



MINUTES

Special Council Meeting

Monday 28 April 2014

6.00pm

City of Albany Council Chambers

CITY OF ALBANY COMMUNITY STRATEGIC PLAN (ALBANY 2023)

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

All Councillors, Staff and Volunteers at the City of Albany will be...

Focused: on community outcomes

This means we will listen and pay attention to our community. We will consult widely and set clear direction for action. We will do what we say we will do to ensure that if it's good for Albany, we get it done.

United: by working and learning together

This means we will work as a team, sharing knowledge and skills. We will build strong relationships internally and externally through effective communication. We will support people to help them reach their full potential by encouraging loyalty, trust, innovation and high performance.

Accountable: for our actions

This means we will act professionally using resources responsibly; (people, skills and physical assets as well as money). We will be fair and consistent when allocating these resources and look for opportunities to work jointly with other directorates and with our partners. We will commit to a culture of continuous improvement.

Proud: of our people and our community

This means we will earn respect and build trust between ourselves, and the residents of Albany through the honesty of what we say and do and in what we achieve together. We will be transparent in our decision making and committed to serving the diverse needs of the community while recognising we can't be all things to all people.

SPECIAL COUNCIL MEETING
MINUTES –28/04/2014
** REFER DISCLAIMER **

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1. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS:

[6:00:05 PM](#) The Mayor declared the meeting open.

2. OPENING PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL OWNERS:

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

“We would like to acknowledge the Noongar people who are the Traditional Custodians of this Land.

We would also like to pay respect to the Elders both past and present.”

3. PUBLIC QUESTION AND STATEMENT TIME:

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

[6:00:45 PM](#) Ms Juliet Albany,
Ms Albany’s tabled address is detailed at Appendix A.

[6:06:10 PM](#) Ms Lynne Farrow, Wylie Crescent

Summary of key points:

- Opportunity to create permanent site for Farmers Market in the Town Square, but the proposed design is not suitable
- Asked for deferral of a decision to allow further consultation regarding the needs of the Farmers Market
- Not enough public consultation

[6:09:13 PM](#) There being no further speakers, the Mayor declared the Public Question and Statement Time closed.

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4. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED):

Mayor Mayor D Wellington

Councillors:

Breaksea Ward	R Hammond
Breaksea Ward	V Calleja JP
Frederickstown Ward	C Dowling
Frederickstown Ward	G Stocks
Kalgan Ward	B Hollingworth
Kalgan Ward	J Price
Vancouver Ward	S Bowles
Vancouver Ward	N Williams
West Ward	A Goode JP
Yakamia Ward	A Hortin JP

Staff:

Executive Director Corporate Services	G Adams
Executive Director Community Services	C Woods
Executive Director Planning and Development Services	D Putland
Executive Director Works and Services	M Thomson
Manager Major Projects	A McEwan

Minutes J Williamson

Apologies:

Yakamia Ward	R Sutton
West Ward	G Gregson

Chief Executive Officer G Foster

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5. DECLARATIONS OF INTEREST:

Name	Committee/Report Item Number	Nature of Interest
Nil		

**6. IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND
CLOSED DOORS: Nil**

SCM009: STIRLING TERRACE COMMUNITY SPACE AND TOWN SQUARE COMMUNITY SPACE

Proponent : City of Albany
Attachments : Concept Plan for Stirling Terrace
Concept Plan for Town Square
Community Engagement Report
Responsible Officers: : Chief Executive Officer (G. Foster)

Responsible Officers Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the [City of Albany Strategic Community Plan 2023](#) and [Corporate Business Plan 2013-2017](#):
 - a. **Key Theme:** 3. A Connected Built Environment
 - b. **Strategic Objective:** 3.1 To advocate, plan and build friendly and connected communities.
 - c. **Strategic Initiative:** 3.3.3_Streetscape Enhancement

In Brief:

- In December 2013 the City received notice from Lotterywest that it will assist in funding two infrastructure projects being the upgrade of Stirling Terrace (Stage 1) and the establishment of a Town Square (Stage 1).
- Funding contributions required by City have been allocated in the approved budget.
- The officer recommendations deal with the endorsement of the concept design plans for Stage 1 works.

