



MINUTES

SPECIAL MEETING OF ELECTORS

**on
Tuesday 13th February 2001
7:00pm
City of Albany – Mercer Road Chambers**

CITY OF ALBANY

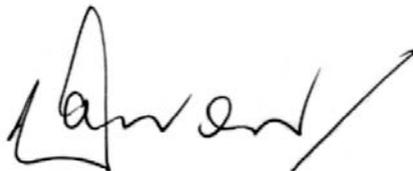
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Signed:



Date: 14th February 2001

ANDREW HAMMOND
CHIEF EXECUTIVE OFFICER

**MINUTES OF THE SPECIAL MEETING OF ELECTORS
OF THE CITY OF ALBANY
HELD IN THE COUNCIL CHAMBERS, MERCER ROAD, ALBANY
ON TUESDAY 13TH FEBRUARY 2001 AT 7:00PM**

1.0 WELCOME BY HER WORSHIP THE MAYOR

Mayor Goode declared the meeting opened at 7:08pm and extended a welcome to everyone in the Chambers. She stated that it was good to see so many people attend this meeting which had been called following Council being petitioned by electors calling a meeting under the Local Government Act.

2.0 ATTENDANCE/APOLOGIES

Attendance:

Mayor	- A.E. Goode JP
Councillors	- J.M. Walker
	- L.W. Armstrong
	- J. Lubich
	- G. Mountford
	- N. Bain
	- D. Evers
	- J. Williams
	- D. Wolfe
	- S.M. Bojcun
	- M. Evans
	- D. Dufty
	- I. West

Chief Executive Officer - A.C. Hammond

Executive Director –

Corporate & Community Services - W.P. Madigan

Executive Director –

Works & Services - C. Meeking

Executive Director –

Development Services - R. Fenn

PA to Executive Director –

Development Services - H.L. Bennett

Approximately 175 members of the public (refer attached Attendance List)

3 media representatives

Apologies/Leave of Absence:

Councillor I. Wilson	Councillor J. Cecil
G. Kemp	M. McCormack
S. Cameron	P. Watson
D. Stevens	D. Baxter
M. Aslett	S. Davis

3.0 BUSINESS ITEMS

Mayor Goode asked the Executive Director Development Services to read through previous Council resolutions relating to this matter to give context to the decision making process to date.

16th November 1999;

“THAT Council :

- i) receives the report of the working party on the Administration Building/ Civic Centre and releases that report for public comment for a period of 8 weeks (concluding the 14th January 2000).*
- ii) Recommends in favour of the North Road or Mercer Road sites for the development of a consolidated Administration Building/Civic Centre.”*

18th January 2000;

“THAT Council resolves to extend the public comment period for the Administration Building / Civic Centre to Monday, the 21st February 2000 and that a report be submitted for Council’s consideration at the ordinary meeting to be held on Tuesday, the 29th February 2000.”

21st March 2000;

“THAT Council authorise the Chief Executive Officer, or his delegate, to engage the services of a consultant to prepare an independent impact statement, consistent with the requirements outlined in the Commercial Centres Strategy for Albany, detailing the impacts of Council relocating its administrative and civic building outside the Central Business District of Albany.”

21st March 2000;

“THAT Council:

- i) Receives the public submissions on the Strategic Review of Library Services Draft Report November 1999; and*
- ii) Adopts the Strategic Review of Library Services Report, March 2000 and the recommendations contained therein; and*
- iii) Adopts a staged approach to Infrastructure Option 3 of the Report, including extension of the existing mezzanine floor as Stage 1 within approximately 12 months to be shared with UWA, subject to UWA funding commitment, and a Stage 2 major external ground floor extension and renovation to be completed in approximately three years time; and*
- iv) Acknowledges the request from the Rainbow Coast Toy Library for space in the future expanded library and considers it during the planning & design of Stage 2, subject to operational and financial implications.”*

4th July 2000:

“THAT Council endorses Option 2 as outlined in the ‘Cultural Precinct Study’ report from Ian Howard of Woodhead International & Ken Rayner from Toussaint Rayner Associates Pty Ltd., to be adopted as the preferred model for the siting of the proposed Great Southern Regional Cultural Centre.”

