

Albany 6330

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16/05/2011

City of Albany

PO Box 484

Albany WA 6331



Doc No: City of Albany Records
ICR1136761
File: A143424
Date: 18 MAY 2011
Officer: SPLAN1;EDPDS

Attach:
Box:
Vol:
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Chief Executive Officer

Support of Creative Landscapes Proposed Home Business 15 Bethel Way Albany

I am writing in regards to the Proposed Home Business – Landscape Design /P2115088

I have seen the work Creative Landscapes has done at my grand daughter's school Flinders Park Primary and other works they have participated in for Day of the Trees and the Albany Community Garden and commend them for their work in our community.

I visit my father-in-law at Bethel Village on a weekly basis and am aware Creative Landscapes operate their Landscape Design business from Bethel Way.

I would just like to say I support this business as they seem very community minded and I have never had any problems visiting my father-in-law on Bethel Way in regards to this business.

Yours Sincerely

(P2115088)

Albany 6330 WA

31 of May 2011

P2115088



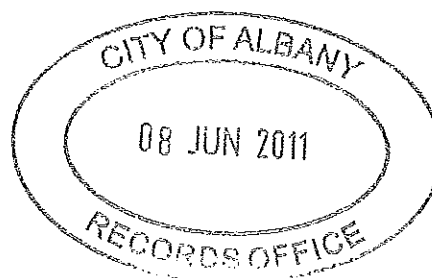
City of Albany Records
Doc No: ICR1138271
File: A143424
Date: 08 JUN 2011
Officer: SPLAN1

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To the Chief Executive Officer

This is a letter in support of the proposed home business, Creative Landscape Design, operated by Richelle Ryan at 15 Bethel Way Albany. I have known Richelle for many years and have seen her working in her home office designing land scape gardens. I also know that her business would never interfere with her neighbours as she never has clients come to her home office. Creative Landscape Design brings a unique resource to this town, designing water wise gardens with endemic species. This is a business that cares for the future of our planet and needs to be supported by the local community.

Yours Sincerely



YAKAMIA PRIMARY

Beaufort Road, Albany WA 6330

SCHOOL



Telephone (08) 9841 7533
Facsimile (08) 9842 1350



City of Albany Records
ICR1137723
A143424
02 JUN 2011
SPLAN1

Chief Executive Officer
PO Office Box 484
ALBANY 6331

refers - P2115088

Doc No:
File:
Date:
Officer:

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To Whom It May Concern:

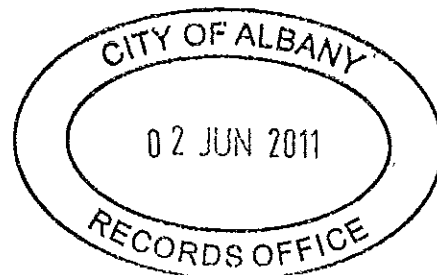
Richelle Ryan was involved in Yakamia Primary Schools project to re-landscape our front entrance of the school in 2008. She volunteered her time and expertise, planting out the gardens involving all the children in the school.

Her business Creative Landscapes has carried out several projects at Yakamia Primary School in regards to the 'Building the Education Revolution' programs.

I would like say I support her business license in regards to designing her projects from her home office. I traverse Bethel Way quite often and have only become aware her business operates from this area since learning of the Home Business application. I have never had any reason to feel this business interferes with my travels and support this business with such strong community values

Yours faithfully

School
31.5.2010



ALBANY WA 6330

23 May 2011.



Senior Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No: ICR1137168
File: A143424
Date: 25 MAY 2011
Officer: SPLAN1
Attach:
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Attention Mr Tom Wenbourne

Dear Sir

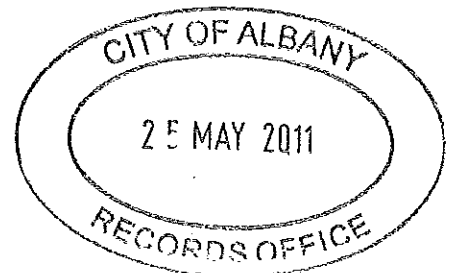
NOTICE OF APPLICATION FOR PLANNING CONSENT
REF : A143424/PA34520/P215088

As residents in Bethel Way we wish to register our objection to the commercial business being allowed to operate in a residential area.

Considerable activity takes place at this location and will only increase in time. During the summer months the dust is a major concern.

Please find attached my individual comments and take note that I wish my name and address to be withheld from any public report or communication with the said applicants for Creative Landscapes and/or Design.