RECOMMENDATION

SCM009: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR STOCKS
SECONDED: COUNCILLOR DOWLING

THAT Council:

- **ENDORSE** the Concept Designs for Stirling Terrace and proceed with Stage 1 of the works; and
- **APPROVE** the completion of Stage 1 of the works.
- **ENDORSE** the Concept Designs for Town Square and proceed with Stage 1 of the works; and
- **APPROVE** the completion of Stage 1 of the works.

CARRIED 11-0

BACKGROUND

2. The City is currently building and planning various infrastructure projects and events in preparation for the Centenary of Anzac commemorations and to ensure the long term benefits of this major event are realised.
3. Early works commenced on both projects in March 2014 and tender packages for works components are currently being prepared.

DISCUSSION

4. The City is preparing for significant events activity focused around Anzac Centenary.
5. In December 2013 Lotterywest announced funding for two significant projects within the CBD, both of which will be used in support events for the Anzac Centenary.
6. The first project is the Town Square Community space. This is the grassed area between the Town Hall and Library. Lotterywest has committed \$500,000 to this project. Total estimated project cost is \$1 million.
7. Fundamental to the contemporary use of this precinct is the space between the two most significant civic assets in the CBD - The Albany Town Hall and the Albany Public Library. This area currently acts as the default town square for the Albany CBD and wider region. Its limitations include:
 - a. Poor visual and pedestrian amenity to York Street;
 - b. Inadequate access, services and flexibility for public events; and
 - c. Ad hoc landscaping and lighting, and an absence of regular event programming.
8. These limitations will negatively impact planned events as well as inhibiting place activation for the precinct more broadly in the long term
9. The Town Square project will provide an activated community meeting place, information hub and a gathering space for learning and cultural engagement, which will enable small subsidiary events to take place during the Anzac commemorations.
10. Town Square design has been informed by strong principles and goals that aim to benefit community by:
 - Creating the civic heart of Albany – a comfortable, safe place that draws people in to engage with the City and each other , instil a sense of pride
 - Enhancing and promoting the economic viability of CBD – promote destinations and attractions and activity
 - Creating an enjoyable functional space – flexible, adaptable and expandable space
 - Activation place – regular community and special events, informal gathering
 - Restoring, revitalising connections – enhances physical connections with York Street, Town Hall, Library, Senior citizens centre and car park
 - Expressing Albany's sense of place – enhance and respect visual connections, interpretation, signage, acknowledge local stories
 - Embracing cultural heritage – Anzac, local indigenous, architecture and people

11. The Town Square project will provide for a hub for a range of events and activities such as:
 - Christmas Festival & Pageant
 - Anzac troop march (podium)
 - Cruise ship events and tourist orientation
 - Summer events program
 - Outdoor art exhibitions / installations
 - Australia Day Citizen ceremony
 - Albany Classic
 - Youth Events
 - Piaf

12. Key features of Town Square (stage1) will include:
 - Provision of core service infrastructure (power, waste)
 - Open and level grassed and planted space
 - Integrated furniture (bins, seats, shade)
 - Accessible paths, steps and ramps and improved accessibility to adjacent park, street and building areas
 - Feature seating and wall elements with integrated lighting, artwork and interpretation elements

13. The second project is Stirling Terrace enhancement, between York St and the Old Post Office/UWA Building. Lotterywest has committed \$300,000 to this project. Total estimated project cost is \$700,000. The exact scope and timing of construction works will require further discussion and consultation with local business owners.

14. Stirling Terrace represents one of the most significant heritage sites in Western Australia. The street has been identified as being the longest stretch of Georgian Architecture in Western Australia and has been a hub for industry, commercial enterprise and civic engagement since the mid-nineteenth century. Significantly, soldiers leaving for the Boer War as well as soldiers leaving on the First Convoy for Egypt, Sinai and Palestine marched on Stirling Terrace.

15. The current state of basic community amenity in this precinct renders it unsuitable for large-scale community events. This represents a particular challenge (and barrier) for proposed Anzac events (Stirling Terrace 'Pop-Ups' and street festivals).

16. The project will however focus on improving the streetscape and amenity of the area, a pivotal space connecting to CBD to the Waterfront precinct and Anzac Peace Park precincts.

17. Key features of Stirling Terrace (stage 1) will include:
 - Consistent pavement cross falls and footpath extension, refurbished road pavement and drainage provision
 - Power and sewer connections to accommodate events
 - High quality treatments complementing heritage character, including paving, furniture and lighting elements
 - New established street trees and landscape treatments.

