

XIV. MOTIONS WITH NOTICE Nil.

XV. MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING

15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL

**ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Item 2.5: Development Application-Demolition-(Single House Listed on Municipal Heritage Inventory)-Lot 49 (45) Seymour Street, Mira Mar, deferred at the Ordinary Council Meeting held on 17 July 2012, be lifted from the table and that the application be considered.

**ITEM 15.1: DRAFT MOTION BY COUNCILLOR ATTWELL
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council RESOLVE to issue a Notice of Planning Scheme Consent for Demolition-(Single House listed on Municipal Heritage Inventory) at Lot 49 (45) Seymour Street, Mira Mar, subject to:

- 1. The proponent obtaining the appropriate building licence and complying with all Occupation Health and Safety requirements.**

Councillor's Reason:

This item was laid on the table by resolution of Council at the OCM 17 July 2012, to give the proponents the opportunity to further investigate options.

This item is listed in Appendix A of our Agenda, with an update reading ***“the Proponent has refused to prepare and submit development plans”***. It was not a condition of Council's resolution that the Proponents were to lodge development plans before we would reconsider this application.

However, Council has been advised since January 2013 that the Proponent's report has been received and there appears to be no further action being taken to bring the matter forward in order that Council may assess the merits, or otherwise, of both the Proponent's report or the original information provided to Council in 2012.

Heritage is important to a town like Albany, but we must be realistic if we are to be taken seriously. We cannot save every building, especially on privately held land. The owners have had this property for many decades and need to be able to utilize this property to their needs and financial ability.

Society is not prepared to contribute to the costs to maintain an old cottage that was built with “scraps” over a pre war period as a holiday cottage for a wheat belt family, and the public will never have an interest in the cottage. The report commissioned by the Proponents clearly indicates that the building does not hold sufficient significance to justify Council delaying this application.

Council has required that this item be given attention as soon as possible and I consider that enough time has gone by and we now need to make a decision on this application.

Officer's Response (D Putland):

It is recommended that a review of the Municipal Heritage Inventory (MHI) listing be considered to determine whether the house should remain on the MHI.

The MHI Review Working Group has been requested to review the listing applied to this property as a matter of priority. Full documentation has been prepared for each member of the Working Group including the current listing, the Heritage Assessment prepared by H+H Architects and photographs taken by officers of both the interior and exterior of the building.

Members of the Working Group will be encouraged to view the site from the street in addition to assessing the documentation. A site visit will also be scheduled should the Working Group members find this advantageous. Councillors will be invited to join with the Working Group members to inspect the property if a site visit can be organised with the owners of the property.

The Working Group's review of the listing of 45 Seymour Street will be presented to Council at the June 2013 Ordinary Council Meeting. Council may then consider whether the house should be retained on the MHI or removed.

15.2: NOTICE OF MOTION BY COUNCILLOR BOSTOCK

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THAT the City of Albany rates on all categories of property for the 2013-14 financial year be increased by no more than inflation over those set in 2012-13.

Councillor's Reason:

To increase rates by more than inflation every year is clearly unsustainable in the long term. That the financial climate has deteriorated is recognised by both Federal and State governments and many people who do not enjoy the benefit of annual, inflation busting pay rises are already struggling to cope. These include pensioners, small retailers, estate agents, farmers and property developers and to add to their financial burden at this time can only make matters worse.

It has been suggested that if rates are not increased on a regular basis the City will be unable to provide those services which the people have come to expect, which may be true, but they have to understand that much of our extra expenditure is a direct result of State policies and we must make a determined effort to cut our suit according to our cloth.

Officer's Comment (ED Corporate Services):

The use of CPI is not a valid way of determining the required rate increase. CPI is calculated using a sample of goods and services the typical household would use, and thus includes groups that are largely irrelevant to local government, e.g. clothing and footwear, food, alcohol and tobacco. The CPI rate is also a historical statistic that gives a measure of consumer related inflation for the previous period. The budget, however, is a forward looking document that forecasts expenditure and revenue outcomes for the forthcoming period.

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A more realistic index is the Local Government Cost Index, which is forecast to increase by 3.6% for 2012-13, and 3.2% for 2013-14 (WALGA Economic Briefing-March 2013). The following table shows the components and the forecast increase.

