lease 55 square metres of office accommodation within the Sir Thomas Meagher Pavilion at Perry Lakes Stadium.

The lease was for a period of two and a half years commencing on 2 July 1998 and expiring on 1 January 2001 at a rental of \$2,200 per annum.

Since the expiration of the term, the lease was held over under the same conditions until confirmation from Post Polio that a new lease was required.

DETAILS:

Post Polio Network has now written to the Council confirming that they wish to stay at their current offices and request a new lease for as long as possible.

Post Polio Network of WA is a registered charity formed in 1989 under the auspices of the Paraplegic- Quadriplegic Association of WA. The network caters for all polio survivors living in WA. Its aims and objectives are to collect and disseminate to polio survivors in WA and their doctors, any available and new information and research data on the late effects of polio and to seek to provide polio survivors in WA with the opportunity for expert treatment and understanding of these new difficulties through improved clinical services for polio people. The network now services almost 1300 survivors and their families from all over the state.

In accordance with Local Government (Functions and General Regulations 1996 Regulation 30(2)(b)(i), the Town is exempt and is not required to advertise the proposed lease and call for submissions under section 3.58 of the Local Government Act 1995 if the land is leased to a body, whether incorporated or not if the applicant is of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature.

COMMENT:

Over the past two and a half years, the Post Polio Network has been good tenants and has always paid the rent and complied with the conditions of the lease agreement. It is recommended that Council enters into a new lease with the Post Polio Network for a further two years with a two-year option, commensurate from 2 January 2001 and expiring on 1 January 2003 and subject to the insertion of a six month termination clause. The termination clause allows Council to terminate the lease should there be a decision on the future of Perry Lakes Stadium.

It is also recommended that the rent be increased by the increase in the CPI (all groups Perth) for the previous twelve month period (2.4%). Accordingly, the rent will increase from \$2,200 per annum to \$2250 per annum.

POLICY IMPLICATIONS:

Nil

STRATEGIC DIRECTION:

Nil

Moved by Cr Burkett, seconded by Cr Berry

That in accordance with Section 3.58(5)(d) of the Local Government Act 1995 and Regulation 30(2)(b)(i) of the Local Government (Functions and General) Regulations 1996, Council enters into a lease agreement with the Post Polio Network of WA Inc under the following terms and conditions:-

- (i) Lease Term: 2 years with a 2 year option commencing 2 January 2001 to 1 January 2003;**
- (ii) Rent: \$2,250 per annum payable in monthly instalments in advance at \$183.33 per month plus out goings;**
- (iii) Conditions: All other lease terms and conditions be in accordance with the Town's standard lease and inclusive of a six month termination of lease clause that can be implemented at the Town's discretion.**

Carried

8. REPORTS FROM DELEGATES: COMMITTEES AND WORKING GROUPS

8.1 Safer WA Western Suburbs Committee

Nothing further to report.

8.2 Disabilities Services Committee

Cr Burkett reported that the Committee is working extremely well.

8.3 Beach Users Group

Nothing further to report.

9. GENERAL BUSINESS

Nil

10. CLOSURE

There being no further business, the Presiding Member thanked those present for their attendance and declared the meeting of the Corporate and Customer Services Committee closed at 7.10pm.

DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE

The report of the Development and Environmental Services Committee Meeting held on 17 April 2001 was submitted as under:-

1. DECLARATION OF OPENING

The Presiding Member declared the meeting of the Development and Environmental Services Committee open at 7.35pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Present :	Time of Entering	Time of Leaving
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Members:

Cr Corinne MacRae (Presiding Member)	7.35pm	10.07pm
Cr Marlene Anderton	7.35pm	9.46pm
Cr David Berry	7.35pm	10.07pm
Cr Graham Burkett, JP	7.35pm	9.42pm
	9.45pm	10.07pm

Observers:

His Worship the Mayor, Ross Willcock JP	7.35pm	9.45pm
Deputy Mayor, Cr Pauline O'Connor	7.35pm	9.40pm
	9.52pm	10.07pm
Cr Ian Steele	7.35pm	9.45pm
	9.52pm	10.07pm

Officers:

Graham Partridge, Chief Executive Officer
 Ian Birch, Executive Manager, Development and Environmental Services
 Pas Bracone, Manager Planning Services
 Denise Ribbands, Administration Officer (Governance)

Adjournments: Nil

Time meeting closed: 10.07pm

APOLOGIES/LEAVE OF ABSENCE

Nil

3. PUBLIC QUESTION TIME

Don Weerakody, 82 The Boulevard, Floreat

Question 1

The plans show a reduction in the number of entry/exit pint to the Forum with the main problem being the elimination of the access from Howtree Place. As a result of this reduction and the consequent funneling of the traffic via a main access form The Boulevard it is very likely that a new black spot will be created on The Boulevard.

In these circumstances will Lend Lease fund any remedial measure or will the Council have to foot the bill. Alternatively, will the Council be able to apply for Federal funding for a black spot, which the Council would be creating by approving the current plans.

Question 2

The figure of a million dollars referred to as a gift, a donation, is often mentioned by Council staff. As I understand the million dollars is part payment for the transfer to Lend Lease the owners of the Forum, of a block of land with a substantial two storey building on it (the present Library and Community Centre) belonging to the Town of Cambridge. In return Lend Lease is to transfer to the Council, of what appears to be a smaller unlevelled block of land with the old Shell Petrol garage, which would have to be demolished.

Was the figure of 1 million plucked from the sky, or was it arrived at after evaluating sworn valuations for the two properties?

Response

The Executive Manager, Development and Environmental Services undertook to provide a written response to Mr Weerakody.

4. DEPUTATIONS AND PETITIONS

Deputations

- Item DES01.30
- Mr Gavin Boswarva, Retail Manager, Lend Lease
 - Mr Paul Odd
 - Mr David Needham
 - Mr Stephen Clarke
 - Ms Coralie Clarke
 - Ms Hilary Pinerua
 - Mr Chris Robinson

Petitions

A petition has been submitted by Peter Duckett, 19 Chandler Avenue, Floreat containing 326 signatories, requesting that Council changes the planned Floreat Forum redevelopment due to its adverse impact on nearby residential areas and safety concerns from increases in traffic flow, particularly in respect to:-

- (a) the reallocation of the service station to a more appropriate location within the complex;
- (b) the increased Floreat Avenue traffic.

5. CONFIRMATION OF MINUTES

Resolved that the Minutes of the Ordinary meeting of the Development and Environmental Services Committee held on 20 March 2001, and contained in the March Council Notice Paper be confirmed.

6. DECLARATION OF MEMBERS INTERESTS

Nil.

5. REPORTS

DES01.30

5 HOWTREE PLACE, FLOREAT - FLOREAT FORUM SHOPPING CENTRE REDEVELOPMENT

(File Reference: PRO0067)

PURPOSE OF REPORT:

To determine an application for planning approval for the redevelopment of the existing Floreat Forum Shopping Centre.

BACKGROUND:

BA/DA REFERENCE: 16DA01
LANDOWNER: Perpetual Trustees WA Limited
APPLICANT: Lend Lease Retail c/o Greg Rowe & Associates
ZONING: MRS Zoning: Urban
Town Planning Scheme No.1: District Centre

Site History

Floreat Forum was opened in 1965 and was the first Shopping Centre of its type in Western Australia. The centre was designed to be a fully integrated centre, with a pedestrian mall. Prior to this, suburban shopping facilities in Western Australia were located and developed as "Ribbon Developments" which were constructed in a "strip format" that stretched along one or both sides of a road. Evidence of Ribbon Development remains and is apparent throughout Perth and in the Town of Cambridge such as along Cambridge Street. The development of self contained shopping centres has to a certain extent resulted in the demise of Ribbon Centres.

The Floreat Forum was substantially upgraded in 1971. In 1984 the "Tent" roof was added to fully enclose the centre.

Numerous other alterations and modifications have taken place over time.

In addition to the shopping facilities, the centre provides banking and other personal services. Until 1999, the site provided two service stations, one service station remains.

Floreat Forum is the major "stand alone" commercial site within the Town of Cambridge. The proposed redevelopment would cement this position.

The Town of Cambridge Library is located on the same site as the Floreat Forum Shopping Centre but is on a separate lot owned freehold by the Town. The library was opened in 1965. A recent study into the redevelopment of the Town Library concluded that this was the best site for the library and that it should remain within the bounds of the shopping centre.

The Floreat Hotel opened in 1966.

COMPLIANCE:

Non-compliance	Required	Proposed
1 bay for every 15m ² net floor area or 6.66 bays per 100m ² of NLA	1226 bays	925 bays at a rate of 5.3 bays per 100m ² NLA. Shortfall - 301 bays

POLICY:

Western Australian Planning Commission Policy

At a State level, the development application is subject to the Metropolitan Centres Policy Statement for the Perth Metropolitan Region. The purpose of the policy is to provide broad regional planning framework to co-ordinate the location and development of retail and commercial activities in the metropolitan region. The policy provides for a hierarchy of centres ranging from the Perth Central Area and Strategic Regional Centres through to Neighbourhood and Local centres.

Floreat Forum is designated as a District Centre. District Centres are promoted as centres serving the weekly shopping needs of the suburban population. They should provide mainly convenience goods, a range of comparison goods, local services and local employment.

District Centres are limited to 15000m² of shopping floorspace as defined in the Planning Land Use Category 5 of the Western Australia Standard Land Use Classification (WASLUC Codes). A number of uses in the centre, such as, offices and the tavern are identified in a different WASLUC code and therefore are not taken into account for the purposes of the Metropolitan Centres Policy.

The proposed redevelopment results in 14,680m² of shopping floorspace as defined by Category 5, which satisfies the upper floorspace limit of the Metropolitan Centres Policy. Additional floorspace of 3723m² is not required to be included in the limit as it is not defined as being shopping floorspace.

It is noted that the shopping floorspace is not necessarily limited to 15000m², however, if this figure is exceeded, the application would require referral to the Western Australian Planning Commission for determination under the Metropolitan Region Scheme.

Town of Cambridge Town Planning Scheme No. 1 Policies

4.1 Design of Non-Residential Development

The purpose of this policy is to ensure that development is designed to achieve a high standard of safety and convenience for residents and visitors, and to enhance the amenities and environmental standards of the area.

With respect to matters of safety, amenity, convenience and economy, the proposed development has been designed to upgrade its appearance and to provide better and

improved facilities. Matters of safety have been addressed through the submission of a traffic impact statement, which has been subject to detailed consideration and discussions.

The policy refers to the location of loading areas requiring that these should be an integral part of the overall design. Essentially, the existing loading/unloading facilities will remain and will be supplemented to cater for the additional uses.

5.4 Landscaping and Water Sensitive Urban Design

The purpose of this policy is to promote more effective use of landscaping as a means of enhancing the character and amenity of the urban area. Details provided with the application show various areas of landscaping to be provided. Further details of landscaping areas can be required as part of a condition of any approval.

6.1 Off Street Parking

The aim of this policy is to ensure the provision of adequate, safe and convenient off street parking for development sites and to promote a high standard of design so as to complement the built environment. The policy states that "The Council's approach to the provision of off street parking is based on the need for adequate supply of parking to meet the realistic demand and to ensure that parking facilities are designed with reference to safety, amenity and convenience for users and the public."

The provision of car parking is discussed more fully later in this report.

7.3 P3 Floreat - Precinct Planning Policy

This policy provides the overall vision for the Floreat Precinct. In part it states that "The existing shopping centres and community facilities will be maintained and enhanced as important community focal points although their expansion into adjoining residential areas will not be permitted."

Specific reference to Floreat Forum is made and states as follows:-

- The Floreat Forum will remain the key commercial and community focus for the area. A range of district shopping and community facilities will continue to be accommodated. Expansion of existing development and any new development will, however, be subject to careful control to ensure that it will not impinge unduly on the amenity of adjacent residential properties. Expansion of the Floreat Hotel, in particular, will not be permitted if it will result in an increase in patronage.
- Any new development should be of a height and scale similar to the existing development within the area and compatible with adjacent residential development and reserves. Set backs for new development will be as determined by the Council having regard to the nature and scale of development proposed, the existing streetscape and the adjacent land uses. As

a general rule buildings should be well set back from streets which are also fronted by residences. Adequate car parking, screened from the street, must be provided on-site to ensure that vehicles do not encroach into adjacent residential streets.

The proposed development of the centre in general terms meets the objectives of the Precinct Statement in terms of remaining the key commercial activity in the locality, whilst maintaining a community focus. The development deletes altogether the Hotel (although a tavern is proposed as part of the redevelopment, but this is of a smaller scale than the existing hotel). Parking is discussed more fully later in this report. Impacts of the proposed expansion on surrounding areas are also discussed more fully later in this report.

DETAILS:

Planning approval is sought for the redevelopment and upgrading of the Floreat Forum shopping centre. The scope of works proposed is as follows:-

The overall floor area of the centre will increase from 11654m² to 18403m². This is comprised of 14680m² of retail floor area and 3723m² of non-retail floor area.

The two existing supermarkets are to be expanded. Woolworths is proposed to expand from 2850m² to 3728m² and Newmart is proposed to expand from 2241m² to 2830m². The area for specialty retail outlets will also increase, a fresh food hall is to be developed between the two supermarkets

In addition, the proposal includes:-

- Demolition of Floreat Hotel and construction of a decked carpark;
- Sale of the Shell service station site to the Town of Cambridge for relocation of the Library;
- Relocation of a service station to be located along The Boulevard, to the east of the former Shell service station location;
- Extension of the shopping centre building towards The Boulevard and establishment of a restaurant precinct;
- Inclusion of a small tavern within the restaurant precinct;
- Extension of the shopping centre southwards to incorporate additional floorspace and car parking (demolition and removal of the Ampol service station);
- A free standing kiosk and the creation of a "Town Square";
- Location of gymnasium/fitness centre within existing vacant floor level above the existing shopping centre;
- A free standing retail pad site is proposed to be located at the corner of The Boulevard and Floreat Avenue.

Pedestrian routes through the site permit the redevelopment to remain permeable.

Following the closure of the Shell service station in 1999, only the Ampol service station remains. This is to be replaced by a petrol station on The Boulevard, which does not include service bays. The primary function of the station will be the sale of petrol. A small kiosk (approximately 25m²) is proposed for receiving payments and for the retail sale of automotive products and incidental convenience items. The operating hours of the station are proposed to be from 6.00am to 10.00pm daily.

The restaurant precinct is proposed to operate from 7.00am to 12 midnight daily.

The operating hours of the shopping centre will be within normal retail trading hours as regulated by the Ministry for Fair Trading. The operating hours of the proposed tavern is regulated by the Director of Liquor Licensing under the provisions of the Liquor Licensing Act and prior to approving hours of operation consults with the local authority.

The applicants have stated that the proposed expansion is intended to promote longer stays by shoppers than is currently the case. As a result, it is not expected to attract a significant number of new or additional customers, it is anticipated that existing and former customers will return to and stay longer at Floreat Forum.

Access/Movement

The site can be accessed at a number of locations by vehicles. The eastern car park can be accessed directly by new entry/exits off Floreat Avenue and The Boulevard. Access to the expanded southern car park can be taken from the existing location at the southern end of Floreat Avenue or from the relocated entry/exit along Howtree Place. Access to the petrol station is from the main entry/exit along The Boulevard. The petrol station can also be accessed from the car park and there is an additional left only exit to The Boulevard. All other access points are left in-left out only movements from Howtree Place for the four loading docks to service the centre.

Pedestrian access is available from a number of points around the site. Pedestrian movement through the site is possible via the main mall and walkways.

Two-way vehicle movements (currently one-way, southbound only) will be possible following modifications to the driveway along the eastern side of the centre adjacent the existing banks.

A total of 925 car parking bays are provided on site. Parking is discussed further in this report under the Comment section.

Public Consultation

Statutory

The various existing and proposed uses on the Floreat Forum site are determined as either "AA" or "SA" uses. "AA" means that the use is not permitted unless the Council has granted planning approval. "SA", means that the use is not permitted unless the Council has granted planning approval after giving notice in accordance

with clause 37. The "SA" uses are the Petrol Station and the Tavern. Advertising of these aspects of the proposal was undertaken, although the need to advertise uses which are already existing on a site is only required where the Council decides that it is to be carried out. The applicants in this case decided that they wished the application to be advertised, this included advertising the proposal in its entirety.

The advertising took the form of an advertisement in the Public Notices Section of "The Post" newspaper, four signs erected at entries to the centre and letters sent by registered post to a number of owners whose properties are adjacent to the centre. The proposal was advertised from 16 March 2001 until 9 April 2001 in accordance with clause 37 (21 days).