18. Stirling Terrace design has been informed by strong principles and goals that aim to benefit community by:
- Improved road and drainage infrastructure
 - Improved street and public space area, providing greater flexibility and opportunities to host events
 - Creation of a safe vehicle, pedestrian and cycle friendly environment (shared space)
 - Provision of safe and effective parking and traffic flows
 - Conservation of heritage character
 - Improved and increased provision of services (power and sewer connections)
 - Potential for new commercial and retail opportunities (al fresco dining)
 - Promote restoration of buildings and adaptive re-use
 - Improved accessibility for pedestrians for activities both day and night.

GOVERNMENT & PUBLIC CONSULTATION

19. Relevant Government departments including State Heritage Council, Department of Environment Regulation, Department of Indigenous Affairs and SWALSC have been consulted on the subject projects.
20. The initial vision for these projects was developed by a CBD working group led by the City and comprised of community representatives.
21. Community Engagement activities were initiated as a result of a Special Council Meeting held on 23 January 2014. The City of Albany successfully received funds from Lotterywest towards a \$1.7 million enhancement to York Street and Stirling Terrace in preparation for the Anzac Commemorations in Albany in November this year.
22. Community consultations have been undertaken in respect to these projects. The level of engagement varied according to the identification of stakeholders and within the constraints of the project, mostly timing. The key stakeholders identified were invited to two key stakeholder briefings and later also invited to the broader community engagement.
23. On 24 January 2014, all landowners in Stirling Terrace and York Street were called to advise of Council support for enhancement and to communicate the City's intent to CONSULT and INFORM them about the plans and designs once all information is prepared. Prior to early works City staff hand delivered notices of early works (19 February 2014). City staff sent invitation letters (80) to all key stakeholders (24 March 2014) and hand delivered invitation and information sheets to retailers.

STATUTORY IMPLICATIONS

24. Nil

POLICY IMPLICATIONS

25. Nil

RISK IDENTIFICATION & MITIGATION

26. The risk identification and categorisation relies on the City's [Enterprise Risk Management Framework](#).

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Designs are not endorsed</i>	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Council endorse designs</i>
<i>Changes are made to current designs resulting in cost and time delays</i>	<i>Possible</i>	<i>High</i>	<i>High</i>	<i>Council endorse designs</i>
<i>Delay in awarding tenders, which may impact on delivery.</i>	<i>Possible</i>	<i>Medium</i>	<i>Medium</i>	<i>Council endorse designs</i>
<i>Changes result in non compliance with external funding contract</i>	<i>Possible</i>	<i>Medium</i>	<i>Medium</i>	<i>As above</i>

FINANCIAL IMPLICATIONS

27. Funding required has been allocated via borrowed funds in the approved budget.

LEGAL IMPLICATIONS

28. Nil

ENVIRONMENTAL CONSIDERATIONS

29. For the Town Square site, an application was made to Department of Environment (DER), Contaminated Sites Branch (CSB) and reviewed and as a result all works are being carried out in accordance with a comprehensive Site Management Plan.
30. An Environmental Impact Assessment has been undertaken by a City of Albany Reserves Officer. No declared rare fauna were identified within the area of the proposed works.

ALTERNATE OPTIONS

31. Council may elect not to approve the concept designs
32. This may impact on the ability to meet cost and time constraints and funding obligations.

SUMMARY CONCLUSION

33. The concept plans are at a stage for the City to implement. To ensure that the projects are completed for November 2014, it is recommended that council endorse the concept designs for the Stirling Terrace (stage 1) and Town Square (stage1) projects.

Consulted References	:	<ul style="list-style-type: none"> • Council Policy: Long Term Borrowing Policy • Local Government Act 1995, Subdivision 3 – Borrowings, s6.20 (Power to borrow) • Local Government (Financial Management) Regulations 1996
File Number (Name of Ward)	:	Frederickstown Ward GS.APC.79
Previous Reference	:	SCM 23 January 2014 Item SCM008 OCM 16 July 2013 Item 4.7: 2013-14 (Budget Adoption)

6. **ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC:** Nil
7. **CLOSURE OF MEETING:** there being no further business the Mayor declared the meeting closed at [6:15:53 PM](#)



Dennis W Wellington
MAYOR

TABLED ADDRESS BY MS JULIET ALBANY

Town Square and Stirling Terrace

I am reading this as I have been more upset than I can say at the unprofessional and dictatorial manner in which this Council has approached these two projects. Some of you sitting here now will have made up your minds and be unprepared to listen to alternative voices as you focus on getting home as soon as practicable. I am hoping that others of you on the other hand may have your wits about you, be objective and be prepared to listen. You have been provided with alternative concepts please consider them.

