



AGENDA

SPECIAL MEETING OF COUNCIL

on
Tuesday, 4th MARCH 2003
7.00pm
City of Albany - Mercer Road Office

CITY OF ALBANY

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Signed:



Date: 27th February 2003

ANDREW HAMMOND
CHIEF EXECUTIVE OFFICER



NOTICE OF SPECIAL COUNCIL MEETING

Her Worship the Mayor and Councillors

A Special Ordinary Meeting of the City of Albany will be held on Tuesday 4th March 2003, in the Council Chambers, Mercer Road, Albany commencing at 7.00pm.

(signed)

Andrew Hammond
Chief Executive Officer

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1.0 DECLARATION OF OPENING

2.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

3.0 OPENING PRAYER

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

4.0 PUBLIC QUESTION TIME

Council’s Standing Orders Local Laws provide that each Ordinary Meeting of the Council shall make available a total allowance of 30 minutes, which may be extended at the discretion of Council, for residents in attendance in the public gallery to address clear and concise questions to Her Worship the Mayor on matters relating to the operation and concerns of the municipality.

Such questions should be submitted to the Chief Executive Officer, **in writing, no later than 10.00am** on the last working day preceding the meeting (the Chief Executive Officer shall make copies of such questions available to Members) but questions may be submitted without notice.

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.

5.0 DECLARATIONS OF FINANCIAL INTEREST

[Members of Council are asked to use the forms prepared for the purpose, aiding the proceedings of the meeting by notifying the disclosure by 3.00pm on that day.]

6.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

7.0 REPORTS

7.0 CLOSED DOORS

8.0 NEXT ORDINARY MEETING DATE

Tuesday 18th March 2003, 7.30pm
Bornholm/Kronkup Hall

9.0 CLOSURE OF MEETING

7.1 Landscaping Plan – Albany Public Library

File/Ward	:	STR 081 (Frederickstown Ward)
Proposal/Issue	:	Albany Public Library Landscaping Plan
Subject Land/Locality	:	Location S110, S111 & Pt S112 York Street.
Proponent	:	City of Albany
Owner	:	City of Albany
Reporting Officer(s)	:	Executive Director Corporate & Community Services (P Madigan) Manager Library Services (J Flottmann)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 18/2/03 - Item 12.1.2
Summary Recommendation	:	Adopt and implement the Albany Library Landscaping Plan including re-landscaping the York Street Frontage area between the Library and the Administration Building
Bulletin Attachment	:	N/A
Locality Plan	:	N/A

BACKGROUND

1. Building work on the Redevelopment of the Albany Public Library building has recently been completed. Landscaping the areas around the Library is now required to complete the project.
2. This landscaping is made up of three components:
 - The area immediately in front of the Library on York Street, including the reinstatement of the York Street footpath and kerbing.
 - The area along the north side of the Library in Alison Hartman Gardens.

Item 5.0 continued.

- The area between the Administration Building and the Library along the York Street frontage.
3. The landscaping will utilize local plant species and contain an educational component.

STATUTORY REQUIREMENTS

4. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

5. There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS

6. The estimated cost of the proposed work is \$24,000 including landscaping and reticulation; removal of two trees; and reinstatement of the kerbing on York Street adjacent to the cross walk. A budget re-allocation of \$24,000 was approved by Council in the Second Quarter 2002/2003 Budget Review. (OCM 18/2/03. item 12.1.2)

STRATEGIC IMPLICATIONS

7. The Albany 2020 Charting our Course Strategic Plan includes the following Port of Call key results areas and objectives:-

“The continual development of Council services and facilities to meet the needs of all stakeholders.”

- *To provide communities with quality buildings that are functional, well maintained and meet social and cultural needs.*

“Quality parks, gardens and reserves maintaining their feature status”

- *To develop safe, functional and aesthetically pleasing streetscapes.*
- *A diverse range of passive and active recreational areas that are creative, attractive, safe and enjoyable to use.*

Item 5.0 continued.

