



**ORDINARY COUNCIL MEETING
13 MAY 2008**

TABLE OF CONTENTS – MINUTES

1.	OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS/DISCLAIMER	1
2.	RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE	2
3.	DECLARATIONS OF INTEREST	2
4.	ANNOUNCEMENTS BY THE PRESIDING MEMBER.....	3
5.	REPORTS OF DELEGATES	3
6.	QUESTION TIME FOR THE PUBLIC AND THE RECEIVING OF PUBLIC STATEMENTS	3
	QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS AWAITING RESPONSE	3
	RESPONSES TO QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS	3
6.1	QUESTION TIME	4
6.2	PUBLIC STATEMENTS	4
7.	CONFIRMATION OF MINUTES	4
8.	THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS ...	5
9.	APPLICATIONS FOR LEAVE OF ABSENCE.....	5
10.	QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN	6
11.	ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY.....	7
	13.5.3 DEVELOPMENT APPLICATION – PROPOSED OFFICE/MEDICAL CENTRE – 271 (LOT 51) SPENCER ROAD, THORN LIE.....	8
12.	MINUTES OF COMMITTEE MEETINGS.....	21

12.1	CITY OF GOSNELLS HERITAGE ADVISORY COMMITTEE MEETING – 3 APRIL 2008	21
13.	REPORTS.....	24
13.1	CHIEF EXECUTIVE OFFICER’S REPORT.....	24
13.1.1	NATIONAL LOCAL GOVERNMENT SHARED SERVICES CONFERENCE, EAST MELBOURNE, 5 – 6 JUNE 2008	24
13.2	COMMUNITY ENGAGEMENT	27
13.2.1	COMMUNITIES IN CONTROL CONFERENCE IN MELBOURNE, 15 – 17 JUNE 2008.....	27
13.3	CORPORATE SERVICES.....	31
13.3.1	BUDGET VARIATIONS	31
13.3.2	2008/2009 SCHEDULE OF FEES AND CHARGES.....	35
13.4	INFRASTRUCTURE.....	36
13.4.1	TENDER 12/2008 - MINOR CONCRETE WORKS	36
13.4.2	TENDER 13/2008 – SUPPLY OF TRAFFIC MANAGEMENT AND ROADWORK SERVICES.....	39
13.4.3	TENDER 15/2008 – DESIGN, SUPPLY AND INSTALLATION OF W-BEAM GUARDRAIL IN MILLS ROAD EAST, MARTIN.....	42
13.4.4	TENDERS 18/2008, 19/2008 AND 20/2008 – SUPPLY AND INSTALLATION OF TRAFFIC CONTROL SIGNALS AND ASSOCIATED WORKS	45
13.4.5	COMMUNITY SPORT AND RECREATION FACILITY FUND OUTCOMES 2008 - 2011 FUNDING ROUND.....	48
13.4.6	HILLSIDE FARM BOUNDARY AND LEASE REVIEW	52
13.4.7	TENUN NOMINEES PTY LTD (COHUNU WILDLIFE PARK) - PROPOSED LEASE EXTENSION	55
13.4.8	PLACING OF A MEMORIAL PLAQUE AT ADDIE MILLS CENTRE	58
13.5	PLANNING AND SUSTAINABILITY	59
13.5.1	FINAL ADOPTION – MODIFIED YULE BROOK PRECINCT 1 OUTLINE DEVELOPMENT PLAN.....	59
13.5.2	DEVELOPMENT APPLICATION – PLACE OF WORSHIP – PROPOSED LOTS 517 AND 518 WATERFOOT LOOP (PORTION OF LOT 13), CANNING VALE.....	61

13.5.3	DEVELOPMENT APPLICATION – PROPOSED OFFICE/MEDICAL CENTRE – 271 (LOT 51) SPENCER ROAD, THORN LIE (ITEM BROUGHT FORWARD – REFER TO ITEM 11)	84
13.6	GOVERNANCE	85
13.6.1	REPEAL LOCAL LAW 2008 AND REPEAL OF THE CITY OF GOSNELLS BUSH FIRE BRIGADE LOCAL LAW 2000.....	85
13.6.2	EXTRAORDINARY ELECTION	87
13.6.3	DELEGATION OF AUTHORITY – DISPOSAL OF REAL ESTATE HARMONY FIELDS	90
13.6.4	POLICY AMENDMENT - CONFERENCE/STUDY TOURS/TRAINING WORKSHOPS.....	92
13.6.5	DELEGATES – COMMITTEES AND COMMUNITY ORGANISATIONS	94
13.6.6	COUNCIL CHAMBERS – TEMPORARY RELOCATION	100
14.	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	102
14.1	AVAILABLE CASH-IN LIEU FUNDING	102
14.2	TRAFFIC CONTROL – BEREHAVEN AVENUE, THORN LIE	104
15.	NOTICES OF MOTION FOR CONSIDERATION AT THE FOLLOWING MEETING	105
16.	URGENT BUSINESS.....	105
17.	CONFIDENTIAL MATTERS.....	105
18.	CLOSURE.....	105

Minutes of the Ordinary Council Meeting held in the Council Chambers, City of Gosnells Administration Centre, 2120 Albany Highway, Gosnells on Tuesday 13 May 2008.

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS/DISCLAIMER

The Mayor declared the meeting open at 7.30pm and welcomed those members of the public present in the public gallery, Councillors and staff.

DISCLAIMER

The Mayor read aloud the following statement:

Members of the public are cautioned against taking any action on Council decisions, on items on this evening's Agenda in which they may have an interest, until such time as they have seen a copy of the Minutes of the meeting or have been advised in writing by Council staff.

COUNCIL MEETINGS – RECORDING OF

The Mayor advised all those present that the meeting was being digitally recorded.

Notice within the Public Gallery in relation to recordings state:

Notice is hereby given that all Ordinary Council Meetings are digitally recorded, with the exception of Confidential matters (in accordance with Section 5.23(2) of the Local Government Act 1995) during which time recording will cease.

Following documentation of the Minutes and distribution to Elected Members a copy of the digital recording shall be available for purchase by members of the public.

Recordings will be available in the following formats at a fee adopted by Council annually:

- * Digital recordings CD ROM (complete with FTR Reader) for use on a Personal Computer; or*
- * Audio recordings CD ROM for use on a CD Player or DVD Player.*

For further information please contact the Administration Assistant on 9391 3212.

I _____ CERTIFY THAT THESE
MINUTES WERE CONFIRMED BY THE COUNCIL OF THE CITY OF GOSNELLS ON

2. RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE

ELECTED MEMBERS

MAYOR
DEPUTY MAYOR

CR O SEARLE JP
CR J BROWN
CR D GRIFFITHS
CR B WIFFEN JP
CR S IWANYK
CR R HOFFMAN
CR C FERNANDEZ
CR W BARRETT
CR P M MORRIS AM JP Honorary Freeman
CR R MITCHELL
CR L GRIFFITHS

STAFF

ACTING CHIEF EXECUTIVE OFFICER	MR T PERKINS
DIRECTOR COMMUNITY ENGAGEMENT	MS A COCHRAN
DIRECTOR CORPORATE SERVICES	MR R BOUWER
DIRECTOR INFRASTRUCTURE	MR D HARRIS
ACTING DIRECTOR PLANNING & SUSTAINABILITY	MR S O'SULLIVAN
COORDINATOR GOVERNANCE	MS C PALMER
MINUTE CLERK	MS S MACGROTTY

PUBLIC GALLERY

7

APOLOGIES

Chief Executive Officer, Mr Daniel Simms

APPROVED LEAVE OF ABSENCE

Nil

3. DECLARATIONS OF INTEREST

Cr P Morris declared an Impartiality Interest in item 12.1 "City of Gosnells Heritage Advisory Committee Meeting – 3 April 2008".

Reason: Heritage Advisory Member.

4. ANNOUNCEMENTS BY THE PRESIDING MEMBER
(without discussion)

The Mayor circulated to Councillors a list of functions and events she had attended since Tuesday 22 April 2008.

The Mayor announced that the City of Gosnells was presented with a Highly Commended Award for the WALGA Local Government Road Safety Awards, for the RoadWise and TravelSmart projects in the category of Safe Road User Behaviour. The Mayor congratulated the Director of Infrastructure and his staff on their hard work and achievement.

5. REPORTS OF DELEGATES
(without debate)

Nil

6. QUESTION TIME FOR THE PUBLIC AND THE RECEIVING OF PUBLIC STATEMENTS

A period of fifteen (15) minutes is allocated for questions with a further period of fifteen (15) minutes provided for statements from members of the public. To ensure an equal and fair opportunity is provided to address Council, a period of three (3) minutes per speaker will be allowed.

The person's speaking right is to be exercised prior to any matter which requires a decision to be made at the meeting.

Questions and statements are to be –

- a) Presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and
- b) Clear and concise.

QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS AWAITING RESPONSE

Nil

RESPONSES TO QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS

Nil

6.1 QUESTION TIME

- * Mrs Sandra Baraiolo of 19 Victoria Road, Kenwick asked the following question, requesting it be answered in writing:

Q 1 What action is the City of Gosnells going to take to stop the littering of dirty face masks from the Chicken Farm on Victoria Road. This now is the third time in the past four weeks we have collected them.

Response: The Mayor advised that the City is aware of the problem and that a letter will be forwarded outlining the action by staff to date.

- * Mr William Fairlie of 6 Pembury Road, Thornlie asked the following question:

Q 1 In relation to Development Application Proposed Office/Medical Centre - 271 (Lot 51) Spencer Road Thornlie, upon noticing an alteration from the original submission, my question is, now that the access to the Proposed Medical Centre is now on Pembury Road and not Spencer Road, is there any plans in the offing to install an island on Pembury Road to prevent or alleviate speeding vehicles entering Pembury Road from Spencer Road?

Response: The Acting Director Planning and Sustainability advised that the Development Application does not contain a proposal to construct a median island.

6.2 PUBLIC STATEMENTS

Nil

7. CONFIRMATION OF MINUTES

COUNCIL RESOLUTION

147 Moved Cr J Brown Seconded Cr D Griffiths

That the Minutes of the Ordinary Council Meeting held on 22 April 2008, be confirmed.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

8. THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

All petitions are to be handed to the Chief Executive Officer immediately following verbal advice to the meeting.

A copy of all documentation presented by Councillors is located on File and may be viewed subject to provisions of Freedom of Information legislation.

Nil

9. APPLICATIONS FOR LEAVE OF ABSENCE

In accordance with Clause 2.9 of the City of Gosnells Standing Orders Local Law 1998:

- (1) A Member seeking the Council's approval to take leave of absence shall give written notice to the CEO prior to the commencement of the meeting.
- (2) The notice referred to in paragraph (1) shall include the period of leave of absence required and the reasons for seeking the leave.

Cr O Searle requested leave of absence from 25 May to 29 May 2008, which includes the 27 May 2008 Ordinary Council Meeting, to attend at the LGMA National Congress and Business Expo 2008.

Cr L Griffiths requested leave of absence from 24 May to 30 May 2008, which includes the 27 May 2008 Ordinary Council Meeting, to attend at the LGMA National Congress and Business Expo 2008.

Cr J Brown requested leave of absence from 17 May to 20 May 2008, due to personal reasons.

COUNCIL RESOLUTION

148 Moved Cr R Hoffman Seconded Cr S Iwanyk

That Council grant leave of absence to Cr O Searle from 25 May to 29 May 2008, inclusive.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

COUNCIL RESOLUTION

149 Moved Cr R Hoffman Seconded Cr S Iwanyk

That Council grant leave of absence to Cr L Griffiths from 24 May to 30 May 2008, inclusive.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

COUNCIL RESOLUTION

150 Moved Cr R Hoffman Seconded Cr S Iwanyk

That Council grant leave of absence to Cr J Brown from 17 May to 20 May 2008, inclusive.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

10. QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN
(without discussion)

Nil

11. ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

At this point in the meeting the Mayor may bring forward, for the convenience of those in the public gallery, any matters that have been discussed during “Question Time for the Public and the Receiving of Public Statements” or any other matters contained in the Agenda of interest to the public in attendance, in accordance with paragraph (9) of Sub-Clause 2.15.4 of City of Gosnells Standing Orders Local Law.

COUNCIL RESOLUTION

151 Moved Cr S Iwanyk Seconded Cr R Hoffman

That the following item be brought forward to this point of the meeting for the convenience of members in the Public Gallery who have an interest:

- * Item 13.5.3 Development Application – Proposed Office /Medical Centre – 271 (Lot 51) Spencer Road, Thornlie

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.5.3 DEVELOPMENT APPLICATION – PROPOSED OFFICE/MEDICAL CENTRE – 271 (LOT 51) SPENCER ROAD, THORNLIE

Author: R Windass
Reference: 201374
Application No: DA07/02915
Applicant: W and C Sammons Builders
Owner: Teik S Lok
Location: 271 (Lot 51) Spencer Road, Thornlie
Zoning: MRS: Urban
TPS No. 6: Residential R17.5
Review Rights: Yes. State Administrative Tribunal against any discretionary decision of Council.
Area: 2,014m²
Previous Ref: Nil
Appendix: 13.5.3A Site Plan

PURPOSE OF REPORT

For Council to consider an application for planning approval for a proposed Office/Medical Centre at 271(Lot 51) and 269 (Lot 52) Spencer Road, Thornlie as the proposal is outside the authority delegated to staff, given that objections were received during the period of advertising of the proposal for public comment.

BACKGROUND

Lot 52 contains an Office/Dental Surgery approved on 12 July 2006 and Lot 51 contains a residential dwelling. The landowner (who owns both Lots 51 and 52) proposes to demolish the Office/Dental Surgery and dwelling, amalgamate the lots and construct an Office/Medical Centre on the site. Lots 51 and 52 have a combined land area of 2,014m². Plans of the proposed development are contained in Appendix 13.5.3A.

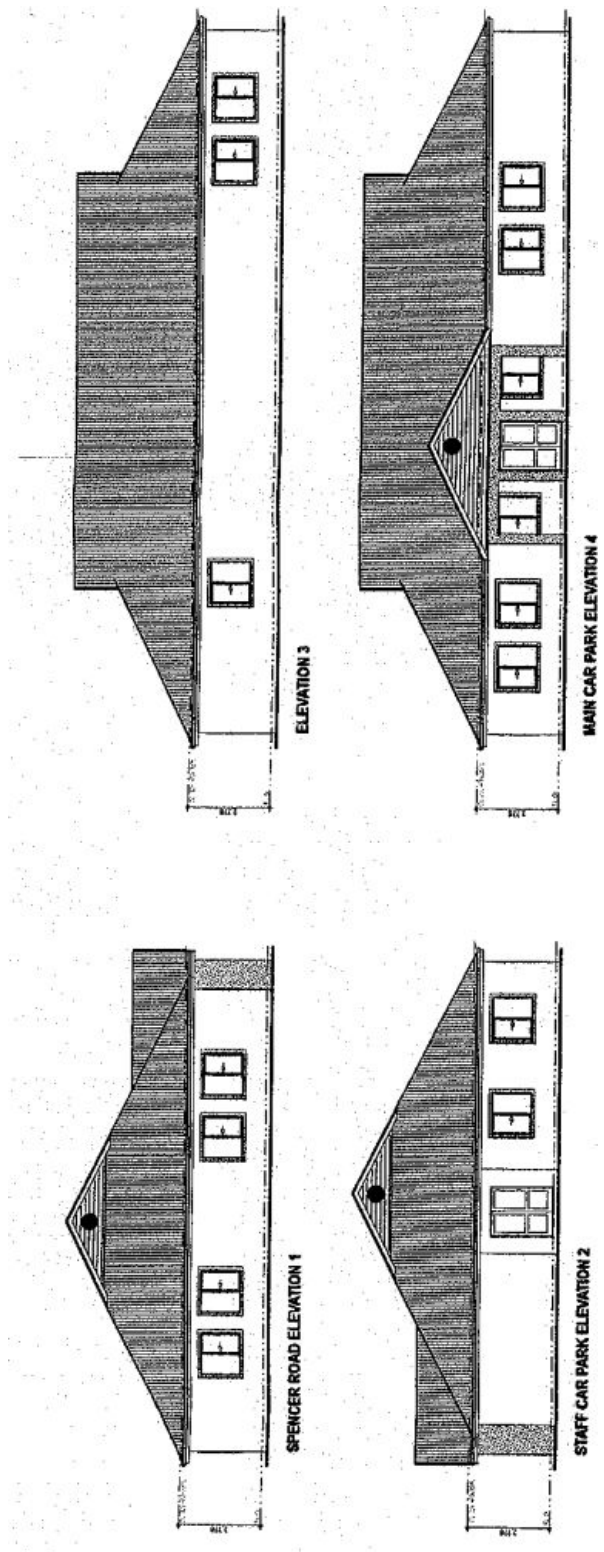
DISCUSSION**Site Description**

The subject lots are located in a Residential zoned area (coded R17.5) under Town Planning Scheme No. 6 (TPS 6) at the corner of Spencer Road and Pembury Road, Thornlie, and adjoin lots containing single residential dwellings. Several other non-residential uses have been approved along Spencer Road within close proximity to the subject site, including a Naturopathic Centre on Lot 199 (corner of Selby Street) and an Accountancy Office on Lot 72 (opposite corner of Pembury Road).

Proposal

The proposal involves the construction of an Office/Medical Centre, which is to incorporate four consulting rooms, three surgery rooms, four office rooms, reception areas, staff room, waiting area, storage area, restroom and bathroom. The construction of car parking and the provision of landscaping are also proposed. The new centre will accommodate two doctors, three dentists and two solicitors.

The consulting rooms and surgery rooms are proposed to be shared between the doctors and dentists and the offices are proposed to accommodate the solicitors and/or medical administration staff. Operating hours are expected to be between 8am to 7pm Monday to Friday and Saturday 8am to 12pm.



Consultation

The proposal was advertised for public comment for 14 days in accordance with TPS 6 requirements, during which time 13 submissions were received, two objecting to the proposal, four non-objections and seven which provided comment. A summary of these submissions and staff comments thereon are provided in the following Schedule of Submissions.

Schedule of Submissions

1	Name and Postal Address: D Rush 4 Caldecott Street Thornlie WA 6108	Affected Property: 3 (Lot 70) Caldecott Street Thornlie
Summary of Submission		Staff Comment
<p>Object to proposal.</p> <p>There will be greater numbers of people associated with a centre of this size and car parking is proposed at the rear of my property where currently none exists. The height of the fence (1.8m) along my rear boundary may cause stress and anxiety due to issues of privacy and potential property invasion.</p> <p>I would consider withdrawing my objections if, at the developer's cost, a fence of greater height and substance (perhaps brick or similar) be erected to give my family greater peace of mind.</p>		<p>Should Council consider granting approval to the proposed development, it will be recommended that a condition be applied requiring a 2m high masonry wall to be constructed along the boundaries of Lots 51 and 52 that are common with adjoining residential lots to the satisfaction of the Manager Planning Implementation.</p> <p>The application of such a condition would be consistent with the provisions of clause 5.8.3 of TPS 6, which requires commercial development on commercial zoned land that abuts land zoned for residential purposes to be screened by a 2m minimum height masonry wall and landscaping. While the subject site is not zoned commercial, the requirement could be reasonably applied to the subject application.</p> <p>See the discussion under the heading Development Design for additional comment.</p>
2	Name and Postal Address: A Day 5 Pembury Road Thornlie WA 6108	Affected Property: 5 (Lot 74) Pembury Road Thornlie
Summary of Submission		Staff Comment
<p>Object to proposal.</p> <p>2.1 The fencing along the boundary of the new centre is inadequate.</p> <p>2.2 There will be traffic problems and safety issues.</p> <p>2.3 Crime issues need to be considered.</p>		<p>See the staff comments in response to submission 1.</p> <p>See the discussion under the heading of Traffic and Access.</p> <p>The Safe City Urban Design Strategy is intended to guide development decisions on matters of crime and safety. Consideration has been given to the strategy in relation to this proposal, which is discussed under the heading of Development Design.</p>

Summary of Submission	Staff Comment
2.4 There is no landscaping.	Should Council consider granting approval to the proposed development, it will be recommended that a condition be applied requiring that a landscaping plan be submitted to the satisfaction of the Manager Planning Implementation prior to the issue of a building license.
2.5 There will be noise problems	While the proposed development is for an activity likely to be more intensive than the current dental clinic and office, it is not envisaged that this will lead to an increase in noise impacts on the surrounding area particularly when taking into account the location of the subject site adjacent to Spencer Road which carries significant volumes of traffic. In addition, the mitigation of noise impacts will likely be aided by the construction of a 2m high masonry wall between the subject site and adjoining lots. See the discussion under the heading of Development Design for additional comment.
2.6 There are enough medical centres in the area	The proposal represents an extension of existing medical-related services already provided on part of the subject site. The supply of medical centres is essentially a commercial matter. The perceived lack of commercial need for an additional centre is not a planning consideration unless approval of a planning proposal is likely to lead to a reduction in the availability of key community services. The opposite would apply in this case, whereby additional important services for the community would result.
2.7 The centre will reduce property value and saleability of my property.	The potential impact of a proposed development on property values is not a valid planning consideration.

