

310 Stanley Road
Youngs Siding
WA 6330

City Of Albany
PO Box 484
ALBANY WA 6331

Attention Ms Nicole Crook

Dear Nicole,

I am a 20 year plus resident of Youngs Siding, currently Vice President of the Youngs Siding Progress Association and an active member of various community groups in this area.

Thankyou for the opportunity to comment on the proposed closure of the ROW between Knapp Street and Station Road Youngs Siding. I am very surprised at this proposal and also that Council had even considered it at a meeting (May 17th 2011) and then to have resolved to close the ROW without *PRIOR* consultation with the residents most affected. Surely the first part of any proposal, public consultation should have occurred?

As one may be beginning to gather; I am not supportive of the closure of the ROW and the reasons can be summarised but are not limited to the following:

- Closure of the ROW and amalgamation of the UCL is being pursued by a small number of affected land owners.
- The proposal will only benefit a limited number of persons.
- Several landowners do not want to increase their land area and therefore the proposed closure would fragment the existing lot pattern.
- Certainly not proper and orderly planning to create lots 20m and 103m long
- Surely this proposal does not provide for any future growth potential of Youngs Siding within the identified town site.
- This proposal fails to acknowledge the limitations to the Youngs Siding area and housing affordability and provision of same. It is Albany centric assuming that no one else will want to live in Youngs Siding. We have a very active community and people love being part of it.
- If one was providing for proper and orderly planning then the ability for some limited further subdivision sympathetic to the area and consistent with minimum lot sizes (2000m²) for onsite effluent disposal (preferably Alternative Treatment Units ATU's), offering lots that can be developed with good solar orientation, introducing an intermediate lot area into the town and providing options for people wanting to be in the town. An example would be the following which

responds to all the above listed criteria whilst retaining the drainage function of the ROW;



- It is agreed that Lots 17 – 24 and 35-36 are too wet for practical development however the logic of amalgamating land that can not be used into adjoining lots is questioned – will there just be a plethora of chook sheds and outbuildings slowly sinking away down the unconstructed portions of Knapp Street?
- One considers that once land area is increased then the land value will be marginally increased and the rates will also increase whilst Council's responsibilities in the area are reduced. This does not seem equitable.

So as a concerned local resident, a member of the adjoining Youngs Siding Progress Association and a member of the Youngs Siding Swamprats Cricket Team which manages Lot 33 (Reserve 18416) on behalf of the City, another affected landowner, I do not support the Proposed Road Closure of the Right of Way in Youngs Siding townsite.

Regards,

Andrew LeFort

SUBMISSION 2
AGENDA ITEM 4.4 REFERS
N. CROOK
RD. RDC. 2



The Chief Executive Officer
City of Albany
PO Box 484
Albany
WA 6330

City of Albany Records
Doc No ICR1153561
File RD RDC.2
Date 25 NOV 2011
Officer POLA
Attachment
Box
Via
Box+Voi

Knapp Rd
WA 6330
November 2011

Subject: RD.RDC.2/LT1151242
Proposed Road Closure – Public ROW Bet. Knapp Rd/Station Rd
Youngs Siding

Dear Ms James,

In response to the notice received by the Youngs Siding Progress Assn regarding the above I respond as a long term office bearer of the Youngs Siding Progress Assn.

I have no objection to the proposed ROW closure in principle but offer the following comments;

1. Subsequent to the closure it is assumed that adjoining property owners would be able to purchase the lots fronting Knapp Rd at some stage in the future. The price for these lots should be set at market value in fairness to the remaining community.
2. Any buildings erected upon those lots should be required to have ATU's (only) for sewerage and grey water disposal and not septic systems.
3. All native vegetation should be retained (not cleared) with the exception of a small building window. The existing native vegetation is currently valuable habitat for a variety of native wildlife and flora.
4. When building proposals are received by the City upon the newly amalgamated lots that consideration be given to the Knapp Rd streetscape and the outlook to the reserve and playing fields to the west of these lots.

As a community association we ask to be advised and be given time to provide further comment when the lots fronting Knapp Rd are proposed to be made available to adjoining landowners.

