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# AGENDA

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## **DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING**

**Wednesday 12 March 2025**

6.00pm

Council Chambers

The Five Strategic Pillars



**Development & Infrastructure Services Committee**  
**Terms of Reference**

**Functions:**

This Committee is responsible for:

- Sustainable management of natural areas, balancing conservation with responsible access and enjoyment.
- Shared responsibility for climate action.
- Responsible growth, development, and urban renewal.
- Creating interesting, vibrant, and welcoming places.
- Valuing and preserving local history, heritage, and character.
- Ensuring a safe, sustainable, and efficient transport network.

It accomplishes this by:

- Developing policies and strategies.
- Creating progress measurement methods.
- Receiving progress reports.
- Considering officer advice.
- Debating current issues.
- Offering advice on effective community engagement and progress reporting.
- Making recommendations to Council.

**Membership:** Open to all elected members.

**Meeting Schedule:** Monthly Meeting

**Location:** Council Chambers

**Executive Officers:**

- Executive Director Infrastructure, Development & Environment Services
- Manager Development Services
- Manager Engineering & Sustainability

**Delegated Authority:** None

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE  
AGENDA – 12/03/2025

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**1. DECLARATION OF OPENING**

**2. PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS**

*“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”*

*“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.*

*We would also like to pay respect to Elders past, present and emerging”.*

**3. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE**

Mayor G Stocks

**Councillors:**

Deputy Mayor Councillor	P Terry
Councillor	R Sutton
Councillor	T Brough
Councillor	D Baesjou
Councillor	S Grimmer
Councillor	M Traill (Deputy Chair)
Councillor	L MacLaren
Councillor	C McKinley
Councillor	M Lionetti

**Staff:**

Chief Executive Officer	A Sharpe
Executive Director Infrastructure, Development & Environment	P Camins
Manager Development Services	J van der Mescht
Meeting Secretary	P Ruggera

**Apologies:**

Councillor	A Cruse (Leave of Absence)
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**4. DISCLOSURES OF INTEREST**

Name	Committee/Report Item Number	Nature of Interest

**5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE Nil**

**6. PUBLIC QUESTION TIME**

**Conduct of Persons at Meetings:** Members of the public attending meetings must be respectful of the Presiding Member, Council and City Officers to ensure the meeting runs efficiently.

**Prevention of Disturbance:**

- Members of the public are admitted to meetings with the understanding that no expressions of dissent, approval, conversations or other interruptions will take place during proceedings.
- Attendees must:
  - Refrain from interrupting the meeting through approval, dissent or conversation.
  - Conduct themselves appropriately and follow directions if asked to leave.
  - Avoid obstructing access to the meeting or causing disturbances.

**Public Question Time.** In accordance with clause 4.2 (Procedures for public question time) and clause 8.3 (Where this local law does not apply or is silent) of the *City of Albany Standing Orders Local Law 2014 (as amended)*:

- Public Question Time is limited to 30 minutes, extendable at the discretion of the Presiding Member.
- The Presiding Member may decline to respond to a question if:
  - The same or a similar question was asked at a previous meeting.
  - The question or statement is offensive, unlawful or defamatory. The Presiding Member may request that it be rephrased to ensure that it is appropriate.

**Contents of Minutes** As per the *Local Government (Administration) Regulations 1996*, regulation 11:

- The minutes of the meeting will include a summary of questions raised during Public Question Time and a summary of the response.

**Documents Tabled at Meetings.** Documents tabled during Public Question Time or Reports of Members will not be included in the minutes. The minutes will note who tabled the document and will provide a document reference number.

**7. PETITIONS AND DEPUTATIONS Nil**

**8. CONFIRMATION OF MINUTES**

**DRAFT MOTION**

**THAT the minutes of the Development and Infrastructure Services Committee meeting held on 12 February 2025 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.**

**9. PRESENTATIONS Nil**

**10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS Nil**

## DIS431: MULTIPLE DWELLING (36 UNITS)

<b>Land Description</b>	: Lot 955 Stranmore Boulevard, Bayonet Head, WA 6330.
<b>Proponent / Owner</b>	: H+H Architects
<b>Business Entity Name</b>	: Advance Housing Ltd
<b>Attachments</b>	: 1. Architectural Drawings 2. Landscape Drawings 3. Development Summary 4. Planning Application Report 5. Applicants R-Codes Technical Compliance Summary 6. Traffic Impact Statement 7. Waste Management Plan 8. Site Works Plan
<b>Supplementary Information &amp; Councillor Workstation</b>	: 1. Original unredacted Submissions 2. Schedule of Submissions 3. Building & Waste comments
<b>Report Prepared By</b>	: Senior Planning Officer
<b>Authorising Officer:</b>	: Executive Director Infrastructure, Development and Environment

### STRATEGIC IMPLICATIONS

- This item relates to the following elements of the City of Albany Strategic Community Plan:
  - Pillar:** Place
  - Outcomes:** Responsible growth, development and urban renewal.
  - Outcomes:** Interesting, vibrant and welcoming places.
- When exercising its discretion in relation to planning matters, the pertinent strategic document is the Albany *Local Planning Strategy 2019* (the Planning Strategy).
- The proposal is consistent with the objectives identified in the Planning Strategy, specifically: *Plan for a variety of housing types in close proximity to services and facilities, in particular affordable housing and one- and two-bedroom units that meet the needs of young people, retirees and the elderly.*



**Maps and Diagrams:** Lot 955 Stranmore Boulevard, Bayonet Head



**In Brief:**

- Council is asked to consider a Development Application for Multiple Dwellings x 36 at lot 955 Stranmore Boulevard, Bayonet Head.
- The land use is considered a 'D' use within the 'Residential' zone in accordance with the *City of Albany Local Planning Scheme No. 2 (LPS2)*.
- The application was advertised for public comment via direct mail out to adjacent landowners, signs on site and via the public comment section of the City of Albany website.
- Eighty-two (82) submissions were received during advertising, 17 in support, 49 objections and 16 general comments or concerns with particular aspects of the development.
- Additional opposition to the development has also been expressed through other means.
- In making a recommendation on the proposal, officers were unable to take into account a number of concerns raised by stakeholders during the advertising process, as these matters are not listed among the considerations under Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and, therefore, do not constitute valid planning considerations.
- The proposal is largely consistent with the relevant planning framework including *State Planning Policy 7.3 – Residential Design Codes (R-Codes)*, LPS2 and Local Development Plan 14 (LDP14).
- Staff therefore recommend that Council approve the proposed development, subject to conditions.