7th November 2000:

“THAT Council seek the services of an architect for the documentation of a new administration building/civic centre and that the site for that development be the York Street precinct.”

Mayor Goode advised that the purpose of the meeting was to discuss:

- Concerns of electors relating to the resolution of Council at the meeting of 7th November 2000, to select the York Street Council Offices/Library site for the construction of the proposed Administration/Cultural Centre/Parking facility.
- The reasons of Council ignoring the Select Committee’s report supporting the North Road or Mercer Road sites over the York Street option.
- The absence of costings for all of the three site options.
- Request for Council to rescind selection of the York Street site until appropriate construction costings and draft building/parking plans can be prepared for community comment and re-assessment by Council.

Mayor Goode advised that the agenda framed for the meeting prevented her from responding on behalf of Council and she then invited Councillors to address Electors on the way they voted and the reasons for their decision.

Mayor Goode

- Voted against York Street location as the most likely frontage for the building would be Collie Street.
- She was not anti-CBD and promotes a proactive, thriving CBD, however she also represents other electors.
- The community consultation received 181 submissions. 56% did not want CBD location, 36% preferred CBD (with York Street preference) and 8% gave no specific location. Collie Street was never mentioned.
- The report from Syme & Co on the impact of relocating out of the CBD, highlighted that the removal of Council staff from York Street would not have a huge impact on the financial aspect of the CBD. In fact, Council staff represent less than 2% of the working CBD population and this would represent a fraction of 1% of spending.
- With growth in electronic business, the incidence of linked visits would see a reduction in the number of people in the CBD for business.
- Maintaining a shop front in the CBD would accommodate any people with special needs, eg. elderly, disabled, people using public transport.

- The Syme report concludes that Albany has a strong town centre and the impact would not be significant.
- As Mayor, she believes she is responsible for decisions and outcomes as they will be remembered by her grandchildren.

Councillor Armstrong

- Voted against York Street and endorses comments provided by Mayor.
- Administration Centre is an office block which does nothing for York Street and becomes a black hole after hours. Need something in this location to attract people to the area.
- There are currently 52 dedicated staff carparking bays and the removal of these would increase CBD visitation. If Mercer Road staff moved into York Street then 90 bays would need to be dedicated.
- No usage patterns have been provided on existing office, however in 20 years the requirement for a desk where people pay rates will be reduced. Bayswater provides a shop front in the Galleria Shopping Centre at an annual cost of \$150,000. 80% of business is carried out at the shop front and productivity in their office has increased greatly compared to these operations being co-located.
- Public submissions clearly indicated a preference for North Road or Mercer Road. These options give much better access to future growth areas, customers using larger vehicles (caravans, trucks etc), particularly builders who are the greatest visitors to the office outside of rates periods.
- The opportunity exists at Mercer Road for the administration building and depot to co-locate.
- The York Street option will cost \$2.5 million more than the Mercer Road option, based upon preliminary estimates, and would probably be higher. The extra \$2.5 million could be better spent than by putting an office on York Street.

Councillor Dufty

- Voted for York Street as that is where the majority of ratepayers want it and the Commercial Strategy report says it should remain in York Street.
- Refurbishing and extending the current building will complement the Town Hall. Using the existing building fabric would reduce development costs.
- If the administration centre was located at North or Mercer Roads then the York Street building would need upgrading for another tenant and then there is the possibility of having to knock it down when the Government provides funds for a cultural centre.
- Supports York Street site, but on current location. Was the mover of the motion for “York Street Precinct” but couldn’t specify particular location because of the cultural centre having been nominated for this site.
- Extension of the library is to cost $\frac{1}{3}$ to $\frac{1}{2}$ less than building a new structure.
- The information in the consultation report made available for public comment stating that York Street was the dearest option was misleading.
- There is room in the precinct for function centre, library, cultural centre and administration building, as well as carparking.

- Mr Rayner agreed that the cultural centre would be best placed to the rear of the current office and stated that separate architects looking at the library extension, cultural centre and administration building would be messy. One architect should be engaged to look at these as one package.
- Selling the North Road land would pay for the development of buildings on the York Street Precinct.
- Council needs to spend the money in a proper fashion and suggests that a complete review of the York Street precinct planning is required.