Yours sincerely,

B K Kneebone

110 Gilge Road
LOWLANDS WA 6330

Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6330

24 November 2011

Dear Faileen

**PROPOSED ROAD CLOSURE – PUBLIC RIGHT OF WAY BETWEEN KNAPP STREET
AND STATION ROAD, YOUNGS SIDING**

It concerns me that we have been invited to comment on the proposal to close the right of way between the blocks in Youngs Siding facing Station Road and the unallocated blocks of Crown Land facing Knapp Street. That in itself does not seem unreasonable.

However once agreement is reached to this closure, it is clear from the Council minutes that the City of Albany will only agree to this under certain conditions. The Department for Regional Development and Lands in fact has sought agreement from the City of Albany for this closure in order to open up the possibility to amalgamate the backblocks with the existing Station Road blocks.

At no stage was the Youngs Siding Progress Association given an opportunity to comment on the possible amalgamation of the unallocated crown land with the Station Road blocks. What I remember is that it was mooted before the creation of the Youngs Siding Oval that it would be a good idea to create larger lots along Knapp Street by combining the small blocks and open up the opportunity to have good sized blocks to build houses there, overlooking the Oval. This would create an increased population and enhance the community.

As a long time member of the Youngs Siding Progress Association I must say that I am deeply disappointed and concerned that we seem to have been left out of the planning process of the Youngs Siding townsite, only to be asked to approve one single step in a process that possibly leads to a result that does not look good for the long term development of the community.

To avoid this undesirable long-term outcome, I formally object to the proposed closure of the right of way between Station Road and Knapp Street, Youngs Siding.

Yours sincerely

AARD BRINK

Jude:

1. pls "track"
2. Nikki also to lead drafting response to this Hr for me.
3. Nikki - I need info on what GA does currently ~~do~~ on community consult for these sort of proposals

By end week pls FT.

22 Minchin Road
LOWLANDS WA 6330

Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6330

24 November 2011

Dear Faileen

**PROPOSED ROAD CLOSURE - PUBLIC RIGHT OF WAY BETWEEN KNAPP STREET
AND STATION ROAD, YOUNGS SIDING**

I write as an active member of the Youngs Siding Community Association. I was the Chairperson of the Sport and Recreation committee (Youngs Siding) and oversaw the building of the oval reserve and hard courts that adjoin Knapp Street. I am currently President of the Youngs Siding Swamp Rats cricket club who solely look after the reserve.

I object to the right of way closure between Station Street and Knapp Street. This closure brings up a few questions and comments, namely:

1. Why is the right of way being closed?
2. The right of way closure seems to be the first step here in selling the blocks on Knapp Street.
3. This seems to be driven by a small number of landowners for personal gain only.
4. Has the city made its mind up that the blocks on Knapp Street should be joined to the properties on Station Street without public consultation?
5. What if the blocks are not taken up by the people on Station Street? This will leave the land very fragmented.
6. Will the blocks be sold at market value?

This area in the Youngs Siding town site has become a community jewel. People visit this area, and friends take visitors there to show them how amazing it is. Albany cricket clubs now use the oval as a home ground and the comments are always along the lines of "Wow, we never knew this was here". This is becoming an iconic area.

The City of Albany is being short sighted and not looking to the future. Public opinion that you cannot build on these blocks, as they are too low lying, is not true. There are plenty of available alternatives to septic systems.

Amalgamating some of the blocks on Knapp Street would be a rate revenue raiser for the city for many years to come

This is not as some may comment "low lying swamp with no value attached", but a hidden jewel in the City of Albany's crown

My opinion is that we should leave this area as it is, until we all decide how it should be dealt with.

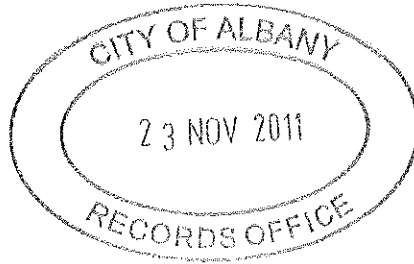
Yours sincerely

MARK WYLDE

Note - Nikki to lead drafting a response
(working w GB) pls. for me.
By end of week. ~~FR~~.

Pls "track" letter.