**RECOMMENDATION**

**DIS431: AUTHORISING OFFICER RECOMMENDATION**

**THAT Council resolves to ISSUE a notice of determination granting development approval for Multiple Dwelling (36 units) at Lot 955 Stranmore Boulevard, Bayonet Head, subject to the following conditions:**

**Conditions:**

1. All development shall occur in accordance with the stamped, approved plans referenced P2240018, being signed and dated by a designated Authorised Person, unless varied by a condition of approval or a minor amendment, to the satisfaction of the City of Albany.
2. If the development, the subject of this approval, is not substantially commenced within a period of 2 years from the date of approval, the approval shall lapse and be of no further effect.
3. At least 14 days prior to the commencement of development, a Construction Management Plan shall be submitted to the City of Albany for approval. All construction works shall be undertaken in accordance with the approved Construction Management Plan, to the satisfaction of the City of Albany.
  - *The Construction Management Plan shall detail how the construction of the development will be managed including details of the following:*
    - *public safety and site security;*
    - *hours of operation,*
    - *noise and vibration controls;*
    - *air and dust management;*
    - *stormwater, groundwater and sediment control;*
    - *waste and material disposal;*
    - *Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures (if relevant);*
    - *Parking Management Plan prepared by an accredited personnel;*



- *the parking arrangements for contractors and sub-contractors;*
  - *on-site delivery times and access arrangements;*
  - *measures to mitigate impact to existing City infrastructure and property*
  - *measures to ensure all contractors are made aware of potential for archaeological material to be uncovered during excavation works, and a clear procedure to ensure any archaeological material is dealt with appropriately*
  - *the storage of materials and equipment on site (no storage of materials on the verge will be permitted); and*
  - *any other matters likely to impact upon the surrounding properties or road and foreshore reserves.*
4. Prior to commencement of development, a final Landscaping and Reticulation Plan shall be submitted to the City of Albany for approval.
- Advice:**
- *Details required are listed under Appendix A3 of the Residential Design Codes Volume 1 and should include the size, species and location of trees/shrubs to be planted in landscaping areas identified on the approved plans.*
  - *Details of associated infrastructure (such as drainage swales) shall be included in the Landscaping Plan, with the design demonstrating suitable water sensitive design measures.*
  - *The landscaping plan to include details of any landscaping proposed with the verge, to be submitted to the City of Albany Reserves section for approval.*
  - *Trees used for verge landscaping should be selected from the City of Albany Preferred Street Tree Species List and must be planted in accordance with the City's Standard Construction Drawings Tree Planting 2023.*
5. The approved Landscaping Plan shall be implemented within the first available planting season after the final occupation of the development and maintained thereafter to the satisfaction of the City of Albany.
6. Prior to the commencement of development an outdoor lighting plan shall be submitted for approval and maintained thereafter to the satisfaction of the City of Albany.
- Advice:**
- *The lighting plan shall ensure adequate lighting is provided to communal streets, open space, pathways and vehicle access area in accordance with Part C - 1.2 Trees and Landscaping, Provision C1.2.3 of the Residential Design Codes.*
  - *The proponent shall ensure the installation of outdoor lighting is in accordance with the requirements of Australian Standard 4282 Control of the Obtrusive Effects of Outdoor Lighting.*
7. Prior to commencement of development, a refuse storage plan reflecting the requirements set out under the City of Albany Local Planning Scheme No.2, the Health (Miscellaneous Provisions) Act and the City of Albany Health Local Laws shall be submitted for approval and implemented thereafter to the satisfaction of the City of Albany.
- Advice:**
- *All waste storage shall be confined to within an enclosed receptacle screened from its immediate surrounds and any adjacent public street or road by a wall not less than 1.8 m in height constructed of brick, masonry or other approved material.*
  - *All bins compounds must be fitted with a hose.*
  - *Colourbond or metal sheeting is not an approved material under the City of Albany Health Local Laws.*

- 8. Prior to commencement of development, a Stormwater Management Plan shall be submitted for approval to the City of Albany. Prior to occupation of development, the approved Stormwater Management Plan shall be implemented, completed and maintained thereafter to the satisfaction of the City of Albany.**

**Advice:**

- *The Stormwater Management Plan is to be designed in accordance with the 'City of Albany's Subdivision and Development Guidelines', with information provided as part of the Stormwater Management Plan to include relevant details and calculations.*
- *Soil capability testing (permeability and soil profile) will be required to determine if soakwell infiltration is the appropriate method of disposal for the site.*
- *The stormwater management approach should include a description of the storm events to be managed (i.e. <1yr ARI, 5yr ARI, and 100yr ARI) including strategies to address water quality.*
- *The Stormwater Management Plan is to include relevant details from the Vehicular Parking and Access Plan and the Landscape Plan approved for the development.*

- 9. Prior to commencement of development, a Vehicle Parking and Access Plan shall be submitted to the City of Albany for approval. Prior to occupation of the development, the approved Vehicle Parking and Access Plan, shall be implemented, completed and maintained thereafter to the satisfaction of the City of Albany.**

**Advice:**

- *Car parking and access is to be designed in accordance with the Australian Standard 2890.*
- *The Vehicle Parking and Access Plan shall:*
  - *Indicate the intended use of all parking bays (eg disabled bay, loading bay etc), access areas, line marking, kerbing and sealing.*
  - *Identify hazards to road users, including pedestrians and cyclists, with appropriate measures implemented to address these.*
  - *Include relevant details from the Stormwater Management Plan and the Landscape Plan approved for the development.*

- 10. Prior to commencement of development, the Waste Management Plan shall be updated in accordance with the attached Waste Management Plan checklist and submitted to the City of Albany for approval. The approved Waste Management Plan shall be implemented prior to occupation of use and maintained thereafter to the satisfaction of the City of Albany.**
- 11. Prior to the commencement of development, a condition survey shall be undertaken of the footpaths and kerbing within the road reserve/verge immediately abutting the development site, and submitted for approval by the City of Albany.**
- 12. Prior to occupation, the developer shall make good any damage to footpaths and kerbing within the road reserve/verge immediately abutting the development site that results from the construction of the development, to the satisfaction of the City of Albany.**
- 13. Prior to commencement of development, a schedule of materials and colours to be used on the approved buildings/structures shall be submitted to the City of Albany for approval.**

**Advice:**

- *Detailed specifications of any walls and/or fences shall also be provided.*
- *The schedule should be lodged for approval prior to or as part of a building permit application and shall include details of all external elements of the development.*

14. Prior to occupation, the approved schedule of materials and colours shall be implemented and maintained thereafter to the satisfaction of the City of Albany.
15. Prior to commencement of development, a Screening Plan detailing the type and colour of screening material for any plant and/or mechanical equipment, shall be submitted to and approved by the City of Albany for approval. Prior to occupancy of the development, the approved Screening Plan shall be implemented, completed and maintained thereafter, to the satisfaction of the City of Albany.
16. Prior to commencement of development, exact details of the privacy screen for the courtyards, balconies, outdoor living areas shall be submitted to the City of Albany for approval. Prior to occupancy of the development, the approved privacy screen shall be implemented and maintained in perpetuity to the satisfaction of the City of Albany.

**Advice:**

- *In accordance with the State Planning Policy 7.3 - Residential Design Codes, screening shall be at least 1.6m in height, 75 per cent obscure, permanently fixed and made of durable material, to the satisfaction of the CoA.*
- *Please note that in some instances the screening device may require engineering and affect the light/ventilation and/or wind loading.*
- *At least 25% of all outdoor areas shall remain unscreened.*

17. Prior to occupation, new crossover/s shall be constructed to the specifications, levels and satisfaction of the City of Albany.

**Advice:**

- *A 'Permit for Vehicle Crossover Construction' from the City of Albany is required prior to any work being carried out within the road reserve, which shall be in accordance with drawing nos. STD-05-01 – STD-05-03 (refer to the City of Albany's Subdivision and Development Guidelines).*
- *Footpath and kerbing to be reinforced and the footpath to be delineated from the remainder of the crossover to the satisfaction of the City of Albany.*

18. Prior to occupancy of the development, the premises shall be connected to the Water Corporation sewerage system.
19. Prior to occupancy of the development, a sufficient potable water supply shall be provided and connected to the Multiple Dwellings hereby approved, to the satisfaction of the City of Albany.
20. Prior occupancy of the development, the boundary wall/s shall be constructed to an acceptable finished standard such as cladding, face brick or render, and maintained thereafter to the satisfaction of the City of Albany.
21. Prior to occupancy of the development, visitor and resident bays shall be clearly demarcated to the satisfaction of the City of Albany.