Councillor Bojcu

- Until November, supported development of the North Road site as it was a neutral location, half way between Mercer Road and York Street. Now feels that was a compromise and there is greater merit in York Street.
- The Syme report outlines that moving out of the CBD would not greatly impact upon the community, however it would impact by setting a precedent.
- The decision has been delayed to await outcomes from the Commercial Strategy Review (which says the administration building is an important element in the cultural makeup of Albany), the organisation restructure and the review of library services (which supports the Commercial Strategy concept).
- The community is benefited by linking all the facilities (Town Hall, Library, University, Cultural Centre and Administration building) and sharing a strategic location, which shows financial responsibility and community ownership of all Council facilities.
- Would be a valuable community asset which would make a statement about Albany's unique sense of place and would reflect the people, art, culture and history of Albany. Would set a style of development for the next 50 years.
- Council will set a budget, build accordingly and provide a challenge for the architect.

Councillor Evers

- Voted against York Street as it would actually be a Collie Street site.
- A multi-level carpark would be required to accommodate users of the centre.
- The cost for a multi-level carpark would be high due to the site being small and hilly with granite below. More funds would then need to be made available to build the building needed, rather than keeping to a budget.
- Parking is currently a problem in the CBD, especially for larger vehicles.
- The North Road site is flat, has space, is accessible and has room for expansion with the possibility of sharing facilities in partnership with other agencies and could be used in a number of ways to benefit the community.
- Relocating outside the CBD would leave room within the CBD for parking at essential locations at all times of the day/night.
- The shop front concept was not adequately explained to the community and the majority of front counter enquiries could be dealt with at a shop front.

Councillor Walker

- Voted for York Street as the Civic Centre should be in the centre of town to keep it vibrant.
- Has seen co-located administration centres/libraries/cultural facilities interacting well in the Eastern States.
- Collie Street would be the main entrance, however there would also be covered access off York Street from the library.
- Feedback from ratepayers favoured York Street.
- York Street is historically where the administration building should be.

Councillor Williams

- North Road was her preferred site, however the opportunity did not arise to debate this site. Opposed Mercer Road site and so reluctantly voted for York Street.
- Access to the site is paramount for ratepayers and customers.
- Administration building needs to accommodate 2,800m² and this size building in close proximity to other buildings would lose its significance and not be recognised as it should be.
- A building surrounded by parks and gardens has better aesthetic value.
- The site needs to be able to accommodate growth over the next two decades. York Street has limited space.
- North Road will have frontage to two major internal arterial roads. It is also within 500m of the CBD and on Lockyer Ave.
- Advocates a healthy CBD but does not consider that the removal of the administration building would impact upon the CBD's viability.
- The library needs to extend and a cultural centre built on the York Street site and a shop front in York Street would be advantageous.
- Need a viable and healthy CBD and the North Road site would be the most appropriate site for an administration building.

Councillor Evans

- Voted against York Street and decision was based on obligation to both the existing community and future generations.
- Council needs to be considerate of what and where we build and its cost.
- Have not seen impact of Coles “superstore” and the restricted function upon Lockyer Avenue.
- The Library and Senior Citizens Centre will need to expand with future growth and can't see the sense of having the administration building on such a small piece of land.
- Albany is now a regional City which reaches from Wellstead to Youngs Siding, everyone is important, even the CBD, however boundaries are not restricted to the CBD.
- The issue in the CBD is not a heart problem but a vision problem.

Councillor Lubich

- Whatever decision is made by Council, only 30% of the community will be pleased.
- Voted for York Street, originally favoured North Road.
- There is a definite need for a new administration building.
- Making this decision was not easy, but had to vote, stand up and be counted.
- Suggests a shop front at Mercer Road which would have adequate parking for 4WD's, trailers and trucks.
- Civic building/function centre with Mayor and CEO's office should be in the centre of the City.

Councillor Bain

- Originally favoured North Road but changed his mind after conducting his own survey and was convinced that York Street was the site preferred by the community.
- Better access is provided to York Street for elderly, disabled and people with children.
- Voted York Street not because of CBD impact but because that's what the community told him.