3	Name and Postal Address: Y Ramsey 5 Wildwood Heights Leeming WA 6149	Affected Property: 270 (Lot 193) Spencer Road Thornlie
---	--	---

Summary of Submission	Staff Comment
<p>Comment on proposal.</p> <p>3.1 Will this be the start of Spencer Road becoming a commercial street, and are there plans to rezone the whole area. This may devalue our home if it does.</p> <p>3.2 I am concerned that having such a large medical centre may cause break-ins and burglary.</p>	<p>There are no plans to create additional commercial-zoned land on Spencer Road. The subject site is located in a Residential zone within which certain commercial land uses can be considered, including Offices and Medical Centres.</p> <p>The potential impact of a proposed development on property values is not a valid planning consideration.</p> <p>It is not clear from the submission whether the concern relates to crime occurring at the proposed development or the submitter's property. Regardless, given the submitter's property is located on the opposite side of Spencer Road from the subject site, this concern is not regarded as a valid planning consideration.</p>

4	Name and Postal Address: S Whitfield PO Box 123 Maddington WA 6989	Affected Property: 1 (Lot 72) Pembury Road Thornlie
Summary of Submission		Staff Comment
<p>Comment on proposal.</p> <p>4.1 There is no disabled parking.</p> <p>4.2 Why is there an area set aside for offices with a separate reception area and direct access outside. This implies a non-medical use.</p>		<p>Disabled parking is a requirement of Australian Standard 1428.1-2001.</p> <p>It is open to Council to consider granting approval of part of the subject site for an Office. An office forms part of the existing development on Lot 52.</p>

5	Name and Postal Address: Y Morgan 11 Pembury Road Thornlie WA 6108	Affected Property: 11 (Lot 77) Pembury Road Thornlie
Summary of Submission		Staff Comment
<p>Comment on proposal.</p> <p>I am concerned that the medical centre will attract an undesirable element. Most residents in the area are elderly so I hope the centre has appropriate fencing and security.</p>		<p>The potential for the proposed development to attract an undesirable element is subjective in nature and therefore is not a valid planning consideration.</p> <p>See the staff comment in response to submission 1 in respect to fencing.</p> <p>Security is a matter for the owner of the subject land to address.</p>

6	Name and Postal Address: A Nobbs 17 Marlow Way Thornlie WA 6108	Affected Property: 277 (Lot 48) Spencer Road Thornlie
Summary of Submission		Staff Comment
<p>Comment on proposal.</p> <p>I am concerned about increased traffic on the slip road along Spencer Road.</p>		<p>See the discussion under the heading of Traffic and Access.</p>

7	Name and Postal Address: J and B Grantham 4 Pembury Road Thornlie WA 6108	Affected Property: 4 (Lot 53) Pembury Road Thornlie
Summary of Submission		Staff Comment
<p>Comment on proposal.</p> <p>7.1 We object to the three car bays closest to the verge on Pembury Road.</p> <p>7.2 What will the surgery hours be? We don't want a 24-hour, 7-day a week operation. 7am-7pm is acceptable.</p> <p>7.3 Will the car park be fenced as we are concerned it will be a gateway for hoons?</p> <p>7.4 Due to noise and privacy issues, fences to our adjoining property should be constructed of brick and at least 2m high.</p> <p>7.5 On previous occasions, patients from the dental surgery have parked in our driveway and we are very concerned regarding this matter.</p>		<p>Noted. Spencer Road is currently being upgraded due to traffic safety concerns and therefore Pembury Road would be the preferred access point for clients visiting the proposed development. This would necessitate a modification to the plan that was advertised to relocate the existing crossover from the Spencer Road slip lane that currently provides access to the existing dentist/office to a revised location on Pembury Road. This will result in deletion of two of three carbays from the proposed development application adjacent to the Pembury Road verge. The modified plan is contained in Appendix 13.5.3A.</p> <p>The applicant has indicated that the operational hours of the proposed development are to be between 8am and 7pm Monday to Friday and Saturday 8am to 12pm.</p> <p>See the discussion under the heading of Traffic and Access.</p> <p>See the staff comment in response to submission 1.</p> <p>With a new crossover proposed to the subject site from Pembury Road, it is likely that there will be fewer incidences of patients parking in the driveway of the adjoining property.</p>

8	Name and Postal Address: V Williams 273 Spencer Road Thornlie WA 6108	Affected Property: 273 (Lot 50) Spencer Road Thornlie
Summary of Submission		Staff Comment
<p>Comment on proposal.</p> <p>8.1 If this is to be a 24-hour medical centre, then I object to the proposal.</p> <p>8.2 The car park will be on the other side of my fence line, therefore a more secure fence should be constructed for reasons of privacy, security and reduced noise. I would not object if this was done.</p>		<p>The applicant has indicated that the operational hours of the proposed development are to be between 8am and 7pm Monday to Friday and Saturday 8am to 12pm.</p> <p>See the staff comments in response to submission 1.</p>

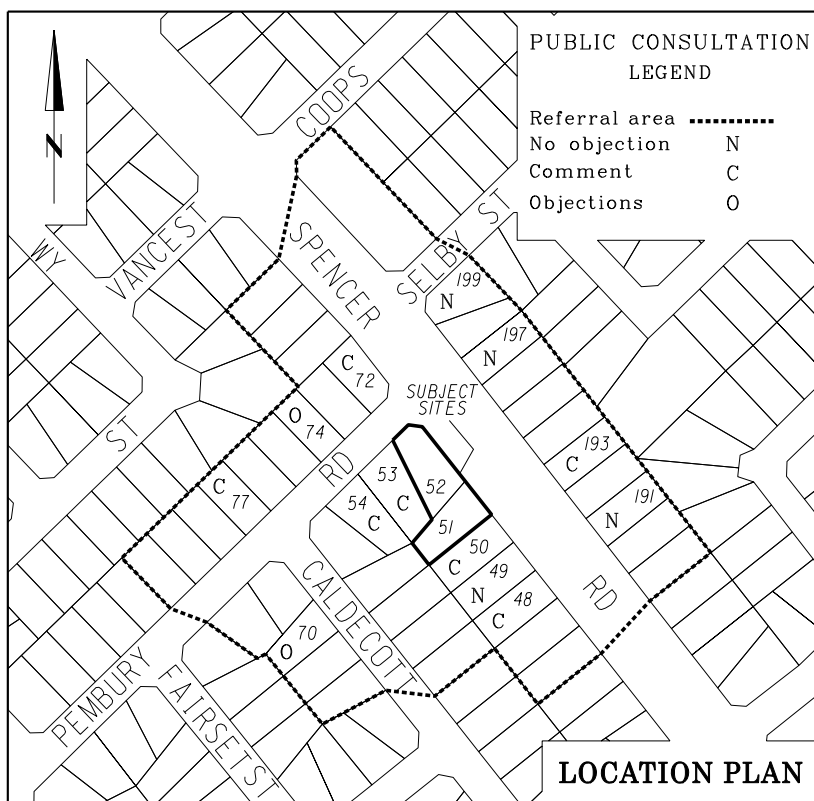
9	Name and Postal Address: W and M Fairlie 6 Pembury Road Thornlie WA 6108	Affected Property: 6 (Lot 54) Pembury Road Thornlie
Summary of Submission		Staff Comment
<p>Comment on proposal.</p> <p>9.1 We are concerned about the centre's opening hours. A 7pm closing would be acceptable.</p> <p>9.2 We object to the three car bays along Pembury Road. People involved in burglaries could park there and be mistaken for patients of the centre. If a brick wall is constructed around these 3 bays we would have no objection.</p> <p>9.3 The remaining car parks are large open areas and we are concerned that this will attract undesirables after hours. We would like to see a wall (preferable brick) along the Spencer Road portion of the site with a rolling electric gate to be locked by the last staff member leaving at night.</p>		<p>The applicant has indicated that the operational hours of the proposed development are to be between 8am and 7pm Monday to Friday and Saturday 8am to 12pm.</p> <p>Refer to the staff comments in response to submission 7.1.</p> <p>See the discussion under the heading of Traffic and Access.</p>

10	Name and Postal Address: A Cathles 32 Selby Street Thornlie WA 6108	Affected Property: 32 (Lot 199, Strata Lot 1) Selby Street Thornlie
Summary of Submission		Staff Comment
No objection to the proposal		Noted.

11	Name and Postal Address: D Pickard 275 Spencer Road Thornlie WA 6108	Affected Property: 275 (Lot 49) Spencer Road Thornlie
Summary of Submission		Staff Comment
No objection to the proposal		Noted.

12	Name and Postal Address: M Bindahneem 262 Spencer Road Thornlie WA 6108	Affected Property: 262 (Lot 197) Spencer Road Thornlie
Summary of Submission		Staff Comment
No objection to the proposal		Noted.

13	Name and Postal Address: T Ferguson 274 Spencer Road Thornlie WA 6108	Affected Property: 274 (Lot 191) Spencer Road Thornlie
Summary of Submission		Staff Comment
No objection to the proposal		Noted.



Town Planning Scheme 6

The proposal has been assessed against and complies with all relevant provisions of TPS 6, the Residential Design Codes (R-Codes) and City Policies. While there have been some objections and other comments made in respect to the proposed development, these are limited in number and are considered capable of being addressed through appropriate conditions of approval. Discussion on the concerns raised is detailed in the sections of this report that follow.

Discussion on car parking provision is provided in the following table:

	TPS Clause Requirements	Assessment/Comment
1.	<p>5.13.1 Car Parking Requirements</p> <p>All non-residential development (other than a Residential Building) is required to provide onsite car parking in accordance with the requirements in Tables 3A and 3B of the Scheme.</p> <p>Where a development is not specified in Table 3A the Council shall determine the car parking requirements having regard to the nature of development, the number of vehicles likely to be attracted to the development and the maintenance of desirable safety, convenience and amenity standards.</p> <p>Town Planning Scheme No. 6 does not prescribe specific requirements for a Medical Centre, though four carbays are required for each consulting room.</p> <p>The number of car bays required for an Office is:</p>	<p>45 bays are proposed to be provided on site to cater for the staff and customers of the proposed development. This is considered to meet TPS 6 requirements on the basis of the following:</p> <ul style="list-style-type: none"> There are four consulting rooms, three surgeries, a nurse station, an office, reception, waiting room, staff room, store room and records area within the Medical Centre component of the proposed development. It would not be considered reasonable to classify each room as a 'consulting room' for the purposes of calculation of parking requirements, as the applicant has advised that a maximum of five medical practitioners will be occupy the Centre. It is accepted that the practitioners would work between their consulting room and the surgery rooms and the nurse station. It is also accept.

	TPS Clause Requirements	Assessment/Comment
	<ul style="list-style-type: none"> • 1 space for every 30m² net lettable area • Minimum 4 spaces per tenancy or office unit • Plus 1 space for every 10m² net lettable area open to the public. 	<ul style="list-style-type: none"> • The applicant has indicated that the office component of the proposed development, which is comprised of three offices and a reception area will house two solicitors and receptionist. <p>On the basis of the above, it is recommended that Council calculate parking provision for the development as follows:</p> <p>Medical Consulting Rooms (x 4) = 16 bays Nurse station and Surgeries = 4 bays Reception (50m² @ 1 bay:10m²) = 5 bays Staff areas (160m² @ 1 bay:30m²) = 6 bays Office (x3) plus 10m² reception = 13 bays Total Required = 44 bays. Total Provided = 45 bays.</p>

Traffic and Access

The subject lots front on to Spencer Road, which is classified as an Other Regional Road within the Metropolitan Region Scheme and under the control of the Western Australian Planning Commission (WAPC). Therefore, the City was required to refer the proposal to the WAPC for comment. The WAPC has considered the proposal and advised that it has no objections to the proposal on regional transport planning grounds.

Spencer Road is currently in the process of being upgraded between Thornlie Avenue and Yale Road. As this affects the proposed Office/Medical Centre, the car parking and trafficable areas have been designed to take this into account. Consequently, the current access to the Office/Dental Surgery from Spencer Road is to be closed and the crossover removed. The service road/slip lane which enables access from Spencer Road will be reduced in length to the extent that access will only be provided to Lot 51, which is proposed to contain the Medical Centre and nine staff car parking bays. This will reduce the number of car bays with access from Spencer Road from 11 down to 9 bays. From a total of 45 bays, the remaining 36 car bays are for clients and will only have access from a new crossover to be provided on Pembury Road. The crossover to Pembury Road reflects a revision to the plan that was advertised for public comment. This is considered however to be a minor revision that does not warrant readvertising of the proposal.

Development Design

Several submitters raised concern that the current fencing along the boundaries between residential properties and the subject site is inadequate. Existing fences generally consist of corrugated sheeting at a height of 1.8m. Given that the proposed Medical Centre will be larger than the existing Dental Surgery, with an increased parking area, the concerns raised relate to the potential for noise, privacy and security impacts and warrant consideration.

In view of these concerns, it will be recommended that Council should it consider granting approval to the proposed development require as a condition of approval the construction of a solid masonry wall not less than 2m in height along the common boundaries between the subject site and the adjoining residential lots (except for the first four metres of the side boundaries with Lot 50 Spencer Road and Lot 53 Pembury Road, where the wall shall be no higher than 1.2m unless visually permeable, so as to ensure sightlines for motorists leaving the subject site are not obscured). The finish of the wall of the residential side shall be the neighbours' satisfaction.

Several submitters have requested that the entire site be fenced to ensure unauthorised vehicle access and hoon behaviour at the centre will not occur after hours. In view of these concerns, it will be recommended that Council should it consider granting approval to the proposed development require as a condition of approval the installation of appropriate devices to prevent vehicles entering the subject site after hours.

Landscaping

The site plan for the proposed development shows some indicative landscaping, though it is somewhat limited. A landscaping plan submitted in accordance with Council's Landscaping Policy 6.2.17 to the satisfaction of the Manager Planning Implementation will be recommended as a condition of approval.

Staging of Development

Currently 11 car parking bays have been provided on Lot 52 in association with the Office/Dental Surgery. It is proposed that the Office/Dental Surgery remain operational until the proposed Medical Centre is constructed on Lot 51, after which, the Office/Dental Surgery is to be demolished and replaced with the additional parking required for the Office/Medical Centre. This is considered acceptable given that the existing parking for the Office/Dental Surgery will still be available during the construction of the Medical Centre. However, to ensure adequate parking is provided for the operation of the Medical Centre all bays should be required to be fully constructed prior to the new building being occupied.

CONCLUSION

The proposed development will be recommended for approval subject to appropriate conditions as listed in the staff recommendations for the following reasons:

- It is compliant with relevant provisions of TPS 6
- Part of the subject site already contains a dentist and office and other non-commercial uses have been approved and/or developed around the intersection of Pembury Road and Spencer Road
- City staff do not consider that the proposed development will have a detrimental impact on the amenity of the residential area given its location at the intersection of Pembury Road and Spencer Road, the latter which carries high traffic volumes

- There was only limited objection to the proposal and the concerns that were raised are considered capable of being addressed through the design of car parking, crossovers and other trafficable areas and the construction of masonry fencing and installation of landscaping

FINANCIAL IMPLICATIONS

Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

152 Moved Cr R Mitchell Seconded Cr B Wiffen

That Council approve the application for a proposed Office/Medical Centre at 271 (Lot 51) Spencer Road, Thornlie, subject to the following conditions and advice notes:

Conditions

1. Development is to be carried out in accordance with the terms of the application as approved herein and the approved plans.
2. The 11 existing carparking bays on Lot 52 Spencer Road are to be maintained to service the parking demands of the existing Dentist/Office until such time as the Dentist/Office ceases operation or the development the subject of this approval is completed.
3. New driveways, accessways and carbays are to be paved drained and marked to the City's standards in accordance with the approved plan and Table 3B of Town Planning Scheme No. 6, with all 45 carparking bays being fully constructed in accordance prior to the Office/Medical Centre being occupied.
4. All signage for the proposed development including painted signs are subject to a separate application being lodged and approved by the City. Roof mounted or flashing signage will not be permitted.
5. A landscaping plan is to be submitted to Council in accordance with Council Policy 6.2.17 and to the satisfaction of the Manager Planning Implementation.
6. A masonry wall of 2m in height is to be constructed along the common boundaries between Lots 51 and 52 Spencer Road and the adjoining residential lots, except for the first four metres of the side boundaries back from the respective streets where the height of the wall shall not exceed 1.2m unless visually permeably above that height. Plans of the wall are to be submitted to Council to the satisfaction of Manager Planning Implementation and should detail external finishes on both sides.

7. Arrangements being made to the satisfaction of the Manager Planning Implementation to ensure appropriate barriers or devices are installed along the common boundary between Lots 51 and 52 Spencer Road and the adjoining road reserves to restrict vehicular access to the site to the approved crossovers and to site outside of normal operating hours of the approved development.
8. Prior to the issue of a building licence for the building that is the subject of this approval, the owner of Lots 51 and 52 is to demolish and remove the existing Dental Surgery on the land or enter into a legal agreement with the City of Gosnells for the undertaking of the demolition and removal of the Dental Surgery prior to the occupation of the new Medical Centre. This agreement is to be prepared by the City's solicitors to the satisfaction of the City and is to enable the City to lodge an absolute caveat to secure compliance with the obligation. The owner is to be responsible to pay all costs of and incidental to the preparation of (including all drafts) and stamping of the agreement and the lodgement of the absolute caveat.
9. Arrangements are to be made to the satisfaction of the Manager Planning Implementation for the disposal of stormwater from the building that is the subject of this approval.
10. Lots 51 and 52 Spencer Road are to be amalgamated as a single lot prior to the issue of a building licence.

Advice Notes

1. With regard to Condition 3 above, provision of carparking for those with special accessibility needs is to be in accordance with Australian Standard 1428.1-2001, with one carparking bay for each 50 carparking bays provided on-site, or part thereof).
2. With regard to Condition 7 landscaping may be introduced as a barrier to stop vehicles entering the property along the Spencer Road and View Street verges. This may be considered as part of the landscaping plan required at Condition 5.
3. Your attention is drawn to the following requirements in respect to handling of clinical waste:
 - i) The occupier of premises in which clinical waste is produced shall comply in all respects with the Environmental Protection (Controlled Waste) Regulations 2004. For further information please contact the Department of Environment.
 - ii) Any liquid waste disposed via the sewer must be with the approval of the Water Corporation.
4. You are advised of the need to apply for a Building Licence from the City's Building Department prior to the commencement of

work. Your attention is drawn to the requirements of the Building Code of Australia in this regard.

5. This approval does not authorise the demolition of the existing buildings on site. A demolition licence must be obtained from the City prior to the removal/demolition of the existing building(s).
6. A Certificate of Classification is to be applied for and issued by the Manager Building Services prior to any occupation of the building.
7. Your attention is drawn to requirements for sanitary conveniences to be provided in accordance with the Building Code of Australia, Table F2.3/2.4 and AS1428.1. For further details please contact the City's Building Services Branch.
8. In respect to Condition 6 of this approval, please note the following:
 - i) The intent of the condition is to minimise impacts of the approved development on neighbouring residential properties and is consistent with Council requirements for screen fencing where the development of commercial uses abuts residential zoned land.
 - ii) The intent of the required reduced height of the first four metres back of the wall on the side boundaries of the subject site is to ensure adequate sight lines are maintained for vehicles exiting the approved development onto Spencer Road and Pembury Road.
 - iii) External finishes of the wall on the side of the adjoining residential lots is to be agreed with the neighbouring landowners. Should there be a dispute with landowners, the matter shall be referred to the Manager Planning Implementation for arbitration.
9. This is a development approval issued under the Metropolitan Region Scheme and the City of Gosnells Town Planning Scheme No. 6. It is not an approval or consent to commence or carry out development under any other written law, act, statute, or agreement, whether administered by the City of Gosnells or not. It is the applicant's responsibility to ensure all relevant approvals are obtained prior to the commencement of any development covered by this approval.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

12. MINUTES OF COMMITTEE MEETINGS

The Mayor advised the meeting that Cr PM Morris due to being a member of the City of Gosnells Heritage Advisory Committee had disclosed an Impartiality Interest in the following item in accordance with Regulation 34C of the Local Government (Administration) Regulations 1996.

12.1 CITY OF GOSNELLS HERITAGE ADVISORY COMMITTEE MEETING – 3 APRIL 2008

Author: S Gurney

Previous Ref: Nil

Appendix: 12.1A Minutes of the City of Gosnells Heritage Advisory Committee Meeting held on Thursday 3 April 2008

PURPOSE OF REPORT

For Council to receive the Minutes of the City of Gosnells Heritage Advisory Committee Meeting held on Thursday 3 April 2008.

BACKGROUND

The City of Gosnells Heritage Advisory Committee meets every two (2) months to oversee issues of management and care of Council's heritage properties and broader heritage issues within the City of Gosnells. The business of the meeting as reported in the Minutes of the Heritage Advisory Committee meeting held on 3 April 2008 is attached as Appendix 12.1.A.

DISCUSSION

There were two (2) recommendations made at the meeting held on 3 April 2008, of which the following one (1) requires the consideration of Council, that being Recommendation 5 which reads:

“That Council accept that the Heritage Advisory Committee is totally opposed to the changes proposed by owners of the historical property in regard to historical residence and curtilage area of Maddington Park until a full review of the original proposal by the owners with Council is undertaken. The Committee also recommends Council officers immediately inspect and impose work orders where necessary to ensure no further neglect and damage occurs, and that Council's Heritage Services and Planning staff make a report to the Heritage Committee and Council.”

In regards to the proposed changes to the historical property as per the owner's development application, these issues will be addressed within the context of the Planning Application process, and its associated report to Council. The Heritage Advisory Committee's comments will be submitted for inclusion in the relevant Schedule of Submissions.

While it is desirable that action be taken to prevent further deterioration to the Maddington Homestead, the City currently has no legal power to impose a work order on heritage places. Although Maddington Homestead is listed in the City's Municipal Heritage Inventory this provides no legal protection unless it is provided by the Town Planning Scheme, or the site is entered in the State Register of Heritage Places. As the

City's TPS6 has no applicable conditions under which such an order could be made, the other option is to encourage the Heritage Council of WA to undertake action under its powers granted by the *Heritage of Western Australia Act 1990*. Although the Heritage Council of WA has been aware of the deterioration of the homestead (an onsite meeting was held in December 2006 with Heritage Council staff in attendance), so far it has not chosen to impose work orders or conditions upon the owners or developers other than those raised through the development application process.