**Advice:**

- *The carparking bay adjacent the bedroom in building 4 unit 4, as marked in red on the stamped, approved plans shall be designated as the nominated parking bay for this unit, to ensure the impacts of noise and light spill are able to be controlled.*

- 22. Prior to occupancy of the development, a minimum of twenty-two (22) bicycle bays shall be provided for the development hereby approved, to the satisfaction of the City of Albany.**
- 23. Mounting of large satellite dishes on the roof of the development is not permitted.**
- 24. Walls and fencing to the primary and secondary streets shall be designed to meet the definition of ‘Visually Permeable’ under State Planning Policy 7.3 Residential Design Codes Volume 1 where exceeding a height of 1.2m from natural ground level.**
- 25. To ensure appropriate sightlines, walls and fences near vehicle access points to primary and secondary streets must comply with *State Planning Policy 7.3 – Residential Design Codes Volume 1*.**
- Advice:**
- ***Walls, fences and other structures should be truncated or reduced to no higher than 750mm in height within 1.5m of where walls, fences or other structures adjoin:***
    - ***A driveway that intersects a street, right of way or communal street***
    - ***A right of way or communal street that intersects a public street; and***
    - ***Two streets that intersect.***
- 26. No goods or materials shall be stored in parking or landscape areas, or in access driveways, unless otherwise approved in writing by the City of Albany.**
- 27. All doors to store rooms shall open outwards to maximise available space and to ensure consistency with State Planning Policy 7.3 – Residential Design Codes.**
- General Advice:**
- ***The applicant is advised that no works, including walls and/or landscaping within the verge have been approved. A verge development permit will be required and can be applied for once final details of the verge development have been provided (City of Albany).***
  - ***Please note that limited Aboriginal heritage surveys have been completed over the subject land, as such it is unknown if there is Aboriginal heritage present. Therefore, the proponent needs to be aware of their obligations under the Aboriginal Heritage Act 1972 (DPLH Aboriginal Heritage).***
  - ***DPLH also advises the proponent regularly checks the Aboriginal Cultural Heritage Inquiry System (ACHIS) should new Aboriginal Cultural Heritage be reported within the subject area (DPLH Aboriginal Heritage).***

## BACKGROUND

4. The City of Albany has received a development application for Multiple Dwellings (36 Units) at lot 955 Stranmore Boulevard, Bayonet Head.

<b>Local Planning Scheme</b>	City of Albany Local Planning Scheme No. 2
<b>Zone</b>	Residential
<b>LPS 2 Class &amp; Permissibility (Table 3)</b>	Multiple Dwelling – D
<b>Lot size</b>	5106m <sup>2</sup>
<b>Existing Land Use</b>	Vacant
<b>Bushfire Prone Area</b>	No
<b>Local Development Plan</b>	Local Development Plan 14 – Village Centre
<b>Structure Plan</b>	Bayonet Head (Oyster Harbour)

5. The subject site is approximately 7km north-east of the Albany CBD and is adjacent vacant property zoned 'Neighbourhood Centre' directly to the west.
6. The site has recently been subject to a rezoning, with Ministerial approval received to rezone the property from Urban Development to Residential. The rezoning reflects a recent subdivision approval in which the eastern portion of the lot was subdivided to facilitate residential development.
7. A Local Development Plan (LDP14) was prepared to reflect the approved subdivision and was subject to public consultation in April 2023. No formal submissions were received during the advertising period.
8. LDP14 is substantially the same as the previous LDP for the site with the amendments limited to lot layout, removal of indicative built form and removal of the 'landmark element' requirements.
9. It is relevant to note that this land use (Multiple Dwellings) would have been capable of being considered for assessment under both the superseded LDP and the new LDP14.
10. Staff have been made aware of a pamphlet created by Development WA and distributed with the sale of nearby lots which labelled the site subject to this development application as a 'Shopping Centre Site'.
11. Residents have expressed concerns over the use of this site for residential purposes believing they were misled by this advertising material however, this material was not created, approved nor distributed by the City of Albany.
12. An online petition against the proposal has also been created by nearby residents which currently has in excess of 280 signatories.
13. The application was advertised for public comment via direct mail out to adjacent landowners, signs on site and via the public comment section of the City of Albany website.
14. Eighty-two (82) submissions were received during advertising, 17 in support, 49 objections and 16 general comments or concerns with particular aspects of the development.
15. Additional opposition to the development has also been expressed through other means.
16. A full table of unredacted submissions has been made available for the Elected Members consideration.

## **DISCUSSION**

17. The application involves 36 residential units across four two-storey dwellings, with open air carparking areas separating the buildings.
18. The buildings will provide a mix of one and two bedroom units and will be managed by Advanced Housing, a not-for-profit organisation who provides and builds affordable housing across the Great Southern

### R-Codes

19. The land is zoned 'Residential' (R60) therefore the application is required to be assessed against State Planning Policy 7.3 – Residential Design Codes Volume 1 Part C (R-Codes).
20. It is important to note that the R-Codes provides two pathways for development assessment and determination. Applications for development approval need to demonstrate that the proposal achieves the objectives of the R-Codes and the requirements of each design element through either the straightforward deemed-to-comply provisions or the design principle assessment (merit based).

21. The application is consistent with all deemed-to-comply principles of the R-Codes with the exception of the following matters where a design principle assessment is proposed.

Deemed-to-comply standard	Proposed	Design Principle/s	Assessment
<b>1.2 Trees and Landscaping:</b> 13 medium trees required.	5 medium trees.	<b>P1.2.2</b> Provision of trees and high-quality landscaping: <ul style="list-style-type: none"> <li>Enhances the built form, streetscape and pedestrian amenity as viewed from the street</li> <li>Provides shade and amenity for communal streets and carparking areas: and</li> <li>Contributes to the visual appeal, comfort and amenity of the development, in particular private open space and communal open space and outlooks from habitable rooms.</li> </ul>	The application is considered to achieve the relevant design principle for the following reasons: <ul style="list-style-type: none"> <li>Although the application proposes a shortfall of 8 medium trees, the application proposes to provide 48 extra small trees to compensate for this shortfall.</li> <li>The provision of these additional trees is considered a positive design outcome and will provide a greater area of landscaping than if the deemed-to-comply standard was followed.</li> </ul>
<b>2.1 Size and Layout of Dwellings:</b> Major openings to ground floor multiple dwellings facing directly onto car parking areas and/or non-residential components of a mixed-use development should be setback 3m.	Minor variations to the deemed-to-comply principle are proposed from:  Building 2 – variation 200mm (proposed 2.8m),  Building 3 – variation 600mm (proposed 2.4m)  Building 4 – variation 1m (proposed 2m).	<b>P2.1.6</b> The siting and layout of dwellings minimises potential impact on amenity and provides appropriate visual and acoustic privacy to habitable rooms by: <ul style="list-style-type: none"> <li>Locating, orienting or setting back habitable rooms;</li> <li>Providing adequate landscape screening as a buffer; and/or</li> <li>Providing acoustic treatments to reduce noise transfer.</li> </ul>	The application is considered to achieve the relevant design principle for the following reasons: <ul style="list-style-type: none"> <li>The application proposes landscape screening (including tree planting) to address the design principle for building 2 and the south of building 3.</li> <li>The variation to the north of building three is mitigated by the fact that it is adjacent a vehicle access way only (not carparking) with vehicles unable to park adjacent the habitable room and impact occupants through noise or light transfer.</li> <li>The bedroom on the south-east of building 4 directly abuts a carparking bay without any screening or additional measures proposed to mitigate the impact of light and noise transfer on the bedroom.</li> </ul>

