



DATUM LOCAL		GRID LOCAL		DESIGNED <i>N.J.W. 6/05</i>		APPROVED 		CITY OF JOONDALUP INFRASTRUCTURE MANAGEMENT SERVICES CIVIL DESIGN SERVICES					
HORIZONTAL 1:500		SCALE IN METRES 0 5 10 15 20		DRAWN <i>N.J.W. 6/05</i>		MANAGER INFRASTRUCTURE DESIGN SERVICES / /05							FILE No 000
SURVEY INFORMATION / /05				CHECKED BY DESIGNER		CHECKED BY ENGINEER		APPROVED FOR CONSTRUCTION 				ORIGINAL AND SIZE	
DRAWING DIRECTORY PS IS 200 EUROPEAN FILESLAND DESKTOP\DWG\USER\JW\JW11\...				AUTHORIZED / /05		CO-ORDINATOR PROJECT DESIGN DIRECTOR TECHNICAL SERVICES / /05		LOCALITY STANDARD					

**PROPOSED CLOSURE OF PORTION OF THE LANEWAY BETWEEN LEACH STREET & WEST COAST DRIVE, MARMION
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 29 DECEMBER 2005)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER'S COMMENT
1	Water Corporation	N/A	No objection	Noted.
2	Alinta	N/A	No objection	Noted.
3	Telstra	N/A	No objection	Noted.
4	Western Power	N/A	No objection	Noted.
5	S Kobelke	1 Hawkins Avenue Sorrento 6020	Supports proposed closure to vehicles. 1. Believes that the road is not designed for traffic and dangerous for vehicles due to the steep slope as it reaches West Cost Drive. Supports this been closed as soon as possible 2. The road being open for pedestrians, wheelchairs, prams, cycles and gophers is a positive move for the local community	Noted.
6	P & L Tormey	38 West Coast Drive Marmion 6020	Supports closure of laneway to vehicles but they request that the bollards be placed at West Coast Drive end rather than central to the laneway.	Supported. Further consideration is being given to this alternative location.
7	M John	36 West Coast Drive Marmion 6020	Supports closure. 1. The laneway has been a problem for adjacent residents for a number or years. 2. It has poor visibility for vehicles accessing West Coast Drive. 3. It is often used at a short cut for vehicles which is dangerous for pedestrians. 4. Requests that the laneway (crossover) is closed at the West Coast Drive end in addition to the bollards.	Noted. In regard to point 4, further consideration is being given to closure of the West Coast Drive "crossover " to this laneway.
8	Withheld by request	Withheld by request	Objection Requests that the laneway stay open as it is used to visit people in Leach Street and provides access to Marmion Village Shopping Centre. Has been open for a number of years without concern	Closure of the laneway will increase the driving distance to the shops by less than 100m. The maximum additional distance to travel from West Coast Drive to Leach Street is less than 350m. This is not considered to be a significant increased distance for vehicular traffic.