Additional Consultation by Applicants

The applicants undertook a letter drop of properties surrounding the centre and invited local residents and interested parties to attend public information sessions held at the centre and at the Town's administration Centre. The Coast Ward and Floreat Ratepayer's Associations were also invited to meet with the applicants to discuss the proposal. A display of the proposal was set up in the mall at the shopping centre and a comments book was provided. A display was also available for viewing at the Town's Administration Centre.

Apart from actively inviting comments through the information sessions held, the owners of the centre met separately with many individuals and in response have amended the plans to those initially submitted.

Community Response

As a result of the advertising process, 55 written submissions have been received by the Town. In addition to these submissions, numerous telephone enquiries have been received. A petition containing 327 signatures has been submitted raising concerns about

"adverse impact on nearby residential areas and safety concerns from increases in traffic flow, particularly in respect to:-

- (a) *the relocation of the service station to a more appropriate location within the complex, and*
- (b) *the increased Floreat Avenue traffic."*

Sixty six pro forma letters supporting the development have also been received. The comments book at the shopping centre display contains approximately 200 comments. The content of all submissions is contained in the schedule attached to this report. In summary, the main issues raised in the submissions, petition and comments book are listed as follows:-

- Object to a petrol station and to the location of the petrol station at the corner of The Boulevard and Floreat Avenue on the basis of increased noise and traffic, light spill, reduced safety and affect on property values;
- Concern at hours of operation of the petrol station;
- Traffic generated by the centre will adversely affect the amenity of surrounding residential properties;
- Lack of pedestrian access through the site;
- Concern that the free standing retail outlets along The Boulevard are for fast food;
- Bicycle facilities;
- Opposed to any redevelopment or expansion;
- Opposition to proposed tavern
- Insufficient time for the submission of comments;

Several comments rather than oppose the proposal provide support and commend the development. The comments raised in support of the proposal are summarised as follows:-

- Long overdue redevelopment;
- Support petrol station and some even support a 24 hour operation;
- Recommend inclusion of a department store;
- Greater range of specialty stores is sought;
- Restaurant precinct welcomed

RESPONSE TO MATTERS RAISED IN SUBMISSIONS

Notwithstanding that there has been some criticism concerning the consultation process, this has been very widely and thoroughly conducted. Examination of all the comments received reveals very little outright opposition to the overall proposal. Indeed, in many submissions, whilst strong concern has been raised in relation to specific issues (particularly the petrol station and traffic) general support has been indicated.

Clearly, the areas of strongest concerns relate to the proposed petrol station and increased traffic (particularly as it would affect Floreat Avenue and Newry Street). Of the 55 written submissions, the petrol station was mentioned in 28 of those and traffic in Floreat Avenue in 20. Other prominent items related to:-

- concerns that the freestanding retail outlet/s on The Boulevard might be used for fast food outlets
- concerns for proper provision for pedestrian movement/safety.

Response to the individual issues raised are discussed in detail below.

Petrol Station

The petrol station which was originally proposed for the corner of The Boulevard and Floreat Avenue has been "swapped" with the freestanding retail outlets to

address concerns about noise, traffic, light and safety. An exit from the carpark (upper level) egressing onto Floreat Avenue has been deleted to assist in reducing the number of vehicles directly accessing Floreat Avenue.

An additional lane has been added to the main exit onto The Boulevard to compensate for the deletion of the Floreat Avenue exit.

Petrol Station - Hours of Operation

A number of submissions have expressed concern that the petrol station will operate 24 hours per day. The applicants have clearly stated in the application that it is proposed that the petrol station operates from 6.00am to 10.00pm daily.

In order to address this concern, a condition restricting the hours of operation to those applied for can be attached to any approval.

Noise and Light

Both of these matters are controlled under provisions of the Environmental Protection Regulations, which establish limits on the amount and level of noise and light spill. These are matters which can be controlled under these provisions, applying to all activities and uses.

Land Values

Whilst obviously important to individual property owners, land values are not matters which can be dealt with under the Town Planning Scheme. As the shopping centre (including service stations) is an established use, however, any adverse impact upon land values would seem uncertain.

Traffic

Traffic has been addressed through the submission of a Traffic Impact Statement and has been subject to extensive discussions.

A centre of this nature will naturally attract traffic. The intent of this development proposal, however, will not generate traffic volumes beyond that which would normally be expected for its prescribed use as a District Centre. It is critical, however, that access to and circulation within the centre is arranged in a manner that will minimise traffic impact upon surrounding residential properties and not exacerbate the impact.

Traffic is discussed in more detail later in this report.

Pedestrian Access

The redevelopment makes provision for pedestrian access through various locations in the site. The pedestrian links enable access in east-west and north-south directions. Modifications are proposed, within the street, along Floreat Avenue to improve access and pedestrian safety from the east, these include improved crossing

locations. Details of such modifications will require to be submitted and approved by the Town.

Free Standing Retail Outlets

Concern has been expressed that the free standing retail outlets may be used as fast food outlets. The application indicates that these premises will be used as retail outlets. Any proposal to change these would require the submission of a separate development application for the consideration of the Council. Fast food is a change of use under Town Planning Scheme No. 1.

Bicycle Facilities

The applicants have stated that bicycle facilities such as bike parking racks will be provided alongside the external pedestrian walkways and that showering facilities will be provided for employees. Details of these facilities should be required as a condition of any approval.

Time for Submissions/Advertising Period

The application was advertised for a minimum of 21 days which complies with the requirements of the Town Planning Scheme. It is noted that this time has proven to have been sufficient, if based only on the volume of submissions and enquiries received. During advertising the key issues have been highlighted and are addressed in this report.

TOWN PLANNING SCHEME ASSESSMENT

The following matters are required to be assessed under Town Planning Scheme No. 1.

Municipal Inventory

Floreat Forum Shopping Centre is identified in the Town's Municipal Inventory and is recognised as the first shopping mall/centre in Western Australia.

Floreat Forum is identified as being of aesthetic significance as a landmark in the Floreat area, being visible from all directions due to its roof. Floreat Forum is of historic significance as the first shopping centre in Western Australia designed as a mall, following the planning idea developed in America. The centre is of social significance to the people of the area for whom it is an important shopping facility and meeting place.

The Municipal Inventory recommends that the owners of the centre be encouraged to provide interpretive documentation in the form of a display to represent the history of the centre.

The applicants have indicated that the owners of the centre are committed to providing an historical account of the centre. Details of how this is to be achieved can be sought as a condition of any approval.

It is important to note that whilst the existing roof is noted in the Municipal Inventory, it is not recommended as requiring retention under future management proposals.

The Floreat Forum shopping centre has also been recognised in a Heritage Trail prepared by the Lions Club of Floreat, in conjunction with the Town of Cambridge, for its social significance in the history of the Town.

Uses

All uses proposed are consistent with the zoning of the site as a District Centre. Apart from the additional restaurants and gymnasium, all the other uses already exist on the site and combine to continue to provide a service to the community.

Urban Design/Town Square

The appearance of the shopping centre will change as part of the redevelopment. Notably the existing "tent" roof will be replaced by a more contemporary roof structure. The extensions of the buildings and car park will in themselves serve to change the appearance of the locality. The appearance of the new structures should be such that they enhance rather than detract from the streetscape.

As part of the expansion of the centre north towards The Boulevard, a Town Square is proposed to be created which will provide a venue for activities within the Town. Combined with the redevelopment of the Town's Library, the Town Square will be flanked by buildings and provide for an alfresco dining area. The construction of buildings up to the intersection of The Boulevard and Howtree Place provide for a strong urban design element in this high exposure location as opposed to the existing car park.

Certain elements of the new design do, however, require careful attention to detail as to how they address the surrounding streets. Traditionally the focus of shopping centres is to be inward looking with often little regard to external appearances. Floreat Forum (whilst being the first freestanding shopping centre in Western Australia) was also originally constructed with this philosophy in mind and therefore, does not address surrounding streets very well. This development application presents an opportunity to ensure that at least the additions can, to a certain extent, improve this situation.

In considering this, it is recognised that Howtree Place has limited potential for change given that it is essentially the service part (back end) of the centre. It is recommended, however, that the applicants be required to ensure that the façade of the existing buildings and those proposed along Howtree Place be designed and finished in a manner which provides some opportunity to enhance the streetscape through the articulation of the façade and use of materials and colours.

The Town Square Kiosk and Petrol Station Kiosk located on The Boulevard should also be designed in such a manner as to address the street rather than simply being inward looking. Details of how this is to be achieved should be required as part of a condition of any approval.

Similarly, the car parks should also be designed such that they contribute to the streetscape so as to enhance rather than detract from it. Landscaping and design measures along these frontages will be a critical element.

Landscaping

Details of how the site is to be landscaped are required to be provided. The nature of the development is such that there are limited opportunities to provide substantial landscaping. The development will result in few areas being available for landscaping. Therefore, those parts which can be landscaped should be done so to a high standard and details of how this is to be achieved should be required as part of a condition of any approval. The lack of landscaping opportunities emphasises the need for the built form to be completed to a high standard.

Contamination

Upon removal of the Ampol service station, the site will have to be assessed for contamination and remediated, as required, to the satisfaction of the Department of Environmental Protection.

Signage

As with all commercial developments, signage becomes an integral element of the final product. The applicant has advised that at present the application does not seek approval for any on site signage and confirms that details of signage will be the subject of a separate development application.

Town Library Development

The redevelopment of the shopping centre is closely linked to the redevelopment of the Town's Library. In particular, relocation of the library enables the centre the ability to expand and conversely the Town has the opportunity of developing a new facility. The Town has engaged its own Architects to design the library and has liaised with the applicants to ensure that the developments are suitably integrated. This is an important matter as the library needs to be able to be functional whilst also being able to contribute to the Town Square concept proposed as part of the shopping centre proposal. The matter between the Town and the shopping centre owners relating to the land exchange is before the Corporate and Customer Services Committee for consideration.

Another matter of importance to the development of the library is the outlook over the proposed new buildings. In particular, it is important that the design of the roofs of these proposed buildings is such that they effectively screen, any plant or

equipment to be placed on the roof. Discussions with the applicants Architects and the Town's Architects have been held to address this matter.

Construction Management

To minimise inconvenience to the surrounding area and to tenants and shoppers during construction it is recommended that provision be made on site for the parking of construction vehicles and for the storage of building materials. A construction management plan should be submitted as part of any approval. Provisions for the parking of tradesman and workers vehicles off site to ensure as many bays as possible will continue to be available to shoppers during construction is being investigated by the applicants.

Car Parking

The proposal provides for 925 parking bays, within three main areas.

The new car park to be constructed on the eastern boundary of the lot in the general location of the existing hotel, contains 545 bays, accommodated in two levels. The upper level is accessed from The Boulevard and the lower level is accessed directly from Floreat Avenue. The two levels are also connected by internal ramps.

The existing upper deck car park at the southern end of the centre is to be expanded to provide 87 bays, while the extended undercroft parking area will accommodate 246 bays. Access/egress points to the upper deck area is from Floreat Avenue, the undercroft area will have exclusive access/egress to Howtree Place. The two levels are also connected by internal ramps.

A further 42 bays are located on the eastern perimeter of the shopping centre adjacent to the existing banks ('quick stop parking area').

Provision for 22 car parking bays is to be made adjacent to the Town's proposed library for exclusive use by library patrons. Additional parking will be available in the shopping centre car park

Four commercial loading zones are provided separately to service the tenants on the western ground level and are accessed exclusively off Howtree Place.

The required level of parking in accordance with Town Planning Scheme No. 1, is determined by the provisions detailed in Policy 6 - Transport Access and Parking. The policy notes the standards for shopping centres with a minimum floorspace of 1500m² in which all tenancies or occupants have assured access to, and use of common carparking area or areas, parking requirements for the overall centre shall be based on the standards applicable to "shops", irrespective of the use of the particular tenancies or individual occupancies which make up the centre.

According to this standard, 1226 car parking bays are required, the 925 bays provided represents a shortfall of 301 bays.

In their submission, the applicants have provided a number of arguments supporting the number of bays they have proposed. These arguments relate to:-

- current trends and demand for shopping centres;
- comparison with other shopping centres in Western Australia and other parts of Australia;
- reciprocal use of parking bays

Current Trends

The applicant proposes to provide parking at a rate of 5.5 spaces per 100m² NLA (Town Planning Scheme No. 1 requirement equates to approximately 6.7 spaces per 100m² although this relates to all uses not just retail). Specific factors in establishing this rate include:-

- Progressive increases in the hours during which shopping complexes can trade leading to a spread of demand and attenuation of peaks;
- There have been increases in retail area per capita and increased retail specialisation. This implies that shoppers have greater choices in the one location and may therefore need 'one trip' only;
- The retail precinct within the redevelopment of Floreat Forum will contain a diversity of uses that complement traditional retail shops e.g. restaurants/food court areas, banks, post office, medical premises. One third of the increased retail space is provided in the supermarkets which is not expected to significantly increase demand for parking;
- Facilities are incorporated in the plan to encourage access by public transport, cycling and pedestrians;

Comparison with other centres

Benchmark comparisons of the rate of parking provisions have been made against comparable centres. Evidence provided for these centres note that parking ratios range from 5.4 bays to 5.9 per metre square of NLA. General evidence from across Australia indicates that parking rates for shopping centres can vary quite significantly, ranging from as low as 4 bays per 100m² NLA to as high as 8 bays per 100m²NLA. Perhaps the closest comparable centre provided as an example is Bullcreek, which has a rate of 5.5 bays per 100m² NLA. Advice provided from the centre management indicates that on site parking is adequate.

Calculated Demand (Reciprocal)

Based on a rate 5.5 bays per 100m² for the retail area, a total of 808 bays is estimated to be required. In addition to this, the parking demand for the other uses (post office, banks, gymnasium etc) has been calculated having regard for differing peak use times. Based on reciprocal use of parking bays due to this differing peak usage, an additional demand of 92 bays has been calculated bringing the total demand to 900 (925 bays are proposed).

Anecdotal evidence

The centre has operated without significant parking issues being brought to the attention of the Town. Officers from the Town's Ranger Services support this observation citing most parking problems are internal relating to vehicles being parked in inappropriate zones. Additional problems do arise around peak holiday times.

The owners of the site are experienced operators with a significant capital investment in the centre. It is therefore in their commercial interest to ensure that there is adequate parking on site to cater for patrons. This is significant when considering that the intent of the development is to try and capture local use of the facilities and inadequate parking provision would potentially result in the loss of patrons to other nearby centres.

The proposed ratio of parking bays is equivalent to a range of other centres with similar NLA's.

Independent Assessment

Traffic consultants were engaged by the Town to assess the parking and traffic analysis submitted with the application. This advice has been used to assist in the evaluation of the adequacy of car parking provision.

Based on the requirements of Town Planning Scheme No. 1, the development has a significant shortfall in car parking (301 bays). The scheme standards, however, are based on historic estimates of parking demand for retail floorspace. Further, the requirement is the same whether it is for a single shop or a shopping centre. In view of the above, it is reasonable to consider variations, particularly in relation to a centre of this nature. The commercial imperatives of the shopping centre are such that if there was a shortfall in car parking bays, it would be a disadvantage to the viability of the centre as shoppers may choose to shop at other centres where parking is more readily available. A shortfall could also, however, cause problems for the Town and local community if parking was to regularly spill over into surrounding residential streets. Although, to some degree the opportunity for this to occur is limited by existing parking restrictions.

The arguments provided by the applicants are consistent with industry experience and are accepted in principle. Apart from the comparative information provided with the application there is no definitive measure for car parking requirements for shopping centres such as Floreat Forum. Essentially, it becomes a matter of judgement by the centre operators and appraisal by the local planning authority.

Based upon the existing use of the centre, the arguments provided in support of the application (as outlined above) and having regard to the nature of the extension being largely to improve the existing facility, rather than substantially altering the range of retailing offered to the community, it is considered that the parking provision is adequate.

Requiring additional parking when there is some doubt as to its need can result in a waste of resources and additional unnecessary building bulk. In the event that it is found that additional parking is required for the centre, the applicant has advised of a contingency measure. The applicants have stated that the structural capacity will be provided to the new east car park and south car park for a future car park deck to be built if required. This will provide approximately 80 car spaces to the south deck and between 100 and 200 to the eastern deck. They have indicated that this measure will be put in place to cover any concerns that the Council may have and also to cover any commercial risk associated with a parking deficiency. This provision for additional parking should be made a condition of approval.

Traffic Analysis

The issue of traffic has been one of the major concerns raised in the public submissions received. It has also been one of the issues that have been discussed at length between the applicants and the Town's Officers.