			<p>However, the floor level of the bedroom in question is approximately 700mm below the height of the car parking bay, which may help mitigate some light impacts. Nonetheless, it is still considered necessary to implement measures to further reduce light and noise intrusion into the bedroom. It is therefore recommended that an advice note be added to Condition 21 (demarcation of parking bays), advising that this car parking bay should be designated for use by this residence, allowing the occupant/resident to manage light and noise impacts.</p>
<p><b>2.3 Parking:</b> 48 vehicle parking bays and 5 motorcycle parking bays required.</p>	<p>45 vehicle parking bays and 4 motorcycle parking bays provided.</p>	<p><b>P2.3.2</b> Adequate parking is provided for various modes of transport including bicycles, motorcycles, scooters and cars, that has regard to the following considerations:</p> <ul style="list-style-type: none"> <li>• The proximity of the proposed development to public transport, activity centres, areas of amenity and other facilities;</li> <li>• The type, size and number of dwellings; and</li> <li>• The availability of on-street and any off street carparking.</li> </ul>	<p>The application is considered to achieve the relevant design principle for the following reasons:</p> <ul style="list-style-type: none"> <li>• Each unit is provided with its own designated car parking bay and the complex is provided with 9 visitor bays and four motorcycle bays.</li> <li>• The extent of the variation is minor and there are six (6) on-street carparking bays for visitors adjacent the northern boundary of the site which are consistently available and another five (5) bays across Stranmore Boulevard that could be used for visitors if the 9 on-site bays are occupied.</li> <li>• Officers recommend a condition requiring visitor and resident bays to be clearly demarcated for their intended use (eg unit 1 car parking bay or visitor car parking bay) prior to occupation to minimise the potential for conflict</li> </ul>



			between residents over available car parking bays.
<b>3.3 Street Setbacks:</b> 2m primary street setback required.	<p>Minor variation to front setback requirements proposed for:</p> <p>Building 2 unit 2 – variation 450mm (proposed 1.55m) and</p> <p>corners of building 3 (Proposed 1.5m and 1.2m).</p>	<p><b>P3.3.1</b> Buildings are set back from street boundaries an appropriate distance to ensure they:</p> <ul style="list-style-type: none"> <li>• Are consistent with the existing or future streetscape and local character</li> <li>• Provide sufficient space for tree planting and other landscaping as well as community interaction</li> <li>• Provide adequate privacy to dwellings</li> <li>• Accommodate site planning requirements such as parking and utilities; and</li> <li>• Allow safety clearances for easements for essential service corridors and sightlines.</li> </ul>	<p>The application is considered to achieve the relevant design principle for the following reasons:</p> <ul style="list-style-type: none"> <li>• Buildings are articulated in a manner that ensures the variation is limited in to a small portion of the building (rather than an entire wall of a building)</li> <li>• The variation is considered minor in nature with negligible impact on streetscape character.</li> <li>• The high quality design of the multiple dwellings is expected to improve the existing streetscape character.</li> </ul>
<b>3.4 Lot Boundary Setbacks:</b> Buildings 1 and 2 require a 3m rear setback.	<p>Building 1 proposes a setback of 2m at the point nearest to the boundary and</p> <p>Building 2 proposes a 1.75m setback at the point nearest to the boundary.</p>	<p><b>P3.4.1</b> Lot boundary setbacks reinforce the locations streetscape character and are consistent with the existing or desired built for local character.</p> <p><b>P3.4.2</b> The setback of development from lot boundaries provides a transition between sites with different land uses or intensity of development.</p> <p><b>P3.4.3</b> Buildings are set back from lot boundaries or adjacent buildings on the same lot to:</p> <ul style="list-style-type: none"> <li>• Provide adequate solar access and natural ventilation to the building and open spaces on the site and adjoining properties; and</li> <li>• Address the potential for overlooking and</li> </ul>	<p>The application is considered to achieve the relevant design principle for the following reasons:</p> <ul style="list-style-type: none"> <li>• The extent of the variations is minor with articulated walls ensuring the variation is limited to a small portion of the wall length, rather than the entire length of the wall.</li> <li>• The adjoining property impacted by the lot boundary setback is located to the west of the subject site therefore, the reduced setback is unlikely to substantially impact the sunlight access of the adjoining lot.</li> <li>• The development is surrounded by single houses with have setbacks well below what is proposed with this development (including</li> </ul>

		resultant loss of privacy on adjoining properties.	boundary walls) therefore the setback variation is unlikely to negatively impact the surrounding streetscape. • The adjoining landowner raised no objection with the setbacks proposed.
<b>3.5 Site Works and Retaining Walls:</b> Western Retaining wall requires 1.5m setback.	Retaining wall is proposed along western boundary.	<p><b>P3.5.1</b> Development that considers and responds to the natural features of the site and requires minimal excavation / fill.</p> <p><b>P3.5.2</b> Where excavation/fill is necessary, all finished levels respect the natural ground level at the lot boundary of the site and as viewed from the street.</p> <p><b>P3.5.3</b> Retaining walls that result in land which can be effectively used for the benefit of residents, do not detrimentally affect the amenity of adjoining properties in the opinion of the decision maker and are designed, engineered and landscaped having due regard to the provisions of element 3.10 Visual Privacy.</p>	<p>The application is considered to achieve the relevant design principle for the following reasons:</p> <ul style="list-style-type: none"> <li>• The extent of the variation from the deemed to comply principle is minor and limited to a small portion of the retaining wall length which is stepped across the site to reduce impact.</li> <li>• The FGL of all buildings proposed are stepped to match the topography of the site therefore minimising impact of the retaining.</li> <li>• The retaining ensures level outdoor living area and ease of access to these spaces for residents of the dwelling.</li> <li>• The adjoining landowner raised no concern with the setback of the retaining wall during the advertising process.</li> </ul>
<b>3.5 Site works and Retaining Walls:</b> Earthworks in front setback area should not exceed 0.5m.	Approximately 1m of earthworks are proposed in the front setback areas of buildings 1 and 3.	Refer above.	<p>The earthworks in the front setback area are considered to achieve the design principle for the following reasons:</p> <ul style="list-style-type: none"> <li>• The extend of the earthworks are minor and provide a level courtyard for the enjoyment of occupants, who may struggle with sloping land.</li> <li>• Walls required to support the earthworks are below the 1.2m maximum height for non visually permeable front walls and provide</li> </ul>