Council sites a shortage of time prior to the ANZAC commemorations to bamboozle inferior and un-researched plans through the system.

- Does Council not have a calendar?
- Can Council not think and plan ahead like the rest of us have to?

Council in 2009-2010 prepared the Central Area Master Plan in close cooperation with many members of the community, money and effort that you are now squandering. You now may take on a totally new plan supposedly on the premise that the Master Plan was too expensive.

- Where are the costings to support this view?
- Where is the continuity of work and cooperation that builds trust in government?
- Who authorised a totally new concept? Why?

Your 'consultation' for these projects consisted of: an invitation to FPA members in response to our concerns to see plans a week before works started; and an open house for the public held in the Town Hall on the Tuesday before works started a day later on the Thursday.

- Consultation? - I don't think - so more like dictation.

When asked on Maundy Thursday about the Markets going into the Town Square the project manager's response was he would get down to the current market site and measure it – this is more than a week after the project works started. To my knowledge to date the market has not been consulted re the Town Square. The proposed plan is unsuitable for the markets.

The markets were to have been the prime user of the Town Square. This Council is currently trying to force the markets to locate on Stirling Tce. A cold,

TABLED ADDRESS BY MS JULIET ALBANY

windy and unwelcoming location for at least half the year, made even worse now by the hasty and unnecessary removal of the mature shade trees. Markets need a sheltered site – Stirling Tce with the best will in the world is not a sheltered site.

We are told we need a grassed 'square' to host outdoor movies.

- Why not use the Alison Hartman Gardens for this purpose?
- For the rest of the year will you bring in your sheep or goats?
- Who is going to subsidize the water spent on keeping this area in good order after a pop concert, a vintage car display, a dance or wine festival – all legitimate users of a town square?
- Albany claims the title of city, claims are made that this area will become used and vibrant – is a grassed square sustainable in our climate?

The steps, as informal seating, on the south of this proposed square focus views upon the entry to the toilets, the project manager did not know the toilet location when informed at the 'consultation'.

- Why has proper research not been conducted?
- Why remove the street lights in Stirling Tce, which are the original lights and were reinstalled at great cost thirty years ago.
- Squandering money again?

Point 14 of the report (SCM009) in front of you describes Stirling Tce as being the longest stretch of Georgian Architecture in Western Australia - which is a nonsense.