The management of traffic arriving and leaving the site and the associated movements are critical in ensuring that the impact on the surrounding area is kept to a minimum. According to the applicants, the improvements to the centre are not expected to significantly increase overall patronage of the centre but rather to maintain current levels and encourage shoppers to remain for longer periods.

A detailed traffic study undertaken by consultant traffic engineers has been submitted with the application. In response to discussions between Council and the consultants, further traffic advice has been provided.

The traffic analysis considers the amount of traffic that will be generated by the new development, the capability of the existing roads and intersections to accommodate traffic movement, how that traffic movement will be distributed and the efficiency of access points to the centre.

In terms of overall traffic generation, it has been estimated that traffic increases will not be significant in relation to current volumes and in terms of the capability of the road system to accommodate free flowing movement of traffic. The recent installation of roundabouts on The Boulevard at Empire Avenue and Grantham Street, as well as the proposed installation of traffic lights at Howtree Place, were identified as contributing positively towards traffic movement in the area. Analysis of intersection capacities and access points to the centre reveal a high level of service will be maintained. That is there will be minimal delays and queuing at these points – no congestion.

Of particular concern to the community was the effect of this development on traffic in Floreat Avenue (and any possible spinoff into Newry Street). In response to this issue, the consultants have undertaken additional analysis to that originally submitted. Further, the alterations to the plans in response to community concern about the location of the petrol station and vehicular exit from the car park onto Floreat Avenue at its eastern end, have necessitated further review.

The data provided by the consultant indicates that traffic volumes in the section of Floreat Avenue between Oceanic Drive and the entrance to the eastern car park are unlikely to be any different to the existing. The analysis has factored in the removal of the direct connection that currently exists between Floreat Avenue and The Boulevard through the car park (as well as the traffic generated by the existing drive through bottle shop at the Hotel). Also, two way traffic circulation is now provided within the centre. This eliminates the need for the centre to rely on surrounding roads for access to parts of its car park. This is particularly relevant for northbound traffic on the eastern side of the centre.

An increase in the number of vehicles using Floreat Avenue between the car park entry point and The Boulevard can be expected. This increase, however, will not materially affect the traffic flows in the street (including at the entrance point to the car park off Floreat Avenue and the intersection with The Boulevard) and, as such, will not result in any perceptible change in conditions for surrounding residential properties. Traffic volumes in this street are presently quite low and whilst increasing, they will remain low.

Further to the above, the applicants propose to close the access point (entry/exit) to the eastern car park from Floreat Avenue half an hour after the closing time for the shopping centre. This action, together with the elimination of the exit from the car park at the eastern end will benefit adjacent residents.

As per Floreat Avenue, traffic volumes in Newry Street are not expected to significantly change. It is acknowledged, however, that the western most section of Newry Street between Hornsey Street and Floreat Avenue is used to access the shopping centre. It is proposed that this situation be monitored and if necessary, suitable traffic management provision be made to prevent this from occurring.

Access to the centre from The Boulevard is essentially concentrated at one point immediately to the east of the Council's library site. This will now include access to the relocated service station. Clearly, this will be a busy point and will require proper traffic management treatments within the street, particularly a right turn pocket for people wishing to enter the car park/service station from the west. Attention will also have to be given to the proximity of the entrance to Kirkdale Avenue which will require specific traffic management treatment. This will require that the right turn pocket be extended further west beyond Kirkdale Avenue. In addition, a solid white line will delineate the left hand side of the turn pocket. Vehicles wishing to use the pocket must enter it at an opening at the beginning of the pocket to the west.

Concern expressed by the owner of the property at 94 The Boulevard (corner Kirkdale) that vehicles exiting the shopping centre onto The Boulevard is recognised. In particular, concern has been expressed that the lights of vehicles leaving the centre will shine directly into the dwelling. This matter can be addressed as part of the road works proposed by the developer with a view to providing some measures to address and reduce the potential impact of the vehicles' lights.

The costs of any public works necessary to accommodate the shopping centre development will be required to be met by the applicant. This would be a condition of approval.

In relation to traffic entering the car park from the east, the slip lane shown on the submitted plans has been assessed as being of insufficient length and would not meet proper traffic standards. This is a matter that could be addressed at "working drawing" stage. This would be a condition of any approval.

Servicing of the centre is confined to Howtree Place, which is well removed from surrounding residential properties. The loading bays which provide for left in/left out access only are considered to be satisfactory from a traffic circulation and safety point of view. In discussion with the applicants in relation to general access to the centre by service vehicles, they have indicated that a management plan would be put in place which specifically defines the roads to be used to access the centre. The matter of hours of operation in relation to centre servicing raised in the community submissions can also be addressed in the management plan. The provision of a management plan would be a condition of any approval.

As mentioned earlier in this report, internal vehicle circulation has been improved to eliminate the requirement to rely upon adjoining public roads. In this regard, the access between the two levels of the eastern car park is located at the eastern extremity of the site and connected by narrow circular ramps, requiring drivers to traverse the full length of the car park to connect with the proposed two way access road which links to the southern car park. This does not offer a very attractive route and consideration should be given to providing a more convenient and direct connection. This would be a condition of any approval.

In their submission, the applicants have indicated provision for pedestrian circulation within and through the centre and also advised that provision will be made for bicycle parking facilities and showering facilities for employees. Among other things, it is proposed to move the pedestrian crossing across Howtree Place for the primary school further north which is considered to be an improvement to safety as it positions it further away from the intersection with Chandler Avenue. Traffic treatments are proposed on Floreat Avenue to accommodate safe pedestrian access from the east. Details of modifications to be made and facilities to be provided can be developed at "working drawing" stage and would be a condition of any approval.

The applicants are proposing the introduction of a bus bay and taxi stand along The Boulevard. It is to be located directly adjacent the proposed Town Square which will provide ready access to the centre and importantly from the Town's perspective, to the library. This is a positive proposal in that it will help to reduce vehicular conflict and will make public transport a more attractive option. As with other works proposed in the road reserve, the cost of providing the bus bay should be met by the developers.

STRATEGIC DIRECTIONS:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil

CONCLUSION:

The proposed redevelopment of the Floreat Forum shopping centre will result in a major upgrade of the existing facility, improving its service to the community.

For a development of this scale and prominence within the local community, it is understandable that public consultation has drawn substantial comment. The majority of the adverse comment, however, has been in relation to the location of the petrol station on The Boulevard and concerns over traffic issues in general. There has been little opposition to overall development, indeed considerable support has been expressed.

In response to the specific concern over the location of the service station, the applicants have relocated it to reduce its impact on adjacent residents. This has alleviated much of the concern although it is recognised that there are still those who oppose this component of the plan. It is relevant to note in this regard that the service station proposed is located almost alongside a service station which until recently had operated for many years. Concern was expressed about the possible 24 hour operation of the petrol station. The applicants have only applied to operate the station from 6 a.m. to 10 p.m. daily. To further address this question, a condition limiting the hours of operation to those applied for can be attached to any approval.

A detailed traffic analysis has been undertaken by traffic engineering consultants on behalf of the applicants and this has been independently assessed by the Town's own traffic consultant. It has been determined that traffic circulation will operate freely throughout the area and that the development proposed will not cause any deterioration in existing traffic conditions in the area.

The development as proposed complies with the zoning of the land and the uses proposed therein are consistent with the statement of intent for the Floreat Forum as outlined in Policy under the Town Planning Scheme No. 1.

It is recognised that there is a significant shortfall in the provision of on site parking in relation to the Town Planning Scheme requirements, however, for the reasons outlined in this report it is considered that the parking provided will be adequate to serve the centre. The applicants have indicated that their new car parks will have structural provision for extension should a need for additional parking be identified.

In view of all of the above, the application can be supported. There are many issues, however, that require further consideration and detailed design. These will be included as conditions of approval.

It is therefore recommended that:-

- (i) in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No. 1, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the redevelopment of the Floreat Forum Shopping Centre submitted by Lend Lease Retail at Lot 43 (No. 5) Howtree Place, Floreat as shown on amended plans dated 4 April 2001, subject to the following conditions:-
 - (a) a construction management plan being submitted detailing how the construction of the development will be managed in order to limit the impact on the surrounding area, tenants and shoppers. The plan will need to ensure that adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network and for the parking of workers' vehicles off site. The construction management plan will need to be submitted and approved by the Town prior to the issue of a building licence;
 - (b) preparation and submission of a Noise Management Plan for all construction site works in accordance with the requirement of the Environmental Protection (Noise) Regulations 1997;
 - (c) preparation and submission of a service management plan to control the access and operation times of the loading docks to ensure minimum disruption to the surrounding residential areas;
 - (d) the design and finish of the external facades of proposed buildings to be constructed up to and addressing the street boundaries are to be of a high standard with additional details and finishes demonstrating how they will contribute in a positive manner to the streetscape of the locality. This relates specifically (but is not limited to) to the Town Square kiosk, Petrol station kiosk, Tavern façade along Howtree Place, the loading dock facades and the decked car park facades;
 - (e) preparation and submission of a landscaping plan showing how the areas depicted as landscaping on the submitted plans will be landscaped. The retention of any mature planting on site is encouraged where possible. Consideration is also to be given to the treatment of the carpark decks to soften their view when viewed from surrounding areas. The landscaping is to be completed and maintained to a high standard. Details are to be submitted prior to the issue of a building licence. The landscaping plan is to include details of how the median between Floreat Avenue and Hornsey Road can be enhanced to provide a greater level of screening between the centre and residential properties along Hornsey Road;

- (f) internal traffic circulation is to be reviewed in consultation with the Town with a view to improving the movement of vehicles through the site;
- (g) an interpretive display is to be prepared and placed on permanent display in a prominent location within the shopping centre depicting the history and development of the Floreat Forum shopping centre within the Town of Cambridge;
- (h) details of the modifications proposed for improved pedestrian access on the street surrounding the centre are to be submitted and approved by the Town prior to implementation and the issue of a building licence. The costs of these works are to be met by the developer;
- (i) details of the provision and location of the bicycle parking facilities and employee 'end-of-journey' facilities are to be provided to the satisfaction of the Town prior to the issue of a building licence;
- (j) the design and construction of public works in the surrounding streets that are required due to the development are to be carried out in consultation with and to the satisfaction of the Town at the developer's cost. The design is to include a safety audit to assess the impact of the proposal on the surrounding streets and the property at 94 The Boulevard to determine how impacts of vehicles exiting the shopping centre site may be reduced. Further, to include the design and development of verge landscaping particularly on The Boulevard and the installation of a bus embayment on The Boulevard;
- (k) the decked car parks are to be constructed of adequate structural capability to be able to accommodate additional parking bays as detailed in the facsimile dated 11 April 2001;
- (l) site line truncations of 5 metres x 2 metres for the access to the upper car park deck where it intersects with The Boulevard. This area is to be clear of obstacles above a height of 0.75 metres;
- (m) the hours of operation of the petrol station being limited to between 6.00 am and 10.00 pm daily as indicated in the application;
- (n) details of any proposed signage being submitted as a separate development application;
- (o) a site investigation and remediation report on the status of the Ampol service station site being prepared. Any contamination is to be remediated to the satisfaction of the Department of Environmental Protection.

- (ii) further the applicant be advised:-
 - (a) the floorspace of the centre is to be reviewed at working drawing stage and prior to the issue of a building licence to ensure that it complies with the Metropolitan Centres Policy floorspace requirement with respect to a District Centre;
 - (b) the design of the roofs of the buildings adjacent (Town Square kiosk, shopping centre) to the proposed library is of vital importance to the Town and it is requested that consideration be given to this matter at detailed design stage;
 - (c) there are a number of details relating to environmental health and engineering requirements that will require further attention at working drawing stage.

Committee Meeting 17 April 2001

A number of deputations were made to the Committee in relation to this item.

General discussion occurred in response to the various issues raised in the deputations.

Members expressed particular concern that, in relation to the Town Planning Scheme requirements for on site parking, the development had a significant shortfall. In this regard, it was considered that any additional floorspace proposed for the new development should provide parking at a ratio at least equivalent to that currently provided on site.

Concern was also raised in relation to the freestanding retail outlets proposed for the corner of The Boulevard and Floreat Avenue. It was considered that this location for retail uses was too close to existing residential properties and could adversely impact upon the amenity of those properties, in addition to detracting from The Boulevard streetscape.

Further, it was noted that the expanses of carpark decks proposed in the new development would result in an unsightly appearance when viewed from surrounding residential properties. It was considered that careful attention should be given to the landscaping of these areas (including trees) to soften this visual impact. Similarly, the importance of perimeter landscaping, including verge landscaping, was identified as being crucial to the final overall appearance of the development.

Having regard to the visual impact of the parking decks, concern was expressed with regard to any possible future extension to these areas by providing additional decks. As such, it was considered that condition (k) of the recommended approval should be deleted.

In response to concerns raised with respect to the western end of Newry Street being used for general access to the Floreat Forum, Members agreed that on the completion of the development, traffic in Newry Street should be monitored to determine whether it is necessary to introduce appropriate traffic management devices to prevent such access.

FURTHER REPORT (Post Committee Meeting 17 April 2001)

In making a comparison between existing carparking ratios and those for the proposed development, it is necessary to ensure that 'like with like' is compared. In relation to the Floreat Forum Development, it must be recognised that the existing situation and that proposed in the new development are not entirely the same.

In relation to the current situation, the Floreat Hotel and the Forum Shopping Centre are two quite separate and distinct uses. It is reasonable to suggest that the hotel itself functions quite separately from the shopping centre. The hotel together with associated carparking, is the subject of a separate leasehold.

In the case of the proposed development, the hotel is to be demolished and a much smaller tavern (without the associated function rooms that the existing hotel has) is located within the centre itself and it would be expected to function as part of the overall shopping centre.

Having regard to the above, in determining the existing ratios it is necessary to decide how (if at all) the Floreat Hotel parking is factored in. The two extremes would be to:-

- Assume all hotel parking is always available to the shopping centre and as such calculate the parking ratio on the basis of 898 bays. This produces a ratio 7.7 bays per 100 square metres of total floor area or 8.7 bays per 100 square metres of retail floor space;
- Take a view which would separate the hotel lease area and the shopping centre area and only consider the parking that is presently available on the shopping centre site, which is 585 bays. This produces a ratio of 5 bays per 100 square metres of total floor area or 5.7 bays per 100 square metres of retail floor space.

In relation to the above, traffic consultants for the applicants, Sinclair Knight Merz, have provided two scenarios for determining what the existing carparking ratio might be for both the retail floor space and the total area of the shopping centre. A copy of their report is attached. In scenario one it assumes that no parking from the hotel is available to the shopping centre and in scenario two it assumes an additional 107 bays are available to the centre. The consultants have then taken an average of these two scenarios and projected it into the proposed new development. The outcome from this approach is a total requirement of 957 bays (compared with 925 bays proposed).

A variation on scenario two (put forward by Sinclair Knight), would be to assume that the dedicated hotel bays (99) would entirely meet the hotel requirements and that the balance of 214 bays would be entirely available to shopping centre users. This would produce a parking ratio of 7.7 bays per 100 square metres of retail floor space or 6.8 bays per 100 square metres of total floor space. Based on the total floor space an overall provision of 1,253 bays would be required. This is in excess of that required under the Town Planning Scheme.

Apart from what the parking provision in the Town Planning Scheme says, there is no definitive measure that would decide what the parking requirement for the new development should be. As outlined in the report to Committee, it is considered unlikely that the increase in floor space proposed for the centre will result in a proportional increase in parking demand. In further support of their submission, the applicants have stressed the importance of adequate and convenient on site parking to the success of the centre. They are confident that the parking they have provided on site is adequate to meet their future needs.

Having regard to the above, the previous recommendation of the Administration to support the parking provision as submitted remains unchanged.

Council Meeting 24 April 2001

Prior to consideration of the following item, Cr Langer disclosed an interest affecting impartiality and declared as follows:- "with regard to 5 Howtree Place, Floreat – Floreat Forum Shopping Centre Redevelopment, the matter contained in the agenda as Item DES01.30, I declare I am a resident of The Boulevard and as a consequence there may be a perception that my impartiality may be affected. I declare that I will consider this matter on its merits and vote accordingly."