			<p>clear separation between public and private land.</p> <ul style="list-style-type: none"> <li>• The finished ground levels are stepped across site to reduce the extent of earthworks required and ensure the existing topography and natural ground levels at the front boundary of the site are respected.</li> </ul>
<p><b>3.6 Streetscape:</b> All units fronting the street to be provided with a separate pedestrian access from the street.</p>	<p>Units fronting Omrah Lane, Ascanius Parade and Ballindean Avenue are not provided with separate access to the street.</p>	<p><b>P3.6.1</b> The design of dwelling facades, street walls and fences in the street setback area contributes positively to streetscape context and local character.</p> <p><b>P3.6.2</b> The building design addresses street frontages and provides opportunity for passive surveillance and social interaction.</p> <p><b>P3.6.3</b> Dwelling and building entries are:</p> <ul style="list-style-type: none"> <li>• Accessible and protected from the weather; and</li> <li>• Well-lit for safety and amenity, without opportunity for concealment and designed to enable passive surveillance of entry from within the lot.</li> </ul> <p><b>P3.6.5</b> The height of street walls and fences allows for passive surveillance of the street from the development whilst balancing the need for privacy of private open space and the impact of traffic noise, where located on a primary distributor, district distributor or integrator arterial road.</p>	<p>The proposal is considered to achieve the relevant design principles for the following reasons:</p> <ul style="list-style-type: none"> <li>• Street walls, although low and stepped are required to provide a level courtyard for residents which restricts the ability to provide direct street access for a number of residences.</li> <li>• Major openings and/or outdoor living areas on each building front the streetscape and provide passive surveillance.</li> <li>• Communal access to the dwellings are provided at the rear of the building and are directly accessible from the carparking area, which is considered a practical outcome for residents.</li> </ul>
<p><b>3.10 Visual Privacy:</b> Cone of vision radius (refer to drawing SK0.31) to avoid major openings and/or active habitable spaces on adjoining properties or within multiple</p>	<p>Cone of vision radiuses extends outside of property boundaries into the adjoining vacant property to the west</p>	<p><b>P3.10.1</b> Direct overlooking of major openings and active habitable spaces of adjacent dwellings and</p>	<p>The proposal is considered to achieve the relevant design principles for the following reasons:</p>

<p>dwelling units and to remain within property boundaries where adjacent a vacant property.</p>	<p>and includes some minor internal incursions into the private open space of adjacent dwellings.</p>	<p>adjoining properties minimised through:</p> <ul style="list-style-type: none"> <li>• Building siting, layout and design</li> <li>• Design an location of major openings</li> <li>• Landscape screening of outdoor active habitable spaces: and/or</li> <li>• Design and location of screening devises.</li> </ul> <p><b>P3.10.2</b> Adequate visual privacy achieved through appropriate interfaces between dwellings and adjoining properties including measures such as:</p> <ul style="list-style-type: none"> <li>• Offsetting the location of ground and first floor windows so that viewing is oblique rather than direct</li> <li>• Building boundary walls where appropriate</li> <li>• Setting back the upper storeys from the lot boundary;</li> <li>• Providing higher or lower windows or windows with obscure glazing and/or</li> <li>• Screening (including landscaping, fencing, timber screens, external blinds, window hoods and shutters).</li> </ul> <p><b>P3.10.3</b> Visual privacy strategies maintain amenity of habitable rooms and active habitable space with regards to solar access, natural ventilation and external outlook both within the development and for adjoining properties.</p>	<ul style="list-style-type: none"> <li>• The proposal is designed in a manner which ensures internal overlooking in minor in nature and limited to minor incursions to private space which given the proposed finished floor levels are capable of being easily restricted or obscured by landscaping or similar should residents see fit.</li> <li>• Overlooking to the vacant property to the west is limited in its extent and given the property zoning (Neighbourhood Centre) and size the overlooking is not expected to impact either the enjoyment or potential use of the vacant property in the future.</li> <li>• The external overlooking was advertised to the adjoining landowners who raised no concern with the proposal.</li> </ul>
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Local Planning Scheme No.2

22. The application is consistent with all relevant LPS2 provisions including the Residential Zone objectives and assessment provisions and general development requirements.

### Local Development Plan

23. A Local Development Plan (Local Development Plan 14 – Village Centre) also applies to this site and surrounding properties to the north and the west.
24. The Local Development Plan (LDP) is a broad document in nature and provides a guide for future development outcomes. The proposed development is consistent with all requirements set out under the LDP with the exception of the following:

*Buildings fronting the street, Public Open Space and built within 1.5m of this boundary shall provide a canopy or verandah of a minimum depth of 2.5m along that frontage.*

25. Building 3 proposes a minor setback variation (to 1.2m) to the front boundary however, this is limited to the very corner of the building (not an entire façade) due to the alignment of the lot boundary on the corner of Ascanius Parade and Ballindean Avenue.
26. It is therefore not considered necessary nor practical (due to the corner) to require the applicant to provide a canopy or verandah at this point.

### Structure Plan

27. A Structure Plan also applies to the Oyster Harbour Estate however, this structure plan was created to facilitate the subdivision of the estate which has been largely completed. The Structure Plan provisions are therefore not applicable to this development, with site specific provisions included in LPS2, Residential Design Codes and LDP14.

## **GOVERNMENT & PUBLIC CONSULTATION**

28. Community Engagement

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)	Statutory Consultation
Consult	Mail out to adjacent landowners	9 January 2025 – 1 February 2025	82 submissions received	No statutory requirement, however R-Code variations are generally advertised at the discretion of local government.
	Signs on site			
	Public comment section of City of Albany Website			

### Submissions

29. Due to the scale and significance of the proposed development, as well as variations to the deemed-to-comply requirements of SPP3.7, the application was advertised to adjacent landowners, a sign was erected on site and the proposal was listed under the 'public comment' section of the city of Albany website for a period of 21 days.
30. During the consultation period a total of eighty two submissions were received, with 17 in support, 16 general comments or concerns with particular aspects of the development and 49 objections.
31. Objections/concerns have been outlined below and responded to in detail within the summary of submissions. A full table of unredacted submissions has been made available for the Elected Members consideration.
  - Concerns regarding the demographic of residents and a potential increase in crime.
  - Concerns about the impact on the existing road network, which is becoming increasingly congested.
  - Frustration over being informed or led to believe that the site was designated for a future shopping centre.
  - Concerns about the concentration of social/community housing within the Oyster Harbor Estate.
  - Concerns about a lack of consultation.
32. The main concerns raised during the submission period will be broadly addressed under the headings below.

Concerns with demographic of residents and possible increase in crime

33. In response to these concerns, officers are only able to consider the application against the applicable planning framework, including the City of Albany Local Planning Scheme No.2 and State Planning Policy 7.3 – Residential Design Codes.
34. Officers cannot consider the potential demographics of tenants or speculate on impacts to the local crime rate when assessing the application, as these matters are not listed under Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and are therefore not valid planning considerations.

Concerns about the impact on the existing road network, which is becoming increasingly congested.

35. A traffic impact statement was provided with the application which demonstrates the additional traffic generated by the development is able to be accommodated by the existing road network.
36. Comments regarding the congestion of the vicinity have been noted. Although the carrying capacity of Lower King Road is yet to be exceeded, the City is actively working on measures to ease congestion in the area, including potential additions to the existing road network.

Issues with being told by or lead to believe that the site was earmarked as a future shopping centre site instead

37. Officers are unable to comment on any advice received from other parties on the future development of the suburb however, it should be noted that previous zoning did not preclude residential development such as this on the site.

Concerns about the concentration of social/community housing within the Oyster Harbor Estate.