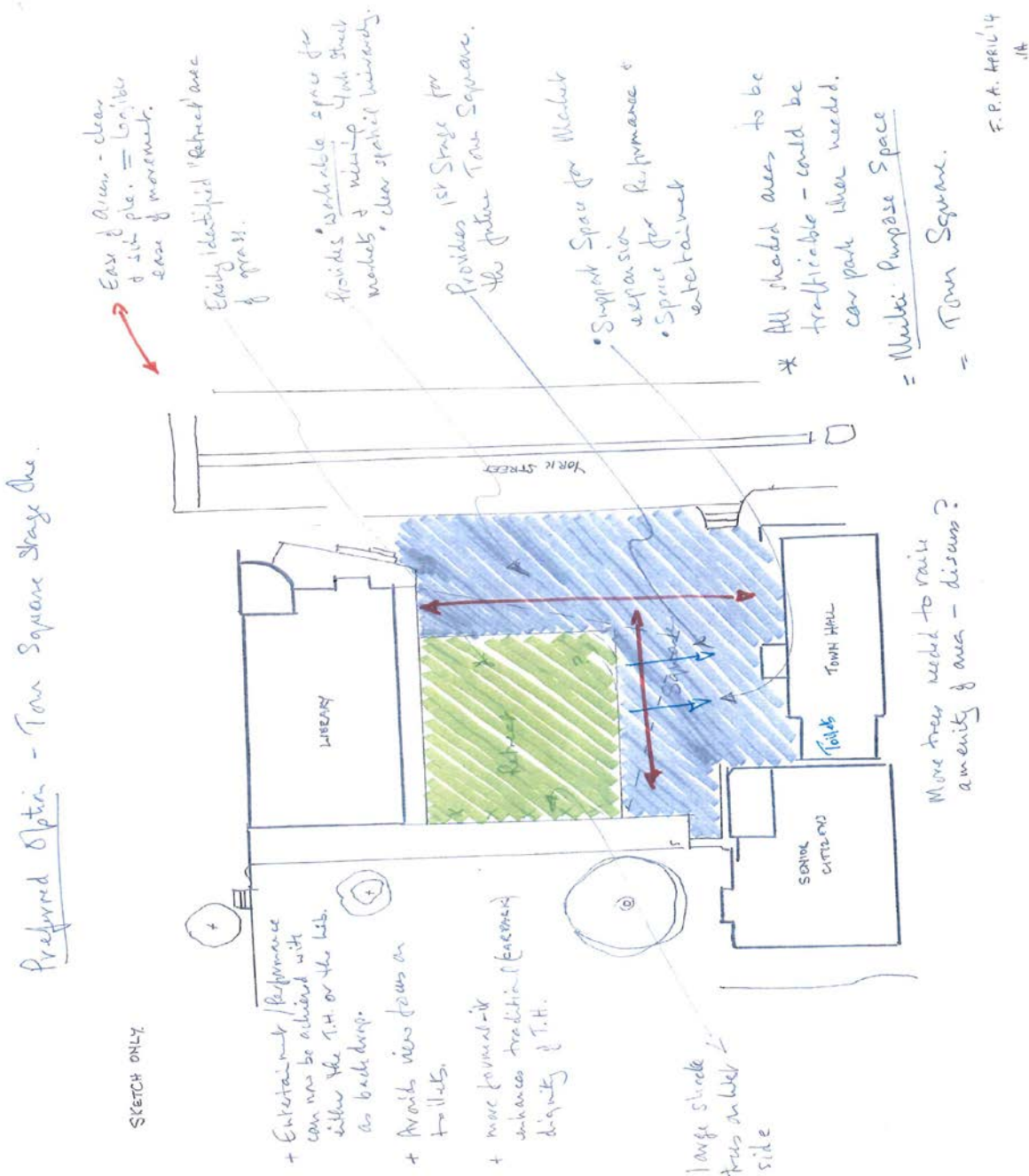
This street is one of the most significant heritage sites in WA, as is correctly claimed, why then has the historical society NOT been consulted upon the designs and proposals?

- Are 10 or 12m freeway lights suitable to such an important heritage site if you already have the originals?

Please consider the long term, a town square is not just about outdoor movies and a good view of the Anzac marches. A town square is a commitment to the community for the foreseeable future as are well designed streetscapes - we cannot afford otherwise.

Juliet Albany

TABLED ADDRESS BY MS JULIET ALBANY



F.P.A. April 14
 JA

TABLED ADDRESS BY MS JULIET ALBANY

Comment upon Proposed Plans Br Le 14

Town Square - any shape that is inclusive ○ ○ ○ ○ ○ etc
 able to accommodate:
 • social meet / greet / eat
 • entertainment / performance
 • Markets
 • Civic Events
 • and be trafficable

