



**PLANNING AND DEVELOPMENT COMMITTEE**

**MINUTES**

for the meeting held on Tuesday 24 April 2012,  
in the Margaret Coates Boardroom, City Office, North Road, Albany

**(File Ref: LP.MEE.1 / AM1224123)**

**1.0 ATTENDANCE**

<b>Councillors:</b>	
D Wellington	Mayor
G Stocks	Councillor
D Dufty	Councillor
S Bowles	Councillor
Y Attwell	Councillor
<b>Committee Members:</b>	
Mr Rod Harris	Member
<b>Staff:</b>	
Chief Executive Officer	Faileen James
Executive Director Planning and Development Services	S Lenton
Senior Planner	Tom Wenbourne
PA to Executive Director Planning and Development Services.	L Harrison
<b>Apologies/Leave of Absence:</b>	
R Sutton	Councillor
R Hammond	Councillor

**2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**RECOMMENDATION:**

**MOVED: CR STOCKS  
SECONDED: CR BOWLES**

**THAT the unconfirmed minutes of the Planning and Development Committee Meeting, held on 27 March 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.**

**CARRIED:6-0**

**3.0 DISCLOSURE OF INTEREST - NIL**

**4.0 ITEMS FOR DISCUSSION**

**4.1 Presentation by H & H Architects for the re-development of the Calamaris Site.**

**4.2 Development Application – Outbuilding Policy Relaxation – Lot 105 (No. 59) Lancaster Road, McKail.**

**ITEM 4.2: RECOMMENDATION: NO RECOMMENDATION OF COMMITTEE**

**Cr Dufty advised that he will put in an alternate motion to the next Council Meeting.**

**4.3 Removal of Parking Restriction – Bus Bay Adelaide Crescent Middleton Beach.**

**ITEM 4.3: RECOMMENDATION: OFFICER'S RECOMMENDATION SUPPORTED**

**MOVED: CR DUFTY  
SECONDED: CR BOWLES**

**THAT Council resolves to:**

- 1) Remove the bus stop designation from the Adelaide Crescent road verge bay and replace with regular parking bays as per the Attached Plan(s);**
- 2) Support the relocation of the 'Hail Bus Stop', at the developers cost, to a point at least 20m west of the existing Adelaide Crescent road verge bay in accordance with the specifications of the Public Transport Authority.**
- 3) Delineate via road markings and signage a no-standing area between the relocated bus stop and the revised regular parking bays to be located in the existing embayment, at the developer's cost.**
- 4) Advise all surrounding landowners of the parking change and place a notification in the local newspaper, at the developer's cost.**

**CARRIED 6-0**

**4.4 Development Application – Community Purpose Building (Daytime Counselling And Night Time Shelter) At 320 Albany Highway, Centennial Park**

**ITEM 4.4 OFFICER’S RECOMMENDATION SUPPORTED**

**MOVED: CR STOCKS**

**SECONDED: MAYOR WELLINGTON**

**THAT Council resolves to ISSUE a Notice of Planning Scheme Consent for a ‘Community Purpose Building (day time counselling and night shelter for homeless men)’ at 320 Albany Highway, Albany subject to the following conditions:**

- 1. No more than 6 people shall be accommodated within the building between the hours of 5:00pm and 8:00am unless otherwise agreed to in writing by the City of Albany;**
- 2. No signs are to be erected on the lot without City of Albany approval, in accordance with the City of Albany’s Signs Policy and Bylaws;**
- 3. A Management Plan outlining the operation of the facility is to be prepared and implemented to the satisfaction of the City of Albany prior to commencement of the use hereby approved. Once approved, any amendments to the Management Plan will require further approval from the City of Albany;**
- 4. The crossover is to be upgraded to the City of Albany’s specifications, levels and satisfaction in accordance with drawing nos. 97024 1/3 – 97024 3/3. A permit from the City of Albany is required prior to any work being carried out within the road reserve;**
- 5. The access-way is to be constructed and drained at the Developer’s cost to the satisfaction of the City of Albany;**
- 6. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan are to be designed in accordance with AS2890, constructed, properly drained and sealed to the satisfaction of the City of Albany. Vehicles leaving the property must be able to leave in forward gear;**
- 7. The disposal of stormwater from existing and new buildings is to be designed and managed in accordance with the City of Albany’s subdivision and Development Guidelines, at the Developer’s cost; and**
- 8. Approval for the use ‘Community Purpose Building (day time counselling and night shelter for homeless men) is granted exclusively to the applicant and is not transferrable to a third party or to an alternate site.**

**CARRIED: 6-0**

**5.0 ITEMS TO BE DISCUSSED AT FUTURE MEETINGS**

- 5.1 In relation to Councillor Bowles previous request for information regarding Public Open Space/Cash In Lieu of Public Open Space from a State Government and Local Government perspective, Simon Lenton advised that he was waiting on information from WAPC which should be available at the next meeting.**

**6.0 GENERAL DISCUSSION**

- 6.1 Discussions were held in relation to the re-development of the Calamaris site covering areas such as; construction costs, building costs, a rent rebate system and a fixed price commitment to the City of Albany from the Marwicks. It was deemed necessary for this item to go the Finance and Audit Committee in relation to the lease and funding and then to the Ordinary Council Meeting on 15 May 2012.
- 6.2 Cr Bowles raised a zoning issue query in relation to a residential block in Little Grove having a portion of the land zoned as parks and reserves. This situation was explained to Cr Bowles in relation to the requirement for protection of coastal land. Cr Bowles will report back to the landowner with this information.
- 6.3 Cr Dufty, on behalf of the Committee, expressed his thanks to Simon Lenton for his contribution and commitment whilst Acting Executive Director Planning and Development Services.

**7.0 DATE OF NEXT MEETING:** 22 May 2012

**8.0 CLOSURE OF MEETING:** The Chair declared the meeting closed at 7.30 pm.