38. As advised above, officers are only able to consider the application against the applicable planning framework, including the City of Albany Local Planning Scheme No.2 and State Planning Policy 7.3 – Residential Design Codes.
39. The density of the proposal is consistent with the density permitted on-site under LPS2 zoning and the R-Codes.
40. The density/distribution of social housing is not within the matters to be considered under clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and therefore are not a valid planning consideration.
41. The use of the site for multiple dwellings is compatible with the anticipated amenity of the Residential Zone, as it is consistent with the intended land use and built form outcomes set out under the relevant planning framework, irrespective of the demographic or tenure of its residents.

Concern with lack of consultation

42. Although not a statutory requirement, the application was advertised for a time period exceeding the requirements set out under the *Planning and Development (Local Planning Schemes) Regulations 2015*, two signs were erected on-site, the proposal was placed on the 'public comment' section of the City of Albany website and adjacent residences were directly notified.
43. This advertising process undertaken exceeded all statutory requirements.

### State Agency Referrals

44. The application was referred to the Aboriginal Heritage Section of the Department of Planning Lands and Heritage due to the proposal intersecting with a Historic Aboriginal Heritage Place (Alfred Knapp's Seasonal Camp).
45. In their response, they advised that the place has been assessed by the Aboriginal Cultural Heritage Committee as not being a site as it does not meet section 5 of the *Aboriginal Heritage Act 1972* (AHA). Therefore no approval under the AHA are required for the proposed development.
46. Advice received in the referral response are recommended to be included as advice noted with any development approval issued for the site.
47. The application was also referred to the Department of Communities as the owner of properties adjacent the development site.
48. In their response they advised that they support the proposal in principle and have no comments or objections on the design.
49. However, they also commented that R60 coding could support a total of approximately 60 dwellings on the site. As such, they believe the proposal does not maximise the development potential provided for in the planning framework and consider the 'significant underutilisation of the site' disappointing.
50. While the R60 coding theoretically allows for approximately 60 dwellings, other key design factors must also be considered, including height limitations, waste storage and disposal, car parking, landscaping, and private open space. The focus extends beyond simply maximising the number of dwellings on-site.
51. Taking the above into consideration, it is considered the proposed design has achieved a suitable balance between maintaining the resident amenity as well as that of nearby landowners and the streetscape, whilst providing a significant number of dwellings for members of the community.
52. It should also be noted that there are no minimum density requirements for development in this area therefore the City is unable to request an increase in density and must assess the application as proposed, which is compliant with the density requirements of the R-Codes.

### **STATUTORY IMPLICATIONS**

53. Multiple Dwelling is classified as a "D" use within the 'Residential' zone under LPS 2 Zoning table, meaning that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval.
54. Voting requirements for this item is **Simple Majority**.

### **POLICY IMPLICATIONS**

55. The proposal has been assessed against SPP 7.3 – Residential Design Codes (SPP 7.3) which provides assessment criteria for development in the Residential Zone
56. The proposal demonstrates compliance with the objectives of SPP3.7 through a combination of deemed-to-comply and design principal outcomes.

### **RISK IDENTIFICATION & MITIGATION**

57. The risk identification and categorisation relies on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<b>Reputation</b>  <b>Risk:</b> The perception that the approval may generate unacceptable impacts on the amenity of the area.	Likely	Minor	Medium	The application has been assessed against the relevant statutory framework.
<b>Opportunity:</b> Responds to the community need for more affordable and social housing in the municipality.				



## FINANCIAL IMPLICATIONS

58. There are no financial implications directly relating to this item.

## LEGAL IMPLICATIONS

59. A quasi-judicial decision is required, only considering the relevant planning matters as outlined under Clause 67 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, which sets out the relevant factors for planning decisions.
60. The proponent has the right to seek a review of the Council's decision, including any conditions attached to an approval, conferred by the Planning and Development Act 2005. The City of Albany may be required to defend the decision at a State Administrative Tribunal hearing.

## ENVIRONMENTAL CONSIDERATIONS

61. The development will be required to comply with all relevant local planning schemes, state planning policies, and other regulatory requirements.

## ALTERNATE OPTIONS

62. Council has the following alternate options in relation to this item, which are:
- To resolve to refuse the proposal subject to reasons; and
  - To resolve to approve the proposal subject to additional or modified conditions.

## CONCLUSION

63. Council is asked to consider a Development Application for 36 Multiple Dwellings at Lot 955 Stranmore Boulevard, Bayonet Head.
64. The application was advertised for public comment, receiving 82 submissions. Of these, 17 were in support, 49 raised objections, and 16 provided general comments or concerns regarding specific aspects of the development.
65. Additional opposition to the development has also been expressed through other means.
66. In making a recommendation on the proposal, officers were unable to take into account certain concerns raised during the advertising process, as these matters are not listed under Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 and are therefore not valid planning considerations.
67. The application is largely consistent with the relevant planning framework, including *Local Planning Scheme No. 2* (LPS2), *State Planning Policy 7.3* (SPP 7.3), and *Local Development Plan 14* (LDP14).
68. It is therefore recommended that Council approve the proposed development, subject to the specified conditions.

<b>Consulted References</b>	:	<ol style="list-style-type: none"> <li>1. <a href="#"><u>Local Planning Scheme No. 2</u></a></li> <li>2. <a href="#"><u>City of Albany Local Planning Strategy</u></a></li> <li>3. <a href="#"><u>State Planning Policy 7.3 – Residential Design Codes</u></a></li> <li>4. <a href="#"><u>Local Development Plan 14 – Village Centre</u></a></li> <li>5. <a href="#"><u>Bayonet Head (Oyster Harbour) Structure Plan</u></a></li> <li>6. <a href="#"><u>Planning and Development (Local Planning Schemes) Regulations 2015</u></a></li> </ol>
<b>File Number</b>	:	A253283
<b>Previous Reference</b>	:	N/A

## DIS432: PROPOSED COMMEMORATIVE ROAD NAME – NICOLE WEEDEN LANE

<b>Land Description</b>	: Portion City owned Lot 744 on Deposited Plan 144755
<b>Proponent / Owner</b>	: City of Albany
<b>Attachments</b>	1. Map Proposed new road name 2. Deposited Plan 425036 3. Deposited Plan 429439 4. Summary of submissions
<b>Supplementary Information &amp; Councillor Workstation</b>	: 1. Original unredacted Submissions
<b>Authorising Officer:</b>	: Manager Development Services Executive Director Infrastructure Development & Environment

### STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
  - **Pillar:** Place. A responsibly planned city that is attractive, vibrant and well connected.
  - **Outcomes:** A safe, sustainable and efficient transport network.

### Maps and Diagrams:



**In Brief:**

- Council is requested to endorse the commemorative road name 'Nicole Weeden Lane', to be applied to a private road in the Centennial Park Sporting Precinct, to inform Landgate's decision on the proposal to be submitted by the City.
- Proposed commemorative road names must comply with Landgate's applicable policies and standards. Such proposals require a higher level of public consultation and final approval from Landgate. Additionally, the proposed road naming must align with the City of Albany's "Naming of City Facilities, Roads, Parks, Reserves, Buildings, Other Assets, and Awards" Policy.
- Initial feedback from Landgate indicated that 'Weeden Lane' (advertised proposal) was suitable for consideration, and therefore the City progressed with seeking public comment on the proposed commemorative road name, with the majority of submissions received in favour of the proposal.
- Naming of the private road in the Centennial Park Sporting Precinct was initially instigated by requests from Albany MenShed (MenShed) and Albany Police and Community Youth Centre (PCYC) to resolve street addressing issues. The matter is now required to be finalised to close out pending formal land actions underway to update land tenures in the precinct, including conversion of the private road to be dedicated as road reserve, with a name required to be applied.