Moved by Cr MacRae, seconded by Cr Anderton

That:-

(i) in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No. 1, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the redevelopment of the Floreat Forum Shopping Centre submitted by Lend Lease Retail at Lot 43 (No. 5) Howtree Place, Floreat as shown on amended plans dated 4 April 2001, subject to the following conditions:-

- (a) a construction management plan being submitted detailing how the construction of the development will be managed in order to limit the impact on the surrounding area, tenants and shoppers. The plan will need to ensure that adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network and for the parking of workers' vehicles off site. The construction management plan will need to be submitted and approved by the Town prior to the issue of a building licence;**

- (b) preparation and submission of a Noise Management Plan for all construction site works in accordance with the requirement of the Environmental Protection (Noise) Regulations 1997;
- (c) preparation and submission of a service management plan to control the access and operation times of the loading docks to ensure minimum disruption to the surrounding residential areas;
- (d) the design and finish of the external facades of proposed buildings to be constructed up to and addressing the street boundaries are to be of a high standard with additional details and finishes demonstrating how they will contribute in a positive manner to the streetscape of the locality. This relates specifically (but is not limited to) to the Town Square kiosk, Petrol station kiosk, Tavern façade along Howtree Place, the loading dock facades and the decked car park facades;
- (e) preparation and submission of a landscaping plan showing how the areas depicted as landscaping on the submitted plans will be landscaped. The retention of any mature planting on site is encouraged where possible. Landscaping, including trees, must be provided on the upper deck car park. The landscaping is to be completed and maintained to a high standard. This includes verge treatments along The Boulevard, along Floreat Avenue and Howtree Place. Details are to be submitted prior to the issue of a building licence. The landscaping plan is to include details of how the median between Floreat Avenue and Hornsey Road can be enhanced to provide a greater level of screening between the centre and residential properties along Hornsey Road;
- (f) internal traffic circulation is to be reviewed in consultation with the Town with a view to improving the movement of vehicles through the site;
- (g) an interpretive display is to be prepared and placed on permanent display in a prominent location within the shopping centre depicting the history and development of the Floreat Forum shopping centre within the Town of Cambridge;
- (h) details of the modifications proposed for improved pedestrian access on the street surrounding the centre are to be submitted and approved by the Town prior to implementation and the issue of a building licence. The costs of these works are to be met by the developer;
- (i) details of the provision and location of the bicycle parking facilities and employee 'end-of-journey' facilities are to be provided to the satisfaction of the Town prior to the issue of a building licence;

- (j) the design and construction of public works in the surrounding streets that are required due to the development are to be carried out in consultation with and to the satisfaction of the Town at the developer's cost. The design is to include a safety audit to assess the impact of the proposal on the surrounding streets and the property at 94 The Boulevard to reduce the impact of vehicles exiting the shopping centre site. Further, to include the design and development of verge landscaping particularly on The Boulevard and the installation of a bus embayment on The Boulevard;
 - (k) site line truncations of 5 metres x 2 metres for the access to the upper car park deck where it intersects with The Boulevard. This area is to be clear of obstacles above a height of 0.75 metres;
 - (l) the hours of operation of the petrol station being limited to between 6.00 am and 10.00 pm daily as indicated in the application;
 - (m) details of any proposed signage being submitted as a separate development application;
 - (n) a site investigation and remediation report on the status of the Ampol service station site being prepared. Any contamination is to be remediated to the satisfaction of the Department of Environmental Protection;
 - (o) additional parking is to be provided on site at a ratio equivalent to the existing retail parking provision;
 - (p) the freestanding retail outlets proposed for the corner of Floreat Avenue and The Boulevard be deleted as it is considered that they would adversely impact on the amenity of adjacent residential properties and would detract from The Boulevard streetscape. Further, this additional space contributes to the parking shortfall for the overall development.
- (ii) further the applicant be advised that:-
- (a) the floorspace of the centre is to be reviewed at working drawing stage and prior to the issue of a building licence to ensure that it complies with the Metropolitan Centres Policy floorspace requirement with respect to a District Centre;
 - (b) the design of the roofs of the buildings adjacent (Town Square kiosk, shopping centre) to the proposed library is of vital importance to the Town and consideration shall be given to this matter at detailed design stage;

- (c) **there are a number of details relating to environmental health and engineering requirements that will require further attention at working drawing stage;**
- (iii) **traffic volumes in Newry Street be monitored by Council, following the completion of the development, to determine whether traffic management treatments are required to prevent the street from being used for general access to the shopping centre.**

During discussion, Members were advised that, following further information supplied by the applicants in regard to parking arrangements, it is the Administration's opinion that clause (i)(o) of the motion should be deleted. Further, in regard to the freestanding retail outlets proposed for the corner of Floreat Avenue and The Boulevard, the applicants have submitted a new plan, which reduces the floor area and incorporates additional setbacks of 5 metres. The area provides for signification landscaping to act as a buffer between Floreat Avenue and The Boulevard. Vehicular and pedestrian access is predominantly via the carpark area and not Floreat Avenue and The Boulevard.

In response to suggestions raised in Committee that this space would be more appropriate as a medical centre, the applicants have indicated that they will pursue this possibility, however, they cannot assume that they would be able to secure such a use. They are therefore not prepared to discard the possibility of retail uses on the site altogether.

The Administration accordingly recommends that clause (i)(p) of the motion be amended to read that:-

- (p) the freestanding building site proposed for the corner of Floreat Avenue and The Boulevard be approved as a shop, consulting rooms or a combination of the two uses, as submitted in plan dated 23 April 2001, which outlines a reduced floor space comprising 470m² together with 5 metre setbacks from Floreat Avenue and The Boulevard, which is to be landscaped as a visual buffer.

The Administration is of the opinion that the applicants have given due regard to the concerns raised at the Development and Environmental Services Committee.

Amendment

Moved by Cr Berry, seconded by Cr Steele

That:-

- (i) **clause (i)(o) of the motion be deleted;**
- (ii) **clause (i)(p) of the motion be amended to read as follows:-**

- (p) the freestanding building site proposed for the corner of Floreat Avenue and The Boulevard be approved as a shop, consulting rooms or a combination of the two uses, as submitted in plan dated 23 April 2001, which outlines a reduced floor space comprising 470m² together with 5 metre setbacks from Floreat Avenue and The Boulevard, which is to be landscaped as a visual buffer.

Suspension of Standing Orders

Moved by Cr Burkett, seconded by Cr Anderton

That in accordance with Section 3.16.1 of the Standing Orders the operation of Sub-Clause 3.3.4 of the Standing Orders be suspended to allow open discussion.

Carried

The operation of Sub-Clause 3.3.4 of the Standing Orders was suspended at 6.10pm.

Discussion ensued. The majority of members supported the deletion of the car parking condition, however, divergent views were expressed with regard to the free standing building site at the corner of the Boulevard and Floreat Avenue.

Cr Burkett left the meeting at 6.54 pm.

Resumption of Standing Orders

Moved by Cr Smith, seconded by Cr Anderton

That in accordance with Section 3.16.1 of the Standing Orders, the operation of sub-clause 3.3.4 be resumed.

Carried

The operation of sub-clause of the Standing Orders was resumed at 6.56pm.

Cr Burkett returned to the meeting at 6.58pm.

The Mayor advised that in accordance with clause 3.3.12 of the Standing Orders, he intended to split the amendment into two parts.

Amendment 1

Moved by Cr Berry, seconded by Cr Steele

That clause (i) (o) of the motion be deleted.

Amendment 1 carried

Cr O'Connor requested that she be recorded as voting against the amendment.

Amendment 2

Moved by Cr Berry, seconded by Cr Steele

That clause (i) (p) of the motion be amended to read as follows:-

- (p) the freestanding building site proposed for the corner of Floreat Avenue and The Boulevard be approved as a shop, consulting rooms or a combination of the two uses, as submitted in plan dated 23 April 2001, which outlines a reduced floor space comprising 470m² together with 5 metre setbacks from Floreat Avenue and The Boulevard, which is to be landscaped as a visual buffer.**

Amendment 2 lost

Members requested that the vote of all those present be recorded.

For: Mayor, Crs Berry, MacRae and Steele

Against: Crs Anderton, Burkett, Langer, O'Connor and Smith

The amended motion was then put and carried.

The motion, as carried, is as follows:-

That:-

- (i) in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No. 1, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the redevelopment of the Floreat Forum Shopping Centre submitted by Lend Lease Retail at Lot 43 (No. 5) Howtree Place, Floreat as shown on amended plans dated 4 April 2001, subject to the following conditions:-
- (a) a construction management plan being submitted detailing how the construction of the development will be managed in order to limit the impact on the surrounding area, tenants and shoppers. The plan will need to ensure that adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network and for the parking of workers' vehicles off site. The construction management plan will need to be submitted and approved by the Town prior to the issue of a building licence;
 - (b) preparation and submission of a Noise Management Plan for all construction site works in accordance with the requirement of the Environmental Protection (Noise) Regulations 1997;

- (c) preparation and submission of a service management plan to control the access and operation times of the loading docks to ensure minimum disruption to the surrounding residential areas;
- (d) the design and finish of the external facades of proposed buildings to be constructed up to and addressing the street boundaries are to be of a high standard with additional details and finishes demonstrating how they will contribute in a positive manner to the streetscape of the locality. This relates specifically (but is not limited to) to the Town Square kiosk, Petrol station kiosk, Tavern façade along Howtree Place, the loading dock facades and the decked car park facades;
- (e) preparation and submission of a landscaping plan showing how the areas depicted as landscaping on the submitted plans will be landscaped. The retention of any mature planting on site is encouraged where possible. Landscaping, including trees, must be provided on the upper deck car park. The landscaping is to be completed and maintained to a high standard. This includes verge treatments along The Boulevard, along Floreat Avenue and Howtree Place. Details are to be submitted prior to the issue of a building licence. The landscaping plan is to include details of how the median between Floreat Avenue and Hornsey Road can be enhanced to provide a greater level of screening between the centre and residential properties along Hornsey Road;
- (f) internal traffic circulation is to be reviewed in consultation with the Town with a view to improving the movement of vehicles through the site;
- (g) an interpretive display is to be prepared and placed on permanent display in a prominent location within the shopping centre depicting the history and development of the Floreat Forum shopping centre within the Town of Cambridge;
- (h) details of the modifications proposed for improved pedestrian access on the street surrounding the centre are to be submitted and approved by the Town prior to implementation and the issue of a building licence. The costs of these works are to be met by the developer;
- (i) details of the provision and location of the bicycle parking facilities and employee 'end-of-journey' facilities are to be provided to the satisfaction of the Town prior to the issue of a building licence;
- (j) the design and construction of public works in the surrounding streets that are required due to the development are to be carried out in consultation with and to the satisfaction of the Town at the developer's cost. The design is to include a safety audit to assess the impact of the proposal on the surrounding streets and the property at 94 The Boulevard to reduce the impact of vehicles exiting the shopping centre site. Further, to include the design and development of verge landscaping particularly

- on The Boulevard and the installation of a bus embayment on The Boulevard;
- (k) site line truncations of 5 metres x 2 metres for the access to the upper car park deck where it intersects with The Boulevard. This area is to be clear of obstacles above a height of 0.75 metres;
 - (l) the hours of operation of the petrol station being limited to between 6.00 am and 10.00 pm daily as indicated in the application;
 - (m) details of any proposed signage being submitted as a separate development application;
 - (n) a site investigation and remediation report on the status of the Ampol service station site being prepared. Any contamination is to be remediated to the satisfaction of the Department of Environmental Protection;
 - (o) the freestanding retail outlets proposed for the corner of Floreat Avenue and The Boulevard be deleted as it is considered that they would adversely impact on the amenity of adjacent residential properties and would detract from The Boulevard streetscape. Further, this additional space contributes to the parking shortfall for the overall development.
- (ii) further the applicant be advised that:-
- (a) the floorspace of the centre is to be reviewed at working drawing stage and prior to the issue of a building licence to ensure that it complies with the Metropolitan Centres Policy floorspace requirement with respect to a District Centre;
 - (b) the design of the roofs of the buildings adjacent (Town Square kiosk, shopping centre) to the proposed library is of vital importance to the Town and consideration shall be given to this matter at detailed design stage;
 - (c) there are a number of details relating to environmental health and engineering requirements that will require further attention at working drawing stage;
- (iii) traffic volumes in Newry Street be monitored by Council, following the completion of the development, to determine whether traffic management treatments are required to prevent the street from being used for general access to the shopping centre.

Members requested that the vote of all those present be recorded.

For: Mayor, Crs Anderton, Berry, MacRae, Smith and Steele
Against: Burkett, Langer and O'Connor

DES01.31

LOT 641 (NO.47) BERKELEY CRESCENT, FLOREAT - ANGLICAN PARISH OF ST. NICHOLAS – APPROVAL FOR SIGNAGE

(File Reference: PRO0572)

PURPOSE OF REPORT:

To determine an application for planning approval.

BACKGROUND:

BA/DA REFERENCE: 138DA-01
 LANDOWNER: Perth Diocesan Trustees
 APPLICANT: As above
 ZONING: MRS Zoning: Urban
 Town Planning Scheme No.1: R12.5

COMPLIANCE:

Non-compliance	Required	Proposed
- Sign (Policy Manual) - size of sign	- 0.4 m ² (maximum)	- 1.89 m ²

Applications that do not comply with the standards are dealt with under the provisions of Clause 39 of the Town Planning Scheme. Clause 39 allows Council to approve non-complying applications for planning approval, if they are consistent with, and do not have any adverse impact on the locality.

DETAILS:

Planning approval is sought to replace existing signage at Lot 641 (No.47) Berkeley Crescent, Floreat. The owner of the property and applicant is the Anglican Parish of St Nicholas, Floreat. The proposal is to erect one, double sided, metal painted sign at the front of the buildings that will replace an existing sign in similar situation. The proposed sign will detail times for services and provide contact details.

Details of the signage is as follows:-

- **Sign - (Pylon Style)**

Location - erected on aluminium supports approximately 1.5 metres from the front boundary of the lot. Dual sided to address persons travelling both east and west along Berkeley Crescent.

Dimensions – - 1.660 metres high by 1.140 metres in length

Wording – - “Welcome to St Nicholas Anglican Church, Floreat ...” (in part)

COMMENT:

The premises are part of the Anglican Parish that has been established in the Floreat community for many years. The proposed sign is not illuminated and will replace an existing sign on the site. The details on the sign provide public information rather than advertising and accord with Council policy in that the sign details the function and the activities of the institution concerned.

The sign policy controlling location, size and appearance of signage is to minimise the adverse impact of outdoor advertising caused by proliferation and extent of signage, as well as ensuring that signage does not detract from the level of safety for drivers, cyclists and pedestrians by obstructing sight lines and distracting road users.

In this instance, the size and positioning of the proposed sign (1.89 m²) is not considered excessive in the location. The presence of such signs detailing church service times and other contact details for public information can be considered as an acceptable and established feature in residential locations. The style of the sign and the information to be detailed on it are considered to be consistent with the intent of the policy regulating signage.

CONCLUSION:

In view of the above comments, it is considered that the application seeking approval for a new sign to replace the existing signage can be supported. It is noted that the lot boundary at the front is not clearly distinguishable from the road reserve. The applicant should be alerted to the need to ensure that the sign is positioned within their property.

Moved by Cr MacRae, seconded by Cr Anderton

That in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No.1 the Council APPROVES the application for a sign submitted by Perth Diocesan Trust Lot 641 (No.47) Berkeley Crescent, Floreat, as shown on the plans dated 16 March 2001, subject to the following conditions:-

- (i) the sign is not to exceed 2.5 metres in height above the natural ground level due to the absence of any distinctive physical evidence of the location of the front property boundary;**
- (ii) the applicant be advised that he must ensure that the sign is located on their site and not within the road reserve.**

Carried

DES01.32

LOT 12 (NO.44) RUISLIP STREET, CORNER ST. LEONARDS AVENUE, WEST LEEDERVILLE - PROPOSED TWO GROUPED DWELLING DEVELOPMENT (TWO-STOREY)

(File Reference: PRO 0521)

PURPOSE OF REPORT:

To determine an application for planning approval seeking variations to the requirements of the Town of Cambridge Town Planning Scheme No. 1.

BACKGROUND:

BA/DA REFERENCE: 19DA-01
 LANDOWNER: P Matthews and L Savietto
 APPLICANT: Webb and Brown-Neaves
 ZONING: MRS Zoning: Urban
 Town Planning Scheme No.1: Residential R30

COMPLIANCE:

Permissible Discretion	Permitted as of Right	Proposed
Primary Street Setback (southern unit)	6 metres	4 metres
Second Storey Setback from primary street (RDG) (southern unit)	10 metres	3.2 metres
Second Storey Setback from secondary street (RDG) (northern unit)	3 metres	4 metres

Non-compliance	Required	Proposed
Average Area of Lot per dwelling, Table 1 R-Codes	333.33 square metres	326.5 square metres

DETAILS:

Lot Area: 653 square metres
 Open Space: 50 per cent

An application has been received proposing the construction of a grouped dwelling development comprising two, two storey dwellings at Lot 12 (No.44) Ruislip Street West Leederville. The dwellings abut each other on the ground level but will provide a physical and visual separation on the second level. It is proposed to re-orientate the new lots towards St Leonards Avenue in order to provide a better design solution than would be possible if one of the lots was to remain facing Ruislip Street, due in part to the shape of the original lot. Each dwelling has three bedrooms provided on the upper floor, together with sitting areas and ensuites, while the major utility and living areas are located on the ground floors. Each unit incorporates a lock up double garage which the southern unit accesses from Ruislip Street, while the northern unit gains access from St Leonards Avenue.