Councillor Wolfe

- Voted for York Street.
- The centre of government should be in the centre of town, as a mark of respect to those who went before.
- Parking should be addressed as part of an overall planned solution with a singular development which is multi-purpose.

Councillor West

- Advised that he was ill at the time that Council debated this issue and was unable to participate in debate.
- Decision was not taken lightly.
- The North Road site is 19 hectares and is probably the most valuable asset which the City owns which would be able to be traded for building development.
- Need to be considerate of roadworks. The North Road, Albany Highway, Chester Pass Road roundabout currently has approximately 7,000-10,000 vehicle movements per day. North Road is increasing to approximately 3,000 per day.
- Accessibility to North Road is questioned with traffic volumes anticipated along that corridor.
- There has not been a proposal to sell the York Street land. The site is complex and is needed for a cultural centre and available parking which can be used day and night.
- Strongly favoured foreshore site, but acknowledges traffic problems with that site.

Councillor Mountford

- Originally favoured North Road and endorses comments provided by Councillor Williams. Voted for York Street site.
- A multi-use carpark on the site is available to everybody when needed during the day or night.
- Assembling complementary uses in a single precinct would be a cost effective outcome, with all facilities in the complex being used in more than one way.
- The concept plan for the site showed potential for design options which have not yet been explored. Engaged architect's will be thinking of the use of art and using the site to the maximum benefit.
- The precinct will be available and generate historical, cultural and economical benefits for the City. The vision is for it to be used for everybody's benefit.

Mayor Goode invited electors to address the meeting.

D. Phillips

- Mr Phillips thanked electors for attending the Special Meeting of Electors and for signing the petition calling for the meeting.
- Is opposed to the administration building being developed in the York Street precinct as there is inadequate room for parking and the buildings intended for the site.
- Has had support from elderly and disabled advising that York Street is a poor solution.

**MOVED D. PHILLIPS
SECONDED D. MEERES**

THAT the City of Albany Council rescind the selection of the York Street Precinct as the site for the Administration Building.

MOTION LOST 72-103

**MOVED J. WATERMAN
SECONDED D. WELLINGTON**

THAT Council proceed with the tender process for the York Street Precinct.

MOTION CARRIED 101-73

4.0 CLOSURE

There being no further business, Her Worship the Mayor declared the meeting closed at 8:56pm.

Confirmed as a true and accurate record of proceedings.

A.E. Goode JP
MAYOR

SPECIAL MEETING OF ELECTORS
AGENDA – 13/02/01

ATTENDANCE LIST

NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT)
KEVAN GRAY	260 SERPENTINE RD ALBANY
STEVE TIXON	STERS ST. LITTLE GROVE
Irene TIXON	
MARJORIE TARBOTTON	BETHEL VILLAGE ALBANY.
MICHAEL MANNAGAN	21165 MIDDLETON RD, ALBANY
ROBYN BULMAN	19 SALVADO RD ALBANY.
JENNIFER DICK	68 BORONIA AVE ALBANY.
Jenny Howard	52 Nelson St. Mira Mar.
IAN HOWARD	52 WILSON ST ALBANY
Chris King	13 Wakefield Crescent Albany
John Bernardin	110 Hare St ALBANY.
BOB EMBRY	119 THE ESPLANADE LOWER KING.
Mike Mankoff	72 Wylie St Albany
Geoff Lambert	24 ANDERSON ST ALBANY
Tony Gorman	RMB 8510 CHESTER PASS Rd ALBANY
HANS VERMEULEN	LOT 24 LINK Rd. SUB 6330 WA.
GRAHAM MCGREGOR	44 SIERRA CRES ORANIT
MERIDA JONSON	20 WAKEFIELD CRES. ALBANY.
PETER JONSON	20 WAKEFIELD CRES. ALBANY (MIRAMAR)
Heidi Rudepan	65 ALBANY HWY Albany
George Burdon	65 Coll Rd Albany
SANDRA MCGREGOR	44 SIERRA CRES ALBANY
D. J. Wright	Blinton Rd Oranier Dec Albany
P. J. Thompson	34 Cliff St, Albany
W. O. Barclay	Lot 9 Birmingham Road
I. M. ASLETT	115 The Esplanade, LOWER KING.
A. CAMPBELL	1/42 COLLINGWOOD RD, MIRAMAR
Brian Campbell	1/42 Collingwood Road mirama
M. Blake	82-84 Stirling Rd Albany
John P. King	161 Serpentine Road Albany
GRAHAM WELINGTON	40 HARE ST ALBANY.
Gwen Blake	82 STIRLING RD ALBANY
GREG LEACSON	6 Cor. John Way, ALBANY