**RECOMMENDATION**

**DIS432: AUTHORISING OFFICER RECOMMENDATION**

**THAT Council:**

**ENDORSE the commemorative road name proposal for "Nicole Weeden Lane" for the future public road reserve, as shown on draft Deposited Plans 425036 and 429439.**

**Note:**

- 1. This road is currently a private road over a portion of Lot 744 on Deposited Plan 144755 (No. 81-95) Sanford Road, Centennial Park and is proposed to be dedicated as a public road.**
- 2. The endorsement will be included with the City's commemorative road name application submitted to Landgate for approval.**

**BACKGROUND**

2. Staff seek Council's support for commemorative road name 'Nicole Weeden Lane' in the City's application to Landgate.
3. The commemorative road name proposal follows initial investigations by the City into requests initially received in 2021 and further in 2024 from Albany MenShed (MenShed) and Albany Police and Community Youth Centre (PCYC) to resolve ongoing street addressing issues. These investigations later coincided with land tenure investigations and updates undertaken in the precinct, commencing in 2022, and including the proposed dedication of the private road to road reserve.
4. 'Nicole Weeden Lane' is proposed as a commemorative road name for the private road that services the MenShed, connecting Albany Leisure and Aquatic Centre and Sanford Road. MenShed and PCYC currently share the same address of No. 77 Sanford Road, despite having separate access points—PCYC from Sanford Road and the MenShed via the unnamed private road.
5. The private road currently extends over a portion of City-owned land (currently Lot 744 on Deposited Plan 144755), built as part of the Centennial Park Sporting Precinct upgrades in 2012. At the time, land actions weren't initiated for the private road to be formally named and/or dedicated as road reserve.

6. The concerns raised in the requests received from PCYC and MenShed related to the need for the MenShed facility to be allocated a separate street number to resolve issues such as potential delays from emergency services responding to callouts.

## **DISCUSSION**

7. It has been the preference from the outset by both the PCYC and MenShed as instigators of the initial requests, and the City as landowner and local government authority, to recognise and commemorate a well-known community member associated with the sporting precinct through the formal naming the private road.
8. Support for the proposed commemorative road name 'Weeden Lane' (advertised proposal) was initially sought from Mrs Weeden's husband, who provided their preliminary agreement.
9. The City of Albany then undertook public consultation on the proposed commemorative road name 'Weeden Lane', seeking comment from community, stakeholders and service providers, in accordance with Landgate's policies and standards. Due to the time of year, the consultation period was open for a longer than standard period of 6 weeks, from Friday 20 December 2024 to Friday 31 January 2025.
10. A total of 116 submissions were received by the City of Albany during the consultation period. All submissions were generally in support of the proposal, with one objection that outlined alternative names to be considered instead.
11. Around 30% of the supportive submissions, including those from various family members, asked for the name to be changed to 'Nicole Weeden Lane'.
12. The request to use the full name would provide clarity that the commemorative road name was for the recognition of the individual and her significant contribution to the precinct and broader community, instead of the potential ambiguity by only using the marital name (Weeden).
13. There was also a number of Facebook threads originating from the ABC Great Southern feed which received 41,983 views, 1,102 interactions and 160 comments, all in support. In addition, approximately 1 in 5 comments asked for the road to be named 'Nicole Weeden Lane'.
14. Following the close of advertising and review of the submissions, the City sought further comment from Landgate to update the original proposal to 'Nicole Weeden Lane'. Landgate confirmed that their policies and standards allow a commemorative name to encompass the whole of an individual's name.
15. If the Council approves the commemorative road name 'Nicole Weeden Lane', staff will proceed with submitting the application (online form) to Landgate. The Council's resolution will be included in the supporting documentation for the City's application, which is necessary to show Landgate that the proposal complies with the policies and standards, including the extensive public consultation requirements.
16. If Landgate approves the City's commemorative road name application, the City will be able to update the necessary documentation to complete the pending subdivision application with the WAPC. Once endorsed by the WAPC, the City can then submit the draft Deposited Plans to Landgate. At the same time, the City can finalise MenShed's request for a new street address allocation.

## **GOVERNMENT & PUBLIC CONSULTATION**

17. Public consultation for the proposal was open for 6 weeks, from Friday 20 December to Friday 31 January 2025.

18. The City of Albany also sought comment from service providers as well as community and sporting groups that utilise the Centennial Park Sporting Precinct.

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)	Statutory Consultation
Consult – users of Albany Leisure & Aquatic Centre and Centennial Sporting Complex	Email Mail Out	17 December 2024 – 31 January 2025	27	no
Consult – service providers	Email Mail Out	16 December 2024 – 31 January 2025	6	no
Consult – community	Public notice - Newspaper	20 December 2024 – 31 January 2025		no
Consult – community	Public notice – City of Albany website	20 December 2024 – 31 January 2025		no
Consult – community	City of Albany community newsletter	20 December 2024 – 31 January 2025		no
Consult – community	City of Albany Facebook feed	20 December 2024 – 31 January 2025		no

19. 116 submissions were received with one objection to the proposal.
20. The objection, although acknowledging Nicole Weeden's contributions, suggested that other sportspersons should have been considered, based on their specific significant contributions to specific clubs and/or codes operating in the precinct.
21. Included in the 116 submissions, 33 submissions requested that the proposed road name 'Nicole Weeden Lane' be put forward.

### STATUTORY IMPLICATIONS

22. Voting requirement for this item is **Simple Majority**.
23. Landgate is the authority for geographic naming and addressing in Western Australia. As part of the *Policy and Standards for Geographic Naming in Western Australia V3:2017*, Landgate have a process for requests for commemorative road naming.
24. Landgate policies and standards enable the use of commemorative names being applied to private and public roads. Commemorative road name proposals however are required to follow a more rigorous process than standard road naming proposals, including the undertaking comprehensive community consultation demonstrating support by the wider community.
25. Council's endorsement is sought as further evidence and emphasis demonstrating community support for the commemorative road name proposal to be submitted to Landgate for consideration and approval.

### POLICY IMPLICATIONS

26. The proposed road naming complies with the City of Albany's "Naming of City Facilities, Roads, Parks, Reserves, Buildings, Other Assets, and Awards" Policy.
27. This policy states that a proposal for naming, including the proposed name and justification, can be submitted to the Council for consideration by a City officer through a report.
28. The approval and application of a name must be decided by the Council after reviewing any submissions received.

### RISK IDENTIFICATION & MITIGATION

29. The risk identification and categorisation relies on the City of Albany's Enterprise Risk and Opportunity Management Framework.



Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<b>Reputation</b> <b>Risk:</b> If the proposal is not supported, additional community consultation will be required to identify an alternative name that meets Landgate's policies. This may create a perception that the City of Albany is not responsive to community input and could further delay the resolution of the road naming and street allocation request from PCYC and MenShed, originally submitted in 2021.	Likely	Moderate	High	Support Officer recommendations
<b>Reputation</b> <b>Risk:</b> If the proposal is not supported, this would result in delaying finalisation of the subdivision application currently pending with the WAPC and lodgement of DPs for registration with Landgate.	Likely	Moderate	High	Support Officer recommendations
<b>Opportunity:</b> To demonstrate to the greater Albany community that the City of Albany and Council take community feedback into consideration when consulted. With the resultant decisions being an appropriate reflection of the community's sentiment.				