The applicant seeks the Council's approval to vary the primary street front setback requirement of the southern unit and the second storey setbacks for both of the units. In doing so, discretion is also sought to re-orientate the primary street from Ruislip Street to St Leonards Avenue. This approach varies from the normal lot configurations that result from grouped dwelling developments. In most instances, one unit will continue to address the original primary street, while the newly created development would front what was the secondary street.

Discretion is also sought in respect to the average lot sizes of the proposed lots which reflect an overall shortfall of 6.8 metres square from the required average of 333.33 square metres average per lot. The application conforms with all other requirements of the Scheme and R Codes and the applicant has been advised that a north facing window from an upper floor bedroom on the northern unit is to be suitably treated to conform to the privacy requirements as outlined in the Residential Design Guidelines. To this end, they have undertaken to treat the window with obscure glazing and this will form a condition of any approval granted. The Council should consider the impact of the variations on the adjoining properties and the pattern of development in the locality in general.

Neighbours Comment

There are no variations requiring neighbours' comment.

COMMENT:

Clause 12.3.4 of the Residential Design Guidelines specifies a 10 metre setback from the primary street for the upper storey (four metres greater than the ground floor, which may be reduced with the discretion of Council). The intent of the upper floor being set back further than the ground floor is to avoid tall, often featureless front facades which tend to intrude into the traditional single storey streetscapes. The plans submitted indicate that portions of the upper floor for both units are flush with the ground floor and include small areas that overhang the lower level. In the case of both units, the minimum setback from the primary street for the upper levels is 3.2 metres for the southern unit while the upper floor of the northern unit is set back 4 metres.

The upper floor setback for the northern unit can be approved under Clause 5.3.11 (b) of the RDG's, which covers original corner lots that have been subdivided and the new lot has frontage to the original secondary street. The reduced upper floor setback for the southern unit (clause 12.3.4 of the RDG's requires the upper floor to be set back not less than four metres greater than the required primary street setback), is required to be assessed under the performance criteria of the Guidelines in respect to front upper floor setback, as follows:-

- (a) *Buildings which respect the scale of buildings generally in their vicinity, in terms of their height and bulk and remain subservient to the green streetscape;*
- (b) *Buildings which are respectful of the predominant character and scale of existing development within the locality; and*
- (c) *Where the front of the building facing the street is broken up, presenting a varied and interesting facade, rather than a continuous wall.*

In this case, the application is considered to meet these criteria and can be supported. Whilst, homes in the immediate area of St Leonards Avenue consist predominantly of single storey residences, an increasing number of two storey developments are situated in the general area and as redevelopment of existing stock occurs there is a growing trend for two storey housing. The housing stock in the area varies significantly with a mix of older style cottages and more modern single storey developments.

Ruislip Street is largely dominated by the two metre high wall surrounding the Catholic Education Office to the west. This wall extends from Joseph Street to the west, and continues almost all the way up to St Leonards Avenue. The southern side of Ruislip Street in the vicinity of the subject lot consists mostly of original lots that have been subdivided with the resultant developments thereon being set back 3 metres in accordance with the Design Guidelines (frontage to secondary street).

The overall effect of the setbacks proposed is that the entire development will present closer to both the primary and secondary streets than would normally occur. In response to this, the design has sought to address both streets, respecting its prominent corner position. Architectural features such as gables, pitched roofing, repetition of windows on the ground and upper floor levels, recessed walls and a front porch, all amount to an interesting and varied external façade to the street. The development will also benefit from the presence of two mature street trees which serve to "frame" the development and soften the effect of the development. The extensive use of glass on the upper levels is also considered to lighten the impact of the development. Being located on a corner, the reduction in the street setbacks will not intrude upon the overall streetscape.

As such, it is considered that the proposed ground and upper floor setback variations would not detrimentally impact on the established pattern of development within the street or adjoining properties and as such can be supported.

Proposed Lot Sizes

The application involves a variation to the average area of lot per dwelling as required under Table 1 of the R Codes. The R Codes specify that land coded R30 requires an average area of 333.33 square metres per lot. Under the proposal, the applicant seeks to create lots with an average area of 326.5 square metres, representing a shortfall of 6.8 square metres. This variation is supported given the following factors:-

- (a) the design conforms with the minimum open space provision of 50 per cent and the two dwellings each have functional courtyard areas of greater than 80 square metres. In addition, the development provides a total private open space provision of 161 square metres as opposed to the required 85 square metres. Much of this space is located at the rear of the units where it provides quality useable space and also serves to provide a setback from adjoining properties;
- (b) the variation represents an area of 6.8 square metres for each new lot;
- (c) the applicant has achieved a design that does not require any variation or concession to the required side and rear setbacks with the exception of the upper floor front setback which Council has the discretion to vary. It is noted that by exercising this discretion it allows the upper floors of the dwellings to be set further forward and takes the bulk of the development away from surrounding properties to the west and the north; and
- (d) The West Australian Planning Commission, the body responsible for (vacant land) subdivision in Western Australia, under Policy No.DC 2.2 Clause 3.2.3, has the ability to exercise a ten per cent discretion below the required average lot size. While the WAPC is not the approving authority in this case (group dwellings), it is noted the shortfall of two per cent in the average lot size as proposed by this development is within this range.

STRATEGIC DIRECTIONS:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil

CONCLUSION:

In considering the permissible discretion to the Residential Design Guidelines, it is not considered that the proposed dwellings will detrimentally impact on the streetscape and, therefore, it is recommended that the Council supports the application.

It is therefore recommended that in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No. 1, Council APPROVES, the application for two grouped dwellings (two-storey) submitted by Webb and Brown-Neaves at Lot 12 (No.44) Ruislip Street, corner St Leonards Avenue, West Leederville as shown on amended plans dated 6 April 2001, subject to the following conditions:-

- (i) the north – north west facing window from Bedroom 2 of the northern unit is to be amended to comply with Section 11 – Privacy, of the Residential Design Guidelines by the application of fixed obscure glazing, up to a height of at least 1.65 metres above the finished floor level and is to be to the satisfaction of the Chief Executive Officer;
- (ii) any new fencing proposed on Ruislip Street or St Leonards Avenue shall be in accordance with the Council’s Residential Design Guidelines – 7. Walls and Fences Facing the Street.

Committee Meeting 17 April 2001

During discussion, Members were not prepared to support the application due to its non compliance with the setback requirements of the R Codes and Residential Design Guidelines and the average lot area per dwelling as required by the R Codes. Concern was also expressed that the proposed dwellings were incompatible with the streetscape due to these non-compliances.

The Committee recommended to Council:-

That in accordance with the provisions of Part 4 of the Town of Cambridge Town Planning Scheme No. 1, and matters required to be considered under this scheme generally, and in particular, as the proposal would be contrary to the orderly and proper planning of the locality, the Council REFUSES the application for two grouped dwellings (two storey) submitted by Webb and Brown-Neaves at Lot 12 (No. 44) Ruislip Street, corner St Leonards Avenue, West Leederville, as shown on amended plans dated 6 April 2001 for the following reasons:-

- (i) non-compliance with the setback requirements of the R Codes and Residential Design Guidelines and average lot area per dwelling as required by the R Codes;
- (ii) incompatibility of the proposed dwelling with the streetscape due to these non-compliances.

Council Meeting 24 April 2001

The Mayor advised that the applicants have requested that this matter be withdrawn from Council’s consideration.

Moved by Cr Anderton, seconded by Cr Burkett

That the item relating to Lot 12 (No. 44) Ruislip Street, corner St Leonards Avenue, West Leederville be withdrawn from Council's consideration.

Carried

DES01.33

LOT 372 (NO.35) ST LEONARDS AVENUE, WEST LEEDERVILLE - PROPOSED TWO TWO-STOREY DWELLINGS

(File Reference: PRO 0437)

PURPOSE OF REPORT:

To determine the application for building approval seeking variations to the requirements of Town Planning Scheme No.1.

BACKGROUND:

BA/DA REFERENCE: 15DA.2001
LANDOWNER: Dion and Sharon Range
APPLICANT: L Gherinich Design and Derek Nash Architect
ZONING: MRS Zoning: Urban
Town Planning Scheme No.1: Residential R30

COMPLIANCE:

Permissible Discretion	Permitted as of Right	Proposed
Front Setback (Architectural feature RDG)	5 metres (as permitted by clause 5.3.2)	3.5 metres (verandah)
Front Fencing Height (RDG)	Solid up to 0.75 metres	1 metre

DETAILS:

Lot Area: 612 square metres
Open Space: 74 per cent

Planning Approval is sought for two two-storey dwellings at Lot 372 (No.35) St Leonards Avenue, West Leederville. A dining room, kitchen, living room, study/guest room, laundry and bathroom are proposed on the ground floor of each dwelling. Two bedrooms and a bathroom are proposed on the upper floor of each dwelling. A double carport is proposed at the rear with laneway access to each dwelling. A brick front wall 1 metre high with minor perforations is also proposed.

The main dwellings are set back 5.3 metres from the primary street boundary. The verandahs to each dwelling are set back 3.5 metres from the street boundary.

COMMENT:

Front Setback

Clause 5.3.2 of the Residential Design Guidelines states that:-

Where rear laneway access is available, the primary street setback to a dwelling may be reduced by 1 metre where:-

- (a) at least two covered car parking spaces are located behind the dwelling obscured from view from the street; and*
- (b) no other covered car parking spaces are provided within the street setback area.*

The required primary street setback under the Residential Planning Codes is 6 metres. The above clause therefore allows the dwelling to be set back 5 metres from the primary street boundary. The main dwelling is set back 5.3 metres from the front boundary, however the verandah is set back 3.5 metres. This constitutes a 1.5 metre variation.

Clause 5.3.3 of the Guidelines states that:-

In cases where no reduction in the primary setback has been granted under the clauses above, an architectural feature, such as a verandah, portico or entry stairs, may project up to 2 metres into the primary street setback area provided that:-

- (a) it is substantially unenclosed on three sides, and
- (b) it is not greater than 30% of the overall width of the building, or
- (c) in the case of a verandah, it may occupy up to 60% of the width of the building provided it is not more than 3.5 metres in height and unenclosed on all sides.

Normally verandahs are permitted to project up to 2 metres into the primary setback area, however, a setback concession has already been granted in clause 5.3.2. and length of the verandah constitutes 69% of the width of the building.

Variations to the above standards may be approved by the Council where, in the opinion of the Council, the following criteria are met:

- (a) the setback is compatible with the established line and pattern of setbacks in the street; and
- (b) a reduction in the setback would not adversely impact on the pattern of development in the street because of the position, shape or topography of the lot.

The adjoining property to the south is set back 4.5 metres from the primary street boundary. The main dwelling of adjoining property to the north is set back 5.3 metres with a verandah setback 3.5 metres from the primary street boundary. Other dwellings with reduced primary street setbacks exist in the immediate area. The design of the proposed dwellings is in keeping with the original housing stock and style of existing dwellings in the surrounding area. The rectilinear grid subdivision pattern and existing residences create a very regular street and housing layout. Setbacks and frontages are regular, with fairly consistent front setbacks. The consistency of setbacks, orientation and style provide a unified quality for the precinct.

It is considered that the front setback variation is in keeping with the existing setbacks of dwellings in the area. A 6 metre primary street setback, in accordance

with the requirements, would be out of alignment with the established development pattern and result in the development looking out of character. The front setback variation can therefore, in this instance, be supported.

Front Fence

Clause 7.3.5 of the Residential Design Guidelines states that:-

A minimum of 80% of the area of any wall or fence within the primary street setback area and more than 750 millimeters above natural ground level shall be visually permeable.

A 1 metre high fence is proposed across the front and northern side boundary within the front setback area. A 2.1 metre high solid brick wall exists on the southern side boundary within the front setback area. Simply decreasing the height of proposed wall 250mm would make the fence comply and would not compromise the design intent or appearance of the wall. It is therefore recommended that the fence be reduced in height according to the Residential Design Guidelines.

STRATEGIC DIRECTIONS:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil.

CONCLUSION:

The front setback variation meets the performance criteria in terms of compatibility with the established line and pattern of setbacks in the street. The development is considered to be complementary to the character and style of the existing developments within the locality. It is considered that minor changes to the front fence can be made in order to comply with the requirements of the Residential Design Guidelines. It is therefore recommended that the application be supported.

Moved by Cr MacRae, seconded by Cr Anderton

That, in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No 1, the Council APPROVES the application for two two-storey dwellings submitted by L Gherinich Design and Derek Nash Architect at Lot 372 (No. 35) St Leonards Avenue, West Leederville as shown on plans dated 22 February 2001, subject to the following condition:-

- (i) the front fencing being reduced in height 250mm to comply with clause 7.3.5 of the Residential Design Guidelines;**

Footnote:

The working drawings submitted for the issue of a building Licence are to be in compliance with the requirements of the Building Code of Australia.

Carried

DES01.34

LOT 1178 (NO. 179B) HARBORNE STREET, CORNER OF JOHNSON STREET, WEMBLEY - PROPOSED GROUPED DWELLING (TWO STOREY) BEHIND EXISTING RESIDENCE

(File Reference: PRO 0729)

PURPOSE OF REPORT:

To determine the application for planning approval seeking variations to the requirements of the Town of Cambridge Town Planning Scheme No. 1.

BACKGROUND:

BA/DA REFERENCE: 45DA.00
 LANDOWNER: Adrian and Susan Taylor
 APPLICANT: Adrian and Susan Taylor
 ZONING: MRS Zoning: Urban
 Town Planning Scheme No.1: Residential R20

COMPLIANCE:

Land Use	Permissibility
Grouped Dwelling (R20 coding) Council approval is sought for grouped dwellings based on the development standards of R30 coding in accordance with Council's policy for corner lots in the R20 coded area of Wembley.	"AA"

Permissible discretion	Permitted as of right	Proposed
Front Setback (RDG)	3 metres (discretion of Council)	1.44 metres

DETAILS:

Lot Area: 645 square metres (346 and 299 square metres)
 Open Space: 57 per cent
 Private Open Space: 94 square metres

Planning approval is sought for a two storey grouped dwelling at Lot 1178 (No. 179B) Harborne Street, on the corner of Johnson Street, Wembley.

The proposed dwelling fronts Johnson Street and has a kitchen, double carport, ensuite, laundry, family, meals, living and bedroom on the ground floor, with three bedrooms, sitting room and bathroom on the upper floor. Access to the carport is from the right of way at the rear (west) of the property. The upper floor is set back 3 metres from the front boundary to Johnson Street. There is a single storey level front porch with a setback of 1.44 metres from the front boundary.

There is an existing dwelling (single storey) on the lot fronting Johnson Street which is being retained. The front (existing) dwelling has two hard stand carbays and a crossover to Johnson Street.

SITE HISTORY

A previous application for a two storey additional dwelling to the rear of the existing house was considered by the Council at its meeting on 22 August 2000 (Item Number DES00.125) and approved subject to a condition requiring the approval and construction of a carport and store room for the existing dwelling. The previous application had similar setbacks with a 3.2 metres setback to the bulk of the dwelling with a balcony protruding 1.4 metres from the front boundary.

Corner Lot Policy

Within Precinct P4 (Wembley) the following policy applies:-

“Corner lots: Within the area coded Residential R20, with the exception of those lots fronting or siding onto Grantham Street, two dwellings may be constructed on corner lots in accordance with the Residential R30 dwelling standards. One dwelling must front each street.”

The intention of this policy is to allow for the development of corner lots within Wembley with two dwellings, where R20 coding of the land would not otherwise allow for it. The policy recognised that corner lots were able to accommodate infill development in a manner that has less detrimental impact upon the amenity of the area when compared to ‘battleaxe’ style development.

Front Setback

Clause 5.3.11 (a) of the Residential Design Guidelines enables a new lot fronting the original secondary street to have a reduced front setback of 3 metres, with no provision for averaging.