Yours sincerely



NOTES FOR CONSIDERATION – NOTICE OF APPLICATION

15 BETHEL WAY - CREATIVE LANDSCAPES (HOME BUSINESS & LANDSCAPE DESIGN)

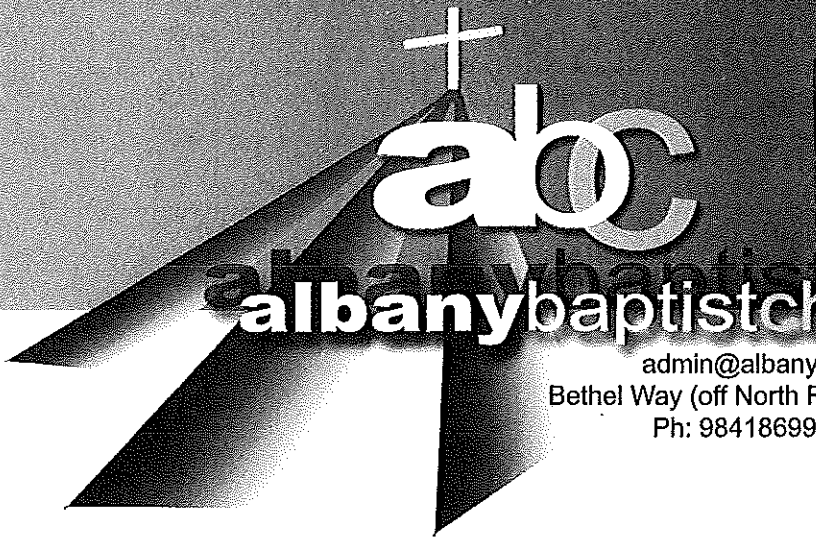
Trucks

A 7T – 8T truck delivers plants and trees to 15 Bethel Way, Albany on Thursday and Friday on a weekly basis. The truck is so long it enters Bethel Village driveway to then reverse on to Bethel Way blocking the whole road causing a traffic hazard. The truck in question arrives at approx. 7.30 am which I believe should not be allowed in a residential area.

Vehicles

On average 4 workers arrive at the private property, park their vehicles and drive away in the two small trucks and two utes combined with trailers, digger and hydro sprayer. These vehicles use Bethel Way as their main point of entry and exit.

Our concern is if they commence the business, and actually the site is already being utilised for this purpose, the amount of extra mulch and pig poo stored will create further dust and possible smells.



Doc No: ICR1137297
 Title: A143424
 Date: 24 MAY 2011
 Officer: SPLAN1

admin@albanybaptistchurch
 Bethel Way (off North R
 Ph: 98418699 F: 98425859



Chief Executive Officer
 City of Albany
 PO Box 484
 ALBANY WA 6331

Dear Madam, - P2115088

I am writing on behalf of the Baptist Church situated on Bethel Way.

We have received from the City a request to comment on a proposed home business situated at 15 Bethel Way.

We have no major objections but do have concerns should the business expand at any time in the future.

The street experiences significant traffic numbers at different times due to the presence of an Aged Care facility, Church building and School.

Should the business expand or develop in the future then we have concerns over potential congestion and delays.

Thank you for the opportunity to comment on this proposal.

Yours faithfully,

S
 Albany Baptist Church



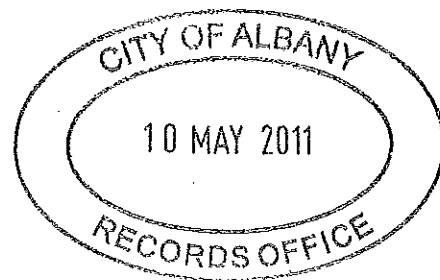
City of Albany Records
Doc No: ICR1136118
File: A143424
Date: 10 MAY 2011
Officer: SPLAN1

6 May 2011

Attach:
Box:
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Albany WA 6330
Ph

Chief Executive Officer
City of Albany
PO Box 484
Albany WA 6331



Dear Sir/Madam CO138

COMMENTS ON NOTICE OF APPLICATION FOR PLANNING CONSENT

The landscaping business at 15 Bethel Way, Yakamia has been operating for over 2 years. As a neighbour I was never consulted about their intentions to start a business until now. I approached Ms Ryan earlier regarding the big shed that was being built and she said "this was for all their cars".

Once a quiet residential area now a thriving business with trucks and employees arriving and leaving the premises from 7.00am until 4.30pm. There are at least 4-5 men who arrive each morning for work.

The extra traffic and people attending the premises has increased the noise level in the day. There are also delivery trucks arriving to drop off plants on a regular basis – they come in from Bethel Way.

Employees socialise in an outdoor patio area during lunch hours and after work with drinking parties going into the early hours of the morning usually 2.00am and some occasions 4.00am. This happens at least once a week and sometimes up to 3 times in a week. I am a retired person and have family staying with me and we find the level of noise and activity wearing. I have received complaints from the neighbours in the Aged Units in Bethel Way asking me to report the disturbance. I have contacted police numerous times.

Since the commencement of the business, we have noticed a 100% increase in dirt and dust coming into my home this is from the trucks and trailers entering onto the dirt entrance south side at the rear of their property. During this time I have developed severe allergies to dust. This has been medically proven through blood tests. My health has not been the best from the allergies, lack of sleep during the night and it is hard catching up on rest in the day time during the business hours.

2

The enclosed patio not shown on the attached plan I received,
includes a bar area and above ground swimming pool.

I have lived and paid rates at this address for years and find the above very upsetting. I do not see this as a Home Business. A business of this size and nature would devalue my property. I believe this business is not suited to a residential area for the above reasons therefore my family and I are not in favour of the application being passed.

Being what is happening and would appreciate this information being withheld from the public.

If you need to speak to me further about this matter I can be contacted on

Yours faithfully,