FINANCIAL IMPLICATIONS

Nil.

STAFF RECOMMENDATION (1 of 2) AND COUNCIL RESOLUTION

153 Moved Cr J Brown Seconded Cr B Wiffen

That Council receive the Minutes of the City of Gosnells Heritage Advisory Committee Meeting held on Thursday 3 April 2008 attached as Appendix 12.1A.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (2 of 2) AND COUNCIL RESOLUTION

154 Moved Cr J Brown Seconded Cr B Wiffen

That Council note Recommendation 5 of the Heritage Advisory Committee meeting on Thursday 3 April 2008 which reads

"That Council accept that the Heritage Advisory Committee is totally opposed to the changes proposed by owners of the historical property in regard to historical residence and curtilage area of Maddington Park until a full review of the original proposal by the owners with Council is undertaken. The Committee also recommends Council officers immediately inspect and impose work orders where necessary to ensure no further neglect and damage occurs, and that Council's Heritage Services and Planning staff make a report to the Heritage Committee and Council."

and the committee be advised that these issues will be addressed within the context of the Planning Application process and the public submission section of the associated report to Council and that Council is not able to impose work orders on the property.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

Additional Motion

During debate Cr PM Morris moved the following additional motion to the staff recommendations:

“That Council authorise the CEO to write to the Heritage Council of WA to request that it inspects and accesses the property due to the deterioration of the stand alone structures and the homestead itself with a view to an order being placed on the owners to preserve the heritage listed dwelling and sheds .”

Cr PM Morris provided the following reason for the motion:

“One shed collapsed, covers placed on dwelling walls to assist preservation are either gone or in tatters, allowing weather to further damage the remaining homestead structure, a serious matter with winter upon us”.

Cr C Fernandez seconded Cr PM Morris’s additional motion.

At the conclusion of debate the Mayor put Cr PM Morris’s additional motion, which reads:

COUNCIL RESOLUTION

155 Moved Cr PM Morris Seconded Cr C Fernandez

That Council authorise the CEO to write to the Heritage Council of WA to request that it inspects and accesses the property due to the deterioration of the stand alone structures and the homestead itself with a view to an order being placed on the owners to preserve the heritage listed dwelling and sheds .

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13. REPORTS

13.1 CHIEF EXECUTIVE OFFICER'S REPORT

13.1.1 NATIONAL LOCAL GOVERNMENT SHARED SERVICES CONFERENCE, EAST MELBOURNE, 5 – 6 JUNE 2008

Author: D Simms
Previous Ref: Nil
Appendix: 13.1.1A Conference Program

PURPOSE OF REPORT

To seek Council approval for an Elected Member and the Director Governance to attend the National Local Government Shared Services Conference, to be held in East Melbourne, from 5 June to 6 June 2008.

BACKGROUND

A recently-released draft document by the West Australian Local Government Association 'The Journey – Sustainability into the Future', suggests that West Australian local governments can become sustainable without amalgamation. The report recommends councils adopt region-based models of service delivery. Shared services play a significant role in the future of local government in Western Australia.

DISCUSSION

The Conference will address the following topics:

- How shared services support the retention of local autonomy
- Case studies you will have to hear to believe
- Critical success factors for shared services
- Advantages of shared services
- Tools to help your Council
- How your Council can become involved

FINANCIAL IMPLICATIONS

The estimated cost per person (subject to availability) is as follows:

Registration (Early Bird)	\$495
Return Economy Airfare	\$650
Accommodation (3 nights)	\$450
Out of Pocket Expenses	\$200
Total per person	<u>\$1,795</u>

Funds are available in Account JL 94-94001-3034-000 Elected Members' Training and Conferences and Account GL 40-1413-3034 Governance Administration Staff Training/Conferences, for attendance by the Elected Member and Director Governance, respectively.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

Moved Cr L Griffiths Seconded Cr R Mitchell

That Council authorise the Cr _____ and the Director Governance to attend the National Local Government Shared Services Conference, to be held in East Melbourne, from 5 June to 6 June 2008 at an estimated cost of \$1,795 per person, with funds being met from Account JL 94-94001-3034-000 Elected Members' Training and Conferences and Account GL 40-1413-3034 Governance Administration Staff Training/Conferences, respectively.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

Nomination

Cr R Hoffman nominated Cr J Brown to attend the National Local Government Shared Services Conference. Cr W Barrett seconded the nomination resulting in the following amendment to the staff recommendation:

Moved Cr R Hoffman Seconded Cr W Barrett

That the staff recommendation be amended by deleting the line "_____" where it appears after the word "Cr" in the first line and substituting it with the name "Julie Brown", with the amended recommendation to read:

"That Council authorise the Cr J Brown and the Director Governance to attend the National Local Government Shared Services Conference, to be held in East Melbourne, from 5 June to 6 June 2008 at an estimated cost of \$1,795 per person, with funds being met from Account JL 94-94001-3034-000 Elected Members' Training and Conferences and Account GL 40-1413-3034 Governance Administration Staff Training/Conferences, respectively".

CARRIED 10/1

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, and Cr L Griffiths.

AGAINST: Cr O Searle.

The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:

COUNCIL RESOLUTION

156 Moved Cr R Hoffman Seconded Cr W Barrett

That Council authorise the Cr J Brown and the Director Governance to attend the National Local Government Shared Services Conference, to be held in East Melbourne, from 5 June to 6 June 2008 at an estimated cost of \$1,795 per person, with funds being met from Account JL 94-94001-3034-000 Elected Members' Training and Conferences and Account GL 40-1413-3034 Governance Administration Staff Training/Conferences, respectively.

CARRIED 10/1

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, and Cr L Griffiths.

AGAINST: Cr O Searle.

13.2 COMMUNITY ENGAGEMENT

13.2.1 COMMUNITIES IN CONTROL CONFERENCE IN MELBOURNE, 15 – 17 JUNE 2008

Author: S O'Neill
Previous Ref: Nil
Appendix: 13.2.1A 2008 Communities in Control Conference Program

PURPOSE OF REPORT

To seek the approval of Council for an Elected Member and the Coordinator Community Safety to attend the 2008 Communities in Control Conference to be held in Melbourne from 15 to 17 June 2008.

BACKGROUND

This conference is the sixth annual conference organised by OurCommunity and Centacare. The focus of this conference will be on strengthening communities as a whole and is reflected in the conference's title of *'The Community Challenge: Building political, environmental, social and economic pathways towards true social inclusion'*.

This conference will bring together practitioners and researchers from the Government, not for profit organisations, the business and community sectors with the aim to address and focus upon social and community issues from the combined perspective of the various disciplines. Emphasis will be placed on addressing the issues through partnership and contemporary community development and community leadership models.

In 2006, the Director Community Engagement and Councillor Wayne Barrett attended this conference. It provided valuable and relevant information in relation to contemporary service delivery models and access to OurCommunity community development resources. In addition, the conference gave the opportunity to meet with service practitioners which provided contact points which both the Director and Councillor have used and also staff within the directorate have followed-up in relation to service delivery within the City of Gosnells.

This conference will focus on the key challenges facing the community and will seek to provide delegates with strategies for analyzing and developing local solutions to local issues. Also explored will be the aspects of building political, environmental, social and economic pathways towards true social inclusion.

The keynote speakers are:

- Professor Fran Baum – Head of the Department for Public Health at Flinders University, Adelaide, and a leading international expert on the social and economic determinants of health.
- Professor Tim Flannery – Australia's leading scientist, writer and environmentalist. In 2007 he was named Australian of the Year in recognition of his work in alerting the world to the effects of climate change.
- Kate Gilmore – Executive Deputy Secretary-General, Amnesty International.

- Brett Soloman – Executive Director, GetUp.
- Pat Turner AM – CEO of NITV

DISCUSSION

A review of the program reveals a range of information workshops and presentation that will be useful within the development of service delivery and programme type for the City of Gosnells community. By sending a Councillor and a Coordinator to this conference it will enable relevant information in relation to community service provision to be collected and disseminated to the relevant colleagues upon return.

The Conference will feature the key challenges facing an increasingly globalised community with some of the presentations covering the following:

- Acting locally in the face of national and global threats
- Understanding the trends, issues and changes that impact on community
- The business role in supporting local communities in a changing social and economic environment
- Developing liveable communities
- Working with indigenous communities
- Making Australian communities liveable for people with disabilities

The Conference will afford the opportunity to attend a pre-conference workshop day titled *Working with Government to get results*. The workshops will cover the following topics:

- Working with local government to achieve successful outcomes
- Influencing government policy decisions
- Influencing government funding decisions
- How to enhance the government understanding of the important of community

A copy of the conference program is attached as Appendix 13.2.1A.

FINANCIAL IMPLICATIONS

The estimated cost of attendance at the 2008 Communities in Control Conference per person is as follows:

Registration	\$485
Return Economy Airfare	\$800
Accommodation (4 nights)	\$800
Out of Pocket Expenses	\$380
Total per person	<u>\$2,465</u>

Funds are available in Account JL 94-94001-3034-000 Elected Members' Training and Conferences and Account 90-90300-3034-000 Community Safety Staff Training/Conferences for attendance by an Elected Member and the Coordinator Community Safety respectively.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

Moved Cr R Hoffman Seconded Cr L Griffiths

That Council authorise Cr _____ and the Coordinator Community Safety to attend the 2008 Communities in Control Conference to be held in Melbourne from 15 -17 June 2008 at an estimated cost of \$2,465 per person, with the funds being met from Account JL 94-94001-3034-000 Elected Members Training/Conferences and Account JL 90-90300-3034-000 Community Safety Staff Training/Conferences respectively.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

Nomination

Cr B Wiffen nominated Cr W Barrett to attend the 2008 Communities in Control Conference. Cr PM Morris seconded the nomination resulting in the following amendment to the staff recommendation:

Moved Cr B Wiffen Seconded Cr PM Morris

That the staff recommendation be amended by deleting the line "_____" where it appears after the word "Cr" in the first line and substituting it with the name "Wayne Barrett", with the amended recommendation to read:

"That Council authorise Cr W Barrett and the Coordinator Community Safety to attend the 2008 Communities in Control Conference to be held in Melbourne from 15 -17 June 2008 at an estimated cost of \$2,465 per person, with the funds being met from Account JL 94-94001-3034-000 Elected Members Training/Conferences and Account JL 90-90300-3034-000 Community Safety Staff Training/Conferences respectively."

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:

COUNCIL RESOLUTION

157 Moved Cr B Wiffen Seconded Cr PM Morris

That Council authorise Cr W Barrett and the Coordinator Community Safety to attend the 2008 Communities in Control Conference to be held in Melbourne from 15 -17 June 2008 at an estimated cost of \$2,465 per person, with the funds being met from Account JL 94-94001-3034-000 Elected Members Training/Conferences and Account JL 90-90300-3034-000 Community Safety Staff Training/Conferences respectively.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.3 CORPORATE SERVICES

13.3.1 BUDGET VARIATIONS

Author: R Boucher
 Previous Ref: Nil
 Appendix: Nil

PURPOSE OF REPORT

To seek approval from Council to adjust the 2007/2008 Municipal Budget.

DISCUSSION

In accordance with Section 6.8 of the Local Government Act 1995 a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:

- is incurred in a financial year before the adoption of the annual budget by the local government
- is authorised in advance by Council resolution
- is authorised in advance by the Mayor or President in an emergency

Approval is therefore sought for the following budget adjustments for the reasons specified.

FINANCIAL IMPLICATIONS

Account Number	Type	Account Description	Debit \$	Credit \$
GL54-1075-3389	Increase Expenditure	Graffiti Management – External Contractor	30,000	
GL54-1075-1316	Increase Income	Graffiti Management – Office of Crime Prevention Grant		30,000
	Reason:	Office of Crime Prevention Grant for Graffiti Removal project.		
JL91-20037-3125-000	Increase Expenditure	DRPAC – Minor Equipment	1,890	
JL91-20037-3034-000	Increase Expenditure	DRPAC – Staff Training / Conferences	1,000	
JL91-20037-3104-000	Increase Expenditure	DRPAC – Stationery	270	
JL91-20037-3314-000	Increase Expenditure	DRPAC – Licences & affiliations	495	
JL91-20037-3210-000	Decrease Expenditure	DRPAC – Advertising & Promotions		3,655
	Reason:	Acquisition of an online ticketing system, ticket printer, card reader and bulk tickets to expand and modernise Don Russell Performing Arts Centre ticketing service delivery.		
JL31-95106-3000-000	Increase	Switched on Business and	15,000	

Account Number	Type	Account Description	Debit \$	Credit \$
	Expenditure	Industry – Salaries & wages		
JL31-95106-2224-000	Increase Income	Maddington Kenwick Sustainable Communities – Transfer from Reserve		15,000
	Reason:	Final \$15,000 (of the total \$30,000), as endorsed by the Maddington Kenwick Sustainable Communities Partnership Steering Committee meeting of 10 March 2008. Contribution towards the part-funding of the 'Switch Your Thinking' Project Officer's salary to progress and report on the project.		
GL32-1060-3383	Increase Expenditure	Maddington Kenwick Sustainable Communities (MKSEA Planning) – Non Recurrent Expenditure	114,050	
GL32-1060-2224	Increase Income	Maddington Kenwick Sustainable Communities (MKSEA Planning) – Transfer from Reserve		114,050
	Reason:	Transfer of the remainder (\$114,050) of Maddington Kenwick Sustainable Communities Partnership seed-funding (total \$140,000) as endorsed at the Steering Committee meeting of 2 April 2007 towards the Maddington Kenwick Strategic employment Area project in City Growth.		
GL71-0312-3227	Increase Expenditure	Rates Administration – Valuations	200,000	
GL71-0312-2218	Increase Income	Rates Administration - Transfer from Rate Revaluation Reserve		200,000
	Reason:	To fund Tri annual revaluation of GRV properties.		
JL16-50079-3800-000	Increase Expenditure	New PABX telephone system for Leisure World – Capital Purchase	30,865	
JL16-50079-3800-000	Decrease Expenditure	Touch Screen computers for Leisure World – Capital Purchase		28,000
JL91-92504-3100-000	Decrease Expenditure	Café – Leisure World – Materials / Consumables		2,865
	Reason:	The software operating the Leisure World phone system is obsolete and the company that provided the system has been wound up. As such, a		

Account Number	Type	Account Description	Debit \$	Credit \$
		new PABX is required.		

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

158 Moved Cr R Mitchell Seconded Cr W Barrett

That Council approve the following adjustments to the Municipal Budget:

Account Number	Account Description	Debit \$	Credit \$
GL54-1075-3389	Graffiti Management – External Contractor	30,000	
GL54-1075-1316	Graffiti Management – Office of Crime Prevention Grant		30,000
JL91-20037-3125-000	DRPAC – Minor Equipment	1,890	
JL91-20037-3034-000	DRPAC – Staff Training / Conferences	1,000	
JL91-20037-3104-000	DRPAC – Stationery	270	
JL91-20037-3314-000	DRPAC – Licences & affiliations	495	
JL91-20037-3210-000	DRPAC – Advertising & Promotions		3,655
JL31-95106-3000-000	Switched on Business and Industry – Salaries & wages	15,000	
JL31-95106-2224-000	Maddington Kenwick Sustainable Communities – Transfer from Reserve		15,000
GL32-1060-3383	Maddington Kenwick Sustainable Communities (MKSEA Planning) – Non Recurrent Expenditure	114,050	
GL32-1060-2224	Maddington Kenwick Sustainable Communities (MKSEA Planning) – Transfer from Reserve		114,050
GL71-0312-3227	Rates Administration – Valuations	200,000	
GL71-0312-2218	Rates Administration - Transfer from Rate Revaluation Reserve		200,000
JL16-50079-3800-000	New PABX telephone system for Leisure World – Capital Purchase	30,865	
JL16-50079-3800-000	Touch Screen computers for Leisure World – Capital Purchase		28,000
JL91-92504-3100-000	Café – Leisure World – Materials /		2,865

Account Number	Account Description	Debit \$	Credit \$
	Consumables		

CARRIED BY ABSOLUTE MAJORITY 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.3.2 2008/2009 SCHEDULE OF FEES AND CHARGES

Author: R Bouwer

Previous Ref: Nil

Appendix: 13.3.2A 2008/2009 Schedule of Fees and Charges

PURPOSE OF REPORT

For Council to adopt the 2008/2009 Schedule of Fees and Charges, for commencement from 1 July 2008.

BACKGROUND

The Local Government Act 1995 requires fees and charges that are to be imposed during a financial year to be adopted with the annual Budget. However as the Budget will not be adopted until 7 July 2008 and the majority of fees and charges will be applied from 1 July 2008 this report has been brought forward for Council's consideration.

In determining the amount of a fee or charge for a service or for goods a local government is required to take into consideration the following factors:

- the cost to the Council of providing the service or goods,
- the importance of the service or goods to the community; and
- the price at which the service or goods could be provided by an alternative provider.

The 2008/2009 Schedule of Fees and Charges is attached as Appendix 13.3.2A.

DISCUSSION

All fees and charges have been reviewed.

FINANCIAL IMPLICATIONS

As specified in Appendix 13.3.2A attached.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

159 Moved Cr D Griffiths Seconded Cr S Iwanyk

That Council adopt the 2008/2009 Schedule of Fees and Charges, effective from 1 July 2008, as specified in Appendix 13.3.2A.

CARRIED BY ABSOLUTE MAJORITY 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.4 INFRASTRUCTURE

13.4.1 TENDER 12/2008 - MINOR CONCRETE WORKS

Author: D Denton
 Previous Ref: Nil
 Appendix: Nil

PURPOSE OF REPORT

To advise Council of submissions received in relation to Tender 12/2008 – Minor Concrete Works and recommend the most advantageous tender for the purpose of awarding a contract.

BACKGROUND

Tender 12/2008 was advertised in The West Australian newspaper on 5 March 2008 and when it closed on 19 March 2008, submissions had been received from the following two organisations:

Name	Address
Paul Every	105 Harpenden Street, Huntingdale WA 6110
Westside Concrete Contractors	9 Townsend Street, Malaga WA 6090

DISCUSSION

The submitted tenders were assessed using a detailed evaluation table that was included in the tender documentation which addressed a range of criteria including experience, safety, equipment, machinery and price. The score range for each criteria was clearly defined in the tender document.

The following matrix indicates the submitted prices as detailed in the tender documentation.

Description	Unit	Paul Every	Westside
* Plain concrete – vehicular crossover including excavation and material disposal, without mesh reinforcement	100mm	\$36.00/m ²	\$38.00/m ²
* Plain concrete – pedestrian paths including excavation and material disposal without mesh reinforcement	100mm	\$36.00/m ²	\$36.00/m ²
* Limestone based concrete including excavation and material disposal without mesh reinforcement	100mm	\$53.00/m ²	\$52.00/m ²
* Faux paving including colour, excavation and material disposal without mesh reinforcement	100mm	\$53.00/m ²	\$65.00/m ²
Cutting of concrete/asphalt to form new edge	100mm	\$15.00/lineal m	\$12.00/lineal m
Installation of mesh reinforcement	-	\$6.50/m ²	\$5.00/m ²
Colour (excluding faux paving)	-	\$7.00/m ²	\$7.00/m ²
Minimum charge	-	\$500.00	\$400.00
Fixed Price Contract	-	No	No +

+ Initially Westside Concrete Contractors indicated a fixed price contract. However, after a query by Council staff, as it appeared to be unlikely that any contractor could not expect cost increases and be expected to absorb them over a three year period, they have requested an annual CPI (Perth) increase to assure their commitment for the full term of the contract.

Paul Every's submission includes a rise and fall clause based on an annual increase of 2% for fuel and labour costs, plus a rise and fall based on actual cost of materials.

The tender documents also requested prices for the provision of traffic management although for the majority of work covered by this contract traffic management requirements will be minimal.

The weighting score for price is 65% and because the City required prices for eight separate activities the score is based on averaging for the four most used activities (indicated * on the above matrix).

The assessment matrix is shown below:

Evaluation Criteria	Weighting	Paul Every	Westside Concrete Contractors
Price	65%	64.69%	61.14%
Experience (>5 years)	15%	15.00%	15.00%
Skills	15%	15.00%	15.00%
Safety	5%	5.00%	5.00%
TOTAL	100%	97.69%	96.14%

It can be seen that the total scores are very similar and both organisations have worked for the City in the past and are capable of executing the contract to the full satisfaction of Council. Paul Every is the current contractor and has provided good service for the past two years and as such it will be recommended that he be awarded the contract for the period 1 June 2008 to 31 May 2011.

FINANCIAL IMPLICATIONS

In 2006/2007, \$538,000 was expended on minor concrete works however it is anticipated that this expenditure will decrease in the future as the City has employed two additional concrete workers.

The financial commitment for Tender 12/2008 – Minor Concrete Works will be included in the relevant Engineering Construction and Operational Budgets.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

160 Moved Cr R Hoffman Seconded Cr R Mitchell

That Council award Tender 12/2008 – Minor Concrete Works for a three-year period commencing 1 June 2008 to Paul Every, 105 Harpenden Street, Huntingdale WA 6110, at the following rates:

Description	Unit	Price
Plain concrete – vehicular crossover including excavation and material disposal, without mesh reinforcement.	100mm	\$36.00/m ²
Plain concrete – pedestrian paths including excavation and material disposal without mesh reinforcement.	100mm	\$36.00/m ²
Limestone based concrete including excavation and material disposal without mesh reinforcement.	100mm	\$53.00/m ²
Faux paving including colour, excavation and material disposal without mesh reinforcement.	100mm	\$53.00/m ²
Cutting of concrete/asphalt to form new edge.	100mm	\$15.00/ lineal m
Installation of mesh reinforcement	-	\$6.50/m ²
Colour (excluding faux paving)	-	\$7.00/m ²
Minimum charge		\$500.00
Fixed Price Contract		No

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.4.2 TENDER 13/2008 – SUPPLY OF TRAFFIC MANAGEMENT AND ROADWORK SERVICES

Author: D Denton
 Previous Ref: Nil
 Appendix: 13.4.2A Pricing Schedule

PURPOSE OF REPORT

To advise Council of submissions received in relation to Tender 13/2008 – Supply of Traffic Management and Roadwork Services and recommend the most advantageous tender for the purpose of awarding a contract for a two-year period commencing 1 June 2008.