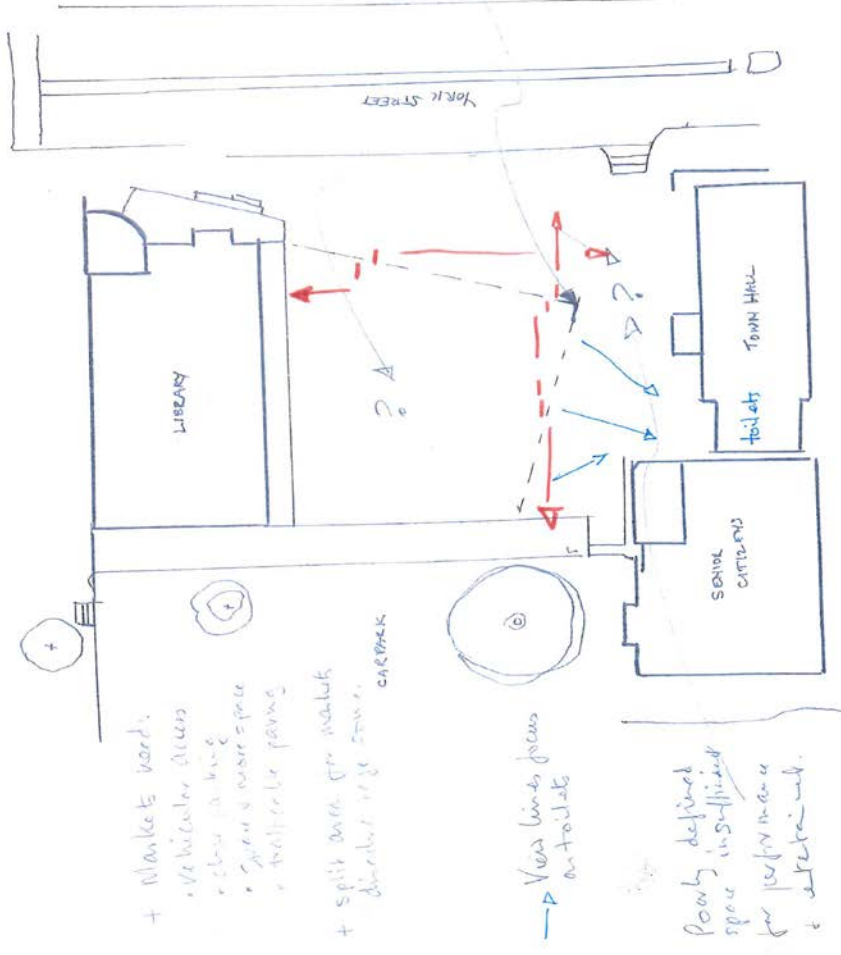
where is the town square?
 No hierarchy apparent in the spaces.
 Town Square cannot be grass if it is to be used.

Odd huge interstitial spaces
 ↓ use of space, splits into bits + generally destroys sense of town centre / town square

→ Diverge areas only with steps. Movement components

the spaces are ill-usable - they pose the problem of how to use them? with difficulty!!

SKETCH ONLY



+ Markets yards:
 • vehicular access
 • slow parking
 • green & more space
 • trafficable paving

+ split area for markets
 directed into town car park

→ View links focus on toilets

Poorly defined space in sufficient for performance + entertainment.

