

2.9: FINAL ADOPTION OF AMENDMENT-LOTS 50 & 51 MIDDLETON ROAD, MOUNT CLARENCE

ALTERNATE MOTION BY COUNCILLOR ATTWELL

DATE & TIME REQUEST FOR ALTERNATE MOTION RECEIVED: Wednesday 4 July 2012 at 11.44am.

ITEM 2.9: ALTERNATE MOTION BY COUNCILLOR ATTWELL VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council resolves to AMEND the proposed condition 2 in Appendix II-'Schedule of Special Sites' as follows:

"All car parking shall be designed in such a way that access is restricted to Middleton Beach Road with the exception of the existing seven staff bays which have their access from Luke Street".

Mayor's Reason:

- The staff bays are separated from the public car bays on Lot 51 in order to avoid them being taken up by the public;
- The staff bays have been accessing Luke Street for several years without problems or complaints;
- Compared to the public bays, the staff bays do not generate frequent movement to and from the site. A doctor may occasionally be called to the hospital, but otherwise there is minimal access to and from Luke Street;
- The access from Luke Street to the staff car park acts as a passing bay on Luke Street which is only wide enough for one way traffic. If the staff car park was fenced off then there would be limited ability for two way access along Luke Street;
- If the proposed modification to the condition is accepted there will be no more access permitted onto Luke Street as a result of further expansion of the medical centre.

Officer's Comment (Executive Director Planning and Development Services):

- The restriction with the exception of the existing seven staff bays which have their access from Luke Street" will reduce the potential impact on the residential uses in the area.
- However it is difficult to police or to practically control the use of these bays to ensure that the traffic on Luke Street does not become a nuisance.
- As this is an application for Rezoning, the Officers recommendation is made in the context of the long-term future use of the property rather than the existing use.
- Given the potential for land use conflict, the preference is for access associated with future development to be restricted to Middleton Road only as this will limit the possible impact or increased traffic on nearby residents.