BACKGROUND

Tender 13/2008 was advertised in The West Australian newspaper on 5 March 2008 and when it closed on 19 March 2008, submissions had been received from the following eight companies:

Name	Address
Taborda Contracting	72 Lacey Street, Beckenham WA 6107
Advanced Traffic Management	22-24 Clayton Street, Bellevue WA 6056
Altus Traffic Pty Ltd	200 Planet Street, Carlisle WA 6101
Carringtons Traffic Services	35 Kimmer Place, Queens Park WA 6107
Contraflow Traffic Management	18 Emerald Street, Maddington WA 6109
Australian Traffic Engineering Pty Ltd	5/95 Bannister Road, Canning Vale WA 6155
Total Road Services (TRS)	11/7 Delage Street, Joondalup WA 6025
WARP Group Pty Ltd	22-24 Eva Street, Maddington WA 6109

DISCUSSION

The submitted tenders were assessed using a detailed evaluation table that was included in the tender documentation which addressed a range of criteria including experience, safety and price. The score range for each criteria was clearly defined in the tender document.

The pricing score has been obtained by averaging the seven most used traffic management activities. The submitted information was compared and rated as shown in Appendix 13.4.2A.

The evaluation matrix below indicates that the City's existing traffic management services supplier Australian Traffic Engineering Pty Ltd and the WARP Group Pty Ltd obtained the two highest scores.

Tenderer	Price (65%)	Experience (20%)	Skills (10%)	Safety (5%)	Total (100%)
Taborda Contracting	37.84	20	10	5	72.84
Advanced Traffic Management	37.07	20	10	5	72.07
Altus Traffic Pty Ltd	35.86	20	10	5	70.86
Carringtons Traffic Services	44.59	20	10	5	79.59
Contraflow Traffic Management	36.42	20	10	5	71.42
Australian Traffic Engineering Pty Ltd	52.62	20	10	5	87.62
Total Road Services (TRS)	37.20	20	10	5	72.20
WARP Group Pty Ltd	52.30	20	10	5	87.30

All of the submissions were of a very high standard and from the information supplied all tenderers have the experience, skills and safety systems and policies required to execute the requirements of the contract to the full satisfaction of the City. Therefore the tenderers have all been given the maximum possible weighted score for these criteria.

The previous tender was awarded to three traffic management companies in case the principal contractor could not supply a service when required. During the past two years the City has used the services of the alternative approved contractors and considering the demand for traffic management services throughout the Perth metropolitan area and the State it will be recommended that the contract be awarded to the two highest scoring tenderers.

FINANCIAL IMPLICATIONS

The financial commitment for Tender 13/2008 – Supply of Traffic Management and Roadwork Services will be included in the costing for approved projects and in the relevant operating and capital budgets.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

161 Moved Cr L Griffiths Seconded Cr C Fernandez

That Council jointly award Tender 13/2008 – Supply of Traffic Management and Roadwork Services for a two-year period commencing 1 June 2008 to Australian Traffic Engineering Pty Ltd, 5/95 Bannister Road, Canning Vale WA 6155 and the WARP Group Pty Ltd, 22-24 Eva Street, Maddington WA 6109 for the prices included in the tender submissions, shown below :

Description	Unit	Australian Traffic Engineering Pty Ltd	WARP Group Pty Ltd
+ Prepare TMP's	\$/hr	50.00	65.00
Minimum charge	Item	50.00	260.00
Normal hours of work (any 8 hrs 0600-1800)			
+ Crew of 1 flagperson, 1 vehicle and all std signs	\$/hr	40.00	53.84
+ Crew of 2 flagpersons, 1 vehicle and all std signs	\$/hr	60.00	89.74
+ Additional flagperson	\$/hr	30.00	35.90
Minimum charge		4 hrs	4 hrs
Weekday Night Works			
Crew of 1 flagperson, 1 vehicle and all std signs	\$/hr	45.00	59.53
Crew of 2 flagpersons, 1 vehicle and all std signs	\$/hr	65.00	99.83
Additional flagperson	\$/hr	35.00	40.29
Minimum charge		4 hrs	4 hrs
Weekend/Public Holidays & Weekday Overtime			
Crew of 1 flagperson, 1 vehicle and all std signs	\$/hr	45.00	59.53
Crew of 2 flagpersons, 1 vehicle and all std signs	\$/hr	65.00	99.83
Additional flagperson	\$/hr	35.00	40.29
Minimum charge		4 hrs	4 hrs
Additional Items			
+ Flashing arrow sign	Per day	50.00	45.00
Water filled barrier	Per day	1.50	1.50
Water filled barrier to AS/NZS 3845:1999	Per day	3.50	3.50
+ Hire of any single sign	Per day	2.00	1.50
+ Hire of any single cone or bollard	Per day	0.50	0.25
Portable traffic signals	Per day	80.00	80.00
Temporary fixed traffic signals	Per day	200.00	190.00
Electronic notification boards	Per day	220.00	100.00

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.4.3 TENDER 15/2008 – DESIGN, SUPPLY AND INSTALLATION OF W-BEAM GUARDRAIL IN MILLS ROAD EAST, MARTIN

Author: O. Pereira
 Previous Ref: Nil
 Appendix: Nil

PURPOSE OF REPORT

To advise Council of submissions received in relation to Tender 15/2008 – Design, Supply and Installation of W-Beam Guardrail in Mills Road East, Martin and recommend the most advantageous tender for the purpose of awarding a contract.

BACKGROUND

Tender 15/2008 – Design, Supply and Installation of W-Beam Guardrail in Mills Road East, Martin was advertised in the West Australian on Saturday 29 March 2008 and submissions closed at 2.00pm on Tuesday 15 April 2008.

Three tenders were received from registered companies as tabled below:

No	Company Name	Company Address
1.	Robinson BuildTech	38 McCoy Street, Myaree WA 6154
2.	Safety Barriers WA	95 Stirling Terrace, Toodyay WA 6566
3.	WARP Group	22-24 Eva Street, Maddington WA 6109

DISCUSSION

Prices submitted by the three companies are as follows:

Company	Price (Excl. GST)
Robinson BuildTech	\$1,225,000
Safety Barriers WA	\$322,592
WARP Group	\$734,792

As part of the 2007/2008 State Black Spot Program, the City of Gosnells successfully applied for funding to install approximately 2.6km of safety barrier in Mills Road East, Martin, commencing 1.6km east of Tonkin Highway. The installation of the safety barrier is required to address the high percentage of "Hit Object" and "Off Road" crashes, caused by vehicles losing control on the bends of the road and hitting trees in the verge or going off the road and falling down a steep incline.

The Tenders were reviewed by a Tender evaluation panel that was comprised of the Manager Technical Services, Senior Road Safety Officer and Design Coordinator.

The evaluation panel used the following qualitative criteria to assess each of the Tender proposals.

Description of Qualitative Criteria	Weighting
(a) Relevant experience in completing similar projects	15%
(b) Skills and experience of key personnel	15%
(c) Methodology	15%
(d) Occupational Safety and Health	5%
(e) Tendered Price	50%

During evaluation of the tenders, the following observations were made and taken into consideration when scoring each proposal.

1. Robinson BuildTech

- Did not provide any details of completing similar safety barrier projects as required by the Tender.
- Did not complete the full Compliance Criteria regarding "Organisation Profile and Referees", "Financial Position" and Insurance Policy Declaration" as required by the Tender.
- Did not supply any references or details of any referees as required by the Tender.
- Did not complete the "Contractor Questionnaire" as required by the Tender.
- Price is based on installing the guardrail on a cleared level site 1.5m wide, and any rock breaking or hard excavation would be a variation to the contract with the cost being determined by the size of the machine required.

2. Safety Barriers WA

- Supplied an extensive list of similar projects completed by them over the last five year period.
- Nominated GHD Consultants for the design aspect of the Tender, as they are Main Roads WA preferred Engineering Consultants for projects involving the design of safety barriers.
- Have extensive knowledge of Main Roads WA Safety Barrier Specifications and the relevant Australian Standards.
- Own all of the specialised equipment required to install the W-beam guardrail and do not need to subcontract out the requirements, even if rock is encountered.
- Price is inclusive of the possibility of installing the W-beam guardrail into rock.
- Submitted the lowest price of all three Tenders received

3. WARP Group

- Offered a 5% discount for payment of fees within 14 days.
- Supplied a detailed list of similar projects completed by them.
- Supplied a draft programme for the design and installation of the W-beam guardrail as part of their methodology.
- Did not indicate if they intended to subcontract out any of the components of the work as required by the Tender.

The following is the tender evaluation matrix for this Tender.

Tenderers Name	Relevant Experience in Completing Similar Projects (15%)	Skills and Experience of Key Personnel (15%)	Methodology (15%)	Occupational Safety and Health (5%)	Price (50%)	Weighted Total Score (100%)
Robinson BuildTech	0	9	10	4	13.17	36.17
Safety Barriers WA	15	14	13	5	50	97
WARP Group	12	13	12	5	21.95	63.95

Two of the three companies that submitted tenders to design, supply and install W-beam guardrail in Mills Road East, Martin are capable of providing a high standard of quality and reliability.

Safety Barriers WA scored higher than the other Tenderers mainly due to submitting the lowest tender price. Safety Barriers WA also has a number of qualified staff with substantial skills and experience in installing safety barriers, and submitted a Tender that included undertaking the work even if rock is encountered, with no variation in costs.

For the reasons outlined above, it will be recommended that Council accept the Tender submitted by Safety Barriers WA of 95 Stirling Terrace, Toodyay WA 6566, for the lump sum of \$322,592, excluding GST.

FINANCIAL IMPLICATIONS

The total amount of State Black Spot funding for the installation of safety barriers in Mills Road East is \$250,000, with the City of Gosnells contributing a further \$125,000 towards the project. A total amount of \$375,000 is provided in the 2007/2008 Budget under Job 80103 for these works.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

162 Moved Cr J Brown Seconded Cr B Wiffen

That Council award Tender 15/2008 – Design, Supply and Installation of W-Beam Guardrail in Mills Road East, Martin, to Safety Barriers WA, 95 Stirling Terrace, Toodyay WA 6566, at a contract value of \$322,592 excluding GST.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.4.4 TENDERS 18/2008, 19/2008 AND 20/2008 – SUPPLY AND INSTALLATION OF TRAFFIC CONTROL SIGNALS AND ASSOCIATED WORKS

Author: O Pereira
 Previous Ref: Nil
 Appendix: Nil

PURPOSE OF REPORT

To advise Council of submissions received in relation to the following Tenders and recommend the most advantageous tender for the purpose of awarding a contract.

1. Tender 18/2008 - Supply and Installation of Traffic Control Signals and Associated Works at the Intersection of Nicholson Road and Amherst Road, Canning Vale
2. Tender 19/2008 - Supply and Installation of Traffic Control Signals and Associated Works at the Intersection of Olga Road and Attfield Street, Maddington
3. Tender 20/2008 - Supply and Installation of Traffic Control Signals and Associated Works at the Intersection of Garden Street and Warton Road, Southern River

BACKGROUND

The three Tenders were advertised in the West Australian on Saturday 5 April 2008 and submissions closed at 2.00pm on Tuesday 22 April 2008. All three Tenders were for the Supply and Installation of Traffic Control Signals and Associated Works for the above three intersections.

Only one tender submission was received for each of the above Tenders from the following company:

Company Name	Company Address
Downer EDi Engineering Electrical Pty Ltd	33 Kewdale Road, Welshpool WA 6106

DISCUSSION

As part of the State Black Spot Program, the City of Gosnells successfully applied for funding to install traffic control signals at the three intersections listed above. The installation of the traffic control signals is required to address the high percentage of "Right Angle" and "Right Turn Thru" crashes at these intersections.

Normally Tenders are reviewed by a Tender evaluation panel, using the following qualitative criteria to assess each of the Tender proposals.

Description of Qualitative Criteria	Weighting
(a) Tendered Price	60%
(b) Relevant experience	30%
(c) Proposed Timing	10%

However, as only one Tender was received for each project, scoring for the qualitative criteria was not required to be undertaken.

The following observations regarding Downer EDi Engineering Electrical Pty Ltd should be taken into consideration.

- Downer EDi Engineering Electrical Pty Ltd is the Main Roads WA preferred contractor for the installation of traffic control signals and the company will provide a high standard of quality and reliability.
- Downer EDi Engineering Electrical Pty Ltd has extensive knowledge of Main Roads WA Traffic Signal Specifications and the relevant Australian Standards, and also has a number of qualified staff with substantial skills and experience in installing traffic control signals.

For the reasons outlined above, it will be recommended that Council accept the Tenders submitted by Downer EDi Engineering Electrical Pty Ltd of 33 Kewdale Road, Welshpool WA 6106, for the Supply and Installation of Traffic Control Signals and Associated Works for the three intersections as detailed in the table below.

Supply and Installation of Traffic Control Signals and Associated Works	Price (Excluding GST)
(1) Tender 18/2008 - Nicholson Road/Amherst Road, Canning Vale	\$120,277.76
(2) Tender 19/2008 - Olga Road/Attfield Street, Maddington	\$148,368.43
(3) Tender 20/2008 - Garden Street/Warton Road, Southern River	\$221,667.66

FINANCIAL IMPLICATIONS

The funding for the installation of traffic control signals for the three projects is provided for under the following job numbers.

The tendered prices reflect the different characteristics of each of the intersections and appear to be in line with current industry standards.

Black Spot Project for the Installation of Traffic Control Signals	Total Funding	Job Number
(1) Nicholson Road/Amherst Road, Canning Vale	\$120,000	Job80048
(2) Olga Road/Attfield Street, Maddington	\$140,000	Job80038
(3) Garden Street/Warton Road, Southern River	\$360,000	Job80036

STAFF RECOMMENDATION (1 of 3) AND COUNCIL RESOLUTION

163 Moved Cr C Fernandez Seconded Cr W Barrett

That Council award Tender 18/2008 - Supply and Installation of Traffic Control Signals and Associated Works at the Intersection of Nicholson Road and Amherst Road, Canning Vale, to Downer EDi Engineering Electrical Pty Ltd, 33 Kewdale Road, Welshpool WA 6106, at a contract value of \$120,277.76 excluding GST, with funding being provided from Job 80048.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (2 of 3) AND COUNCIL RESOLUTION

164 Moved Cr C Fernandez Seconded Cr W Barrett

That Council award Tender 19/2008 - Supply and Installation of Traffic Control Signals and Associated Works at the Intersection of Olga Road and Attfield Street, Maddington, to Downer EDi Engineering Electrical Pty Ltd, 33 Kewdale Road, Welshpool WA 6106, at a contract value of \$148,368.43 excluding GST, with funding being provided from Job 80038.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (3 of 3) AND COUNCIL RESOLUTION
--

165 Moved Cr C Fernandez Seconded Cr W Barrett

That Council award Tender 20/2008 - Supply and Installation of Traffic Control Signals and Associated Works at the Intersection of Garden Street and Warton Road, Southern River, to Downer EDi Engineering Electrical Pty Ltd, 33 Kewdale Road, Welshpool WA 6106, at a contract value of \$221,667.66 excluding GST, with funding being provided from Job 0036.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.4.5 COMMUNITY SPORT AND RECREATION FACILITY FUND OUTCOMES 2008 - 2011 FUNDING ROUND

Author: R Watkins
Previous Ref: OCM 25 October 2007 Resolutions 489 - 492
Appendix: Nil

PURPOSE OF REPORT

To advise Council of the outcomes of the Community Sport and Recreation Facilities Fund (CSRFF) applications for the 2008 - 2011 funding round.

BACKGROUND

The CSRFF is administered by the Department of Sport and Recreation each year, to allocate funding for sporting and recreation groups to undertake capital works projects. In the current round, the City endorsed five local projects for submission to the CSRFF. Council at its meeting of 25 October 2007 resolved to adopt Resolution 489, which reads:

“That Council approve the submission of applications to the Department of Sport and Recreation for funding in the 2007/2008 funding round for the following projects:

<i>Thornlie Bowling Club Inc</i>	<i>Synthetic Grass Surface</i>
<i>Southern River Hockey Club Inc</i>	<i>Floodlighting</i>
<i>Gosnells Football Club Inc</i>	<i>Floodlighting</i>
<i>City of Gosnells</i>	<i>Floodlighting</i>
<i>Gosnells Bowling Club Inc</i>	<i>Synthetic Grass Surface”</i>

DISCUSSION

The Department of Sport and Recreation has advised that the demand for CSRFF Funds exceeded the available funds by three times the amount. Of the five applications submitted by the City, two of the applications were successful.

The triennium application for floodlighting was successful securing \$81,000 (GST excluded) to floodlight Tom Bateman One and Two. Originally the application showed these projects to be the first two years of a three-year (triennium) funding application. The balance of the application was not considered as a triennium by the Department of Sport and Recreation as it deemed it to be three annual applications rolled into a triennium package and advised that it would be preferable for the remaining floodlighting projects to be submitted annually. This is in contradiction to previous triennium applications for floodlighting.

The Gosnells Football Club Inc successfully secured funding for an upgrade to the floodlighting at the Gosnells Recreation Ground. The City does not have a financial obligation with this project but will be working closely with the Gosnells Football and Sports Club Inc to ensure the appropriate delivery of this project.

The Thornlie Bowling Club, Gosnells Bowling Club and Southern River Hockey Club were all unsuccessful in this round.

FINANCIAL IMPLICATIONS

Following the announcement of the CSRFF outcomes for the 2008 round the City has the following financial implications:

Project	CSRFF Funding	City of Gosnells	Club	Total
Thornlie Bowling Club Inc		\$58,967	\$117,933	\$176,900
Gosnells Football and Sports Club	\$15,369		\$30,738	\$46,107
City of Gosnells Floodlighting	\$81,000	\$135,632	\$30,006	\$246,638
TOTAL (GST exclusive)	\$96,369	\$194,599	\$178,677	\$ 469,645

Thornlie Bowling Club

The City has a financial commitment to the Thornlie Bowling Club as per Council Resolution 492 which reads

“That should the Thornlie Bowling Club be unsuccessful with the application for a synthetic green in the 2008/2009 CSRFF round, that the City of Gosnells will provide one third of their application funding. This is in recognition of previous synthetic project that was funded by two thirds by the Club and that this project will also be funded by two thirds by the Thornlie Bowling Club.”

Gosnells Football and Sports Club Inc

This project will be funded by the Club and the State and has no financial impact on the City.

City of Gosnells Floodlighting

The original budgetary request was for a three-year floodlighting program for four reserves.

As stated in the report submitted to the Ordinary Council Meeting of 25 October 2007 the reason the financial obligations are not an even three-way split is that the CSRFF does not recognise overheads as an expense and the City must absorb all costs relating to overheads. Additionally as the City has introduced a Floodlighting Levy, two of the sports clubs were exempt from contributing to the capital costs for the floodlighting upgrades. As the Gaelic Athletic Association of Western Australia is new to the City and has not contributed to the Levy scheme, it will be making a one third contribution.

The funding was granted for the floodlighting of Tom Bateman Reserve One and Two in one year. In order to achieve the project within the funding timeframe, the City will need to find an additional \$51,497 in the first year.

It is proposed to transfer the funds that were allocated to the unsuccessful CSRFF project for Southern River Hockey Club (\$11,820) to this project leaving a shortfall of \$39,677.

It is proposed to draw the shortfall from the Public Open Space Cash in Lieu Funds (POS CIL) for the Thornlie area. The current balance of the Thornlie POS CIL funds is \$217,791. The bulk of this funding was received in January 2006 from the subdivision of Lots 63 and 64 Yale Road Thornlie, directly south of Tom Bateman Reserve.

Floodlighting is an acceptable expenditure as per the Western Australian Planning Commission Development Control (DC) Policy 2.3 – Public Open Space in Residential Areas and Council Policy 6.1.4.2 – Cash in Lieu of Public Open Space. Section 154 of the Planning and Development Act 2005 requires that public open space cash-in-lieu funds are utilised for the purchase of land for parks, recreation grounds or open spaces, repaying any loans raised for such a purchase or for improvements or development of parkland. Funds must be spent within the locality where they were collected. Ministerial approval is required for the expenditure of funds on parkland improvements or development.

DC Policy 2.3 requires that Local Authorities properly account for cash-in-lieu funds and follow criteria for the expenditure on parkland development-related works.

Council Policy 6.1.4.2 requires that cash-in-lieu funds be utilised for the purchase of land for a park or the upgrade of a park that has the original subdivision area within its catchment. The extent of the catchment is defined by the intended function of the parkland (ie 400 metres for a neighbourhood park, 1,000 metres for a district park). The Policy also states that funds may not be utilised on a proposed or existing park that is separated from the original subdivision area by a regional road, railway or river. Whilst the Thornlie railway line does cross between the subdivision and Tom Bateman Reserve there is a pedestrian crossing at the western end of Tom Bateman Reserve and a level crossing at the eastern edge of Tom Bateman Reserve.