23-11-2011



3591, Lower Denmark Road,
Youngs Siding 6330

Dear CEO,

I am writing in regard to the proposed closure of the public right of way between Knapp St. and Station St., Youngs Siding. I had a telephone conversation with Nicole Crook yesterday, who informed me that the reason for the closure would be to enable the crown land at the rear of the existing houses to be sold off to the property owners adjoining the right of way. As I understand the purchased properties would not be able to be developed as such, save for possibly sheds or vegetable gardens. I am aware that people in Australia like their space but, on this point I fear it might be detrimental to the village of Youngs Siding and as a property owner there myself, am concerned there has not been proper public consultation to enable the views of the entire community, including myself, to be considered. Indeed, the whole process seems unnecessarily rushed.

The village already could do with an image facelift as at present, the invasive weed problem is troublesome and to create a possible 'shedland' might, I believe, further spoil the 'feel' of a potentially beautiful little spot. If the properties at the rear were ever to be sold off and developed, I would like to see it being done in a well thought out and sustainable manner. As I see it at the moment, I don't think this would be the case.

Unless council comes up with a clearly viable, positive and sustainable way to develop this area, that is in the interests of the whole Youngs Siding community, then I am opposed to the closure of the public right of way.

Thank you for the opportunity to voice my concerns over this matter.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Rhys Jones".

Rhys Jones



City of Albany Records
Doc No: ICR1153207
File: CU.PRA.80
Date: 23 NOV 2011
Officer: CEO4

Attach:
Box
Vol
Box+Vol:

Nicole Crook

From: Records
Sent: Thursday, 10 November 2011 9:58 AM
To: Nicole Crook
Subject: EF1152864 - RD.RDC.2 - FW: RD.RDC.2/LT1151248 - Road closure - Knapp St & Station Rd, Youngs Siding

Margaret McRae
Records Officer

Tel: (08) 9841 9275
Fax: (08) 9841 4099



PO Box 484 | Albany | WA | 6331 | (102 North Rd Yakamia) | www.albany.wa.gov.au

Please consider the environment before printing this email.

From: Fran Leavy [<mailto:fran.leavy@westernpower.com.au>] **On Behalf Of** Works Admin General
Sent: Thursday, 10 November 2011 9:56 AM
To: Records
Subject: Ref: RD.RDC.2/LT1151248 - Road closure - Knapp St & Station Rd, Youngs Siding



Attention: Nicole Crook

Western Power wishes to advise the following in respect to the above mentioned proposal.

1. Western Power has no objections to the above proposal.
2. But note, that if any existing infrastructure needs to be relocated due to any requirement(condition) of any proposed amalgamation.
Then please refer to the attached link. Upon receipt of any application Western Power will then advise what cost's will apply.

<http://www.westernpower.com.au/residents/connections/movingequipment.html>

3. In the event WP has to install an asset on this property to supply the lot Western Power staff will require 24 hour unencumbered access.
The position and type of locks used on any fencing are to be accessible to Western Power employees and a standard key be provided
along with a separate padlock to allow 24 hour access for routine and emergency maintenance.

Please note:
Western Power must be contacted on 13 10 87, if your proposed works involve:

- A) Any changes to existing ground levels around poles and structures.

B) Working under overhead powerlines and/or over underground cables.

Western Power is obliged to point out that any change to the existing (power) system, if required, is the responsibility of the individual developer.

Regards,
Customer Service Officer
Connections Administration
Western Power - Locked Bag 2520, Perth WA 6000 [[map](#)]

T: 13 10 87 | **F:** (08) 9225 2073
E: works.admin.general@westernpower.com.au
W: <http://www.westernpower.com.au/>

 Please consider the environment before you print this email.

Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

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VIRUSES - Western Power scans all outgoing emails and attachments for viruses, however it is the recipient's responsibility to ensure this email is free of viruses.



Date **07/11/11**

Network Integrity

Your Ref: **RD.RDC.2/LT1151248**
Our Ref: **PF114338-1**

Level 18, 275 George Street
Brisbane, QLD 4000

Postal Address:
Locked Bag 3573
Brisbane, QLD 4000

nicolec@albany.wa.gov.au

Email: F0501488@team.telstra.com

Dear Nicole Crook,

**Re: Proposed Road Closure
Between Knapp St And Station Road
Youngs Siding WA 6330**

Thank you for your communication dated **20/10/11** in respect to the location specified above. Telstra's plant records indicate that there **are no Telstra assets in the area of the proposal however there are assets in the near vicinity**. Subject to your compliance with the below conditions, **Telstra has NO OBJECTIONS** to the proposal.