The upper storey is set back 3 metres from the front boundary, immediately above the lower floor, except for a 4.5 square metre porch that is 6.5 metres from the existing residence and 11 metres from the right-of-way. The porch is 1.44 metres from the front boundary (Johnson Street). The relevant Performance Criteria for exercise of discretion in respect of street setbacks under the Residential Design Guidelines are as follows:-

- (a) *the setback is compatible with the established line and pattern of setbacks in the street; and*
- (b) *a reduction in the street setback would not adversely impact on the pattern of development in the street because of the position, shape or topography of the lot.*

The new dwelling (two storey section) forms only a small proportion (23 per cent) of the overall frontage of the original lot and approximately half of the frontage of the newly created rear lot. The corner lot immediately opposite (north) contains a single storey dwelling which addresses the street. The porch will not have an adverse impact on the streetscape and can be supported.

In this instance, it is considered that a 3 metres upper storey front setback would not have an adverse impact on the neighbouring properties, or the streetscape in general and can, therefore, be supported. This would be consistent with the previous approval for a similar size and shape of dwelling on this lot.

The Residential Design Guidelines recognise that without subdivision, development could be sited closer to the street as a side setback. Further reduced street setbacks provide greater flexibility as lots created in this way tend to be shallow.

Privacy

Compliance standards under the Residential Design Guidelines clause 11.3.4 states that:-

All walls shall be setback in accordance with the Residential Planning Codes but where a major opening to active habitable space:-

- (a) is located less than 6 metres from a common property boundary with an adjoining residential property.

then effective permanent screening to prevent overlooking or contain it within reasonable limits shall be provided.

The upper storey windows to bedroom four and the sitting room are set back 6.5 metres from the rear boundary. A 4 metres right-of-way further separates the windows from the adjoining property. The windows are considered a sufficient distance from the neighbouring property and complies with the provisions of the Residential Design Guidelines. The windows will not effect the privacy of the adjoining neighbour.

Setback between Grouped Dwellings

The minimum distance between separate dwellings on the same lot is calculated assuming there was a boundary between them. The 11.5 metre long rear wall to the existing dwelling contains windows and is required to be set back 1.5 metres. The proposed two storey additional dwelling has a single storey section 8.8 metres long with no major openings and is required to be set back 1 metre. The required setback between the two dwellings is therefore 2.5 metres. The separation between the dwellings is 2.3 metres. It is considered that this minor variation can be supported and will still comply with the Building Code of Australia.

STRATEGIC DIRECTION:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil.

CONCLUSION:

The proposal is an example of the development that may be constructed under the provisions of the corner lot policy. The proposal is consistent with the policy and may be supported.

Moved by Cr MacRae, seconded by Cr Anderton

That in accordance with the provisions of Part 4 of the Town of Cambridge Town Planning Scheme No.1, the Council APPROVES the application submitted by A and S Taylor for a grouped dwelling (two storey) at Lot 1178 (No. 179B) Harborne Street, corner Johnson Street, Wembley, as shown on plans dated 27 March 2000, subject to the following condition:-

- (i) an application for approval and construction of the carport and store for the existing dwelling is required prior to the issue of a Building Licence.**

Footnote:

- 1. The working drawings submitted for the issue of a Building Licence are to be in compliance with the requirements of the Building Code of Australia.**
- 2. Any fencing proposed on either Harborne or Johnson Street is subject to a building licence and shall be in accordance with the Council's Residential Design Guidelines - 7. Walls and Fences Facing the Street.**

Carried

DES01.35

LOT 276 (NO. 164) JERSEY STREET, WEMBLEY - TWO SINGLE STOREY GROUPED DWELLINGS

(File Reference: PRO1391)

PURPOSE OF REPORT:

To determine the application for planning approval seeking variations to the requirements of Town Planning Scheme No.1.

BACKGROUND:

BA/DA REFERENCE: 13DA-2001
LANDOWNER: Bonera Investments Pty Ltd
APPLICANT: Bonera Investments Pty Ltd
ZONING: MRS Zoning: Urban
Town Planning Scheme No.1: Residential R20

COMPLIANCE:

Non-compliance	Required	Proposed
Private Open Space Requirement under Residential Planning Codes	150 square metres (average)	139 square metres (average)
Battleaxe Leg Turning Circle (RDG)	6 metres	4 metres

In assessing this application, variations are sought regarding a reduced rear and side setback. These variations are considered to be acceptable and would not unduly impose on the adjoining properties in terms of building bulk, overshadowing or the streetscape in general and as such can be supported. Additionally, the adjoining landowners (east and north) have viewed plans and indicated no objection to the discretions being sought. As such, this aspect of the development could be dealt with under delegated authority. Therefore the matters specifically dealt with in this report are open space and turning circle distance.

DETAILS:

Lot Area 943 square metres
Open Space 51 percent
Private Open Space 139 square metres

Approval is sought for two single storey grouped dwellings at Lot 276 (No. 164) Jersey Street, Wembley incorporating a battleaxe configuration. Each dwelling incorporates a double garage, living, family and dining room, kitchen, laundry, bathroom, ensuite and powder room. The rear dwelling also incorporates a small study. The applicant seeks the Council's approval to vary the minimum private open space requirement for strata subdivision within a R20 coding and rear battleaxe leg turning circle.

APPLICANT'S GROUNDS FOR REQUEST

The applicant has provided the following comments in support of the proposal:-

- *The proposed development has demonstrated that private open space provisions have been accommodated to the satisfaction of the Council's Planning Department who are recommending the proposed development for Council approval.*
- *The rear and side building setbacks to the rear dwelling were reduced and the adjoining neighbours had no objection to these variations. The variations enabled me to build at one level, however a reduction in private open space resulted.*
- *The proposed development is constrained in design due to the location of the Minister's sewer which runs both inside and parallel to the southern and rear boundaries. This has impacted on design and usable space in which to produce an economically viable development without the need for the alternative approach of building two storey dwellings.*
- *The proposed location of the garage is another design constraint as the location of the Minister's sewer precludes the garage from being on the southern boundary without loss of further usable building area, private open space and resultant planning problems.*
- *I have retained the Jacaranda and Eucalypt trees in the courtyard of the proposed rear unit, this has set further constraints on design but is in keeping with Council's policy of mature tree retention.*
- *The proposed development plans have been discussed with all three adjoining neighbours as a matter of courtesy and they are pleased with the design, and the consultation process I have undertaken.*

COMMENT:

Private Open Space

The private open space requirement within a R20 coding is 150 square metres per dwelling. The development averages 139 square metres per dwelling. This constitutes a 22 square metres shortfall over the whole development, or 11 square metres per dwelling. The proposed private open space provisions achieve 93 percent of the requirement.

Both dwellings achieve courtyards in excess of the required 24 square metres. The front dwelling's main private open space includes a fenced front courtyard area approximately 40 square metres and a rear north facing courtyard approximately 33 square metres in area. The rear dwelling's main private open space includes a 44 square metre north facing rear courtyard located off the dining and family room, an 11 square metre fenced courtyard off the living room at the front of the dwelling (north) and a smaller 8 square metre courtyard located on the side of the dwelling towards the front (north) situated off a bedroom.

The single storey development is considered to have less of an impact on the surrounding properties than if the development were double storey. It is considered that, in addition to the overall open space requirement being met, sufficient private open for the exclusive use of each dwelling has been provided. With regard to the above comments, it is considered that the private open space variations can be supported.

Turning Circle

Clause 8.3.9 of the Residential Design Guidelines state that:-

"Crossovers and driveways for grouped dwelling developments shall provide for vehicles to enter the roadway in forward gear where:

- (a) *Vehicles would otherwise be required to reverse more than 15 metres to the street alignment."*

The current orientation of the rear dwelling garage requires existing vehicles to reverse over 30 metres to the street alignment. An additional paved area of approximately 10 square metres is required in order to achieve a 6 metres turning circle to enable a vehicle to enter the street alignment in forward gear. This may further encroach into private open space decreasing the average per dwelling from 139 square metres per dwelling to 134 square metres per dwelling. It is recognised that this may affect the size of one of the smaller courtyards located towards the front of the dwelling. This marginal decrease in private open space, however, does not affect the comments made in the section above.

In the interests of safety, it is recommended that a 6 metres turning circle be required in order to satisfy clause 8.3.9 of the Residential Design Guidelines to enable vehicles to enter the roadway in forward gear.

STRATEGIC DIRECTIONS:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil.

CONCLUSION:

Although a short fall in private open space exists, sufficient courtyard area exists that is well oriented being north facing, for the exclusive use of the occupants of the dwellings. Minor changes can be made to the paved area of the rear dwelling in order to attain a 6 metres turning circle to enabled vehicles to exist the roadway in forward gear. Having regard to these matters, the application can be supported.

As the proposal does not comply with the private open space requirements of the Residential Planning Codes, an absolute majority decision of the Council is required to grant approval.

Moved by Cr MacRae, seconded by Cr Anderton

That in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No. 1 the Council APPROVES BY AN ABSOLUTE MAJORITY the application for two grouped dwellings submitted by Bonera Investments Pty Ltd at Lot 276 (No.164) Jersey Street, Wembley as shown on plans dated 6 March 2001, subject to the following condition:-

- (i) the rear dwelling to achieve 6 metres turning circle in accordance with clause 8.3.9 of the Residential Design Guidelines to enable vehicles to enter the roadway in forward gear. Details of how this is to be achieved shall be submitted and approved prior to the issue of a Building Licence.**

Carried by an ABSOLUTE MAJORITY

DES01.36

LOT 89 (NO.34) NORBURY CRESCENT, CITY BEACH – PROPOSED SINGLE STOREY RESIDENCE

(File Reference: PRO1393)

PURPOSE OF REPORT:

To determine an application for building approval seeking variations to the requirements of the Town Planning Scheme No.1.

BACKGROUND:

BA/DA REFERENCE: 112BA-01
LANDOWNER: W and K Ashby
APPLICANT: As above
ZONING: MRS Zoning: Urban
Town Planning Scheme No.1: Residential R 12.5

COMPLIANCE:

Non – compliance	Required	Proposed
Front Setback (RDG and TPS)	7.5 metres from the primary street alignment	5.5 metres from the primary street alignment for part of the frontage

DETAILS:

Lot area – 923 square metres
Open space provision – 56 per cent

Approval is sought to construct a new single storey single residential dwelling at Lot 89 (No.34) Norbury Crescent, City Beach. Plans submitted depict that the home will be constructed on a single level, comprising four bedrooms, games, family, lounge and dining rooms with the usual utility areas. The home has a double garage which is located under the main roof of the dwelling and addressing the street, but not projecting forward of the building line of the home. A paved driveway connects the garage to the crossover for vehicular access.

The lot is an irregular shape in that it is located near the apex of a corner in the road. The lot has a frontage of 29.67 metres which tapers to a rear boundary of 22.13 metres. The front boundary, rather than following a straight line between the side boundary extremities, angles inwards from both sides. This indent in the front boundary line contributes towards the reduced setback. The unusual shape of the lot results in a large area along the front, that due to the 7.5 metres front setback requirement, is unusable building space. The manner in which the lot tapers at the rear also restricts the available building envelope.

As a consequence of these factors, the applicants seek discretion from Council in respect to the front setback of the property, in that an element of the dwelling projects forward of the front setback.

COMMENT:

In total, there is an area of approximately 16 square metres projecting a maximum of two metres forward of the front setback. The elements of the building projecting forward include a corner of the dwelling and small portions of two separate verandahs. It is noted that Clause 5.3.3 of the Residential Design Guidelines allows architectural features such as verandahs to project up to two metres into the primary street setback area provided that it is no more than 60 per cent of the width of the building. The section of the dwelling that projects forward is only 5.4 metres in width (22 per cent) as opposed to the total width of the building which is 24 metres wide. Although this clause relates only to verandahs and the like, it demonstrates that minor encroachments into the primary setback can be accommodated and given that the proposed encroachment is relatively minor in nature it is considered that it would not adversely impact on the streetscape. It is also noted that Norbury Crescent is a loop road and, in these circumstances, it is considered that the minor nature of the variation won't intrude on the streetscape.

The balance of the proposal complies with all the relevant setback requirements of the R Codes and Design Guidelines. Adjoining neighbours have signed the plans as having no objections to the development.

STRATEGIC DIRECTION:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil

CONCLUSION:

In view of the above comments, it is considered that the proposed front setback variation sought under the Town Planning Scheme No. 1 is acceptable. The residence has been designed, without compromising the established pattern of development of the existing streetscape or amenity of the adjoining residential property. As such, it is considered that the proposal could be supported.

An absolute majority decision is required due to the variation sought to the Town Planning Scheme.

Moved by Cr MacRae, seconded by Cr Anderton

That in accordance with the provisions of Part 4 of the Town of Cambridge Town Planning Scheme No. 1, the Council APPROVES BY AN ABSOLUTE MAJORITY the application submitted by William and Katherine Ashby, for a single storey residence at Lot 89 (No.34) Norbury Crescent, City Beach as shown on the plans dated 2 March 2001.

Carried by an ABSOLUTE MAJORITY

DES01.37

LOT 5 (NO. 32A) RUISLIP STREET, WEST LEEDERVILLE – ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE

PURPOSE OF REPORT:

To determine the application for building approval seeking variations to the requirements of Town Planning Scheme No.1.

BACKGROUND:

BA/DA REFERENCE: 150BA-2001
LANDOWNER: Michael and Kayoko Herman
APPLICANT: Michael and Kayoko Herman
ZONING: MRS Zoning: Urban
Town Planning Scheme No.1: Residential R30

COMPLIANCE:

Non-compliance	Required	Proposed
Open Space Requirement under Residential Planning Codes	50%	43%

In assessing this application, a variation is sought regarding a reduced side setback. This variation is considered to be acceptable and would not unduly impose on the adjoining properties in terms of building bulk, overshadowing or the streetscape in general and as such can be supported. Additionally, the adjoining landowner (east) has viewed plans and indicated no objection to the discretions being sought. As such, this aspect of the development could be dealt with under delegated authority.

DETAILS:

Lot Area – 435 square metres
Open Space – 43%

Approval is sought for a single storey rear extension to an existing single storey residence. The extension incorporates a dining, family room and single garage with access off the right-of-way. The rear addition steps down in two increments from the existing floor level of the main residence. The finished floor level of the extended family and living room is 1.2 metres lower than the existing house. The garage is stepped down a further 0.34 metres from the family and dining room. The extension incorporates a parapet wall that extends 15.6 metres along the eastern side property boundary.

A timber deck area at natural ground level is also proposed, attached to the rear of the addition, leading into a proposed plunge pool.

Neighbour Comment

The adjoining neighbour to the east has no objections to the parapet wall.

COMMENT

The proposed additions are relatively modest and, being single storey and located at the rear of the property, are sympathetic to the existing residence. Further, their modest scale and attention to the natural fall of the lot, by stepping the addition down from the level of the original house, reduces its impact on the neighbouring property.

Open Space

The shortfall in open space amounts to 28.5 square metres. The rear 80 square metre courtyard area, which will be the residents' primary outdoor area is an attractive usable space incorporating a 24 square metre plunge pool and 60 square metre open area which is north facing.

STRATEGIC DIRECTIONS:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil.

CONCLUSION:

The proposed rear extension will not be visible from the street hence will not affect the amenity of the area. Although a short fall in open space exists, the plunge pool, uncovered deck area and rear courtyard area is spacious and well located, being north facing. Having regard to these matters, the application can be supported.

As the proposal does not comply with the open space requirements of the Residential Planning Codes, Council requires an absolute majority decision to grant approval.

Moved by Cr MacRae, seconded by Cr Anderton

That in accordance with Part 4 of the Town of Cambridge Town Planning Scheme No. 1 the Council APPROVES BY AN ABSOLUTE MAJORITY the application for additions to an existing single storey dwelling submitted by Michael and Kayoko Herman at Lot 5 (No.32A) Ruislip Street, West Leederville as shown on plans dated 28 March 2001.

Carried by an ABSOLUTE MAJORITY

DES01.38

LOT 1561 (NO.8) LIFFORD ROAD, FLOREAT – PROPOSED CARPORT

(File Reference:PRO0367)

PURPOSE OF REPORT:

To determine the application for building approval seeking variations to the requirements of the Town of Cambridge Town Planning Scheme No. 1.

BACKGROUND:

BA/DA REFERENCE: 155BA.2001
LANDOWNER: Mr and Mrs Boyatzis
APPLICANT: Steve Artelaris Architects
ZONING: MRS Zoning: Urban
Town Planning Scheme No.1: Residential R12.5

COMPLIANCE:

Non-compliance	Required	Proposed
Carport enclosure (RDG)	unenclosed	Partially enclosed
Side Setback	1 metre	Nil
Front Setback	9 metres	4.2 metres

DETAILS:

Lot Area: 868 square metres

Extensions and alterations to the existing house were approved on 27 March 2001. Approval is now sought for the construction of a carport at Lot 1561 (No. 8) Lifford Road, Floreat. The applicant seeks the Council’s approval to vary the nature of the proposed carport by enclosing one side with a parapet wall to the side boundary.