It will be recommend that the City endorse a request to the Minister for Planning and Infrastructure for public open space cash in lieu funds to be allocated to fund the balance of the floodlighting project at Tom Bateman Reserve.

Gosnells Bowling Club Inc

The Gosnells Bowling Club was not a successful applicant for CSRFF funding. However, the Club was given an undertaking by the Federal government that it is prepared to provide funding to assist with the installation of the synthetic greens. This undertaking was made after the CSRFF application had been submitted.

The Federal Government has since advised that its funding was contingent on a State contribution to the project. The City is working with the Club to secure State funding to allow the project to proceed. The Council will be advised in a separate report subject to negotiations with the State and Federal governments.

STAFF RECOMMENDATION (1 of 3) AND COUNCIL RESOLUTION
--

166 Moved Cr R Hoffman Seconded Cr R Mitchell

That Council note that the following projects were successful in the 2008 funding round of the Community Sport and Recreation Facility Fund:

- | | | |
|----|---------------------------------------|---------------|
| 1. | City of Gosnells | Floodlighting |
| 2. | Gosnells Football and Sports Club Inc | Floodlighting |

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (2 of 3) AND COUNCIL RESOLUTION
--

167 Moved Cr R Hoffman Seconded Cr R Mitchell

That Council support an amendment to the proposed Capital Works Program 2008/2009 to transfer the funds (\$11,820) allocated to the unsuccessful application for the Southern River Hockey Club to the City of Gosnells Floodlighting projects.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (3 of 3) AND COUNCIL RESOLUTION
--

168 Moved Cr R Hoffman Seconded Cr R Mitchell

That Council request the approval of the Hon Minister for Planning and Infrastructure for the partial expenditure of public open space cash in lieu funds collected from the sub-division of Lots 64 and 65 Yale Road, Thornlie on lighting of Tom Bateman Reserve, Thornlie.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.4.6 HILLSIDE FARM BOUNDARY AND LEASE REVIEW

Author: R Watkins
Previous Ref: OCM 16 December 2003 Resolutions 801,802
OCM 27 August 2003 Resolution 697
Appendix: 13.4.6A Lot 800 and 801 Hayward Road, Martin

PURPOSE OF REPORT

To advise Council of changes to the boundaries of Hillside Farm and the resultant changes to the Lease arrangements.

BACKGROUND

In February 1996 Council agreed to lease from the Western Australian Planning Commission (WAPC) several lots in Hayward Road, Martin known as Fratico Farm. This land was added to in 1999 by a further two lots. The lease is for 25 years with a right to renew for a further 25 years.

Council currently subleases part of the site to the Minister for Education for an Education Centre known as Hillside Farm Education Centre. The Education Department has sublet some of this land to the Darling Range Wildlife Shelter Inc for the rescue and rehabilitation of wildlife. The remainder of the site is public open space and includes a bridle trail and walks.

DISCUSSION

The WAPC recently commissioned a review of land that does not comply with its zoning. Hillside Farm site was identified as operating on land zoned as Parks and Recreation which is not compliant with the use of the site. In order to rectify the situation, the WAPC contacted the City of Gosnells and the Education Department to conduct a review of the site. It was determined that the most advantageous way of dealing with the issue was to amend the boundaries in order to excise the active farm and rezone that area to Special Purposes. The balance of the site will remain zoned Parks and Recreation.

This has resulted in the site being divided into two specific areas. One is the active farm area (new Lot 801). This includes the paddocks, farm buildings and Gibbs Cottage. The remainder of the site includes the bridle trail, public open space, two dams and the Darling Range Wildlife Shelter Inc (new Lot 800).

The WAPC will revise the lease documentation to reflect the changes. In order to achieve this, the City of Gosnells will be asked to relinquish the current lease over the entire site.

Two new leases will be prepared. The active farm area (Lot 801) will be leased directly to the Department of Education and Training reducing the City's involvement in this area. The remainder of the site (Lot 800) will be leased to the City of Gosnells reducing the land area but retaining the community amenities.

It is important to note that the Hillside Farm Education Centre will continue to function as a specialist education centre with access for students from both local and broader communities to remain. The bridle trail, walks and the Darling Range Wildlife Shelter Inc are compliant with the zoning of Parks and Recreation and will continue to operate on the site. To a user of the site, there will be no visible change to services.

FINANCIAL IMPLICATIONS

Under the current lease the City of Gosnells has responsibilities to the Department of Education and Training for some of the infrastructure on the Hillside Farm Education Centre site. With the establishment of the new lease directly to the Minister for Education, the responsibility will be relinquished. The budgeted amount for the infrastructure is \$24,755 per annum. This is for water rates, insurance and depreciation.

The City will need to prepare a tenancy agreement to sublet land to the Darling Range Wildlife Shelter Inc. The infrastructure on this site is removable and the City has no ongoing obligations in regard to maintenance or insurance.

STAFF RECOMMENDATION (1 OF 3) AND COUNCIL RESOLUTION
--

169 Moved Cr D Griffiths Seconded Cr L Griffiths

That Council relinquish the Lease to Lots 3, 4, 40 and 41 and Locations 332 and 109 Hayward Road, Martin to accommodate the Western Australian Planning Commission rezoning and for the Western Australian Planning Commission to lease that portion of land (now Lot 801) used for the Hillside Farm Education Centre to the Minister for Education in accordance with Appendix 13.4.6A.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (2 OF 3) AND COUNCIL RESOLUTION
--

170 Moved Cr D Griffiths Seconded Cr L Griffiths

That Council agree to enter into a lease with the Western Australian Planning Commission with the powers to sublease for Lot 800 as shown in Appendix 13.4.6A.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (3 OF 3) AND COUNCIL RESOLUTION
--

171 Moved Cr D Griffiths Seconded Cr L Griffiths

That Council enter into negotiations with the Darling Range Wildlife Shelter Inc to develop a tenancy agreement for the portion of Lot 800, site of its operation in Martin.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.4.7 TENUN NOMINEES PTY LTD (COHUNU WILDLIFE PARK) - PROPOSED LEASE EXTENSION

Author: J Flatow
Previous Ref: Nil
Appendix: Nil

PURPOSE OF REPORT

To seek Council approval to extend the existing lease of Tenun Nominees Pty Ltd for a one-year period.

BACKGROUND

In 1987 the City entered into an agreement with Tenun Nominees Pty Ltd to lease Reserve 24504 for a period of 21 years expiring on 18 November 2008.

A number of communications have taken place with the lessee over the past eight years with a view of coming to an agreement on continued occupancy of the site for wildlife park purposes. The lessee has advised that its long-term intention is to relocate its business from the current location to premises in the Byford area. The business is planned to be “substantially different” from the current wildlife park but the Koala handling facility will be retained.

DISCUSSION

The lessee has requested that approval be given to extend the current lease for a minimum period of one year with a possibility of a further two one-year options to allow time for it to construct the buildings at the new location. The lessee has also expressed a preference for retaining the current premises as a wildlife park and will be seeking to find a permanent tenant.

The Reserve for which the City has a Management Order provides the power to lease for a period not exceeding 21 years.

Legal advice as to the propriety of Council agreeing to extending the existing lease without calling public tenders or entering into specific private treaty arrangements for a short term has been sought and the following received:

- Subject to the lessor agreeing, the lease can be extended even though there is no specific provision in the contract
- It will not be possible to vary the rent other than what is provided in the existing lease (Current rent is \$1,028.36 increased by CPI annually – local government rates are paid on this property)
- The Minister for Lands will need to approve of the lease extension

The agreement provides for all improvements on the land to remain on site at the expiry of the lease.

The purpose for which the land may be used is currently designated as “Wildlife Park”. This may require application to State Government for amending, dependent on future direction proposed for the site resulting from advertising.

Staff have considered a number of options in regard to the future of the land which include:

- Take up discussions with State Government to ascertain if there would be any interest in the land from a tourist perspective that satisfies the current stated wildlife park use or any other acceptable use

To this end, staff sent letters to Tourism Western Australia, Department of Environment and Conservation and the Zoological Parks Authority to ascertain if there is any interest. Tourism Western Australia supports the extension of the lease until the lessee has established itself at its site in the Shire of Serpentine Jarrahdale and the possible calling of Expressions of Interest to ascertain if there are any operators that may be interested. The Zoological Parks Authority has advised it is not interested in the site due to its existing condition and extent of maintenance required at the Reserve. The Authority may be interested though, if the site was cleared and fully fenced to be managed as a natural bush sanctuary for native species. The Department of Environment and Conservation is yet to respond

- Call for public expressions of interest to use the land. This will be pursued once the lease extension has been determined
- Sale of improvements to either the current lessee or other interested parties. This has not been pursued pending the success or otherwise of the EOI option
- Surrender of the Management Order at expiry of the lease. This is seen as a last resort and may be considered once the interest in the site has been determined in the negative. The future of the improvements could be a major issue in this option

The City has received some preliminary enquiries for use of the land. At this stage one only shows some possibility but is too early to provide details at present.

Staff made an inspection of the Park and are of the view that before an extension is finally agreed to, the lessee is to undertake some site maintenance to improve attractiveness of the venue and comply with reasonable public safety standards. In this regard the lessee has been required to undertake some specific works, part of which have been addressed.

It is intended that further inspections be undertaken to ensure that the City's interests are protected as much as possible and the attractiveness of the site is not compromised.

It will be recommended that Council agree to a one-year extension of the existing lease. This extension should give the lessee time to complete relocation and the City to investigate future use of the land.

FINANCIAL IMPLICATIONS

Rental of \$1,028.36 plus CPI if option is granted.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

172 Moved Cr R Hoffman Seconded Cr D Griffiths

That Council, subject to approval of the Minister for Lands, approve of extending the existing lease of Reserve 24505 to Tenun Nominees Pty Ltd (Cohunu Wildlife Park) for a period of one year from 18 November 2008 subject to the lessee undertaking maintenance works to the premises to the satisfaction of the Director Infrastructure and all legal costs associated with the extension being met by the lessee.

CARRIED 9/2

FOR: Cr D Griffiths, Cr B Wiffen, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Cr S Iwanyk and Cr J Brown

13.4.8 PLACING OF A MEMORIAL PLAQUE AT ADDIE MILLS CENTRE

Author: A Cochran
Previous Ref: Nil
Appendix: Nil

PURPOSE OF REPORT

For Council to consider the placement of a memorial plaque in the garden at Addie Mills Centre (AMC) in memory of a former long-serving volunteer at the Centre.

BACKGROUND

The City has received a request from the family of the late Mr Alf Pepper to place a memorial plaque and plant a rose bush within the garden at the rear entrance of the Centre. Currently, there are other plaques commemorating people who have had a long association with the Centre and the services which are provided from it.

DISCUSSION

This request is in accordance with City of Gosnells Policy 2.3.13 Placing of Memorials on Public Open Space. The memorial plaque will be permanently fixed within the flowerbed, which is located in the garden at the rear of the main entrance to the Centre.

Mr Pepper and his wife Phyllis have had a long association with the Addie Mills Centre. They have both been volunteers at the centre for numerous years. For ten years Mr Pepper drove the Centre's bus which provides transportation for seniors to and from the Centre and together with his wife delivered meals to home-bound seniors.

Staff and volunteers of Addie Mills Centre support the request and consider it would be a fitting tribute that a permanent memorial be established at the Centre both to celebrate Mr Pepper's life and to acknowledge his contribution to seniors within the City of Gosnells.

FINANCIAL IMPLICATIONS

Nil. The family has advised that it will cover any costs involved.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

173 Moved Cr PM Morris Seconded Cr L Griffiths

That Council approve the planting of a rose bush and the erection of a memorial plaque in memory of the late Mr Alf Pepper within the garden at the rear of the Addie Mills Centre.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

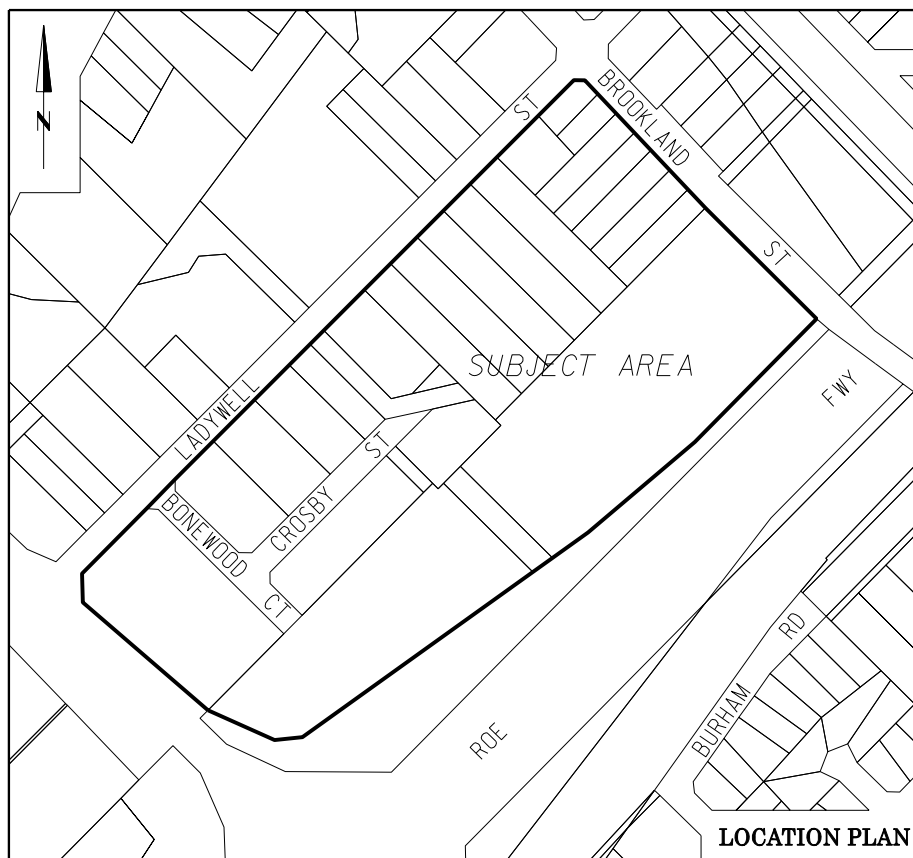
13.5 PLANNING AND SUSTAINABILITY

13.5.1 FINAL ADOPTION – MODIFIED YULE BROOK PRECINCT 1 OUTLINE DEVELOPMENT PLAN

Author:	J Kempton
Reference:	Outline Development Plans- Yule Brook Precinct 1
Application No:	PF06/00003
Applicant:	The Planning Group
Owner:	Various
Location:	Yule Brook
Zoning: MRS:	Urban
TPS No. 6:	Residential Development
Review Rights:	Yes. State Administrative Tribunal or the Western Australian Planning Commission against any discretionary decision of Council.
Area:	N/A
Previous Ref:	OCM 26 February 2008 (Resolution 63) OCM 28 April 2007 (Resolution 154-155) OCM 12 September 2006 (Resolution 459-461)
Appendix:	13.5.1A Modified Yule Brook Precinct 1 Outline Development Plan

PURPOSE OF REPORT

For Council to grant final adoption to the modified Yule Brook Precinct 1 Outline Development Plan (ODP) pursuant to Clause 7.4.15 of Town Planning Scheme No. 6 (TPS 6).



BACKGROUND

Council at its meeting of 26 February 2008 resolved (Resolution 63) to adopt the modified Yule Brook Precinct 1 ODP (attached as Appendix 13.5.1A) pursuant to Clause 7.4.7 (a) of TPS 6 and refer it to the Western Australian Planning Commission (WAPC) for approval. The WAPC subsequently approved the modified ODP on 8 November 2007 pursuant to Clause 7.4.10 of the Scheme.

DISCUSSION

Clause 7.4.15 of TPS 6 specifies that Council, having been informed by the WAPC that it has approved a modification to an ODP, is to finally adopt the ODP. This is a mandatory requirement of the Scheme and, as such, is the only option available to Council.

Adoption of the modified ODP will formalise the planning framework which will guide future subdivision and development of the subject area.

In accordance with TPS 6, once the revised ODP is adopted, a copy of the plan is to be forwarded to the proponent, the WAPC and any other person the Council deems appropriate.

CONCLUSION

Council is required to adopt the modified ODP to complete the statutory process under TPS 6. This is the only option available to Council.

FINANCIAL IMPLICATIONS

Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

174 Moved Cr R Mitchell Seconded Cr R Hoffman

That Council pursuant to Clause 7.4.15 of Town Planning Scheme No. 6 adopt the modified Yule Brook Precinct 1 Outline Development Plan as depicted in Appendix 13.5.1A and forward a copy of the plan to the proponent, all landowners within the Yule Brook Precinct 1 and immediately opposite the Outline Development Plan area on Ladywell Street, Beckenham, and to the Western Australian Planning Commission.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.5.2 DEVELOPMENT APPLICATION – PLACE OF WORSHIP – PROPOSED LOTS 517 AND 518 WATERFOOT LOOP (PORTION OF LOT 13), CANNING VALE

Author: R Hall
Reference: 227266
Application No: DA07/02884
Applicant: Gray and Lewis
Owner: Under Contract of Sale from Eastview Nominees Pty Ltd to Robert Allan McEwen, Michael Jesse Slack and Allan Cecil Clarkson ATF The Wilson Mount Pleasant Gospel Trust
Location: Proposed Lots 517 and 518 Waterfoot Loop (currently part of Lot 13 Campbell Road), Canning Vale
Zoning: MRS: Urban
TPS No. 6: Residential Development
Review Rights: Yes. State Administrative Tribunal against any discretionary decision of Council.
Area: 1,172m²
Previous Ref: Nil.
Appendix: Nil.

PURPOSE OF REPORT

For Council to consider an application for planning approval for a Place of Worship at proposed Lots 517 and 518 Waterfoot Loop (currently part of Lot 13 Campbell Road), Canning Vale as the proposal is outside the authority delegated to staff.

BACKGROUND**Site Description**

The subject site is 1,172m² in area and is comprised of two lots that are in the process of being formally created from the approved subdivision of Lot 13 Campbell Road. The site is zoned Residential Development under Town Planning Scheme No. 6 (TPS 6) and identified in the West Canning Vale Outline Development Plan (ODP) as Residential R20.

Proposal

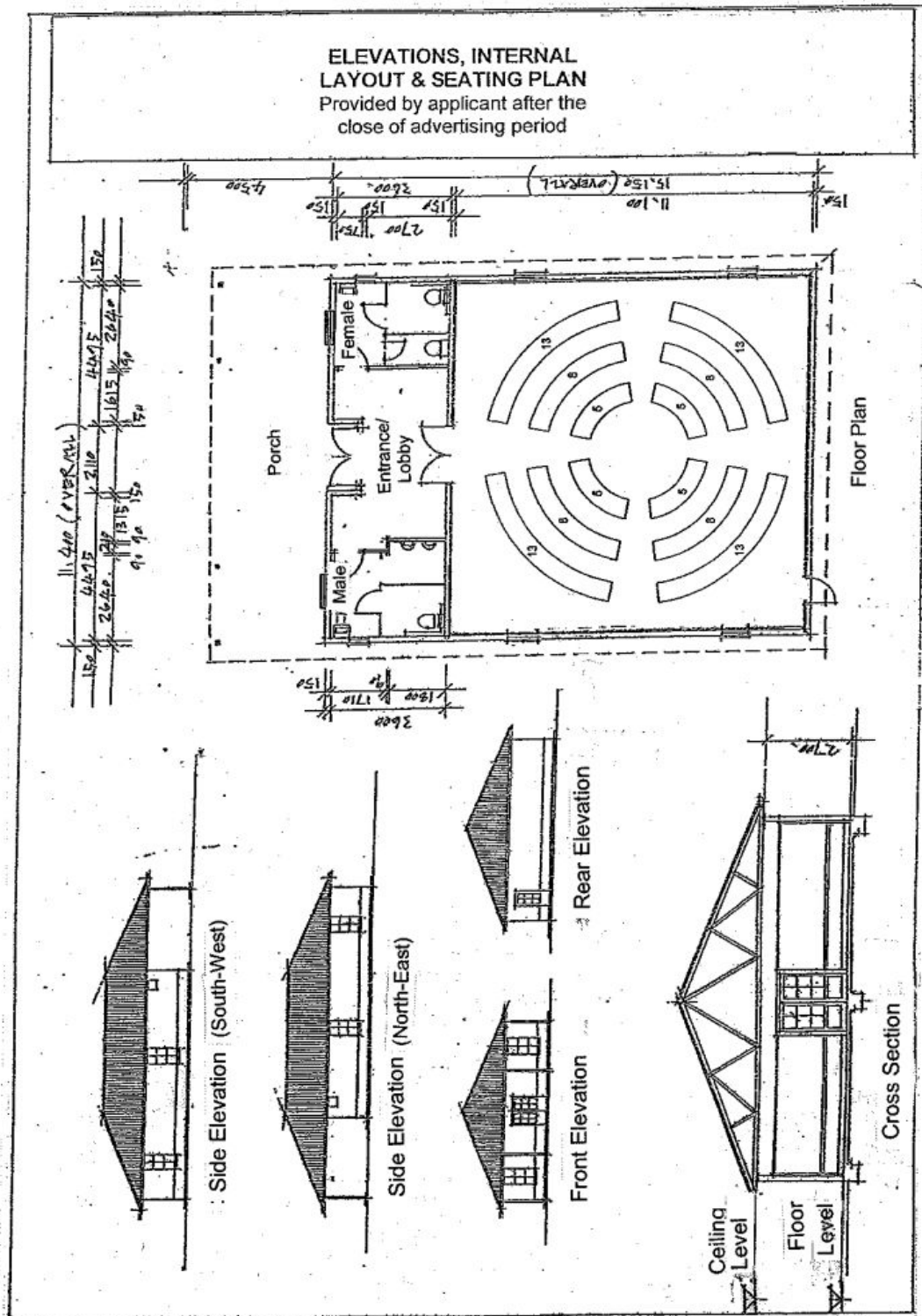
Gray and Lewis Planning Consultants, on behalf of the Mount Pleasant Gospel Trust, has submitted an application for planning approval for development of a Place of Public Worship on the subject site. The application involves the following:

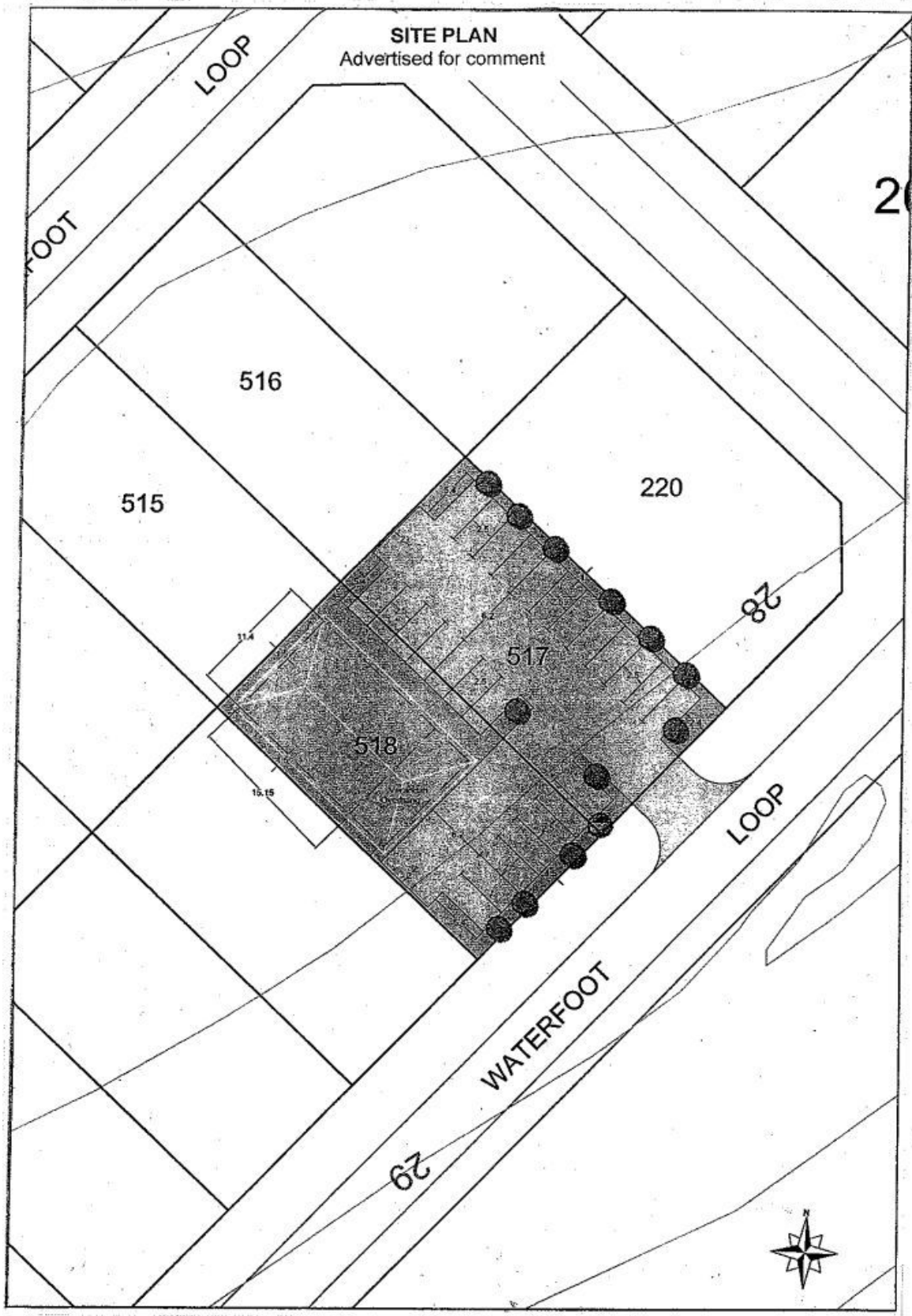
- Development of a single-storey building 11.40m wide and 19.65m deep, within which a meeting room with a floorspace of 123m² (11.10m by 11.10m), entrance/lobby and male and female toilets is to be contained
- The proposed building is proposed to be constructed of face brick walls to a height of 2.70m, with a 'Colorbond' metal-sheeted roof and front veranda. The height of the peak of the roof is to be 5.40m, which is comparable to a typical single-storey dwelling.

- The installation of a driveway and landscaped car parking area, with 26 carbays to the side and at the front of the building

The applicant has advised the following in respect to the proposed use of the subject site:

- Meetings will initially be attended by up to 26 persons, though this number could increase in future as composition of the group changes. It should be noted that an indicative seating plan provided by the applicant (see below) makes provision of up to 104 persons.
- Meetings are to be held indoors and will involve no musical instruments or dancing.
- Meetings will be of approximately two hours duration, commencing from as early as 6:30am and concluding as late as 9:00pm. There are no fixed days for when meetings will be held, though it has been indicated that typically there would be two to three meetings each week.
- No religious symbols or ornaments will be displayed on the exterior of the proposed building





Consultation

The proposal was advertised for public comment for 14 days in accordance with Council Policy and TPS 6 requirements, during which time 37 submissions were received, comprised of 32 objections, four non-objections and one submission which provided only comment. A summary of these submissions and staff comments thereon are provided in the following Schedule of Submissions:

Schedule of Submissions

1	Name and Postal Address: Teresa Sparks 3 Strutt Parkway Southern River WA 6110	Affected Property: 19 (Lot 180) Merrion Ramble 21 (Lot 181) Merrion Ramble Canning Vale
Summary of Submission		Staff Comment
No objection.		Noted.
2	Name and Postal Address: Patricia Lightbody 16 Jasper Corner Canning Vale WA 6155	Affected Property: 16 (Lot 861) Jasper Corner Canning Vale
Summary of Submission		Staff Comment
No objection.		Noted.
3	Name and Postal Address: Yvette Carlson 37 Morton Loop Canning Vale WA 6155	Affected Property: 16 (Lot 163) Kinsale Parkway Canning Vale
Summary of Submission		Staff Comment
No objection.		Noted.
4	Name and Postal Address: Paula Charpentier 2 Blackbutt Way Canning Vale WA 6155	Affected Property: 82 (Lot 243) Waterfoot Loop Canning Vale
Summary of Submission		Staff Comment
No objection.		Noted.
5	Name and Postal Address: Mary Harvey 3 Yindana Entrance Canning Vale WA 6155	Affected Property: 3 (Lot 844) Yindana Entrance Canning Vale
Summary of Submission		Staff Comment
Comment on proposal.		Noted.
5.1	Is this a 'family friendly' worship centre?	The applicant has advised that families will make up part of the attendees at meetings.
5.2	Will the building be hired out for other functions?	The applicant advises that the building will be used for religious purposes only and will not be made available for any other purpose.

6	Name and Postal Address: Warren Polini 3 Ambergate Close Canning Vale WA 6155	Affected Property: 4 (Lot 302) Arklow Glen Canning Vale
Summary of Submission		Staff Comment
Object to the proposal.		Noted.

7	Name and Postal Address: Eric Brukwinski 14 Anacapri Road Hillarys WA 6025	Affected Property: 21 (Lot 249) Clontarf Terrace Canning Vale
Summary of Submission		Staff Comment
Object to the proposal. Believes the location of the proposed development is not intended for such a purpose.		Noted. While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.

8	Name and Postal Address: Peter Paparoni 45 Conochie Crescent Manning WA 6152	Affected Property: 3 (Lot 208) Dingle Way Canning Vale
Summary of Submission		Staff Comment
Object to the proposal.		Noted.

9	Name and Postal Address: Samantha Taylor 9 Pinner Place Lynwood WA 6147	Affected Property: 60 (Lot 152) Clontarf Terrace Canning Vale
Summary of Submission		Staff Comment
Object to the proposal. 9.1 Believes that a church does not fit in with the estate-identity marketed to the submitter, which was sold as a 'high end' estate, and does not seem appropriate. 9.2 Concerned that Waterfoot Loop will become hazardous with any increase in traffic.		Noted. The subject land does not form part of the estate within which the submitter has purchased land, but rather is an adjoining estate of a different developer. The City has no control over how a developer markets the sale of their lots. A Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, however it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment. Waterfoot Loop is considered to be of a dimension and design standard to safely accommodate the traffic likely to be generated by the proposed development.

10	Name and Postal Address: Pauline Fungalei U1/161 Tyler Street Tuart Hill WA 6060	Affected Property: 2 (Lot 437) Blarney Place Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>Bought property with the expectation the area would be only residential and do not want any commercial or non-residential development to occur.</p>		<p>Noted.</p> <p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p>

11	Name and Postal Address: Lynda and Tony Matson 300 Campbell Road Canning Vale WA 6155	Affected Property: 300 (Lot 835) Campbell Road Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>11.1 Concerned that Campbell Road is already hazardous and this proposal will worsen the problem by increasing activity.</p> <p>11.2 Concerned that this proposal will encourage parking in the streets.</p>		<p>Noted.</p> <p>Campbell Road is designated as a Local Distributor Road according to the Main Roads Functional Road Hierarchy and is considered to be of a dimension and design standard to safely accommodate the traffic likely to be generated by the proposed development.</p> <p>It is possible that parking not able to be accommodated on-site could overflow onto the street. The extent to which this may represent a nuisance or detrimental impact on amenity or traffic safety is difficult to quantify and therefore determine if this is a valid concern.</p> <p>See the discussion under the heading of Vehicle Parking for additional comment.</p>

12	Name and Postal Address: Gloria and David Spalding 3 Jasper Corner Canning Vale WA 6155	Affected Property: 3 (Lot 846) Jasper Corner Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>12.1 Concerned about the increase of traffic on Campbell Road.</p> <p>12.2 Concerned about the attendance numbers with so many car parking bays.</p> <p>12.3 Concerned that when the building is vacant it will attract youth congregation and vandalism.</p>		<p>Noted.</p> <p>See the staff comments in response to submission 11.1.</p> <p>See the discussion under the headings of Vehicle Parking and Compatibility of the Proposed Development with its Setting.</p> <p>There is no evidence to support the concern that youths may congregate at the subject site, though it is accepted that a non-residential use in what is predominantly a residential area may attract vandalism and that this may have a detrimental impact on the amenity of the locality.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p>

13	Name and Postal Address: Debra Rocke 298 Campbell Road Canning Vale WA 6155	Affected Property: 298 (Lot 836) Campbell Road Canning Vale
Summary of Submission		Staff Comment
Object to the proposal. Concerned about the increase of traffic on Campbell Road.		Noted. See the staff comments in response to submission 11.1.

14	Name and Postal Address: Suzy and Glen McGarrigle 45 Clontarf Terrace Canning Vale WA 6155	Affected Property: 45 (Lot 45) Clontarf Terrace Canning Vale
Summary of Submission		Staff Comment
Object to the proposal. 14.1 Believe that the proposal being surrounded by residential land is not appropriate 14.2 Concerned about the extra traffic that will be generated by the proposal. 14.3 Does not like the appearance of a car park and believes the provision of car parking is inadequate. 14.4 Concerned about noise and nuisance.		Noted. See the discussion under the heading Compatibility of the Proposed Development with its Setting. See the discussion under the heading Compatibility of the Proposed Development with its Setting. See the discussion under the heading Vehicle Parking. It is not clear from the submission what noise or nuisance is of concern. It is understood that the use of the proposed development will not generate any significant noise, however it is accepted that noise may be generated from vehicles accessing and egressing the subject site and that the noise would be greater than that reasonably anticipated from the normal enjoyment associated with typical domestic use of a single dwelling. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.

15	Name and Postal Address: Craig and Jacqui Dawson 61 Millstream Drive Canning Vale WA 6155	Affected Property: 9 (Lot 211) Dingle Way Canning Vale
Summary of Submission		Staff Comment
Object to the proposal. 15.1 Is under the impression this was a residential area.		Noted. While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.

Summary of Submission	Staff Comment
15.2 Believes that there should be strict covenants on their land, like that which applies to the submitter's land.	The subject land does not form part of the same subdivision estate as that of the submitter's and as a result, does not have any restrictive covenant on title. In any event restrictive covenants of the type referred to are typically imposed by developers at the time of subdivision. It is not open to Council to retrospectively amend titles to contain restrictive covenants to set particular building controls. In any event developer covenants do not fetter the discretion of Council to determine development applications under TPS 6.

16	Name and Postal Address: Stephen Arscott 6 Crown Court Thornlie WA 6108	Affected Property: 55 (Lot 405) Waterfoot Loop Canning Vale
Summary of Submission	Staff Comment	
Object to the proposal.	Noted.	
16.1 Believes the area was designed for residential living and doesn't believe this proposal will fit into the requirements of the restrictive covenant and considers the proposal to be a blemish in the area.	See the staff comments in response to submission 15.2 and the discussion under the heading Compatibility of the Proposed Development with its Setting.	
16.2 Considers the proposal to be a blemish in the area.	See the discussion under the heading Compatibility of the Proposed Development with its Setting.	

17	Name and Postal Address: Robert Darren Taggart PO Box 526 Victoria Park WA 6979	Affected Property: Lot 287 Fairlie Road (and numerous others) Canning Vale
Summary of Submission	Staff Comment	
Object to the proposal.	Noted.	

18	Name and Postal Address: Evelyn Polini 9 Elvire Court Canning Vale WA 6155	Affected Property: 293 (Lot 124) Campbell Road Canning Vale
Summary of Submission	Staff Comment	
Object to the proposal.	Noted.	
Concerned about any increased traffic into the area due to the lack of access roads.	See the discussion under the heading Compatibility of the Proposed Development with its Setting.	

19	Name and Postal Address: Gregory and Dawn Treen 20 Allamanda Way Forrestfield WA 6058	Affected Property: 5 (Lot 320) Garron Rest Canning Vale
Summary of Submission	Staff Comment	
Object to the proposal.	Noted.	
Believes this proposal does not meet the required building design standards that apply to the submitter's property.	See the staff comments in response to submission 15.2.	

20	Name and Postal Address: Fiona Hood 6 Emmet Parkway Canning Vale WA 6155	Affected Property: 6 (Lot 112) Emmet Parkway Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>Believes this proposal is not appropriately located in a residential area and that there are alternative locations.</p>		<p>See the discussion under the heading Compatibility of the Proposed Development with its Setting.</p>

21	Name and Postal Address: Frank and Joyce Carbone 6 Pender Court Thornlie WA 6108	Affected Property: Lot 275 Campbell Road Lot 277 Campbell Road Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>21.1 Believes the structure is aesthetically unsuitable.</p> <p>21.2 Concerned that the proposal will reduce the value of surrounding land.</p> <p>21.3 Believes this proposal is unsuitable in a residential area.</p> <p>21.4 Believes there is limited parking which will cause overflow into the streets.</p> <p>21.5 Concerned about noise generated by the proposal.</p> <p>21.6 Concerned about any increase of traffic.</p>		<p>Noted.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting.</p> <p>The potential impact of a development proposal on land values is not a valid planning consideration.</p> <p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p> <p>See the discussion under the heading Vehicle Parking.</p> <p>It is not clear from the submission what noise is of concern. It is understood that the use of the proposed development will not generate any significant noise, however it is accepted that noise may be generated from vehicles accessing and egressing the subject site and that the noise would be greater than that reasonably anticipated from the normal enjoyment associated with typical domestic use of a single dwelling.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p> <p>See the staff comments in response to submission 14.4.</p>

22	Name and Postal Address: Alan Allen and Raewyn Plackson PO Box 5069 Canning Vale South WA 6155	Affected Property: 13 (Lot 131) Tipperary Bend Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>22.1 Concerned that this proposal will lead to more proposals of a similar nature.</p>		<p>Noted.</p> <p>There is no evidence to suggest this will occur. All planning proposals are assessed on their individual merits.</p>

Summary of Submission		Staff Comment
22.2	Believes this area is supposed to be for residential only.	While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.
22.3	Concerned about the ability to accommodate car parking and pedestrians.	See the discussion under the heading Vehicle Parking.

23	Name and Postal Address: Jusak Widjaja 11 Stanley Grove Winthrop WA 6150	Affected Property: 15 (Lot 178) Merrion Ramble Canning Vale
Summary of Submission		Staff Comment
Object to the proposal. Concerned about noise and nuisance caused by the proposal.		Noted. It is not clear from the submission what noise or nuisance is of concern. It is understood that the use of the proposed development will not generate any significant noise, however it is accepted that noise may be generated from vehicles accessing and egressing the subject site and that the noise would be greater than that reasonably anticipated from the normal enjoyment associated with typical domestic use of a single dwelling. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.

24	Name and Postal Address: P Cheng 53 Warton Road Thornlie WA 6108	Affected Property: 12 (Lot 165) Kinsale Parkway Canning Vale
Summary of Submission		Staff Comment
Object to the proposal. Believes that all land owners should be expected to abide by the restrictive covenants put in place by the developer.		Noted. See the staff comments in response to submission 15.2.

25	Name and Postal Address: Tracy Geerlings 16 Bridge Road Canning Vale WA 6155	Affected Property: 13 (Lot 176) Merrion Ramble Canning Vale
Summary of Submission		Staff Comment
Object to the proposal.		Noted.

Summary of Submission		Staff Comment
25.1	Believes this proposal is not appropriately located in a residential area and should be built in commercial areas or near schools.	While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.
25.2	Concerned that the proposal will reduce the value of surrounding land.	The potential impact of a proposed development on land values is not a valid planning consideration.
25.3	Concerned about any increase of traffic.	See the staff comments in response to submission 14.2.

26	Name and Postal Address: David and Janet Chapman 56 Gateway Boulevard Canning Vale WA 6155	Affected Property: 17 (Lot 179) Merrion Ramble 8 (Lot 138) Tipperary Bend Canning Vale
----	--	--

Summary of Submission		Staff Comment
Object to the proposal.		Noted.

27	Name and Postal Address: Muthu Suppiah 2/210 High Street Fremantle WA 6160	Affected Property: 1 (Lot 438) Aran Close Canning Vale
----	--	---

Summary of Submission		Staff Comment
Object to the proposal.		Noted.
27.1	Believes this proposal is unsuitable in a residential area.	While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration. See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.
27.2	Concerned about any increase of traffic.	See the staff comments in response to submission 14.2.

28	Name and Postal Address: Suzanne Stott PO Box 1120 West Perth WA 6872	Affected Property: 3 (Lot 206) Waterfoot Loop Canning Vale
----	---	---

Summary of Submission		Staff Comment
Object to the proposal.		Noted.
28.1	Concerned about street front parking and parking occurring in the surrounding streets.	See the discussion under the heading Vehicle Parking.
28.2	Believes that the building has no street appeal.	The submitter's viewpoint is noted.
28.3	Concerned that the building will attract vandals.	It is accepted that a non-residential use in what is predominantly a residential area may attract vandalism and that this may have a detrimental impact on the amenity of the locality.

29	Name and Postal Address: Gemma and Ian Greene 3 Sarah Close Canning Vale WA 6155	Affected Property: 55 (Lot 145) Clontarf Terrace Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>29.1 Concerned that the car parking is inadequate and would lead to cars being parked on the street causing a hazard.</p> <p>29.2 Concerned that the building will attract vandals.</p> <p>29.3 Concerned that the proposal will reduce the value of surrounding land.</p> <p>29.4 Believes that the area should be for residential development only.</p>		<p>Noted.</p> <p>See the discussion under the heading Vehicle Parking.</p> <p>It is accepted that a non-residential use in what is predominantly a residential area may attract vandalism and that this may have a detrimental impact on the amenity of the locality.</p> <p>The potential impact of a proposed development on land values is not a valid planning consideration.</p> <p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p>

30	Name and Postal Address: Bryan Brook 296 Campbell Road Canning Vale WA 6155	Affected Property: 296 (Lot 837) Campbell Road Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>30.1 Believes the proposal is located in an inappropriate location.</p> <p>30.2 Concerned about any increase of traffic.</p>		<p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p> <p>See the staff comments in response to submission 14.2.</p>

31	Name and Postal Address: Debbie D'Souza No address given	Affected Property: 49 (Lot 408) Waterfoot Loop Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>31.1 Concerned that the proposal will reduce the value of surrounding land.</p>		<p>Noted.</p> <p>The potential impact of a proposed development on land values is not a valid planning consideration.</p>

Summary of Submission	Staff Comment
31.2 Concerned about cars being parked on street verges.	It is possible that parking not able to be accommodated on-site could overflow onto the street. The extent to which this may represent a nuisance or detrimental impact on amenity or traffic safety is difficult to quantify and therefore determine if this is a valid concern. See the discussion under the heading of Vehicle Parking for additional comment.

32	Name and Postal Address: Brian Akers 17 Jasper Corner Canning Vale WA 6155	Affected Property: 17 (Lot 853) Jasper Corner Canning Vale
Summary of Submission	Staff Comment	
<p>Object to the proposal.</p> <p>32.1 Concerned about the location of the proposal in a residential area.</p> <p>32.2 Concerned about any increase of traffic and traffic noise this will bring.</p>	<p>Noted.</p> <p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p> <p>See the staff comments in response to submission 14.2.</p>	

33	Name and Postal Address: Dennis Todd 7 Azure Street Southern River WA 6155	Affected Property: 310 (Lot 203) Campbell Road Canning Vale
Summary of Submission	Staff Comment	
Object to the proposal.	Noted.	