We note that our plant records merely indicate the approximate location of the Telstra assets and should not be relied upon as depicting a true and accurate reflection of the exact location of the assets. Accordingly, we note that all individuals have a legal "Duty of Care" that must be observed when working in the vicinity of Telstra's communication plant. It is the constructor's/land owner's responsibility to anticipate and request the nominal location of Telstra plant via **Dial Before You Dig "1100" number** in advance of any construction activities in the vicinity of Telstra's assets. **On receipt of plans, notwithstanding the recorded location of Telstra's plant, the constructor/land owner is responsible for obtaining a Telstra accredited Asset Plant Locator to perform cable location, potholing and physical exposure to confirm the actual location of the plant prior to the commencement of site civil work**. Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.

Telstra would also appreciate due confirmation in the event that you contemplate divesting your interest or control of this land so that Telstra may update its **Cadastre** records. Information regarding acquisition of the land would be of benefit to us and should be directed to the following location:

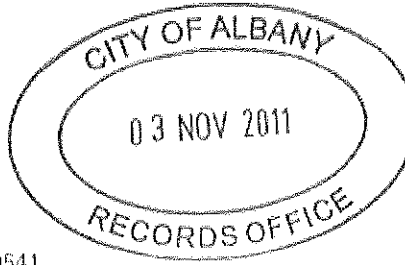
Western Australia

Telstra - Cadastre Updates
PO Box 102
Toormina NSW 2452
Attention: - Ross Robertson
F1103453@team.telstra.com
F1103452@team.telstra.com

Please pass all information contained in this communication to all parties involved in this proposed process. If you have any difficulties in meeting the above conditions or if you have any questions relating to them, please do not hesitate to contact us at F0501488@team.telstra.com.

Yours sincerely,

Telstra Network Integrity



ABN: 50 850 675 021

Enquiries: Steven Pickin on (08) 9892 0541
Our Ref: 04/13068-09
Your Ref: RD.RDC.2 / LT1151248

31 October 2011

City of Albany
102 North Road
PO Box 484
ALBANY WA 6331



City of Albany Records
Doc No ICR1151535
File RD RDC 2
Date 31 OCT 2011
Officer POLA

ATTENTION: Nicole Crook

Attach
Box
Vol
Box+Vol

Dear Nicole

**PROPOSED ROAD CLOSURE – PUBLIC RIGHT OF WAY
BETWEEN KNAPP STREET AND STATION ROAD, YOUNGS SIDING**

I refer to your correspondence dated 20 October 2011 regarding the proposed road closure.

Thank you for the opportunity to comment, Main Roads has no specific concern but to remind you that the ROMAN II system will need to be updated when works are complete, please refer to the Road and Traffic Information Branch of Main Roads WA.

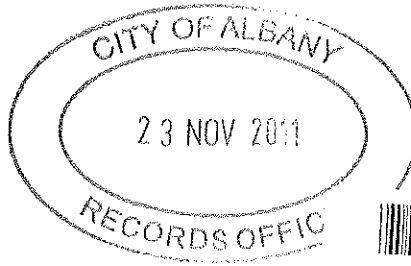
Documents and other information can be accessed at the Main Roads WA Website at www.mainroads.wa.gov.au

If you require any further information please contact me on (08) 9892 0555.

Yours faithfully

Peter Stringer
NETWORK MANAGER

Your Ref: LT1151248
Our Ref: Grange 6234123
Enquiries: G Wright
Telephone: 98424230



November 21, 2011

City of Albany
PO Box 484
ALBANY WA 6331

Doc No: City of Albany Records
File: ICR1153200
Date: RD.RDC.2
Officer: 23 NOV 2011
POLA

Attach.
Box:
Vol:
Box+Vol:

Attention: Nicole Crook

**CITY OF ALBANY
PROPOSED CLOSURE OF ROW KNAPP STREET
YOUNGS SIDING**

Dear Nicole,

Thank you for your letter dated October 20, 2011 regarding the above.

You are advised that the Water Corporation has no objection to this proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read "Graham Wright".

Graham Wright
Senior Capability Planner
Regional Customer Services Group
Great Southern