COMMENT/DISCUSSION

8. Following completion of the Library Redevelopment building works, it became apparent that extending the landscaping along the north side of the building adjacent to Alison Hartman Gardens will improve security and further enhance the overall aesthetics of the building.
9. Further, the problems created by the two overgrown trees on the York Street side of the courtyard between the Library and Administration Building can be addressed as part of the same landscaping project. These trees are not listed in Council's Municipal Inventory which has a list of Significant Trees and which the community were encouraged to add to approximately two years ago.
10. Dorothy Redreau of Green Skills Inc has undertaken the design of the Albany Public Library Landscaping Plan as part of the "Southern Plants Project" which aims:

"To work with industry, local government and the general public to integrate local plants into major new landscaping projects and gardens to develop public awareness of the biota, reduce water consumption and nutrient run-off and improve habitat values of landscaped areas".

The Landscape Plan provides for:

- A low to medium maintenance garden
 - A garden that will be in flower all year round
 - A harmonious setting for the new Library building that will complement its lines
 - A garden that will complement the adjoining Alison Hartman Gardens
 - The relocation of the plaque honouring Matthew Flinders to Alison Hartman Gardens on the north side of the building, in gardens of plants collected on his voyages in Western Australia. The plaque is currently in the bare bed beneath the two large trees between the Library and Administration building.
11. The Green Skills Landscape Plan was reviewed by Bruce Thomas, Landscape Architect. The key comments and recommendations from Bruce Thomas' Report are:

Item 5.0 continued.

Comments:

- The Library building is surrounded by a variety of landscaped spaces and treatments.
- Two well established trees; a fig and conifer are situated in a bare planting bed facing York Street between the Administration building and Library entrances. These trees are too large for their location and planted too close to the buildings. The Matthew Flinders memorial is poorly located.
- To create a native or exotic plant garden, which has a lush, healthy and attractive appearance requires proper soil preparation prior to planting and regular on going maintenance.
- Exotic plants would require a higher level of maintenance with more water and fertilizing and possibly pruning
- The native garden design will complement the contemporary style of the Library building. The planting arrangement will help soften the building form as the garden flows around the building and enhance views of the Library from York St of the Library from York Street and Alison Hartman Gardens.
- The listed plants are local bushland species. These plants are hardy and should do well with proper soil preparation and regular ongoing maintenance.
- The plant species if properly maintained will provide a garden in flower throughout the year. The planting arrangement will provide an interesting display with a diversity of plant shapes and a rich variety of colour, form and texture in foliage and flower

Recommendations:

- The removal of the two large trees: the fig and conifer situated in a bare planting bed facing York Street between the Administration building and Library entrances. They both create maintenance and security problems. The trees are too large for their location and planted too close to the buildings and walkway. The branches overhang the buildings and gutters and the roots may affect the building footings. Also their mass prevents clear views for reasons of security into the courtyard between the Administration building and Library.
- The relocation of the memorial plaque and stone honouring Matthew Flinders to the native garden facing the Alison Hartman Gardens is a good idea.

Item 5.0 continued.

- One major role of the Library is providing an educational facility for the community. It is a great opportunity to encourage both locals and tourists to learn about our local bushland species. Interpretative signs describing each plant species could be displayed throughout the garden along with a pamphlet describing the plants and how and where to grow them. (Available from the Library and Council Office)

RECOMMENDATION

THAT Council;

- i) adopts and implements the Albany Public Library Landscaping Plan prepared by Green Skills, incorporating local species and the reinstatement of the York Street pavement and kerbing;**
- ii) for security and maintenance, endorses the removal of the two trees, that is, the fig and conifer situated in the bare planting bed facing York Street between the Administration building and Library entrances; and**
- iii) endorses replanting of this bed with plants that continue the landscape theme of the Green Skills Plan and the relocation of the Matthew Flinders memorial to Alison Hartman Gardens.**

Voting Requirement Simple Majority

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Amended Motion by Councillor Demarteau

7.1 Landscaping Plan – Albany Public Library

MOTION:

THAT Council;

- 1) adopts and implements the Albany Public Library Landscaping Plan prepared by Green Skills, incorporating local species and the re-instatement of the York Street pavement and kerbing;**
- 2) retain the two trees between the Administration Building and the Library until as such time as the Administration Building site is redeveloped; and**
- 3) endorses the relocation of the Mathew Flinders memorial to Alison Hartman Gardens.**

Reasons:

- The two trees should be retained on the site between the Administration building and the Library, until as such time as any redevelopment of the Administration building site occurs. These trees provide some green nature and nice shade to this section of York Street.