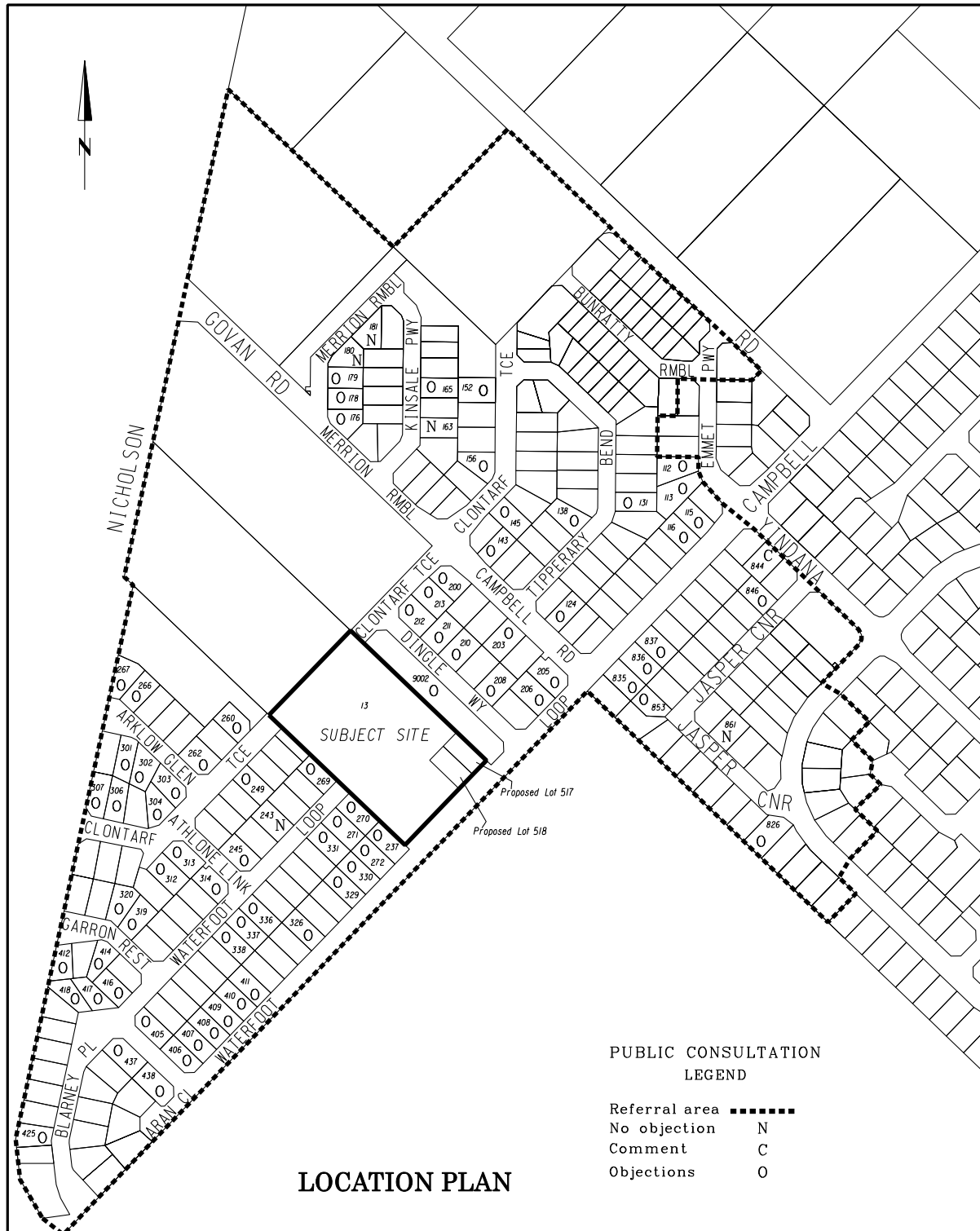
34	Name and Postal Address: Tania Klepp PO Box 797 Cannington WA 6987	Affected Property: 301 (Lot 143) Campbell Road Canning Vale
Summary of Submission	Staff Comment	
Object to the proposal.	Noted.	

35	Name and Postal Address: Peter Wachtel 55 Bennett Drive Canning Vale WA 6155	Affected Property: 55 (Lot 826) Bennett Drive Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>Believes the proposal is located in an inappropriate location.</p>		<p>Noted.</p> <p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p>

36	Name and Postal Address: Tracy Martino PO Box 5397 Canning Vale WA 6155	Affected Property: 54 (Lot 156) Clontarf Terrace Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>36.1 Bought property with the expectation the area would be only residential and do not want any other development to occur.</p> <p>36.2 Concerned about any increase of traffic and noise this will bring.</p> <p>36.3 Concerned that the building will attract vandals and front fencing will have to be erected.</p> <p>36.4 Believes that all land owners should be expected to abide by the restrictive covenants put in place by the developer in the interests of all other landowners.</p> <p>36.5 Expresses dismay that this proposal was not lodged when considering buying into the area.</p>		<p>Noted.</p> <p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p> <p>See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment.</p> <p>See the staff comments in response to submission 14.2.</p> <p>It is accepted that a non-residential use in what is predominantly a residential area may attract vandalism and that this may have a detrimental impact on the amenity of the locality.</p> <p>See the staff comments in response to submission 15.2.</p> <p>Noted, however this is beyond the control of the City.</p>

37	Name and Postal Address: Angela and Ray Sperotto 7 Lambeth Place Illawong NSW 2234	Affected Property: 47 (Lot 213) Clontarf Terrace 49 (Lot 200) Clontarf Terrace Canning Vale
Summary of Submission		Staff Comment
<p>Object to the proposal.</p> <p>37.1 Believe this proposal will interfere with surrounding residential development.</p>		<p>Noted.</p> <p>While a Place of Worship is a use that Council has the discretion to approve on Residential zoned land under TPS 6, it is accepted that compatibility of the proposed use in its residential context is a critical matter requiring consideration.</p>

Summary of Submission	Staff Comment
37.2 Concerned about traffic and car parking.	See the discussion under the heading Compatibility of the Proposed Development with its Setting for additional comment. See the staff comments in response to submission 14.2.



DISCUSSION

The use classification Place of Worship is an ‘A’ use under TPS 6, which means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after advertising the application for public comment.

The proposed development generally complies with the provisions of TPS 6, with the exception of carparking requirements which are discussed under the heading of Vehicle Parking below. However, in considering any application for planning approval Council is to have due regard to a range of matters that are listed in clause 11.2 of TPS 6. Matters of particular relevance to the subject proposal include the compatibility of a use or development with its setting (clause 11.2 i) and the preservation of the amenity of the locality (clause 11.2 n). These matters are discussed under the heading of Compatibility of the Proposed Development with its Setting below.

Vehicle Parking

The carparking standards for a Place of Worship – as provided in Table No. 3A of TPS 6 are listed in the following table with an assessment provided relative to this proposal.

TPS Clause Requirements	Assessment/Comment
Parking Requirements Place of Worship: <ul style="list-style-type: none"> • 1 space for every 4 seats or • 1 space for every 4 persons the facility is designed to accommodate, or • 1 space for every 2.5m² seating area, whichever is the greater 	104 persons could be seated in the proposed Place of Worship, therefore 26 bays are required. 26 bays have been proposed. 104 persons are to be accommodated in the proposed Place of Worship, therefore 26 bays are required. 26 bays have been proposed. The seating area would be 123m ² . On this basis, 50 bays would be required, however only 26 bays are proposed. This represents a parking variation of 24 bays, or 48%.

TPS 6 requires 50 bays to be provided. While the applicant has indicated that the group has only 26 members and the parking proposed would be sufficient to meet the needs of this number of members, Council needs to take into account the fact that the group may grow over time or may later sell the site for a different religious group that may have more than 26 members.

The proponent has advised that reducing the meeting area is not a viable option as it would result in a loss of funding that would prevent the proposal from occurring. Therefore it is up to Council to consider whether a variation to the car parking standard is warranted. Clause 5.13.3 of TPS 6 enables Council to grant a reduction in the number of carparking spaces, where the Council is satisfied that the carparking will not result in the lowering of safety, convenience and amenity standards of the site or in the immediate vicinity.

The shortfall of 24 bays is considered significant in this case as the adjoining land uses are residential and therefore there is no scope for reciprocal parking arrangements. A potential consequence of having insufficient on-site parking in this location would be the spill-over onto the road reserve and the possibility that this would result in detrimental impacts on the traffic safety, convenience and amenity of the surrounding area. A parking variation in this instance is therefore not supported.

Compatibility of the Proposed Development with its Setting

Clauses 11.2 (i) and (n) of TPS 6 require that Council have due regard to the compatibility of the proposed development within its setting and the preservation of the amenity of the locality respectively.

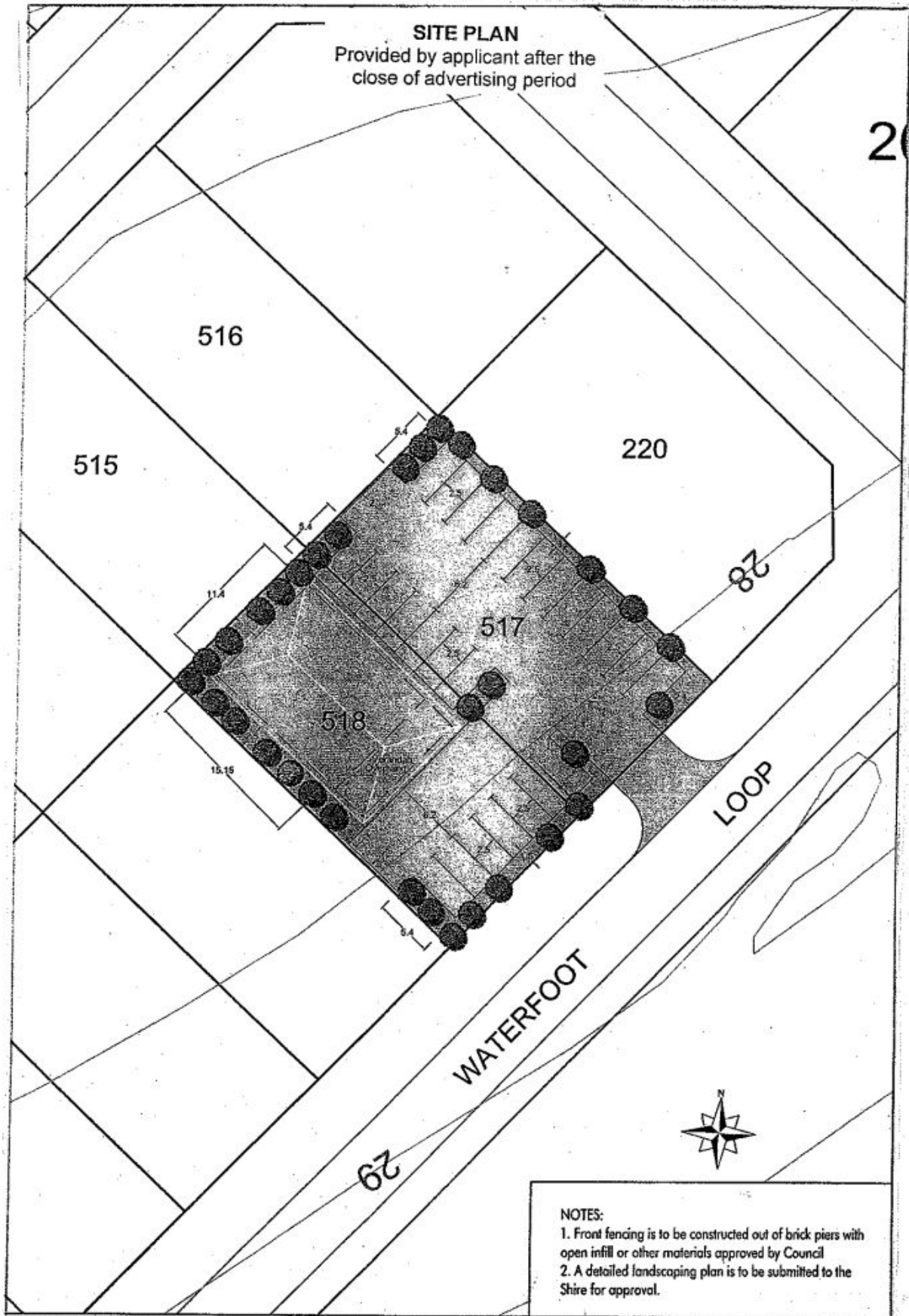
The area surrounding the subject site is and will continue to be developed for residential dwellings. The subject site is located in a low-traffic environment and not within an identified commercial or community centre or activity node. A significant number of landowner objections have been received in response to the proposal.

The proposed development, by virtue of it involving a greater intensity of activity compared to a single dwelling, therefore raises the concern that it would be incompatible with its residential context and would have a detrimental impact on the amenity of the surrounding area. This concern was expressed in numerous submissions and is considered to be valid.

From a built form viewpoint, non-residential development in a residential context should incorporate traits of a typical residential dwelling for it to be deemed as compatible with its surrounds. Clause 11.2(o) of TPS 6 requires Council to have regard to the relationship of the proposal to development on adjoining or other land in the locality in terms of height, bulk, scale, orientation and appearance. It is somewhat difficult to make this assessment given that adjoining land is yet to be developed, however it could reasonably be envisaged that being newly created lots the resulting development would be consistent with typical new suburban residential dwellings, such as those developed in the Sanctuary Waters estate located immediately opposite the subject site.

The proposed development attempts to address the street by incorporating windows, a visible front entry and verandah into the building and providing landscaping to enhance the appearance from the street. However comments raised during the consultation period indicated concern among some landowners regarding the appearance and amenity impacts of the building, particularly relating to the proposed view of the building from the street. Staff also had concern over the proposed side and rear boundary setback of 1.5m.

In view of the above, staff liaised with the applicant to prepare an alternative design that would improve the orientation and appearance of the building, particularly when viewed from the street. This alternative design is presented on the following page:



The alternative design incorporates the following design improvements over the advertised proposal.

- The side and rear setbacks from the building to the adjoining properties have been increased from 1.5m to 2.5m to improve the orientation and reduce potential impacts of appearance and noise.
- Front Fencing is to be constructed of brick piers with open infill to interrupt the direct appearance of the building.
- Landscaping will be provided to the side and rear of the building to visually soften and provide a buffer between the building and adjoining properties.

On balance, the alternative proposal is considered by staff to be an improvement to the original proposal submitted by the applicant as it increases side and rear setbacks and provides an improved visual appearance of the site, while allowing for the maximum number of car parking bays possible for the site. However the changes do not go far enough to resolve the issue of the compatibility of the proposed building with its setting for the following reasons:

- The proposed building would be setback 13.1m from the street, which would be substantially different to the typical setback of dwellings to the street in the surrounding residential area where houses have or will have a street setback of between 4m and 6m. The proposed building would disrupt an otherwise uniform and orderly streetscape.
- The expanse of carparking proposed would be out of keeping with adjoining residential dwellings. While the applicant has modified the advertised plan to incorporate additional landscaping and a front fence, it is considered that this does not significantly make the proposed development more compatible with its surrounding residential context.
- The proposed building is basic in terms of its architectural features, compared to dwellings built and likely to be built in the surrounding area. It would have a narrower street frontage (11.4m) compared to the residential dwellings located opposite and likely to be constructed on the adjoining lots where houses have or are likely to have street frontages of between 15m and 18m.

City staff are of the opinion that the proposal does not sufficiently address the matters of orientation and appearance pursuant to Clause 11.2(o) of TPS 6. By not satisfying Clause 11.2(o), it is considered that Clauses 11.2(i) and (n) are also not satisfactorily addressed.

It would be hard to argue that the proposed development, if approved, would not result in some degree of lowering the level of amenity in the immediate vicinity of the subject site by virtue of an increased intensity of activity compared to two typical single residential dwellings. Additional traffic and noise associated with vehicles accessing the site would appear to be of concern to many of the landowners who submitted objections.

It is difficult to assess other potential noise impacts associated with the proposed development. While the group seeking approval to establish the Place of Worship would appear to be relatively small and advise that their use of the proposed development would be quite passive, there is the potential for this to change over time either through increased size of the group or use of the site by a different religious group that may occupy it in future with a different mode of operation.

It will therefore be recommended that the application be refused.

CONCLUSION

The application for a Place of Worship on proposed Lots 517 and 518 Waterfoot Loop is recommended for refusal for the following reasons:

- The proposed development does not meet the required car parking provision pursuant to Clause 5.13.1 of TPS 6
- The setback, orientation and appearance of the proposed building will have a poor relationship to adjoining land pursuant to Clause 11.2(o) of TPS 6 and would lead to a detrimental impact on the streetscape
- The proposal is not considered to be compatible with its setting pursuant to Clause 11.2(i) of TPS 6 by virtue of it being a non-residential use in residential context
- The proposal is considered to be likely to detrimentally impact on the amenity of the locality pursuant to Clause 11.2(n) of TPS 6, by virtue of increased traffic and noise

FINANCIAL IMPLICATIONS

Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

175 Moved Cr R Mitchell Seconded Cr W Barrett

That Council refuse the application for a Place of Worship at proposed Lots 517 and 518 Waterfoot Loop (currently on part of Lot 13 Campbell Road), Canning Vale for the following reasons:

1. The proposed development does not meet the car parking requirements pursuant to Clause 5.13.1 of TPS 6 and a variation to these requirements would be likely to lead to lowering in the standard of amenity and traffic safety in the immediate vicinity of the subject site.
2. The proposed development, by virtue of its architectural form, setback to the street and expanse of carparking would be incompatible with its surrounding residential context and likely to disrupt a uniform and orderly streetscape.
3. The proposed development by virtue of it being for a non-residential use within a residential area is not considered to be compatible with its setting, pursuant to Clause 11.2(i) of TPS 6.
4. The proposed development is considered to be likely to detrimentally impact on the amenity of the locality pursuant to Clause 11.2(n) of TPS 6, by virtue of increased traffic and noise.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.5.3 DEVELOPMENT APPLICATION – PROPOSED OFFICE/MEDICAL CENTRE – 271 (LOT 51) SPENCER ROAD, THORNLIE (*ITEM BROUGHT FORWARD – REFER TO ITEM 11*)

The above item was brought forward in accordance with paragraph (9) of Sub-Clause 2.15.4 of the City of Gosnells Standing Orders Local Law 1998 and is relocated under Item 11 “Items Brought Forward for the Convenience of those in the Public Gallery” as the first report in these Minutes.

13.6 GOVERNANCE

13.6.1 REPEAL LOCAL LAW 2008 AND REPEAL OF THE CITY OF GOSNELLS BUSH FIRE BRIGADE LOCAL LAW 2000

Author: C Palmer
Previous Ref: Nil.
Appendix: 13.6.1A Bush Fire Brigades Local Law 2000
13.6.1B Draft Repeal Local Law 2008

PURPOSE OF REPORT

To seek Council approval to commence the process to repeal the City of Gosnells Bush Fire Brigade Local Law 2000.

BACKGROUND

At the Ordinary Meeting of Council held 14 November 2000, Council resolved to adopt the Bush Fire Brigades Local Law 2000, with this Local Law being Gazetted on 11 December 2000.

DISCUSSION

Staff are currently reviewing all the City of Gosnells Local Laws, in order to meet the requirements of the Local Government Act 1995, and to ensure the Local Laws meet the administrative needs of the organisation.

As part of this review process, the City of Gosnells Bush Fire Brigade Local Law 2000 has been identified as being surplus to the City's needs.

This local law was adopted in 2000, as a result of the then Western Australian Municipal Association (WAMA) producing a new model local law relating to Bush Fire Brigades. The model local law was used as the basis for the City's new law, with a number of amendments being made to make it specific to the City of Gosnells. A copy of the existing local law is attached as Appendix 13.6.1A

Over time, it has become apparent that this local law is surplus to the City's requirements and generally the provisions of the Bush Fires Act 1954 are sufficient for the operation of the Bush Fire Brigade.

In order to repeal an existing local law, the City is required to create a new Local Law, which states the local law to be repealed. A draft of the proposed repeal local law is attached as Appendix 13.6.1B

Once Council resolves to create the new Local Law, the proposal is to be advertised and community will have the opportunity to provide submissions on the proposal for a period of six weeks.

Following the close of the submission period, a further report will be presented to Council advising of the outcome of the submission period.

FINANCIAL IMPLICATIONS

Funds to cover the costs associated with administration of Local Laws, including advertising have been included this years budget.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

176 Moved Cr C Fernandez Seconded Cr L Griffiths

That Council approve the proposal to create the new City of Gosnells Repeal Local Law 2008, attached as Appendix 13.6.1B to repeal the existing City of Gosnells Bush Fire Brigades Local Law 2000 and submissions on the proposal be invited for a period of six weeks.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.6.2 EXTRAORDINARY ELECTION

Author: T Perkins
Previous Ref: Nil
Appendix: 13.6.2A Draft Timetable for Extraordinary Election

PURPOSE OF REPORT

To advise Council of the need to hold an extraordinary election and obtain declaration by Council, that the Electoral Commissioner be responsible for the conduct of the election and further that it be held in the form of a postal election.

BACKGROUND

Correspondence was received from Bickley Ward Councillor John Henderson on 18 April 2008 tendering his resignation as a Councillor of the City of Gosnells, due to prolonged illness, effective from that date.

The Chief Executive Officer subsequently responded on behalf of the Mayor, Councillors and staff extending sincere thanks to Mr Henderson for his contribution to the community during his time with the City and wishing him well in the future.

Section 4.9(2) of the Local Government Act 1995 (Act) requires the day fixed for an extraordinary election to be no later than four (4) months after the vacancy occurs.