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9	C B Ghersinich	17 Leach Street Marmion 6020	<p>Support</p> <ol style="list-style-type: none"> 1. Strongly supports closure of the laneway at the West Coast Drive (WCD) end. Laneway is near curve in road and is obscure to through traffic with no appropriate warning. 2. WCD is narrow with no room for evasive action in the event of an accident. 3. The view north is obscured for exiting traffic because of the curve in the road. 4. Bollards in the centre of road would force 4 households onto WCD when the option of safety on Leach St is clearly the correct one. 5. Closure at WCD will prevent any entry of traffic which otherwise would enter and be forced to back out onto WCD which is clearly dangerous. 6. 4 households would not be able to swing out their garages with ease. 7. Rubbish trucks have always used Leach St to back out for obvious reasons. 8. Leach St is a small quiet street at present – so minimal traffic is likely to enter the laneway. 9. Laneway must be marked No Through Road very clearly at both ends. 10. Legal obligations of Council – by forcing 4 households plus visitors to use WCD and the potential for serious accidents. 11. Strongly protests that the option to close the laneway at the West Coast Drive end was not included in the options. The advertised closure only mentions closure in the centre, which does not address the safety issue. Requests that the closure be re-advertised with options for the location of the closure. 12. Concerned about traffic safety for vehicles exiting/entering from West Coast Drive. 13. Closure in the middle will result in vehicles from the 2 adjacent properties being required to use West Coast Drive. 	<p>Supported.</p> <p>Further consideration is being given to this alternative location, as outlined in the report.</p> <p>The Department for Planning & Infrastructure have advised that if the City supports the revised location for the closure, there is no requirement for re-advertising.</p> <p>With closure, there will be no need for vehicles to enter/exit from West Coast Drive.</p> <p>The alternative solution proposes all garages being able to exit to Leach Street.</p>
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10	Withheld by request	Withheld by request	<p>Strongly support closure by erecting a bollard at the mid-point</p> <ol style="list-style-type: none"> 1. This single track lane is not necessary for flow of traffic onto West Coast Drive, other roads can fulfil this purpose. 2. It is used late at night for a race track, which could be a noise/safety issue for pedestrians. 3. Since paving the laneway a few years ago, the number of vehicles using the lane way have increased which presents a safety problem. Traffic while not considered heavy outside of peak hours, is reasonably constant, especially at weekends. 4. Traffic queues in the laneway in the mornings, which would affect the adjoining properties. The front gardens of the adjoining properties are sometimes driven over by vehicles. 5. There would be minimal if any adverse effects on traffic flow in the area. The lives of the local residents would be greatly enhanced by the cheap and effective measure, which could be removed at any time if conditions were to change. 	Supported. However in regard to point 5, this would be a permanent closure to vehicles at that point where the laneway is closed.
11	R & P Miller	1 Leach Street Marmion 6020	Support closure however concerned that more traffic will be using the corner of Leach Street & Troy Avenue, which directly affects their property. Safety issues are a major concern, especially if development proceeds on the CSIRO site. This corner is already a race track for vehicles.	Noted. If traffic safety becomes a problem at the intersection of Leach Street and Troy Avenue then this can be raised by the resident and investigated for an intersection treatment, such as a median island on Leach Street.
12	G & S Morgan	3 Leach Street Marmion 6020	<p>No objection</p> <ol style="list-style-type: none"> 1. Would be safer for the homeowners adjoining the laneway. 2. Support providing adjoining neighbours agree to the closure. 	Supported. Adjoining neighbours all agree to revised location of bollards.
13	Avon Management Co Pty Ltd	19 Leach Street Marmion 6020	Believes that the lane closure is unnecessary. Likes to be able to access Leach Street from West Coast Highway by car.	Noted. Vehicle access from West Coast Drive to Leach Street will still be available via Troy Avenue or Ozone Road.
14	R Went	7 Leach Street Marmion 6020	<p>Agree with the proposed closure.</p> <ol style="list-style-type: none"> 1. It allows vehicle access to adjacent properties whilst preventing through traffic. 	Supported.

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			2. It improves traffic safety and noise to those adjacent properties.	
15	HG & JM Hall	40 West Coast Drive Marmion 6020	In support of the said road being closed as outlined.	Supported.
16	R J Margaria	11 Leach Street Marmion 6020	Supports closure. 1. With development of the CSIRO site, the increase of traffic will increase noise and create a danger spot at West Coast Drive. 2. Would like the bollards to be closer to West Coast Drive not in the middle. This would help access for residents on West Coast Drive.	Supported. Further consideration is being given to this alternative location.
17	Withheld by request	Withheld by request	Object to closure 1. If bollards are erected in the middle, the properties east of them will be unable to access West Coast Drive directly. 2. We and many others use the road. 3. It has been in use a long time and is an alternative route to West Coast Drive and reduced traffic flow along Ozone Road and Troy Avenue and should not be closed to allow exclusive use for adjoining properties.	1. The residents abutting the laneway support closure in the revised location. 2. Noted. 3. Noted.

Attachment 4

Laneway – Leach Street to West Coast Drive. Driveways at West Coast Drive end



This photo shows the laneway and the arrows denote where the bollards would be placed.



Photo showing the adjacent driveway to 38 West Coast Drive (left) & 36 West Coast Drive (right)