7.2 ALAC Synthetic Sports Surface

File/Ward	: PRO 124 (Frederickstown Ward)
Proposal/Issue	: Repair of Synthetic Sports Surface at ALAC
Subject Land/Locality	: Albany Leisure & Aquatic Centre, Barker Road, Albany
Proponent	: N/A
Owner	: City of Albany
Reporting Officer(s)	: Manager – Albany Leisure & Aquatic Centre (P Sporton)
Disclosure of Interest	: Nil.
Previous Reference	: OCM 18/02/03 – Item 12.1.2
Summary Recommendation	: That Council agrees to repair the Synthetic Sports Surface.
Bulletin Attachment	: Nil
Locality Plan	: Nil

BACKGROUND

1. The synthetic sports surface was constructed and opened for the hockey season in April 1995. The project was designed and implemented by David Brown who operated his own company from Margaret River. Volunteer labour from the Lower Great Southern Hockey Association was used in the construction of the surface.
2. The project was funded through the State's CSRFF program, the Lower Great Southern Hockey Association and the then Town of Albany. The original cost was approximately \$750,000. The surface is described as water filled and measures 108m x 68.4m.

Item 7.2 continued.

3. The construction consists of the following components.
 - Herringbone drainage system leading to Yakamia Creek;
 - Crushed limestone (330mm);
 - Blue metal dust (300mm);
 - Geotextile (1mm);
 - Sand filled synthetic carpet (19mm pile);
 - Geotextile (6mm);
 - Webbing rolls (300mm) underneath seams of top layers; and
 - Synthetic carpet (7mm pile) glues at the seams to webbing rolls.
4. Research has indicated that this construction is an original one and there are no other surfaces constructed the same way that can be found.
5. When first constructed there were problems with the constant wrinkling of the top layer of carpet and after three seasons there was extensive tearing of the webbing and degradation of the glue used to hold the top layer of carpet to the webbing. This caused a dangerous situation for players because the seams lifted and were torn apart. This resulted in the ball rising unexpectedly and it also created a tripping hazard for players and officials. Since the commencement of the 1998 season, the top layer of carpet has undergone continual repairs to maintain a safe and playable surface.
6. The drainage of water from the top surface has now lost its effectiveness due to the design and construction which inhibits cleaning and maintenance. This has resulted in the cancellation of some matches due to the surface being too wet to play over the past three seasons.
7. At the completion of the previous hockey season in 2002, it was obvious that the surface will require major repair or replacement to host the 2003 hockey season.
8. George Vassiliou and Associates reported to Council at the briefing on 28th January 2003 the following points:-
 - The current base has serious drainage, rippling and lamination problems due to an inappropriate project;
 - The current sub-base is not used for any other synthetic surface in Australia as manufacturers and professionals anticipate significant problems such as those that have affected the ALAC surface;

Item 7.2 continued.

- Before replacing the synthetic surface a new sub-base must be constructed in order to ensure that historical problems are not repeated. This sub-base would have a significant life with maintenance mainly being replacement of the synthetic surface as it wears on average each seven years;
- The City of Albany has an agreement with the Lower Great Southern Hockey Association to replace the surface once it wears out;
- There will be a cost saving by retaining material from the existing base;
- The City of Albany will apply for a third of the cost of the project under the CSRFF; and
- The total cost of the replacement of the surface and upgrading the sub base is between \$600-\$800

STATUTORY REQUIREMENTS

9. There are not statutory requirements relating to this item.

POLICY IMPLICATIONS

10. There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS

11. Moving to grass would cost up to \$100,000 (and at this stage is not possible).
12. Revenue of approximately \$15,000 would not be collected this financial year and approximately \$30,000 would not be collected each hockey season (April to October).
13. Cost of repair would be \$26,000 as per quotation supplied by Sports Surfaces.

