

TOWN OF COTTESLOE



DEVELOPMENT SERVICES COMMITTEE MINUTES

MAYOR'S PARLOUR, COTTESLOE CIVIC CENTRE
109 BROOME STREET, COTTESLOE
6.00 PM, MONDAY, 15 OCTOBER 2012

CARL ASKEW
Chief Executive Officer

18 October 2012

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DEVELOPMENT SERVICES COMMITTEE
TABLE OF CONTENTS

Table with 3 columns: ITEM, SUBJECT, PAGE NO. Includes items like DECLARATION OF MEETING OPENING/ANNOUNCEMENT OF VISITORS, DISCLAIMER, ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION, PUBLIC QUESTION TIME, PUBLIC STATEMENT TIME, ATTENDANCE, DECLARATION OF INTERESTS, CONFIRMATION OF MINUTES, PRESENTATIONS, and REPORTS.

- 10.1.2 CHAMBERLAIN STREET (SOUTH OF ERIC STREET) - PROPOSED PARKING RESTRICTIONS 11
- 11 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN 16
- 12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY:..... 16
 - 12.1 ELECTED MEMBERS..... 16
 - 12.2 OFFICERS 16
- 13 MEETING CLOSED TO PUBLIC 16
 - 13.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED 16
 - 13.2 PUBLIC READING OF RECOMMENDATIONS THAT MAY BE MADE PUBLIC..... 16
- 14 MEETING CLOSURE..... 16

1 DECLARATION OF MEETING OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member announced the meeting opened at 6:02 PM.

2 DISCLAIMER

Nil

3 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

4 PUBLIC QUESTION TIME

Nil

4.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4.2 PUBLIC QUESTIONS

Nil

5 PUBLIC STATEMENT TIME

Mr Jonathan Strauss, Bernard Seeber Pty Ltd, 52 High Street, Fremantle, Re Item 10.1.1 – NO. 80 Railway Street – “Wanslea” – Conservation Works, Alterations and Additions

Mr Strauss referred to the report and plans and made himself available to answer any questions.

6 ATTENDANCE**Present**

Cr Jack Walsh	Presiding Member
Cr Katrina Downes	
Cr Greg Boland	Arrived 6:03 PM
Cr Peter Jeanes	
Cr Yvonne Hart	
Cr Victor Strzina	Arrived 6:08 PM

Officers Present

Mr Carl Askew	Chief Executive Officer
Mr Andrew Jackson	Manager Development Services
Mr Ed Drewett	Senior Planning Officer
Mrs Julie Ryan	Development Services Secretary
Mr Ronald Boswell	Planning Officer

6.1 APOLOGIES

Nil

Officer Apologies

Nil

6.2 APPROVED LEAVE OF ABSENCE

Nil

6.3 APPLICATIONS FOR LEAVE OF ABSENCE**Moved Cr Boland, seconded Cr Jeanes**

That Cr Boland be granted leave of absence for the November 2012 Development Services Committee meeting.

Carried 5/0

7 DECLARATION OF INTERESTS

Nil

8 CONFIRMATION OF MINUTES**Moved Cr Downes, seconded Cr Hart**

[Minutes September 17 2012 Development Services Committee.doc](#)

The Minutes of the Ordinary meeting of the Development Services Committee held on 17 September 2012 be confirmed.

Carried 5/0

9 PRESENTATIONS

Nil

9.1 PETITIONS

Nil

9.2 PRESENTATIONS

Nil

9.3 DEPUTATIONS

Nil

10 REPORTS

10.1 PLANNING

10.1.1 NO.80 RAILWAY STREET - "WANSLEA" - CONSERVATION WORKS, ALTERATIONS AND ADDITIONS

File No:	2515
Attachments:	Wanslea Report Oct 12.pdf Wanslea photos Oct 12.pdf Wanslea site plans Oct 12.pdf
Responsible Officer:	Carl Askew Chief Executive Officer
Author:	Ed Drewett Senior Planning Officer
Proposed Meeting Date:	15 October 2012
Author Disclosure of Interest:	Nil
Property Owner:	National Trust of Australia & Department of Education
Applicant:	Bernard Seeber Pty Ltd
Date of Application:	18 September 2012
Zoning:	Residential R20/R30
Use:	AA - A use that is not permitted unless special approval is granted by the Council
Lot Area:	7430m²
M.R.S. Reservation:	Not applicable.

