

**XIV. MOTIONS WITH NOTICE Nil.**

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

**15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL**

**Councillor Attwell withdrew this Notice of Motion, as the matter was dealt with at Item 2.7.**

**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.

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**Item 15.1 continued.**

**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

### ITEM 15.2: NOTICE OF MOTION BY COUNCILLOR BOSTOCK

**MOVED: COUNCILLOR BOSTOCK**

**SECONDED: COUNCILLOR HOLDEN**

**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.**

**LOST 2-8**

#### **Record of Vote**

For the Motion: Councillors Bostock and Holden

#### **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 (Executive Director of 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.

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
<b>LGCI</b>	<b>3.6</b>	<b>3.2</b>
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.		

**Item 15.2 continued.**

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).

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.

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

Nil.

**XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION.**

Nil.

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

Nil.

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

Nil.

**XX. NEXT ORDINARY MEETING DATE**

6.00pm 16 July 2013

**RESOLUTION**

MOVED: COUNCILLOR HOLDEN  
SECONDED: COUNCILLOR SUTTON

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

CARRIED 10-0

**XXI. CLOSURE OF MEETING**

8:07:58 PM There being no further business, the Presiding Member declared the meeting closed.

  
Dennis W Wellington  
**MAYOR**

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APPENDIX A

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

<b>Meeting Date</b>	<b>Item Number</b>	<b>Details/Status</b>
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.  <b>Update:</b> The Airport Masterplan/Business Plan has not been finalised.
20/11/2012	2.5	Precinct Plan-Special Site S46-Spencer Park Neighbourhood Centre Precinct.  <b>Update:</b> 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.
18/06/2013	1.4	New Standing Committees of Council  <b>Update:</b> Item has been laid on the table for further consideration until the July 2013 Ordinary Council Meeting. .

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**APPENDIX B**

**TABLED DOCUMENTS**

NAME	REFERENCE	FILE
Mr Tony Stanton	Disability Fees at ALAC	GO.COM.3

**TABLED DOCUMENTS BY ELECTED MEMBERS**

NAME	REFERENCE	FILE
Councillor Attwell	Announcements by Mayor and Councillors Without Discussion	GO.COM.3

**TABLED DOCUMENTS BY STAFF**

NAME	REFERENCE	FILE
	Nil.	

APPENDIX B

TABLED ADDRESS BY MR TONY STANTON

June 2013 Council Meeting

Tony Stanton Little Grove  
Mr Mayor, Councillors

At the May Council Meeting, details were given of 20 to 30 Access & Inclusion items, opportunities, agreements & decisions provided by **many past** Councillors, Government Agencies & long serving City operational personnel.

Strangely there is no information **why** it was necessary to increase **disability fees**, except Mr Woods said “fees are historically flawed”. All that past work & cooperation just dismissed as flawed, causing a group of families **concern & unnecessary** angst, rearranging finance **or** to stop taking a family member to swimming lessons.

Surely there **should** be sound logic for the increase? Cynical reasons **fees have changed** over 10 months, range from **cost & abuse** of the system, to teacher wage pressures. It is now “equity” with all other people being taught. Who believes the disabled are equal to others? Perhaps you should walk in someone else’s shoes to see what it’s really like.

I am concerned at the **oblique attempts** to prove the Education Dept solely responsible to teach special needs & that WA Disabled Sports Association doesn’t **want them** to have a subsidy. Neither is practical nor **true**.

May’s list has a **selective quotation** from WADSA attempting to prove this intention. I table an **irate** letter from their Managing Director **refuting** the stated **contact & alleged** support of the fee increase. It indicates they will now review their support for **their** programs with the City. Mr Mahady is working at Camp Quaranup between 16<sup>th</sup> & 23<sup>rd</sup> June & invites contact by any City Staff or Councillor. I table his mobile.

“Benchmark” fees of other Leisure Centres were also **incorrect & selective**. An April 11<sup>th</sup> letter from the Combined Agencies Group to the City, **questioning** the anomalies **still remains unanswered**.

The quotation of the Training section of the Enterprise Agreement, to prove wage pressures, is **again a deception**. Each Swim Term commences with a two hour teacher’s meeting to allocate work. This takes about 1 hour of a minimum Award call-out of 2 hours. Advantage is taken of the 2<sup>nd</sup> hour for **safety practices** such as CPR, dealing with an unconscious person in the pool or revision of the less used strokes. Hardly **training** to create a clamour for increased wages.

ALAC is exposed to **continual tightening of false screws** in the name of “saving money”. This started immediately after the arrival of the previous CEO when ALAC was closed for all public holidays. Community pressure caused its reversal. Now the decree is Albany has a 7 month winter & a 5 month summer. Pool hours are shortened for winter. In summer when hot, people head for the beach, in winter it’s the warm pool. Shortening winter hours doesn’t show knowledge of our community, weather or our Tourist Industry image.

The City claims “we buy local” but ALAC buys coffee from the world’s largest marketer, Coca Cola, which only has Cuba & North Korea to crack for a 100% world market. Our local industry was just thrown out.

Get a second opinion; contact Dereck Mahady, to get the truth about their situation.

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**APPENDIX B**

**TABLED ADDRESS BY COUNCILLOR ATTWELL**

Albany loss one of its local identities these past weeks and I would like to pay tribute to one who gave much to our community.

George Walmsley was born on the 18 March 1927. He grew up in Ireland during the depression and from an early age, there was an influence in his life were the love of books and learning was cultivated and encouraged. Most of the lessons George learnt in life were self taught. He had a thirst for knowledge and a great interest in knowing how things worked.

Leaving school at 14, his entrepreneurial skills began to blossom, however he saw little future for himself in Ireland at that time.

George migrated to Australia from Northern Ireland on the 9th June 1950.

He was due to go to Melbourne but he got permission to disembark at Fremantle and on the 9th of July 1950 he took the overnight train to Albany.

George had a very strong work ethic and incredible drive. He loved to work hard and he expected the same from his employees. He even requested that his funeral should be held on a Saturday so that no one would need to take time off from work.

His employees and business associates were a big part of his life, in particular, fellow immigrants.

His first business partnership was Walmsley and Martin, a solid foundation for all his future ventures. His second, was Albany Industrial.

Many of the roads around Albany , Goode Beach and Oyster Harbour, developments in the Great Southern and Esperance, as well as civil engineering works for schools, hospitals, police stations, courthouses, the Orana Drive-in, Port access Road, the King River Bridge, Rotary lookout and hundreds of tennis courts were all part of the many projects he undertook.

George had a great sense of civic duty and community spirit and was a generous philanthropist. He built the Rotary lookout on Marine Drive, free of charge for the people of Albany and donated the land for the Albany Shire office on Mercer Road.

In the early 80's George semi retired but never stopped working. He passed away on 30 May 2013. Rest in Peace George. Albany salutes you and thanks you for your service to this community.



A handwritten signature in black ink, appearing to read "John Attwell" above a date "18/6/13".