Under the provisions in the Residential Design Guidelines an enclosed carport is defined as a garage and is required to be set back 1 metre from the side boundary and 9 metres from the front boundary.

Applicant’s Ground For Request

- **Protection:** The applicant wishes to have some separation from the adjoining property and to provide for weather protection to prevent leaves blowing onto the property.
- **Neighbour’s Comment:** The applicant has provided signatures from the adjoining owners indicating no objection to the proposed parapet wall.

COMMENT:

Neighbours Comments

Neighbours from both sides of the subject site have signed the plans with the neighbour to the west specifically stating no objection to the proposed parapet wall.

Location of Garage with reduced side setback

The Residential Design Guidelines define a carport as an unenclosed roofed structure that shall be entirely open at the front, sides and rear, except where one side may be physically attached to the dwelling. As this freestanding carport will be enclosed on the western side with a parapet wall, it is therefore considered a garage under this definition.

The Residential Design Guidelines state that:-

6.3.1 Any garage greater than 4 metres in width within the primary street setback area shall be setback not less than 1 metre from the side boundary.

The plans proposed indicate a nil setback. The fall of the land away from the street and the amount of vegetation along this section of the boundary means that the parapet wall would not have a significant impact on the streetscape. There are, however, no site constraints to achieving a 1 metre setback to an open carport which would be compatible with surrounding development and maintain visual separation between buildings and adjoining properties.

It is considered that there is little justification for the proposed variation and to have a 6 metres long parapet wall 4.2 metres from the front boundary (well within the required front setback area) would have an adverse effect on the streetscape as well as creating a precedent for future development along the street. It is therefore recommended the proposal be refused.

STRATEGIC DIRECTIONS:

Consideration of this application is consistent with the Town's Strategic Plan for the provision of orderly planning to enhance the Town's natural and built environment through effective and responsible use of the town planning scheme.

FINANCIAL IMPLICATIONS:

Nil.

CONCLUSION:

The location of the enclosed carport does not meet the relevant compliance standards under the Town of Cambridge Residential Design Guidelines. In consideration of the applicant's grounds for request and potential impact on the streetscape, the proposal cannot be supported.

Moved by Cr MacRae, seconded by Cr Anderton

That in accordance with the provisions of Part 4 of the Town of Cambridge Town Planning Scheme No. 1, and matters required to be considered under this Scheme generally, and in particular, as the proposal would be contrary to the orderly and proper planning of the locality the Council REFUSES the application for a double carport submitted by Steve Artelaris Architects, at Lot 1561 (8) Lifford Road, Floreat, as shown on plans dated 26 March 2001 for the following reason:-

- (i) having regard to the parapet wall as situated on the western boundary, and the reduced side setback, the Council is not prepared to support the discretion being sought under Clause 6.4 of the Town of Cambridge Residential Design Guidelines. In this regard, it is considered that the proposed parapet wall on the boundary would have an adverse impact on the streetscape and not maintain visual separation between buildings and adjoining properties as well as creating an undesirable precedent.**

Carried

DES01.39

35 CLUNE AVENUE, WEMBLEY - LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT NOTICE – INCOMPLETE BUILDING

(File Reference: PRO0225)

PURPOSE OF REPORT:

To confirm the actions of the Chief Executive Officer in serving a Local Government Act Notice requiring the owner to show cause why the incomplete building should not be demolished.

BACKGROUND:

The follows summarises the history of this property in regard to building approvals:-

23 September 1994

Preliminary Approval was granted to Perrine and Birch Architects (by City of Perth) for a two storey residence on plans submitted on 13 September 1994.

17 August 1995

A Building Licence No C147/95 was approved to Letizia Building Co for a two storey residence.

27 November 1995

Received correspondence from Choice Constructions advising they were now the Builders in lieu of Letizia Building Co. On 28 November 1995, building licence No C531/95 was approved and issued to Choice Constructions.

14 December 1995

A Building Licence No C555/95 was approved and issued to Choice Constructions for retaining walls along the northern boundary. It was necessary to construct the retaining prior to commencement of the building.

20 November 1997

Received correspondence from the owner of the property requesting an extension of time to complete the building. On 2 December 1997, an extension of time was granted to Mr Gordon to complete the building within 18 months (ie, to 29 May 1999). A copy of this approval was sent to the builder.

13 October 1998

Received correspondence signed by surrounding residents complaining about the state of the property (rubbish and overgrowth of vegetation and weeds).

16 October 1998

Correspondence sent to the owner requesting the site be cleaned up.

3 February 1999

Correspondence received from the owner advising that Choice Constructions are no longer the builders and Letizia Building Co Pty Ltd have been contracted to complete the work. Correspondence was also received from Letizia Building Co Pty Ltd confirming their appointment.

11 February 1999

Building Licence for Choice Constructions cancelled and a new Building Licence Issued to Letizia Building Co Pty Ltd.

17 June 1999

Amended plans submitted by Letizia Building Co Pty Ltd for Council approval to increase retaining wall height along eastern boundary. On 27 July 1999, the Council gave approval for retaining.

10 February 2000

Received amended plans and application from Archiplan for Council approval. On 22 February 2000, the Council granted approval under Town Planning Scheme No 1. In a letter dated 25 February 2000, the applicant and the property owner were advised of the planning approval, and were requested to submit working drawings so that an amended building licence could be processed.

The applicant has not responded to that request.

Legal

Subregulation 16. (1) of the Building Regulations 1989 – Time for Completion states:-

“ Where a licence is issued under these regulations for the construction of a building that building shall be completed within 24 months of the date of the issue of the licence, or such other time as approved by the local government.”

Subregulation 16. (2) of the Building Regulations 1989 – Consequences of Failure to Complete states:-

“ Where work on the construction of a building is commenced but is not completed within the time prescribed by subregulation (1) the provisions of section 409A of the Act apply.”

Section 409A of the Local Government (Miscellaneous Provisions) Act - Uncompleted buildings states:

“ (1) Where the erection of a building has been commenced but not completed within the time prescribed by the local laws, if any, made under section 433(39), that are applicable to the building, the local government may, by notice served on the owner of the building, require him to show cause, within 60 days of the service of the notice, why the building should not be demolished and removed.

(2) *Where an owner on whom a notice has been served pursuant to subsection (1) fails, within 60 days of the service of the notice, or within such further time as the local government allows for the purpose, to satisfy the local government that there are good and sufficient reasons for the failure to complete the erection of the building within the time referred to in subsection (1), the local government may —*

- (a) *by order served on the owner require him to have the building demolished and removed within such reasonable time as the local government specifies in the order; and*
- (b) *subject to subsection (3), where the owner fails to comply with the terms of the order referred to in paragraph (a), demolish and remove the building, and recover the costs incurred on account of the demolition and removal as a debt due to it.*

(3) *An owner on whom an order is served pursuant to subsection (2)(a) may, within 15 days of the service upon him of the order, by causing notice in writing setting out his grounds to be served upon the Minister, appeal against the making of the order.*

(4) *The Minister shall consider the appeal and confirm or set aside the making of the order, and may in confirming the order, if he thinks fit, extend the time specified in the order for compliance with the order, and the provisions of subsection (2)(b) apply in relation to the order as so confirmed or as so confirmed and varied, as the case requires."*

COMMENT:

In view of the prolonged and disjointed construction period of this project, as well as having regard to several complaints lodged with the Town regarding the extended time to construct the building and the negative effect the project was having on the amenity of the locality, the Chief Executive Officer had no alternative but to issue a Notice under the provisions of Section 409A of the *Local Government (Miscellaneous Provisions) Act 1960* requiring the property owner to show cause, within 60 days of the date of the Notice, why the building should not be demolished and removed.

Moved by Cr MacRae, seconded by Cr Anderton

That the action, taken in accordance with the deputising powers contained in the Local Government Act 1995, and the decision of the Council at its meeting held on 2 May 1995, to grant authority to the Chief Executive Officer for the administration of Local Government Act matters; by the serving of a Notice on 29 March 2001 pursuant to Section 409(a) of the Local Government (Miscellaneous Provisions) Act 1960 on Beverley Rose Gordon of 49 Lake Monger Drive, West Leederville requiring her as the owner of the land, being Pt Y Lot 116 on Plan 15384, Volume 2005 Folio 297 and known as 35 Clune Avenue, Wembley, to show cause why the incomplete building should not be demolished;

be confirmed.

Carried

DES01.40

ADDITIONAL NIGHT GAMES FOR SUBIACO OVAL – REQUEST FROM CITY OF SUBIACO REGARDING PUBLIC TRANSPORT

(File Reference: PLA0078)

PURPOSE OF REPORT:

To consider a request from the City of Subiaco for the Town of Cambridge to contribute towards the funding of the inclusion of the cost of public transport into the price of tickets to Australian Football League (AFL) games.

BACKGROUND:

Planning Approval for night football at Subiaco Oval, as granted by the Western Australian Planning Commission in 1996, allows for up to 12 games in the 2001 season.

In November last year, Council commented upon a proposal by the Western Australian Football Commission (WAFC) for the staging of four additional night events for the 2001 football season. The WAFC advised that these events were to be set aside for the staging of two National Soccer League finals, one Rugby Union Test Match and one other major sporting event, as required. Council decision in relation to this proposal was as follows:-

“That in response to the submission from the West Australian Football Commission for approval to conduct four additional night fixtures at Subiaco Oval in future years, the Western Australian Planning Commission and the City of Subiaco be advised that the Town:-

- (i) *has not changed its position, as expressed in February 1999, over the continued requests for increasing the number of night fixtures at Subiaco Oval as follows:-*
 - (a) *the Town of Cambridge is strongly opposed to the application from the Western Australian Football Commission for approval to conduct an additional four night football matches at Subiaco Oval in the 1999 season.*

(The Town of Cambridge, and indeed the former City of Perth, has remained opposed to the continued growth in the use of Subiaco Oval, as the headquarters of football in Western Australia, due to the adverse impact on the amenity of the Town’s adjoining residential areas. As previously advised in commenting on the review of the Impact Management Plan for the 1998 season:-

“Whilst the implementation of the Management Plan has contributed to alleviation of certain impacts of night football, residents still experience the inconvenience and disturbance caused by crowds attending the

football at Subiaco Oval and this inconvenience and disturbance has increased in frequency with the introduction of night football, additional to the usual day games."

In making its original decision to approve night football at Subiaco Oval, the Planning Commission placed a limit on the extent to which the Oval could be used for night games. Whilst the entire community may not have been happy with this decision, they should at least expect that these conditions are met);

- (b) *the Town requests that the Western Australian Planning Commission not determine any application for additional night games/sporting events (including the current one) until such time as the public transport usage averages 25% over an entire season;*

(Public transport usage has shown virtually no increase from the first year of night football matches and averaged on 21.3% in 1997 and 21.4% in 1998 as opposed to the benchmark target of 25% set by the Department of Transport in the Impact Management Plan. The Town of Cambridge has consistently advocated the use of a joint public transport and football ticketing system. Such a system was used for the Rugby Test match where a patronage level of 26.9% was achieved and for the Elton John/Billy Joel concert where it is understood that the public transport patronage was in excess of 30%);

- (c) *the concerns of the community and the Town of Cambridge regarding the adverse impacts of night football are reinforced by comments made by the Police, reviewing the 1998 season in Appendix D of the Management Plan Review Report:-*

"Traffic control before and after matches has been successful, with a large police contingent controlling traffic at major adjacent intersections in an effort to clear vehicular traffic and ensure safe pedestrian movement. Friday evening fixtures represent the added problems of traffic control when peak hour traffic and football patron traffic additional congestion pre match. Saturday evening fixtures provide additional problems when patrons drink to excess during the day and arrive at football matches affected by alcohol. Sunday fixtures (which are traditionally day fixtures) represent the least problems from a policing perspective.";

- (ii) *urges that, if the submission from the WAFC is to be given favourable consideration, then it should be conditional upon the introduction of a joint public transport/football ticketing system for all AFL matches (not only for the four additional events). In this regard, it is noted that the position of the Football Commission is massively inconsistent with its approach to soccer and rugby matches."*

Despite Council's opposition, and also rejection by the City of Subiaco, the Western Australian Planning Commission approved the Football Commission's application in January this year. Approval of the additional games, however, was for one year rather than the five years requested by the WAFC. Further, in conveying their decision to the WAFC, the WAPC advised as follows:-

The Western Australian Football Commission is encouraged to investigate the inclusion of public transport ticketing into the general ticket price for Australian Football League games, in particular any finals games held at Subiaco Oval in 2001.

CITY OF SUBIACO POSITION:

In addition to providing its recommendation to the WAPC on planning matters relating to the use of Subiaco Oval, the City of Subiaco, as the owner of the land, has a leasing agreement with the WAFC to consider. In relation to the lease agreement, of particular significance in this case is that the WAFC requires the City's approval for all matches "after sunset" which are in addition to those already granted under the WAPC planning approval. As mentioned above, this is a total of 12 matches for the 2001 season. An anomaly exists, however, in that the interpretation by the WAPC as to what constitutes a night game under the planning approval does not necessarily include all games commencing after sunset. The WAPC opinion refers to games commencing after 6.00pm and concluding before 9.30pm. In winter, sunset occurs well before 6.00pm. The AFL fixture scheduling is based on the WAPC interpretation and while 12 night games have been scheduled, a further two have been scheduled which commence after sunset but prior to 6.00pm. In effect, this means the WAFC requires approval from the City of Subiaco for six additional matches, rather than the four they have requested.

So, whilst planning approval may have been granted by the WAPC for the four additional non-AFL matches, the necessary approval from the City of Subiaco under the lease agreement remains unresolved, as outlined below.

City of Subiaco Council Report

The City of Subiaco has considered the matters of the additional AFL games and non-AFL games separately. The Council of the City of Subiaco considered the WAFC's request for additional night events at its meeting held on 13 March 2001. A copy of the report is circulated with the agenda. It is from this meeting that the present request before the Town of Cambridge eventuated. The full decision of the Council at that meeting is as follows:-

- "1. That to maximise the use of public transport and minimise the impact of private vehicles on residents and the environment, the City adopt the objective of achieving at least 35% public transport use for all Subiaco Oval sporting events attracting crowds in excess of 10,000 persons by the end of the 2004 AFL season.*

- 2. That in accordance with the provisions of the lease agreement between the City of Subiaco and the Western Australian Football Commission Inc, the Western Australian Football Commission be advised that in addition to the twelve Australian Rules football matches that can be held under lights, that up to four (4) additional night events each year at Subiaco Oval are supported, subject to:-*
 - (a) the approval being valid for the period 2001-2005 only after which a further application will be required to be submitted in accordance with the provisions of the lease agreement between the City of Subiaco and the Western Australian Football Commission Inc.*

 - (b) the Western Australian Football Commission confirming in writing their commitment to achieving increased use of public transport with a target of at least 35% usage for all Subiaco Oval events attracting crowds in excess of 10,000 persons by the end of the 2004 AFL season.*

 - (c) the Western Australian Football Commission agreeing to include public transport with the price of entry to all AFL games held at Subiaco Oval in 2002 and beyond.*

 - (d) the additional night events are only to be used for the hosting of two (2) Perth Glory Football Club finals, and one (1) Australian Rugby Union test match and one additional sporting event to be subject to the approval of the City of Subiaco.*

 - (e) the level of lighting for the additional night events shall be switched down to a maximum of 100 lux on the playing surface at 9.15pm or on completion of the game but no later than 9.30pm and shall be switched off by 10.00pm.*

 - (f) an additional financial contribution being negotiated with the Western Australian Football Commission Inc. in relation to the provision of services associated with the additional night events.*

 - (g) the Western Australian Football Commission advising affected residents of additional night fixtures at least two weeks before events to the satisfaction of the Manager Ranger Services.*

3. That from 1 January 2002, the fee structure for the use of Mueller Park be modified as follows to encourage other forms of transport:-

<i>1 – 2 persons in a vehicle</i>	<i>\$10.00</i>	
<i>3 persons in a vehicle</i>	<i>\$9.00</i>	
<i>4 persons in a vehicle</i>	<i>\$8.00</i>	<i>and</i>
<i>5 or more persons in a vehicle</i>	<i>\$7.00</i>	

The distribution of funds to provide for the following:-

Community Groups - *an estimated increase of \$15,000 to \$60,000*

Public Transport Initiative - *an estimated increase of \$38,000 to \$45,000 with the additional \$38,000 being contributed towards funding of joint ticketing of AFL events.*

4. *That from January 2002 parking penalties during events be increased from \$60.00 to \$80.00 for parking in the area set aside for residents, with the additional revenue estimated to be \$44,000 being contributed towards funding of joint ticketing of AFL events.*
5. *That the Town of Cambridge be invited to contribute to the funding of joint ticketing for AFL events.*
6. *The proposed additional night events be approved for a period of five years only, after which a review will be undertaken by the City of Subiaco, before any further approvals for night events are granted."*

Essentially, the City of Subiaco has taken the position that it will support the introduction of additional night games on the basis that more positive initiatives are taken to achieve a greater number of football patrons using public transport, specifically through the introduction of joint public transport/ground entry ticketing. They have further decided to take the initiative on this matter and offer to contribute towards the cost of a joint ticketing scheme.