SUMMARY

On 25 July 2011 Council considered an application for alterations and additions on the "Wanslea" site and resolved to:

GRANT its Approval to Commence Development for the proposed conservation works and alterations and additions at 80 Railway Street, Cottesloe, as per the revised plans dated 6 June 2011, subject to conditions.

This previous approval has recently expired and the applicant has submitted a new planning application, with modifications, to enable works to commence.

A summary of the main changes proposed are:

- Widening the access road from Railway Street to Carpark 1 to allow 2-way traffic;
- Upgrading the pedestrian accessway along the main driveway;
- Enlarging and modifying Carpark 1 from 13 bays to 20 bays (additional 7 bays);
- Upgrading the existing Army Building to accommodate an Early Childhood Centre (for Department of Education);
- Two-storey addition to existing staff quarters;
- Disability access ramps;

- Alterations/renovation of existing outbuildings;
- Single-storey/two-storey hall, meeting room & kitchen;
- Fire tanks and associated pump room near Railway Street entrance.

Each of these points is discussed in this report.

Given the assessment that has been undertaken, the recommendation is to conditionally approve the application.

BACKGROUND

The site has been used by community groups continuously since the establishment of the Wanslea orphanage in 1905. At present the site is owned by the National Trust of Australia and occupied by the Cottesloe Wellness Centre, which accommodates a variety of cancer support groups.

There are three main buildings and several small outbuildings on the site. The oldest and largest is the two-storey brick and iron former orphanage, which dates from 1905. Other significant structures include the two-storey brick staff quarters (1958) in the centre and the weatherboard/iron Army buildings in the south east corner of the site (constructed 1940-43). The buildings on the Wanslea site are structurally sound but are in need of urgent conservation works.

STRATEGIC IMPLICATIONS

Conservation of the heritage place and expansion/improvement of the premises for community-related purposes are consistent with Council's objectives and policies for the built and social environments in Cottesloe.

FINANCIAL IMPLICATIONS

No direct cost to council.

STATUTORY ENVIRONMENT

- Town Planning Scheme No 2 (TPS 2)
- Heritage of Western Australia Act 1990
- Municipal Heritage Inventory

LAND USE

The existing/proposed uses include:

- Retention of offices for the Cancer Support Group;
- Counselling/meeting rooms;
- Public yoga, reiki in existing outbuilding;
- A new community hall to facilitate existing needs of the Cancer Support Association (ie: for seminars, meetings, teaching, instruction etc - facilities would also be available to all tenants, the general community and the Primary School);
- Change of occupancy of the old Army Building from Cottesloe Childcare to Department of Education – Early Childhood Centre.

The previous report to Council examined the existing and proposed uses on the site and categorised these activities as either 'Consulting Rooms or Professional Offices'. Both of these are AA uses, which may be permitted with special approval of Council.

The previous report also considered the uses under the definitions in proposed Local Planning Scheme No 3 and advised that the operation of the Cottesloe Wellness Centre/ Cottesloe Playgroup/ Cottesloe Child Care Centre would fall under the categories of "Community Purposes" and "Family Day Care". These land uses are listed as discretionary uses under the LPS 3 Zoning Table and are thus supportable by Council. The report also stated that overall the existing and intended uses are essentially consistent with the range of institutional, educational civic and community uses typically permitted on local reserves or public property.

The yoga/reiki is a new use which could be categorised as a Health Studio under TPS 2, albeit on a much smaller scale than that normally associated with such a use. However, it would probably be more appropriate to consider this use as ancillary to the predominant uses on the site. Either way, the Council has discretion to approve them under TPS 2 and proposed LPS 3.

HERITAGE LISTING

The Wanslea site occurs on the State Register of Heritage Places. In addition, the site is listed with the National Trust (who is also the owner) and is a Category 1 place on the Town's Municipal Inventory.

The site is vested in the National Trust by virtue of a management order. As the NT acts under delegated authority from the HCWA, it has not been necessary to refer the application to the HCWA for comment although they have been advised by the Trust.