STRATEGIC IMPLICATIONS

14. There is currently a Feasibility study on the facilities at the North Road Sporting Complex and ALAC which is currently available for public comment.

Item 7.2 continued.

15. Albany 2020 – Charting our Course states:-

“To plan and provide for equity of access to, and the continual development of activities within the Leisure and Aquatic Centre, which enhances the quality of life for a growing and active Community.”

COMMENT/DISCUSSION

16. Under the terms and conditions of the existing agreement between the Lower Great Southern Hockey Association and the City of Albany it is a requirement under Section 6.1.E that the City of Albany shall be responsible for replacing the synthetic surface when applicable, but in no case before seven years.
17. The Lower Great Southern Hockey Association together with City of Albany management and consultants George Vasilliou and Associates from Strategic Leisure Planning have acknowledged that the construction method used for the existing surface has failed. The redevelopment of the surface will form part of the recommendations of the current feasibility study into the North Road Sporting Complex and ALAC.
18. Due to the unanimous conclusion that the design has failed it has been decided that to replace the top layer of synthetic surface for the forthcoming season would not fix the problems experienced in the past. Essentially this would be an expensive (approximately \$250,000) short term solution.
19. The Lower Great Southern Hockey Association have been supportive of other options. They have scheduled their season to commence one month later due to the scheduled timeframe of works to repair the existing surface.
20. After further discussions with contractors it became an option to replace the webbing that holds the seams together and essentially relay the existing carpet to extend the life of the surface for two more seasons. Due to location, timeframe and the nature of the existing structure of the surface only one quotation could be obtained to carry out the works.
21. The option of playing hockey on grass for the next two seasons was explored and found to be inadequate to maintain the existing level of service. There are not enough hockey fields available to move the competition. The City of Albany could provide eight hockey fields on existing ovals and up to twelve would be required. The capital cost to establish and maintain up to eight hockey fields has been estimated to cost the City of Albany up to \$100,000.

Item 7.2 continued.

22. The Lower Great Southern Hockey Association is not supportive of playing on grass, for the following reasons:
- There is a contractual obligation by the City of Albany;
 - It will result in a drastic reduction in junior development and the competitive ability of future and current players;
 - It would represent a step backwards for hockey;
 - It would result in a drastic deduction of the participation in hockey as there would be no night training and limited games due to the inability to train and play after 5pm during winter due to light;
 - There is an existing competition and an expectation by players to continue playing hockey on a synthetic surface;
 - Hockey fields would be exposed to winter weather causing the cancellation of matches throughout the season and at finals; and
 - They are supportive of the need to redevelop the design of the Synthetic Surface due to the current failure rather than a short term solution of spending approximately \$250,000 to replace the top layer of carpet for this coming hockey season.
23. Following the second hockey season it is recommended that the Synthetic Sports Surface be redeveloped using design and construction techniques that are being used globally. This will be part of the overall feasibility study and an application will be made through the CRSFF for financial assistance. The redevelopment will be scheduled to take place at the completion of the hockey season in October 2005.

RECOMMENDATION

THAT Council accepts the quotation for works from Sports Surface to undertake repairs as stage one of the redevelopment of the Synthetic Sports Surface at a cost of \$26,000.

Voting Requirement Simple Majority

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Amended Motion by Councillor Sankey

7.2 ALAC Synthetic Sports Surface

MOTION:

THAT Council;

- i) accepts the quotation for works from Sports Surface to undertake repairs of the Synthetic Sports Surface at a cost of \$26,000;**
- ii) conducts an urgent review of the Lower Great Southern Hockey Association Inc. agreement in conjunction with a review of all other sporting leases and agreements; and**
- iii) a copy of all these agreements and leases to be made available to Councillors at their request.**

Reason:

We are currently looking at all sporting needs and we need to be fair and just to all sports.