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ATTENDANCE LIST

NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT)
Doug Pearson	P.O. Box 5019 Albany
Marilyn Pearson	P.O. Box 5019 Albany
Fish Phillips	41 Adelaide Cres Albany
ROSE FLOWERS	41 Adelaide Cres Albany
BARBARA BICKFORD	129 SWANVILLE CR. ALBANY
Alicia Beckford	
Peter Bane	209 Grey St West Albany
Marrata Bane	" " " " Albany
Lindy Narrish	10 Naurang St Albany
FRED HART	LONDON HOTEL
DAVID WEBB	"Foats" Rd Albany
Nicky F.	Advertiser
L.M. DONNELLY	21 ST SWAN ST ALBANY
David Heaver	11 Sussex St Albany
E. Gray	11 Sussex St Albany
Scott Leary	294 Sorrento Rd Albany
JOHN CANNON	3A ROWLEY ST ALBANY
Peter Foxglove	27 CROSSMAN ST ALBANY
R. Ploz	
M. Weaver	Bluff St
A. Steer	74 Festing St
J. a. b. Hogben	Lower King
William de Payne	336 FRENCHMAN BAY RD ALBANY
Suzanne de Thores	" " " "
Graham Webster	44 Shearnall Street Albany
THELMA WALKER	4 SHERATT ST ALBANY
WILLIE BIRD	CR. PARADE ST ALBANY
Des Melton	84 COLLIE ST ALBANY
Robt A. Baker	84 COLLIE ST ALBANY
BRAO NELSON	LOT 2 FRENCHMAN BAY RD ALBANY
HARRY CAPARARO	1 DENMAN RD ALBANY
NOEL MAIBLEY	11 HENRY ST ALBANY
TED HUMPHRY	507 Lower King Rd

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NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT)
J DIXON	506 LOWER KING RD.
CRAIG SMART	MIDDLETON ROAD.
J. BARNESON	19 Serpentine Cres Albany
J. King	46 Callongwood Hill Albany
A. Cook	11 BURN ST Albany
B. GILMORE	231 MIDDLETON ROAD ALBANY.
S. Price	2 Checkers Walk ALBANY
A. KAME	660 LOWER KING RD.
D. STEPHENSON	278b YORK ST ALBANY,
G MCBEATH	3 WRIGHT ST Albany
L. SMITH.	56 STIRLING TERRACE ALBANY
J. BOWLER	42 STIRLING TERRACE ALBANY
Frank Paddon	44 Wylie Cres Albany
Greg Paddon	44 Wylie Cres Albany
Les Dutton	11A MAFIELD STREET
Bethy Atkinson	2117 Mafield Street
Ed Wilson	16 Havelock St Albany.
Bob McCreesh	496 KILCIN'S RD ALBANY
Robena	11 MONTEA AVE ALBANY
RAY LAWSON	13 MADUE RETREAT ALBANY
MARGARET LAWSON	13 MADUE RETREAT ALBANY
Trig. GUNWING	2/38 Golf Links Rd ALBANY
R. Cunningham	2/38 Golf Links Rd ALBANY
M. Schmecken	5 Hope St Albany
N. Richards	5 HOPE ST ALBANY
M. ANDERSON	27 MARINE TERR. ALBANY
JOHN ANDERSON	27 MARINE TERR ALBANY
CRAIG ANDERSON	LOT 15 BRANNWELL RD ALBANY
John Dounners	124 Middleton Rd Albany
John Dounners	2nd-2nd York Street Albany
T. Cameron	22 King George St Little Cove.
N. CAMERON	22 King George St LITTLE COVE.
R. SAMBORN	10 Waterford Cres, Albany