It has been calculated that the total cost of providing free public transport to all football ticket holders is in the order of \$660,000. The funding model adopted by the City is that the WAFC would contribute \$250,000 of this cost (from profits received from the additional night games), football patrons contribute a further \$250,000 (through an increased ticket price – estimated to be 50 cents per game over the season) and for the remainder (\$160,000) to be contributed to equally by the City of Subiaco and the Town of Cambridge. The City proposes to raise their contribution through increasing parking fees at Mueller Park which currently serves the ground and increasing parking fines around the ground from \$60.00 to \$80.00.

The WAFC has rejected the proposition and so, their approval from the Council remains unresolved.

Community Survey

As part of its overall consideration of this issue, the City conducted a survey of the community on attitudes towards football and towards the introduction of a joint ticketing scheme. A summary of the survey is contained within the attached City of Subiaco Council report.

A total 406 telephone interviews were conducted within the immediate area: households and businesses located within the boundaries of their residents parking scheme and immediately beyond the parking scheme area.

While more than half of all respondents indicated a positive attitude towards holding AFL games at Subiaco, a significant number (53% in the inner area) indicated that they did experience problems associated with football. The two most frequently mentioned problems experienced were car parking and traffic congestion/closed roads. Those who indicated that they did experience problems indicated that these are noticeably worse when games are played at night rather than during the day. The most frequently mentioned suggestion to reduce community impact was to encourage the increased use of public transport.

From the survey, it is quite apparent that traffic/parking related issues are the major concerns within the surrounding community.

COMMENT:

The Town of Cambridge has always argued very strongly for greater use of public transport to gain access to Subiaco Oval for AFL football matches. To this end, the introduction of a joint ticketing scheme for football matches has been consistently advocated. In this regard, it has never been contemplated that the Council might contribute to such a scheme, but, that this should (rightly) be funded by football. The cost to individuals is estimated to be relatively small (around \$1.00 per game). Whilst the WAFC has always argued that it is unfair for those who don't use public transport to subsidise those who do, it is considered that there is an even stronger argument that those who choose the convenience of their own car should quite rightly subsidise those who take public transport. There are powerful economic, social and environmental arguments which would support this position.

Public transport patronage to AFL football matches has remained fairly static over recent years, at about 20% of overall ground attendance. Through various means, public transport is quite heavily promoted each season. It would seem, however, that the effectiveness of these existing means may now be exhausted. The provision of free public transport to major events at Subiaco Oval (soccer, rugby and concerts) has had a demonstrated effect on increasing overall levels of (public transport) patronage; up to 36% of overall attendance.

Whilst the funding model put forward by the City of Subiaco would see the business operator (the WAFC) contributing only partly to the joint ticketing scheme, the money gained through parking fines, in Council's case, would come from the pockets of the football going public rather than from general rates revenue.

Based on the number of tickets issued by the Town of Cambridge for the 2000 Football Season, a \$20 increase in parking fines would raise an additional \$56,000. An increase of \$20 would raise fines from the current \$60 to \$80. This is not considered to be an unreasonable fine for a parking infringement of this nature, although some concern has been raised that such an increase might result in a greater number of complaints received. The Town already has to handle many complaints every football season from the football going public on this matter. This consumes a considerable amount of staff resources.

Notwithstanding these concerns, the initiative put forward by the City of Subiaco has considerable merit. The idea of including the cost of public transport into the price of a ticket to AFL Football has been promoted by the Town as well as the City of Subiaco and the Western Australian Planning Commission for some time now. It is indeed unfortunate that the Football Commission has refused to budge on this issue. A contribution from local government would add further pressure on the WAFC to yield on this matter. In any event, if the increase in fine was to have the effect of reducing the amount of illegal parking in its residential streets, then there would be a benefit to the Town.

It is therefore, suggested that the Town of Cambridge agrees to participate in the proposal put forward by the City of Subiaco on the basis that its contribution would be the added money raised from the increase in parking fines. This could only be determined at the end of the football season and is probably unlikely to reach the figure of \$80,000 put forward in the City of Subiaco model. From a statewide perspective, it is important that this issue is resolved. As reported recently in the press, apart from the importance to the broader community to have access to these major sporting events, there is a significant economic consideration.

CONCLUSION:

As mentioned above, when shared across all football followers, the cost of absorbing public transport into football entry tickets is not that great. The Town of Cambridge, together with the City of Subiaco and the WAPC have consistently called for scheme to be introduced yet this be steadfastly resisted by the WAFC. This latest initiative put forward by the City of Subiaco demonstrates a strength of the commitment of the affected local governments to such as scheme.

It is recommended that the Town endorses the City of Subiaco's approach and agrees to participate in the scheme as outlined above.

It is therefore recommended that the Town of Cambridge:-

- (i) commends the City of Subiaco for its stance on the issue of introducing a joint public transport/football entry ticketing scheme;
- (ii) agrees to contribute towards subsidising the cost of public transport by increasing its fine for illegal parking in the residential parking scheme area adjacent to Subiaco Oval, from \$60 to \$80 and the added revenue gained from

this increase estimated to be in the order of \$50,000, make up Council's contribution.

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During discussion, Members were advised that the City of Subiaco has relented on this matter for this year only. Their conditions as outlined in this report will apply for future years. The City of Subiaco is still seeking the support of the Town of Cambridge, which can still be recommended, however, in the circumstances it is proposed that the operational aspects of the Scheme be the subject of a further report to the Corporate and Customer Services Committee.

A revised recommendation was circulated to Members. Cr MacRae requested that she be recorded as voting against the revised motion.

Moved by Cr MacRae, seconded by Cr Anderton

That the Town of Cambridge:-

- (i) commends the City of Subiaco for its stance on the issue of introducing a joint public transport/football entry ticketing scheme;**
- (ii) agrees, in principle, to contribute towards subsidising the cost of public transport by increasing its fine for illegal parking in the residential parking scheme area adjacent to Subiaco Oval, from \$60 to \$80 and, the Council's contribution to the cost of public transport be limited to the added revenue gained from this increase in the parking fine;**
- (iii) a further report be presented to the Corporate and Customer Services Committee on the implementation of the new fines prior to Council making a final decision.**

Cr Anderton left the meeting at 7.30 pm and returned at 7.32 pm.

Cr O'Connor left the meeting at 7.33 pm and returned at 7.37 pm.

Amendment 1

Moved by Cr Berry, seconded by Cr Smith

That the motion be amended by deleting clauses (ii) and (iii) and substituting a new clause (ii) as follows:-

- (ii) expresses disappointment that the City of Subiaco did not maintain its position on the joint public transport/football entry ticketing scheme this year and looks forward to negotiations with the City of Subiaco to further this issue in 2002.**

Amendment 1 lost

Discussion ensued.

Amendment 2

Moved by Cr Berry, seconded by Cr Smith

That clause (i) of the motion be amended to read as follows:-

- (i) commends the City of Subiaco for pursuing the issues of incorporating public transport into football ticketing.**

That clauses (ii) and (iii) of the motion be deleted and replaced by the following:-

- (ii) does not contribute towards subsidising the cost of public transport by increasing its fine for illegal parking in the residential scheme area adjacent to Subiaco Oval from \$60 to \$80 at this time.**

Amendment 2 carried

The amended motion was then put and carried.

The motion, as carried, is as follows:-

That the Town of Cambridge:-

- (i) commends the City of Subiaco for pursuing the issues of incorporating public transport into football ticketing;
- (ii) does not contribute towards subsidising the cost of public transport by increasing its fine for illegal parking in the residential scheme area adjacent to Subiaco Oval from \$60 to \$80 at this time.

DES01.41

APPOINTMENT OF AUTHORISED PERSONS - VARIOUS STATUTES

(File Reference: ADM 0005))

PURPOSE OF REPORT:

To authorise recently appointed Environmental Health Officers under various statutes.

BACKGROUND:

The Town of Cambridge is responsible for the enforcement of various Acts, Regulations and Local Laws. These include Health, Local Government, Town Planning and Development, Dog, Litter, Environmental Protection, Bush Fires Acts and subsidiary legislation.

It is essential that Environmental Health Officers employed by the Town be authorised to enable them to perform their duties. Authorisations in terms of other Acts and Local Laws provides the Administration with the flexibility of using multi-skilled Officers capable and duly authorised to deal with other matters when they arise.

Moved by Cr MacRae, seconded by Cr Anderton

That Ms Tran Ho be authorised as a Relief Environmental Health Officer for the period 9 April 2001 to 4 May 2001, and Mr Michael Christian Trewin be authorised as an Environmental Health Officer from 7 May 2001, under the provisions of the:-

- (a) Health Act 1911 and all subsidiary legislation;**
- (b) Litter Act 1979 and all subsidiary legislation;**
- (c) Environmental Protection Act 1986 and all subsidiary legislation;**
- (d) Local Government Act 1995, Sections 9.10 and 9.15 for the purposes of enforcing any provisions of the Act and Local Laws made under the Act, and the issue of Infringement Notices;**
- (e) Local Government (Miscellaneous Provisions) Act 1960, Sections 245A and 420;**
- (f) Dog Act 1976 and all subsidiary legislation;**
- (g) Bush Fires Act 1954 and all subsidiary legislation; and**
- (h) All of the Town of Cambridge Local Laws.**

Carried

DES01.42

DELEGATED DECISIONS AND NOTIFICATIONS

(File Reference: ADM0048)

DELEGATED DECISIONS

The following items (for the month of March 2001) have been dealt with under delegated authority, in accordance with Council's policy, as they were deemed to comply in all respects with the requirements of the Town Planning Scheme and Council Policy:

- Amalgamation – 114 Kimberley Street, West Leederville;
- Additional grouped dwellings - 5 Joseph, West Leederville;
- Two grouped dwellings - 34 and 36 Marlow Street, Wembley;
- Two grouped dwellings - 47 St Leonard's Avenue, West Leederville;
- Additional grouped dwelling - 8A Joseph Street, West Leederville;
- Additional grouped dwelling - 10 Joseph Street, West Leederville;
- Two lot subdivision - 86 Herdsman Parade, Wembley;
- Two lot Subdivision - 7 Tilton Terrace, City Beach.

NOTIFICATIONS

The following items are notifications of appeals and decisions for Council's information:

Appeals received

No appeals against decisions of the Council were lodged during March 2001.

Appeals determined by the Minister for Planning.

The following appeal was determined by the Minister for Planning during March 2001.

Property:-Lot 72 (No.3) Norbury Crescent, City Beach

Proposal:- Subdivision. Applications for subdivision are determined by the Western Australian Planning Commission. In this case the Council in considering the application referred it back to the Western Australian Planning Commission with a recommendation for refusal on the grounds that:-

The proposed average and minimum lot sizes are considerably lower than those prescribed under R12.5 Coding in Table 1 of the Residential Planning Codes and prevailing lot sizes in the area.

The Western Australian Planning Commission supported this view and refused the application.

Decision:- Dismissed

Reasons:-

In reaching his decision the Minister advised as follows (summarised):-

While I would concur that land in this locality might easily accommodate the type of density proposed, without an appropriate amendment to the density coding laid down in the Town's operative Town Planning Scheme, subdivision as proposed would be ad hoc, contrary to the intent of the Scheme and would lead to a breakdown of the well-established policies and guidelines for closer subdivision of existing residential areas.

Against this background and following full consideration of all the issues involved, I have had to conclude that the Commission's decision and the investigating Committee Member's assessment and findings are soundly based from a planning point of view and thereby warrant support. Accordingly, I must advise that your appeal has not been upheld.

Implications:-

This decision is reassuring in that it confirms the development and subdivision potential of land within the R12.5 coded area of City Beach can only be subdivided in accordance with the relevant provisions.

Moved by Cr MacRae, seconded by Cr Anderton

That the report on delegated decisions and notifications dealt with under delegated authority for the period ending 31 March 2001, be received.

Carried

DES01.43

BUILDING LICENCES APPROVED UNDER DELEGATED AUTHORITY

(File Reference: ADM0048)

PURPOSE OF THE REPORT:

To provide monthly statistics and comparative data on building licences issued in March 2001 and for the current financial year.

BACKGROUND:

Listed hereunder are the total numbers of licences issued in the month of March 2001. Also shown are the comparative figures of the number of licences issued on the same month of the previous year.

	March 2000	March 2001
Building Licences	40	36
Sign Licences	0	0
Preliminary Building Licences	2	6
Demolition Licences	10	10
Value of Construction	\$1,982,089	\$29,607,885

Comparative Year to Date figures are as follows:-

	July 1999 – March 2000	July 2000– March 2001
Building Licences	394	350
Sign Licences	2	1
Preliminary Building Licences	32	23
Demolition Licences	54	28
Value of Construction	\$37,341,782	\$29,607,885

Moved by Cr MacRae, seconded by Cr Anderton

That the Schedule of building licences approved under delegated authority for the month of March 2001, as attached to and forming part of the notice paper, be received.

Carried

8. REPORTS FROM DELEGATES: COMMITTEES AND WORKING GROUPS

8.1 Coastal Management Advisory Group

Nothing further to report.

8.2 Western Suburbs District Planning Committee

Cr MacRae reported the next meeting will be held on Thursday, 19 April 2001.

8.3 Western Suburbs Highway

Nothing further to report.

9. GENERAL BUSINESS

Nil.

10. CLOSURE

There being no further business, the Presiding Member thanked those present for their attendance and declared the meeting of the Development and Environmental Services Committee closed at 10.07pm.

10. MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

11. REPRESENTATION ON STATUTORY AUTHORITIES AND PUBLIC BODIES

(File Reference: ORG0088)

PURPOSE OF REPORT:

To seek nominations for Council representation on various statutory authorities and public bodies.

BACKGROUND:

The Western Australian Municipal Association invites Member Councils to submit nominations for appointment to various bodies as vacancies arise.

DETAILS:

The Council has been invited to submit nominations for the following appointments:-

- WAMA Member – Safer WA Council
- Local Government Representative – Heritage Council of Western Australia (Panel of up to 3 Names)
- WAMA Metropolitan Member & Deputy Member – Western Australian Pedestrian Advisory Council
- LGA Member – Fluoridation of Public Water Supplies Advisory Committee
- WAMA Member – Fire and Rescue Service Consultative Committee
- WAMA Member – Bush Fire Service Consultative Committee
- Four Members – Municipal Liability/Workcare Self Insurance Scheme Board of Management

Details of the above vacancies are attached to and form part of the notice paper.

Moved by Cr MacRae, seconded by Cr Smith

That:-

(i) the request for the nomination of:-

- **WAMA Member – Safer WA Council**
- **Local Government Representative – Heritage Council of Western Australia (Panel of up to 3 Names)**
- **WAMA Metropolitan Member & Deputy Member – Western Australian Pedestrian Advisory Council**
- **LGA Member – Fluoridation of Public Water Supplies Advisory Committee**
- **WAMA Member – Fire and Rescue Service Consultative Committee**
- **WAMA Member – Bush Fire Service Consultative Committee**

be received.

- (ii) His Worship the Mayor, Ross Willcock JP, be nominated as a member of the Municipal Liability/Workcare Self Insurance Scheme Board of Management.**

Carried

12. URGENT BUSINESS

Nil

13. CONFIDENTIAL ITEMS

Nil

14. CLOSURE

Prior to closing the meeting, His Worship the Mayor, made two announcements. Firstly, he wished all sitting members and candidates the best of luck in the forthcoming local government elections. Secondly, on behalf of the Council, he thanked Cr Ian Steele for his contribution to the business of the Council over the past four years and stated that the personal attributes Cr Steele brought to his position of Councillor provided a valuable and lasting contribution to the Town.

There being no further business, His Worship the Mayor thanked those present for their attendance and declared the meeting closed at 7.54 pm.