FEA April 14 14

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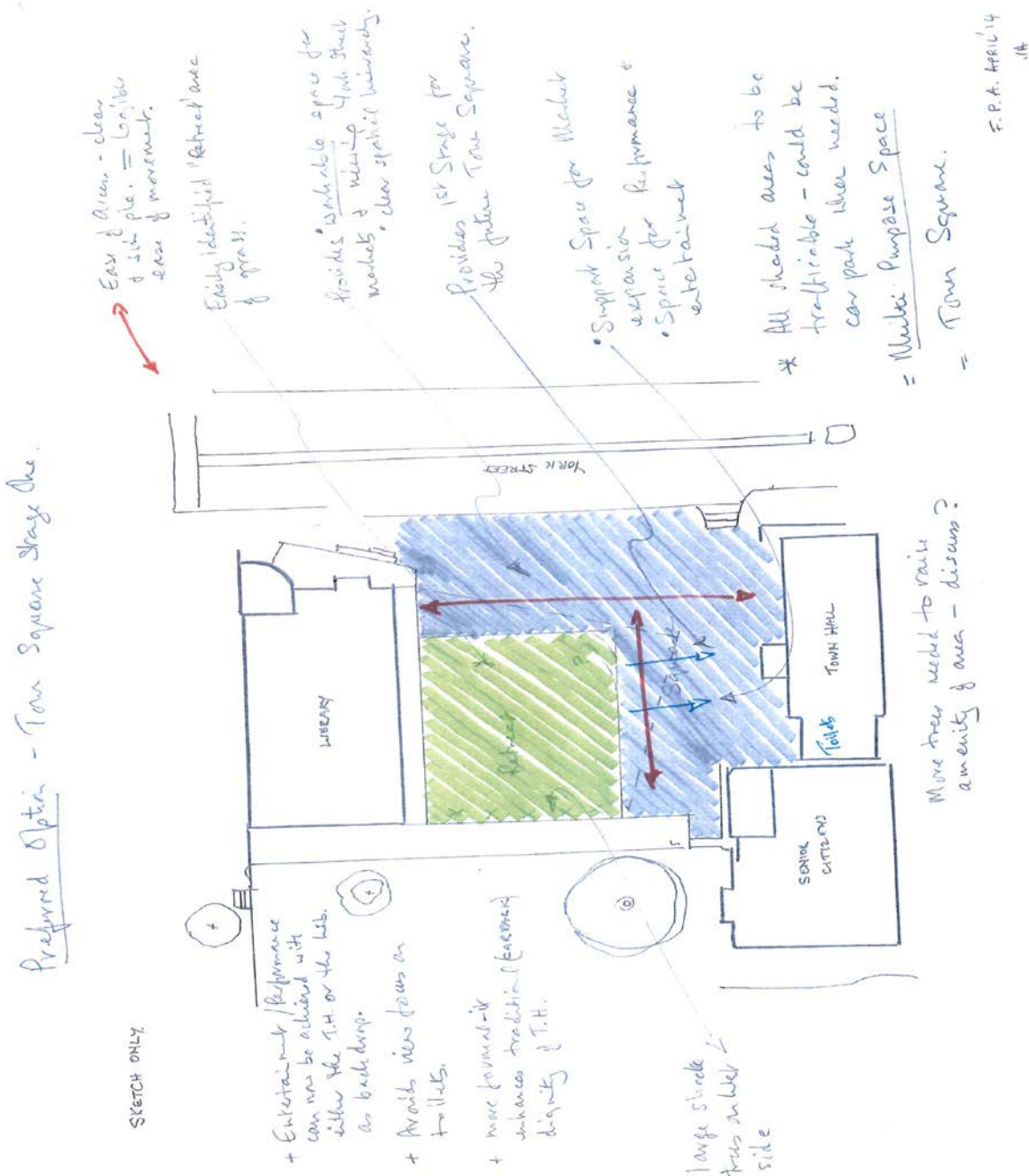
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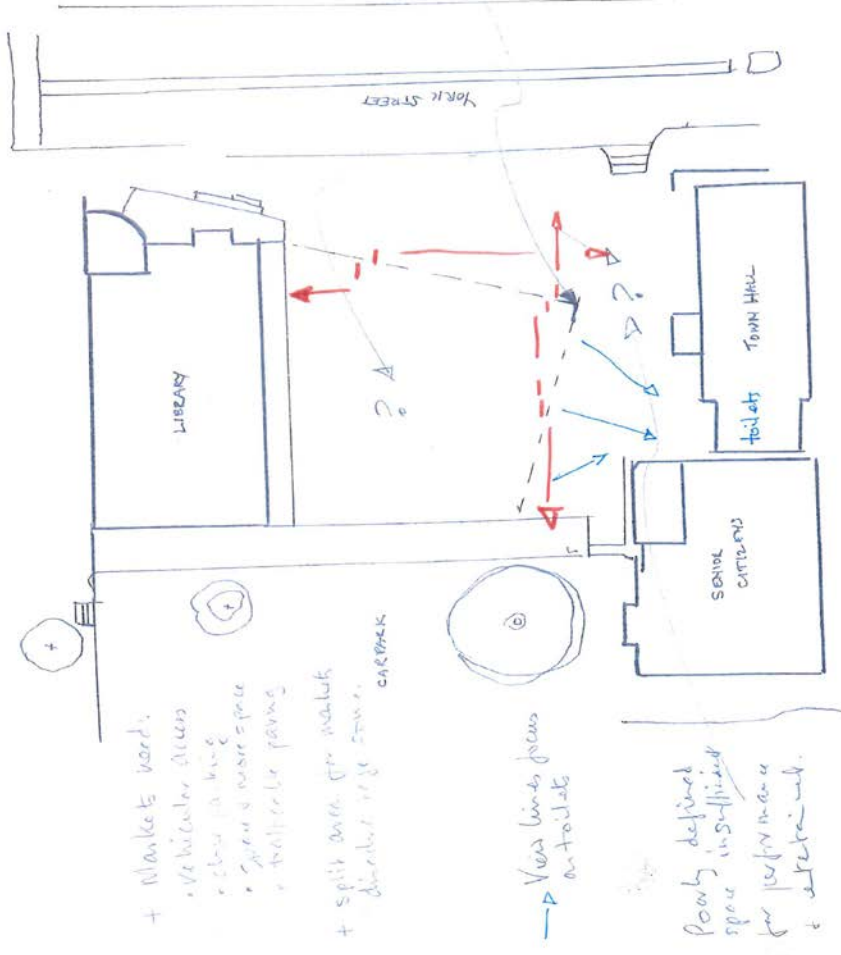
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