## FINANCIAL IMPLICATIONS

30. There are no financial implications relating to this item.

## LEGAL IMPLICATIONS

31. There are no legal implications relating to this item.

## ENVIRONMENTAL CONSIDERATIONS

32. There are no environmental considerations relating to this item.

## ALTERNATE OPTIONS

33. Council can refuse to endorse this proposal.

34. Council can endorse the proposal with the modification that the proposed commemorative road name to remain as 'Weeden Lane', as per the original public advertising.

## CONCLUSION

35. Council is asked to endorse an application to Landgate for approval of the proposed commemorative road name 'Nicole Weeden Lane'. The name is proposed to be applied to the private road currently constructed through a portion of City of Albany owned Lot 744 on Deposited Plan 144755, with land actions underway dedicate the portion of land as a public road.

36. Conclusion of this stage of the commemorative road naming process will enable the City to finalise the original requests for the MenShed to be allocated a new street address

<b>Consulted References</b>	:	<ul style="list-style-type: none"> <li>Landgate <a href="#">Policy and Standards for Geographic Naming in Western Australia V3:2017</a></li> <li>City of Albany's <a href="#">Naming of City Facilities, Roads, Parks, Reserves, Buildings, Other Assets, and Awards</a> Policy.</li> </ul>
<b>File Number</b>	:	RD.NAM.1
<b>Previous Reference</b>	:	None

## DIS433: BUDGET AMENDMENT REQUEST - BUILDING SUB PROGRAM

<b>Proponent / Owner</b>	: City of Albany
<b>Attachments</b>	: Budget Variation March 2025
<b>Report Prepared By</b>	: Building Infrastructure Officer
<b>Authorising Officer:</b>	: Executive Director Infrastructure, Development & Environment

### STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
  - **Pillar:** Place
  - **Outcome:** Interesting, vibrant and welcoming places

#### In Brief:

- This is an additional budget review outside the normal budget review process.
- The review covers budget reallocation to cover the cost of emergency works at the UWA Albany

### RECOMMENDATION

#### DIS433: AUTHORISING OFFICER RECOMMENDATION

THAT Council approve the following budget reallocation:

1. **REDUCE** budget for 4190 UWA External chimney bricks and clocktower shingle repairs (R100%) from \$92,000 to \$60,000
2. **INCREASE** budget for 2594 UWA Old Post office- repair water ingress issues including sash windows and render to clock tower walls (R100%) from \$0 to \$32,000

### BACKGROUND

2. The University of Western Australia (UWA, *Old Post Office*), Stirling Terrace, continues to experience water ingress issues. The problem has been an ongoing maintenance challenge for the City of Albany trades team for many years.
3. A recent report prepared by the tenant (UWA) clearly showed that the student recreation and study area in the basement of the building (*Old Bond Store*) had unacceptable levels of mould and effects of damp.
4. Investigation by City officers showed the lack of any waterproof barrier under the existing floor encouraging rising damp.
5. Previous attempts at preventing water ingress at the base of the stone retaining wall had been successful in preventing carpet and furniture damage in heavy weather conditions
6. This approach however had the effect of increasing the amount of sub-soil water under an unprotected floor slab.

### DISCUSSION

7. To ensure this area of the building remains habitable for UWA tenants, City of Albany officers must act swiftly before increased winter rainfall intensifies the flow of subsoil water behind the stone retaining walls.
8. In addition to installing scaffolding on the *Old Post Office* clock tower this financial year to repair shingles, City of Albany officers propose constructing additional scaffolding next financial year to repoint, repair, and replace weathered brickwork.



9. City of Albany officers have identified a beneficial budget saving by electing to construct scaffolding to the *Old Post Office* clock tower only once in 2025/2026 for proposed works to repairs to the clock tower and adjacent brickwork.
10. This represents a saving of approximately \$32,000 for the cost of scaffolding included in 2024/2025 budget to repair chimneys and replace shingles to the clock tower which would now be completed in 2025/2026.
11. A review and estimates have shown that the savings of \$32,000 would adequately cover the cost to remove the existing student recreation and study floor, reinstate subsoil drainage and pour a new floor on a waterproof membrane.
12. As a contribution to the repair process the tenant, UWA, has agreed to provide air conditioning to assist in ventilation and replace the mould and damp affected floor coverings to the entire student recreation and study area.

*Resolve Water ingress Issues to the student study and recreation area at UWA (Old Post Office)*

Project Name in Approved Work Schedule	Current Budget 2024/25	Allocation	Updated Budget 2024/25
UWA External chimney bricks and clocktower shingle repairs 4190	\$92,000	-\$32,000	\$60,000
UWA repair water ingress issues including windows and render 2594	\$0	\$32,000	\$32,000
<b>TOTAL</b>	<b>\$92,000</b>	<b>\$0</b>	<b>\$92,000</b>

## GOVERNMENT & PUBLIC CONSULTATION

13. Department of Local Government guidelines were followed in the preparation of this report.
14. City of Albany Executives, Managers and Officers with budget responsibility were consulted in the preparation of the Budget Review.

## STATUTORY IMPLICATIONS

15. Under the *Local Government Act 1995* (the Act), section 6.8, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:
  - a) is incurred in a financial year before the adoption of the annual budget by the local government
  - b) is authorised in advance by a resolution (absolute majority required) or;
  - c) is authorised in advance by the Mayor in an emergency.
16. The voting requirement of Council is **Absolute Majority**.

## POLICY IMPLICATIONS

17. There are no policy implications related to this report.

## RISK IDENTIFICATION & MITIGATION

18. The risk identification and categorisation rely on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<b>Business Operation, Reputation &amp; Financial Risk:</b> Community perception that savings realised should be used for other purposes	Possible	Low	Low	Clear communication of City's current financial position, noting that the Variation will not impact the City's operational and financial objectives this financial year and the opportunity that is presented.
<b>Business Operation, Reputation &amp; Financial Risk:</b> Should the re-allocation not be supported and needed works not conducted, the current tenant's use of the building will be negatively impacted. There is an obligation to the tenant to provide a useable space.	High	High	High	Consider closing the affected area to the tenant. Explore alternative funding sources or temporary solutions to mitigate the impact on the tenant.
<b>Opportunity:</b> To demonstrate the City's commitment to maintaining its assets and providing safe, usable facilities for the community.				

## FINANCIAL IMPLICATIONS

19. Building works require reallocations within current funding allocations.

## LEGAL IMPLICATIONS

20. Nil.

## ENVIRONMENTAL CONSIDERATIONS

21. Nil.

## ALTERNATE OPTIONS

22. Council may:
- Adopt the amendment as recommended; or
  - Adopt the amendment with alterations (as specified by Council); or
  - Reject the recommendation.

## CONCLUSION

23. That the Authorising Officer's Recommendation to adopt the Budget Amendment be supported.

<b>Consulted References</b>	:	<ul style="list-style-type: none"> <li><a href="#">City of Albany Adopted Budget 2023/2024</a></li> <li><a href="#">Local Government Act 1995</a></li> </ul>
<b>Previous Reference</b>	:	N/A

- 11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 12. MEETING CLOSED TO THE PUBLIC**
- 13. CLOSURE**