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ATTENDANCE LIST

NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT)
Don Cooper	Redmond west Rd Redmond 6827
Margaret Cooper	Redmond west Rd Redmond
Patricia LINDSEY	9 Campfield St ALBANY
Geoff BRADY	73 Stone St, ALBANY
Ricarda Loecher	Torbay ALBANY
Ron WATERMAN	8 HALIFAX ST ALBANY
Richard BARSON	2 ANZAC Rd MIRA MAR
JEANANN BARBOUR	2 ANZAC ROAD, ALBANY.
MICHAEL C. PEMBERTON	1/44 VANCOUVER ST ALBANY
Jan Waterman	8 Halifax Street, Albany.
COLIN BRABAZON	19 HARROGATE RD ALBANY
PAUL WRIGHT	123 BURT STREET
DENNIS WILKINSON	32 McLEOD ST ALBANY
JANNA RYAN	3 EVERETT RISE ALBANY.
Conagh Randall	118 Frenchman Bay Rd. ALB
Janet Owen	7/7 FINLAY ST, ALBANY
KAY STEHN	5 BELL COURT BAYONET HEAD
Kevin Whyatt	66 Federal St, Albany.
Lain Brown	17 Cordoba Way Albany.
Alan Brown	17 Cordoba Way Albany
P.S. Mary Dwyer	71 Cockburn Rd ALBANY
Wade MacDermott	71 Cockburn Rd Albany
Michelle Quinn	LOT 10 Chester pass Rd King Ester
David LEWIS	49 Hill St ALBANY
Geoff Hands see.	510 Lower King Rd Albany
John Guidara	3 Shepherd St Lower King
GEOFF HANDS	55 KURANNUP RD, OYSTER HARBOUR
Shirley West.	25 Hay St. Albany.
Kevin Male	7 Halifax Cr.
Greg Dwyer	7 REDDING Rd Albany
Tom Minchin	Fredericton Rd. Youngs siding
REG DIBBLE	253 5TH COAST H/WAY. GLEEDHOW.
HEATHER FLINT	24 LURKINE ST ALBANY WA.

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NAME (PLEASE PRINT)	ADDRESS (PLEASE PRINT)
Laurel Keogh	246 Garden St, Middleton Beach
Francis Under	Kamater Road A
Paul blow	46 Adelaide St. Mirafwa
Crosby Long	Nelson St Mirafwa
Grace MONTROSSO	29 Crossman ST
Tanja Jukes	5 Bridges St.
J Pearce.	100 Nelson Pde.
Jennifer Lucas	49 ALISON PARADISE Lower King
Karlene Wolfe	Lot 2 Sandpit Rd, Robinson Estate
J.C. Wabon	12 Dixon St
Bob Thompson	4 Lindfield Cres
A BUTSON	PO BOX 1553 ALBANY (O'CONNELL ST L.GROVE)
K. ELLISON	" "
D. POWHON	22 Pammuel Rd Robinson Estate
P. R. SPINKS	15. FRENCHMAN BAY RD ARA. (ROBINSON EST)
E. E. SHARP	346 FRENCHMAN BAY RD ARA (Robinson)
M H SHARP	346 Frenchman Bay Rd ARA.
DON BLAIR	20 PURDIE RD BAYONET HEAD
WAVE BLAIR	" " "
HAROL TAYLOR	14 FREARICK ST ALBANY
ELIZABETH BARTON	45 CARBINE ST ALBANY
MAURICE BARTON	45 CARBINE ST ALBANY
MURIEL	174 Kump Rd Albany
TONY DEMARTEAU	24 LORENZO WAY.
Gerry Simpson	Lot 1 Marston Rd Kumpup.
Conrad McArthur	36 Kump Rd Bayonet Head
J. J. Geary	6 Hofrad Crt, Yakamia
K Johnson	41 John St MILPARK
A HAWLEY	KMB 9637 Millbrook Rd.
TED SOUTHWORTH	54 SOUTH COAST HWY ALBANY
W RICHARDS	3 BRIDGES ST ALBANY
N. Aulton	19 Wylie Cres Albany
S GRAY	260 SERPENTINE RD ALBANY