To enable the extraordinary election to be conducted as a postal election, Section 4.61(2) requires the local government to decide such by an Absolute Majority.

Further, Section 4.20(4) of the Act prescribes:

“A local government may, having first obtained the written agreement of the Electoral Commissioner, declare the Electoral Commissioner to be responsible for the conduct of an election, or all elections conducted within a particular period of time and, if such a declaration is made, the Electoral Commissioner is to appoint a person to be the returning officer of the local government for the election or elections.”

This too is to be by an Absolute Majority of Council.

In order to satisfy the provisions of the Act correspondence was forwarded to the Electoral Commissioner seeking among other things, his agreement to conduct the election on behalf of the City, to which a positive response was received.

DISCUSSION

Due to the limited internal resources available to conduct an in person election it will be recommended the vacancy be filled by way of a postal election.

There are a number of time constraints prescribed within the Act in relation to the holding of an election and the appointment of the Electoral Commissioner to conduct it as a postal election.

To satisfy these limitations a postal election could not be scheduled before Friday 1 August 2008 or after Monday 18 August 2008. As a result of these statutory time constraints and other scheduled work commitments, it will be recommended the extraordinary election be conducted on Thursday 14 August 2008.

The conduct of the election on a Thursday rather than a Saturday will offer cost savings to the City, though these would be minimal.

A draft timetable for the conduct of an extraordinary election on 14 August 2008 is attached as Appendix 13.6.2A.

FINANCIAL IMPLICATIONS

The cost for the Electoral Commission to conduct the extraordinary election, based on the number of electors for the Bickley Ward at the 2007 biennial election and the cost of that election would be in the vicinity of \$45,000. There is currently no budget to cover these costs however there are sufficient funds within the Local Government Election Reserve Account to cover the expenditure.

STAFF RECOMMENDATION (1 of 4) AND COUNCIL RESOLUTION
--

177 Moved Cr B Wiffen Seconded Cr R Mitchell

That Council note the resignation, effective 18 April 2008, of Councillor John Henderson as Councillor of the City of Gosnells.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (2 of 4) AND COUNCIL RESOLUTION
--

178 Moved Cr B Wiffen Seconded Cr R Mitchell

That Council declare, in accordance with Section 4.20(4) of the Local Government Act, that the Western Australian Electoral Commissioner be responsible for the conduct of the extraordinary election to fill the vacancy created in the Bickley Ward by the resignation of Councillor John Henderson.

CARRIED BY ABSOLUTE MAJORITY 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (3 of 4) AND COUNCIL RESOLUTION
--

179 Moved Cr B Wiffen Seconded Cr R Mitchell

That Council authorise, in accordance with Section 4.61(2) of the Local Government Act 1995, the extraordinary election to be conducted as a postal election.

CARRIED BY ABSOLUTE MAJORITY 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (4 of 4) AND COUNCIL RESOLUTION
--

180 Moved Cr B Wiffen Seconded Cr R Mitchell

That Council set the date for the extraordinary election as Thursday 14 August 2008.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.6.3 DELEGATION OF AUTHORITY – DISPOSAL OF REAL ESTATE HARMONY FIELDS

Author: T Perkins
Previous Ref: Nil
Appendix: Nil

PURPOSE OF REPORT

For Council to consider delegating authority to the Chief Executive Officer to set a reserve price for, and the disposal of, lots in the Harmony Fields subdivision.

BACKGROUND

As part of the Harmony Fields development, Council is undertaking a subdivision which will release 28 Lots for sale, the income from which was to assist with the funding of the overall project.

Council Delegation 30 “Acquisition and Disposal of Real Estate” grants authority to the Chief Executive Officer “to acquire and/or dispose of real estate property valued at no more than \$500,000.”

Preliminary discussion with Real Estate Agents has indicated that the lot in the Harmony Fields subdivision of a size suitable for unit development could attract a figure greater than \$500,000.

As it is intended to sell the lots by public auction in accordance with the provision of the Local Government Act 1995 (Act), it will be necessary to establish a “reserve price” for each.

Section 5.42 of the Local Government Act 1995 provides local government with the ability to delegate to the Chief Executive Officer, the exercise of any of its powers or the discharge of any of its duties.

DISCUSSION

If the preliminary advice is correct in relation to the value of the lot suitable for unit development, under the current delegation any offer over \$500,000 received for its purchase would have to be referred to Council for acceptance which could be a limiting factor at the time of negotiations due to time delays.

When Council first adopted Delegation 30 the Local Government (Functions and General) Regulations 1996 listed the minimum value of a major land transaction at \$500,000, thus the value adopted by Council. The regulations have subsequently been amended with the minimum value now listed at \$1 million.

The preliminary estimate puts the value of the land in between those two figures.

The remaining individual residential lots can be adequately accommodated by that current delegation; however it would be advantageous to also delegate authority to the Chief Executive Officer to fix a reserve price for the land in conjunction with the selling agents, taking into account the value of the individual parcels provided by a licenced valuer closer to the time of the auction when up to date knowledge of land movement and prices are available.

In order to assist with the disposal of this land it would be beneficial for the Chief Executive Officer to have the ability to negotiate the sale of individual Lots where the bidding does not achieve the reserve price.

It will therefore be recommended that Council delegate authority to the Chief Executive Officer to set a reserve price for individual lots and their disposal there-of in the Harmony Fields subdivision.

FINANCIAL IMPLICATIONS

The granting of the delegation nil; however its existence provides the potential for Council to maximise its return on the sale of the land.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
--

181 Moved Cr R Hoffman Seconded Cr C Fernandez

That Council, pursuant to Section 5.42 of Part 5 of the Local Government Act 1995 delegate the exercise of its powers and duties to the Chief Executive Officer to:

- a) Set a reserve price for the sale of individual lots in the Harmony Fields subdivision
- b) Where that reserve price is not achieved at auction negotiate the sale of the Lot up to a 5% variance.

CARRIED BY ABSOLUTE MAJORITY 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.6.4 POLICY AMENDMENT - CONFERENCE/STUDY TOURS/TRAINING WORKSHOPS

Author: T Perkins
Previous Ref: Nil
Appendix: 13.6.4A Amended Policy 5.4.12

PURPOSE OF REPORT

For Council to consider amendment to Policy 5.4.12 Conferences/Study Tours/Training Workshops (Policy).

BACKGROUND

At the request of the Chief Executive Officer a review of the Policy was undertaken with the view to improving efficiencies in the processing of requests for attendance at conferences and training workshops.

Following assessment of similar policies adopted throughout local government a range of proposed amendments were made to the Policy, a copy of which was circulated to Councillors for their consideration on 23 April 2008.

At the Organisation Portfolio held on Tuesday 29 April 2008 those amendments were discussed at length with a number of additional minor amendments identified in order to provide greater clarity in certain areas.

DISCUSSION

Subsequent to the Organisation Portfolio Briefing the Policy has been further amended to reflect concern raised by Councillors at that Briefing with the amended policy attached as Appendix 13.6.4A.

For ease of differentiation words proposed for deletion from the current Policy are identified with a ~~strike through~~ where as all new wording has been included in ***bold italics***.

The proposed amendment while enabling the Chief Executive Officer the ability to approve attendance by Elected Members and staff at certain events, will ensure the process of approval and reporting remain open and accountable.

Should Council adopt the revised Policy it will reduce the need for the preparation of agenda items for conference attendance by staff, however the Executive Team will establish a process whereby Elected Members are informed of upcoming events to enable them to lodge an expression of interest with the Chief Executive Officer should they wish to attend.

FINANCIAL IMPLICATIONS

No greater than current as the allocation within the budget has not altered.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

182 Moved Cr D Griffiths Seconded Cr S Iwanyk

That Council adopt the revised Policy 5.4.12 Conferences/ Study Tours/Training Workshops attached as Appendix 13.6.4A.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.6.5 DELEGATES – COMMITTEES AND COMMUNITY ORGANISATIONS

Author: C Palmer
Previous Ref: SCM 22 October 2007 (Resolutions 482 and 483)
Appendix: Nil

PURPOSE OF REPORT

To appoint delegates to positions on committees previously held by Cr John Henderson and to appoint a Deputy Delegate to the Perth Airport Municipalities Group.

BACKGROUND

At the Ordinary Meeting of Council held 22 April 2008, formal notification was given of the resignation of Mr John Henderson from his position on Council, effective from 18 April 2008.

At the Special Meeting of Council held on 22 October 2007, following the local government elections, delegates were appointed to portfolios, committees and various external organisations.

Mr Henderson was appointed to the following positions:

- RoadWise Committee Delegate
- Strategic Planning Committee Delegate
- Gosnells and District Neighbourhood Watch Committee Deputy Delegate
- Maddington Kenwick Sustainable Communities Initiative Delegate

In addition correspondence has been received from the Perth Airports Municipalities Group (PAMG) of the acceptance of Council's application for membership of that Group and seeking the name of a Deputy Delegate to act in the absence of the appointed Delegate, which is Cr R Mitchell.

DISCUSSION

In order to ensure consistent City of Gosnells representation, it is timely to appoint new delegates to the portfolios, committees and external organisation previously represented by Mr Henderson.

As the next meeting of the PAMG is scheduled for 17 July 2008, a time when Cr Mitchell has indicated he will be seeking leave of absence from Council, it would be advantageous to appoint a Deputy Delegate at this time.

FINANCIAL IMPLICATIONS

Funding for payment of travel claims for Councillors attending the various meetings has been allocated in the 2007/2008 budget.

STAFF RECOMMENDATION (1 of 5)

Moved Cr R Hoffman Seconded Cr C Fernandez

That Council appoint Councillor _____ as Delegate to the RoadWise Committee for the period up until the 2009 Local Government Elections.

Amendment

During debate Cr PM Morris moved the following amendment to the staff recommendation (1 of 5).

“That the staff recommendation 1 of 5 be amended deleting the line “_____” where it appears after the word “Councillor” in the first line and substituting it with the name “L Griffiths”, with the amended recommendation to read:.”

That Council appoint Councillor L Griffiths as Delegate to the RoadWise Committee for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:

COUNCIL RESOLUTION

183 Moved Cr PM Morris Seconded Cr S Iwanyk

That Council appoint Councillor L Griffiths as Delegate to the RoadWise Committee for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (2 of 5)

Moved Cr R Hoffman Seconded Cr C Fernandez

That Council appoint Councillor _____ as Delegate to the Strategic Planning Committee for the period up until the 2009 Local Government Elections.

Amendment

During debate Cr PM Morris moved the following amendment to the staff recommendation (2 of 5).

“That the staff recommendation 2 of 5 be amended deleting the line “_____” where it appears after the word “Councillor” in the first line and substituting it with the name “R Mitchell”, with the amended recommendation to read:.”

That Council appoint Councillor R Mitchell as Delegate to the Strategic Planning Committee for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:

COUNCIL RESOLUTION

184 Moved Cr PM Morris Seconded Cr S Iwanyk

That Council appoint Councillor R Mitchell as Delegate to the Strategic Planning Committee for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (3 of 5)

Moved Cr R Hoffman Seconded Cr C Fernandez

That Council appoint Councillor _____ as Deputy Delegate to the Gosnells and District Neighbourhood Watch Committee for the period up until the 2009 Local Government Elections.

Notation

Due to there being no nomination for this position, this recommendation did not progress.

STAFF RECOMMENDATION (4 of 5)

Moved Cr R Hoffman Seconded Cr C Fernandez

That Council appoint Councillor _____ as Delegate to the Maddington Kenwick Sustainable Communities Initiative for the period up until the 2009 Local Government Elections.

Amendment

During debate Cr PM Morris moved the following amendment to the staff recommendation (4 of 5).

“That the staff recommendation 4 of 5 be amended by deleting the line “_____” where it appears after the word “Councillor” in the first line and substituting it with the name “L Griffiths”, with the amended recommendation to read:.”

That Council appoint Councillor L Griffiths as Delegate to the Maddington Kenwick Sustainable Communities Initiative for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:

COUNCIL RESOLUTION (4 of 5)

185 Moved Cr PM Morris Seconded Cr S Iwanyk

That Council appoint Councillor L Griffiths as Delegate to the Maddington Kenwick Sustainable Communities Initiative for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

STAFF RECOMMENDATION (5 of 5)

Moved Cr R Hoffman Seconded Cr C Fernandez

That Council appoint Councillor _____ as Deputy Delegate to the Perth Airport Municipalities Group for the period up until the 2009 Local Government Elections.

Amendment

During debate Cr PM Morris moved the following amendment to the staff recommendation (5 of 5).

“That the staff recommendation 5 of 5 be amended deleting the line “_____” where it appears after the word “Councillor” in the first line and substituting it with the name “W Barrett”, with the amended recommendation to read:.”

That Council appoint Councillor W Barrett as Deputy Delegate to the Perth Airport Municipalities Group for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:

COUNCIL RESOLUTION

186 Moved Cr PM Morris Seconded Cr S Iwanyk

That Council appoint Councillor W Barrett as Deputy Delegate to the Perth Airport Municipalities Group for the period up until the 2009 Local Government Elections.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

Additional Motion

During debate Cr R Mitchell moved the following additional motion to the staff recommendations:

“That Council, in light of appointing Cr R Mitchell as delegate to the Strategic Planning Committee, appoint Cr L Griffiths as Deputy Delegate to that committee.”

Cr R Hoffman seconded Cr R Mitchell’s additional motion.

At the conclusion of debate the Mayor put Cr R Mitchell’s additional motion, which reads:

COUNCIL RESOLUTION

187 Moved Cr R Mitchell Seconded Cr R Hoffman

“That Council, in light of appointing Cr R Mitchell as delegate to the Strategic Planning Committee, appoint Cr L Griffiths as Deputy Delegate to that committee.”

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

13.6.6 COUNCIL CHAMBERS – TEMPORARY RELOCATION

Author: T Perkins
Previous Ref: OCM 11 March 2008 (Resolution 85)
Appendix: Nil.

PURPOSE OF REPORT

To obtain approval of Council for the temporary relocation of the Council Chambers during the refurbishment of the current Civic Complex.

BACKGROUND

Construction commenced on the new Civic Complex in late 2007. The estimated completion time for stage 1, being the office complex, was 52 weeks following which refurbishment of the Civic area and remainder of the existing building would commence. To enable the refurbishment to take place it will be necessary to relocate the Council Chambers in order to ensure the formal function of Council can continue unabated.

In addressing this issue staff investigated several options ranging from the use of meeting facilities of neighbouring local governments, temporary establishment of the Chambers in local community facilities and the location to semi-permanent housing.

At its Ordinary meeting held on 11 March 2008 Council resolved (Resolution 85) to establish a working group consisting of Councillors and relevant staff to identify among other things:

“an appropriate temporary venue for the conduct of Council meetings leading up to and during the refurbishment of the existing Council Chambers”.

DISCUSSION

The Working Group met on 7 April to consider the options available addressing the pros and cons of each, with the preferred venue being identified as the former Maddington Sportsmans Club in Canning Park Avenue Maddington as it offered the least disruption to Councillors, staff and the community alike.

The user groups of this facility have recently relocated to other venues within the City. Due to structural deficiencies in this building and the proposed future redevelopment of this area through the Maddington Town Centre Project its demolition was proposed upon vacation of the premises by the user groups, funds for which have been included in the 2007/2008 budget.

The venue offers the City an ideal opportunity to relocate the Council Chambers on a semi permanent basis throughout the refurbishment.

As part of the Tour of the District by Councillors and staff on 3 May 2008 an inspection of the former Maddington Sportsman Club was conducted with all in attendance being supportive of its use as a temporary Council Chamber.

Recent advice from the building company engaged to construct the new Civic Complex is that they are at present 40 days behind schedule with the construction. In an

endeavour to overcome that delay and bring the total project back on schedule they have requested the ability to access the civic component of the building to commence refurbishment effective from 1 July 2008.

With that in mind and subject to Council approval the last meeting that will be held in the current Council Chambers will be on Tuesday 24 June 2008 with the first meeting in the temporary venue being the Budget meeting on Monday 7 July 2008.

By relocating to a semi-permanent venue it provides the City with the ability to transfer all of the existing furniture and recording systems from the Council Chamber thus negating the need to purchase alternate equipment.

It will therefore be recommended that Council approve the relocation of the Council Chamber, for the conduct of Council and committee meetings, to the building formerly occupied by the Maddington Sportmans Club in Canning Park Avenue Maddington.

FINANCIAL IMPLICATIONS

Preliminary estimates for the minor upgrade of and relocation to the new facility in order to make it serviceable are in the region of \$20,000, funds for which can be met from those set aside in the budget for the purpose of demolishing the building. A future budget variation will be required to accommodate that change.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
--

188 Moved Cr D Griffiths Seconded Cr B Wiffen

That Council approve the relocation of the Council Chamber for the conduct of Council and Committee meetings, effective from 1 July 2008 on a semi permanent basis whilst the refurbishment of the existing civic area is being undertaken, to the building formerly occupied by the Maddington Sportmans Club in Canning Park Avenue Maddington, and the community be informed accordingly.

CARRIED 11/0

FOR: Cr D Griffiths, Cr B Wiffen, Cr S Iwanyk, Cr J Brown, Cr R Hoffman, Cr C Fernandez, Cr W Barrett, Cr P Morris, Cr R Mitchell, Cr L Griffiths, and Cr O Searle.

AGAINST: Nil.

14. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**14.1 AVAILABLE CASH-IN LIEU FUNDING**

The following motion was proposed by Cr B Wiffen during “Notices of Motion for Consideration at the Following Meeting” at the Ordinary Council Meeting held 22 April 2008 or inclusion in “Motions for Which Previous Notice Has Been Given” of the 13 May 2008 Ordinary Council Meeting.

PROPOSED MOTION

That a report be brought to a future full Council meeting stating the total amount of cash in lieu funds for the City and telling the amount of funding that is presently available for immediate spending.

COUNCILLOR COMMENT

Cr B Wiffen provided the following written comment in relation to the proposed motion:

“Following many complaints re parks in the Gosnells Ward and the length of time it takes to get things moving re lack of funds.”

STAFF COMMENT

The Director Corporate Services provides the following comment in relation to the proposed motion:

“A Public Open Space (POS) strategy is currently being developed for the district. Part of the development of the strategy involves an examination of POS Cash in Lieu funds held by the City and formulating recommendations in respect to the use of the funds. The expenditure of POS Cash in Lieu funds on improvements to existing POS will require approval of the Minister for Planning and Infrastructure.

A significant proportion of POS Cash in Lieu funds held for Canning Vale and Southern River has a defined purpose for land acquisition associated with development contribution arrangements that operate under the various Outline Development Plans in place in these areas.

The total of the POS Cash in Lieu Reserve fund at 31 March 2008 was \$7,916,459 comprising of the following funds

		\$
1.	<i>Canning Vale ODP POS</i>	2,993,070
2.	<i>Thornlie POS</i>	219,801
3.	<i>Beckenham POS</i>	150,382
4.	<i>Huntingdale POS</i>	1,040
5.	<i>Maddington POS</i>	98,059
6.	<i>Kenwick POS</i>	229,508
7.	<i>Southern River POS</i>	45,005
8.	<i>Gosnells POS</i>	203,900
9.	<i>Langford POS</i>	69,042
10.	<i>Canning Vale POS</i>	57,583
11.	<i>TP Scheme No. 9 POS</i>	3,530
12.	<i>TP Scheme No. 10 POS</i>	38,834
13.	<i>TP Scheme No. 15 POS</i>	163,197
14.	<i>TP Scheme No. 17 POS</i>	1,217,334
15.	<i>TP Scheme No. 20 POS</i>	237,250
16.	<i>Southern River ODP Precinct 1 POS</i>	173,036
17.	<i>West Canning Vale ODP POS</i>	1,625,878
18.	<i>Southern River ODP Precinct 2 POS</i>	390,010
		\$7,916,459

”

Notation

Cr B Wiffen advised the information provided by the staff adequately addressed his query.

PROPOSED MOTION

That a report be brought to a future full Council meeting stating the total amount of cash in lieu funds for the City and telling the amount of funding that is presently available for immediate spending.

LAPSED DUE TO THE LACK OF A MOVER AND SECONDER

14.2 TRAFFIC CONTROL – BEREHAVEN AVENUE, THORNLIE

The following motion was proposed by Cr J Brown during “Notices of Motion for Consideration at the Following Meeting” at the Ordinary Council Meeting held 22 April 2008 for inclusion in “Motions for Which Previous Notice Has Been Given” of the 13 May 2008 Ordinary Council Meeting.

PROPOSED MOTION

That the Director Infrastructure investigates the installation of speed traffic control measures in Berehaven Avenue, Thornlie with a report to Council including possible funding options.

COUNCILLOR COMMENT

Cr J Brown provided the following written comment in relation to the proposed motion:

“Over many years complaints by residents of speeding motorists in Berehaven Avenue have now resulted in the death of a one year old baby girl, along with internal injuries to her mother by a speeding motorist losing control of his vehicle and careering into their private property.”

STAFF COMMENT

The Director Infrastructure provides the following comment in relation to the proposed motion:

“Traffic counters have been installed in Berehaven Avenue as part of a traffic survey that will be conducted in Berehaven Avenue and a report will be submitted to Council on completion of the investigation.”

Notation

Cr J Brown advised the information provided by staff addressed her query.

PROPOSED MOTION

That the Director Infrastructure investigates the installation of speed traffic control measures in Berehaven Avenue, Thornlie with a report to Council including possible funding options.

LAPSED DUE TO THE LACK OF A MOVER AND SECONDER

15. NOTICES OF MOTION FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil

16. URGENT BUSINESS
(by permission of Council)

Nil

17. CONFIDENTIAL MATTERS

Nil

18. CLOSURE

The Mayor declared the meeting closed at 8:11pm.