LGCI Component	Forecast % Increase 2012/13	Forecast % Increase 2013/14
Wages and Salaries	4.5	4.2
Road and Bridge Construction	3.0	2.4
Non- Residential Building	3.4	3.8
Consumer Prices	3.2	3.0
Machinery and Equipment	2.2	0.7
Electricity and Street Lighting	5.2	4.6
LGCI	3.6	3.2
Note: this is not a simple average of the components, as weighting is applied.		
Source: WALGA Economic Briefing March 2013. As with all forecasts, any change to the underlying assumptions could change the forecast estimates.		

A 3.2% rates increase would merely maintain service levels, with little or no ability to build or upgrade infrastructure assets (such as roads). In addition to the services and infrastructure construction upgrade, the City has a number of extraordinary capital projects that it is involved in, being ANZAC centenary related projects, and Centennial Recreational Precinct Plan.

Whilst these projects are largely funded from external sources, the City is expected to contribute to these projects, which may take the form of cash contributions or staff time for things such as tendering, projects management and administration.

Many of the cost increases being borne by the City are outside of its control, including significant increases in utility charges and employment costs. The Valuer General has also changed the requirements to undertake GRV revaluations on a four yearly basis to three yearly, which will require a revaluation during the 2013-14 budget period and is estimated to cost approximately \$375,000. The proposed budget also allocates \$82,000 to cover the cost of the scheduled local government elections.

If rates were to only increase by the previous year's inflation rate, there would inevitably be a year in which there would have to be a "catch up", in order to maintain services. This has been the case in a number of councils and has resulted in a rate increase of around 9% and 10% in one year.

The City is proposing a responsible financial management approach and has recently prepared its long term financial plan (yet to be adopted by Council) that looks to increase rates by 4.5% and 4% over the next ten years. This will ensure that assets can be properly maintained and renewed on a planned basis, without the need for hefty rates increases in any one year.

The proposed 4.5% increase in rates for the 2013-14 budget year represents an average increase in rates of \$53 for GRV rates properties, which is a little over \$1 per week. The average annual increase for UV rates properties will be approximately \$74 (on a valuation of \$504,000).

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The City of Albany grants rebates on the rates and emergency services levy charges of up to 50% for registered pensioners and Commonwealth Seniors and 25% for registered State Seniors under the Rates & Charges (Rebates and Deferments) Act 1992. These rebates are funded by the State Government. Most pensioners entitled to the full 50% rebate would be entitled to defer their rates against their property.

In addition, the City has options for ratepayers suffering financial hardship. Ratepayers can request an individual payment arrangement which could include weekly, fortnightly or monthly payments. For those ratepayers in severe financial hardship, they may request the deferment of rate payments for a determined period.

XVI. URGENT BUSINESS TO BE APPROVED BY DECISION OF THE MEETING

Item 3.1: Council Member Appointment to Great Southern Recreation Advisory Group

ITEM 16.1: URGENT ITEM 3.1

VOTING REQUIREMENT: ABSOLUTE MAJORITY

THAT Item 3.1: Council Member Appointment to Great Southern Recreation Advisory Group be ACCEPTED as an urgent item.

Reason:

The next meeting of the Great Southern Recreation Advisory Group will be held before the July OCM. Therefore, it is requested that this item be considered by Council at this OCM.

XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION.

XVIII. ANNOUNCEMENT OF NOTICES OF MOTION TO BE DEALT WITH AT THE NEXT MEETING.

XIX. ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC

XX. NEXT ORDINARY MEETING DATE

6.00pm 16 July 2013

ITEM 21.0: MOTION

THAT Standing Order 3.1 be RESUMED to stop recording of proceedings.

XXI. CLOSURE OF MEETING

**STATUS REPORT ON DEFERRED ITEMS
FROM PREVIOUS MEETINGS**

Meeting Date	Item Number	Details/Status
16/11/2010	2.6	Surrender Lease over Hangar Site 2 at Albany Airport. Council resolved that further consideration by Council pending the completion of the Airport Masterplan/Business Plan. Update: The Airport Masterplan/Business Plan has not been finalised.
20/11/2012	2.5	Precinct Plan-Special Site S46-Spencer Park Neighbourhood Centre Precinct. Update: Laid on the table at the November 2012 OCM. Waiting on commitment from the Department of Housing to contribute to necessary infrastructure upgrades and potential traffic hazards.