The property is classified in the MHI as Category 1, which is defined as: *Highest level of protection appropriate. Included in the State Register of Heritage Places. Provide maximum encouragement to the owner to conserve the significance of the place. Photographically record the place.*

The MHI description of the place is: *Independent Order of Odd Fellows (IOOF) Orphans' Home. Historic, architectural and social significance.*

The conservation works are to be undertaken by the Trust, in conjunction with the Department of Education, and can be relied upon as being acceptable, consistent with its charter, expertise and practices in this field.

CONSULTATION

As previously, the application was advertised by the Town in accordance with TPS 2. The advertising consisted of a letter to 14 adjoining property owners. Some neighbours viewed the plans.

No submissions were received.

PLANNING COMMENT

The following assessment is made in respect to this application and refers to plans received 18 September 2012.

Changes to access road

The existing access road between Railway Street and Carpark One is to be upgraded and widened to create a two-way access (approx. 5.5m in width). This will have little impact on the existing site and is supported by the Manager Engineering Services. It will improve traffic flow and safety.

Upgrading pedestrian access

A separate pathway will be provided on the southern side of the access road between Railway Street and Carpark One to provide defined and safer pedestrian entry to the site.

Alterations to Carpark One

The existing carparking area in front of Wanslea is to be redesigned and enlarged to accommodate a total of 20 bays. This will provide an additional 7 car bays more than the existing parking area and will assist in meeting demand from the existing and proposed uses on the site. Traffic circulation will also be improved.

Upgrading of former Army Buildings

This single-storey building is on the south-east side of the Wanslea Building and has been used by the Cottesloe Childcare Centre. It is now proposed to be used by the Department of Education as an Early Childhood Centre following the relocation of the Cottesloe Childcare Centre to the former kindergarten site in Marmion Street.

The existing building will accommodate 3 classrooms, a staff office, kitchen and stores. Both internal and external conservation works will be carried out, including re-decking the southern verandah, new and replacement balustrades, provision of a new timber verandah on the northern side (replacing an enclosed nursery), external timber weatherboard cladding and various alterations to external windows and doors.

The overall floorspace will remain largely unchanged and the proposed use is similar to that existing and may be approved by Council. Although there are no specific parking requirements under TPS 2 the proposed additional 7 car bays in Carpark One and the widening of the main access is expected to satisfactorily accommodate the proposed use. Additional public car-parking is also available on the opposite side of Railway Street.

Two-storey addition to Staff Quarters

This building will continue to be used as offices and includes a new 2-storey addition that is similar in size, location and height to that previously approved by Council.

The main changes proposed are:

- The total floor area has marginally increased by approximately 8m²;
- The roof has been changed from pitched to skillion which has marginally reduced its overall height to approximately 7m above NGL;
- An external ramp has been added for improved access to Carpark 2;
- The addition has been modified to align it with the north-eastern side of the existing building thereby increasing its distance from the nearest northern boundary by approximately 2m to 19m at its closest point.

It is considered that these are relatively minor changes to the plans already approved and as additional parking was previously waived by Council it is not considered necessary to require additional parking for this proposal, and as 7 additional car bays will be available on site. The proposed juxtaposition of the addition to the existing building, its external finish in vertical shiplap with timber-framed windows and a low-pitched steel roof should enhance the appearance of the existing building and hence the amenity of neighbouring properties.

Disability access ramp/stairs

A concrete ramp and stairs are proposed on the northern side of the staff quarters to provide access to existing Carpark 2. It will be approximately 11m in length and is necessary to take account of the topography. A small ramp is also proposed from Outbuilding 2.

Outbuilding 1

This small outbuilding is approximately 33m² in area and will be retained and conserved to accommodate group or family counselling sessions. A 10.6m² toilet will be added over a portion of the previously approved deck area on the eastern side for the occupants, well-setback from the nearest boundary. The proposed modifications and use can be approved by Council and will be ancillary to the main support uses on the site.

Outbuilding 2

This small outbuilding is approximately 36m² and will be retained and conserved to and be used for recreational activities such as yoga and riki or for small group or family counselling. A 6.5m² detached toilet will be added over a portion of the previously approved deck area on the northern side for the occupants and this will be setback between 1.1m to 1.5m from the adjoining boundary. The proposed modifications and use can be approved by Council and will be ancillary to the main support uses on the site.

Outbuilding 3

This outbuilding supersedes a larger two-storey building that was previously approved by Council for offices and a meeting space next to the main Wanslea building.

The new proposal comprises of a 237m², predominantly single-storey building on the eastern side of the Wanslea building for use as a hall by the Cancer Support Association (also to be shared by the other tenants, the primary school and general community for activities including seminars, meetings, teaching and instruction and activities that previously took place in the former Army building). A 37m² lower floor will be constructed under a portion of the new building where the topography naturally slopes down towards the Wanslea building and this will be used as a meeting room and will largely not be visible from outside the site.

The new building will be approximately 5m in height above NGL, measured from a datum directly beneath the proposed addition (which was the method previously used for determining heights on the site). This is well below the standard building heights generally permitted under TPS 2 and, due to the topography of the site will only appear between approximately 4.5m to 5m in height when seen from the nearest boundary on the eastern side. It will be setback approximately 2.3m from the adjoining ROW but due to its single-storey appearance on the elevation and the considerate use of external materials matching that to be used on the former Army building (ie: vertical shiplap cladding), it is unlikely to have any significant visual impact on adjoining properties in Mann Street, which back onto the existing ROW and generally have high, solid brick, rear boundary walls.

Service infrastructure

The service infrastructure is proposed to be located near the Railway Street entry in a similar location to that previously approved by Council. The services include water tanks, pumps and electricity supply as before, but will now be fully enclosed in a concrete structure, ranging in height from approximately 2.8m to 4.7m along its northern elevation, and setback 1.7m from the boundary. The majority of the structure will not be visible from major openings on the adjoining property but due to its prominent location a condition requiring the aesthetic treatment of materials, screening and finishing is recommended, consistent with the previous planning approval.

Landscaping

Existing trees and vegetation of significance generally contribute to the heritage value of the Wanslea site. However, where trees have had to be removed they have each been assessed by an Arboriculturist and the National Trust regarding their heritage impact. Pruning and shaping of remaining trees is being kept to a minimal and all works are being carried out by either a qualified Tree Surgeon Contractor or Arboriculturist. The applicant has advised that a detailed landscaping plan will be submitted for the site and a landscaping condition is therefore recommended.

CONCLUSION

The proposal is similar to that previously approved by Council and will facilitate the conservation, enhancement and expansion of the existing and proposed uses on the site. The proposed buildings and uses are relatively modest and unlikely to significantly affect the amenity of neighbours - this being reinforced by the absence of any public submissions on the proposal. Conservation of the heritage buildings and upgrading of the old outbuildings will also be beneficial.

An additional 7 car bays will be provided on the site, whereas none were previously required by Council, and it is anticipated that this will be adequate for the various new uses proposed on the site.

The proposal will facilitate important rationalisation of existing uses within the Town and may be seen as an outstanding opportunity for Council to support the community.

Similar conditions to that previously approved is recommended.

VOTING

Simple Majority

COMMITTEE COMMENT

Committee queried liaison with the HCWA and the MDS explained that the National Trust as custodian has delegated authority from the HCWA to manage the place, subject to conferring with the HCWA on proposals. Committee also asked about the chosen roof forms and materials involved and the architect outlined the design approach taken to the blend of old and new.

OFFICER AND COMMITTEE RECOMMENDATION

Moved Cr Walsh, seconded Cr Downes

That Council GRANT its Approval to Commence Development for the proposed conservation works and alterations and additions at 80 Railway Street, Cottesloe, as per the plans dated 18 September 2012, subject to the following conditions:

- 1. All construction work shall be carried out in accordance with the Environmental Protection (Noise) Regulations 1997, Regulation 13 – Construction Sites.**
- 2. The external profile of the development as shown of the approved plans shall not be changed, whether by addition of any service plant, fitting, fixture or otherwise, except with the written consent of the Town.**
- 3. Stormwater runoff from the driveway or any other paved portion of the site shall not be discharged into the street reserve, right-of-way or adjoining properties, and the gutters and downpipes used for the disposal of stormwater runoff from roofed areas shall be included within the working drawings for a building licence.**
- 4. Air-conditioning plant and equipment shall be located closer to the proposed buildings than the adjoining buildings, and housed or treated to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*.**
- 5. Any future proposed change of use on the site shall require a separate planning approval by the Town.**

6. **Signage does not form part of this approval and any future proposed signage shall require a separate planning approval by the Town.**
7. **The proposed services upgrade and infrastructure near the Railway Street entrance to the property shall be designed, constructed, finished and screened with aesthetically suitable materials and vegetation to the satisfaction of the Manager Development Services, and full details are required to be provided as part of the building licence application.**
8. **A detailed landscaping plan shall be submitted to the satisfaction of the Manager Development Services prior to commencement of building works.**

Carried 6/0

**10.1.2 CHAMBERLAIN STREET (SOUTH OF ERIC STREET) - PROPOSED
PARKING RESTRICTIONS**

File No: Sub/434
Attachments: [Parking restrictions Oct 12.pdf](#)
Responsible Officer: Carl Askew
Chief Executive Officer
Author: Ed Drewett
Senior Planning Officer

Proposed Meeting Date: 15 October 2012
Author Disclosure of Interest Nil

SUMMARY

This report recommends that parking restrictions be imposed along Chamberlain Street, south of Eric Street, following complaints by residents regarding significant use of the street by visitors to the recently upgraded Eric Street shopping centre.

Under the Parking Local Law Council's approval to parking management measures is required. Additional future parking changes may also be reported to Council, subject to further analysis.

BACKGROUND

Concerns from residents regarding the increased use of local streets by visitors to the Eric Street shopping centre have emerged since the redevelopment of the shops was completed. There has been some settling-in period and works affecting the basement parking area have only just been finished.

The Town has restricted parking on the eastern side of the shops in Chamberlain Street (north of Eric Street) to a loading zone from Monday to Saturday, 7am to 6pm, in order to restrict deliveries to reasonable daytime hours and minimise noise or disturbance to nearby residents, while ensuring that there are adequate bays available for delivery vehicles. However, this has resulted in more cars being parked in Chamberlain Street, south of Eric Street, which currently has unrestricted parking.

The Town has received both verbal and written complaints in respect to the parking situation in Chamberlain Street south and has invited comment from the 6 adjoining properties. The Town has also liaised with the proprietors of Cimbalino cafe and the IGA supermarket regarding on-going parking and noise issues associated with their businesses, and again after a settling-in period a number of improvements have been agreed to.

A range of responses have been received and discussed with the Manager Engineering Services and Senior Ranger. While residents tend to have their individual ideas or preferences, the Town's officers are experienced in parking management measures and the roads are public, albeit in a residential area.

STRATEGIC IMPLICATIONS

Effective parking management relates to a functional local shopping centre as well as to neighbourhood amenity.

POLICY IMPLICATIONS

Nil.

STATUTORY ENVIRONMENT

The Local Government Act and Council's Parking Local Law apply. The Local Law is made under the Act and clause 1.8 provides as follows:

Powers of Local Government

The local government may, by resolution, prohibit or regulate by signs or otherwise, the stopping or parking of any vehicle or any class of vehicles in any part of the parking region but must do so consistent with the provisions of this Local Law.

FINANCIAL IMPLICATIONS

The cost of signage associated with the proposed restrictions will be met from current budget provisions.

CONSULTATION RESPONSES

The Schedule and comments below outlines the responses received following consultation with residents in the vicinity of Chamberlain Street south:

RESPONSES FROM:	SUGGESTED OPTIONS:			
	Do nothing	<i>No stopping zone along the western side of Chamberlain Street and restrict parking on the eastern side to 1 hour from 8am to 6pm, 7 days a week.</i>	<i>No stopping zone along the eastern side of Chamberlain Street and restrict parking on the western side to 1 hour from 8am to 6pm, 7 days a week.</i>	Other suggestions.
1 Chamberlain Street	Yes			Restrict parking to 2-3hrs each day. Retain adequate residents' visitor parking.
2 Chamberlain Street	No response.			
3A Chamberlain Street		No	No	Have parking restrictions similar to John Street permit

				area.
39 Eric Street	No	No	No	Issue 2 x parking permits to residents. Designate street for permit parking only.
2 Clarendon Street	No			Prefers 2hr parking on eastern side (provides reasonable time for gym/café users). Have <i>No Stopping</i> zone on western side.

Helen Bunning, 43 Eric Street

- Have parking available on one side of Chamberlain Street with permit parking on the other.
- A ban on general parking is rather unrealistic with the changes to the shopping centre.
- Shopkeepers should use the parking below the shopping centre as coffee shop patrons and shoppers will not be parking all day.
- These issues should have been anticipated earlier by Council.

Len & Rhoda Weir, 4 Chamberlain Street (verbal response only)

- Allow parking on one side of road only, probably eastern side to avoid future dwelling development lot.
- Needs parking situation improved.
- Open to idea of permit parking.

STAFF COMMENT

The Town has been observing the parking situation around the Eric Street Shopping Centre for several months following some complaints from nearby residents. As mentioned the construction works have created parking disruption until recently; however, it is also apparent that the new café and improved shops are attracting more customers.

From monitoring by the Town it is clear that the parking situation in Chamberlain Street south has worsened following renovation of the shopping centre, although the various uses are all permitted under TPS2. Three new bays were added to the Eric Street parking area and three of these were limited to 10 minutes. Also, new bike racks were installed, motorcycle bays designated and large signs displayed advising of the rearranged loading zone parking.

It is observed that cars often park on both sides of Chamberlain Street south, constraining access for residents. Up to 10 cars at any one time occupy this section of the street, apparently coinciding with gym sessions at the shopping centre, or attributed to café patrons and even some centre staff.

In addition, some parking difficulties have arisen in Chamberlain Street north and extended to Florence Street; although parking is already partially restricted in this area by virtue of the loading bays and *no parking* opposite. As indicated the Town is liaising with key shopping centre tenants in this regard and the situation covers delivery, worker and customer parking needs and behaviour so is more complex. It is also fair to say that Chamberlain Street north was a pre-existing situation, with the revised parking arrangements largely adapted to and a reasonable degree of tolerance of the mixed commercial/residential activity.

For the southern portion of Chamberlain Street at this stage, while there is not unanimous agreement on a preferred solution, there is a general consensus that the introduction of a Permit Zone for both the east and west sides of the street would probably be satisfactory for both residents and shopping centre visitors.

The suggested restriction would allow up to 2hr parking from 7am to 6pm, 7 days a week, with resident permit holders being exempt. Each household would be provided with resident and visitor parking permits in accordance with Council's Parking Local Law, and a trial period of 6 months is recommended to enable monitoring then review for continuation or change.

CONCLUSION

In response to complaints received and suggestions made by residents adjoining Chamberlain Street south of Eric Street, and following consultation it is recommended that a Permit Zone be introduced for a trial period of 6 months.

VOTING

Simple Majority

COMMITTEE COMMENT

Committee acknowledged the need for parking management and agreed to the suggested solution for this section of Chamberlain Street, while noting advice from officers that Chamberlain Street north of Eric Street is a different parking and delivery regime which officers are also monitoring.

OFFICER RECOMMENDATION

Moved Cr Walsh, seconded Cr Downes

THAT Council approves of a Permit Parking Zone in Chamberlain Street, south of Eric Street, on a 6 month trial basis and that affected owners/residents be notified accordingly.

AMENDMENT

Moved Cr Walsh, seconded Cr Boland

That “2hr parking from 7am to 6pm, 7days a week” be included in the recommendation.

Carried 6/0

COMMITTEE RECOMMENDATION

Moved Walsh, seconded Boland

THAT Council approves of a 2 hour parking restriction from 7am to 6pm, 7 days a week, and of a Resident Permit Parking Zone, for Chamberlain Street south of Eric Street, on a 6 month trial basis, and that affected owners/residents be notified accordingly.

Carried 6/0

11 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY:

Nil

12.1 ELECTED MEMBERS

Nil

12.2 OFFICERS

Nil

13 MEETING CLOSED TO PUBLIC

Nil

13.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

13.2 PUBLIC READING OF RECOMMENDATIONS THAT MAY BE MADE PUBLIC

Nil

14 MEETING CLOSURE

The Presiding Member announced the closure of the meeting at 6.17 PM.

CONFIRMED: PRESIDING MEMBER _____ DATE:../../.....